



VILLAGE OF MOUNT HOREB

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, February 22, 2023 at 7:00 PM

MEETING MINUTES

- 1) Call to order
 - a. VIRTUAL ATTENDANCE LINK & INFORMATION:
Due to the winter weather forecast for tonight we have added link below to allow people to view the meeting and participate virtually.
Please join my meeting from your computer, tablet or smartphone.
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- 2) 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, Andrew Kidd and Destinee Udelhoven. Sarah Best, Nate Gauger, and Peggy Zalucha appeared virtually. Norb Scribner was absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr and Assistant Clerk Jean Culberson.
- 3) Agenda Items
 - a. Consideration of December, 28 2022 Meeting Minutes
Zalucha motioned to approve the minutes and Gauger seconded the motion. Motion carried by unanimous voice vote.
 - b. Public Hearing: To consider Conditional Use Permit application from Terry Kurth for 1920, 1931, 1940, 1960 and 1980 Commerce Drive for youth sports playfield and potential field house and indoor swimming facility.
The public hearing opened at 7:02 pm. Owen explained the request stating the code permits this as an allowed use and the Commission may comment, place conditions, but cannot deny the use per statute. Several people questioned the request. The concerns expressed included the

timing of the approval, any use restrictions, if all five lots needed approval, the ability to deny the use, if Chapter 17 fees and conditions were met, past commercial changes or offers, and the location of the football fields. Kyle Adams, representative for the seller, stated there were no other present or secondary offers. Mark Nortman, representing applicant Terry Kurth, confirmed fees were paid. Applicant Terry Kurth questioned other approvals, including the MARC presentation in December. The Hearing closed at 7:25 pm.

- c. Consider recommendation for Resolution 2023-02 Conditional Use Permit for sports fields and recreation complex at 1920, 1931, 1940, 1960 and 1980 Commerce Drive

Village Planner Ben Rohr addressed the questions and concerns presented in the hearing. Rohr confirmed approval is permitted prior to the purchase of the property and the applicant would need to return for any other uses not approved. Rohr confirmed that if all conditions were met, the use could not be denied and the Village Board would have the final say. Rohr was unsure if all conditions were met and stated the approval would expire after one year if no permit was issued. Rohr stated the Commission could put conditions on the contingency of the football fields and indoor facility. Rohr confirmed the MARC project was a conceptual presentation only. The Commission discussed if the required conditions were met and if all five lots needed approval. Owen explained the deadline and Kurth confirmed the March deadline for two properties and the June deadline for three properties. Nortman confirmed that all five lots needed approval. Rohr stated that a site plan review would be required for the football fields if the two lots were approved. The Commission further discussed giving approval based on a vision with no substantial plans or information. Littel questioned a consensus on the football field lots 1960 and 1980 Commerce Drive. Udelhoven motioned to table the request and Gauger seconded. Kurth stated tabling would end the offer. The motion failed by roll call vote as follows: Littel-no, Best-abstain, Gauger-yes, Kidd-no, Udelhoven-yes, Zalucha-abstain. The Commission discussed the additional information needed for the approval. Best motioned to approve the conditional use permit for the two lots at 1960 and 1980 Commerce Drive contingent on providing the required information including a full site plan. Kidd recommended a March joint Village Board meeting apart from the motion. Littel seconded the motion. The motion failed by roll call vote as follows: Littel-yes, Best-yes, Gauger-no, Kidd-no, Udelhoven-no, Zalucha-yes. Udelhoven motioned to table the request and Littel seconded. Upon further discussion, Littel removed his second. Further discussion involved the approval needed on all lots, a public informational meeting and confirmation on not denying if all conditions were met. Udelhoven motioned to table the request and Gauger seconded. The motion to table passed by roll call vote as follows: Littel-yes, Best-abstain, Gauger-yes, Kidd-no, Udelhoven-yes, Zalucha-no. The request was tabled.

- d. Application for Exterior Renovations at 108 S Second Street
Rohr gave an overview on the exterior renovations for the proposed Buck and Honey's restaurant. Exterior changes included an outdoor seating area, two black metal canopies and the infilling of garage doors and windows. Rohr informed of the signage and lighting plan. Rohr presented three items for discussion: allowing the filling of windows and doors, allowing the white, gray and black artwork colors, allowing the signage above the canopy and exceeding the eight inch height. Tom Anderson, owner of the restaurant, introduced Contractor Scott Nelson and Architect Jennifer Camp. Anderson confirmed the pergola cloth top and two panels with murals. Udelhoven informed of no authority to review historical preservation.

1. Consideration of Certificate of Appropriateness

Littel motioned to approve the Certificate of Appropriateness and Zalucha seconded. Motion carried by unanimous voice vote.

2. Consideration of Design Review

Littel motioned to approve the Design Review and Gauger seconded. Motion carried by unanimous voice vote.

4) Reports:

- a. Plan Commission Chair Report
No Report.

- b. Village Planner Report
No Report.

- c. Building Inspector Report
Littel referred to the Building Inspection reports in the packet.

1. Building Inspector Report -Dec 2022
No Discussion.

2. Building Inspector Report January 2023
No Discussion.

5) Meeting adjournment.

Udelhoven moved, Zalucha seconded to adjourn the meeting at 8:40 pm. Motion carried by unanimous voice.

Minutes by Jean Culberson, Assistant Clerk

