



VILLAGE OF MOUNT HOREB

E. Main Street

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, May 24, 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, Nate Gauger, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Kris Kirkland was absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson, and Siobhan Mertz from the Youth in Government program.
- 3) Agenda Items
 - a. Consideration of April 26, 2023 Meeting Minutes
Zalucha Motioned to approve the minutes and Gauger seconded. The motion carried by unanimous voice vote.
 - b. Public Hearing: Conditional Use Permit MARC Mount Horeb, 1961 Commerce Drive
The hearing opened at 7:01pm. Midwest Modern Architect Kyle Dumbleton gave an overview on additional landscape, signage and fencing. No one spoke and the hearing closed at 7:03pm. Rohr stated the project met all requirements and the signage was preliminary. No discussion took place.
 - c. Consider Resolution 2023-06: Conditional Use Permit MARC Mount Horeb, 1961 Commerce Drive
Udelhoven Motioned to approve and Zalucha seconded. The motion carried by unanimous voice vote.
 - d. Public Hearing: Rezone request for 1991 Commerce Drive, Brenda Fritz, Academy of Little Vikings from PI - Planned Industrial to PD-1 Planned Development for a proposed addition and to increase the outdoor play area.
The hearing opened at 7:06pm. Architect Paul Cuta gave an overview of the addition and the rezone. No one spoke and the hearing closed at 7:09pm. Rohr gave an overview of the minimum parking requirements

and the setback of nine feet for the proposed addition. Susan Hanson from MARC, abutting property owner, stated they have no issues with the location of the addition. Owen stated the underline zoning remains Planned Industrial. The Specific Implementation and Plan Review will be discussed at the next meeting.

- e. Consider Ordinance 2023-05: Rezone request from PI Planned Industrial to PD-1 Planned Development General Development Plan for 1991 Commerce Drive, Academy of Little Vikings
Czyzewski recommended a motion to approve the rezone. Zalucha Motioned and Kidd seconded. The motion passed by unanimous voice vote.
- f. Consideration: Specific Improvement Plan for Steve Brown Apartments, Front Street Station, 120 E First Street
Dan Seeley, Vice President of Development for Steve Brown Apartments, Informed that they are not seeking approval but looking for feedback on the facade and lighting of the proposed building. Rohr requested discussion on landscape, uplighting and facade. Rohr stated there are no minimum landscape requirements although the Commission recommended front facade planters. Architect Shane Frye and the Commission discussed the facade, the design of the building, the front door area and the windows. The Commission recommended: a grandeur front door area, lit, clear or imaged first floor window coverage, an approved timeframe condition for the community-based mural, arched windows in back to match the front arched windows, and less stone coverage on the back wall. The Commission approved the uplighting and lighting of the signage. Owen stated the project will need to meet parkland dedication.
- g. Consideration of Sign Permit: Artemis Provisions, 213 & 215 E Main Street
Luke Serverson from Sign Art Studio gave an overview of the signage for Artemis and Taste. The Commission discussed the neon lighting and painted window signage. Udelhoven Motioned and Best seconded. Motion passed by unanimous voice vote.

4) Committee Reports:

- a. Plan Commission Chair Report
No report.
- b. Village Planner Report
No report.
- c. Building Inspector Report
Report in packet. Zalucha questioned the Driftless Social kitchen status. Owen stated the project was still in progress.

5) Meeting adjournment.

Zalucha motioned to adjourn at 8:20pm and Gauger seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk