



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

Historic Preservation Commission Agenda Wednesday, July 22, 2026 at 6:00 PM

Municipal Building Board Room
138 E. Main Street
Mount Horeb, WI

- 1) Call to order**
- 2) Roll Call**
- 3) Public Comments on Non-Agenda Items***
- 4) Consent Agenda**
 - a. Consideration of June 24, 2026 Meeting Minutes
- 5) Agenda Items**
 - a. Introduction of Gabe Altenbernd, Village Administrator
 - b. Presentation from John Hyché from Urbana regarding their Historical Property Survey
 - c. Discuss 2027 Operating and Capital Budget Requests
- 6) Future Agenda Items**
- 7) Meeting adjournment.**

***Public Comment Policy**

Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to **three minutes**, must be made from the podium, and the speaker must return to the audience after speaking.

- **Non-agenda item comments** are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- **Agenda item comments** are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN *Public Comment Request-Name of Public Body*.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED

INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



AGENDA ITEM REPORT

MEETING DATE

July 22, 2026

PREPARED BY

AGENDA ITEM # 4.a

Consideration of June 24, 2026 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Draft Minutes 06 24 26

HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, June 24, 2026 at 6:00 PM

Draft 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: Jill Schuettepelz, Destinee Udelhoven

Members Absent: Curtis Johnson, Ted McMillan

Others Present: Assistant Clerk Jean Culberson

2) Public Comments on Non-Agenda Items

None.

3) Agenda Items

a. Consideration of May 27, 2026 Meeting Minutes

Udelhoven Motioned to approve the May 27, 2026 meeting minutes. Schuettepelz seconded and Motion carried by unanimous voice vote.

b. Update on Plaques - Dahle House and Evans Building

The plaques have not arrived. Schellpfeffer will work with the Village Board on presenting the plaques and informing the owners.

c. Update on the Property Survey that Urbana is undertaking for the Village

Urbana will attend and update the Commission at the July meeting. A draft of the report is planned for November and the final in February of 2027.

d. Upcoming Committee Priorities/Goals

The Commission discussed the two group/conferences. The Wisconsin Association of Historic Preservation Commission with an annual fee of \$40 and The Wisconsin Historical Society Local History & Historic Preservation Conference in Milwaukee. Further discussion took place on resources, awards and budget.

The Commission discussed the DMU zoning code and the creating of the Historic District. Schellpfeffer to include in the July agenda the DMU zoning code, zoning map and HPC application. Udelhoven Motioned to joining the Wisconsin Association of Historic Preservation Commission with an annual fee of \$40. Schuettepelz seconded and Motion carried by unanimous voice vote.

e. Discussion on HPC webpage

Udelhoven to create a list of items and links for the website page.

4) Future agenda items

- HPC Role to the Downtown Mixed Use (DMU) code
- Budget Items
- Administrative Zoning Code amendment
- Preservation Plan

5) Meeting adjournment.

Schuettepelz Motioned and Udelhoven seconded to Meeting adjournment at 6:45pm.
Motion carried by unanimous voice vote.

Minutes by Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

July 22, 2026

PREPARED BY

AGENDA ITEM # 5.b

Presentation from John Hyche from Urbana regarding their Historical Property Survey

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Mount Horeb Update HPC Meeting_July 2026



Village of Mount Horeb

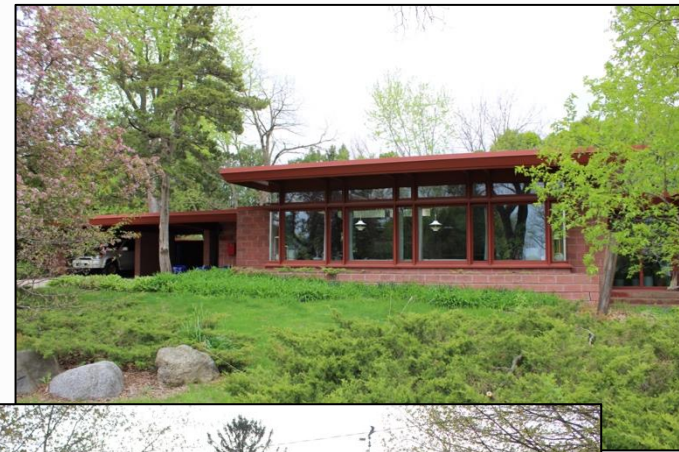
Intensive Historic Property Survey Report
Historic Preservation Commission Meeting
July 22, 2026



WISCONSIN

Introductions

- Project Sponsors
 - Wisconsin Historical Society
 - Village of Mount Horeb Historic Preservation Commission
- Collaborators
 - Mount Horeb Area Historical Society
 - Village Residents
- Project Contractor
 - Urbana Preservation & Planning, LLC



Project Goals

- Document potential historic properties in Mount Horeb including:
 - Buildings,
 - Structures,
 - Objects, and
 - Districts.
- Evaluate **all historic-era (pre-1986) properties**.
- Complete **intensive level documentation** of all properties determined to be potentially eligible for listing in national, state, and local registers.
 - Individually Eligible Properties
 - Contributors to potential historic districts.
- Enter survey data into the **Architectural History Inventory (AHI)** within the **Wisconsin Historic Preservation Database (WHPD)**.
- Prepare a **Historic Context Statement** for the Village of Mount Horeb
- Prepare an **Intensive Historic Property Survey Report**.



Survey Methods

- Property Identification
- Field Survey/Photography
- Research Potentially Significant Properties
- Record Survey Data
- Identify Potential Historic Districts
- Prepare a Historic Context Statement that includes:
 - Property type descriptions,
 - Significance thresholds, and
 - Integrity considerations.
- Provide Recommendations for Future Preservation



Implementation Process

- Project Kick-off HPC Meeting on March 12, 2026 (✓)
- Identify properties important to Village history (✓)
- Provide updates to the HPC, solicit feedback (✓)
- Complete fieldwork (✓) and property research (**In Progress**)
- Prepare draft historic context statement (**In Progress**)
- Record data in the AHI/WHPD (**In Progress**)
- Prepare draft and final report packages (**In Progress**)
- Submit GIS mapping data for Village's use (**Planned**)



Previously Surveyed Properties

- **124 previously recorded properties**
 - 1996-1997 Downtown Mount Horeb Survey
- **Mount Horeb Main Street Historic District**
 - Designated In 2019
 - **29** Total Buildings
 - **27** Contributing Buildings
 - **2** Individually Listed In The NRHP
 - **2** Non-Contributing Buildings



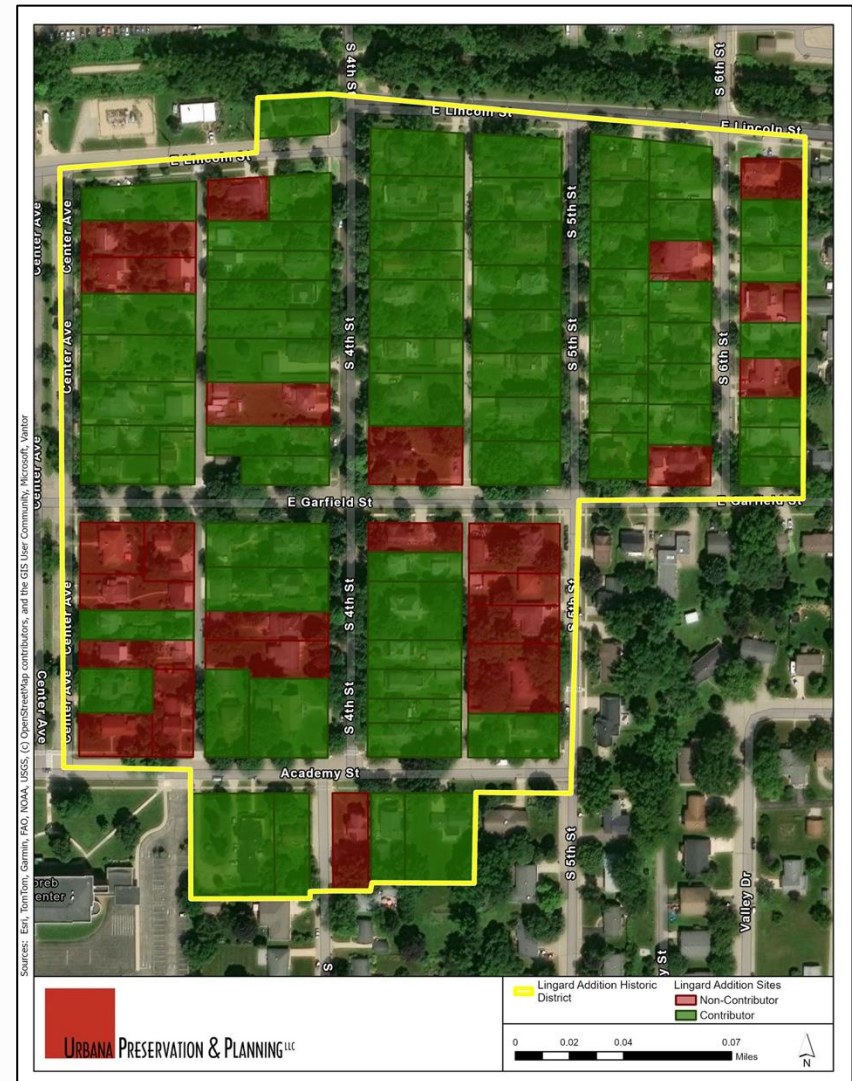
Survey Findings

- **1,208** Total Evaluated Properties (40 years or older)
 - **174** Total Eligible Properties
 - **1** Potential Historic District
 - Lindgard Addition Historic District
- Historic Context Themes
 - Pre-Railroad Township, 1848 – 1881
 - Early Modern Development, 1882 – 1941
 - Suburban Expansion, 1945 – Present
 - Postwar Commerce and Tourism, 1960 – Present
 - Architectural Styles of Mount Horeb, 1861 - 1986



Lindgard Addition Historic District

- **92** Total Properties
 - **68** Total Potential Contributors
 - **24** Non-Contributors
- Period of Significance: (1894 – 1941)
- Primary Architectural Styles
 - Queen Anne
 - Folk Victorian
 - Prairie (Foursquare)
 - Craftsman
 - Colonial Revival



Lindgard Addition Historic District



203 South 5th Street



220 South 4th Street



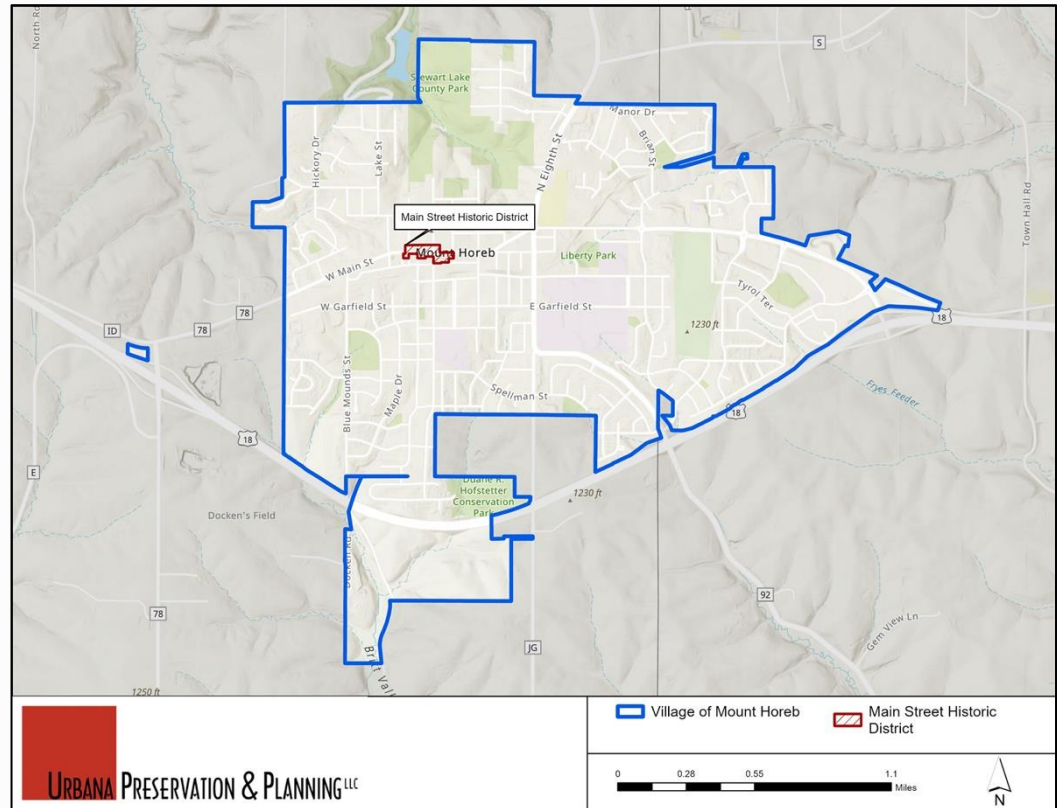
210 South 6th Street



214 South 5th Street

Next Steps / Deliverables

- Complete the Historic Context Statement (October 2026)
- Complete **174** AHI/WHPD Entries (October 2026)
- Submit draft Intensive Historic Property Survey Report (October 2026)
- Present full draft findings to the HPC (November 2026)
- Submit Final Report Package (December 2026)
- Finalize the GIS Results Layer (December 2026)





Questions?

Contacts

- Urbana Preservation & Planning, LLC
- (844) 872-2623
- www.urbanapreservation.com
- john@urbanapreservation.com



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 22, 2026	

AGENDA ITEM # 5.c

Discuss 2027 Operating and Capital Budget Requests

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None