



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 AGENDA **Wednesday, June 26, 2024 at 7:00 PM**

- 1) Call to order
The Plan 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, Jill Remmert-Willis and Destinee Udelhoven. Andrew Kidd and Peggy Zalucha were absent. Also present were Village Administrator Nic Owen, Vandewalle Associate Planner Sonja Kruesel and Assistant Clerk Jean Culberson.
- 3) Agenda Items
 - a. Consideration of May 22, 2024, Meeting Minutes
Best Motioned, Udelhoven seconded to Consideration of May 22, 2024, Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Recommendation: Specific Implementation Plan for a mixed-use building at 1881 Springdale Street
Knothe Bruce Architect Matt Tills gave an update on the proposed plan. The landscaping plan and stormwater management were still in review, the addition of six biking stalls in the garage, site lighting, the revision to the roof plan reducing the height of the structure to under the 45-foot height, and the pedestrian pathway. The Commission discussed the updates questioning water runoff, lighting, mechanics and pedestrian flow. Owen stated water runoff would be reviewed by the Village Engineer. Tills stated all balcony lighting would be low, the mechanics would be hidden or screened, and signage would address traffic and pedestrian flow. Krusel gave an overview of the staff and Village Planner's recommendations. Best Motioned to recommendation of the Specific Implementation Plan for a mixed-use building at 1881 Springdale Street with the Village Planner's June 26, 2024, Memorandum recommendations including the roof recommendation 5a: finding that the proposed pitched roof is compatible and harmonious with those of existing buildings in the immediate area. Gauger seconded the motion. Motion carried by unanimous voice vote.

- c. Recommendation of Specific Implementation Plan: North Design Build LLC, Valley and Adams Townhomes
Developer and Owner Rick North gave an update on the project including the storm water management and proposed down lighting. The Commission questioned and discussed the facade, the roof windows and false dormers. North agreed to review the texture and color to parts of the structure and removal or review of the gables and windows. Krusel gave an overview of the staff and Village Planner's recommendations and waivers including adding item 7 that elevations shall be revised to remove the dormers and provide for varied building material on the balcony and storage portions of the facade which could be vertical or different colored materials. The Commission agreed Staff to review approval. Gauger Motioned to Recommendation of Specific Implementation Plan: North Design Build LLC, Valley and Adams Townhomes with the Village Planner's April 24, 2024 Memorandum recommendations including adding Item 7. Best seconded the motion. Motion carried by unanimous voice vote.
- d. Concept Presentaton: Brunsell Lumber Cold Storage Building
Wade Wyse gave an overview of a new cold storage building for Brunsell Lumber. The proposed building would be located north of the existing building and would exceed the height and 60% impervious area in the General Industrial zoning requirements. Brunsell is requesting a rezone to Plan Development to resolve the issues. The Commission discussed the current code recodification, the use, current lighting, traffic flow and location of the building. Kruesel gave an overview of what the Commission could approve. The Commission gave positive feedback for the applicant to continue with the application process.

4) Committee Reports:

- a. Plan Commission Chair Report
No Report.
- b. Village Planner Report
No Report.
- c. Building Inspector Report
Report in the packet and the recodification meetings are proceeding.

5) Meeting adjournment.

Czyzewski Motioned to adjourn at 7:57pm and Best seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk

