



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, July 26, 2023 at 7:00 PM

MEETING MINUTES

- 1) Call to order
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.
- 2) Roll call
Present were Commissioners Sarah Best, Nate Gauger, Destinee Udelhoven and Peggy Zalucha. Andrew Kidd and Chris Kirkland were absent. Also present were Village Administrator Nic Owen, Assistant Clerk Jean Culberson, and Siobhan Mertz from the Youth in Government program.
- 3) Agenda Items
 - a. Consideration of June 28th 2023 Meeting Minutes
Czyzewski Motioned, Best seconded to Consideration of June 28th Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Consideration of Extraterritorial Certified Survey Map: Naujeck, 3200 STH 78
Owen gave an overview. Property owner Doug Naujeck was available for questions. Gauger Motioned, Zalucha seconded to Consideration of Extraterritorial Certified Survey Map: Naujeck, 3200 STH 78. Motion carried by unanimous voice vote.
 - c. Discussion/Recommendation: Zoning Code Amendments
Owen gave an overview of the zoning code issues and the 2024 recodification plans. Realtor Alex Pfister presented on behalf of property owner John Carter. Pfister and Carter requested the updating of the R-3 zoning code. The property of interest is the R-3 zoned lots 35 and 36 on Buechner Circle. The 40% impervious surface and setbacks create issues when building multifamily homes. Pfister stated the code is outdated and not inline with surrounding communities and the only option to avoid the issues was to request Plan Development. Pfister requested the Commission make the following R-3 changes: Impervious Area to 75% and setbacks of Front 25 ft, Rear 20 ft and Side 10 ft. The Commission discussed the request and agreed that additional time was needed to

review the zoning code as a whole. The Commission informed the applicants that they may proceed with the Plan Development option.

d. Discussion: Wisconsin Historical Society Certified Local Government Partnership Program

Owen gave an overview on the amendments Jason Tish from the Wisconsin Historic Preservation Office is recommending as requested at the June meeting. The amendments listed in the agenda packet are required in order to be compliant with the Certified Local Government (CLG) program. The Commission discussed proceeding with the CLG amendments and whether this should be an additional Plan Commission duty or to establish a new separate committee. Udelhoven explained that the Commission presently has no authority and questioned the type of new committee. Owen will clarify with Jason Tish if it is a separate or sub committee. Owen clarified that the next step is to create a committee and decide on the process of the CLG program. The Commission agreed to proceed and inform the Village Board of their discussions.

4) Committee Reports:

a. Plan Commission Chair Report

Czyzewski emphasized the review and updating of the Zoning code. Czyzewski and Owen gave an update on the Steve Brown Apartments. The sale is still in process and the requested documents have been submitted.

b. Village Planner Report
No Report.

c. Building Inspector Report
No Report.

5) Meeting adjournment.

Zalucha Motioned to adjourn at 7:47pm and Gauger seconded. The motion passed by unanimous voice vote.