PLAN COMMISSION AGENDA
Wednesday, November 20, 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: Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Peggy Zalucha
Members Absent: Sarah Best, Nate Gauger
Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) **Agenda Items**
a. Consideration of October 23, 2024 Meeting Minutes
Kidd Motioned to approve the minutes of the October 23, 2024 meeting, Zalucha seconded and the Motion carried by unanimous voice vote.

b. Public Hearing 418, 422 and 426 W Main Street - General Development Plan to Rezone PB to R3 to PD Plan Development
Owen and Rohr gave an overview of the proposed 7 separate buildings that combine for 21-23 zero-lot line residential townhome units. Applicants Aaron Boehnen and Kevin Grinvalsky informed that they were still working on details. Boehnen did address a resident letter they received.

Hearing opened at 7:15pm
The concerns expressed were density, height, greenspace, wooded area, stormwater runoff, traffic issues & safety, materials, light pollution, setbacks, lack of plans and communication including assertiveness towards the residents.

The following residents spoke in opposition:
Linda Winter - 104 Orchard Lane, James Brager-409 W Main, Becky Crase-408 W Main, Lauren Ta-428 W Main, Sarah Boatman – 105 Nesheim, David Swimm-106 Nesheim (also submitted a written letter), Ken Scott and Brian Bigler-113 Nesheim, Davina and Steve Penne-208 Nesheim.

The following resident registered in opposition:
Chris Crase-408 W Main
Hearing closed at 7:53pm

c. Consideration of Ordinance rezoning 418, 422 and 426 W Main Street to PD Planned Development
Rohr informed on the multi-family zoning, the Village Engineer is reviewing stormwater management, and the Public Safety Board will review traffic patterns and safety. Rohr advised tabling the project for further review and plans. Grinvalsky informed on a new access if they remove unit 1 and the fire department removing unit 12 for a wider exit. The rendering depicting three stories is misleading. The buildings will be two stories. Boehnen

apologized for the lack of communication and assertiveness. The Commission discussed the density and the concerns presented including the public relationship.
Zalucha Motioned to table the Consideration of Ordinance Rezoning for further information and plans. Udelhoven seconded and the Motion carried by unanimous voice vote.

d. Request for Waiver of Screening of Vents at 1920 Commerce Drive First Choice Dental

Rohr explained that the design review approval did not show the vents protruding from the roof and the Commission has three options: accept the proposed metal screening structure for covering, accept painting the vents black to blend in with the rooftop, or waive the requirement and allow no screening. Project Manager Charlie McCall from 1848 Construction explained during construction the roof line changed the mechanics. The Commission discussed the alternatives and future painting would need to be based on a complaint for enforcing.
Zalucha Motioned to paint the venting and Willis-Remment seconded. The Motion carried by unanimous voice vote.

e. Consideration of Design Application Windows and Exterior Stairs 303 E Main Street

Rohr explained the extension of the existing exterior stairs is to provide additional safety for the second-floor tenants and is common in the downtown area. The windows were replaced due to the condition of the existing and met all requirements. Owner Saad Murtadhq was in attendance for questions.
Kidd Motioned and Zalucha seconded. The Motion carried by unanimous voice vote.

f. Consideration of 114-118 E Main Street - Exterior Siding

The owner did not attend the meeting. The Commission questioned: the color black, the yellow door and the exterior lighting plan. Owner must attend the December meeting. No action was taken

g. Application for Public Art: Driftless Historium 100 S 2nd Street

Owen informed that the Driftless Historium is planning to install a 30x15 mural on the south wall. The applicant presented two murals, Option A: mural with the Historium logo (considered signage) and Option B: without the logo (considered public art). Owen presented a Public Art Ordinance example from the City of Delvan and proposed the Village review and adopt a similar ordinance. The Commission discussed the murals and considered a plaque be placed next to the mural without the logo and agreed to a Public Art Ordinance.
Zalucha Motioned to accept the Option B mural without a logo and Kidd seconded. The Motion carried by unanimous voice vote.

4) **Committee Reports:**

a. Plan Commission Chair Report

Czyzewski informed the Commission on issue with the relinquishing of covenants, a possible future discussion.

b. Village Planner Report

No Report and working on the recodification.

c. Building Inspector Report
Reports in the packet.

5) **Meeting adjournment.**
Czyzewski Motioned and Willis-Remment seconded to adjournment at 9:13pm.
Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson