

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JANUARY 22, 2020

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 Destinee Udelhoven, Norb Scribner, Dave Hoffman, and Peggy Zalucha. Brenda Monroe and Brent Yauchler were absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, Delaney Mertz from the Youth In Government program, and Office Coordinator Niki Erickson.

Consider December 18, 2019 Plan Commission meeting minutes: Zalucha corrected the date on the minutes. Scribner moved, Zalucha seconded to approve the December 18, 2019 minutes. Motion carried by unanimous voice vote.

PUBLIC HEARING: To change zoning at 320 W Main Street from R-2 Residential to Main Street Business: The public hearing opened at 7:03 pm. Ken Beyer, 315 W. Main St., spoke in support and opposition. Scott Wright, 324 W. Main St., spoke in opposition. Wright submitted document with neighbors' signatures to oppose. Brian Durtschi spoke in support. The public hearing closed at 7:14 pm.

Consider recommendation for Ordinance 2020-03, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R-2 TWO FAMILY RESIDENTIAL TO MAIN STREET BUSINESS 320 W MAIN STREET": Hagen addressed the notification process. Hagen notified residences within 100' from all corners of 320 W Main Street per statute. Commission would like to change that to 300'. That would have to go to the Village Board as a change to the ordinance. Kristen Vike-Steinich, the chiropractor at 320 W Main Street was present. She would like her signage to be perpendicular with the street for better visibility. She plans on keeping the back of the building residential. Hoffman moved, Scribner seconded to approve and motion carried. The Village Board will now discuss the recommendation from the Plan Commission on February 5, 2020.

Consider preliminary plat of Final Addition to Kara View Heights: Brian Durtschi and Michael Rochon with Full Circle Engineering & Surveying reviewed the plat. Brian explained that a HOA (Homeowner Association) would be required for this development. HOA is not in the ordinance. Board would like to take the HOA off the table. Stormwater management was also discussed. Littel suggested that Rob Wright be present at the next meeting. Zoning has to be approved before final plat is approved. Discussion will be tabled until February's meeting. Public hearing will need to be held. Board will continue consideration of preliminary plat at the next Plan Commission meeting. Motion to continue by Zalucha, Scribner seconded and motion carried.

Overview of upcoming Comprehensive Plan amendment request by Wyser Properties LLC:

Wade Wyse with Wyser Engineering is looking for a permanent home for his business. He found Lot 144 on the east side of Lillehammer Lane. Wade wants to build and reviewed with the Commission what the building would possibly look like. Wade's vision is a pre designed metal building. Mike Slavney suggested to have the business look more like a house to better fit that area. Commission agrees with Wyse's comprehensive plan amendment.

Plan Commission Chair Report: No report given.

Village Planner report: No report given.

Adjourn: Zalucha moved, Scribner seconded to adjourn the meeting at 8:18 pm. Motion carried by unanimous voice vote.

Minutes by Niki Erickson, Office Coordinator