**PLAN COMMISSION AGENDA**
**Wednesday, October 23, 2024 at 7:00 PM**

**MEETING MINUTES**

**1) Call to order**
Chair Ryan Czyzewski called the meeting to order at 7:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

**2) Roll call**
Members Present: Sarah Best, Nate Gauger, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven
Members Absent: Peggy Zalucha
Others Present: Village Administrator Owen, Village Planner Kruesel, Assistant Clerk Culberson

**3) Agenda Items**

**a. Consideration of September 25th, 2024 Meeting Minutes**
Kidd Motioned to approve the minutes of the September 25, 2024 meeting, Gauger seconded and the Motion carried by unanimous voice vote.

**b. Public Hearing: Rezone from I-2 General Industrial to PD- Planned Development General Development Plan, Brunsell Brothers LTD, 1204 E Lincoln Street,**
Village Planner Kruesel gave an overview and presentation. The primary two reasons for the rezone were to exceed the impervious maximum from 60% to 64% and the building height maximum from 35 feet to 42 feet. Kruesel explained the recommendations in the General Development Plan establishing flexibilities. The Specific Implementation Plan would cover the other issues identified in the agenda packet memo.

Hearing opened at 7:04pm.
Abutting property owner Brian Durtschi questioned the variance application and what is proposed inside the building.
Resident Teri Volk spoke in opposition questioning traffic, public safety, upkeep of the property, and how many employees.
Hearing closed at 7:10pm.

**c. Consideration of Ordinance 2024-13 Rezone I-2 General Industrial to PD-Planned Development General Development Plan for 1204 E Lincoln Street**
Wade Wyser from Wyser Engineering addressed the public hearing concerns. The intent of the proposed building is for cold storage and he was unsure if the current operations in the existing facility would expand to the proposed facility. The floor plan proposed an office and breakroom for possibly eight employees. Wyser explained the impervious surface code is low compared to surrounding communities and the height for an auxiliary building could be 60 feet and possibly permitted if reviewed. Owen explained the variance application in the packet was intended to be a rezone application. The Commission discussed the traffic flow and the new proposed access from Cox drive as being an exit. The hours of operation were unknown and the landscaping, lighting and other components would be reviewed and discussed in the SIP.

Motion: Best motion to recommend Consideration of Ordinance 2024-13 Rezone I-2 General Industrial to PD-Planned Development General Development Plan for 1204 E Lincoln Street with the following 10/23/24 Village Planner Memorandum GDP conditions and the Commission adding in 6-7-8:

1. The proposed flexibility to allow the maximum impervious surface ratio of the lot to exceed 60% up to 65% should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow the maximum building height to exceed 35' up to 42' should be granted as proposed in the GDP submittal.
3. The proposed change to the permitted principal land uses in the I-2 district to include Outdoor Storage and Wholesaling as a permitted by-right principal land use, instead of a requiring a Conditional Use be granted as proposed in the GDP submittal.
4. The proposed change to the number of principal buildings permitted per lot in the I-2 district to include two total principal buildings permitted by-right on the lot, instead of requiring a Conditional Use be granted as proposed in the GDP submittal.
5. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.
6. Building use shall be restricted to primarily cold storage use as presented in the application packet.
7. Truck traffic shall be restricted to Cox Drive only.
8. Operating hours shall occur only during hours allowed during "quiet code hours".

Kidd seconded and Motion carried by unanimous voice vote.

**d. Signage Trolls Vape and Smoke 303 East Main Street**

The property owner presented two sign color options: maroon or yellow. Gauger motioned to approve either color and Remmert-Willis seconded. After further discussion a decision was made on the maroon color and Gauger withdrew the motion.
Motion: Best motioned to approve the maroon sign at 303 East Main Street and Gauger seconded. Motion carried by unanimous voice vote.

**e. Signage First Choice Dental 1920 Commerce Parkway**

Owen gave an overview and approval of the signage and Sign Art confirmed.
Motion: Gauger motioned to approve the signage as presented for 1920 Commerce Parkway and Best seconded. Motion carried by unanimous voice vote.

**f. Concept Review of Residential Condominium Development, 418-426 W Main Street**

Applicants Aaron Boehnen and Kevin Grinvalsky presented the 21-23 zero-lot line residential townhouse/rowhouse project. The project will not be a condominium but would utilize an HOA as a neighborhood and not as a condo. The approximate owner-occupied unit cost would be $400,000-$425,000. The applicant is requesting reduced setbacks along the public utility easements and building setbacks on Main and Orchard. The shared drive with the neighboring parcel would be the entry with a private one-way street exit to Orchard Lane. Village Planner Kruesel questioned the need for a dedicated public street for the back units that lack a public street.

Boehnen questioned considering duplexes with possible accessory dwelling units. Owen will discuss the utility easement and setbacks with the Utility Department.
The Commission gave back positive feedback and for the applicants to continue with the project.

**4) Committee Reports:**

**a. Plan Commission Chair Report**
Czyzewski expressed condolences to the passing of Mike Slavney, the former Village Planner, and to Village Planner Ben Rohr on the birth of his son. The November and December meetings will be moved to the 3rd week of the month.

**b. Village Planner Report**
No report.

**c. Building Inspector Report**
No report.

**5) Meeting adjournment**
Best Motioned to adjourn at 8:17pm. Kidd seconded and Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson