

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, FEBRUARY 23, 2022

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners, Aaron Boehnen, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Sarah Best and Norb Scribner appeared virtually. Also present were Economic Development Director Rowan Childs, Village Planner Ben Rohr and Assistant Clerk Jean Culberson. Village Administrator Nic Owen was absent.

Consider January 26, 2022 Plan Commission meeting minutes

Udelhoven motioned to approve the minutes and Zalucha seconded the motion. Motion carried by unanimous voice vote.

Public Hearing: To consider Conditional Use Permit application from Jim Sutter, 1920 Three Wood Drive, to install deck on NE corner of the house

The public hearing opened at 7:04pm. No one spoke and the hearing closed at 7:08pm.

Consider the recommendation for Resolution 2022-03, Conditional Use Permit, for deck structure at 1920 Three Wood Drive

Owner Jim Sutter gave a brief summary. Culberson defined the setbacks for a corner lot and the encroachment of the deck into the front yard. Boehnen questioned the elevation in relation to the backyard neighbor. Boehnen motioned to approve the deck and Zalucha seconded the motion. Motion carried by unanimous voice vote.

Public Hearing: To consider a zoning change from PB planned business to PD-1 Planned Development District with General Development Plan for a proposed mixed-use development located at 1800 Springdale Street, further described as parcel 0607-072-9765-1

The public hearing opened at 7:10pm. Sienna Hills Subdivision developer Rich Eberle opposed the project and expressed disappointment that he was not informed prior to the hearing. The size of the building and the scope of stormwater directed toward his subdivision was concerning. Lynn Forshaug on the Housing Task Force Board spoke in favor of the project stating the location was good and the need for senior housing. Developer and resident Brian Durtschi spoke in opposition of the location of the project. Durtschi questioned the fire department access to the back of the building, the curb issue, the number of units to beds and if the commercial failed would the owner be permitted to change to all apartments. The hearing closed at 7:26pm.

Consider recommendation for draft Ordinance 2022-02 changing the zoning classification of 1800 Springdale Street from Planned Business to PD-1 Planned Development with a General Development Plan for a proposed Mixed-Use Development.

Brad Koning with Sketchworks Architecture and owners Chris and Matt Etmanczyk gave an overview on the changes addressed and answers to the public hearing questions. The proposed 40 units have dens that do not count as bedrooms due to the fire code. The developer will bury the overhead power lines allowing the fire department access and the curb issue could be removed. The stormwater followed the DSPS and CARPC standards. Rohr stated the DC standard must be for a 100-year event and the Village Engineer and Dane County would approve the stormwater plan.

The Board discussed: the zoning change, housing study on the number of units in the Village, market rate and affordability, reducing the density and whether to table the request since the Village Engineer was not in attendance to answer the stormwater questions. Rohr stated if approved by the Board the density remains including the nine components listed in the packet. Boehnen motioned to approve the Ordinance with the 9 components and Best seconded the motion. Littel requested a roll call vote. Littel, Best, Boehnen, Kidd and Scribner voted yes. Udelhoven and Zalucha voted No. Motion passed.

Concept review by Steve Brown Apartments, 120 South First Street

Director/Developer Dan Seeley and Shane Fry partner and architect for Brownhouse gave an overview of the proposed five-story apartment building. The property is currently the municipal parking lot. The building consists of private underground parking, one level of public surface parking and four levels of market rate apartments. Proposing 63-64 units of studio, 1-2-bedroom apartments at market rate and green rooftop amenity. The Board questioned the height of the building, location, slope and driveway. Seeley stated the stormwater review was not completed and the first-floor public parking was a requirement. Rohr questioned if the project was under parked and Fry agreed explaining the need to stop accommodating one car per person. The Board was in favor of the project and requested elevations showing height of the building in relation to the Hoff Mall Apartments, Duluth five-story and the turret on the Opera House.

Plan Commission Chair report: Littel referred to the Building Inspection report in the packet.

Village Planner report: Rohr gave an update on the Comprehensive Plan joint meeting on March 30th.

Adjourn: Boehnen moved, Little seconded to adjourn the meeting at 9:10pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk