

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 24, 2021

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 7:03pm. Present were Commissioners, Sarah Best, Aaron Boehnen, Norb Scribner, Destinee Udelhoven and Peggy Zalucha. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, Youth in Government student Delaney Mertz, and Assistant Clerk Jean Culberson.

Consider February 24, 2021 minutes: Udelhoven moved, Best seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

Consider applications from Botham Inc for 305 East Main Street building addition:

- a. Design Review: Slavney stated the addition to the rear of the building meets all zoning and design requirements. Scribner moved, Udelhoven seconded. Motion carried by unanimous voice vote.
- b. Certificate of Appropriateness: Slavney stated the addition meets the downtown historic design requirements including the alteration of the single bay garage door to a two-bay garage door. Boehnen moved, Zalucha seconded. Motion carried by unanimous voice vote.

Consider conceptual presentation from Chad Wuebben for senior living development:

Chad Wuebben from Encore Homes gave the presentation of the 55+ residential condo association development in the North Cape Commons subdivision. The land is zoned light industrial and would require submittal of a Planned Development with a conditional use. Slavney discussed the zoning conflicts which may involve a change to the Comprehensive Plan and the requirements involved in rezoning Industrial land. Slavney advised the Board request an opinion from the Village Attorney. Brad Murphy, member of the Grand Stay Hotel board, discussed the common space and future opportunities. The Board agreed to pursue the proposed project further.

Consider recommendation for revised extraterritorial jurisdiction Certified Survey Map for James Leuzinger/Z&L Properties, Section 13 Town of Blue Mounds: Owen gave an overview on the amendment to the road layout. Udelhoven moved, Scribner seconded. Motion carried by unanimous voice vote.

Plan Commission Chair report: Littel stated no report.

Village Planner report: Slavney reported that the Capital Area Regional Plan Commission (CARPC) should be releasing a public version map showing future environmental corridors. The pre-mapping will help communities save time in the Urban Service area process.

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

Minutes by Jean Culberson, Assistant Clerk