

HISTORIC PRESERVATION COMMISSION AGENDA
Wednesday, July 23, 2025 at 6:00 PM

MEETING MINUTES

1) Call to order

Chair Marc Schellpfeffer called the meeting to order at 6:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

Members Present: Megan Ince, Maura Overland, Jackie Sale, Destinee Udelhoven
Others Present: Village Administrator Nic Owen, Assistant Clerk Jean Culberson

2) Public Comments

Bethaney Bacher-Corsock 824 S Second questioned the public comments placement on the agenda. Schellpfeffer Informed her to discuss the agenda procedure with the Village Board.

3) Agenda Items

a. **Consideration of June 25, 2025, Meeting Minutes**

Sale Motioned and Ince seconded to approve the June 25, 2025 minutes. Motion carried by unanimous voice vote.

b. **Concept Presentation for Mount Horeb School District Primary Center Addition**

Ryan Sands and Mark Miller with Bray Architects summarized the proposed Primary Center addition and the Early Learning Center demolition. The Commission discussed the addition including the bus routing. The Commission gave positive feedback on the project and requested documenting the ELC before destruction. Bray stated they will submit the State Historical report to the Village once they receive it.

c. **214-220 E Main Street Redevelopment Concept Presentation**

Developer Jeff Grundahl and Steve Shulfer from Sketchworks Architecture gave an overview on the revised proposed four-story mixed-use apartment building. The first presentation was presented to the Plan Commission and not to the HPC. The Commission discussed the project giving positive and non-positive feedback on the density and character of the building. Overland stated for the record that this project would include the demolition of two structures in our National Historic District.

d. **Discussion on Design Review Standards for Zoning Code Rewrite**

Tabled. Sale requested downtown mixed use zoning maps and code for the future meeting.

e. **Review of Awards Form**

Udelhoven presented the revised form. Schellpfeffer Motioned and Overland seconded to approve the Awards Form. Motion carried by unanimous voice vote.

Update on Certified Local Government Grant

Tabled.

4) Local Preservation Group Reports

f. **Mount Horeb Area Historical Society**

Tabled.

g. **Mount Horeb Landmarks Foundation**

Tabled.

5) Future agenda items

Tabled.

6) Meeting adjournment.

Sale Motioned, Ince seconded to Meeting adjournment at 6:56 pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson