



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, December 28, 2022 at 7:00 PM

MEETING MINUTES

- 1) Call to order
 - a. Roll Call

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners, Sarah Best, Andrew Kidd, Norb Scribner, Destinee Udelhoven. Nate Gauger and Peggy Zalucha were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr and Assistant Clerk Jean Culberson.
- 2) Consent Agenda
 - a. Consider Minutes of November 16, 2022 Meeting

Udelhoven motioned to approve the minutes, Kidd seconded and the motion carried by unanimous voice vote.
- 3) Agenda Items
 - a. Public Hearing: To consider a zoning change from R-2 Residential to MSB Main Street Business for 327 W Main Street, Jared and Elizabeth Nelson, further described as parcel 0606-114-0906-4.

The Hearing opened at 7:01pm. Owen gave an overview and potential buyer Jared Nelson spoke of his interest in relocating his insurance business to the property. The insurance business has seven employees who work remotely and onsite with very limited customer visits. Surrounding property owners spoke in opposition or questioned the rezone. Alena Wright spoke about traffic and driveway issues in addition to the new Landsby apartment building and whether a traffic study was completed. Sue and Tom Foley questioned whether business and/or apartment use and how many vehicles. Ken Beyer questioned the parking and Front Street traffic. Zach Johnson, representing his mother at 102 Blue Mounds, questioned traffic and property values. Duane Steinhauer spoke in favor if concerns could be addressed. Realtors Molly Smoch and Robyn Booth spoke in support of the rezone. Main Street is a public road and the rezone will not change the parking. Smoch questioned why a

small business would trigger a traffic study when a large project did not. Booth discussed property values and the uniqueness of this house. The hearing closed at 7:27pm.

- b. Recommendation for Ordinance 2023-01 changing the zoning classification of 327 W Main Street from R-2 Two-Family Residential to MSB-Main Street Business.

Owen confirmed that the Public Safety Board reviewed the intersection. Main Street is a highway and the State has control over it. Owen will discuss with Police Chief Vierck the concerns presented, including Front Street traffic flow. Rohr explained the Main Street Business mixing of uses and the use permitted would maintain the character of the neighborhood. Potential buyer Jared Nelson spoke about the concerns the neighbors voiced. According to his insurance license, a residential tenant is not permitted. There are no current plans for the carriage house and he may park a car in the garage. The business has limited appointments and may have 4-5 customers per week. Udelhoven motioned to approve the rezone, Best seconded and the motion carried by unanimous voice vote.

- c. Concept Review: Madison Area Rehabilitation Centers Inc (MARC), New Facility at 1961 Commerce Drive

Architect Kyle Dumbleton of Midwest Modern and MARC Program Director Kim Watrud presented an overview of the proposed facility and the need for a conditional use permit. Rohr asked about the uses and operation plan. Watrud explained the business is for developmental and disabled adults. The building consists of offices, program rooms and includes a corner store for self-employment and selling items produced or made to the public. Rohr questioned the location of the garage doors and if another exit/curb cut should be discussed. Rohr questioned the outdoor use and Watrud explained the outdoor recreation space, the need for a connection to the park and a storm shelter. The Board discussed possible fencing and a bicycle path. The Marc has been in the community for fifty-one years and relocated four times due to growth. The Board has high approval of the business and gave the approval to proceed.

- d. Discussion/Consideration: Purchase of Land for Recreation Complex
Littel and Owen gave an overview on the proposed recreation complex and recent discussions regarding the land and buildings. The Village is requesting a Letter of Intent. In addition, State statute requires the Plan Commission Board to make a recommendation to the Village Board on purchases of property. Terry Kurth, representing the private group of individuals presenting the proposal, spoke about the opportunity and growth this would bring to the community. The private group has current and future financial commitments for the purchase of the land. Kurth discussed the land cost, donation and the sunset clause with contingencies. The Board questioned the land use, limited sports and if the public would have input. The Board appreciated the donation of land but

the project requires additional information and review. Owen informed of a January joint meeting between the Village Board and Mount Horeb School Board on the proposal.

e. Plan Commission Chairperson Report
No Report.

f. Village Planner Report
Rohr informed on a possible Upland Hills Clinic concept plan. The proposed clinic would be located on the parcel across from Summit on Commerce Parkway. A public information meeting will be held on February 13 at 4-6pm at the Middle School.

g. Building Report
Littel informed of the Building Report in the packet.

4) Meeting adjournment.

Best motioned and Kidd seconded to adjourn the meeting at 8:38 pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk