

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 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 Wally Orzechowski. Brenda Monroe was absent. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, Village Engineer Rob Wright, Village Attorney Bryan Kleinmaier, Assistant Village Administrator Kathy Hagen and Deputy Clerk Chrissy Kahl.

Consider June 26 and July 16, 2019 Plan Commission meeting minutes: Udelhoven would like the July 16, 2019 minutes to reflect the discussion on how the comprehensive plan may have aged past the point of use in regard to the proposed annexation. Scribner moved, Zalucha seconded to approve the June 26 and July 16, 2019 minutes as amended. Motion carried by unanimous voice vote.

Consider recommendation for Spaanem's Ridge Subdivision a) Preliminary Plat b) Final Plat: John DeWitt presented the plat for Spaanem's Ridge subdivision. Village Engineer Wright said they previously did a stormwater review and issues have been addressed. a) Zalucha moved, Scribner seconded to recommend approval of the preliminary plat contingent on final approval from the Village Engineer of stormwater management report and re-zone of the property approval. Motion carried by unanimous voice vote. b) Scribner moved, Zalucha seconded to recommend approval of the final plat contingent on final approval from the Village Engineer of stormwater management report and re-zone of the property approval. Motion carried by unanimous voice vote.

PUBLIC HEARING: For rezone request from A-1 Agricultural to R-1 Residential and R-2 Two Family Residential for proposed Spaanem's Ridge Subdivision: The public hearing opened at 7:13pm. Owen gave a review of the rezone request. Those registering in opposition were: Polly Field 388 Michele St, Karen Bunke 394 Michele St, Joe Byrnes 392 Michele St, Mary Stamm 408 Michele St, Paul Thronson 206 Ellen Ct, and Rosemarie Frisch 207 Ellen Ct. Those wishing to speak in opposition were: John Hughes 212 Ellen Ct had concerns about traffic and water runoff, Wayne Haskins 100 Jennifer Cir had concerns about traffic, and Jim Wendt 611 Vicki Ln. has concerns about traffic on Brian Street. The public hearing closed at 7:25pm.

Consider recommendation for Ordinance 2019-04, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL AND R-2 TWO FAMILY RESIDENTIAL SPAANEM’S RIDGE SUBDIVISION”: Village Engineer Wright addressed traffic concerns from the local residence. He also said they will inspect detention basin during a rain event since there are concerns of flooding in the area. Village Planner Slavney also addressed traffic concerns stating that he doesn’t think there will be an impact since Ellen Court was designed to be extended. Wayne Haskins of Trail View Heights Condo Association said they disagree. Hoffman moved, Scribner seconded to recommend approval of Ordinance 2019-04 finding that the requested rezone is consistent with the comprehensive plan and the comprehensive plan shows a mixture of single family and two-family dwellings as well as multifamily but it doesn’t require multifamily. Motion carried by unanimous voice vote.

Consider preliminary plat for proposed Harvest Ridge Subdivision: Chad Wuebben from Encore Homes presented the preliminary plat. The proposed subdivision would have 115 single family lots. Traffic concerns and ways to slow traffic will be discussed at future meetings. Wright said the subdivision fits within utility and sewage capacities. Village Attorney Kleinmaier recommends the motion be contingent on the comments in the Village Engineer’s report. Slavney recommends the motion be contingent on the annexation and temporary holding district. Scribner moved, Zalucha seconded to approve the preliminary plat to include the Village Engineer, Village Planner and Village Attorney comments and contingencies. The motion was then amended to include a traffic study be provided. Scribner moved, Zalucha seconded the amended motion. Motion carried by unanimous voice vote.

Consider Design Review application for Mount Horeb Volunteers, Inc. for a training tower on the Public Safety Building site, 400 S Blue Mounds Street: Jenny Minter, Mount Horeb Area Fire Chief, presented the training tower design. Zalucha moved, Hoffman seconded to approve the design application. Motion carried by unanimous voice vote.

Conceptual presentation for 60-unit mixed/affordable rate multi-family building: Nicole Solheim and Ted Matkam from Gorman & Company presented the project. The 3- story building would include 1, 2, and 3-bedroom units with surface and underground parking. Slavney said the use of this property for multifamily is consistent with the comprehensive plan. Orzechowski has traffic concerns for turning onto Main Street with the possible site located on Blue Mounds Street.

Consider signage request for Mount Horeb High School, 305 S 8th Street: Owen reviewed the High School signage. Luke Severson from Sign Art presented two signs. One sign will be on the canopy on the front of the building and the other is a free-standing sign. Slavney said the signs meet all requirements. Hoffman moved, Orzechowski seconded to approve contingent on a landscape plan and placement of the free-standing sign. Motion carried by unanimous voice vote.

Plan Commission Chair Report: Littel announced that this was Orzechowski's last meeting as he will be moving out of the area. His commitment to the Plan Commission Committee has been appreciated.

Village Planner report: No report given.

Adjourn: Zalucha moved, Orzechowski seconded to adjourn the meeting at 9:09pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk