



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, JANUARY 24, 2018

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 December 27, 2017 Plan Commission meeting minutes
- 3) Consider recommendation on Resolution 2018-01, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT WITH INDOOR COMMERCIAL ENTERTAINMENT AND DRIVE-THRU 512 SPRINGDALE STREET"
- 4) Consider Design Review application from 4/Jax Property's for 512 Springdale Street
- 5) PUBLIC HEARING: For Conditional Use Permit to allow temporary classrooms, additional parking, accessory greenhouse building, and building renovations to the Mount Horeb High School, 305 S 8th Street
- 6) Consider recommendation on Resolution 2018-02, "CONDITIONAL USE PERMIT TO ALLOW TEMPORARY CLASSROOMS, BUILDING RENOVATIONS, ACCESSORY GREENHOUSE BUILDING, AND ADDITIONAL PARKING AT MOUNT HOREB HIGH SCHOOL, 305 S 8TH STREET"
- 7) Consider Design Review application for renovations to Mount Horeb High School, 305 S 8th Street
- 8) Consider proposed revisions to North Cape Apartment project and set public hearing if needed
- 9) Consider recommendation for nomination of the Main Street Historic District in downtown Mount Horeb to the National Register of Historic Places
- 10) Consider revisions to previously approved Design Review and Certificate of Appropriateness applications for 119 S Second Street
- 11) Plan Commission Chair report

12) Village Planner report

13) 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.

PLEASE NOTE THAT UPON REASONABLE NOTICE EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS OR SERVICES. TO REQUEST THIS SERVICE CONTACT ALYSSA GROSS, CLERK, AT (608) 437-6884 EXT 104.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JANUARY 24, 2018

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 Dave Hoffman, Brent Yauchler, and Wally Orzechowski. Peggy Zalucha arrived at 7:04pm. Randy Littel and Norb Scribner were absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider December 27, 2017 Plan Commission meeting minutes: Hoffman moved, Yauchler seconded to approve the December 27, 2017 minutes. Motion carried by voice vote. Monroe abstained.

Consider recommendation on Resolution 2018-01, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT WITH INDOOR COMMERCIAL ENTERTAINMENT AND DRIVE-THRU 512 SPRINGDALE STREET": The Village Engineer recommends approval. Slavney recommends the site plan be amended to match the grading plan. Orzechowski moved, Hoffman seconded to recommend the resolution to the Village Board. Motion carried by unanimous voice vote.

Consider Design Review application from 4/Jax Property's for 512 Springdale Street: Slavney said the design complies with our standards and the lighting plan is good. Zalucha moved, Hoffman seconded to approve the design. Motion carried by unanimous voice vote.

PUBLIC HEARING: For Conditional Use Permit to allow temporary classrooms, additional parking, accessory greenhouse building, and building renovations to the Mount Horeb High School, 305 S 8th Street: The public hearing opened at 7:11pm. Ryan Sands from Bray Architects gave a summary of the work. No one else spoke. The public hearing closed at 7:25pm.

Consider recommendation on Resolution 2018-02, "CONDITIONAL USE PERMIT TO ALLOW TEMPORARY CLASSROOMS, BUILDING RENOVATIONS, ACCESSORY GREENHOUSE BUILDING, AND ADDITIONAL PARKING AT MOUNT HOREB HIGH SCHOOL, 305 S 8TH STREET": Hoffman moved, Zalucha seconded to recommend approval by the Village Board the four waivers to include Slavney's positive findings on the conditional use criteria. Motion carried by unanimous voice vote.

Consider Design Review application for renovations to Mount Horeb High School, 305 S 8th

Street: The Plan Commission voted on five waivers as recommended in Slavney's report as follows:

6. a. Building Mass. Large development standards should not apply. Orzechowski moved, Zalucha seconded to waive this exception. Motion carried by unanimous voice vote.

12. d. Roofs. Rooftop mechanical equipment is not completely concealed. Hoffman moved, Yauchler seconded to waive this exception. Motion carried by unanimous voice vote.

17. a. Other Structures. Outbuilding exterior materials do not need to match the principal structure on the athletic storage building, greenhouse, or temporary classrooms; Zalucha moved, Orzechowski seconded to waive this exception. Motion carried by unanimous voice vote.

24. a. Parking. Hoffman moved, Zalucha seconded to waive screening requirements. Motion carried by unanimous voice vote.

25. a. b., and c. Building foundation landscaping. The minimum 10-foot-wide landscaping bed on the north side should not apply since that area does not have a planting bed. Yauchler moved, Zalucha seconded to waive this exception. Motion carried by unanimous voice vote.

Hoffman moved, Zalucha seconded to approve the design application. Motion carried by unanimous voice vote.

Consider proposed revisions to North Cape Apartment project and set public hearing if

needed: Brian Stoddard, architect with Knothe & Bruce and Mike Montalto, contractor with Lakestone Properties, presented the proposed revisions. Jenny Minter also spoke for the Mount Horeb Fire Department. Slavney would like the architects and fire department to work on parking, landscape and grading before the next meeting. A public hearing is set for February 28, 2018 at the Plan Commission meeting at 7:00pm. Zalucha moved, Hoffman seconded to set a public hearing for February 28, 2018 at 7:00pm. Motion carried by unanimous voice vote.

Consider recommendation for nomination of the Main Street Historic District in downtown

Mount Horeb to the National Register of Historic Places: Owen said a public hearing needs to be set. Hoffman moved, Zalucha seconded to set a public hearing for February 28, 2018 at 7:00pm at the Plan Commission meeting. Motion carried by unanimous voice vote.

Consider revisions to previously approved Design Review and Certificate of Appropriateness

applications for 119 S Second Street: This item was tabled until the February 28, 2018 Plan Commission meeting. Zalucha moved, Hoffman seconded to table the design review. Motion carried by voice vote. Orzechowski abstained due to financial interest.

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

Village Planner report: Slavney gave the report.

Adjourn: Zalucha moved, Monroe seconded to adjourn the meeting at 8:17pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, FEBRUARY 28, 2018

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 January 24, 2018 Plan Commission meeting minutes
- 3) PUBLIC HEARING: For proposed site plan amendment to the Specific Implementation Plan for North Cape Commons Apartments at 204 and 208 S Brookwood Drive
- 4) Consider recommendation on site plan amendment to the Specific Implementation Plan for North Cape Commons Apartments at 204 and 208 S Brookwood Drive
- 5) Consider signage for Duluth Trading building at 201 E Front Street
- 6) PUBLIC HEARING: To receive input on proposed nomination of a portion of downtown Mount Horeb as a Historic District with the National Register of Historic Places
- 7) Consider recommendation on Resolution 2018-04, "TO RECOMMEND NOMINATION OF PROPERTIES FOR INCLUSION IN THE NATIONAL REGISTER OF HISTORIC PLACES"
- 8) Consider extraterritorial jurisdiction Certified Survey Map application for Jeri and Graham Webster in Section 3 Town of Blue Mounds
- 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.

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, FEBRUARY 28, 2018

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 Brenda Monroe, Dave Hoffman, Peggy Zalucha, Norb Scribner, and Wally Orzechowski. Brent Yauchler was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider January 24, 2018 Plan Commission meeting minutes: Zalucha moved, Monroe seconded to approve the January 24, 2018 minutes. Motion carried by voice vote. Littel abstained.

PUBLIC HEARING: For proposed site plan amendment to the Specific Implementation Plan for North Cape Commons Apartments at 204 and 208 S Brookwood Dr: The public hearing opened at 7:01pm. The project architect, Brian Stoddard, agrees with adding a sprinkler system. Deanna Konop; 209 S Brookwood Drive, spoke in opposition with concerns of parking lot lights, car headlights, and noise. Jenny Minter, from the Mt. Horeb Fire Department, agrees to installing a sprinkler system and said having the parking lot for parking is better than street parking. Shawn Rasmussen; 216 S Brookwood Drive, spoke in opposition with concerns of lack of green space with site plan changes. The public hearing closed at 7:12pm.

Consider recommendation on site plan amendment to the Specific Implementation Plan for North Cape Commons Apartments at 204 and 208 S Brookwood Drive: Slavney said Plan Commission will need a new landscape plan for new parking lot area. He would like evergreens planted near the right-of-way to screen the view of the parking lot. All three buildings will have a sprinkler system. The Mt. Horeb Fire Department feels the site plan is good for getting trucks in and out in case of emergencies. Scribner moved, Hoffman seconded to approve the site plan amendment subject to three conditions; adding a sprinkler system to all three buildings, a new landscape plan, and storm water management plan. These items must be presented to the Plan Commission for review and approval. Motion carried by unanimous voice vote.

Consider signage for Duluth Trading building at 201 E Front Street: Dan Yoder of Sign Art presented the proposed signage. Slavney said the signage is consistent with zoning. Scribner moved, Zalucha seconded to approve the signage as presented. Motion carried by unanimous voice vote.

PUBLIC HEARING: To receive input on proposed nomination of a portion of downtown Mount Horeb as a Historic District with the National Register of Historic Places: The public hearing opened at 7:36pm. Littel reviewed four letters and emails that came on this item. Joe DeRose from Wisconsin Historical Society gave background on the National Register of Historic Places. Others who spoke in favor were; Carol Johnson from the Mount Horeb Economic Development Corporation, and Kurt Nowka at 113 N. 2nd Street. Linda Westbrook at 200 Lake Street had questions on what properties are included. The public hearing closed at 7:51pm.

Consider recommendation on Resolution 2018-04, "TO RECOMMEND NOMINATION OF PROPERTIES FOR INCLUSION IN THE NATIONAL REGISTER OF HISTORIC PLACES: Joe DeRose from Wisconsin Historical Society was available to answer questions from the board. He explained that 51% of the designated properties would have to approve to go onto the registry. The Plan Commission would like to see the district boundary to include down S. 2nd Street to bike trail to include Historical Museum buildings at 100 S. 2nd Street and Reilly Brothers building at 108 S. 2nd Street. DeRose will talk with his staff to try to include those properties within the boundary. He may also have his boss contact Owen to discuss. Hoffman moved, Zalucha seconded to do a revision of the district boundary to include down S. 2nd Street to the bike trail and back up. Motion carried by unanimous voice vote.

Consider extraterritorial jurisdiction Certified Survey Map application for Jeri and Graham Webster in Section 3 Town of Blue Mounds: Jeri and Graham Webster were available for questions. Slavney said the application meets our criteria. Scribner moved, Zalucha seconded to recommend the CSM to the Village Board. Motion carried by unanimous voice vote.

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

Village Planner report: Slavney gave the report.

Adjourn: Monroe moved, Zalucha seconded to adjourn the meeting at 8:22pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, MARCH 28, 2018

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 February 28, 2018 Plan Commission meeting minutes
- 3) Consider recommendation of Ordinance 2018-04, "AN ORDINANCE TO AMEND THE SITE PLAN OF THE SPECIFIC IMPLEMENTATION PLAN FOR LOT 2 NORTH CAPE COMMONS SUBDIVISION"
- 4) Consider amendment to Design Review application for 202, 204, and 208 S Brookwood Drive apartment complex
- 5) PUBLIC HEARING: To consider Conditional Use Permit Application for Indoor Commercial Entertainment for proposed yoga and meditation studio at 101 E Main Street
- 6) Consider recommendation of Resolution 2018-08, "CONDITIONAL USE PERMIT 101 E MAIN STREET" for a yoga and meditation studio
- 7) PUBLIC HEARINGS: To allow Indoor Commercial Entertainment for proposed restaurants within the Artisan Food Emporium building, 119 S Second St, 202 E Lincoln St, 206 E Lincoln St, and 210 E Lincoln St
- 8) Consider recommendation of Conditional Use Permit resolutions "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT FOR A RESTAURANT" for the following:
 - a) 119 S Second Street, Resolution 2018-09
 - b) 202 E Lincoln Street, Resolution 2018-10
 - c) 206 E Lincoln Street, Resolution 2018-11
 - d) 210 E Lincoln Street, Resolution 2018-12

- 9) Consider Resolution 2018-07, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN"
- 10) PUBLIC HEARING: To consider zoning change from PB Planned Business to R-3 Multi Family Residential at 951 and 959 Springdale Street
- 11) Consider recommendation on Ordinance 2018-03, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED BUSINESS TO R-3 MULTI-FAMILY RESIDENTIAL FOR PARCELS 0606-124-2262-1 AT 951 SPRINGDALE STREET AND 0606-124-2273-1 AT 959 SPRINGDALE STREET"
- 12) Consider signage for Hoff Mall Apartments
- 13) Consider applications from Springdale 2 LLC for proposed daycare at 1720 Springdale Street:
 - a) Specific Implementation Plan
 - b) Design Review
- 14) Plan Commission Chair report
- 15) Village Planner report
- 16) 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.

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 28, 2018

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 Brenda Monroe, Dave Hoffman, Peggy Zalucha, Wally Orzechowski, and Brent Yauchler. Norb Scribner was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider February 28, 2018 Plan Commission meeting minutes: Monroe moved, Zalucha seconded to approve the February 28, 2018 minutes. Motion carried by voice vote.

Consider recommendation of Ordinance 2018-04, "AN ORDINANCE TO AMEND THE SITE PLAN OF THE SPECIFIC IMPLEMENTATION PLAN FOR LOT 2 NORTH CAPE COMMONS SUBDIVISION": Brian Stoddard, project architect, presented changes to address resident comments. Hoffman moved, Zalucha seconded to approve recommendation of Ordinance 2018-04. Motion carried by voice vote. Monroe voted no.

Consider amendment to Design Review application for 202, 204, and 208 S Brookwood Drive apartment complex: Zalucha moved, Orzechowski seconded to approve the amended application. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider Conditional Use Permit Application for Indoor Commercial Entertainment for proposed yoga and meditation studio at 101 E Main Street: The public hearing opened at 7:08pm. Owner, Stacy Schloesser, was available to answer questions. No one wished to speak. The public hearing closed at 7:09pm.

Consider recommendation of Resolution 2018-08, "CONDITIONAL USE PERMIT 101 E MAIN STREET" for a yoga and meditation studio: Monroe moved, Zalucha seconded to approve Resolution 2018-08. Motion carried by unanimous voice vote.

PUBLIC HEARING: To allow Indoor Commercial Entertainment for proposed restaurants within the Artisan Food Emporium building, 119 S Second St, 202 E Lincoln St, 206 E Lincoln St, and 210 E Lincoln St: The public hearing opened at 7:10pm. Joe Weier of Southwestern Wisconsin Community Action Program (SWCAP), project manager, spoke about the project. The public hearing closed at 7:12pm.

Consider recommendation of Conditional Use Permit resolutions “CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT FOR A RESTAURANT” for the following:

a) 119 S Second Street, Resolution 2018-09 b) 202 E Lincoln Street, Resolution 2018-10 c) 206 E Lincoln Street, Resolution 2018-11 d) 210 E Lincoln Street, Resolution 2018-12: Joe Weier of

SWCAP was present to answer questions and concerns. A letter from Maggie Milcarek and Jed Tank, 209 S. 2nd Street, was mailed to Owen with questions and concerns. The letter was read and concerns addressed. a) 119 S. Second Street; Hoffman moved, Monroe seconded to approve Resolution 2018-09. Motion carried by voice vote. b) 202 E Lincoln Street; Monroe moved, Zalucha seconded to approve Resolution 2018-10. Motion carried by voice vote. c) 206 E Lincoln Street; Monroe moved, Zalucha seconded to approve Resolution 2018-11. Motion carried by voice vote. d) 210 E Lincoln Street; Hoffman moved, Monroe seconded to approve Resolution 2018-12. Motion carried by voice vote. Orzechowski abstained from all votes due to financial interest.

Consider Resolution 2018-07, “RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN”:

Shane Berken, contractor for Zion Investments, was present to answer questions on the project. Littel opened this item to public comment. Patrick Slaney, owner of AAA Tax, had concerns about parking and Cathy Scott, 302 Perimeter Road, is opposed to changing the Comprehensive Plan. The Commission tabled this item since Zion Investments President, Travis Beck, was not present. Monroe moved, Yauchler seconded to table Resolution 2018-07. Motion carried by voice vote. Hoffman voted no.

PUBLIC HEARING: To consider zoning change from PB Planned Business to R-3 Multi Family Residential at 951 and 959 Springdale Street:

The public hearing opened at 7:57pm. Those who spoke were: Jeanne Wright, 200 N 4th Street, who had questions. Those opposed to the zoning change were: Renee Schumacher, 105 N 9th Street, opposed of lights, noise, and possible animals; Sharman Moen, 201 N 9th Street, opposed of possible foot traffic through her yard; Rene Gagner, 105 N 9th Street, had questions and concerns; Derek Popp, 104 N 9th Street, project doesn't fit in with the neighborhood. The public hearing closed at 8:17pm.

Consider recommendation on Ordinance 2018-03, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED BUSINESS TO R-3 MULTI-FAMILY RESIDENTIAL FOR PARCELS 0606-124-2262-1 AT 951 SPRINGDALE STREET AND 0606-124-2273-1 AT 959 SPRINGDALE STREET”:

Monroe moved, Yauchler seconded to table this item. Motion carried by unanimous voice vote.

Consider signage for Hoff Mall Apartments: Luke Severson, project manager for Sign Art, was present to answer questions and present signage. Slavney said the signs meet our codes. Zalucha moved, Hoffman seconded to approve the Hoff Mall Apartment signage. Motion carried by unanimous voice vote.

Consider applications from Springdale 2 LLC for proposed daycare at 1720 Springdale Street:
a) Specific Implementation Plan b) Design Review: Rich Eberle, owner of Springdale 2 LLC, was present to present the project and answer questions. Slavney recommends allowing the metal roof and extending the landscape planting to November 2019. a) Specific Implementation Plan; Hoffman moved, Zalucha seconded to approve the SIP to include the Village Planner's comments. Motion carried by voice vote. Monroe abstained. b) Design Review; Orzechowski moved, Zalucha seconded to approve. Motion carried by voice vote. Monroe abstained.

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

Village Planner report: Slavney gave the report.

Adjourn: Monroe moved, Zalucha seconded to adjourn the meeting at 8:36pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, APRIL 25, 2018

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 March 28, 2018 Plan Commission meeting minutes
- 3) Consider Resolution 2018-07, "RESOLUTION RECOMMENDING AMENDMENT TO THE VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN"
- 4) Consider recommendation on Ordinance 2018-03, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED BUSINESS TO R-3 MULTI-FAMILY RESIDENTIAL FOR PARCEL 0606-124-2262-1 AT 951 SPRINGDALE STREET"
- 5) Consider extraterritorial jurisdiction Certified Survey Map application from Marilu LLC for Town of Blue Mounds, Section 14
- 6) Consider extraterritorial jurisdiction Certified Survey Map application from Elmer C Baker and Norma J Baker Joint Rev Trust for Town of Springdale, Section 7
- 7) Plan Commission Chair report
- 8) Village Planner report
- 9) Adjourn

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, APRIL 25, 2018

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 Brenda Monroe, Dave Hoffman, Wally Orzechowski, Norb Scribner, and Destinee Udelhoven. Peggy Zalucha attendant via telephone. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider March 28, 2018 Plan Commission meeting minutes: Monroe moved, Scribner seconded to approve the March 28, 2018 minutes. Motion carried by unanimous voice vote.

Consider Resolution 2018-07, "RESOLUTION RECOMMENDING AMENDMENT TO THE VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN": Travis Beck, owner of Zion Investments, presented the proposed use and plan. Littel opened the meeting for public comments. Those who spoke in opposition were Patrick Slaney, owner of AAA Tax, has parking and safety concerns; Matt Butzlaff, 101 N. 9th St, concerns with increased foot traffic through his yard; Derek Popp, 104 N. 9th St, has safety concerns and wanted more details; Caitlynn Nemer, 810 E. Main St, has safety and parking concerns. Littel also read two emails that were sent in. One from Sharman Moen, 201 N. 9th St, she asked the board to leave the zoning as Planned Business in the best interest of the Village and neighborhood and Ryan Czyzewski, Village Board Trustee, encouraged approval of the amendment. Hoffman moved, Scribner seconded to deny Resolution 2018-07 to amend the Comprehensive Plan. Motion carried by unanimous voice vote.

Consider recommendation on Ordinance 2018-03, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED BUSINESS TO R-3 MULTI-FAMILY RESIDENTIAL FOR PARCEL 0606-124-2262-1 AT 951 SPRINGDALE STREET": Item not considered.

Consider extraterritorial jurisdiction Certified Survey Map application from Marilu LLC for Town of Blue Mounds, Section 14: The Village Planner and Village Engineer both gave approval. Scribner moved, Orzechowski seconded to approve the CSM. Motion carried by unanimous voice vote.

Consider extraterritorial jurisdiction Certified Survey Map application from Elmer C Baker and Norma J Baker Joint Rev Trust for Town of Springdale, Section 7: Village Engineer gave approval. Slavney recommends access restrictions near the roundabout. Hoffman moved, Scribner seconded to approve the CSM. Motion carried by unanimous voice vote.

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

Village Planner report: Slavney gave his report.

Adjourn: Monroe moved, Orzechowski seconded to adjourn the meeting at 7:51pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, MAY 23, 2018

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 April 25, 2018 Plan Commission meeting minutes
- 3) PUBLIC HEARING: For Conditional Use Permit application to allow Indoor Commercial Entertainment at 209 E Main Street for a restaurant/craft bar
- 4) Consider recommendation on draft Resolution 2018-15, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT AT 209 E MAIN STREET"
- 5) PUBLIC HEARING: For Conditional Use Permit application to allow Indoor and Outdoor Commercial Entertainment at 225 E Main Street for a restaurant with indoor and outdoor food service
- 6) Consider recommendation on draft Resolution 2018-14, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT AND OUTDOOR COMMERCIAL ENTERTAINMENT AT 225 E MAIN STREET"
- 7) Consider Design Review application from Bishop Engineering for 1301 Springdale Street (McDonalds Restaurant)
- 8) Consider extraterritorial jurisdiction Certified Survey Map application for Kelly Connor in Town of Springdale
- 9) Plan Commission Chair report
- 10) Village Planner report
- 11) Adjourn

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MAY 23, 2018

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 Brenda Monroe, Wally Orzechowski, Norb Scribner, Destinee Udelhoven, and Peggy Zalucha. Dave Hoffman was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, and Deputy Clerk Chrissy Kahl.

Consider April 25, 2018 Plan Commission meeting minutes: Scribner moved, Orzechowski seconded to approve the April 25, 2018 minutes. Motion carried by unanimous voice vote.

PUBLIC HEARING: For Conditional Use Permit application to allow Indoor Commercial Entertainment at 209 E Main Street for a restaurant/craft bar: The public hearing opened at 7:00pm. No one wished to speak. The public hearing closed at 7:01pm.

Consider recommendation on draft Resolution 2018-15, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT AT 209 E MAIN STREET": This item was delayed to follow agenda item 9 to provide time for the applicant to arrive at the meeting. As the applicant did not arrive after agenda item 9 Monroe moved, Zalucha seconded to table this item. Motion carried by unanimous voice vote.

PUBLIC HEARING: For Conditional Use Permit application to allow Indoor and Outdoor Commercial Entertainment at 225 E Main Street for a restaurant with indoor and outdoor food service: The public hearing opened at 7:02pm. Chris and Nicholas Mattioli presented the proposed project. No one else wished to speak. The public hearing closed at 7:04pm.

Consider recommendation on draft Resolution 2018-14, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT AND OUTDOOR COMMERCIAL ENTERTAINMENT AT 225 E MAIN STREET": Chris and Nicholas Mattioli were present to answer questions. Scribner moved, Zalucha seconded to approve Resolution 2018-14. Motion carried by unanimous voice vote.

Consider Design Review application from Bishop Engineering for 1301 Springdale Street (McDonalds Restaurant): Construction Manager Scott Wustrack presented the design. They will be remodeling the entire exterior and interior of the existing building, except the kitchen. Village Planner Mike Slavney submitted a review with concerns. McDonalds submitted a new plan that met all of Slavney's requirements. The remodel is expected to take 8-10 weeks. Scribner moved, Zalucha seconded to approve the Design Review application. Monroe went on record that she still wants to talk to the owners about management. Motion carried by unanimous voice vote.

Consider extraterritorial jurisdiction Certified Survey Map application for Kelly Connor in Town of Springdale: The Village Engineer had no concerns with the CSM. Monroe moved, Zalucha seconded to approve the Certified Survey Map. Motion carried by unanimous voice vote.

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 7:15pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



Village of Mount Horeb

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, JUNE 27, 2018

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 May 23, 2018 Plan Commission meeting minutes
- 3) Consider recommendation on draft Resolution 2018-15, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT AT 209 E MAIN STREET" for a restaurant and craft bar
- 4) PUBLIC HEARING: For Conditional Use Permit application to allow Indoor and Outdoor Commercial Entertainment at 126 E Main Street upper level for a martial arts studio
- 5) Consider recommendation on draft Resolution 2018-20 "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT AT 126 E MAIN STREET"
- 6) Consider amendment to Design Review application at 512 Springdale Street
- 7) Consider new signage for Issac's at 132 E Main Street
- 8) Discuss and consider accessory structure height
- 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.

PLEASE NOTE THAT UPON REASONABLE NOTICE EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS OR SERVICES. TO REQUEST THIS SERVICE CONTACT ALYSSA GROSS, CLERK, AT (608) 437-6884 EXT 104.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 27, 2018

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 Wally Orzechowski, Norb Scribner, Destinee Udelhoven, and Dave Hoffman. Brenda Monroe and Peggy Zalucha were absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider May 23, 2018 Plan Commission meeting minutes: Scribner moved, Orzechowski seconded to approve the May 23, 2018 minutes. Motion carried by unanimous voice vote.

Consider recommendation on draft Resolution 2018-15, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT AT 209 E MAIN STREET" for a restaurant and craft bar: Owner, Brian Ladow, presented his request. He will not be brewing at the restaurant. He will offer craft beers and a light menu. Hoffman moved, Scribner seconded to recommend approval of Resolution 2018-15. Motion carried by unanimous voice vote.

PUBLIC HEARING: For Conditional Use Permit application to allow Indoor and Outdoor Commercial Entertainment at 126 E Main Street upper level for a martial arts studio: The public hearing opened at 7:05pm. Owner Bill Booth and Instructor Eric Patterson were present to answer questions. No one wished to speak. The public hearing closed at 7:06pm.

Consider recommendation on draft Resolution 2018-20 "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT AT 126 E MAIN STREET": Orzechowski moved, Scribner seconded to recommend approval of Resolution 2018-20. Motion carried by unanimous voice vote.

Consider amendment to Design Review application at 512 Springdale Street: Contractor Shane Statz presented the changes to the design. The brick on the lower front surface of the building was in bad condition and they were not able to save it. They are looking to use siding for the entire surface, without a hard durable surface. The Plan Commission will waive the design requirement of a hard durable surface as the redevelopment of this building is an improvement to the appearance from what it has looked like in the past. Hoffman moved, Scribner seconded to approve the design amendment. Motion carried by unanimous voice vote.

Consider new signage for Issac's at 132 E Main Street: Barb Olson, Manager of Issac's presented the signage design. The signage meets Village requirements. Scribner moved, Orzechowski seconded to approve the signage. Motion carried by unanimous voice vote.

Discuss and consider accessory structure height: This item was tabled to allow time to discuss further with the applicant making the request. Hoffman moved, Orzechowski seconded to table this item. Motion carried by unanimous voice vote.

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

Village Planner report: No report given.

Adjourn: Scribner moved, Orzechowski seconded to adjourn the meeting at 7:31pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, JULY 25, 2018

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 June 27, 2018 Plan Commission meeting minutes
- 3) PUBLIC HEARING: For Conditional Use Permit application to allow In-Vehicle Sales and Service for drive-thru banking at proposed Summit Credit Union branch on Lot 150 North Cape Commons
- 4) Consider recommendation on draft Resolution 2018-22, "CONDITIONAL USE PERMIT FOR IN-VEHICLE SALES AND SERVICE NORTH CAPE COMMONS SUBDIVISION, LOT 150"
- 5) Consider Design Review application from Karakahl Country Inn, 101 Perimeter Road, for window replacement
- 6) Consider amendment to accessory structure height and may set public hearing
- 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.

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 25, 2018

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 Wally Orzechowski, Norb Scribner, Destinee Udelhoven, and Dave Hoffman, and Peggy Zalucha. Brenda Monroe was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, and Deputy Clerk Chrissy Kahl.

Consider June 27, 2018 Plan Commission meeting minutes: Scribner moved, Orzechowski seconded to approve the June 27, 2018 minutes. Motion carried by unanimous voice vote.

PUBLIC HEARING: For Conditional Use Permit application to allow In-Vehicle Sales and Service for drive-thru banking at proposed Summit Credit Union branch on Lot 150 North Cape Commons: The public hearing opened at 7:01pm. Peter Tan, architect from Strang, gave a presentation on the proposed building and drive-thru canopy. No one else wished to speak. The public hearing closed at 7:13pm.

Consider recommendation on draft Resolution 2018-22, "CONDITIONAL USE PERMIT FOR IN-VEHICLE SALES AND SERVICE NORTH CAPE COMMONS SUBDIVISION, LOT 150": Hoffman moved, Scribner seconded to recommend approval of Resolution 2018-22. Motion carried by unanimous voice vote.

Consider Design Review application from Karakahl Country Inn, 101 Perimeter Road, for window replacement: Jeff Lahey, the architect, presented the design for the front pool window replacement. The design he presented removes or paints over the decorative tiles between the upper and lower windows that exists now. The windows would then be replaced with smaller-scale windows. Zalucha would like the decorative tile to stay. Udelhoven said the façade would be drastically changed with the design presented. She would like to go on record to push for historic preservation of the building. Hoffman would also like to see the fascia along the roofline restored. Owen said we can have our Building Inspector follow-up on the fascia. Scribner moved, Hoffman seconded to approve the design application. Motion carried by unanimous voice vote.

Consider amendment to accessory structure height and may set public hearing: Diego Camacho was present to speak on the request. Camacho indicated he owns a two-acre property and would like to build a garage greater than 15 feet in height to house his RV and a workshop. Current ordinance does not permit an accessory building greater than 15 feet in height. A public hearing was set for August 22, 2018 at 7:00pm to consider adding an accessory building greater than 15 feet in height in R-1 and R-2 zoning as a conditional use.

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

Village Planner report: No report given.

Adjourn: Zalucha moved, Hoffman seconded to adjourn the meeting at 7:41pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, AUGUST 22, 2018

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 July 25, 2018 Plan Commission meeting minutes
- 3) Consider Design Review application for proposed Summit Credit Union branch on Lot 150 North Cape Commons
- 4) PUBLIC HEARING: For proposed revisions to Chapter 17 Zoning Code to allow accessory building height in excess of 15 feet thru Conditional Use Permit process
- 5) Consider recommendation on draft Ordinance 2018-08, "AN ORDINANCE TO AMEND CHART 1, 17.16 ACCESSORY BUILDINGS AND USES, 17.37 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, AND 17.38 R-2 RESIDENTIAL DISTRICT OF CHAPTER 17 OF THE CODE OF ORDINANCES RELATING TO ACCESSORY BUILDING HEIGHT"
- 6) PUBLIC HEARING: For Conditional Use Permit application to allow accessory building in excess of 15 feet at 101 Burr Oak Lane
- 7) Consider recommendation on draft Resolution 2018-23, "CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING IN EXCESS OF 15 FEET IN HEIGHT 101 BURR OAK LANE"
- 8) Consider Design Review application for exterior updates to Culvers, 1700 Springdale Street
- 9) Conceptual presentation for proposed Spaanem's Ridge Subdivision
- 10) Conceptual presentation by Mount Horeb Dental for proposed two tenant building on Lot 2 CSM 13099
- 11) Consider recommendation for extraterritorial jurisdiction Certified Survey Map for Chris Hanson, Town of Springdale

- 12) Consider recommendation for extraterritorial jurisdiction Certified Survey Map for Jesse & Megan Schauf, Town of Blue Mounds
- 13) Plan Commission Chair report
- 14) Village Planner report
- 15) 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.

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 22, 2018

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 Wally Orzechowski, Norb Scribner, Destinee Udelhoven, and Dave Hoffman, Peggy Zalucha, and Brenda Monroe. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider July 25, 2018 Plan Commission meeting minutes: Zalucha moved, Scribner seconded to approve the July 25, 2018 minutes. Motion carried by voice vote. Monroe abstained.

Consider Design Review application for proposed Summit Credit Union branch on Lot 150 North Cape Commons: Commission members had concerns about the building design and felt it didn't fit in with other buildings along the entrance to the Village. They felt the proposed design is very modern and metals used in design are too reflective. The Commission would like to see a more traditional design using brick and/or copper. The architect, Strang, will take the feedback to Summit to discuss internally.

PUBLIC HEARING: For proposed revision to Chapter 17 Zoning Code to allow accessory building height in excess of 15 feet thru Conditional Use Permit process: The public hearing opened at 7:50pm. No one spoke. The public hearing closed at 7:51pm.

Consider recommendation on draft Ordinance 2018-08, "AN ORDINANCE TO AMEND CHART 1, 17.16 ACCESSORY BUILDINGS AND USES, 17.37 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, AND 17.38 R-2 RESIDENTIAL DISTRICT OF CHAPTER 17 OF THE CODE OF ORDINANCES RELATING TO ACCESSORY BUILDING HEIGHT": Zalucha moved, Scribner seconded to accept Ordinance 2018-08. The motion was amended to include the building height not to exceed 20 feet. Zalucha moved, Scribner seconded. The motion was again amended to the height of the accessory building shall not exceed the elevation of the principle building on the site. Zalucha moved, Scribner seconded. Motion carried by unanimous voice vote.

PUBLIC HEARING: For Conditional Use Permit application to allow accessory building in excess of 15 feet at 101 Burr Oak Lane: The public hearing opened at 8:01pm. No one spoke. The public hearing closed at 8:01pm.

Consider recommendation on draft Resolution 2018-23, “CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING IN EXCESS OF 15 FEET IN HEIGHT 101 BURR OAK LANE”: Amended to not to exceed the elevation of the principle structure. Hoffman moved, Zalucha seconded to recommend approval of Resolution 2018-23 as amended. Motion carried by unanimous voice vote.

Consider Design Review application for exterior updates to Culvers, 1700 Springdale Street: Danielle Kratcha from McCon Builders presented the design updates. They will be updating the exterior, using earth tones, as well as the dining room layout. Slavney agrees the updates are in line with corridor designs. Scribner moved, Monroe seconded to approve the design review application. Motion carried by unanimous voice vote.

Conceptual presentation for proposed Spaanem’s Ridge Subdivision: John DeWitt, owner of Mount Horeb Investments, presented the conceptual subdivision plan. There are six single family lots and six duplex lots. Slavney said the subdivision fits in our comprehensive plan. He may start building next spring if approved.

Conceptual presentation by Mount Horeb Dental for proposed two tenant building on Lot 2 CSM 13099: Amanda Hatch, owner; Brittney Burger, partner; and Scott Kammer, Architect with Potter Lawson, presented the conceptual building plan. The building would have a dental office and a second tenant would run a medical spa. The Commission liked the building’s design but may like to see different colors on the exterior for contrast.

Consider recommendation for extraterritorial jurisdiction Certified Survey Map for Chris Hanson, Town of Springdale: Chris and Cindy Hanson appeared to answer any questions. The Village Engineer has no issues. Monroe moved, Scribner seconded to recommend approval of the CSM. Motion carried by unanimous voice vote.

Consider recommendation for extraterritorial jurisdiction Certified Survey Map for Jesse and Megan Schauf, Town of Blue Mounds: Dennis Jelle from Town of Blue Mounds appeared to answer any questions. The Village Engineer has no issues. Monroe moved, Zalucha seconded to recommend approval of the CSM. Motion carried by unanimous voice vote.

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

Village Planner report: Slavney gave the report.

Adjourn: Monroe moved, Zalucha seconded to adjourn the meeting at 8:51pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, SEPTEMBER 26, 2018

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 22, 2018 Plan Commission meeting minutes
- 3) Consider Design Review application for proposed Summit Credit Union branch on Lot 150 North Cape Commons
- 4) PUBLIC HEARING: To consider Conditional Use Permit Application from Floss Please Real Estate LLC for proposed two-tenant group development for a dental office and a personal/professional services tenant at 115 N Brookwood Drive, Parcel 0607-072-9829-1
- 5) Consider recommendation for Resolution 2018-27, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT LOT 2 CSM 13099"
- 6) Consider Design Review application from Floss Please Real Estate LLC for proposed two-tenant building on Lot 2 CSM 13099
- 7) PUBLIC HEARING: To consider application from Daniel Clement to rezone 300 West Main Street, parcel 0606-114-0748-6, from CB Central Business to MSB Main Street Business
- 8) Consider recommendation on draft Ordinance 2018-09, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM CB CENTRAL BUSINESS DISTRICT TO MAIN STREET BUSINESS 300 W MAIN STREET"
- 9) PUBLIC HEARING: For proposed revisions to Chapter 17 Zoning Code to allow accessory building height in excess of 15 feet thru Conditional Use Permit process in Main Street Business zoning district
- 10) Consider recommendation on draft Ordinance 2018-11, "AN ORDINANCE TO AMEND CHART 1, 17.16 ACCESSORY BUILDINGS AND USES, AND 17.431 MAIN STREET

BUSINESS DISTRICT OF CHAPTER 17 OF THE CODE OF ORDINANCES RELATING TO ACCESSORY BUILDING HEIGHT"

- 11) PUBLIC HEARING: To change zoning classification of parcel 0606-124-3089-6 from PB Planned Business to PD-1 Planned Development to allow a 37-unit affordable multi-family housing complex
- 12) Consider recommendation of Ordinance 2018-12, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL 0606-124-3089-6 LOCATED AT THE CORNER OF SPRINGDALE STREET AND COX DRIVE, FURTHER DESCRIBED AS ASSESSOR'S PLAT PART OF OUTLOT 109 FROM PB PLANNED BUSINESS TO PD-1 PLANNED DEVELOPMENT"
- 13) Consider Design Review application for Cynthia and Shane Swart for four- unit apartment building at 1925 Eastwood Way
- 14) Consider recommendation for three lot Certified Survey Map application from TWTH Holdings LLC for part of Outlot 3 at 404 Green Street
- 15) Consider recommendation for two-lot Certified Survey Map application from Mount Horeb Telephone Company for part of Outlot 21 at the northwest corner of Blue Mounds/West Garfield Streets
- 16) Consider applications from Aaron Stoeffler for at 214 W Main Street:
 - a. Certificate of Appropriateness
 - b. Design Review
- 17) Consider concept plan for Town of Springdale land division within Village extraterritorial jurisdiction area
- 18) Plan Commission Chair report
- 19) Village Planner report
- 20) 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.

PLEASE NOTE THAT UPON REASONABLE NOTICE EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS OR SERVICES. TO REQUEST THIS SERVICE CONTACT ALYSSA GROSS, CLERK, AT (608) 437-6884 EXT 104.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, SEPTEMBER 26, 2018

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, Dave Hoffman, Peggy Zalucha, and Brenda Monroe. Wally Orzechowski was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, Deputy Clerk Chrissy Kahl, and Kaitlyn Aney from the Youth in Government program.

Consider August 22, 2018 Plan Commission meeting minutes: Scribner moved, Monroe seconded to approve the August 22, 2018 minutes. Motion carried by voice vote.

Consider Design Review application for proposed Summit Credit Union branch on Lot 150 North Cape Commons: Greg Polacheck from Summit Credit Union and Peter Tan from Strang, Inc. presented the changes in the design of the proposed Summit Credit Union branch. The roofline was changed to a modified gable roof and the exterior brick color was changed to brown Endicott color. We had two public comments from John DeWitt, President of County ID LLC, welcomes Summit and Brian Durtschi, a member of the Mount Horeb Economic Development Corp., supports this project. Scribner moved, Hoffman seconded to find the proposed Site Plan and Project Design to be fully consistent with the requirements of the Zoning Ordinance, inclusive of full and continuous compliance with the submittal documents, and with conditions identified by Village staff and Plan Commission, Slavney's report dated September 24, 2018, and compliance with the Village Engineer's conditions and the cross walks. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider Conditional Use Permit Application from Floss Please Real Estate LLC for proposed two-tenant group development for a dental office and a personal/professional services tenant at 115 N Brookwood Drive, Parcel 0607-072-9829-1: The public hearing opened at 7:52pm. No one spoke. The public hearing closed at 7:54pm. Amanda Hatch, owner; Brittney Burger, partner; Denise Sinshack of Mount Horeb Dental, and Scott Kammer, Architect with Potter Lawson, were present.

Consider recommendation for Resolution 2018-27, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT LOT 2 CSM 13099": Amanda Hatch, owner; Brittney Burger, partner; Denise Sinshack of Mount Horeb Dental, and Scott Kammer, Architect with Potter Lawson, were present. Monroe moved, Zalucha seconded to recommend approval of the Conditional Use Permit. Motion carried by unanimous voice vote.

Consider Design Review application from Floss Please Real Estate LLC for proposed two-tenant building on Lot 2 CSM 13099: Amanda Hatch, owner; Brittney Burger, partner; Denise Sinshack of Mount Horeb Dental, and Scott Kammer, Architect with Potter Lawson, presented the design. Hoffman moved, Monroe seconded to find the proposed Site Plan and Project Design is found to be fully consistent with the requirements of the Ordinance, includes the waiver for the sidewalk connection, agreement of compliance with the Village Engineer’s report, the revised landscape plan, Slavney’s report dated September 24, 2018, and agreement to resubmit plans to reflect what was approved. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider application from Daniel Clement to rezone 300 West Main Street, parcel 0606-114-0748-6, from CB Central Business to MSB Main Street Business: The public hearing opened at 8:20pm. Daniel and Anne Clement were present to introduce the item. Those who spoke were Eric Donovan from 302 W. Main Street, with parking concerns and traffic concerns and Dana Fager of 216 W. Main Street, wondered about use. The public hearing closed at 8:23pm.

Consider recommendation on draft Ordinance 2018-09, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM CB CENTRAL BUSINESS DISTRICT TO MAIN STREET BUSINESS 300 W MAIN STREET”: Daniel and Anne Clement are looking to purchase the property. They were present to answer any questions. Slavney said the request is fully consistent with the Comprehensive Plan. Scribner moved, Zalucha seconded to recommend approval of Ordinance 2018-09. Motion carried by unanimous voice vote.

PUBLIC HEARING: For proposed revisions to Chapter 17 Zoning Code to allow accessory building height in excess of 15 feet thru Conditional Use Permit process in Main Street Business zoning district: The public hearing opened at 8:34pm. Daniel and Anne Clement were present to answer any questions. No one spoke. The public hearing closed at 8:34pm.

Consider recommendation on draft Ordinance 2018-11, “AN ORDINANCE TO AMEND CHART 1, 17.16 ACCESSORY BUILDINGS AND USES, AND 17.431 MAIN STREET BUSINESS DISTRICT OF CHAPTER 17 OF THE CODE OF ORDINANCES RELATING TO ACCESSORY BUILDING HEIGHT”: Zalucha moved, Scribner seconded to recommend approval of Ordinance 2018-11. Motion carried by unanimous voice vote.

PUBLIC HEARING: To change zoning classification of parcel 0606-124-3089-6 from PB Planned Business to PD-1 Planned Development to allow a 37-unit affordable multi-family housing complex: The public hearing opened at 8:41pm. No one spoke. The public hearing closed at 8:42pm.

Consider recommendation of Ordinance 2018-12, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL 0606-124-3089-6 LOCATED AT THE CORNER OF SPRINGDALE STREET AND COX DRIVE, FURTHER DESCRIBED AS ASSESSOR’S PLAT PART OF OUTLOT 109 FROM PB PLANNED BUSINESS TO PD-1 PLANNED DEVELOPMENT”: Danny Afable, Project Manager for JT Klein, presented the 37-unit multi-family affordable housing apartment building project. There was one public comment from Brian Durtschi, a member of the Mount Horeb Economic Development Corp., regarding what rent amounts would be. Rent is set by Dane County. Zalucha moved, Monroe seconded to recommend the zoning map change to the Village Board. Motion carried by unanimous voice vote.

Consider Design Review application for Cynthia and Shane Swart for four-unit apartment building at 1925 Eastwood Way: Shane and Cynthia Swart, owners, and Bill Montelbano, architect, presented the apartment building design. The current 30-foot setbacks are difficult on the lot. Slavney suggested a change to PUD Planned Use Development zoning with an 8-foot setback for this site plan. Slavney suggested they come back with sketches of garages in front and another of sketches for garages behind the building. Monroe moved, Hoffman seconded to table this item. Motion carried by unanimous voice vote.

Consider recommendation for three lot Certified Survey Map application from TWTH Holdings LLC for part of Outlot 3 at 404 Green Street: The owner did not appear. Tobias Zuercher and Justin Wilder, owners of 314 Green Street, spoke. They are interested in purchasing part of the outlot. Monroe moved, Hoffman seconded to table this item for additional information. Motion carried by unanimous voice vote.

Consider recommendation for two-lot Certified Survey Map application from Mount Horeb Telephone Company for part of Outlot 21 at the northwest corner of Blue Mounds/West Garfield Streets: Brian Durtschi was present to answer any questions. Hoffman moved, Scribner seconded to recommend approval of the Certified Survey Map. Motion carried by unanimous voice vote.

Consider applications from Aaron Stoeffler for 214 W Main Street a) Certificate of Appropriateness b) Design Review: Aaron Stoeffler presented the applications. They will be using the building for a kitchen and bath design business. He is looking to raise the main level windows to allow for displays inside. A) Certificate of Appropriateness- Hoffman moved, Scribner seconded to approve the certificate. Motion carried by unanimous voice vote. B) Design Review- Scribner moved, Hoffman seconded to approve the design. Motion carried by unanimous voice vote.

Consider concept plan for Town of Springdale land division within Village extraterritorial jurisdiction area: Ed Short, surveyor for the Meylor family presented the concept plan. Scribner moved, Monroe seconded to approve the concept plan contingent on confirming the dedication to the public provisions from the center line of both roads of 50 feet from the center property line on the final CSM. Motion carried by unanimous voice vote.

Plan Commission Chair Report: No report given.

Village Planner report: No report given.

Adjourn: Monroe moved, Hoffman seconded to adjourn the meeting at 9:40pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, OCTOBER 24, 2018

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 26, 2018 Plan Commission meeting minutes
- 3) Consider update to Design Review application for Floss Please Real Estate LLC
- 4) Consider submittals from JT Klein Co for proposed 37-unit multi-family affordable apartment project on west corner of Cox Drive and Springdale Street:
 - a) Specific Implementation Plan
 - b) Design Review Application
- 5) Consider conceptual plan from Cynthia and Shane Swart for proposed six-unit at 1925 Eastwood Way
- 6) Consider recommendation for four outlot Certified Survey Map application from TWTH Holdings LLC for part of Outlot 3 at 404 Green Street
- 7) Consider recommendation for Certified Survey Map application for Alan and Mary Hendrickson for First Addition to Steiner Plat Lots 10 and 11
- 8) Consider revision to zoning code regarding metal roofs and wall sections
- 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.

PLEASE NOTE THAT UPON REASONABLE NOTICE EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS OR SERVICES. TO REQUEST THIS SERVICE CONTACT ALYSSA GROSS, CLERK, AT (608) 437-6884 EXT 104.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 24, 2018

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, and Wally Orzechowski. Dave Hoffman, Peggy Zalucha, and Brenda Monroe were absent. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider September 26, 2018 Plan Commission meeting minutes: Scribner moved, Udelhoven seconded to approve the September 26, 2018 minutes. Motion carried by voice vote.

Consider update to Design Review application for Floss Please Real Estate LLC: Scribner moved, Orzechowski seconded to approve the design application. Motion carried by unanimous voice vote.

Consider submittals from JT Klein Co for proposed 37-unit multi-family affordable apartment project on west corner of Cox Drive and Springdale Street. a) Specific Implementation Plan b) Design Review Application: Danny Afable, Development Manager for JT Klein, presented.

a) Specific Implementation Plan: Slavney said it complies with the design requirements and submittal requirements if the developer agrees to submit detailed building elevations that specify exterior materials and colors to match what is shown on the drawing. That includes the building tower to be a minimum of 7 feet taller than the rest of the roof. Scribner moved, Orzechowski seconded subject to the conditions identified by the Village Planner. Motion carried by unanimous voice vote.

b) Design Review application: Slavney said the design meets all requirements. Scribner moved, Orzechowski seconded to approve the design. Motion carried by unanimous voice vote.

Consider conceptual plan from Cynthia and Shane Swart for proposed six-unit at 1925 Eastwood Way: Shane Swart presented the conceptual plan. Slavney recommended making the front, facing the street, look more like a front. Possibly with covered entries.

Consider recommendation for four outlot Certified Survey Map application from TWT Holdings LLC for part of Outlot 3 at 404 Green Street: Tobias Zuercher, purchaser of a portion of the parcel, was present. Scribner moved, Orzechowski seconded to recommend approval of the CSM application. Motion carried by unanimous voice vote.

Consider recommendation for Certified Survey Map application for Alan and Mary Hendrickson for First Addition to Steiner Plat Lots 10 and 11: Erik Thompson, builder, was present. The lots are zoned differently so the applicant will return next month for a rezone. Staff has no issues. Orzechowski moved, Scribner seconded to recommend approval of the CSM. Motion carried by unanimous voice vote.

Consider revision to zoning code regarding metal roofs and wall sections: Slavney read the current zoning code along with his suggested revisions. We will hold a public hearing to amend the zoning code on November 28, 2018.

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

Village Planner report: Slavney gave the Village Planner report.

Adjourn: Orzechowski moved, Scribner seconded to adjourn the meeting at 7:43pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



Village of Mount Horeb

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, NOVEMBER 28, 2018

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 October 24, 2018 Plan Commission meeting minutes
- 3) PUBLIC HEARING: For proposed zoning change from R-2 Two-Family Residential to R-1 Single Family Residential for First Addition to Steiner Plat Lot 10
- 4) Consider recommendation for Ordinance 2018-14, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R-2 TWO FAMILY RESIDENTIAL TO R-1 SINGLE FAMILY RESIDENTIAL FOR FIRST ADDITION TO STEINER PLAT LOT 10"
- 5) PUBLIC HEARING: For proposed zoning change from R-3 Multi-Family Residential to PD-1 Planned Development for proposed six-unit multi-family project on Lot 25 Stone Haven Estates No. 2 Subdivision
- 6) Consider recommendation for Ordinance 2018-15, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 25 STONE HAVEN ESTATES NO. 2 SUBDIVISION, PARCEL 0607-072-6875-9 FROM R-3 MULTI-FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT"
- 7) PUBLIC HEARING: For proposed amendment to Zoning Code Chapter 17.14 Design Review relating to the use of metal walls and metal roofs
- 8) Consider recommendation for Ordinance 2018-13, "AN ORDINANCE TO AMEND CHAPTER 17.14 OF THE ZONING CODE OF ORDINANCES REGARDING DESIGN REVIEW
- 9) Consider clarification on proposed project in North Cape Commons PD-1 Planned Development
- 10) Plan Commission Chair report

11) Village Planner report

12) 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.

PLEASE NOTE THAT UPON REASONABLE NOTICE EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS OR SERVICES. TO REQUEST THIS SERVICE CONTACT ALYSSA GROSS, CLERK, AT (608) 437-6884 EXT 104.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, NOVEMBER 28, 2018

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, Wally Orzechowski, and Dave Hoffman. Peggy Zalucha and Brenda Monroe were absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, and Deputy Clerk Chrissy Kahl. Kaitlyn Aney from the Youth in Government program arrived at 7:13pm.

Consider October 24, 2018 Plan Commission meeting minutes: Scribner moved, Hoffman seconded to approve the October 24, 2018 minutes. Motion carried by voice vote.

PUBLIC HEARING: For proposed zoning change from R-2 Two-Family Residential to R-1 Single Family Residential for First Addition to Steiner Plat Lot 10: The public hearing opened at 7:01pm. No one spoke. The public hearing closed at 7:02pm.

Consider recommendation for Ordinance 2018-14, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R-2 TWO FAMILY RESIDENTIAL TO R-1 SINGLE FAMILY RESIDENTIAL FOR FIRST ADDITION TO STEINER PLAT LOT 10": Hoffman moved, Scribner seconded to recommend Ordinance 2018-14 for approval. Motion carried by unanimous voice vote.

PUBLIC HEARING: For proposed zoning change from R-3 Multi-Family Residential to PD-1 Planned Development for proposed six-unit multi-family project on Lot 25 Stone Haven Estates No. 2 Subdivision: The public hearing opened at 7:03pm. Brian Durtschi asked if additional parking will be provided for guests and/or extra tenant vehicles. The public hearing closed at 7:06pm.

Consider recommendation for Ordinance 2018-15, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 25 STONE HAVEN ESTATES NO. 2 SUBDIVISION, PARCEL 0607-072-6875-9 FROM R-3 MULTI-FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT": The owners of the property, Shane and Cynthia Swart, addressed the parking concern. Swart said guests will park on the street. The development meets required resident parking criteria. Udelhoven moved, Orzechowski seconded to recommend approval to include Slavney's recommendations from his report dated November 16, 2018. Motion carried by unanimous voice vote.

PUBLIC HEARING: For proposed amendment to Zoning Code Chapter 17.14 Design Review relating to the use of metal walls and metal roofs: The public hearing opened at 7:15pm. No one spoke. The public hearing closed at 7:16pm.

Consider recommendation for Ordinance 2018-13, "AN ORDINANCE TO AMEND CHAPTER 17.14 OF THE ZONING CODE OF ORDINANCES REGARDING DESIGN REVIEW": Scribner moved, Orzechowski seconded to recommend approval. Motion carried by unanimous voice vote.

Consider clarification on proposed project in North Cape Commons PD-1 Planned Development: John Bieno from TJK Design Build, gave an overview of the proposed project. The building would have two tenants, both being restaurants. Slavney has parking concerns. They have no new parking stall plans and would use what's already there, with the exception of adding two handicap stalls. Slavney recommends the process of a Conditional Use Permit. Hoffman moved, Scribner seconded to require a Conditional Use Permit. Motion carried by unanimous voice vote.

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

Village Planner report: No report given.

Adjourn: Udelhoven moved, Hoffman seconded to adjourn the meeting at 7:26pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk