

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, APRIL 24, 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, Peggy Zalucha, Dave Hoffman, and Brenda Monroe. Wally Orzechowski and Village Administrator Nic Owen were absent. Also present were Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

**Consider March 27, 2019 Plan Commission meeting minutes:** Zalucha moved, Scribner seconded to approve the March 27, 2019 minutes. Motion carried by unanimous voice vote.

**PUBLIC HEARING: On Conditional Use Permit application for Outdoor Commercial Entertainment to allow outdoor live music and cooking/grilling at Brix Cider, 119 S Second Street:** The public hearing opened at 7:00pm. Matt Raboin, owner of Brix Cider gave an overview. No one else wished to speak. The public hearing closed at 7:03pm.

**Consider recommendation for Resolution 2019-03, "CONDITIONAL USE PERMIT FOR OUTDOOR COMMERCIAL ENTERTAINMENT 119 S SECOND STREET":** Monroe moved, Scribner seconded to recommend approval with the condition to limit the Conditional Use Permit to this operator. Motion carried by unanimous voice vote.

**Consider revision to previously approved Design Review application for 119 S Second Street to allow additional deck:** Matt Roboin, owner of Brix Cider, would like to add a deck just behind the concrete slab outside of their business. Slavney said the design is consistent with what was previously approved initially. Hoffman moved, Zalucha seconded to approve the design application. Motion carried by unanimous voice vote.

**PUBLIC HEARING: On Conditional Use Permit application to allow proposed four guestroom bed and breakfast establishment at 120 N Grove Street:** The public hearing opened at 7:16pm. Those who spoke were: Rob and Jill Schuettpelz, the potential buyers of 120 N Grove Street, gave a presentation. Deb Lehner, 114 N Grove Street, had questions about guest parking and requirements of a conditional use. Hagen added that not all neighbors were notified of the public hearing. The public hearing was adjourned at 7:31pm. Monroe moved, Zalucha seconded to adjourn the public hearing at 7:31pm. Motion carried by unanimous voice vote.

**Consider recommendation for Resolution 2019-04, “CONDITIONAL USE PERMIT TO ALLOW FOUR GUESTROOM BED AND BREAKFAST MARTIN’S ADDITION BLOCK 1 LOTS 8 AND 9, 120 N GROVE STREET”:** Rob and Jill Schuettpelz, potential buyers of 120 N Grove Street, were present for discussion. Monroe moved, Zalucha seconded to table this item. Motion carried by unanimous voice vote.

**Discuss and consider corner lot issues as it pertains to accessory buildings, decks, and fences:** Michael Barcheski, 800 Brookstone Crest, spoke about his personal experience with trying to add a shed to his property. The Plan Commission would like to change the code to enable special exceptions on a case-by-case basis, limited to corner lots only. Monroe moved, Zalucha seconded to start the code change process to add special exceptions. Motion carried by unanimous voice vote.

**Consider recommendation for extraterritorial jurisdiction Certified Survey Map, Section 17 Town of Springdale for Bilse/Elver Living Trust:** Surveyor, Ed Short, and Dave Elver were present for discussion. There were two motions: Scribner moved, Udelhoven seconded to adopt a subdivision ordinance variance to approve waiving the 5 acre requirement. Motion carried by unanimous voice vote. Hoffman moved, Zalucha seconded to recommend approval of land division. 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 8:21pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk