

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, FEBRUARY 26, 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 arrived at 7:04pm. Brent Yauchler was absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, Village Engineer Rob Wright, Delaney Mertz from the Youth In Government program, and Deputy Clerk Chrissy Kahl.

Consider January 22, 2020 Plan Commission meeting minutes: Zalucha moved, Scribner seconded to approve the January 22, 2020 minutes. Motion carried by unanimous voice vote.

AGENDA ITEMS 3, 4, 5 WERE MOVED FROM THE ORIGINAL ORDER

Consider recommendation for preliminary plat of the Sixth Addition to Kara View Heights: Developer Brian Durtschi and Mike Rochon from Full Circle Engineering presented the preliminary plat. Slavney advises a street right-of-way dedication in the area that will remain zoned as Ag on Manor Drive. Scribner moved, Zalucha seconded to recommend approval of the preliminary plat to include the area that remains zoned as Ag to have a right-of-way dedication, be conditional on a temporary turnaround within outlot 3, and to include the Village Planner and Village Engineer's comments. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider application from Kara View LLC/Brian Durtschi for a zoning change from A-1 Agriculture to R-1 Single Family Residential and Conservancy for proposed Sixth Addition to Kara View Heights: The public hearing opened at 7:29pm. Slavney gave an overview. Brian Durtschi clarified these are outlots 3 and 4. The public hearing closed at 7:30pm.

Consider recommendation for Ordinance 2020-05, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FOR THE SIXTH ADDITION TO KARA VIEW HEIGHTS SUBDIVISION FROM A-1 AGRICULTURE TO R-1 SINGLE FAMILY RESIDENTIAL AND CONSERVANCY": Hoffman moved, Monroe seconded to recommend approval of Ordinance 2020-05. Motion carried by unanimous voice vote.

Consider Sienna Hills Subdivision a) Specific Implementation Plan for Lot 2 b) Final Plat Phase 1: Developer Rich Eberle was present and reviewed these items.

a) Specific Implementation Plan for Lot 2. Slavney reviewed his report and recommendations. Zalucha moved, Scribner seconded to find the proposed SIP and project design are fully consistent with the requirements of the zoning code except as waived by previous consensus items. Motion carried by unanimous voice vote.

b) Final Plat Phase 1. Wright reviewed his report. Wade Wyse, from Wyser Engineering, had questions about the sidewalk recommended on the west side. Hoffman moved, Scribner seconded to approve the Final Plat Phase 1. Motion carried by unanimous voice vote.

Consider Resolution 2020-04, “RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN” for Wyser Properties LLC: Owner Wade Wyse presented. The building he is proposing for his business would be 4800 square feet. There were two public comments made. John DeWitt of County ID, LLC was in opposition because this is a residential subdivision. He had concerns about homes being built in the area and empty lots may be hard to sell. He also feels there are other lots available in the TIF district to build on. Mark Nortman, as representative of John DeWitt, was also in opposition as empty lots may be hard to sell with a commercial building nearby. Monroe made a motion to table this item and then rescinded the motion to allow for more discussion. Monroe moved, Hoffman seconded to table this item. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider application from Wyser Properties LLC for a zoning change for Lot 144 First Addition to Sutter’s Prairie Ridge Subdivision from R-2 Two Family Residential to PD-1 Planned Development: The public hearing opened at 9:00pm. No one spoke. The public hearing closed at 9:01pm.

Consider recommendation for Ordinance 2020-04, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF SUTTER’S PRAIRIE RIDGE SUBDIVISION LOT 144 FROM R-2 TWO FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT”: Hoffman moved, Monroe seconded to table this item. Motion carried by unanimous voice vote.

Consider 100-foot public notification area: Monroe moved, Zalucha seconded to create an Ordinance notification area of 300-feet. Motion carried by unanimous voice vote.

Plan Commission Chair Report: Littel gave the report including the Building Inspector’s report.

Village Planner report: Slavney gave the report.

Adjourn: Monroe moved, Hoffman seconded to adjourn the meeting at 9:13pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Deputy Clerk