

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, November 17, 2021

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 7:00 pm. Present were Commissioners, Aaron Boehnen, Sarah Best, Andrew Kidd, Norb Scribner, Destinee Udelhoven and Peggy Zalucha. Also present were Village Administrator Nic Owen, Economic Development Director Rowan Childs, Village Planner Ben Rohr and Assistant Clerk Jean Culberson.

Consider October 2021 minutes: Zalucha voiced to approve joint meeting minutes. Zalucha moved, Scribner seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

Public Hearing to consider Conditional Use Permit for Children's Community School, Cox Drive and Springdale Road, Parcel Number - 157/0606-124-3089-6

The public hearing opened at 7:02 pm. Owen gave an overview. Zalucha questioned why a conditional use permit was needed. Owen confirmed a group daycare requires one in Plan Business. No one else spoke and the hearing closed at 7:04 pm. Scribner moved, Zalucha seconded to approve the conditional use permit.

Public Hearing to consider Zoning Ordinance Amendment for the Group Development section led by Ben Rohr from Vandewalle & Associates; proposed change to Village Zoning Ordinance 17.63 & 17.451

The public hearing opened at 7:05 pm. Rohr gave an overview on the proposed change due to multiple smaller single-family structures on one site. The ordinance would provide standards and dimensions and could accommodate other future zoning districts in utilizing this process. No one spoke and the hearing closed at 7:08 pm. Scribner moved, Zalucha seconded to approve the conditional use permit.

Public Hearing to consider Conditional Use Permit for Encore Homes, Senior Living Community, Lillehammer Road, Parcel Number - 157/0607-074-4200-1 and site plan design review

The public hearing opened at 7:08 pm. Brad Murphy member of the Mount Horeb Hotel spoke in favor of the development and questioned a possible joint retail opportunity. Mark Rooney resident at 300 North Second spoke in favor and questioned if the 53 unit should be 54 unit per code. The hearing closed at 7:12 pm. Rohr gave overview of the proposed senior housing development. Rohr recommended waiving the building façade element and door requirements due to the orientation of buildings facing the shared space. Rohr also recommended waiving the exterior building material requirement due to provided landscaping. Rohr requested the Board discuss additional screening along the western property line and the pedestrian walkway requirements. Developer Chad Wuebben spoke and agreed with the walkway but not the fence (screening) requirement. Zalucha questioned monitoring the one-way traffic and the direction of construction and the building in the green space. Wuebben stated the one-way may require self-policing by property owners and construction would start with the units along Lillehammer. The green space will have a park shelter building and firepit, Zalucha requested to view the shelter plan. Udelhoven questioned if there was enough public feedback and the defining of senior housing. Wuebben defined the restriction of age 55 and older and is not defining the housing as affordable but attainable. Zalucha advised not putting affordable in the description. The Board discussed traffic patterns, service doors and sidewalks, including using PVC for water services over copper, an option Wuebben is checking into with Rob Wright. Owen and Rohr confirmed planning for 54 units instead of 53 units. Boehnen motioned for the 54 unit subject to final staff approval, Best seconded to approve. Motion carried by unanimous voice vote with exception to Udelhoven who voted no.

Comp Plan update and confirmation of special comp plan meeting on Nov. 29th, 6 PM, virtual and in-person. Owen voiced as a reminder and paper copies would be available if requested.

Confirmation of December Plan Commission meeting date. Owen discussed the regular date of December 22nd.

Plan Commission Chair report: Littel gave update on the Building Inspector's report.

Village Planner report: No Report

Adjourn: Scribner moved, Zalucha seconded to adjourn the meeting at 7:50. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk