

PLAN COMMISSION AGENDA
Monday, June 30, 2025 at 6:00 PM

MEETING MINUTES

1) Call to order

Chair Ryan Czyzewski called the meeting to order at 6:00 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, Ben Vondra, Peggy Zalucha

Members Absent: Sarah Best

Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) Public Comments

Those who spoke on various Agenda Items in opposition or in support: Brian Ladow 209 E Main St, Tim Scott 110 N Third St, Alex Pfister 316 W Main St, Craig Enzenroth Gallina Company, Jeff Grundahl JG Development, Sharman Moen Mt Horeb, Anna King 204 N Third St, Maura Overland HPC Member, Janna Hansen 513 Michelle St.

4) Agenda Items

a. Review of Part 2 of Zoning Code Rewrite (including Discussion on Downtown Height Restrictions)

Downtown Building Height

- The Historic Preservation Commission recommended 40' as the maximum height on Main Street to retain the Opera House as the tallest building along the corridor and allowing taller buildings south of Main Street, so long as they are shorter than the Opera House.
- Plan Commission requested that the Village obtain additional heights on the Opera House including the peak of the roof and the peak of the tower element for perspective.
- Plan Commission direction was to keep Option 1 as the drafted approach for now, gather additional information, and bring this back for further discussion.
 - Option 1
 - Maximum height of 50' or 4 stories for properties fronting Main Street (same as today).
 - Taller buildings are permitted in other areas of downtown up to 60' (reflects projects that have occurred in the area).
 - For any building taller than three stories, a required minimum building setback of 10' front the front façade of the structure on the fourth floor must be employed.

b. Review of Draft Cottage Court Zoning

- Plan Commission agreed with the draft language as presented. Requested changes included:
 - Changing the name of the zoning district and land use to “Pocket Neighborhood”
 - Edit the proposed graphic to include additional sidewalks, different size units, units with and without garages, and a combination of single-family, two-family, and townhome units

c. Discuss the Design Review Standards

- Plan Commission agreed with the draft approach. Other items to be addressed include:
 - A Traffic Study is required for projects of a certain size (density, PUD, etc.)
 - Brainstorm if there are situations where language like “creating and maintaining an attractive appearance” might need to be retained in the new code to address unforeseen situations such as the flag lot issue from earlier this year.

Exterior Design Review Standards

- Suggest changes included:
 - 40” hard durable base should only be a requirement for the street and public facing portions of the façade (i.e. parking lot), not the entire building
 - Retain the tower element requirement on Springdale Street
 - Change the language to be clearer that there are no design standards for single and two-family land uses
 - Add the proposed public art ordinance to the new Zoning Code
 - Need further discussion on the ground floor façade parking requirement. It could be something like a percentage of the ground floor façade can be in-building parking for higher-density projects only. The Plan Commission would like some ideas brought back to them with visuals showing different scenarios for consideration.
 - Retain the language as drafted for prohibiting primary colors and do not add any new language about limiting black to only be used as an accent color.
 - Allow metal roofs, but ensure that fasteners are not visible and unarticulated metal roofs are not permitted (shack style design or other examples).
 - Allow canopy roofs to have any kind of pitch and no longer require them to have the same pitch as the principal building. However, retain requirements for canopies to match materials and colors of the principal structure.
 - Bring back the proposed approach on how downtown projects will be handled to the Plan Commission for discussion to determine how the HPC fits into the new system.
 - For the new downtown design standards, soften the language to allow for exterior materials and surface features to be replaced with the same type of appearance, but not necessarily require identical materials and features.

d. Review the Draft Exterior Design and Landscaping Chapters

- The Plan Commission agreed with the proposed new approach.
- The only requested change was to provide 2x the point totals for saving of mature vegetation and retain the 1.5x point incentive for native plantings as proposed.
- Permeable pavement incentives were discussed, but not ultimately recommended as a component of the landscaping standards at this time because they tend to fail over time and become impervious surface that doesn't accomplish the community's goals.

5) Meeting adjournment.

Willis-Remment Motioned and Kidd seconded to adjournment at 9:13 pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson