

Village of Mount Horeb

138 E Main St/Mount Horeb, WI 53572/(608) 437-6884/Fax (608) 437-3190/vilmth@mhtc.net
Website: www.mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, JANUARY 14, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the December 10, 2009 meeting.
- 3) PUBLIC HEARING: To consider Conditional Use Permit application for car wash at 1209 Bus. 18-151E.
- 4) PUBLIC HEARING: To consider a Group Development plan for Lot 1 CSM 5785 located at 1209 Bus. 18-151E.
- 5) Consider Resolution 2010-02, "FOR A CONDITIONAL USE PERMIT FOR CAR WASH AND COMPLIANCE WITH 17.63 GROUP DEVELOPMENTS".
- 6) Consider Design Review Application for 1209 Bus. 18-151E for car wash and laundromat.
- 7) PUBLIC HEARING: To consider amendment to Chapter 17 Zoning Code relating to Agricultural Land Uses in existing zoning districts.
- 8) Consider draft Ordinance 2010-01, " AN ORDINANCE TO AMEND CHAPTER 17.37, 17.38, 17.39, 17.41, 17.42, 17.43, 17.431, 17.44, 17.45, 17.451, 17.46, 17.47, 17.471, 17.48, and Chapter 17.20(2) on AGRICULTURAL LAND USES IN THE MUNICIPAL ZONING CODE".
- 9) PUBLIC HEARING: To consider amendments to Chapter 17 Article P Sign Ordinance.
- 10) Consider draft Ordinance 2010-02, "AN ORDINANCE TO AMEND CHAPTER 17 ARTICLE P SIGN ORDINANCE SECTIONS 17.172, 17.174, AND 17.175".
- 11) Consider preliminary Certified Survey Map in Section 14 Town of Blue Mounds for Beverly Docken.
- 12) Consider Wind Energy System Standards.
- 13) Village Administrator's report.

- 14) Village Planner's report.
- 15) Agenda Items for future meeting.
- 16) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT CHERYL SUTTER, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JANUARY 14, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Roberts, Rooney, and Hoffman. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

Minutes: Minutes from the December 10, 2009 meeting were reviewed. Hoffman moved, Rooney seconded to approve the minutes. Motion carried.

Public Hearing for Conditional Use Application for a Car Wash at 1209 Bus. 18/151E.: The public hearing was opened at 7:02 pm. No one spoke in favor or in opposition of the requested Conditional Use permit. After three requests for public comments, Chair Haroldson closed the public hearing at 7:03 pm.

Public Hearing for Conditional Use Application for a Group Development Plan at 1209 Bus. 18/151E.: The public hearing was opened at 7:04 pm. No one spoke in favor or in opposition of the requested Conditional Use permit. After three requests for public comments, Chair Haroldson closed the public hearing at 7:04 pm.

Resolution at 2010-02 for a Conditional Use Permit for Car Wash and Compliance with 17.63 Group Developments: Hoffman moved, Rooney seconded to approve Resolution 2010-02 contingent upon meeting the conditions of the Village Engineers January 13th Memo. Motion carried.

Design Review Application for 1209 Business 18-151E for car wash and laundromat: Roberts moved, Rooney seconded to approve the application. Motion carried.

Public Hearing to consider Amendments to Chapter 17, relating to Agricultural Land Uses: The public hearing was opened at 7:21 pm. No one spoke in favor or in opposition of the requested Conditional Use permit. After three requests for public comments, Chair Haroldson closed the public hearing at 7:22 pm.

Ordinance 2010-01 Agricultural Uses: Hoffman moved, Rooney seconded to approve Ordinance 2010-01. Motion carried.

Public Hearing to consider Amendments to Chapter 17, Article P Sign Ordinance: The public hearing was opened at 7:29 pm. No one spoke in favor or in opposition of the requested Conditional Use permit. After three requests for public comments, Chair Haroldson closed the public hearing at 7:29 pm.

Ordinance 2010-02 Commercial Sign Code: Rooney moved, Roberts seconded to approve Ordinance 2010-02. Motion carried.

Consider Preliminary CSM in Section 14 Town of Blue Mounds for Beverly Docken: Rooney moved, Roberts seconded to table the CSM. Motion carried.

The CSM did not comply with Village Ordinances requiring a maximum of five acre lots.

Wind Energy Systems Standard: The Commission reviewed an update memo from the Village Attorney. It was decided that further review would wait until the Public Service Commission establishes wind energy rules.

Village Administrator Report: None.

Village Planners Report: None.

Agenda Items for Next Meeting: Haroldson presented an idea for creating a flow chart that identified steps needed to develop a property in Mount Horeb. A draft will be presented next month to the Plan Commission.

Adjournment: Roberts moved, Rooney seconded to adjourn the meeting at 8:12pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, FEBRUARY 11, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the January 10, 2010 meeting.
- 3) Audience with John DeWitt and Ron Symdon regarding the marketing and development of properties within TIF #3.
- 4) Consider development proposal for professional office north of State Bank of Cross Plains.
- 5) Consider application for a Certified Survey Map for Lot 1 CSM 5785 by John Anderson to create two lots.
- 6) Consider extraterritorial jurisdiction review of Docken Farm Certified Survey Map creating four lots.
- 7) Consider A-1 Agriculture Development process and fees.
- 8) Village Administrator's report.
- 9) Village Planner's report.
- 10) Agenda Items for future meeting.
- 11) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
FEBRUARY 11, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Steiner, Roberts, Rooney, and Sievers. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

Minutes: Minutes from the January 10, 2010 meeting were unavailable for approval.

Audience with John DeWitt and Ron Symdon: John DeWitt updated the Commission on his property's development. He noted that there wasn't much to report and that he was in the process of hiring First Webber to market his property. Bierke asked if DeWitt was aware of the TID Agreement requirement that if the TID does not cash flow that he is responsible for covering a portion of the TID's debt. DeWitt responded in the affirmative, but felt that he was doing all he could to encourage development. Everyone is experiencing similar slow-downs in this economy. Ron Symdon did not appear.

Design Review Application for Eberle Building North of the State Bank of Cross Plains: The Plan Commission went over the proposed site plans with the Village Planner. Roberts moved, Rooney seconded to approve the design review application with the requirement that the lighting plan be reviewed by the Village Planner and that the dumpster storage facility match neighboring buildings. Motion carried.

CSM Application for John Anderson: Rooney moved, Sievers seconded to approve the CSM contingent upon the Village Engineer approving the fact that the CSM has met conditions of his February 3rd, 2010 memo. Motion carried.

Consider Preliminary CSM in Section 14 Town of Blue Mounds for Beverly Docken: Roberts moved, Steiner seconded to approve the CSM. Motion carried.

Village Development Process and Fees: The Commission reviewed a draft that outlines the process someone developing property within the Village would take to get their development approved. The Commission made several changes and will review again next month.

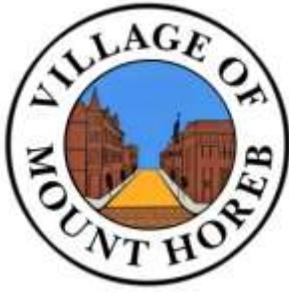
Village Administrator Report: None.

Village Planners Report: Slavney provided an update on CARPC.

Agenda Items for Next Meeting: Haroldson presented an idea for creating a flow chart that identified steps needed to develop a property in Mount Horeb. A draft will be presented next month to the Plan Commission. The Plan Commission also discussed having future agenda packets in electronic format.

Adjournment: Rooney moved, Sievers seconded to adjourn the meeting at 9:07pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, MARCH 11, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the January 14, 2010 and February 11, 2010 meeting.
- 3) Consider Development Plan Outline for process and fees.
- 4) Consider Conditional Use Permit Application from Tony Zalucha for 202 E Lincoln Street, Suite E, for a health club.
- 5) Consider Conditional Use Permit Application from Wes and Marin Johnson for 102 S Grove Street for a dance studio.
- 6) **Consider Village's Official Map and Zoning Map.**
- 7) Consider extraterritorial jurisdiction request for rezone in Town of Blue Mounds for Heidi Richardson.
- 8) Consider Plan Commission packet materials submission deadline.
- 9) Village Administrator's report.
- 10) Village Planner's report.
- 11) Agenda items for future meeting.
- 12) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MARCH 11, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Steiner, Roberts, Rooney, and Sievers. Also present were Village Planner Michael Slavney and Village Administrator Lawrence Bierke.

Minutes: Minutes from the January 14, 2010 and February 11, 2010 meetings were reviewed. Hoffman moved, Rooney seconded to approve the minutes. Motion carried.

Chair Haroldson skipped ahead on the agenda.

Conditional Use Permit Application for 102 S Grove Street for a dance studio: Roberts moved, Scribner seconded to set a public hearing for the April 8th Plan Commission meeting. Motion carried.

Village Development Process and Fees: The Commission reviewed a draft that outlines the process someone developing property within the Village would take to get their development approved. Steiner moved, Hoffman seconded to approve the outline. Motion carried. Bierke will meet with Haroldson to develop a corresponding flow chart.

Conditional Use Permit Application for 202 E Lincoln Street, Suite E for a health club: Roberts moved, Steiner seconded to set a public hearing for the April 8th Plan Commission meeting. Motion carried.

Village Official Map and Zoning Map: Hoffman moved, Roberts seconded to set a public hearing for approval of the Official Map and the Zoning Map. Motion carried.

Extraterritorial Jurisdiction for a Rezone for Heidi Richardson in the Town of Blue Mounds: The Plan Commission reviewed the request and decided not to issue a comment on the proposal.

Plan Commission Materials Deadline: Chair Haroldson discussed with the Commission his preference for setting a deadline for materials to be on a given months agenda. The Commission discussed and decided that all materials need to be to the Administration Office by 9am the Friday prior to the Plan Commission meeting.

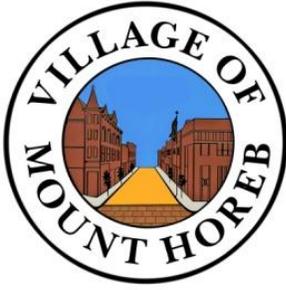
Village Administrator Report: Bierke reported on a training exercise available to Plan Commission members.

Village Planners Report: Slavney provided an update on CARPC.

Agenda Items for Next Meeting: Bierke will have a draft Conditional Use Permit Guidelines, Sign Permit Process Guidelines, and a Rezoning Permit Process Guidelines document for the Commission to review.

Adjournment: Roberts moved, Rooney seconded to adjourn the meeting at 7:47pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, APRIL 8, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the March 11, 2010 meeting.
- 3) Audience Ron Symdon regarding the marketing and development of properties within TIF #3.
- 4) PUBLIC HEARING: To consider a Conditional Use Permit Application from Tony Zalucha for a health club at 202 E Lincoln Street, Suite E.
- 5) Consider draft Resolution 2010-14, "FOR A CONDITIONAL USE PERMIT FOR A HEALTH CLUB AT 202 E LINCOLN STREET, SUITE E".
- 6) PUBLIC HEARING: To consider a Conditional Use Permit Application from Wes and Marin Johnson for a dance studio at 102 S Grove Street.
- 7) Consider draft Resolution 2010-13, "FOR A CONDITIONAL USE PERMIT FOR A DANCE STUDIO AT 102 S GROVE STREET".
- 8) PUBLIC HEARING: To consider amendments to the official Village Map and the official Village Zoning Map.
- 9) Consider draft Ordinance 2010-04, "AN ORDINANCE AMENDING THE OFFICIAL VILLAGE MAP AND ZONING MAP".
- 10) Consider extraterritorial jurisdiction request for rezone for Section 14 Town of Blue Mounds for Beverly Docken.
- 11) Consider Guidelines for Rezone Permit Applications.
- 12) Village Administrator's report.

13) Agenda Items for future meeting.

14) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
APRIL 8, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Steiner, Roberts, Scribner, and Sievers. Also present was Village Administrator Lawrence Bierke.

Minutes: Minutes from the March 11, 2010 meeting were reviewed. Roberts moved, Sievers seconded to approve the minutes. Motion carried.

Audience with Ron Symdon: Mr. Symdon did not appear at the meeting.

Public Hearing to Consider a Conditional Use Permit Application for 202 E. Lincoln Street, Suite E for a health club: Chair Haroldson opened the public hearing at 7:03pm and after requesting public comments three times, closed the public hearing at 7:04pm. No members of the public spoke for or against issuing the Conditional Use Permit.

Resolution 2010-14 granting a Conditional Use Permit for 202 E Lincoln Street for a health club: Roberts moved, Steiner seconded to approve Resolution 2010-14 with the addition of setting the hours of operation from 6 AM to 10 PM. Motion carried.

Chair Haroldson skipped ahead on the agenda.

Public Hearing to Consider Amendments to the Village's Official Map and Zoning Map: Chair Haroldson opened the public hearing at 7:12pm and after requesting public comments three times, closed the public hearing at 7:23pm. No members of the public spoke for or against approval of the maps.

Ordinance 2010-04 Amending the Official Village Map and Zoning Map: The Plan Commission decided to separate the Zoning Map and Official Map approvals into two separate motions.

Scribner moved, Roberts seconded to approve the proposed zoning map without the three additional changes/corrections that were suggested by Bierke. Motion carried.

Scribner moved, Roberts seconded to approve the proposed official map as proposed. Motion carried.

Public Hearing to Consider a Conditional Use Permit Application for 102 S. Grove Street for a dance studio: Chair Haroldson opened the public hearing at 7:29 pm and after requesting public comments three times, closed the public hearing at 7:33 pm. No members of the public spoke for or against issuing the Conditional Use Permit.

Resolution 2010-13 granting a Conditional Use Permit for 102 S Grove Street for a dance studio: Roberts moved, Steiner seconded to approve the resolution with the addition of setting hours of operation for 6 AM to 10 PM. Motion carried.

Extraterritorial Jurisdiction for a Rezone for Beverly Docken in the Town of Blue Mounds: The Plan Commission reviewed the request and decided not to issue a comment on the proposal.

Guidelines for a Rezoning Request: The Commission reviewed the proposal and asked Bierke to check with the Village Attorney to determine if a public hearing was required if the rezone request was inconsistent with the Comprehensive Plan. Bierke was also asked to amend the proposal to include the language regarding the Comprehensive Plan as suggested by the Village Planner.

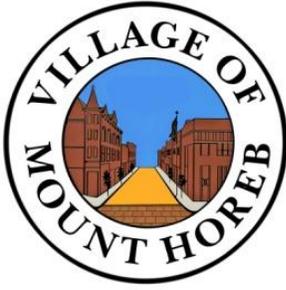
Village Administrator Report: Bierke had nothing to report.

Village Planners Report: Slavney was not present.

Agenda Items for Next Meeting: None were suggested.

Adjournment: Roberts moved, Scribner seconded to adjourn the meeting at 8:02pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, MAY 13, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the April 8, 2010 meeting.
- 3) Audience Ron Symdon regarding the marketing and development of properties within TIF #3.
- 4) Audience with John Klarer of the Mount Horeb Telephone Company to discuss paving the existing gravel portion of the parking lot.
- 5) Consider Certificate of Appropriateness from George and Janice Sievers for Open House Imports, 308 E Main Street.
- 6) Consider Guidelines for Rezone Permit Applications.
- 7) Village Administrator's report.
- 8) Agenda Items for future meeting.
- 9) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MAY 13, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Steiner, Roberts, Grindle, Scribner, Rooney, and Sievers. Also present was Village Administrator Lawrence Bierke.

Minutes: Minutes from the April 8, 2010 meeting were reviewed. Roberts moved, Scribner seconded to approve the minutes. Motion carried.

Agenda items were taken out of order.

Audience with John Klarer of the Mount Horeb Telephone Company: Mr. Klarer was present to discuss the parking lot area behind the Mount Horeb Telephone Building. He requested permission to pave the remaining graveled area and create two parking stalls as a result. The site plan materials, deed restriction, and minutes from 1998 and 1999 were reviewed. Bierke was asked to consult with the Village Attorney and Village Planner on the matter.

Scribner moved, Sievers seconded to refer to legal counsel to determine if any other action is necessary to resolve this and to give the Village Administrator the authority to settle the issue if no action is necessary. Motion carried.

Certificate of Appropriateness Application from George and Janice Sievers for Open House Imports, 308 E. Main Street: Sievers recused himself and presented to the Commission his plans for changing the exterior of his building. Scribner moved, Grindle seconded to approve the Certificate of Appropriateness with the addition of added shutters to the third floor. Motion carried.

Audience with Ron Symdon: Mr. Symdon was present to discuss his marketing of his proposed development. His only contact with a potential buyer was for a convenience store. Bierke reminded Symdon that he was responsible for a portion of the debt of TID #3 and that he will be contacted shortly about making payments.

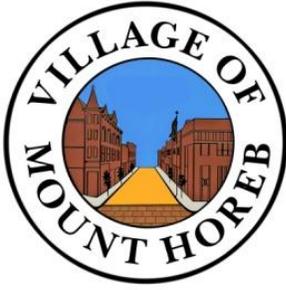
Rezone Permit Guidelines: Change to insert @2 where Zoning Administrator checks consistency with the Comprehensive Plan. Also add Village Code citations referenced in paragraphs.

Village Administrator Report: Bierke had nothing to report.

Agenda Items for Next Meeting: It was asked that the Village get input from the Attorney and Planner regarding how often the Village should consider amending the Comprehensive Plan and if the village can require the applicant to pay the costs associated with the amendment.

Adjournment: Rooney moved, Roberts seconded to adjourn the meeting at 9:05pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, JUNE 10, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the May 13, 2010 meeting.
- 3) Consider Conditional Use Permit application from Kevin and Karen Elert to operate a heating/air conditioning business at 205 W Main Street.
- 4) Discuss Main Street Business District zoning.
- 5) Consider revised Site Plan for Mount Horeb Telephone Company.
- 6) Wind energy systems update.
- 7) Consider Guidelines for Rezone Permit Applications.
- 8) Village Administrator's report.
- 9) Agenda Items for future meeting.
- 10) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JUNE 10, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Steiner, Roberts, Grindle, Scribner, Rooney, and Sievers. Also present was Village Administrator Lawrence Bierke.

Minutes: Minutes from the May 13, 2010 meeting were reviewed. Roberts moved, Scribner seconded to approve the minutes. Motion carried.

Conditional Use Permit for 205 W. Main Street: Applicant withdrew application.

Main Street Business Zoning District: The Commission discussed the rezoning of properties in areas of the downtown to allow more flexibility on building design and setbacks. The Commission asked that notices be mailed to all property owners affected and property owners within 100 feet of affected properties.

Rooney moved, Roberts seconded to set a public hearing for the next Plan Commission meeting. Motion carried.

Revised Site Plan for the Mount Horeb Telephone Company: The Commission reviewed the revised site plan that was submitted by Mr. Klarer and the Mount Horeb Telephone Company. The following residents were present to speak on this issue: Kurt Nowka, Heidi Richardson, Brett Aikin, and Brent Alderman.

Sievers moved, Scribner seconded to instruct the Zoning Administrator to determine if Conditional Uses were an appropriate **solution to the neighbor's concerns with the site plan**. Motion carried.

Wind Energy Systems Update: Haroldson announced that new draft regulations were issued by the Public Service Commission. Bierke explained that he had engaged the Village Attorney to provide the Plan Commission with a summary of the rules being considered.

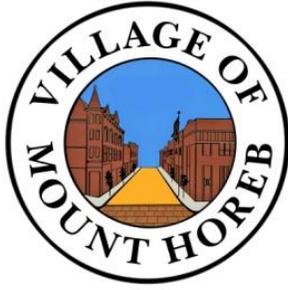
Rezone Permit Guidelines: Bierke announced that he did not have time over the past month to work on this issue and that it would be on the next agenda.

Village Administrator Report: Bierke reported on the Car Wash and Eberle building developments.

Agenda Items for Next Meeting: Chair Haroldson suggested that he may cancel the July meeting if the agenda is light.

Adjournment: Roberts moved, Rooney seconded to adjourn the meeting at 8:30pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, JULY 8, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Consider minutes of the June 10, 2010 meeting.
- 3) Consider Certificate of Appropriateness for Dr Roland Wilson, 215 E. Main Street.
- 4) Consider Certificate of Appropriateness for Duluth Trading Company, 100 W. Main.
- 5) **Consider Mount Horeb Telephone Company's Site Plan Amendment.**
- 6) Consider Guidelines for Rezone Permit Applications.
- 7) Dane County Parks and Openspace Plan Update.
- 8) Plan Commission Chair report.
- 9) Village Administrator's report.
- 10) Agenda Items for future meeting.
- 11) Adjourn.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JULY 8, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Grindle, Scribner, Rooney, and Sievers. Also present was Village Administrator Lawrence Bierke.

Minutes: Minutes from the June 10, 2010 meeting were reviewed. Scribner moved, Rooney seconded to approve the minutes. Motion carried.

Certificate of Appropriateness for 215 E. Main Street: Grindle moved, Scribner seconded to approve the Certificate of Appropriateness for 215 E. Main Street. Motion carried.

Certificate of Appropriateness for 100 W. Main Street: Sievers moved, Grindle seconded to approve the Certificate of Appropriateness for 100 W. Main Street. Motion carried.

Revised Site Plan for the Mount Horeb Telephone Company: The Commission reviewed the revised site plan that was submitted by Mr. Klarer and the Mount Horeb Telephone Company. After some discussion, the Plan Commission requested a revised site plan be submitted that showed a six foot high fence, maintenance free, opaque privacy fence separating the parking lot from the residential properties.

Rooney moved, Grindle seconded to request a revised site plan for the next Plan Commission meeting that reflect items #1, #2, and #3 of the Village Planner's July 8th, 2010 memo and that #3 be amended to read a six foot high, maintenance free, opaque privacy fence be installed between all abutting residential property. Motion carried.

Bierke is to send letters to neighbors prior to the next meeting inviting them to attend.

Rezoning Guidelines: The Commission reviewed the latest draft and requested the following changes:

1. Paragraph 6 change language to reflect at a "subsequent" Village Board meeting, the Village Board will consider the proposed rezoning request.
2. Paragraph 2 change the "with" to "will" and add "will have the option to revise their application to conform to the existing Comprehensive Plan or to submit..."
3. Paragraph 7 change applicants to applicant's.

Bierke was asked to have a draft Site Plan Review Steps document prepared for next meeting.

Village Administrator Report: Bierke reported that Dane County is planning to start revisions on their Parks and Open space Plan this fall.

Plan Commission Chair Report: Haroldson reported that the review of the draft Public Service Commission wind energy rules had been stopped. Haroldson decided to wait until after the PSC had finalized the wind energy rules to engage the attorney in a review.

Agenda Items for Next Meeting: On the August 5th at 7 PM agenda the Commission asked that the wind moratorium be reviewed and that Slavney update them on CARPC.

Adjournment: Rooney moved, Scribner seconded to adjourn the meeting at 8:24pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



Village of Mount Horeb

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SECOND AMENDED
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
THURSDAY, AUGUST 12, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the July 8, 2010 meeting.
- 3) Public Hearing: The purpose of the hearing is to receive input to keep Central Business District zoning or change to Main Street Business District zoning in the central portion of Main Street roughly between Second Street and Fourth Street.
- 4) Consider Ordinance 2010-14, "TO CHANGE ZONING ON EXISTING CB CENTRAL BUSINESS PARCELS TO MB MAIN STREET BUSINESS ZONING".
- 5) Consider Design Review modification request from Rich Eberle.
- 6) Consider draft Ordinance 2010-13, "AN ORDINANCE TO AMEND SECTION 17.20(2)(b) AGRICULTURAL LAND USES" regarding apiaries.
- 7) Consider Certificate of Appropriateness for 117 South First Street to consider adding an outdoor smoking room.
- 8) Wind energy systems update and moratorium review.
- 9) Discussion of extraterritorial jurisdiction land splits.
- 10) Consider Guidelines for Rezone Permit Applications.
- 11) Consider Guidelines for Design Review Application.
- 12) Village **Planner's Report**.
- 13) Chairman's Report.
- 14) Agenda Items for future meeting.
- 15) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
AUGUST 12, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Grindle, Steiner, Roberts, Rooney, and Sievers. Also present was Village Administrator Lawrence Bierke.

Minutes: Minutes from the July 8, 2010 meeting were reviewed. Rooney moved, Grindle seconded to approve the minutes. Motion carried.

Commissioner Sievers excused himself from participating in the Public Hearing and Ordinance 2010-14 and sat in the audience.

Public Hearing on draft Ordinance 2010-14 "To Change Zoning on Existing CB Central Business Parcels to MB Main Street Business Zoning": Chair Haroldson opened the public hearing at 7:08pm. Village Planner, Michael Slavney presented on the proposed changes. Pam Lunder, Bob Schiefelbein, Dave Haack, Alex Pfister, John Anderson, George Sievers, and Muriel Olson all spoke opposed to the ordinance. Chair Haroldson closed the public hearing at 8:12pm.

Draft Ordinance 2010-14 "TO CHANGE ZONING ON EXISTING CB CENTRAL BUSINESS PARCELS TO MB MAIN STREET BUSINESS ZONING": Roberts moved, Rooney seconded to disapprove the Ordinance. Motion carried.

Commissioner Sievers rejoined the Commission for the remainder of the agenda.

Consider Amendment to the Design Review of Rich Eberle Building: Rooney moved, Roberts seconded to approve the amendment with three conditions: 1) The Village Engineer approve the retaining wall modifications, 2) the Village Planner approve the Lighting Plan, and 3) the Village Planner approve the Landscaping Plan. Motion carried.

Consider Ordinance 2010-13 to "Amend Section 17.20(2)(b) Agricultural Land Uses" regarding Apiaries: Rooney moved, Roberts seconded to set Ordinance 2010-13 for a public hearing at the next Plan Commission Meeting. Motion carried.

Consider Certificate of Appropriateness for 117 South First Street for an outdoor smoking room: Applicant was unavailable to attend and asked to be added to next month's meeting. Bierke will have it on the September Plan Commission agenda.

Wind Energy Moratorium: The Commission reviewed the existing ordinance establishing the moratorium and determined that it was expired. Bierke will contact Village Attorney Dregne and have a new moratorium ordinance created for a public hearing at the next Plan Commission meeting.

Extraterritorial Land Divisions: Haroldson updated the Commission on a request he received from Randy Docken. Bierke went over the ordinance governing Extraterritorial Land Divisions and reported that Mr. Docken would be filing for a land split with Dane County.

Rezone Permit Application Guidelines: Roberts moved, Sievers seconded to approve the document with one modification. Motion carried. Bierke will have Village Board review and approve it at their next meeting.

Design Review Application Guidelines: The Commission discussed the 20 day timeline and decided it would be good to change it. Rooney moved, Roberts seconded to have staff create an ordinance and set a public hearing to amend the 20 day timeline. Motion carried.

Village Planners Report: Slavney reported that Dane County was working on new sewer standards, a Farmland Preservation Plan, the Lakes and Watershed Commission was working on Yahara Lakes region, and that a recent decision by CARPC was overturned by the courts.

Plan Commission Chair Report: Haroldson reported that Randy Docken had called him about splitting his property, and that the Duluth Trading Company remodeling was moving along nicely.

Agenda Items for Next Meeting: The Commission directed Bierke to notify MHTC that their **parking lot issue will be on next month's agenda.**

Adjournment: Grindle moved, Rooney seconded to adjourn the meeting at 9:26pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, SEPTEMBER 9, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the August 12, 2010 meeting.
- 3) Consider amended Design Review for Eberle building regarding roof color.
- 4) Consider Certificate of Appropriateness for 117 South First Street to consider adding an outdoor smoking room.
- 5) Consider and discuss Mount Horeb Telephone Company parking lot plan.
- 6) PUBLIC HEARING: To consider an amendment to Municipal Zoning Code Chapter 17.20(2) Agricultural Land Uses (b) Husbandry, to prohibit apiaries as a husbandry land use.
- 7) Consider draft Ordinance 2010-13, "AN ORDINANCE TO AMEND SECTION 17.20(2)(b) AGRICULTURAL LAND USES" regarding apiaries.
- 8) PUBLIC HEARING: To consider extension of temporary moratorium on wind energy systems.
- 9) Consider draft Ordinance 2010-17, "AN ORDINANCE TO IMPOSE A TEMPORARY STAY ON CONSTRUCTION OF WIND ENERGY SYSTEMS IN THE VILLAGE OF MOUNT HOREB".
- 10) PUBLIC HEARING: To consider Design Review Administration application timeline.
- 11) Consider draft Ordinance 2010-16, "AN ORDINANCE TO AMEND THE DESIGN REVIEW TIMELINE".

- 12) Consider Guidelines for Design Review Applications.
- 13) Village **Planner's Report**.
- 14) Chairman's Report.
- 15) Agenda items for future meeting.
- 16) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
SEPTEMBER 9, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:01pm. A roll call was taken. Present were Commissioners Grindle, Steiner, Scribner, and Sievers. Also present was Village Administrator Lawrence Bierke.

Minutes: Minutes from the August 8, 2010 meeting were reviewed. Grindle moved, Steiner seconded to approve the minutes. Motion carried.

Consider Amendment to the Design Review of Rich Eberle Building: Scribner moved, Grindle seconded to approve the proposed roof color "Almond". Motion carried.

Consider Certificate of Appropriateness for 117 South First Street for an outdoor smoking room: Applicant was unavailable to attend. Bierke will have it on the September Plan Commission agenda.

Consider Amended Site Plan for Mount Horeb Telephone Company Parking Lot: Scribner moved, Steiner seconded to recommend approval of the site plan amendment. Motion carried.

Public Hearing regarding an Amendment to 17.20(2) Agricultural Uses: Chair Haroldson opened the public hearing at 7:17pm. Stacy Esser of 209 S. 5th Street was the only speaker and she spoke in favor of the ordinance eliminating bees and apiaries from the Zoning Code. No other speakers were present. Chair Haroldson closed the public hearing at 7:30pm.

Ordinance 2010-13 Agricultural Land Uses: Sievers moved, Grindle seconded to approve the Ordinance. Motion carried.

Public Hearing regarding a Temporary Moratorium on Wind Energy: Chair Haroldson opened the public hearing at 7:44pm. No speakers were present. Chair Haroldson closed the public hearing at 7:44pm.

Ordinance 2010-17 Wind Energy: Scribner moved, Grindle seconded to approve the Wind Energy Moratorium Ordinance. Motion carried.

Public Hearing regarding Changes to the Design Review Guidelines Ordinance: Chair Haroldson opened the public hearing at 7:55pm. No speakers were present. Chair Haroldson closed the public hearing at 7:55pm.

Ordinance 2010-16 to Amend the Design Review Timeline: Scribner moved, Steiner seconded to approve the Design Review Timeline Ordinance as proposed. Motion carried.

Design Review Application Guidelines: The Commission reviewed the document and decided to table it until next month. Scribner moved, Grindle seconded to table the document. Motion carried.

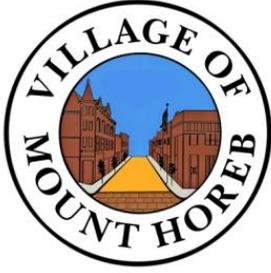
Village Planners Report: Slavney reported that CARPC was working on new storm water requirements and that the DCCVA was concerned they would take effect retroactively.

Plan Commission Chair Report: Haroldson reported that he had a conversation with the Chamber President and Vice President about downtown signage. He also participated in a meeting with John DeWitt about his development on the east side.

Agenda Items for Next Meeting: The Commission did not have any items at this time for next month's agenda.

Adjournment: Scribner moved, Grindle seconded to adjourn the meeting at 8:07pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION THURSDAY, OCTOBER 14, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the September 9, 2010 meeting.
- 3) PUBLIC HEARING: To consider Conditional Use Permit Application for 102 W Main Street for a wine production facility with retail/tasting area.
- 4) Consider draft Resolution 2010-28, "FOR A CONDITIONAL USE PERMIT FOR WINE PRODUCTION FACILITY WITH RETAIL/TASTING AREA".
- 5) Consider Certificate of Appropriateness for 117 South First Street to consider adding an outdoor smoking room.
- 6) Consider Guidelines for Design Review Applications.
- 7) Chairman's Report.
- 8) Village Administrator's Report.
- 9) Agenda items for future meeting.
- 10) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
OCTOBER 14, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Grindle, Steiner, Scribner, Roberts, and Sievers. Also present was Village Administrator Lawrence Bierke.

Minutes: Minutes from the September 9, 2010 meeting were reviewed. Scribner moved, Grindle seconded to approve the minutes. Motion carried.

Public Hearing regarding a Conditional Use Permit Application for 102 W. Main Street for a Wine Production facility with a retail/tasting area: Chair Haroldson opened the public hearing at 7:10pm. Alwyn Fitzgerald and Charlie Steinhauer both spoke in favor of the proposal. No other speakers were present. Chair Haroldson closed the public hearing at 7:10pm.

Resolution 2010-28 Conditional Use for Wine Production Facility and Retail/Tasting area at 102 W. Main Street: Sievers moved, Roberts seconded to approve Resolution 2010-28. Motion carried.

Consider Certificate of Appropriateness for 117 South First Street for a smoking room: Roberts moved, Steiner seconded to amend the Certificate of Appropriateness to change "smoking room" to patio structure and to include the patio. Motion carried. Scribner moved, Roberts seconded to approve the amended Certificate of Appropriateness. Motion carried.

Design Review Application Guidelines: The Commission reviewed the document. Scribner moved, Grindle seconded to approve the Design Review Guidelines. Motion carried.

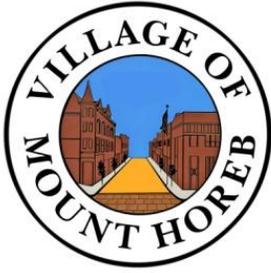
Plan Commission Chair Report: Chair Haroldson had nothing to report.

Village Administrator Report: Updated Commission on Lake Street.

Agenda Items for Next Meeting: The Commission did not have any items at this time for next month's agenda.

Adjournment: Grindle moved, Scribner seconded to adjourn the meeting at 7:34pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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AMENDED

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

THURSDAY, NOVEMBER 11, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Review minutes of the October 14, 2010 meeting.
- 3) Consider Certificate of Appropriateness for 103 South Second Street for requested façade revision.
- 4) Consider Certificate of Appropriateness for 102 W Main Street for requested façade and window revisions.
- 5) Plan Commission Chair's Report.
- 6) Village Administrator's Report.
- 7) Agenda items for future meeting.
- 8) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
NOVEMBER 11, 2010**

The Plan Commission/Historic Preservation Commission met in regular session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Haroldson called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Grindle, Steiner, Roberts, and Sievers. Also present was Village Administrator Lawrence Bierke.

Minutes: Minutes from the October 14, 2010 meeting were reviewed. Roberts moved, Steiner seconded to approve the minutes. Motion carried.

Consider Certificate of Appropriateness for 103 South Second Street for a new awning: Roberts moved, Grindle seconded to approve the Certificate of Appropriateness. Motion carried.

Consider Certificate of Appropriateness for 102 West Main Street: Grindle moved, Roberts seconded to approve the Certificate of Appropriateness. Motion carried.

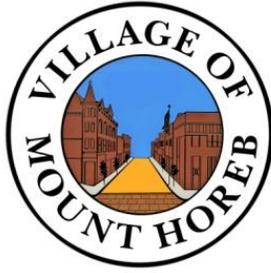
Plan Commission Chair Report: Chair Haroldson updated the Commission on the Eberle CSM request and announced his resignation from the Village Board.

Village Administrator Report: Bierke had nothing to report this month.

Agenda Items for Next Meeting: The Commission did not have any items at this time for next month's agenda.

Adjournment: Roberts moved, Grindle seconded to adjourn the meeting at 7:14pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION MONDAY, NOVEMBER 15, 2010

The Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call.
- 2) Consider application for a Certified Survey Map at 1720 Business 18-151E to create two lots.
- 3) Adjourn.

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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**PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
NOVEMBER 15, 2010**

The Plan Commission/Historic Preservation Commission met in special session in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Commission Chair Grindle called the meeting to order at 7:00pm. A roll call was taken. Present were Commissioners Steiner, Rooney, Roberts, and Sievers. Also present was Village Administrator Lawrence Bierke.

Consider Certified Survey Map for Rich Eberle for property located at 1720 Bus 18-151 E. to create two lots: Roberts moved, Steiner seconded to approve the CSM. Motion carried.

Adjournment: Roberts moved, Rooney seconded to adjourn the meeting at 7:13pm, carried by voice vote.

Respectfully Submitted,
Lawrence F. Bierke, Village Administrator