

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MAY 22, 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 Brenda Monroe called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Destinee Udelhoven, Peggy Zalucha, and Wally Orzechowski. Randy Littel arrived at 7:36pm. Village Administrator Nic Owen, Village Planner Mike Slavney, and Dave Hoffman were absent. Also present were Assistant Village Administrator Kathy Hagen and Deputy Clerk Chrissy Kahl.

Consider April 24 and May 8, 2019 Plan Commission meeting minutes: Scribner moved, Udelhoven seconded to approve the April 24 and May 8, 2019 minutes. Motion carried by unanimous voice vote.

Consider recommendation for Certified Survey Map application from Rich Eberle/Springdale 2 LLC for part of the SW quarter of the NW quarter of Fractional Section 7 containing 7,855 square feet: Rich Eberle was present. The land will be used for a required outdoor playground for the nearly finished daycare. Zalucha moved, Scribner seconded to recommend approval of the Certified Survey map. Motion carried by unanimous voice vote.

PUBLIC HEARING: To rezone part of the SW quarter of the NW quarter of Fractional Section 7 containing 7,855 square feet from A-1 Agricultural to PD Planned Development: The public hearing opened at 7:03pm. With no one wishing to speak, the public hearing closed at 7:04pm.

Consider recommendation for Ordinance 2019-02 “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM A-1 AGRICULTURE TO PD PLANNED DEVELOPMENT FOR PART OF THE SW QUARTER OF THE NW QUARTER OF FRACTIONAL SECTION 7 T6N R7E”: Scribner moved, Zalucha seconded to recommend approval of Ordinance 2019-02. Motion carried by unanimous voice vote.

PUBLIC HEARING: Conditional Use Permit application from John Mason to allow proposed two-bedroom tourist rooming house at 209 Center Avenue: The public hearing opened at 7:05pm. Hagen read a letter from Deborah White, 213 Center Avenue, in opposition. Applicant John Mason was also present to answer questions. The public hearing closed at 7:11pm.

Consider recommendation for Resolution 2019-07, “CONDITIONAL USE PERMIT TO ALLOW TOURIST ROOMING HOUSE LINGDARD’S ADDITION BLOCK 8 LOT 3, 209 CENTER AVENUE”: Scribner moved, Zalucha seconded to recommend approval in accordance with the Mount Horeb code of ordinances. Motion carried by unanimous voice vote.

Consider request to revise site plan for Beehive Homes to add storage shed, security fence, and signage: Uriah Miller from Beehive Homes presented the revisions. Scribner moved, Zalucha seconded to approve the revised site plan. Motion carried by unanimous voice vote.

Presentation and recommendation on annexation petition by Chad Wuebben/Encore Homes for RGL Farm Ltd Partnership property at 9543 Co Hwy S: This item was combined with agenda item # 10

Presentation and recommendation of preliminary plat for proposed Harvest Ridge Subdivision: Chad Wuebben from Encore Homes gave an overview of the proposed subdivision. There are 110 single-family lots in the subdivision, phased over six years. Wuebben needs to know if the Village wants a park built or a fee in lieu of a park in order to move forward. A special Parks meeting will be held to determine. Udelhoven had questions about traffic, if a traffic study will be done in the future. There were two public comments. Mike Krentz, 1206 Manor Dr., had questions about impact on the sewer, the Comprehensive Plan, and other available land already in the Village. David Schmidt, 3033 Getz Rd., wanted to know about the annexation process. Hagen addressed the questions. Scribner moved, Monroe seconded to table both item # 9 and item # 10. Motion carried by unanimous voice vote.

Consider corner lot issues as they pertain to accessory buildings, decks, and fences and set a public hearing for June 26, 2019 for zoning code changes: Monroe moved, Zalucha seconded to table this item until the next meeting and set the public hearing for June 26, 2019. Motion carried by unanimous voice vote.

Consider extraterritorial jurisdiction rezone from A-2 to COM for Life Church, 2770 Brandywein Trail in Town of Blue Mounds: The Village did not receive notice from Town of Blue Mounds about the rezone until it was too late to put on the agenda. Since it's outside of the Village limits, we can only comment on the rezone.

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

Village Planner report: No report given.

Adjourn: Monroe moved, Scribner seconded to adjourn the meeting at 7:55pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk