



VILLAGE OF MOUNT HOREB

E. Main Street

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, November 16, 2022 at 7:00 PM

MEETING MINUTES

1) Call to order

a. Roll Call

Village President Randy Littel called the meeting to order at 07:03 PM. Present were Commissioners, Nate Gauger, Destinee Udelhoven and Peggy Zalucha. Andrew Kidd arrived after roll call. Sarah Best and Norb Scribner were absent. Also present were Village Administrator Nic Owen and Assistant Clerk Jean Culberson.

2) Agenda Items

a. Consider September 28, 2022 meeting minutes

Gauger motioned to approve the minutes, Udelhoven seconded and the motion carried by unanimous voice vote.

b. Public Hearing: Conditional Use Permit Application from Schultz Property Investment, 407 E Main Street to allow Commercial Lodging Facility in PB-Planned Business Zoning.

The public hearing opened at 7:06pm. Two surrounding neighbors spoke in favor of the lodging but questioned the use of the gravel parking area in the alley. The hearing closed at 7:09pm.

c. Recommendation on Resolution 2022-19 Conditional Use Permit Application 407 E Main Street, Schultz Property Investment

Property owners Nick and Melissa Schultz spoke. The site has two parking stalls in the back of the building and the alley parking will not be used. The building has three bedrooms and the code requires one parking space per bedroom. Owen mentioned a waiver could be granted on the parking requirement. The Board requested a copy of the operational rules and questioned if all code requirements were met. The owners will submit the necessary documents before the December Village Board meeting.

Gauger motioned to approve the resolution contingent on office approval of the documents and requirements. Zalucha seconded and the motion carried by unanimous voice vote.

d. Public Hearing: Conditional Use Permit Application from William Booth, 132 E Main Street for a martial arts studio in CB-Central Business Zoning.

The public hearing opened at 7:18pm. No one spoke and the hearing

closed at 7:19pm.

- e. Recommendation on Resolution 2022-20 Conditional Use Permit Application, 132 E Main Street, William Booth
Owen gave an overview of the Warriors Academy moving to another location on Main Street and the need for a new conditional use permit. No changes in hours or any parking concerns. Udelhoven motioned to approve the resolution. Zalucha seconded and the motion carried by unanimous voice vote.
 - f. Consideration of Sign Permit Application: Spellerific 106 1/2 E Main Street
Owen gave an overview on the colors of the Spellerific sign. The proposed blue and purple colors did not match the downtown color palette. Allie Novitske from Sign Art spoke for the business owner and the need to stay consistent with the colors of the business. The Board discussed the small size of the sign and the colors would not overwhelm the downtown area. Zalucha motioned to approve the resolution. Gauger seconded and the motion carried by unanimous voice vote.
 - g. Consider Design Review Application Viking Plaza, 1260 Springdale Street
Architect Bill Montelbano and Manager Joshua Mou gave an overview on the updates to the exterior of the Viking Plaza and presented the proposed colors and lighting. The Board discussed the Village Planner's report and requested a rather subtle color gray than the proposed black. Mou agreed to review the color and not use black. Owen described the motion: approve the design review application waiving the tower element, color of columns not black, and staff review of exterior lighting. Zalucha motioned on the described motion and Gauger seconded. The motion carried by unanimous voice vote.
 - h. Plan Commission Chair Report
No Report.
 - i. Village Planner Report
No Report.
 - j. Building Report
Owen gave permit overview and an update on the partial occupancy of Landsby Ridge and the construction process on the Eastwood Way apartment buildings and Community School.
- 3) Meeting adjournment.
Zalucha motioned and Kidd seconded to adjourn the meeting at 7:40 pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk