



VILLAGE OF MOUNT HOREB

E. Main Street

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, April 26, 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 E. Main Street, Mount Horeb, WI. Chair Ryan Czyzewski called the meeting to order at 7:00pm. Present were Commissioners, Sarah Best, Kris Kirkland, Destinee Udelhoven and Peggy Zalucha. Nate Gauger and Andrew Kidd were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr and Assistant Clerk Jean Culberson.
- 3) Agenda Items
 - a. Consideration of March 22, 2023 Meeting Minutes

Udelhoven requested adding to Item c. motion: the Village and developer pursue downtown parking alternatives. Zalucha Motioned to approve with changes and Udelhoven seconded. The motion carried by unanimous voice vote.
 - b. 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

Village Planner Ben Rohr gave an overview which included the Village Board review of the proposed project, the recent downtown public parking survey, and the applicant's resubmittal of the proposed project which removed public parking. Kristen Fisch- Peterson, Economic Development Consultant, advised on the financial perspective of the project. Developer Dan Seely spoke on the benefits of the project. Czyzewski opened the floor to public speaking. Those who spoke in opposition: residents Mark Mostrom and Brian Durtschi, Duluth Trading representative Jason Prasch, and Martinson Hall owner Steve Grundahl. The Commission discussed the appropriate use and zoning for the site, the parking issues, past agreements, and whether to table again for further public parking research. Udelhoven Motioned tabling to pursue parking alternatives. No second and the motion failed. No further discussion. Czyzewski Motioned to recommend Ordinance 2023-02 to the Village Board. Kirkland

seconded. Further discussion, Zalucha voiced not in support due to public opposition. The motion passed by roll call vote as follows: Czyzewski-yes, Best-yes, Kirkland-yes, Udelhoven-no, Zalucha-no.

- c. Consideration of Certified Survey Map to combine two lots at 120 S First Street, Steve Brown Apartments

Owen gave overview and informed that the certified survey map is contingent on completing all processes. Czyzewski Motioned to recommend the certified survey map to the Village Board. Best seconded. No discussion and the motion passed by roll call vote as follows: Czyzewski-yes, Best-yes, Kirkland-yes, Udelhoven-Yes, Zalucha-no.

- d. Design Review Application for MARC

Midwest Modern architect Kyle Dumbleton gave a summary of the changes to the project. Rohr gave an overview of the changes, which included the roof mechanics, parking, lighting and landscaping. The Commission requested additional high to low landscaping along the west facade of the building. The Commission questioned review of any future expansion possibilities and the signage plan. Dumbleton will review future expansion possibilities and Rohr confirmed the signage plan will be submitted in a future meeting. Zalucha Motioned to approve the design review application and Best seconded. Motion carried by unanimous voice vote.

- e. Recommendation: Extraterritorial Certified Survey Map for Life Church

Owen gave an overview and stated the Village Engineer had no issues with the certified survey map. Udelhoven Motioned to approve the recommendation and Zalucha seconded. Motion carried by unanimous voice vote.

- f. Recommendation on Land Purchase for Park Use: Meylor Farm at Ridgeview Rd and Town Hall Road

Owen gave an overview on the proposed land purchase for recreational purposes. The fifty-seven acres are located in the Town of Springdale and would be serviced by private septic and well. The Commission discussed the land and location. Rohr recommended the motion include the Plan Commission in future discussions of the use and layout of the land. Best Motioned to approve the recommendation and to include the Plan Commission in site design review and encourage a public information session. Zalucha seconded and motion carried by unanimous voice vote.

4) Committee Reports:

- a. Plan Commission Chair Report

Czyzewski welcomed Kris Kirkland to the Board and thanked Norb Scribner for his service. Czyzewski discussed Board initiatives and procedures.

- b. Village Planner Report
No report by Rohr.
- c. Building Inspector Report
No report available.

5) Meeting adjournment.

Zalucha Motioned and Best seconded to adjourn the meeting at 8:28pm. Motion carried by unanimous voice vote.