



# Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

Phone (608) 437-6884/Fax (608) 437-3190

Email: [mhinfo@mounthorebwi.info](mailto:mhinfo@mounthorebwi.info) Website: [www.mounthorebwi.info](http://www.mounthorebwi.info)

---

## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, APRIL 23, 2014

The Plan Commission and the Village Board 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 December 2, 2013 Plan Commission meeting minutes.
- 3) Consider Design Review and Certificate of Appropriateness applications from Grumpy Troll Brew Pub, 105 S Second Street, for proposed 558sq ft addition.
- 4) Consider extraterritorial jurisdiction request for Certified Survey Map from Dave and Joen Meylor in Town of Blue Mounds.
- 5) Consider preliminary plat of Westview Heights Subdivision.
- 6) PUBLIC HEARING: Town Land Company zoning change application for CSM 13376 Lots 1 and 2, parcels 0606-141-9440-1 and 0606-141-9425-1 from A-1 Agricultural to PD-1 Planned Development, PB Planned Business, R-3 Multi-Family, and Conservancy
- 7) Consider recommendation of draft Ordinance 2014-01 "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM A-1 AGRICULTURAL TO PD-1 PLANNED DEVELOPMENT, PB PLANNED BUSINESS, R-3 MULTI-FAMILY, and CONSERVANCY".
  - a) Lot P-1 to PB Planned Business
  - b) Lot P-2 to Planned Development, General Development Plan, Specific Implementation Plan
  - c) Outlot 1 to Conservancy for stormwater control
  - d) Outlot 2 to Conservancy for public park
  - e) Lots P-3 thru P-5 and P-8 thru P-12 R-3 for Multi-family
  - f) Lots P-6 and P-7 to Planned Development, General Development Plan

- 8) Consider recommendation for proposed Westview Heights Subdivision for parkland dedication and fees including the area of existing southern-most sports field (3.46 acres), announcer stand, three goal posts, and \$36,484.00.
- 9) Plan Commission Chair report.
- 10) Village Planner report.
- 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

## PLAN COMMISSION

April 23, 2014

The Plan Commission met in regular session on April 23, 2014 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners, Wally Orzechowski, Neil Densmore, Mark Rooney, Peggy Zalucha, and Dave Hoffman. Norb Scribner was absent. Also present were Village Planner Mike Slavney, Administrator Dave Ross and Office Assistant Chrissy Kahl.

**Consider December 2, 2013 Plan Commission meeting minutes:** Hoffman made a motion, Rooney seconded to approve December 2, 2013 minutes. Motion carried.

**Consider Design Review and Certificate of Appropriateness applications from Grumpy Troll Brew Pub, 105 S. Second Street, for proposed 558 sq. ft. addition:** Commissioners had no questions on the request and there was no discussion. Zalucha made a motion, Orzechowski seconded to approve the Design Review and Certificate of Appropriateness applications. Motion carried.

**Consider extraterritorial jurisdiction request for Certified Survey Map from Dave and Joen Meylor in Town of Blue Mounds:** Heidi Kopras represented the owners. There were no questions. Densmore made a motion, seconded by Zalucha to approve the extraterritorial jurisdiction request. Motion carried.

**Consider preliminary plat of Westview Heights Subdivision:** Ron Trachtenberg and Ron Klaas reviewed the request. They are asking for a curb radius variance on West Gonstead of 100-120 feet and a restriction of direct access to Blue Mounds Street. Rooney made a motion, seconded by Zalucha to approve the preliminary plat of Westview Heights Subdivision with the variance on curb radiuses and restrictions subject to other recommended changes and comments per the May 2, 2014 memorandum from Village Planner Mike Slavney and the revised May 2, 2014 memorandum from Village Engineer Rob Wright. Motion carried.

**PUBLIC HEARING: Town Land Company zoning change application for CSM 13376 Lots 1 and 2, parcels 0606-141-9440-1 and 0606-141-9425-1 from A-1 Agricultural to PD-1 Planned Development, PB Planned Business, R-3 Multi-Family, and Conservancy:** The public hearing opened at 7:19pm. Rusty Smith, 201 Westmorland, spoke in opposition. He would like to see a parking lot added for those using the athletic field. Roseann Murphy, 712 S. 1<sup>st</sup> Street, thanked the board for listening to the residents and understands this project meets the Comprehensive Plan. The public hearing closed at 7:24pm.

**Consider recommendation of draft Ordinance 2014-01 “An Ordinance Changing the Zoning Classification of Property from A-1 Agricultural to PD-1 Planned Development, PB Planned Business, R-3 Multi-Family, and Conservancy”.** a) Lot P-1 to PB Planned Business b) Lot P-2 to Planned Development, General Development Plan, Specific Implementation Plan c) Outlot 1 to Conservancy for stormwater control d) Outlot 2 to Conservancy for public park e) Lots P-3 thru P-5 and P-8 thru P-12 R-3 for Multi-Family f) Lots P-6 and P-7 to Planned Development, **General Development Plan:** Trachtenberg gave an overview of the zoning changes requested.

Motion #1: Recommend approval of P-1 to Planned Business, Outlots 1 and 2 to Conservancy District, and P-4 to Duplex District (R-2). Motion made by Zalucha, seconded by Hoffman. Motion carried. Motion #2: Recommend approval of lots P-3, P-5, P-8, P-9, P-10, P-11, P-12 to R-3 zoning restricted to a total of 34 multi-family units managed by deed restrictions. Motion made by Becker, seconded by Rooney. Motion carried. Motion #3: Recommend approval of the General Development Plan lots P-6 and P-7 to two 24-unit buildings with a flexibility of height code limited to three stories, possibly over 35 feet and under-building parking approximately one space per unit in both buildings. Motion made by Orzechowski, seconded by Zalucha. Motion carried. Motion #4: Recommend approval of former Darrow buildings to adopt General Development Plan and Specific Implementation Plan of these existing buildings. A 10% building expansion is built into the SIP per staff review. The buildings will remain under one owner. Any future uses would be fully legal. Motion made by Rooney, seconded by Densmore. Motion carried.

**Consider recommendation for proposed Westview Heights Subdivision for parkland dedication and fees including the area of existing southern-most sports field (3.46 acres), announcer stand, three goal posts, and \$36,484.00:** The Village Engineer and Ross have already discussed the possibility of a parking lot next to P-4 depending on the Village budget. Hoffman made a motion, seconded by Densmore to recommend to the Village Board to accept the parkland dedication and fees as outlined in item #8. Motion carried.

**Plan Commission Chair Report:** Becker gave the Plan Commission report that included the Building Inspector’s report.

**Village Planner report:** No report given.

**Adjourn:** Zalucha moved, Densmore seconded to adjourn the meeting at 8:05pm. All voted aye.

Minutes by Chrissy Kahl, Village Office Assistant



# Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

Phone (608) 437-6884/Fax (608) 437-3190

Email: [mhinfo@mounthorebwi.info](mailto:mhinfo@mounthorebwi.info) Website: [www.mounthorebwi.info](http://www.mounthorebwi.info)

---

## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, MAY 28, 2014

The Plan Commission and the Village Board 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 April 23, 2014 Plan Commission meeting minutes
- 3) Consider Certified Survey Map Application from TrollNote Properties LLC for Lot 1 North Cape Commons, Parcel 0607-073-0001-1
- 4) Consider Design Review Application from TrollNote Properties LLC for office building for Lot 1 North Cape Commons
- 5) Plan Commission Chair report
- 6) Village Planner report
- 7) 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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION

May 28, 2014

The Plan Commission met in regular session on May 28, 2014 in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Wally Orzechowski, Mark Rooney, Peggy Zalucha, Dave Hoffman, and Norb Scribner. Neil Densmore was absent. Also present were Village Planner Mike Slavney, Administrator Dave Ross, and Office Assistant Chrissy Kahl.

**Consider April 23, 2014 Plan Commission meeting minutes:** Rooney made a motion, Orzechowski seconded to approve April 23, 2014 minutes. Motion carried.

**Consider Certified Survey Map Application from TrollNote Properties LLC for Lot 1 North Cape Commons, Parcel 0607-073-0001-1:** Casey Luther from Luther Associates and Designs gave preliminary information. TrollNote Properties LLC is looking divide a 4.5 acre parcel to build a 16,000 square foot office building and two other lots for future development. Scribner made a motion, Hoffman seconded to recommend approval to the Village Board of the Certified Survey Map pending the compliance of conditions outlined by Village Engineer Rob Wright and Village Planner Mike Slavney in their reports. Motion carried.

**Consider Design Review Application from TrollNote Properties LLC for office building for Lot 1 North Cape Commons:** Casey Luther from Luther Associates and Designs presented the design plan for the proposed office building. The design and exterior will closely match the current Farmers Bank. His presentation included number of parking stalls, landscaping, floor plan, and exterior materials. Slavney recommends planting native grasses. This does not need to come back to Plan Commission for approval. Slavney also recommends using the same lighting fixtures as the bank building and giving the office building a name. Zalucha made a motion, seconded by Orzechowski to approve the Design Review Application with the condition that an additional light be added at the intersection of the private driveway. Motion carried.

**Plan Commission Chair Report:** Becker gave his Plan Commission report that included the Building Inspector's report.

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

**Adjourn:** Hoffman moved, Scribner seconded to adjourn the meeting at 7:42pm. All voted aye.

Minutes by Chrissy Kahl, Village Office Assistant



# Village of Mount Horeb

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

---

## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION MONDAY, AUGUST 4, 2014

### Revised Agenda (Reposted on 7/30/14)

The Plan Commission and the Village Board 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 May 28, 2014 Plan Commission meeting minutes
- 3) PUBLIC HEARING: To allow construction of a hotel with pool and future expansion on Lot 160 North Cape Commons
- 4) Consider recommendation of Resolution 2014-09, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL LODGING, NORTH CAPE COMMONS SUBDIVISION, LOT 160" for a proposed hotel.
- 5) Consider Design Review application from Jeff Grundahl/NCI-Roberts Construction Inc. for 61 unit hotel on Lot 160 North Cape Commons
- 6) Consider vacating utility easements near lots 26 and 160 in North Cape Commons
- 7) Consider applications from Schlecht Retail Ventures LLC for property at 100 S First Street:
  - a) Design Review
  - b) Certificate of Appropriateness
- 8) Consider SIP amendment for North Cape Commons Lot 2 apartment units
- 9) Plan Commission Chair report
- 10) Village Planner report
- 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORICAL PRESERVATION COMMISSION

August 4, 2014

The Plan Commission/Historical Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Wally Orzechowski, Peggy Zalucha, Neil Densmore, and Norb Scribner. Dave Hoffman was absent. Also present were Mary Robb (filling in for Mike Slavney), Administrator Dave Ross, and Office Assistant Chrissy Kahl.

**Consider May 28, 2014 Plan Commission meeting minutes:** Zalucha made a motion, Scribner seconded to approve the May 28, 2014 minutes. Motion carried.

**PUBLIC HEARING: To allow construction of a hotel with pool and future expansion on Lot 160 North Cape Commons:** The public hearing opened at 7:01pm. Jeff Grundahl of NCI-Roberts and Wade Wyse of Wyser Engineering presented the project. The hotel will be three stories and feature 61 rooms, an indoor pool, exercise room, breakfast room, and outdoor patio. Slavney recommended that the outdoor lighting match the existing lighting currently used in the surrounding area. He also recommended additional evergreens or Arborvitae be planted west of the driveway to shield vehicle headlights for area residents. Patty Weber, 200 Lillehammer Lane, had concerns of headlights sweeping in windows and where signage will be located. The public hearing closed at 7:18pm.

**Consider recommendation of Resolution 2014-09, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL LODGING, NORTH CAPE COMMONS SUBDIVISION, LOT 160" for a proposed hotel:** Densmore made a motion, seconded by Scribner to approve subject to the recommendations of the Village Planner and Village Engineer. Four ayes, Zalucha abstained due to conflict of interest. Motion carried.

**Consider Design Review application from Jeff Grundahl/NCI-Roberts Construction Inc. for 61 unit hotel on Lot 160 North Cape Commons:** Scribner made a motion, seconded by Becker to approve the Design Review application. Four ayes, Zalucha abstained due to conflict of interest. Motion carried.

**Consider vacating utility easements near lots 26 and 160 in North Cape Commons:** Ross and Village Engineer will review the CSM. Densmore made a motion, seconded by Scribner to recommend to the Village Board based on the changes being recorded at the same time. Four ayes, Zalucha abstained due to conflict of interest. Motion carried.

Commissioner Mark Rooney joined the meeting at this time.

**Consider applications from Schlecht Retail Ventures LLC for property at 100 S First Street:**

- a) Design Review
- b) Certificate of Appropriateness

Ross reviewed the design changes for the exterior of the building. Russ Kowalski, representing Schlecht Retail Ventures LLC, spoke about the design changes as well. a) Scribner made a motion, seconded by Orzechowski to approve the Design Review application. Motion carried. b) Rooney made a motion, seconded by Densmore to approve the Certificate of Appropriateness application. Motion carried.

**Consider SIP amendment for North Cape Commons Lot 2 apartment units:** Dewitt withdrew the request of the SIP amendment shortly before the meeting.

**Plan Commission Chair Report:** Becker gave his Plan Commission report that included the Building Inspector's report.

**Village Planner report:** No report given.

**Adjourn:** Scribner moved, Rooney seconded to adjourn the meeting at 7:30pm. All voted aye.

Minutes by Chrissy Kahl, Village Office Assistant



# Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

Phone (608) 437-6884/Fax (608) 437-3190

Email: [mhinfo@mounthorebwi.info](mailto:mhinfo@mounthorebwi.info) Website: [www.mounthorebwi.info](http://www.mounthorebwi.info)

---

## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, AUGUST 27, 2014

The Plan Commission/Historic Preservation 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 August 4, 2014 Plan Commission meeting minutes
- 3) Consider Certified Survey Map application for Town Land Company LLC for a portion of parcel 0606-141-9440-1 containing mini warehouse units adjacent to Blue Mounds Street
- 4) Consider extraterritorial jurisdiction Certified Survey Map application for Matt & Kelly Ginther, Section 20 Town of Springdale
- 5) Consider Design Review Application for weight and fitness room addition to Mount Horeb High School, 305 S 8<sup>th</sup> Street
- 6) Plan Commission Chair report
- 7) Village Planner report
- 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORICAL PRESERVATION COMMISSION

August 27, 2014

The Plan Commission/Historical Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Wally Orzechowski, Mark Rooney, Peggy Zalucha, and Norb Scribner. Dave Hoffman and Neil Densmore were absent. Also present were Administrator Dave Ross and Office Assistant Chrissy Kahl.

**Consider August 4, 2014 Plan Commission meeting minutes:** Scribner made a motion, Orzechowski seconded to approve the August 4, 2014 minutes. Motion carried.

**Consider Certified Survey Map application for Town Land Company LLC for a portion of parcel 0606-141-9440-1 containing mini warehouse units adjacent to Blue Mounds Street:** Ron Trachtenberg presented the request. Ross spoke with the Village attorney and they both agree that this CSM follows what was approved for the Westview Heights preliminary plat. The CSM is considered the final plat for this lot. Once recorded, the Planned Development zoning approved for this area on the preliminary plat attaches to the CSM parcel. The approved zoning for the remainder of the Westview Heights subdivision will activate upon approval and recording of the final plat. Scribner made a motion, Rooney seconded to recommend approval of the CSM to the Village Board subject to the comments of the Village engineer and subject to interpretation that this constitutes the final plat conditions for this lot. Motion carried.

**Consider extraterritorial jurisdiction Certified Survey Map application for Matt and Kelly Ginther, Section 20 Town of Springdale:** Ross said the Town of Springdale has approved this already. Dane County will take care of the road name question. No zoning change was requested. Matt Ginther said the purpose is to make it easier to refinance. Scribner made a motion, seconded by Zalucha to recommend approval of the Certified Survey Map. Motion carried.

**Consider Design Review application for weight and fitness room addition to MHHS, 305 S. 8<sup>th</sup> Street:** Joe Trainor of Joe Daniels Construction presented the project. One of Joe's sisters made a sizable donation for this addition. The addition will be on the northwest corner of the existing building, and is about 4300 square feet. The exterior brick and windows will match the existing building. Rooney recommended to add as a condition of the gift that the room be open to the public as well as this is a wish of the family. Rooney made a motion, Scribner seconded to approve the design review. Motion carried.

**Plan Commission Chair Report:** Becker gave his Plan Commission report that included the Building Inspector's report.

**Village Planner report:** No report given.

**Adjourn:** Scribner moved, Orzechowski seconded to adjourn the meeting at 7:19pm. All voted aye.

Minutes by Chrissy Kahl, Village Office Assistant



# Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

Phone (608) 437-6884/Fax (608) 437-3190

Email: [mhinfo@mounthorebwi.info](mailto:mhinfo@mounthorebwi.info) Website: [www.mounthorebwi.info](http://www.mounthorebwi.info)

---

## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, SEPTEMBER 24, 2014

The Plan Commission/Historic Preservation 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 August 27, 2014 Plan Commission meeting minutes
- 3) PUBLIC HEARING: To allow construction of a group daycare center on Lot 159 of North Cape Commons
- 4) Consider recommendation for Resolution 2014-13, "CONDITIONAL USE PERMIT TO ALLOW A GROUP DAYCARE CENTER, LOT 159 NORTH CAPE COMMONS SUBDIVISION" for Academy of Little Vikings.
- 5) Consider Design Review application from Jeff Grundahl/NCI-Roberts Construction Inc. for a group daycare center on Lot 159 of North Cape Commons
- 6) Plan Commission Chair report
- 7) Village Planner report
- 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORICAL PRESERVATION COMMISSION

September 24, 2014

The Plan Commission/Historical Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Wally Orzechowski, Mark Rooney, Peggy Zalucha, Neil Densmore, and Norb Scribner. Dave Hoffman was absent. Also present were Administrator Dave Ross, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

**Consider August 27, 2014 Plan Commission meeting minutes:** Scribner made a motion, Becker seconded to approve the August 27, 2014 minutes. Motion carried.

**PUBLIC HEARING: To allow construction of a group daycare center on Lot 159 of North Cape Commons:** The public hearing opened at 7:01pm. No one spoke. The public hearing closed at 7:02pm.

**Consider recommendation for Resolution 2014-13, "CONDITIONAL USE PERMIT TO ALLOW A GROUP DAYCARE CENTER, LOT 159 NORTH CAPE COMMONS SUBDIVISION" for Academy of Little Vikings:** Brenda and Todd Fritz would like to build an Agrarian themed group daycare center on Lot 159 in North Cape Commons subdivision. Marc Schellpfeffer from CaS4 Architecture presented the project. The proposed building will be 7,500 sq. ft. all on one level. When completely occupied, the building will serve 96 children from infant to 4K. Slavney reviewed and mentioned that there is no proposed lighting for the parking lot expansion at this time on the site plan. The lighting for the parking lot expansion can be approved by Slavney without having to come back to the Plan Commission. The Fritz's would like to start construction around the end of October. Zalucha made a motion, seconded by Orzechowski to recommend approval of the Conditional Use Permit to the Village Board. The motion was amended to include recommendations from the Village Planner and Village Engineer. Both Zalucha and Orzechowski agreed. Motion carried.

**Consider Design Review application from Jeff Grundahl/NCI-Roberts Construction Inc. for a group daycare center on Lot 159 of North Cape Commons:** Scribner made a motion, Densmore seconded to approve the Design Review application. Motion carried.

**Plan Commission Chair Report:** Becker gave the Plan Commission report. The Building Inspector's report was read by Scribner.

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

**Adjourn:** Scribner moved, Rooney seconded to adjourn the meeting at 7:26pm. All voted aye.

Minutes by Chrissy Kahl, Village Office Assistant



# Village of Mount Horeb

138 E Main St  
Mount Horeb, WI 53572  
Phone (608) 437-6884/Fax (608) 437-3190  
Email: [mhinfo@mounthorebwi.info](mailto:mhinfo@mounthorebwi.info) Website: [www.mounthorebwi.info](http://www.mounthorebwi.info)

---

## PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, NOVEMBER 19, 2014

The Plan Commission/Historic Preservation 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 September 24, 2014 Plan Commission meeting minutes
- 3) Consider Town Land Co LLC final plat application for Westview Heights of Mount Horeb:
  - a) Presentation of Westview Heights of Mount Horeb final plat
  - b) Resolution 2014-20, "Resolution Recommending Conditional Approval of Plat of Westview Heights"
- 4) Consider home occupation signage options with owner of 311 W Main Street
- 5) Consider extraterritorial jurisdiction Certified Survey Map application in Town of Blue Mounds for Chad and Lynn Kitsemble
- 6) Consider December meeting date.
- 7) Plan Commission Chair report
- 8) Village Planner report
- 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.

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 ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884

PLAN COMMISSION/HISTORICAL PRESERVATION COMMISSION

November 19, 2014

The Plan Commission/Historical Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Wally Orzechowski, Mark Rooney, Peggy Zalucha, and Dave Hoffman. Neil Densmore and Norb Scribner were absent. Also present were Administrator Dave Ross and Office Assistant Chrissy Kahl.

**Consider September 24, 2014 Plan Commission meeting minutes:** Zalucha made a motion, Orzechowski seconded to approve the September 24, 2014 minutes. Motion carried.

**Consider extraterritorial jurisdiction Certified Survey Map application in Town of Blue Mounds for Chad and Lynn Kitsemble:** Orzechowski made a motion, Zalucha seconded to move this agenda item to #3 from #5. Motion carried. Motion made by Rooney, seconded by Hoffman to recommend approval of the Certified Survey Map application to the Village Board. Motion carried.

**Consider home occupation signage options with owner of 311 W. Main Street:** Scott Marty is the owner of Trollway Insurance. He would like to put a sign in his front yard for his business. However, the property is zoned R-2 which does not allow for a sign to be put in the yard. The Plan Commission suggested a possible rezone to PB Planned Business. This would allow for a sign to be installed. Marty will contact the Village Office to file the paperwork.

**Consider Town Land Co. LLC final plat application for Westview Heights of Mount Horeb: a) Presentation of Westview Heights of Mount Horeb final plat b) Resolution 2014-20, "Resolution Recommending Conditional Approval of Plat of Westview Heights":** Nate Oswald and Ron Klaas of D'Onofrio Kottke and Ron Trachtenberg presented the final plat. There was some discussion regarding infiltration and storm water management and fencing around the storm water facility. These items will be discussed further at the time of the developer's agreement. Rooney made a motion, Zalucha seconded to recommend approval of the final plat by the Village Board with the conditions and negotiations at the time of the developer's agreement. Motion carried.

**Consider December meeting date:** Due to the holiday, the December meeting will be moved to December 17, 2014 if there are agenda items.

**Plan Commission Chair Report:** Becker gave the Plan Commission report which included the Building Inspector's report.

**Village Planner report:** No report given.

**Adjourn:** Hoffman made a motion, Orzechowski seconded to adjourn the meeting at 7:33pm. All voted aye.

Minutes by Chrissy Kahl, Village Office Assistant