VILLAGE OF MOUNT HOREB
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PLAN COMMISSION AGENDA
Wednesday, July 24, 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, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Nate Gauger and Jill Remmert-Willis were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson.

3) Agenda Items

a. Consideration of June 26, 2024 Meeting Minutes
Czyzewski moved to Consideration of June 26, 2024 Meeting Minutes with the change to item 3d the applicant may continue with the application process removing the word approved. Motion carried by unanimous voice vote.

b. Consider recommendation of Ordinance 2024-12 "An Ordinance Providing for the Direct Annexation of a Portion of the Town of Blue Mounds to the Village of Mount Horeb, Dane County, Wisconsin"
Owen gave an overview, Czyzewski moved to Consider recommendation of Ordinance 2024-12 "An Ordinance Providing for the Direct Annexation of a Portion of the Town of Blue Mounds to the Village of Mount Horeb, Dane County, Wisconsin" with correction to payment made to the Town of Blue Mounds and not Springdale. Best Seconded. Motion carried by unanimous voice vote.

c. Recommendation of Certified Survey Map for T Robert and Janet M Ibinger Rev Trust, 920 Norsk Ridge
Owen gave an overview of the division of one lot into two lots. The second lot requires an easement for future sanitary sewer. Udelhoven motioned to Recommendation of Certified Survey Map for T Robert and Janet M Ibinger Rev Trust, 920 Norsk Ridge contingent on staff approval of the easement. Zalucha seconded. Motion carried by unanimous voice vote.

d. Recommendation of Extraterritorial Jurisdiction Certified Survey Map James Leuzinger, Z&L Properties LLC, Red Fox Drive

Owen gave an overview of the lot division for the Town of Blue Mounds. Best Motioned to Recommendation of Extraterritorial Jurisdiction Certified Survey Map James Leuzinger, Z&L Properties LLC, Red Fox Drive. Czyzewski seconded. Motion carried by unanimous voice vote.

e. Concept Presentation: 301 W Main Street

Owen gave an overview of the proposed raze of the former Mount Horeb Animal Hospital and construction of a laundromat with a dog wash and a single apartment above. Rohr stated the property is zoned Central Business and will need a conditional use related to a setback and there were no downtown parking requirements. Property owner Matt Lust spoke about the project design, parking, normal business operating hours and tentative plan to start next year. The Commission gave positive feedback and for staff to continue working on the process with the applicant.

f. Recommendation on MPO Membership

Owen gave an overview of the May presentation by the Greater Madison Metropolitan Planning Organization (MPO). The membership would be beneficial to the Village staff on future projects. The possibility of grants could outweigh the estimated membership fee of $4000 annually. Zalucha Motioned to Recommendation on MPO Membership. Best Seconded. Motion carried by unanimous voice vote.

4) Committee Reports:

a. Plan Commission Chair Report

No Report.

b. Village Planner Report

1. Zoning Code Rewrite Update

Rohr gave an overview of the draft code and tables. The review focused on the establishment and elimination of a few zoning districts, land use and bulk regulations. Discussion took place on density approach, Main Street and downtown building height, garage setbacks, and increasing impervious surface ratios.

c. Building Inspector Report

Report in the packet.

5) Meeting adjournment.

Zalucha Motioned, Best seconded to Meeting adjournment at 8:36pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson