



## VILLAGE OF MOUNT HOREB

E. Main Street

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### **PLAN COMMISSION AGENDA** **Wednesday, April 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, Nate Gauger, Jill Remmert-Willis, Destinee Udelhoven and Peggy Zalucha. Andrew Kidd was absent. 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 March 27, 2024 Meeting Minutes  
Zalucha Motioned, Gauger seconded to Consideration of March 27, 2024 Meeting Minutes. Motion carried by unanimous voice vote.
  - b. Public Hearing Rezone R-3 Multi-Family Residential to General Plan Development for 109 & 113 Valley Dr & 302 Adams St  
Rohr gave an overview on the three properties and the setbacks requiring the rezone. The hearing opened at 7:03pm and Owen informed the Commission he received one phone call voicing the height of the building and one email on traffic and green space. The hearing closed at 7:04pm. The Commission discussed the traffic and the height necessary to accommodate the slope and steep grade. Best wanted to publicly address the email on traffic and green space. Czyzewski informed no sidewalks were on the future sidewalk plan due to grading issues. Rohr explained the flexibilities listed in the Village Planner's Memorandum.
  - c. Consideration of Ordinance 2024-07 R-3 Multi-Family Residential to General Development Plan for 109 & 113 Valley Dr & 302 Adams St  
Gauger Motioned to approve the Consideration of Ordinance 2024-07 R-3 Multi-Family Residential to General Plan Development for 109 & 113 Valley Dr & 302 Adams Street with the Village Planner's Recommendations in the April 24, 2024 Memorandum, Zalucha seconded and Motion carried by unanimous voice vote.

- d. Consideration of 1881 Springdale Street General Development Plan  
Rohr and Knothe Bruce Architect Matt Tills explained the updated elevations with the additional commercial space replacing the first floor residential unit. Czyzewski opened the floor to the public. Donald Taft spoke requesting a flat roof consideration. Jason Geiger, representing property owners, presented issues and code violations. Rohr and Czyzewski reviewed recommendations and discussion from the last meeting. The Commission questioned the roof pitch, the two foot height difference, the number of floors to the parking ratios, and the Sun Prairie Housing Report. Tills stated the pitch roof is an aesthetic choice due to the view. The parking and rock conditions in the area dictated the floor ratios. Owen confirmed the Housing Report was in the packet and available to the public. Developer Tim Neitzel stated he would talk to Miller's about his plans to survey and stake out a walkway. Further discussion took place about the height of the roof. Tills agreed to review the height and possibly drop the roof down, removing the flexibility in the memorandum. Czyzewski Motioned to Consideration of 1881 Springdale Street General Development Plan and the Village Planner's April 24, 2024 Memorandum recommendations with exception to the roof height flexibility. Best seconded to the motion with the recommendations and exception. Motion carried by unanimous voice vote.
- e. Public Hearing on Amending Chapter 17 & Chart 1 Accessory Buildings Height Limitations  
Rohr gave an overview of the uniform change on Chart 1 for all districts. The public hearing opened at 7:50pm. No one spoke, and the hearing closed at 7:51pm.
- f. Consideration of Conditional Use Permit 2024-08 Chapter 17 & Chart 1 Accessory Building Height Limitations  
Owen gave an overview stating the accessory could not exceed the height of the principal structure which would restrict the height of the accessory. Udelhoven Motioned, Zalucha seconded to Consideration of Conditional Use Permit 2024-08 Chapter 17 & Chart 1 Accessory Building Height Limitations. Motion carried by unanimous voice vote.
- g. Public Hearing 2011 Springdale St Symdon Motors Conditional Use Permit for Accessory Building Height  
Public Hearing opened at 7:56pm Nic Urmogulu from Cleary Building Corporation gave an overview of the proposed 1200 square foot cold storage building for Symdon Motors. The mean height will be 17'-10" and shorter than the other buildings. Rohr stated the structure would be on an existing impervious surface with no issues. No one spoke, and the hearing closed at 7:58pm.
- h. Consideration of Conditional Use Permit Resolution 2024-xx 2011 Springdale St Symdon Motors Accessory Building

Udelhoven Motioned to approve Consideration of Conditional Use Permit Resolution 2024-07 2011 Springdale St Symdon Motors Accessory Building contingent on Village Board approval of Ordinance 2024-08 Height Limitations. Best seconded and Motion carried by unanimous voice vote.

- i. Design Review for accessory structure at 2011 Springdale Street, Symdon Motors  
Udelhoven Motioned to approve Design Review for accessory structure at 2011 Springdale Street, Symdon Motors contingent on the Village Board adoption of Ordinance 2024-08. Gauger seconded and Motion carried by unanimous voice vote

4) Committee Reports:

- a. Plan Commission Chair Report  
Czyzewski informed that the Village Board is looking at business parkland.
- b. Village Planner Report  
Rohr informed that the code recodification meetings had started and gave a brief overview of the project.
  - 1. Zoning Code Rewrite Update
- c. Building Inspector Report  
Report in the packet.

5) Meeting adjournment.

Udelhoven motion to adjourn at 8:09pm and Willis-Remment seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk