



VILLAGE OF MOUNT HOREB

E. Main Street

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, January 24, 2024 at 7:00 PM

- 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, Andrew Kidd, Kris Kirkland, Destinee Udelhoven and Peggy Zalucha. 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 December 20, 2023 Meeting Minutes
Udelhoven Motioned, Best seconded to Consideration of December 20, 2023 Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Consideration of Design Review Application for Upland Hills Health Mount Horeb Clinic Remodel, 1809 Springdale Street
Owen gave a brief overview. BWBR Architect Peter Nagel presented the interior renovation, which included an addition to the building to accommodate the relocation of the staircase and elevator. Uplands will be adding an outpatient urgent care. Rohr and the Commission discussed three items and agreed to the following: approval of the relocation of the existing trees, adding shrubs and low plantings to the existing and proposed building addition, moving the bicycle parking location to the right of the front door. Zalucha Motioned to approve the application with the agreed upon discussion of the three items and the other recommendations as listed in the Village Planner Memorandum. Gauger seconded and the Motion carried by unanimous voice vote.
 - c. Concept Review: Mixed Use Building at 1881 Springdale Street
Owen gave an overview of the concept plan for a three-story 24-unit apartment building with a small commercial space on the main floor. Matt Tills from Knothe Bruce architects presented the concept plan for the building with market rate apartments. The Commission recommended a formal agreement with Miller's grocery store on any shared parking and requested the designated parking to match the proposed

building. Further discussion took place on traffic/foot flow, elevations and the surrounding properties. The Commission recommended the applicant schedule a neighborhood meeting prior to the public hearing.

- d. Concept Review: Valley Drive and Adams Street Townhomes
Developers Rick and Brad North presented the concept plan for three townhouses with four-units each. The plan is for a condo/homeowners association with each unit selling for approximately \$325,000-\$335,000. The Commission discussed and supported the project with preference to the site one layout in the packet. The Commission recommended the applicant schedule a neighborhood meeting.
- e. Zoning Code Rewrite Update
Ben Rohr from Vandewalle explained the need to complete a complete overhaul of the code and zoning map. The Commission discussed the proposal components and the past and present zoning issues. The commission questioned the difference in the quotes and the prior interview process. Udelhoven voiced on the inability to question the other candidates. The Commission supports and is committed to the full update of the code and the process.

4) Committee Reports:

- a. Plan Commission Chair Report
Czyzewski reported on a future housing project, the Town of Vermont boundary agreement, and the Historic Commission update. The Commission thanked Kris Kirkland for his service.
- b. Village Planner Report
No Report.
- c. Building Inspector Report
Report in the packet.

5) Meeting adjournment.

Zalucha Motioned to adjourn at 9:05pm and Best seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk