



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PLAN COMMISSION AGENDA

Wednesday, September 25, 2024 at 7:00 PM

MEETING MINUTES

- 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, Jill Remmert-Willis, Destinee Udelhoven and Peggy Zalucha. Nate Gauger 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 August 28, 2024 Meeting Minutes
Zalucha Motioned, Best seconded to Consideration of August 28, 2024 Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Public Hearing: Amendment of General Development Plan for 325 N Eighth Street
Rohr and National Construction Project Development Manager Bernard Lange updated the Commission on the project. The Hearing opened at 7:04pm and resident Jim Larson questioned the stormwater runoff and detention pond size. The Hearing closed at 7:07pm. Owen and Rohr stated the plan meets all stormwater requirements and the detention pond will be enlarged.
 - c. Recommendation on Amendment of General Development Plan and SIP Approval, Beehive Homes, 325 N Eighth Street
General Plan Development (GDP) The Commission had no questions on the GDP. Udelhoven Motioned to approve the recommendation of the Amendment to the GDP inclusive of the flexibilities identified in the GDP Village Planner 09/25/2024 memorandum. Zalucha seconded and the Motion carried by unanimous voice vote.

Specific Implementation Plan (SIP) Rohr updated the Commission on additional components listed in the SIP: dumpster, fencing, lightpole height and landscaping. Lange informed the Commission the fencing

would be wrought iron with a height of 5 feet. Rohr questioned if additional trees should be added along the southern property line for screening. The Commission agreed to the additional trees along the southern property line and discussed requiring an on-site bicycle rack. The applicant met the dumpster and fencing requirements. Best Motioned Recommendation on SIP approval including the recommendations in the SIP Village Planner 09/25/2024 Memorandum with revision to waiver 3.d requiring an on-site bicycle parking rack. The Motion identified the dumpster and fencing plans were met, the pole height and the south property line tree screening needed to be met. Udelhoven seconded and the Motion carried by unanimous voice vote.

- d. Concept Presentation: GDP Amendment, Steve Brown Apartments, Front Street Station
Owen gave a review on the changes requested: removal of the L shape with patio and 9 parking stalls, and increasing the proposed 63 units to 72 units. Dan Seely, Vice President of Steve Brown Apartments, discussed the facade window change, the financial challenge leading to the removal of the L shape and increasing the number of units by reducing the size of units. The new proposed plan is 72 units with 89 stalls. The Commission discussed concerns about the changes to the project which were considered negative to the Village and would not be approved. Seely questioned if the L shape was removed and the units remain at 63 would this help. The Commission gave feedback expressing community space and maintaining the previously proposed parking ratio may help.
- e. Consideration of Design Review Application, 114-118 E Main Street, MJ Upward Properties
Owen gave an overview on the gray/black siding installed on the building without a permit. The owner did not attend the meeting. Udelhoven Motioned to table the consideration of the Design Review Application and Best seconded the Motion. The Motion carried by unanimous voice vote with exception to Zalucha who voted no.
- f. Consideration of signage for Trolls Vape and Smoke, 303 E Main Street
Rohr informed the Commission that they may regulate the sign size, materials and color, but not the content. Business owner Ahmad Alattar discussed the business & signage. The Commission questioned and requested if the word vape could be removed and if the wall signage could be changed to a dual post sign. The Commission referred the owner to the downtown color palettes and to tone down the colors. Best Motioned to table the consideration and for the owner to return with a color change to the signage. Udelhoven seconded and Motion carried by unanimous voice vote.
- g. Zoning Code Rewrite Update: Proposed Density and Impervious Surface

Rohr gave an update on the draft code. Discussion took place on the proposed 1000 sf dwelling unit density and impervious surface ratios.

- h. Discussion on ETZ Committee meeting with Town of Vermont
Owen updated the Commission on the recent meeting and discussion to add review time flexibility in the Boundary Agreement.

4) Committee Reports:

- a. Plan Commission Chair Report
Czyzewski informed on the upcoming public hearing for the Town of Primrose Comprehensive Plan Amendment.
- b. Village Planner Report
No report.
- c. Building Inspector Report
No report.

5) Meeting adjournment.

Best Motioned, Czyzewski seconded to meeting adjournment at 9:03pm.
Motion carried by unanimous voice vote.