

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, SEPTEMBER 26, 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 Norb Scribner, Destinee Udelhoven, Dave Hoffman, Peggy Zalucha, and Brenda Monroe. Wally Orzechowski was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, Deputy Clerk Chrissy Kahl, and Kaitlyn Aney from the Youth in Government program.

Consider August 22, 2018 Plan Commission meeting minutes: Scribner moved, Monroe seconded to approve the August 22, 2018 minutes. Motion carried by voice vote.

Consider Design Review application for proposed Summit Credit Union branch on Lot 150 North Cape Commons: Greg Polacheck from Summit Credit Union and Peter Tan from Strang, Inc. presented the changes in the design of the proposed Summit Credit Union branch. The roofline was changed to a modified gable roof and the exterior brick color was changed to brown Endicott color. We had two public comments from John DeWitt, President of County ID LLC, welcomes Summit and Brian Durtschi, a member of the Mount Horeb Economic Development Corp., supports this project. Scribner moved, Hoffman seconded to find the proposed Site Plan and Project Design to be fully consistent with the requirements of the Zoning Ordinance, inclusive of full and continuous compliance with the submittal documents, and with conditions identified by Village staff and Plan Commission, Slavney's report dated September 24, 2018, and compliance with the Village Engineer's conditions and the cross walks. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider Conditional Use Permit Application from Floss Please Real Estate LLC for proposed two-tenant group development for a dental office and a personal/professional services tenant at 115 N Brookwood Drive, Parcel 0607-072-9829-1: The public hearing opened at 7:52pm. No one spoke. The public hearing closed at 7:54pm. Amanda Hatch, owner; Brittney Burger, partner; Denise Sinshack of Mount Horeb Dental, and Scott Kammer, Architect with Potter Lawson, were present.

Consider recommendation for Resolution 2018-27, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT LOT 2 CSM 13099": Amanda Hatch, owner; Brittney Burger, partner; Denise Sinshack of Mount Horeb Dental, and Scott Kammer, Architect with Potter Lawson, were present. Monroe moved, Zalucha seconded to recommend approval of the Conditional Use Permit. Motion carried by unanimous voice vote.

Consider Design Review application from Floss Please Real Estate LLC for proposed two-tenant building on Lot 2 CSM 13099: Amanda Hatch, owner; Brittney Burger, partner; Denise Sinshack of Mount Horeb Dental, and Scott Kammer, Architect with Potter Lawson, presented the design. Hoffman moved, Monroe seconded to find the proposed Site Plan and Project Design is found to be fully consistent with the requirements of the Ordinance, includes the waiver for the sidewalk connection, agreement of compliance with the Village Engineer’s report, the revised landscape plan, Slavney’s report dated September 24, 2018, and agreement to resubmit plans to reflect what was approved. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider application from Daniel Clement to rezone 300 West Main Street, parcel 0606-114-0748-6, from CB Central Business to MSB Main Street Business: The public hearing opened at 8:20pm. Daniel and Anne Clement were present to introduce the item. Those who spoke were Eric Donovan from 302 W. Main Street, with parking concerns and traffic concerns and Dana Fager of 216 W. Main Street, wondered about use. The public hearing closed at 8:23pm.

Consider recommendation on draft Ordinance 2018-09, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM CB CENTRAL BUSINESS DISTRICT TO MAIN STREET BUSINESS 300 W MAIN STREET”: Daniel and Anne Clement are looking to purchase the property. They were present to answer any questions. Slavney said the request is fully consistent with the Comprehensive Plan. Scribner moved, Zalucha seconded to recommend approval of Ordinance 2018-09. Motion carried by unanimous voice vote.

PUBLIC HEARING: For proposed revisions to Chapter 17 Zoning Code to allow accessory building height in excess of 15 feet thru Conditional Use Permit process in Main Street Business zoning district: The public hearing opened at 8:34pm. Daniel and Anne Clement were present to answer any questions. No one spoke. The public hearing closed at 8:34pm.

Consider recommendation on draft Ordinance 2018-11, “AN ORDINANCE TO AMEND CHART 1, 17.16 ACCESSORY BUILDINGS AND USES, AND 17.431 MAIN STREET BUSINESS DISTRICT OF CHAPTER 17 OF THE CODE OF ORDINANCES RELATING TO ACCESSORY BUILDING HEIGHT”: Zalucha moved, Scribner seconded to recommend approval of Ordinance 2018-11. Motion carried by unanimous voice vote.

PUBLIC HEARING: To change zoning classification of parcel 0606-124-3089-6 from PB Planned Business to PD-1 Planned Development to allow a 37-unit affordable multi-family housing complex: The public hearing opened at 8:41pm. No one spoke. The public hearing closed at 8:42pm.

Consider recommendation of Ordinance 2018-12, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL 0606-124-3089-6 LOCATED AT THE CORNER OF SPRINGDALE STREET AND COX DRIVE, FURTHER DESCRIBED AS ASSESSOR’S PLAT PART OF OUTLOT 109 FROM PB PLANNED BUSINESS TO PD-1 PLANNED DEVELOPMENT”: Danny Afable, Project Manager for JT Klein, presented the 37-unit multi-family affordable housing apartment building project. There was one public comment from Brian Durtschi, a member of the Mount Horeb Economic Development Corp., regarding what rent amounts would be. Rent is set by Dane County. Zalucha moved, Monroe seconded to recommend the zoning map change to the Village Board. Motion carried by unanimous voice vote.

Consider Design Review application for Cynthia and Shane Swart for four-unit apartment building at 1925 Eastwood Way: Shane and Cynthia Swart, owners, and Bill Montelbano, architect, presented the apartment building design. The current 30-foot setbacks are difficult on the lot. Slavney suggested a change to PUD Planned Use Development zoning with an 8-foot setback for this site plan. Slavney suggested they come back with sketches of garages in front and another of sketches for garages behind the building. Monroe moved, Hoffman seconded to table this item. Motion carried by unanimous voice vote.

Consider recommendation for three lot Certified Survey Map application from TWTH Holdings LLC for part of Outlot 3 at 404 Green Street: The owner did not appear. Tobias Zuercher and Justin Wilder, owners of 314 Green Street, spoke. They are interested in purchasing part of the outlot. Monroe moved, Hoffman seconded to table this item for additional information. Motion carried by unanimous voice vote.

Consider recommendation for two-lot Certified Survey Map application from Mount Horeb Telephone Company for part of Outlot 21 at the northwest corner of Blue Mounds/West Garfield Streets: Brian Durtschi was present to answer any questions. Hoffman moved, Scribner seconded to recommend approval of the Certified Survey Map. Motion carried by unanimous voice vote.

Consider applications from Aaron Stoeffler for 214 W Main Street a) Certificate of Appropriateness b) Design Review: Aaron Stoeffler presented the applications. They will be using the building for a kitchen and bath design business. He is looking to raise the main level windows to allow for displays inside. A) Certificate of Appropriateness- Hoffman moved, Scribner seconded to approve the certificate. Motion carried by unanimous voice vote. B) Design Review- Scribner moved, Hoffman seconded to approve the design. Motion carried by unanimous voice vote.

Consider concept plan for Town of Springdale land division within Village extraterritorial jurisdiction area: Ed Short, surveyor for the Meylor family presented the concept plan. Scribner moved, Monroe seconded to approve the concept plan contingent on confirming the dedication to the public provisions from the center line of both roads of 50 feet from the center property line on the final CSM. Motion carried by unanimous voice vote.

Plan Commission Chair Report: No report given.

Village Planner report: No report given.

Adjourn: Monroe moved, Hoffman seconded to adjourn the meeting at 9:40pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk