PLAN COMMISSION AGENDA
Wednesday, December 18, 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: Nate Gauger, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Peggy Zalucha
Members Absent: Sarah Best
Others Present: Village Administrator Nic Owen, Assistant Clerk Jean Culberson, Youth in Government Siobhan Mertz

3) **Agenda Items**
a. Consideration of November 20, 2024 Meeting Minutes
Zalucha Motioned to approve the minutes of the November 20, 2024 meeting, Kidd seconded and the Motion carried by unanimous voice vote.

b. Certified Survey Map for Norsk Ridge, Goninen Living Trust
Owen gave an overview of the CSM to adjust the lot from outlot to a buildable lot. The application includes utility easements and the Building Inspector is to review the driveway.
Zalucha Motioned to approve the Certified Survey Map, Gauger seconded and the Motion carried by unanimous voice vote.

c. Recommendation on Certified Survey Map for 114 N 2nd Street, Filkins, Froelich, Field
Owen gave an overview on the request to divide the current parcel into two parcels. The second lot would be considered a flag lot. Czyzewski read a letter from the property owners who were unable to attend. The CSM does not require a public hearing but public comment is permitted.

The following residents spoke in opposition:
Kurt Nowka-113 N Second St, David Hoffman-202 N Second St, Beth & Mike Rasmussen-109 N Grove St, Jack Lyle-118 N Second St, Mike Rooney-300 N Second St.

The following resident registered in opposition:
Teri Vierima-202 N Second St

The concerns included: if the plat was correct, a review of the historic district, privacy, the flag lot ordinance requiring the attractive arrangement of buildings, greenspace, R-1 Residential, and no communication to residents in the area.

The Commission questioned: if the plat was reviewed and correct, the historic district and if building plans should be present before approval. Zalucha Motioned to table for further review of the request and flag lot ordinance. Czyzewski seconded and the Motion carried by unanimous voice vote.

d. Consideration of Certified Survey Map for Lot 3, Sienna Hills Subdivision, Rich Eberle
Owen gave an overview on the CSM and advised tabling the request for further review of platting requirements and easements. Zalucha Motioned to table for further review of the request. Gauger seconded and the Motion carried by unanimous voice vote.

e. Consideration of 114-118 E Main Street - Exterior Siding
Owen gave an overview on the exterior work of the building. The Commission questioned the approval of the black-gray siding color, the lighting and the lower portion of the building material. Property owner Josh Zimmer thought the work was approved with the approval of his Grant Renovation application. The Commission agreed to approve the installed siding and lighting. The Thirstea Troll tenant will need to review the color palettes for the yellow door color. The Commission requested staff approval of the stone for the lower portion of the unfinished building.
Zalucha Motioned for approval and to include staff approval of the stone. Kidd seconded and the Motion carried by unanimous voice vote with exception to Udelhoven who voted no.

4) **Committee Reports:**

a. **Plan Commission Chair Report**
No report.

b. **Village Planner Report**
Owen informed on the recodification and the next meeting for review.

c. **Building Inspector Report**
Report in the packet.

5) **Meeting adjournment.**
Gauger Motioned and Willis-Remment seconded to adjournment at 8:10pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson