



VILLAGE OF MOUNT HOREB

E. Main Street

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REVISED PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, March 22, 2023 at 7:00 PM

MEETING MINUTES

1) Call to order

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, Sarah Best, Nate Gauger, Destinee Udelhoven and Peggy Zalucha. Andrew Kidd and Norb Scribner were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Village Attorney Bryan Kleinmaier, and Assistant Clerk Jean Culberson.

3) Agenda Items

a. Consideration of February 22, 2023 Meeting Minutes

Zalucha Motioned to approve the minutes, Best seconded and the motion carried by unanimous voice vote.

b. Public Hearing: To Consider rezoning of 120 S First Street, Steve Brown Apartments From I-1 Residential to CB Central Business to PD1- Planned Development District

The public hearing opened at 7:01pm. Developer Dan Seeley and Shane Fry, partner and architect for Steve Brown Apartments, gave an overview of the proposed five-story apartment building. A total of 63 market-rate residential units with 49 underground private parking stalls and 48 at grade public parking stalls. Those who spoke in opposition: Dave Hoffman, Teri Vierima, Mark Mostrom, Janna Hanson, Jeanne Wright, Susan Wallitsch, Steven Sopcak, Sharman Moen, Kurt Wedig. Those who spoke on the agenda item: Kevin Swenson representing Military Ridge State Trail. Those who registered in opposition: Bob Johnson, Faye Johnson, Kristopher Kirkland, Jackie Sale. The hearing closed at 7:37pm.

c. Consider recommendation of Ordinance 2023-02 changing the zoning classification for 120 S First Street from I-1 Industrial to CB-Central Business to PD1 - Planned Development for Steve Brown Apartments

Ben Rohr gave a zoning overview. The Commission discussed the location, parking concerns and past proposed plaza depot. Brad Bates,

Park Manager for the Military Ridge State Trail, spoke questioning the building setback. Architect Fry explained the building setback, slope and retaining walls. Kristen Fish-Peterson, Economic Development Consultant, advised on the revenue the development would generate and the parking concern. Bryan Kleinmaier informed on the Certified Survey Map statutory requirement deadline of May 20th unless an extension is granted. Zalucha Motioned to table requesting the Village and the developer pursue downtown parking alternatives, and the Village Board to review the Comprehensive Plan and the downtown vision. Best seconded and the motion carried by unanimous voice vote.

- d. Consideration of Certified Survey Map to combine two lots at 120 S First Street, Steve Brown Apartments
Littel Motioned to table and Zalucha seconded. The motion carried by unanimous voice vote.
- e. Public Hearing: To consider Conditional Use Permit application from Terry Kurth for 1960 and 1980 Commerce Drive for youth sports playfields.
The public hearing opened at 8:20pm. Those who spoke in support: Mike Laesch, Curtis Johnson, Justin Bell, Mark Mostrom, Casey Dudley. Those who spoke in opposition: Derek Popp, Steven Sopack. Wishing to speak on the item: Jeanne Wright. The hearing closed at 8:46pm.
- f. Consider recommendation for Resolution 2023-02 Conditional Use Permit for sports fields at 1960 and 1980 Commerce Drive
Owen gave an overview on the revised sports fields. Ben Rohr gave an overview and recommended conditions for the approval: a full site plan and a certified survey map showing the two lots combined. Bryan Kleinmaier defined the conditional use and advised any denial would need specific reasons. Kleinmaier recommended adding that the use shall conform to the PI Industrial District, no lighting is approved and the hours of operation need to be identified. Best Motioned on the approval based on the following conditions: submittal of a full site plan, including the lighting and hours of operation, and a certified survey map. Gauger seconded and the motion carried by unanimous voice vote with exception to Udelhoven who voiced no.
- g. Consideration of Design Review Application: 409 W Main Street, Brager Heating
Owen gave an overview on the proposed structure. Owner James Brager and Contractor Todd Seiler were present for questions. Rohr presented three concerns: the hard durable foundation material on the front facade, decorative front doors and the landscaping. Seiler stated the siding will be upgraded to LP Smart Trim siding, the garage doors will have windows, and a bush to cover the view of the gas meter. The Commission discussed additional decor and landscaping. Brager informed a signage application would be submitted at a later date. Zalucha Motioned to

approve the project and Best seconded. The motion carried by unanimous voice vote.

- h. Consider Sign Application: Viking Bar and Grill, 120 E Main Street
Luke Severson from Sign Art informed on the proposed neon sign and facade, including the removal of the awning. The Commission questioned if the neon lighting was code compliant. Rohr confirmed it was code compliant. The Commission removed color approval for signs stating the downtown color palette pertains to the structure. Gauger Motioned Best seconded to approve the sign. Motion carried by unanimous voice vote.

4) Committee Reports:

- a. Plan Commission Chair Report
Littel informed that this was his last meeting. The Commission thanked him for his service and time.
- b. Village Planner Report
No Report.
- c. Building Inspector Report
Littel informed of the the report in the packet.

5) Meeting adjournment.

Littel Motioned and Best seconded to adjourn the meeting at 9:20pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk