

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 28, 2020

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb met on the above date in a virtual meeting. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Destinee Udelhoven, Aaron Boehnen, Peggy Zalucha, Norb Scribner, and Dave Hoffman. Brent Yauchler was absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, Youth in Government student Delaney Mertz, and Deputy Clerk Chrissy Kahl.

Consider September 23, 2020 Plan Commission meeting minutes: Scribner moved, Zalucha seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

PUBLIC HEARING: 2020 Comprehensive Outdoor Recreation Plan Draft: The public hearing opened at 7:01pm. Those who spoke were Ben Rohr from Vandewalle to present the plan; Frank Fetter and Carolyn Kelley at 1100 Spellman Street in opposition of the expansion of the Community Garden. The public hearing closed at 7:21pm.

Consider Resolution 2020-27 “RESOLUTION 2020-27 ADOPTING THE VILLAGE OF MOUNT HOREB COMPREHENSIVE OUTDOOR RECREATION PLAN, 2020-2025”: Jason Fendrick spoke about a discussion he had with resident Frank Fetter about the Community Garden. Zalucha moved, Hoffman seconded to approve the plan to include striking the language on page 47 regarding the Community Garden. This motion was then withdrawn. There were then three separate motions as follows. Motion 1: Hoffman moved, Boehnen seconded to add the Depot Plaza (Mount Horeb Station) to the improvements. Motion carried by unanimous voice vote. Motion 2: Zalucha moved, Boehnen seconded to strike the language on page 47 of the plan regarding the Community Garden. Motion carried by unanimous voice vote. Motion 3: Udelhoven moved, Zalucha seconded the adoption of the full plan to include changes. Motion carried by unanimous voice vote.

PUBLIC HEARING: Rezone request for 101 South Third Street, parcel 0606-123-2767-8, from CB Central Business to PD-1 Planned Development for proposed commercial building: The public hearing opened at 7:39pm. Owen gave an overview. No one else wished to speak. The public hearing closed at 7:40pm.

Consider 101 S Third Street requests from Wyser Properties LLC: Wade Wyse was available for discussion and questions.

- a) **Recommendation for draft Ordinance 2020-16, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CARL BOECK’S PLAT BLOCK 10, LOT 7, PARCEL 0606-123-2767-8, FROM CB CENTRAL BUSINESS TO PD-1 PLANNED DEVELOPMENT” and Specific Implementation Plan:**

- Boehnen moved, Udelhoven seconded to recommend approval of Ordinance 2020-16. Motion carried by unanimous voice vote.

- Littel moved, Udelhoven seconded to approve step four of the SIP process based on the Design Review. Motion carried by unanimous voice vote.

b) Design Review application for proposed commercial building:

- Hoffman moved, Zalucha seconded to waive the setbacks. Motion carried by unanimous voice vote.
- Zalucha moved, Boehnen seconded to waive building articulation on all sides. Motion carried by unanimous voice vote.
- Zalucha moved, Boehnen seconded to waive masonry on north side of the building. Motion carried by unanimous voice vote.
- Hoffman moved, Scribner seconded to waive metal awnings. Motion carried by unanimous voice vote.
- Zalucha moved, Boehnen seconded to waive parking requirements. Motion carried by unanimous voice vote.
- Hoffman moved, Zalucha seconded to approve the Design Review to include all waivers. Motion carried by unanimous voice vote.

Consider conceptual presentation by Jeff Riegert for proposed two three-unit buildings on Lot 26 Stone Haven Estates II, and set public hearing date for November 18 to rezone property from R-3 Multi Family to Planned Development: Owen gave an overview. Jeff Riegert gave a presentation of the proposed buildings. Hoffman moved, Boehnen seconded to set a public hearing for November 18, 2020. Motion carried by unanimous voice vote.

Plan Commission Chair Report: Littel gave the report.

Village Planner report: No report given.

Reminder: Next Plan Commission meeting is November 18, 2020: Littel gave the reminder.

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

Minutes by Chrissy Kahl, Deputy Clerk