



VILLAGE OF MOUNT HOREB

E. Main Street

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JOINT VILLAGE BOARD AND PLAN COMMISSION AGENDA

Wednesday, March 27, 2024 at 7:00 PM

- 1) Call to order
Village President Ryan Czyzewski called the meeting to order at 7:00pm.
- 2) Roll call
 - a. Village Board
Present were Ryan Czyzewski, Cathy Scott, Marc Schellpfeffer, Nate Gauger, and Tim White. Brett Halverson and Ben Jones were absent. Also present were Administrator Nic Owen and Village Clerk Alyssa Gaffney.
 - b. Plan Commission
Present were Commissioners Ryan Czyzewski, Nate Gauger, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Sarah Best and Jill Remmert-Willis were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, and Assistant Clerk Jean Culberson.
- 3) Agenda Items
 - a. Public Hearing Comprehensive Plan Amendment 109 & 113 Valley Drive & 302 Adams Street
Property owners Rick North and Brad North spoke about the plan. Village Planner Ben Rohr explained exactly what is being considered. The public hearing opened at 7:04pm. Village resident Mica Sloan spoke in support of the project. With no one else wishing to speak, the public hearing closed at 7:05pm. Rohr spoke about the project and fielded questions from the Plan Commission and Village Board.
 - b. PC: Consideration of Resolution 2024-03 Comprehensive Plan Amendment - Valley Drive & Adam Street
Udelhoven motioned, Gauger seconded to PC: Consideration of Resolution 2024-03 Comprehensive Plan Amendment - Valley Drive & Adam Street. Motion carried by unanimous voice vote.
 - c. VB: Consideration of Ordinance 2024-03 Comprehensive Plan Amendment - Valley Drive and Adams Street

Scott motioned, White seconded to VB: Consideration of Ordinance 2024-03 Comprehensive Plan Amendment - Valley Drive and Adams Street. Motion carried by unanimous voice vote.

- d. Public Hearing on Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams
The public hearing opened at 7:08pm. With no one wishing to speak, the public hearing closed at 7:09pm.
- e. PC: Recommendation on Ordinance 2024-04 Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams Street
Gauger motioned, Zalucha seconded to PC: Recommendation on Ordinance 2024-04 Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams Street. Motion carried by unanimous voice vote.
- f. VB: Consideration of Ordinance 2024-04 Zoning Change R-2 to R-3, 109 & 113 Valley Drive and 302 Adams Street
Schellpfeffer motioned, White seconded to VB: Consideration of Ordinance 2024-04 Zoning Change R-2 to R-3, 109 & 113 Valley Drive and 302 Adams Street. Motion carried by unanimous voice vote.
- g. Village Board Adjournment
With there being no further business before the Village Board, White motioned, Scott seconded to adjourn the Village Board portion of the meeting at 7:11pm Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk

- h. Consideration of February 28, 2024 Meeting Minutes
Gauger Motioned, Zalucha seconded to Consideration of February 28, 2024 Meeting Minutes. Motion carried by unanimous voice vote.
- i. Consideration of Certified Survey Map to combine 3 lots at 109 & 113 Valley Drive & 302 Adams Street
Owen gave an overview of the need to combine lots for townhouses. No discussion. Gauger Motioned, Zalucha seconded to Consideration of Certified Survey Map to combine 3 lots at 109 & 113 Valley Drive & 302 Adams Street. Motion carried by unanimous voice vote.
- j. Public Hearing Conditional Use Permit Zoning Code 17.14(4)(b) Design Requirement 1920 Commerce Drive - Dental Building
Project Manager Charlie McCall and Sketchworks Architecture Designer Rose gave a brief overview of the 7000 square foot proposed dental building. Rohr explained that the code requires the proposed building be located at or within 30 feet of all abutting street right-of-way in the Springdale Corridor. The proposed building is 113 feet from Springdale Street and cannot meet the requirement due to the steep slope of the site. The hearing opened at 7:16pm. There were no public comments and the hearing closed at 7:17pm. Rohr gave a summary of the design review and

recommendations for the proposed dental building. At the request of the Commission, McCall gave a presentation on the project. McCall stated the Mount Horeb Fire Department did not review the access and the signage plan would be a separate submittal. The Commission reviewed and approved the building materials and lighting plan. Zalucha Motioned for the approval of the Conditional Use Permit and Design Review subject to the Village Planner Memorandum recommendations including review of the signage plan at a future meeting. Udelhoven seconded and the Motion carried by unanimous voice vote.

- k. Consideration of Resolution 2024-04 Conditional Use Permit Design Requirement - Proposed Dental Building
Approved with motion in item j.
- l. Public Hearing on Zoning Change PD-1 to General Development Plan 1881 Springdale St
Developer Tim Neitzel and Knothe Bruce Architect Matt Tills gave an overview of the proposed 3-story, 24 unit mixed use building. Rohr gave an overview of the land use. The public hearing opened at 7:47pm. Those who spoke in opposition and/or submitted letters: Donald Taft, Rosemary Kavon and Jason Geiger. Those who registered in opposition: LuAnn Walton. Those who spoke in support: Marc Shellpfeffer. Cathy Scott spoke to question the zoning change and Rohr explained the mixed use on the first floor required the zoning change. The hearing closed at 8:00pm.
- m. Consideration of Ordinance 2024-05 Zoning Change PD-1 to General Development Plan 1881 Springdale St
The Commission discussed the elevations, pedestrian pathways, the triangle shape for truck traffic, and questioned first floor commercial. Tills and Neitzel informed on the common parking agreement and that there was no way to control foot traffic to the grocery store. Neitzel will speak with the owner of Miller's regarding a walkway. Tills questioned what the tenant common space would be considered if residential use on the first floor was removed. Rohr explained and spoke about other conditions that would require the development plan. Gauger motioned to table for elevations and additional discussion at the next meeting. Zalucha seconded and the Motion carried by unanimous voice vote.
- n. Symdon Design Review
Contractor Nick Urumoglu from Cleary Building Corporation gave an overview of the proposed 1200 square foot cold storage building for Symdon Motors. Two issues that are of concern are the impervious surface and the height. The parcel is grandfathered in for the current impervious surface. Urumoglu suggested moving the proposed building to a blacktop location, thus removing the issue. The second issue is the proposed building exceeds the 15-foot maximum height for an accessory structure in the Planned Business Zoning. Rohr presented two options for

the height issue: wait for the future Zoning Ordinance recodification project or amend the current code to allow all districts to exceed the height limits if a conditional use permit is granted. The Commission agreed to proceed with the code amendment and future discussion on impervious surface and the landscaping of the project.

4) Committee Reports:

- a. Plan Commission Chair Report
No Report.
- b. Village Planner Report
Rohr no report. Rohr will be sending a Sun Prairie research study on the property value impact of multi-family adjacent to single-family properties.
- c. Building Inspector Report
No Report.

5) Meeting adjournment.

Zalucha Motioned to adjourn at 8:58pm and Kidd seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk