

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, AUGUST 22, 2018

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Wally Orzechowski, Norb Scribner, Destinee Udelhoven, and Dave Hoffman, Peggy Zalucha, and Brenda Monroe. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

**Consider July 25, 2018 Plan Commission meeting minutes:** Zalucha moved, Scribner seconded to approve the July 25, 2018 minutes. Motion carried by voice vote. Monroe abstained.

**Consider Design Review application for proposed Summit Credit Union branch on Lot 150 North Cape Commons:** Commission members had concerns about the building design and felt it didn't fit in with other buildings along the entrance to the Village. They felt the proposed design is very modern and metals used in design are too reflective. The Commission would like to see a more traditional design using brick and/or copper. The architect, Strang, will take the feedback to Summit to discuss internally.

**PUBLIC HEARING: For proposed revision to Chapter 17 Zoning Code to allow accessory building height in excess of 15 feet thru Conditional Use Permit process:** The public hearing opened at 7:50pm. No one spoke. The public hearing closed at 7:51pm.

**Consider recommendation on draft Ordinance 2018-08, "AN ORDINANCE TO AMEND CHART 1, 17.16 ACCESSORY BUILDINGS AND USES, 17.37 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, AND 17.38 R-2 RESIDENTIAL DISTRICT OF CHAPTER 17 OF THE CODE OF ORDINANCES RELATING TO ACCESSORY BUILDING HEIGHT":** Zalucha moved, Scribner seconded to accept Ordinance 2018-08. The motion was amended to include the building height not to exceed 20 feet. Zalucha moved, Scribner seconded. The motion was again amended to the height of the accessory building shall not exceed the elevation of the principle building on the site. Zalucha moved, Scribner seconded. Motion carried by unanimous voice vote.

**PUBLIC HEARING: For Conditional Use Permit application to allow accessory building in excess of 15 feet at 101 Burr Oak Lane:** The public hearing opened at 8:01pm. No one spoke. The public hearing closed at 8:01pm.

**Consider recommendation on draft Resolution 2018-23, “CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING IN EXCESS OF 15 FEET IN HEIGHT 101 BURR OAK LANE”:** Amended to not to exceed the elevation of the principle structure. Hoffman moved, Zalucha seconded to recommend approval of Resolution 2018-23 as amended. Motion carried by unanimous voice vote.

**Consider Design Review application for exterior updates to Culvers, 1700 Springdale Street:** Danielle Kratcha from McCon Builders presented the design updates. They will be updating the exterior, using earth tones, as well as the dining room layout. Slavney agrees the updates are in line with corridor designs. Scribner moved, Monroe seconded to approve the design review application. Motion carried by unanimous voice vote.

**Conceptual presentation for proposed Spaanem’s Ridge Subdivision:** John DeWitt, owner of Mount Horeb Investments, presented the conceptual subdivision plan. There are six single family lots and six duplex lots. Slavney said the subdivision fits in our comprehensive plan. He may start building next spring if approved.

**Conceptual presentation by Mount Horeb Dental for proposed two tenant building on Lot 2 CSM 13099:** Amanda Hatch, owner; Brittney Burger, partner; and Scott Kammer, Architect with Potter Lawson, presented the conceptual building plan. The building would have a dental office and a second tenant would run a medical spa. The Commission liked the building’s design but may like to see different colors on the exterior for contrast.

**Consider recommendation for extraterritorial jurisdiction Certified Survey Map for Chris Hanson, Town of Springdale:** Chris and Cindy Hanson appeared to answer any questions. The Village Engineer has no issues. Monroe moved, Scribner seconded to recommend approval of the CSM. Motion carried by unanimous voice vote.

**Consider recommendation for extraterritorial jurisdiction Certified Survey Map for Jesse and Megan Schauf, Town of Blue Mounds:** Dennis Jelle from Town of Blue Mounds appeared to answer any questions. The Village Engineer has no issues. Monroe moved, Zalucha seconded to recommend approval of the CSM. Motion carried by unanimous voice vote.

**Plan Commission Chair Report:** Littel gave the report which included the Building Inspector’s report.

**Village Planner report:** Slavney gave the report.

**Adjourn:** Monroe moved, Zalucha seconded to adjourn the meeting at 8:51pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk