

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, FEBRUARY 27, 2019

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, Wally Orzechowski, Peggy Zalucha, and Dave Hoffman. Brenda Monroe and Kathy Hagen were absent. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, Kaitlyn Aney from the Youth in Government program, and Deputy Clerk Chrissy Kahl.

**Consider January 23, 2019 Plan Commission meeting minutes:** Zalucha moved, Hoffman seconded to approve the January 23, 2019 minutes. Motion carried by unanimous voice vote.

**PUBLIC HEARING: Conditional Use Permit for Group Development and Indoor Commercial Entertainment for proposed two tenant building at 1883/1885 Springdale Street:** The public hearing opened at 7:00pm. John Bieno from TJK Design gave an overview of the proposed building. The building would be around 3500 sq. feet. There will be two tenants, one being a restaurant, that would use about  $\frac{3}{4}$  of the building space. The public hearing closed at 7:05pm.

**Consider Resolution 2019-02, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT WITH INDOOR COMMERCIAL ENTERTAINMENT 1883-1885 SPRINGDALE STREET":** John Bieno from TJK Design was present to answer any questions. Hoffman had some questions and/or concerns with the shared parking and drive thru route with the neighboring bank. Zalucha moved, Scribner seconded to recommend approval of Resolution 2019-02. Motion carried by unanimous voice vote.

**Consider Design Review application for proposed two tenant building at 1883/1885 Springdale Street:** John Bieno from TJK Design presented the building design. Hoffman moved, Scribner seconded to approve the design application subject to the condition to build a parapet on the east wall. The design will have final approval at staff level. Motion carried by unanimous voice vote.

**Consider recommendation for extraterritorial jurisdiction Certified Survey Map in Section 10 Town of Blue Mounds for Barth ID Farm, LLC:** Mike Barth attended via phone. The Plan Commission has two conditions; Barth ID Farm LLC needs a subdivision ordinance variance for the lot size and 33 feet to 50 foot right of way dedicated to the public. Scribner moved, Zalucha seconded to recommend approval of the CSM subject to the conditions. Motion carried by unanimous voice vote.

**Consider recommendation for extraterritorial jurisdiction Certified Survey Map in Section 8 Town of Springdale for Windy Ridge Farm LLC:** Surveyor Ed Short was present. Hoffman moved, Zalucha seconded to recommend approval of the CSM subject to the condition of 33 feet to 50 foot right of way dedicated to the public. Motion carried by unanimous voice vote.

**Discuss and make recommendation regarding extraterritorial zoning in Town of Blue Mounds for Premier Building Solutions:** Scott Zahler, owner of Premier Building Solutions and Dennis Jelle, Chair for Town of Blue Mounds, were present. Z & L Properties is the owner of the land. The land is 4.61 acres which they are looking to rezone commercial to build a new two tenant building for a couple small businesses.

**Discuss and make recommendation regarding extraterritorial zoning in Town of Springdale for Matt Zajicek:** Matt Zajicek and Mitchell Fiene, owners of the property, were present. They would like to build a 17-door storage building on the property off of Highway 92. The Commission has concerns about growth on the south side of the bypass. Slavney suggested the Mount Horeb Village Board and Town of Springdale Board discuss what objectives they have for development in that area.

**Discussion regarding zoning strategies for affordable housing:** Slavney discussed the possibility of changing the zoning code to encourage affordable housing. Some possibilities are smaller lots with smaller houses, in turn, more houses per acre lot, multi-family apartment buildings, or accessory dwelling flats above garages. We need to diversify what's available. We had one public comment from Brian Durtschi. He stated how he built the apartments near Grundahl Park with private garages and private entrances. His original intention was to sell as individual condos. Owen will contact Dane County to find out what their focus group can do for us and our money. Owen will ask Dane County to attend the next Plan Commission meeting.

**Plan Commission Chair Report:** Littel did not read the Building Inspector's report. He encouraged the Commission to read the report in their packet.

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

**Adjourn:** Zalucha moved, Hoffman seconded to adjourn the meeting at 8:38pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk