



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, July 22, 2026 at 7:00 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 to Gabe Altenbernd, Village Administrator.
 - b. Hidden Ridge Subdivision
 1. Public Hearing regarding the Hidden Ridge Subdivision Rezoning application to rezone property located at parcel #: 0606-121-3205-1 from Agriculture (A-1) to Single-Family Residential (SF-2)
 2. Discuss and take action on the application from Brian Durtschi requesting approval of Ordinance 2026-07, regarding an amendment to the Official Zoning Map to rezone property located at parcel #0606-121-3205-1 from Agriculture (A-1) to Single-Family Residential (SF-2)
 3. Discuss and take action on the Hidden Ridge Subdivision Preliminary Plat
 - c. Discuss a request from Heidi Hoff regarding an initial Concept Review for a Restaurant/Meat Processing site located at 213-215 E Main Street
- 6) Committee Reports**
 - a. Plan Commission Chair
 - b. Village Planner
 - c. Building Inspector
- 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. 06 24 26 Draft Minutes

PLAN COMMISSION AGENDA
Wednesday, June 24, 2026 at 7:00 PM

DRAFT 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: Ryan Czyzewski, Sarah Best, Stephanie Gauthier-Phillips, Andrew Kidd, Jill Remmert-Willis, Ben Vondra, Peggy Zalucha

Others Present: Village Planner Sonja Kruesel, Assistant Clerk Jean Culberson

3) Public Comments on Non-Agenda Items

None.

4) Agenda Items

a. Consideration of May 27, 2026 Meeting Minutes

Best Motioned to approve the minutes of the May 27, 2026 meeting and Zalucha seconded. Motion carried by unanimous voice vote.

b. Consideration Heirloom Craftsman Mural at 212 E Lincoln Street

Kruesel and Owner Dennis Hiorns informed on the February request and the delay due to the Public Art Ordinance. Zalucha Motioned to approve the mural request and Best seconded. Motion carried by unanimous voice vote.

c. Encore-Brookstone Hills Pocket Neighborhood

Kruesel summarized the project and the recommendations in the June 24, 2026 Memorandum in the packet. The Commission and Developer Chad Wuebben discussed the project.

**1. Public Hearing for Encore-Brookstone Hills Pocket Neighborhood Amendment
GDP – CANCELED**

Public Hearing canceled due to correction in the impervious surface.

**2. Consideration of SIP Encore Brookstone Hills Pocket
Neighborhood**

Vondra Motioned to recommendation of the SIP subject to Planner Krusel's summary of the following revised June 24th Memorandum recommendations.

Approving recommendations 1-2-3 and 7 as written.

Recommendation 4: Additional detailed lighting and a full photometric plan is not expected.

Recommendation 5 option b: Variation in garage materials and windows or decorative hardware or color variation with staff approval.

Recommendation 6 option b: resubmittal of an alternative façade design using smart siding on the front elevation of the units or similar material with staff discretion and approval.

Zalucha seconded. Motion carried by unanimous voice vote.

3. Consideration of Modified Certified Survey Map for Encore Brookstone Hills Pocket Neighborhood

Developer Chad Wuebben summarized the modified plat. The improved plat is requested in order to handle any possible future issues with the condo association. Best Motioned to approve the modified certified survey map. Kidd seconded and Motion carried by unanimous voice vote.

d. Consider the issue of sale/transfer of Village owned land for stormwater purposes

Kruesel summarized the sale or transfer of the land. Czyzewski informed that the Parks Committee voted to recommend accepting additional land from lots 2-3-4 and for the developer to use the Village owned land for stormwater purposes. Developer Brian Durtschi and General Contractor Reed Jones spoke on the dedication of the lots and stormwater use. The Commission discussed the land and Wade Wyser from Wyser Engineering spoke regarding stormwater management. Street Superintendent Jeff Gorman spoke on a possible natural area for the land. Any proposed fencing of the area would be a Village decision. Best Motioned to the recommendation of the land to be used for water retention, extra park land, and native plantings other than grass. Czyzewski questioned the motion and informed that the use of the land would be the Parks Committee decision. Kidd seconded and Motion carried by unanimous voice vote.

5) Committee Reports:

a. Plan Commission Chair Report

Czyzewski informed on a Housing Legislation Bill and a Dane County Regional Housing Summit.

b. Village Planner Report

No Report.

c. Building Inspector Report

Report in packet.

6) Meeting adjournment.

Vondra Motioned to adjournment at 8:04pm and Zalucha seconded. The Motion carried by unanimous voice vote.

Minutes by Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

July 22, 2026

PREPARED BY

Gabe Altenbernd,
Administrator

AGENDA ITEM # 5.b

Hidden Ridge Subdivision

BACKGROUND

RECOMMENDATION

Recommend to the Village Board Ordinance 2026-07

ATTACHMENTS

1. Hidden Ridge Preliminary Plat and Zoning Amendment Staff Report 7.22.26

PRELIMINARY PLAT AND ZONING MAP AMENDMENT REVIEW REPORT TO THE PLAN COMMISSION

DATE: July 22, 2026

EXISTING ZONING: AG, Agricultural

PROPERTY ADDRESSES: No Address

PROPOSED ZONING: SF-2, Single-Family Residential and
CON, Conservancy

PARCEL NUMBER: 60612132051

EXISTING LAND USE: Vacant (undeveloped farm field)

OWNER: BVD, LLC

REQUESTED USES: Single-Family Residential

APPLICANT: Brian Durtschi

BACKGROUND ON PRELIMINARY PLAT AND REZONING REVIEW:

Section 18.21 and 18.22 of the Village of Mount Horeb Subdivision Ordinance outlines the procedures required for completing a Preliminary Plat and a Final Plat. This requires review and action by both the Plan Commission and Village Board. It also requires meeting the ordinance's design standards, required public improvements, and conformance with the Zoning Ordinance related to the creation of new parcels.

Section 17.10.30 of the Village of Mount Horeb Zoning Ordinance outlines the requirements for a Zoning Map Amendment. This requires review and action by both the Plan Commission and Village Board. It also requires conformance with the minimum bulk dimensional standards for the applicable zoning district and a determination of findings that justify the change to the Zoning Map.

REQUEST OVERVIEW:

The applicant is proposing to subdivide one existing 5-acre parcel into 26 total new residential parcels, 1 new outlot, and future right-of-way. Additionally, the applicant is seeking to complete a Zoning Map Amendment for each of the new parcels being created:

- Lots 1-26: AG to SF-2
- Outlot 1: AG to CON

The new residential development lots range in size from 5,000-10,000 square feet in size, while the proposed 17,500 square foot outlot is planned to include the stormwater management area needed to serve the development sites.

In addition to the future residential development lots, the Preliminary Plat includes the continuation of the Michele Street right-of-way (north-south) and the creation of new right-of-way for Svetlana Circle (east-



west). As proposed, this would include all water, sewer, streets, and stormwater infrastructure, in addition to sidewalks along the eastern side of the Michele Street right-of-way extension.

As discussed during the June Plan Commission meeting, the applicant is proposing to use the existing 11,600 square foot triangle-shaped parcel at the corner of Michele Street and Durtschi Drive for stormwater management associated with this proposed project. The parcel is currently owned and maintained by the Village as a portion of Jaycee Park. The Plan Commission, Parks, Recreation, and Forestry Commission, and Village Board all discussed the idea of the proposed development utilizing this property and each body was open to considering that option. The Preliminary Plat identifies the Village-owned parcel as part of the stormwater management basin that will extend into Outlot 1 and serve the new development.

Following the Preliminary Plat process, the applicant will be required to submit a Final Plat that is substantively similar to the Preliminary Plat, receive approvals from the Plan Commission and Village Board, and then seek Building Permits for any future development of this property.

PRELIMINARY PLAT REVIEW

The proposed Preliminary Plat is planned to create 26 new development parcels and new utilities and infrastructure within an extension of the Michele Street public right-of-way and newly created Svetlana public right-of-way. The Subdivision Ordinance requires that the Preliminary Plat be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. A Preliminary Plat is required to subdivide land into five or more new parcels. Following the review and approval of the Preliminary Plat by the Village, it will be submitted to Dane County. A Final Plat, inclusive of any requested changes of any reviewing party, is then brought before the Plan Commission and Village Board for action. This two-step process ensures that all requirements are met prior to the land division being recorded.

The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties. As further described below, the proposed Preliminary Plat subdivides the land into new development parcels that must meet the Zoning Ordinance's minimum requirements. Additionally, the public right-of-way and utility easements must meet the Subdivision Ordinance's minimum requirements.

This process, in combination with the proposed rezoning, provides the opportunity for the proposed project to meet the Zoning Ordinance's bulk dimensional standards. To note, the Zoning Ordinance does not have bulk dimensional standards for right-of-way, outlots, or utility easements. These standards are provided within the Subdivision Ordinance. The Village Engineer has reviewed the Preliminary Plat in comparison to the applicable requirements and determined that it meets the Village's minimum standards.

ZONING MAP AMENDMENT REVIEW:

The existing parcel is currently zoned AG. This zoning district allows for and is oriented to mainly agricultural land uses, including row cropping. The Village's Comprehensive Plan Future Land Use shows the property as Planned Neighborhood. This is consistent with the proposed rezoning of the new properties to SF-2 and CON.

The proposed project's land uses, setbacks, and lot areas meet the SF-2 and CON zoning district standards. In terms of land uses, the SF-2 zoning district permits a principal single-family residential land use by-right and the CON zoning district permits a principal small scale public services and utilities land use by-right.

If the proposed preliminary and final plat are approved, the minimum lot dimensions will be met by the proposed development, as shown below:

Bulk Regulation	SF-2 Standard	Lots 1-26
Minimum Lot Area	5,000 square feet	5,000-10,000 square feet
Minimum Lot Width	50 feet	50+ feet
Minimum Lot Frontage at ROW	30 feet	30+ feet

Bulk Regulation	CON Standard	Outlot 1
Minimum Lot Area	None	17,573 square feet
Minimum Lot Width	None	71 feet
Minimum Lot Frontage at ROW	None	71 feet

ZONING MAP AMENDMENT FINDINGS:

Section 17.10.30 of the Village of Mount Horeb Zoning Ordinance outlines the required findings for approval of a Zoning Map Amendment. These include determining that the proposed amendment: (Planner comments underlined below)

- a) Advances the purposes this chapter as outlined in Section 17.01.03. Met. The proposed rezoning promotes the appropriate density and intensity of development, facilitates the adequate provision of public facilities and infrastructure, and provides safe and efficient transportation opportunities.
- b) Advances the purposes of the general Article and specific Section in which the amendment is proposed to be located. Met. The proposed rezoning advances the purpose statement of the SF-2 zoning district including creating, preserving, and enhancing areas for single-family detached dwellings at generally higher densities than the SF-1 zoning district.
- c) Is consistent with the Comprehensive Plan. Met. The proposed rezoning aligns with the Future Land Use Map designation of Planned Neighborhood and is consistent with several plan goals and objectives.
- d) Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts. Met. The proposed rezoning aligns with land use patterns in the immediate area which consist of single-family and two-family residential dwellings.
- e) Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - 1) The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan. N/A
 - 2) A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment. N/A
 - 3) Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district. Met. The proposed development includes new housing opportunities to address the Village's housing needs, advances community goals, and can be accommodated with the proposed new infrastructure and utility improvements in the area.
 - 4) Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map. Met. The Village and Dane County continue to be in a housing crisis. The proposed development provides new owner-occupied housing units to create greater diversity and supply of units within the community.

PUBLIC NOTICE:

A public hearing notice is not required for review and action on a Preliminary Plat. A public hearing is required for review and action on a Zoning Map Amendment. All notice requirements have been met associated with the Zoning Map Amendment.

COMPREHENSIVE LAND USE PLAN (2022):

The subject property is shown as Planned Neighborhood on the Future Land Use Map. This designation includes a mix of single-family, two-family, and multi-family residential combined with small-scale government and institutional uses, parks, conservancy areas, and neighborhood-serving businesses that's intended to accommodate Traditional Neighborhood Design (TND) forms of development. The proposed development aligns with this land use designation. Staff believe the proposal is in concert with the Comprehensive Plan.

DISCUSSION:

The subject property is one of few remaining infill properties within the Village of Mount Horeb. It's surrounded by existing development and has been awaiting a development project for several years. One of the biggest challenges associated with developing this property has been the topography and stormwater management needed. A combination of the new Zoning Ordinance enabling small lot residential options and the Village's openness to potentially utilizing a portion of the adjacent park for stormwater management have made this project now viable.

While the Village's goal is to create transportation connectivity and avoid new cul-de-sacs, the existing surrounding development patterns provide limited options for roadway connectivity. The BeeHive living facility directly west of the subject property is fully developed and includes stormwater management adjacent to the shared property line. No roadway connection is possible in this direction, thus creating the need for a cul-de-sac. The applicant is proposing to continue Michele Street through the subject property which will improve overall neighborhood connectivity. However, there are no proposed sidewalks on the west side of Michele Street or along either side of Svetlana Circle, which may limit opportunities for improved pedestrian and bicyclist's connections.

Overall, the proposed development meets the requirements of the Village's ordinances, is in alignment with adopted Village plans, and provides new tax base and housing units in the community.

Village staff have reviewed the application, and all comments have been included within this document.

RECOMMENDATION:

1. Village staff recommends approval of the Preliminary Plat, subject to the following conditions:
 - a) Village Board approval of a Development Agreement with the applicant for utilization of the 11,600 square foot parcel 60612112088 for stormwater management purposes related to the subject development project.
 - b) Plan Commission and Village Board approval of the Final Plat that is substantially similar to the Preliminary Plat, inclusive of any recommended changes by Village staff, the Plan Commission, or Village Board.
 - c) Plan Commission Discussion and Action on either:
 - I. Sidewalks only being included on the east side of the future Michele Street right-of-way connection as proposed.

- II. Require the applicant to provide sidewalks along both sides of the future Michele Street right-of-way and both sides of Svetlana Circle right-of-way.
 - d) Any other recommendations of Village staff and the Plan Commission.
- 2. Village staff recommends approval of the Zoning Map Amendment from AG to SF-2 for Lots 1-26, subject to the following conditions:
 - a) Plan Commission and Village Board approval of the Final Plat that is substantially similar to the Preliminary Plat, inclusive of any recommended changes by Village staff, the Plan Commission, or Village Board.
 - b) Any other recommendations of Village staff and the Plan Commission.
- 3. Village staff recommends approval of the Zoning Map Amendment from AG to CON for Outlot 1, subject to the following conditions:
 - a) Plan Commission and Village Board approval of the Final Plat that is substantially similar to the Preliminary Plat, inclusive of any recommended changes by Village staff, the Plan Commission, or Village Board.
 - b) Any other recommendations of Village staff and the Plan Commission.

ATTACHMENTS:

- Preliminary Plat package



AGENDA ITEM REPORT

MEETING DATE

July 22, 2026

PREPARED BY

AGENDA ITEM # 5.b.1

Public Hearing regarding the Hidden Ridge Subdivision Rezoning application to rezone property located at parcel #: 0606-121-3205-1 from Agriculture (A-1) to Single-Family Residential (SF-2)

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

July 22, 2026

PREPARED BY

AGENDA ITEM # 5.b.2

Discuss and take action on the application from Brian Durtschi requesting approval of Ordinance 2026-07, regarding an amendment to the Official Zoning Map to rezone property located at parcel #0606-121-3205-1 from Agriculture (A-1) to Single-Family Residential (SF-2)

BACKGROUND

RECOMMENDATION

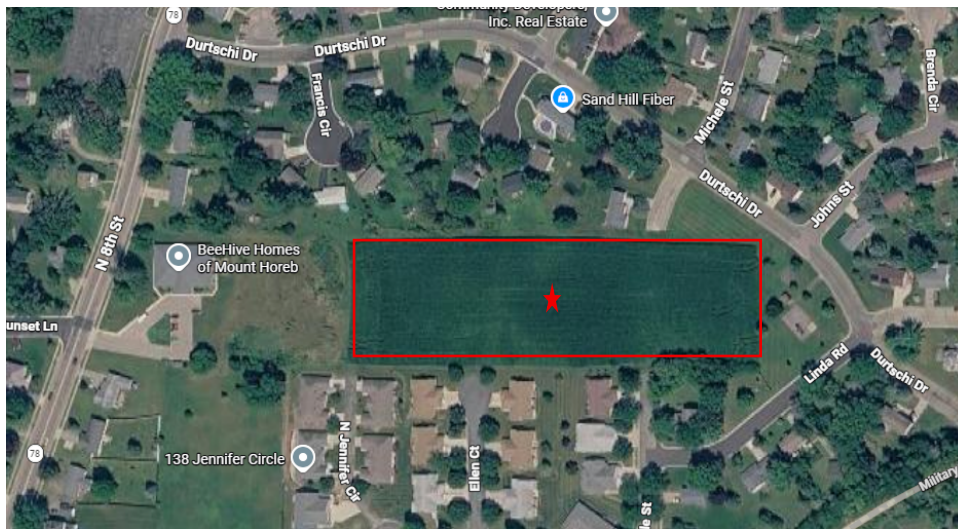
ATTACHMENTS

1. Hidden Ridge Development Rezone PH 300' letter
2. Ord 2026-07 Zoning Change for Hidden Ridge Subdivision

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
July 22, 2026

The Plan Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

The purpose of the hearing is to consider an application from Community Developers Inc, for the creation of a 26-lot single-family subdivision. The application includes a zoning change from A-1 Agriculture to SF-2 Single-Family Residential described as parcel 0606-121-3205-1.



The Village Board, by its Plan Commission will hear all persons concerning all matters and/or objections written or oral at that time.

PUBLISH: Mount Horeb Mail June 25, 2026
Mount Horeb Mail July 2, 2026

PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the proposed request. Please contact Village Administrator Gabe Altenbernd at 608 437-6884 ext 2109 or email gabe.altenbernd@mounthorebwi.info with any questions.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2026-07**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM
AGRICULTURAL DISTRICT (A-1) TO SINGLE FAMILY RESIDENTIAL (SF-2)

HIDDEN RIDGE SUBDIVISION

WHEREAS, an application from Community Developers, Inc to rezone, parcel 0606-121-3205-1, has been filed with the Village of Mount Horeb; and

WHEREAS, the applicant is requesting that the rezoning classification of proposed 26 lot Hidden Ridge Subdivision be changed from Agricultural District (A-1) to Single Family Residential District (SF-2) for lots 1-26; and

WHEREAS, pursuant to sec. 62.23(7) Stats., the Village Plan Commission held a public hearing regarding the zoning request on July 22, 2026, which was preceded by the publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, after the public hearing, the Village Plan Commission determined that changing the zoning classification from A-1 Agricultural District to SF-2 Single Family Residential would promote the public healthy, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommended that the zoning classification of the property be changed; and

WHEREAS, the Village Board of concurs with the recommendation of the Plan Commission,

NOW THEREFORE, pursuant to sec. 62.23(7) Stats., and Chapter 17 of the Village Code, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, ordains as follows:

Section 1. Subject to Section 2, the zoning classification of the above referenced property is hereby changed from Agricultural District (A-1) to Single Family Residential District (SF-2) for lots 1- 26 and the Zoning Map of the Village shall be amended accordingly.

Section 2. Ordinance shall take effect upon approval by the Village Board of the final plat for Hidden Ridge Subdivision, and approved final plat is recorded with the Register of Deeds for Dane County, Wisconsin.

The above and forgoing ordinance was truly adopted by the Village Board of the Village of Mount Horeb at its regular meeting held on August 5, 2026.

APPROVED:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE

July 22, 2026

PREPARED BY

AGENDA ITEM # 5.b.3

Discuss and take action on the Hidden Ridge Subdivision Preliminary Plat

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 2026-06-26_Hidden Ridge Neighborhood Preliminary Plat Plans
2. 2026-06-26_Hidden Ridge Preliminary Plat

HIDDEN RIDGE NEIGHBORHOOD

PRELIMINARY PLAT DRAWINGS

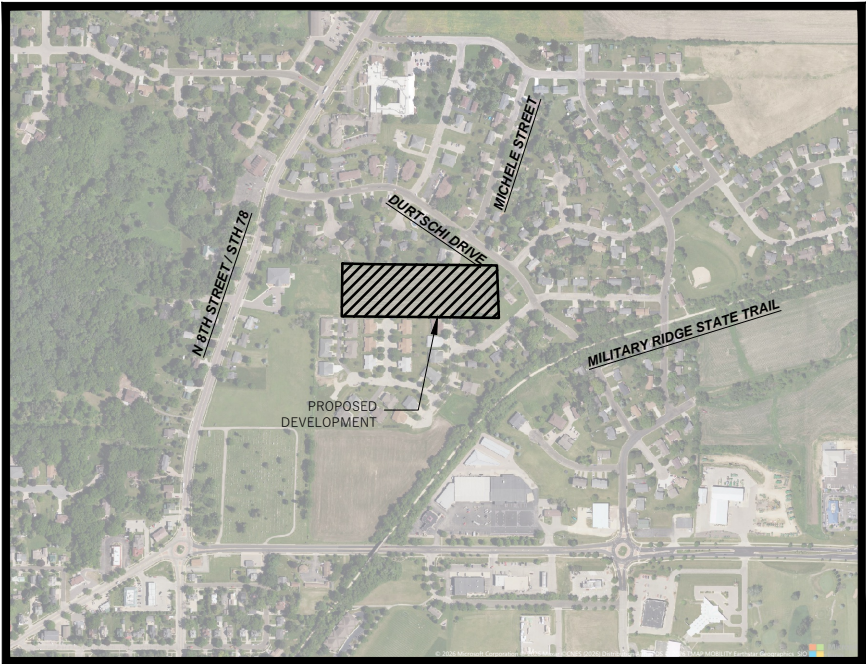
DRAWING INDEX

SHEET NO.	TITLE
OVERALL SHEETS	
O-1	TITLE SHEET
O-2	NOTES AND LEGEND
O-4	GRADING PLAN
O-5	UTILITY PLAN
PLAN AND PROFILE SHEETS	
P-1	MICHELE STREET PLAN & PROFILE
P-2	SVETLANA CIRCLE PLAN & PROFILE
P-3	SOUTH PUBLIC WATER MAIN CONNECTION PLAN & PROFILE
DETAIL SHEETS	
D-1	STREET DETAILS
D-2	WATER MAIN DETAILS
D-3	SANITARY AND STORM SEWER DETAILS
D-4	EROSION CONTROL DETAILS

VILLAGE OF MOUNT HOREB

DANE COUNTY, WISCONSIN

JUNE 2026



PROJECT AREA

SCALE: 1" = 500'



PROJECT CONTACTS

<u>DESIGN CONTACT</u> ADAM WATKINS, WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 ADAM.WATKINS@WYSERENGINEERING.COM OFFICE: 608-437-1980	
<u>VILLAGE OF MOUNT HOREB ENGINEER</u> ROB WRIGHT - VILLAGE ENGINEER SMITHGROUPJJR 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 53703 ROBERT.WRIGHT@SMITHGROUPJJR.COM OFFICE: 608-327-4433 CELL: 608-212-1063	
<u>MOUNT HOREB UTILITIES - SEWER</u> MIKE BRACE - WASTEWATER SUPERVISOR 2247 SAND ROCK ROAD MOUNT HOREB, WI 53572 MICHAEL.BRACE@MOUNTHOREBWI.INFO OFFICE: 608-437-3101	
<u>MOUNT HOREB UTILITIES - ELECTRIC</u> JORDAN SCHMITZ - ELECTRIC SUPERINTENDENT 138 E MAIN STREET MOUNT HOREB, WI 53572 JORDAN.SCHMITZ@MOUNTHOREBWI.INFO OFFICE: 608-437-3300	
<u>MOUNT HOREB UTILITIES - WATER</u> BRIAN SCHULT - WATER SUPERINTENDENT 138 E MAIN STREET MOUNT HOREB, WI 53572 BRIAN.SCHULT@MOUNTHOREBWI.INFO OFFICE: 608-437-9431	
<u>GAS - MADISON GAS AND ELECTRIC</u> HOLLY POWELL 133 SOUTH BLAIR STREET MADISON, WI 53701-1236 HPOWELL@MGE.COM 608-252-7214	
<u>CABLE - MOUNT HOREB TELEPHONE COMPANY</u> JOHN VAN OOYEN - GENERAL MANAGER 200 EAST MAIN STREET MOUNT HOREB, WI 53572 JOHN.VANOoyen@MHTCINC.NET 608-437-4466	

File: W:\2026\261596_Hidden Ridge\DWG\261596_Cover_Sheet_Index.dwg Layout: Cover Sheet User: awatkins Plotted: Jun 26, 2026 -- 10:18am



HIDDEN RIDGE NEIGHBORHOOD

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

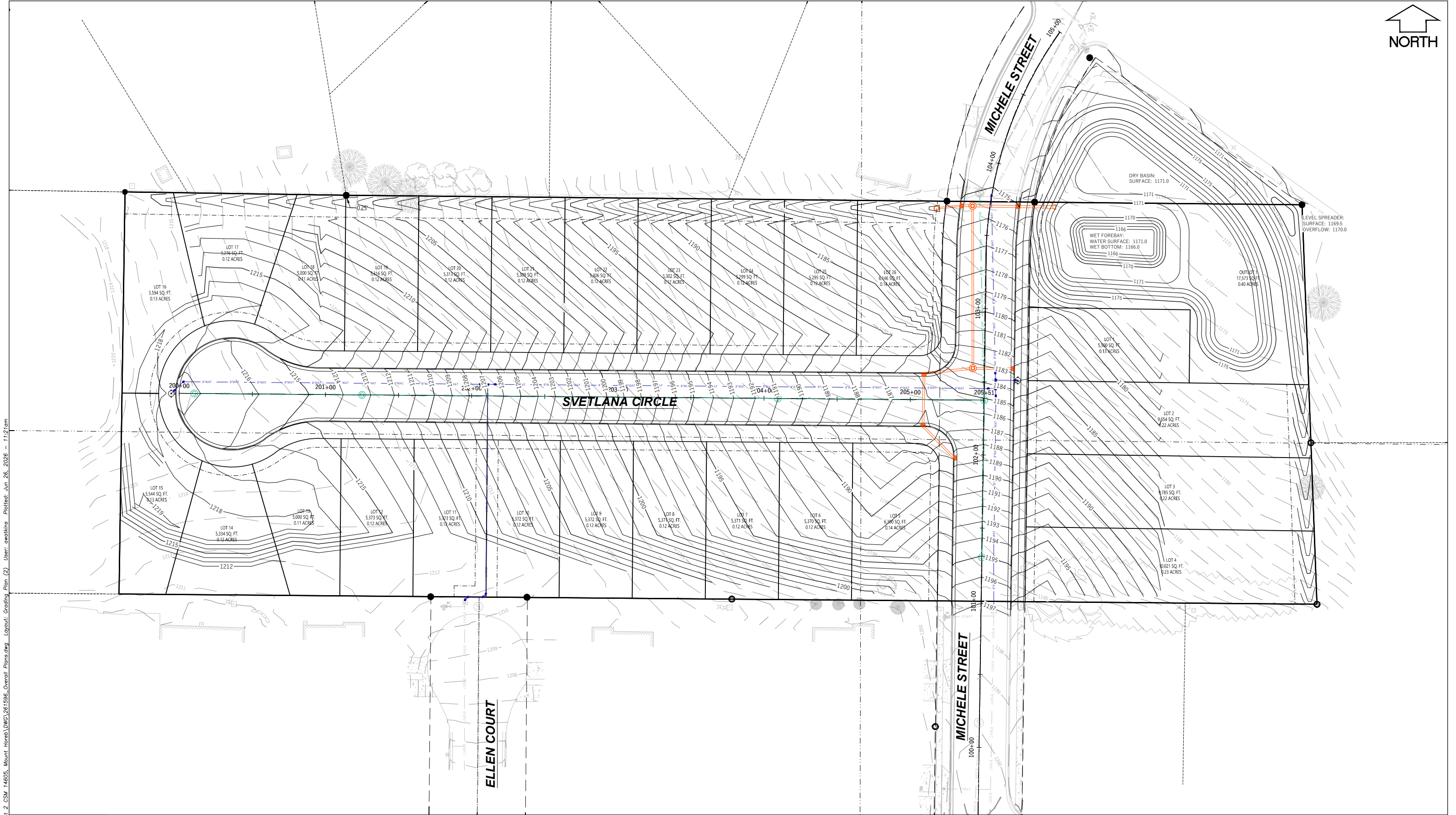
Sheet Title:
TITLE SHEET

MICHELE STREET
MOUNT HOREB, WI 53572



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													Set Type	PRELIMINARY PLAT
													Date Issued	06/26/2026
													Sheet Number	O-1

File: W:\2026\261596-Durfsch\ - Lot 2 CSM 14605_Mount Horeb\DWG\261596_Overall Plans.dwg Layout: Grading Plan (2) User: awkins Plotted: Jun 26, 2026 - 11:21am



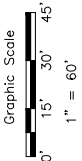
HIDDEN RIDGE NEIGHBORHOOD

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
GRADING PLAN

MICHELE STREET
MOUNT HOREB, WI 53572

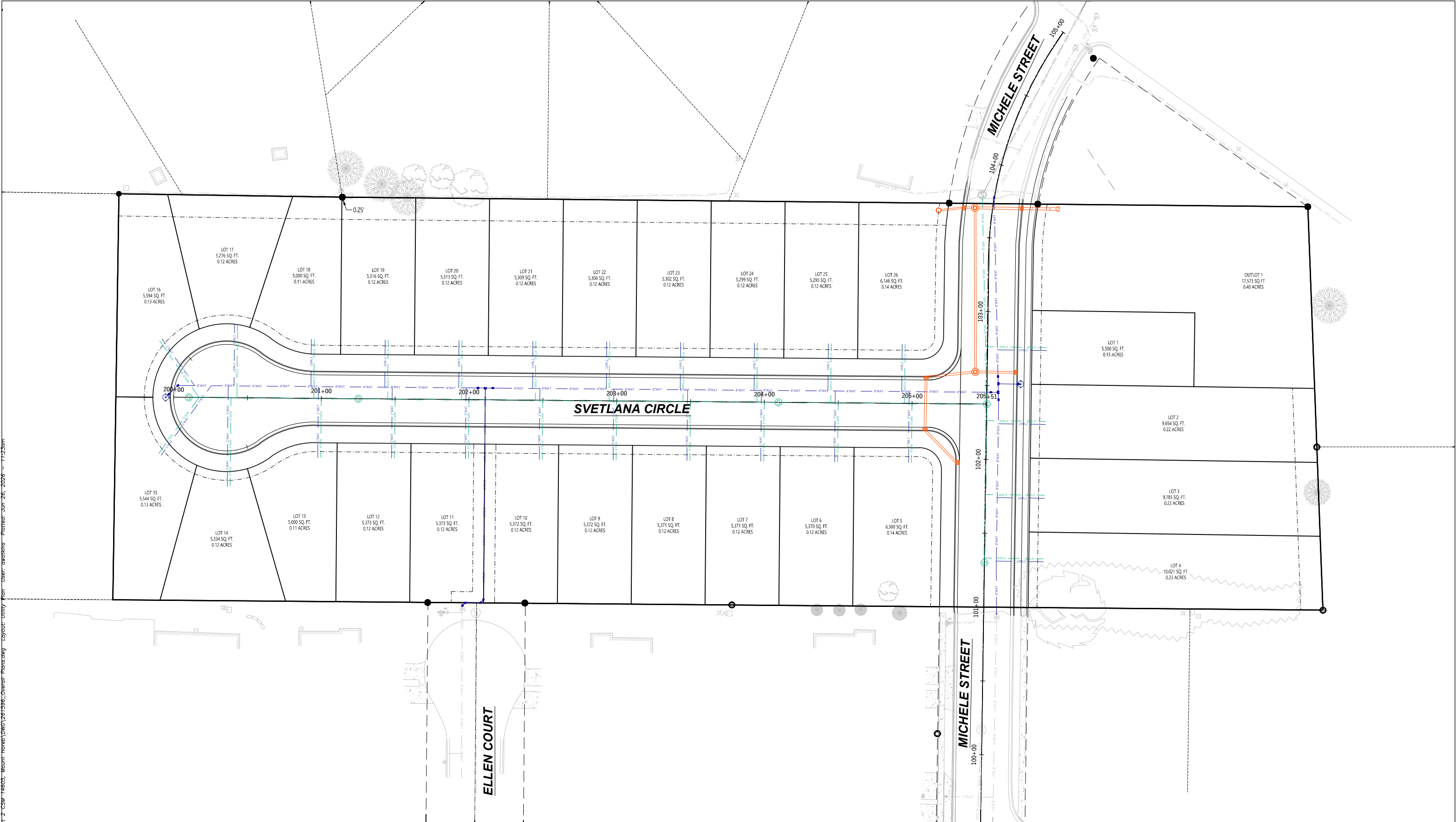
DIGGERS HOTLINE
Toll Free (800) 242-8511 or 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



Revisions:											
No.	Date:	Description:									

Wyser Number	26-1596
Set Type	PRELIMINARY PLAT
Date Issued	06/26/2026
Sheet Number	0-4

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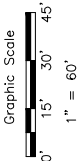


HIDDEN RIDGE NEIGHBORHOOD

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

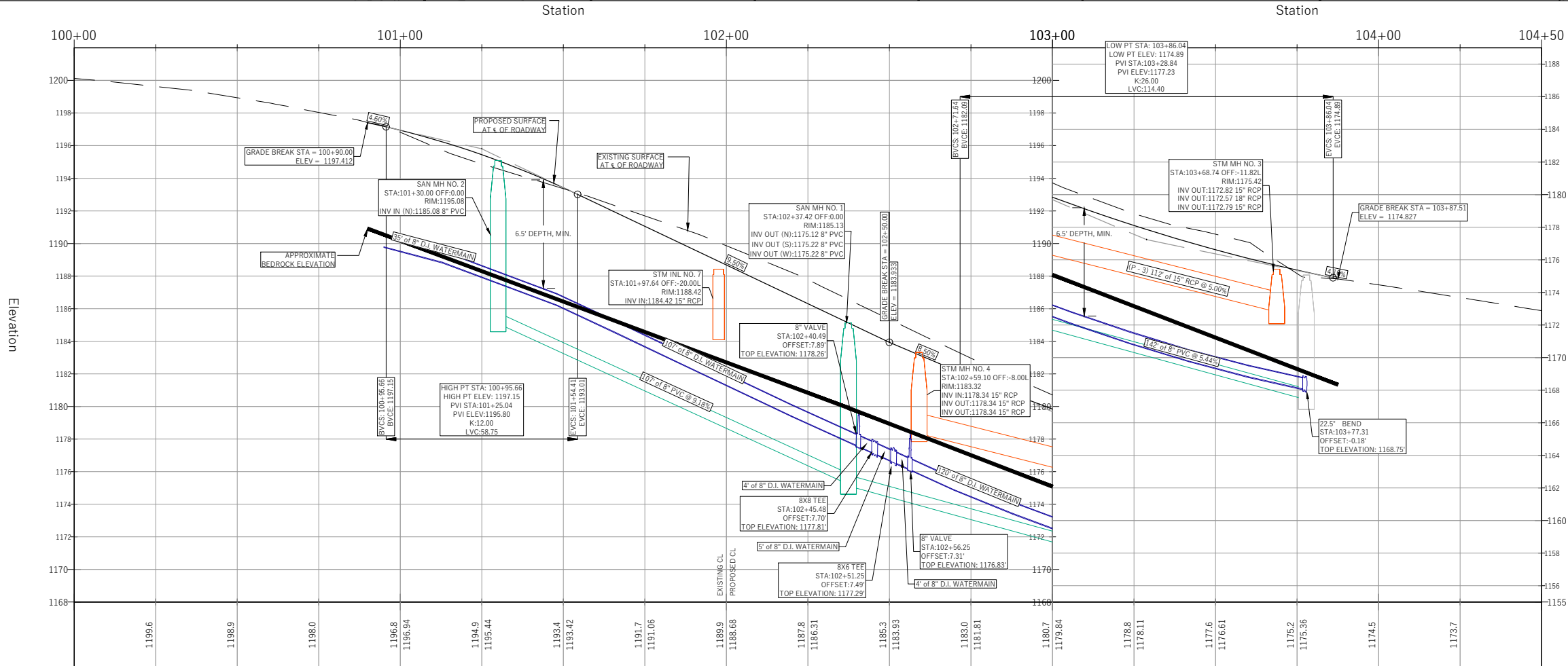
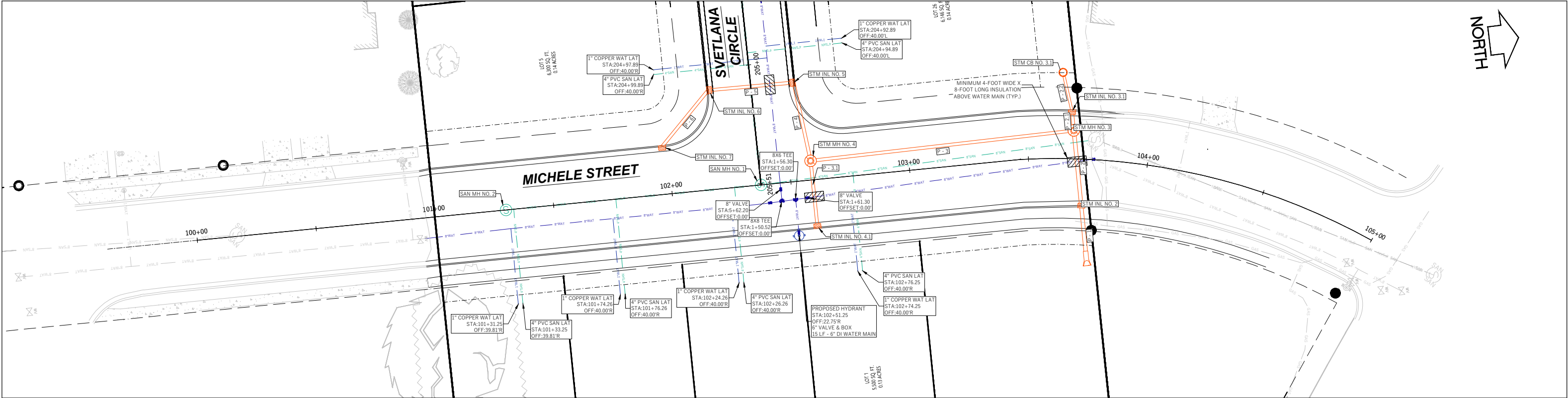
Sheet Title:
UTILITY PLAN

MICHELE STREET
MOUNT HOREB, WI 53572



Revisions:											
No.	Date:	Description:									

Wyser Number	26-1596
Set Type	PRELIMINARY PLAT
Date Issued	06/26/2026
Sheet Number	0-5



File: W:\2026\261596_Durtschi - Lot 2 CSM 14605, Mount Horeb\DWG\261596_Plan and Profiles.dwg Layout: Sheet - (1) User: ewatkins Plotted: Jun 26, 2026 - 10:17am



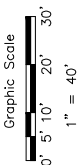
HIDDEN RIDGE NEIGHBORHOOD

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:

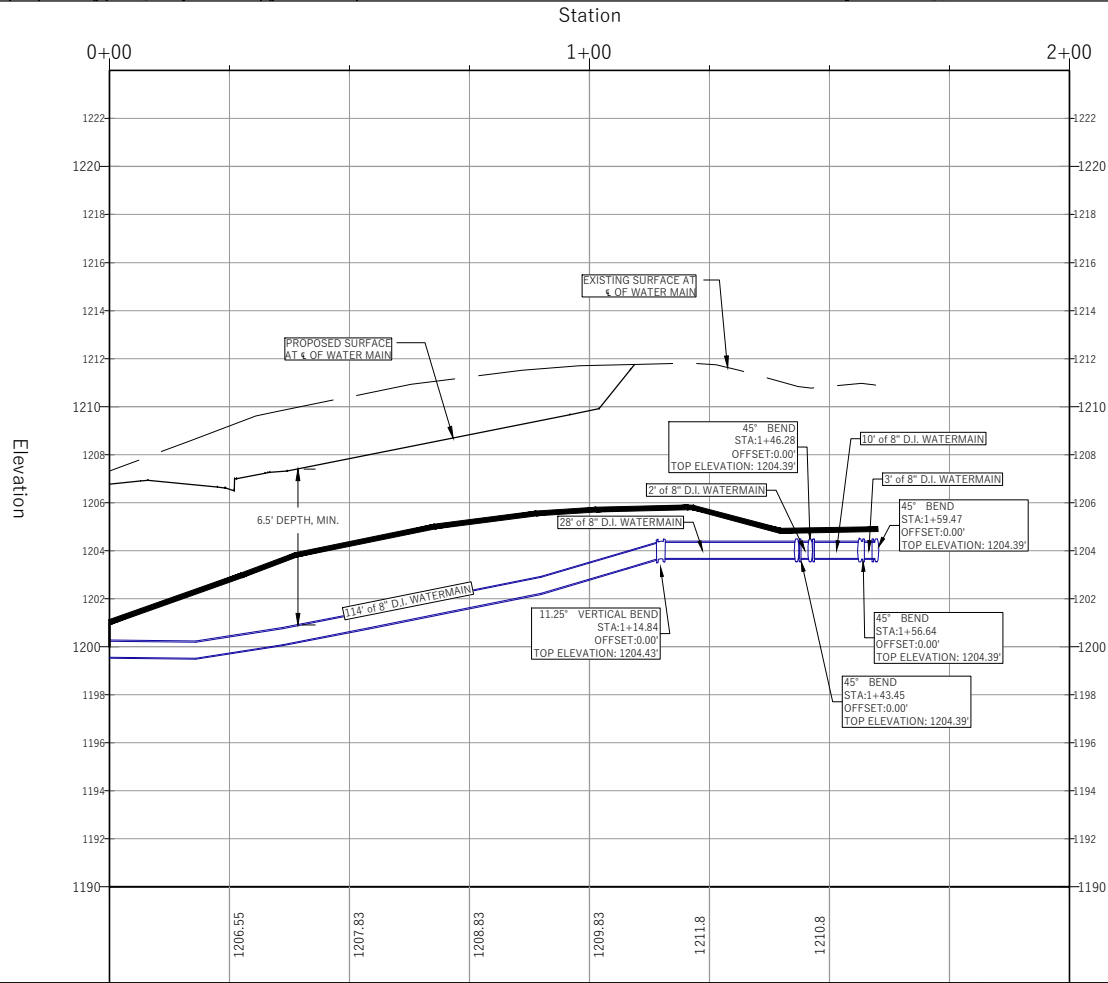
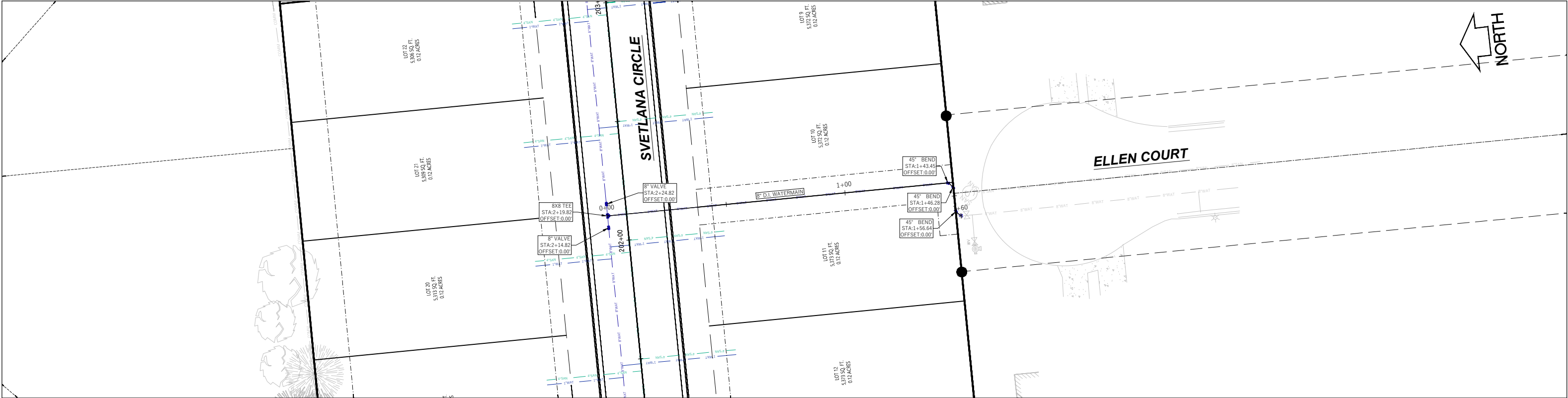
PLAN AND PROFILE
MICHELE STREET
STA 100+00 TO END

MICHELE STREET
MOUNT HOREB, WI 53572



Revisions:											
No.	Date:	Description:									

Wyser Number	26-1596
Set Type	PRELIMINARY PLAT
Date Issued	06/26/2026
Sheet Number	P-1



File: W:\2026\261596_Durtschi - Lot 2_CSM 14605_Mount Horeb\DWG\261596_Plan and Profiles.dwg Layout: Sheet - (3) User: oswatkins Plotted: Jun 26, 2026 - 10:17am



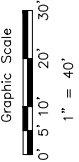
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VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
PLAN AND PROFILE
SOUTH PUBLIC WATER MAIN CONNECTION
STA 0+00 TO END

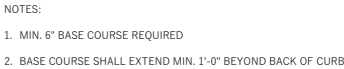
MICHELE STREET
MOUNT HOREB, WI 53572

DIGGERS HOTLINE
Toll Free (800) 242-8511 or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

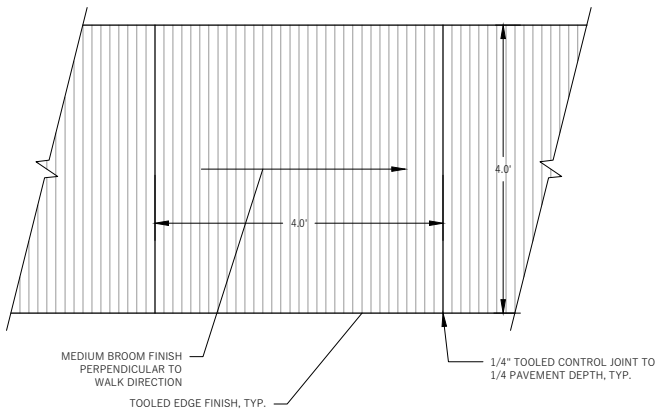


Revisions:											
No.	Date:	Description:									

Wyser Number	26-1596
Set Type	PRELIMINARY PLAT
Date Issued	06/26/2026
Sheet Number	P-3



CONCRETE CURB & GUTTER DETAIL



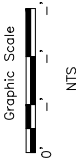
- 1" EXPANSION JOINT
———— CONTRACTION JOINT
FIELD LOCATED

- NOTES:
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKSMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.
 2. RAMPS SHALL BE BUILT AT 12H:1V, OR FLATTER. THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT OF RAMP.
 3. CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES SHALL BE APPROVED BY THE ENGINEER. THE DETECTABLE WARNING FIELD SHALL BE NON-PAINTED CAST IRON.
 4. SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

STANDARD CURB RAMPS

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

MICHELE STREET
MOUNT HOREB, WI 53572

[illegible]

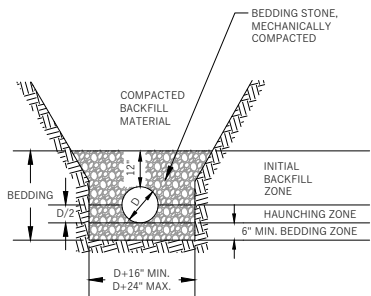
Wyser Number	26-1596
Set Type	PRELIMINARY PLAT
Date Issued	06/26/2026
Sheet Number	D-1



* ALL CURB BOXES SHALL BE FURNISHED WITH STATIONARY RODS



Page 26 of 38



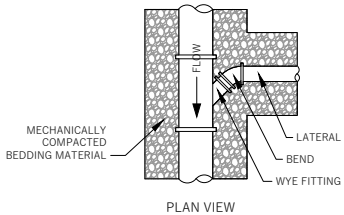
TYPICAL TRENCH COMPACTION

- NOTES:
1. THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE.
 2. THE BEDDING INCLUDES THE BEDDING, HAUNCHING AND INITIAL BACKFILL ZONES.
 3. THE BEDDING SHALL BE INSTALLED AND COMPACTED IN 6" MAXIMUM LIFTS.

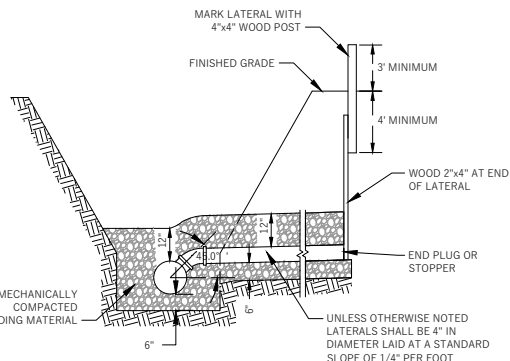
PIPE DIAMETER									
PIPE LENGTH	4"	6"	8"	10"	12"	15"	18"	21"	24"
25'	0:04	0:10	0:18	0:28	0:40	1:02	1:29	2:01	2:38
50'	0:09	0:20	0:35	0:55	1:19	2:04	2:58	4:03	5:11
75'	0:13	0:30	0:53	1:23	1:59	3:06	4:27	6:04	7:55
100'	0:18	0:40	1:11	1:50	2:38	4:08	5:56	8:05	10:39
125'	0:22	0:50	1:28	2:18	3:18	5:09	7:26	9:55	11:20
150'	0:26	0:59	1:46	2:45	3:58	6:11	8:30	9:55	11:20
175'	0:31	1:09	2:03	3:13	4:37	7:05	8:30		
200'	0:35	1:19	2:21	3:40	5:17	7:05			
225'	0:40	1:29	2:39	4:08	5:40				
250'	0:44	1:39	2:56	4:35	5:40				
275'	0:48	1:49	3:14	4:43					
300'	0:53	1:59	3:31	4:43					
325'	0:57	2:09	3:47						
350'	1:02	2:19	3:47						
375'	1:06	2:29							
400'	1:10	2:38							
425'	1:15	2:48							
450'	1:19	2:50							
475'	1:24	2:50							
500'	1:28	2:50	3:47	4:43	5:40	7:05	8:30	9:55	11:20

SPECIFICATION TIME (MIN:SEC) REQUIRED FOR LOSS OF AIR PRESSURE
FROM 3.5 PSIG TO 2.5 PSIG FOR SIZE AND LENGTH OF PIPE INDICATED

LOW PRESSURE AIR TEST TIME
(MANHOLE TO MANHOLE)

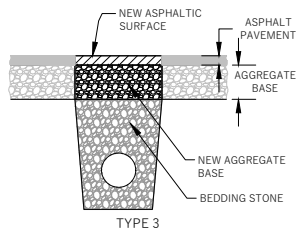


VIEW



TYPICAL SECTION

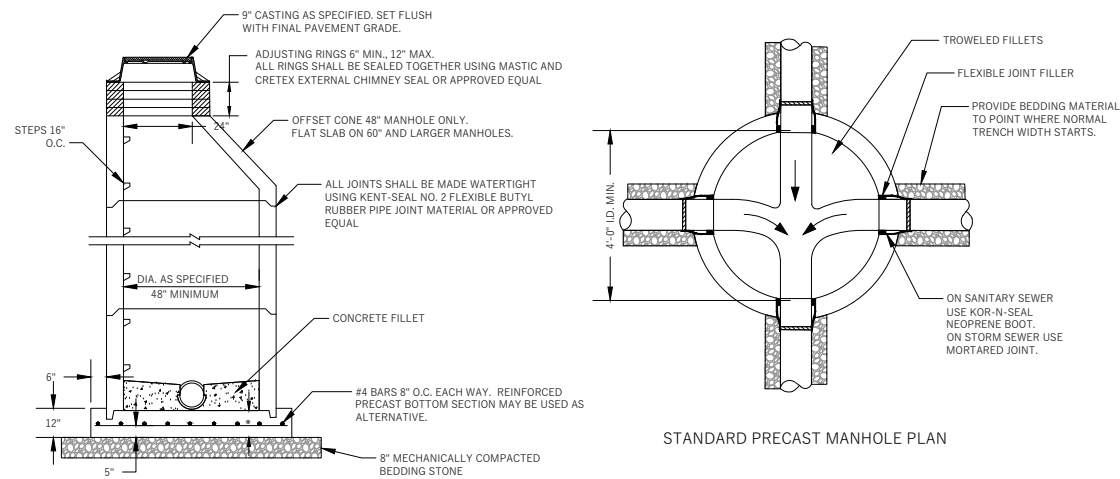
SANITARY SEWER LATERAL DETAIL



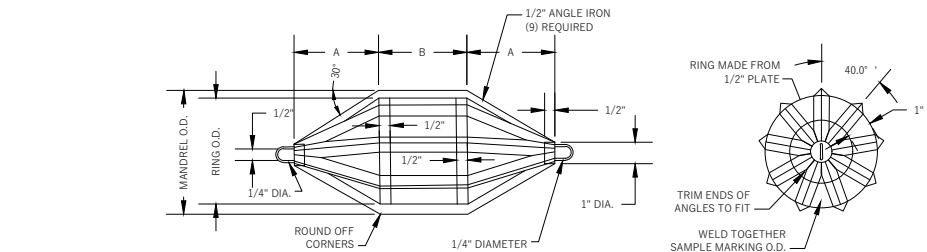
ASPHALTIC STREET

THE PATCH SHALL BE 12" CRUSHED STONE BASE, GRADATION #2, OVERLAID WITH ASPHALT UPPER LAYER EQUAL IN THICKNESS TO THE EXISTING BITUMINOUS PAVEMENT, WITH A MINIMUM THICKNESS OF 4". THE PAVEMENT ALONG THE PATCH SHALL BE SAWCUT, FULL DEPTH. THE EDGES OF THE PATCH SHALL BE VERTICAL. FILL THE PATCH WITH CRUSHED STONE BASE COURSE. THE CRUSHED STONE BASE COURSE SHALL BE INSTALLED IN TWO LIFTS. THE LOWER LIFT SHALL BE THOROUGHLY MECHANICALLY COMPACTED PRIOR TO PLACING THE UPPER LIFT. THE ASPHALT UPPER LAYER SHALL BE LAID IN TWO LIFTS. THE ASPHALT UPPER LAYER SHALL BE MACHINE LAID WHERE DIRECTED BY THE ENGINEER. WHEN THE ASPHALT UPPER LAYER IS MACHINE LAID, IT IS NOT MORE THAN 3" IN THICKNESS IT MAY BE LAID IN ONE LIFT.

UTILITY TRENCH PAVEMENT RESTORATION DETAILS



STANDARD PRECAST MANHOLE PLAN



SIDE OR TOP VIEW

END VIEW

			MANDREL O.D.				RING O.D.			
SIZE	"A"	"B"	3033	3034	3034 SDR35	ABS 2680	3033	3034	3034 SDR35	ABS 2680
6"	4.0"	4"	5.61"	5.61"	5.61"	*5.62"	4.96"	4.90"	4.90"	*4.91"
8"	5.3"	6"	7.36"	7.60"	7.52"	7.36"	6.65"	6.65"	6.81"	6.65"
10"	6.7"	6"	9.21"	9.50"	9.40"	9.26"	8.50"	8.79"	8.69"	8.55"
12"	8.0"	8.0"	11.06"	11.30"	11.19"	11.16"	10.35"	10.59"	10.48"	10.45"
15"	10.0"	9"	13.82"	--	--	14.01"	13.11"	--	--	13.30"

* ABS 2751

DIMENSIONS ARE FOR ALLOWABLE 5% DEFLECTION.

NUMBERS 3033, 3034, 3034 SDR 35, ABS 2680, AND ABS 2751 REFER TO A.S.T.M. DESIGNATIONS.

AFTER CONSTRUCTION IS COMPLETED, TRUE THE O.D. DIMENSION FOR THE FULL LENGTH OF "B" TO $+0.01$ " BY TOOL & LATHE OR GRINDING.

MANDREL DETAIL

HIDDEN RIDGE NEIGHBORHOOD

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:

SANITARY AND STORM SEWER DETAILS

MICHELE STREET
MOUNT HOREB, WI 53572



Graphic Scale

NTS

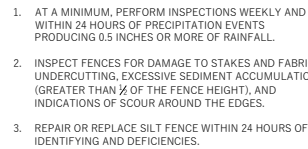
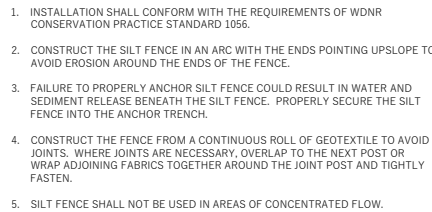
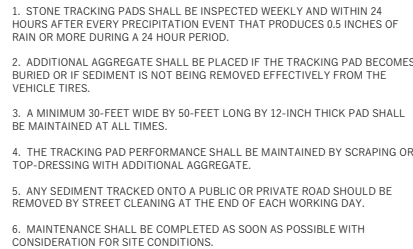
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Wyser Number	26-1596
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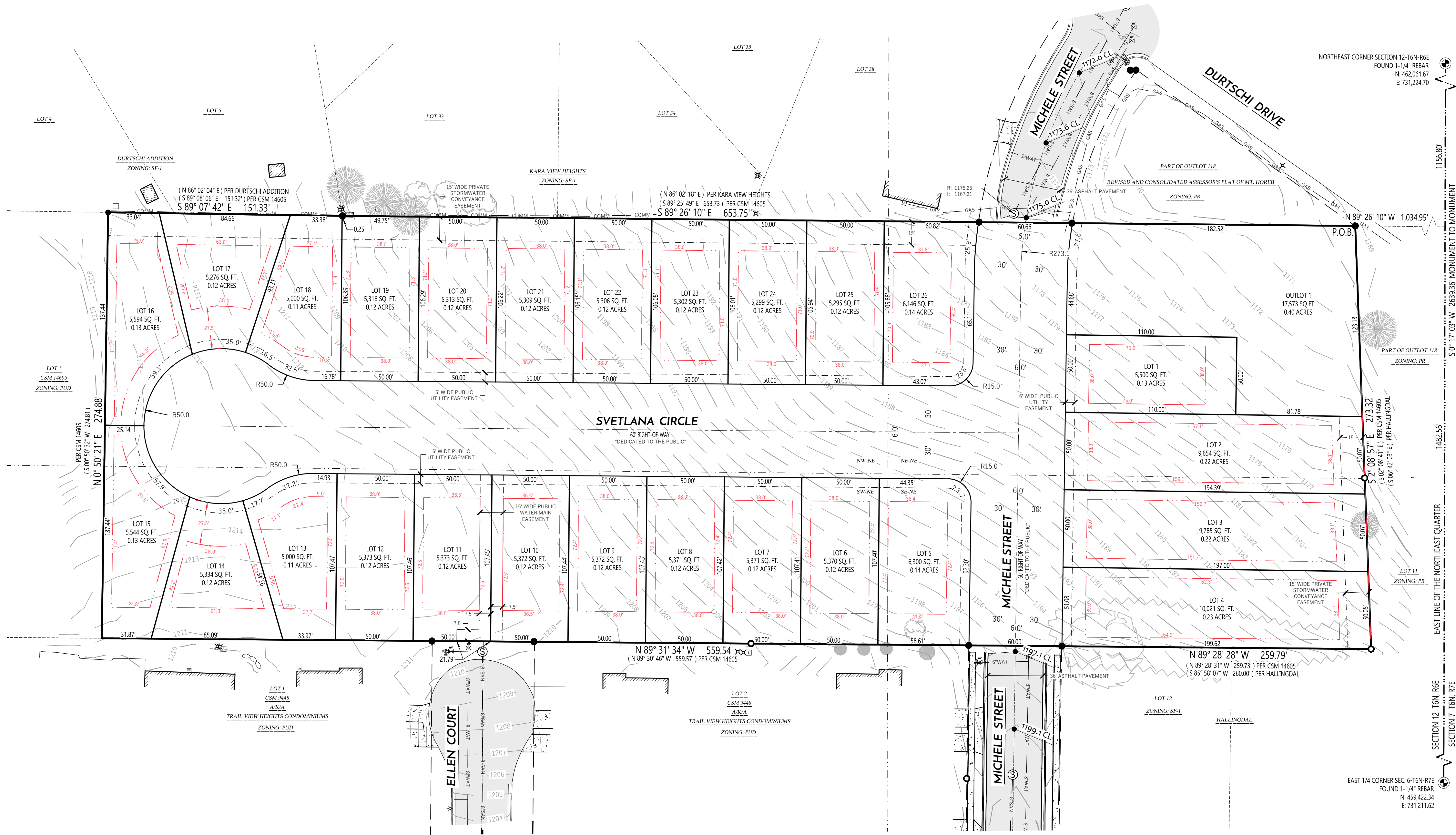
Date Issued	06/26/2026
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Sheet Number	D-3
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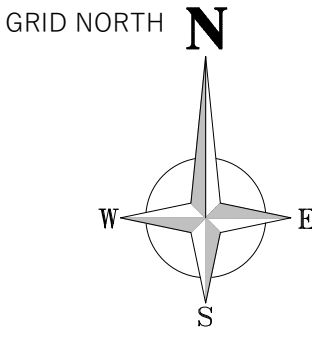


PRELIMINARY PLAT of HIDDEN RIDGE

A PART OF THE NW-1/4 OF THE NE-1/4, THE NE-1/4 OF THE NE-1/4, THE SE-1/4 OF THE NE-1/4, AND THE SW-1/4 OF THE NE-1/4 OF SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011). "WISCONSIN DANE" THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12 BEARS S 0° 17' 03" W



0' 20' 40' 60'
SCALE: 1 INCH = 40 FEET

LEGEND

	FOUND PLSS SECTION MONUMENT TYPE NOTED
	SET 3/4\"X18\" REBAR 1.50 LB/FT
	FOUND 3/4\" REBAR
	FOUND 1-1/4\" REBAR
	FOUND IRON PIPE, SIZE NOTED
	EXISTING SEPTIC VENT
	EXISTING SANITARY MANHOLE
	EXISTING WELL
	EXISTING UTILITY POLE
	EXISTING UTILITY PEDESTAL
	EXISTING GAS METER
	EXISTING GAS VALVE
	DECIDUOUS TREE
	CONIFEROUS TREE
	VERTICAL BENCHMARK
	RECORDED AS
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SOIL TYPE BOUNDARY
	SETBACKS WHERE NOT TYPICAL
	EDGE OF WOODS / TREE LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC
	EXISTING COMMUNICATION
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING FENCE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONTOUR MAJOR
	CONTOUR MINOR

LEGAL DESCRIPTION (AS SURVEYED)

ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 14606 RECORDED SEPTEMBER 15, 2017 IN VOLUME 101 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 106-108 AS DOCUMENT NO. 5357648, BEING A PART OF ALL THE QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, LOCATED IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

ABOVE DESCRIBED AREA CONTAINS 222,168 SQUARE FEET OR 5.10 ACRES.

SURVEYORS CERTIFICATE

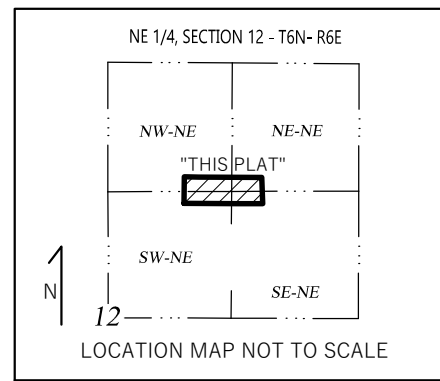
I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN CHAPTER 19 - SUBDIVISION AND PLATTING OF THE VILLAGE OF MOUNT HOREB - CODE OF ORDINANCES.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON MARCH 23-24, 2026.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011). GRID NORTH, THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12 BEARS S 0° 17' 03" W.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012b ADJUSTMENT (NAV88)(12b).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- CONTOUR INTERVAL ARE 1 FOOT AND HAVE BEEN DETERMINED BY FIELD DATA.
- SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCED FLOODPLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 55025C0365G DATED JANUARY 02, 2009.
- CURRENT PARCEL ZONING IS AG (AGRICULTURAL) FOR THE ENTIRE PARCEL. PROPOSED ZONING FOR LOTS 1-26 IS SF-2 (SINGLE FAMILY RESIDENTIAL-2) AND OUTLOT 1 WILL BE ZONED CON (CONSERVANCY).
- ALL STREET RIGHT-OF-WAYS SHOWN WITHIN THE PLAT BOUNDARY ARE TO BE "DEDICATED TO THE PUBLIC".
- ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED FOR OPEN SPACE PURPOSES AND EASEMENTS GIVEN TO THE PUBLIC FOR STORMWATER MANAGEMENT AND RECREATIONAL PURPOSES ACROSS THEM.



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SUBDIVIDER:
BVD LLC
515 REID DRIVE
MOUNT HOREB, WI 53572

OWNER:
BVD LLC
515 REID DRIVE
MOUNT HOREB, WI 53572



AGENDA ITEM REPORT

MEETING DATE

July 22, 2026

PREPARED BY

AGENDA ITEM # 5.c

Discuss a request from Heidi Hoff regarding an initial Concept Review for a Restaurant/Meat Processing site located at 213-215 E Main Street

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. MEATSMITH COOP Business and Artemis Past Recommendations & Motions

Southern Wisconsin Meat Cooperative
213 & 215 East Main St.
P.O. Box 217
Mount Horeb, WI 53572



New Businesses:
Meatsmith Co-op
&
Golden Roost Bakery and Brunch

The Southern Wisconsin Meat Cooperative (dba Meatsmith Co-op) purchased the former Artemis building, 213 and 215 E Main St., on June 12, 2026. The building will be home to two businesses that, together, are similar to what Artemis had approval for: Meatsmith Co-op will operate in the lower level, facing Front St., and Golden Roost Bakery and Brunch will operate on the upper level, facing Main St.

Meatsmith Co-op

We plan to operate a nose-to-tail meat processing facility in the lower level of the building. The facility needs some finishing work in the interior to meet DATCP inspection standards, but no major construction is needed at this time. Our business model involves exclusively on-farm harvest, carcasses delivered directly to the back loading area, unloading under a protective awning, storage of carcasses in a walk-in cooler, meat processing and packaging in the cutting room, and storage of packaged meat products in a walk-in freezer for pick-up by the producers or their customers. Some products will be smoked, and we will work with our installer to ensure minimal smoke nuisance. Inedible waste will be stored in covered barrels in our cooler for pick-up by Sanimax weekly. Most waste will be composted by the producer, on-site on their farms, with some hides being delivered to tanneries.

Golden Roost Bakery and Brunch

Golden Roost, anchor tenant for the entire Main St level of the building, will be operating a bakery and brunch restaurant on Main St. The restaurant, located in 213 E Main, will offer brunch four days a week, Thursday through Sunday, starting at 7 am and closing by 2 or 3 pm. The bakery, located in 215 E Main, will offer fresh breads, pastries, and gourmet coffee seven days a week, also opening at 7 and closing at 2 or 3 pm. The hours of operation may be extended if justified by customer demand. In addition, the bakery space will offer local farm products from farmers market vendors and members of Meatsmith Co-op, available seven days a week. The restaurant will be available as an event space in the afternoons and evenings, for occasional celebrations and farm-to-table dinners. The kitchen will also be available as a shared-use commissary kitchen for a few select subtenants to prepare value-added products.



VANDEWALLE & ASSOCIATES INC.

MEMORANDUM

Past Recommendations and Minutes regarding Artemis Approval

To: Village of Mount Horeb Plan Commission

From: Village Planner Ben Rohr, AICP

Date: December 22, 2021

Re: Village Planner's Site Plan, Design, and Conditional Use Review for the Proposed Artemis Provisions, a Combination of Office, Indoor Sales, Indoor Commercial Entertainment, and Light Industrial Incidental to Indoor Sales Land Uses at 213 and 215 Main Street.

Introduction

Artemis Provisions, the property owner, is proposing to make exterior building changes and reuse the existing building at 213 and 215 Main Street. The building is located on the 200 block of Main Street home to Sunn Café, a barber shop, Telsann Tea, and Sjolinds Chocolate House, among others.

The existing one-story building is not proposed to change in size, shape, or scale. The proposed changes consist of front façade exterior alternations and interior reconfiguration of commercial space on the main and lower levels to house Artemis Provisions, Pop Place, and a small office user.

The site is zoned Central Business, which allows Indoor Sales and Office land uses by-right and Indoor Commercial Entertainment and Light Industrial Incidental to Indoor Sales land uses as a Conditional Use. The concept plans were provided to the Plan Commission in October for review and discussion. Today, the applicant is seeking review and action on the site plan and design review of the site, in addition to Conditional Use approval.

Zoning District, Land Use, and Site Layout Requirements

The Subject Property has Central Business (CB) Zoning:

- Four land uses are proposed for this project:
 - Indoor Sales (permitted by-right)
 - Office (permitted by-right)
 - Indoor Commercial Entertainment (permitted as a Conditional Use)
 - Light Industrial Incidental to Indoor Sales (permitted as a Conditional Use)
- CB Zoning District intensity (coverage) and bulk (setback and height) requirements are all met, as the existing building is not proposed to be changed in terms of size, shape, or scale.
- Other land use requirements:
 - Abutting a residentially zoned property, no customer entrance within 150 feet (met)
 - Bufferyard requirements (not applicable downtown)

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is not applicable.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - This requirement is not applicable.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement is not applicable.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is not applicable.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - This requirement is not applicable.

Village Planner's Recommendation on the Proposed Conditional Use Permit, Site Plan, and Design Review

I recommend the Plan Commission approve the following:

1. Site Plan and Design Review packet, including:
 - a. 5.b. Waive the requirement for a minimum 2-story building height downtown due to the existing 1-story structure reflecting the character and scale of the block and not proposed to increase in size.
 - b. 10.a. Discuss and determine if the rear façade entryway for the small office tenant should be improved as it will function as a main business entryway.
 - c. 15.a.-c.: Applicant needs to document the dumpster location and provide plans for the enclosure design to confirm they meet the requirements of the ordinance.
 - d. 18.a.-e. Applicant needs to provide exterior lighting plans to confirm they meet the requirements of the ordinance.
 - e. 19.a.: Applicant needs to provide detailed signage design plans to confirm they meet the requirements of the ordinance.
 - f. 22.a.-c.: Waive the requirement for a dedicated pedestrian connection on the rear of the building due to existing site constraints.
2. Village staff review and approval of a dumpster enclosure plan, exterior lighting plan, and exterior signage plan that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
3. Conditional Use Permit approval for Indoor Commercial Entertainment and Light Industrial Incidental to Indoor Sales at 213 and 215 Main Street.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JANUARY 26, 2022

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners, Aaron Boehnen, Sarah Best, Andrew Kidd and Peggy Zalucha. Norb Scribner and Destinee Udelhoven appeared virtually. Also present were Village Administrator Nic Owen, Economic Development Director Rowan Childs, Village Planner Ben Rohr, Youth in Government student Delaney Mertz and Assistant Clerk Jean Culberson.

Consider December 22, 2021 Plan Commission meeting minutes

Zalucha motioned to approve the December 22, 2021 minutes and Scribner seconded the motion. Motion carried by unanimous voice vote.

Consider December 15, 2021 Comprehensive Plan Draft meeting minutes

Boehnen moved to approve the December 15, 2021 minutes and Zalucha seconded the motion. Motion carried by unanimous voice vote.

Public Hearing for 213 and 215 E Main Street, Artemis Provisions. For Light Industrial Incidental to Indoor Sales per 17.20(8) (h) to create a cheese and meat retail shop and food processing area. 215 E Main Street Parcel Number – 157/0606-123-2682-0 and 213 E Main Street Parcel Number – 157/0606-123 2672-0

The public hearing opened at 7:02pm. No one spoke and the hearing closed at 7:04pm.

Public Hearing to consider proposed revisions to Chapter 17 Zoning Code and Chapter 18 Subdivision and Platting relating to the recodification of the Village Code.

The public hearing opened at 7:04pm. Owen gave an overview on the revisions. No one spoke and the hearing closed at 7:05pm.

Consider Conditional Use Permit for 213 and 215 E Main Street, Artemis Provisions

Kingsley and Melissa Gobourne were in attendance. Udelhoven discussed the full glass window and if a photo was available. Kingsley will submit the photo they received from the State Historical Society. Zalucha motioned to approve and Scribner seconded the motion. Motion carried by unanimous voice vote. **NOTE : CLERICAL MISTAKE- NEW EMPLOYEE CHILDS- NO RESOLUTION CREATED**

Consider conceptual presentation review for 1800 Springdale Street, mixed use development

Brad Koning with Sketchworks Architecture and owner Chris Etmanczyk gave an overview on the site changes made for the proposed mixed-use development. Changes included removing the drive-thru, adding the west garage entrance, stormwater management improvements, utility relocation possibilities and additional studio units. The Board discussed density, pedestrian traffic, easement issues, commercial space and property assessment. Owen stated the developer would have to pay the fees in lieu of park land dedication and park improvement fees. Owen informed the Board that Village Engineer Rob Wright would be submitting a brief summary on alternatives for the site. Audience member Brian Durtschi questioned the mixed-use definition and the number of issues presented with the site and proposed building. Udelhoven and Zalucha voiced disapproval of the project. Rohr stated the next two processes would be the General Development Plan and the Specific Implementation Plan if the developer proceeds with the project.

Plan Commission Chair report: Littel gave a brief overview of the Building Inspection report and announced that Delaney Mertz was finishing her service. The Board appreciated and thanked her for the service.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, December 22, 2021

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners, Aaron Boehnen, Sarah Best, Norb Scribner, Destinee Udelhoven and Peggy Zalucha. Andrew Kidd appeared virtually after roll call. Also present were Village Administrator Nic Owen, Economic Development Director Rowan Childs, Village Planner Ben Rohr and Assistant Clerk Jean Culberson.

Consider November Minutes, 11.17.21 + 11.29.21

Udelhoven voiced to approve the November 17, 2021 minutes with the correction stating she voted no on agenda item 5 (senior development). Zalucha also voiced approval to include the correct spelling of her name. Scribner seconded to approve the meeting minutes with corrections. Motion carried by unanimous voice vote.

Scribner motion to approve the November 29, 2021 minutes and Udelhoven seconded the motion. Motion carried by unanimous voice vote.

Concept review for 1800 Springdale Street, mixed use development

Brad Koning from Sketchworks Architecture LLC gave an overview on the request for a mixed-use development consisting of 36-40 multi-family units and approximately 1600 square feet of commercial space with drive-thru. The parcel is currently zoned Planned Business and has several factors that limit the use of the site. Factors include: substantial setback, easements, grade changes and limited septic capacity. Koning proposed a septic holding tank system to alleviate the sewer concern. The Board discussed the drive-thru and the easement location issue, the plan for only one commercial business, the sewer capacity and the design of the building including onsite recreational and pedestrian connections. Rohr questioned if the Board would like to proceed with the project. Udelhoven voiced for more commercial and Zalucha was concerned on the location for this project. Further discussion on the matter will continue at the next Plan Commission meeting.

Consider conditional use permit for 213 and 215 E. Main Street, Artemis Provisions

Rohr gave an overview on the proposed Artemis Provisions a retail cheese and meat store/restaurant. A conditional use is required for the restaurant and the small light industrial production component. The current zoning is Central Business which allows indoor sales and light industrial incidental to indoor sales as a conditional use. Applicant and business owner Kingsley & Melissa Gobourne discussed the lighting, trash receptacle, and the rear changes to the outside of the building including a future commercial tenant in the basement. The rear door facing Front Street is the entrance to the basement. Rohr questioned the rear façade and lighting due to the addition of a future commercial tenant. Kingsley presented rear elevation plans that were not included in the packet. The Board discussed a Front Street monument sign, awning and lighting, and the processing of the product. Kingsley described the smoking process and use of the meat waste in the retail production which would eliminate dumpster waste and odor. The Board waived the decorative design elements on the rear façade with the exception of the lighting and the awning over the door. Owen voiced that the public hearing was not placed on the agenda and will need to be resubmitted for the January agenda. Littel motioned for approval contingent upon the public hearing, waivers and the awning over rear door. Boehnen moved to include the monument sign and flat metal awnings in front and/or rear. Best seconded the motion. Motion carried by unanimous voice vote.

Plan Commission Chair report: Littel gave update on Kwik Trip grand opening on December 30th and the limited hours due to employees.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 27, 2021

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:07 pm. Present were Commissioners, Sarah Best, Aaron Boehnen, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Norb Scribner was absent. Also present were Village Administrator Nic Owen, Economic Development Director Rowan Childs, Village Planner Ben Rohr and Deputy Clerk Chrissy Kahl.

Consider September, 2021 minutes: Udelhoven moved, Zalucha seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

CARPC presentation on regional development framework: Sean Higgins from Capital Area Regional Planning Commission presented the regional development framework virtually. The top three priorities for CARPC are reducing climate change, increase access to opportunity for all, and conserve natural and agricultural resources. Six strategies for growth are focus growth in centers and corridors, prioritize growth in already developed areas, plan areas for business growth, plan complete neighborhoods, to protect important natural resources, and to preserve farming areas.

Presentation of conceptual review, Artemis Provisions, 213 Main Street: Kingsley and Melissa Gobourne, owners, presented. Artemis Provisions is a retail cheese and meat store. They will be serving lunch during the weekdays and breakfast/lunch on Saturdays. They would like to add an awning above the windows on the front of the building and restore the front windows to their original size. Inside they plan on removing the drop ceiling to restore to original condition. Artemis will offer a commercial kitchen for catering purposes that they will rent out. They plan on opening by the end of April, 2022. The Pop Place will stay in its current location.

Presentation of conceptual review, Encore Homes, Lillehammer Lane, Parcel Number 157/0607-074-4200-1. Land use proposed-senior housing: Chad Wuebben, from Encore Homes, presented the 53 single-family condominium concept. The units will be age-restricted to 55 or better. These would be located in Lot 2 of North Cape Commons. The condos will each be a private infrastructure featuring seven different interior variation options, 18-foot driveways, and six-foot deep front porches that face a common courtyard. Condos size ranges from 1250-1850 square feet. Starting price point will not be below \$360,000.00.

Consideration of Design Review Application. Children's Community School (CCS). Address: corner of Cox Drive and Springdale Street, Parcel Number 157/0606-124-30896. Land use group daycare: Jeff Grundahl on behalf of Children's Community School and Wesley Reynolds from OPN Architects presented the design review. The property will be used for the new location of the existing Montessori school. The school is planned to be 6937 square feet, single story. The only driveway would be off of Cox Drive. Rohr suggests the following waivers: setback of the building due to keeping existing trees, use of steel accent material on the east and west sides of the building, vertical material around base instead of horizontal, and metal roof and canopy area. The landscaping plan has met our ordinance, reviewed by Rohr. An exterior lighting plan is still needed and can be ok'd by staff. Zalucha moved, Boehnen seconded to approve the design review with waivers as noted by Rohr. Motion carried by unanimous voice vote.

Plan Commission Chair report: Littel gave update on the Building Inspector's report. The November meeting will be moved to November 17, 2021 and the December meeting will be moved to December 15, 2021 due to the holidays.



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 22, 2026	

AGENDA ITEM # 6.c

Building Inspector

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. June Permits & Inspector Update



Building Department Report

June 2026 Permits

- 4 general commercial permits
- 1 demolition permit for the St Ignatius Rectory Building
- 2 single family residential – Sienna Hills & North Cape
- 55 general residential permits

Commercial Project Progress Report

June 2026

1881 Springdale Street

Partial occupancy remains authorized for the residential portion of the project. Remaining closeout items continue to be completed, and the Edward Jones tenant space is proceeding through final inspection and closeout.

105 W Front Street / Front Street Station

Construction remains active on the Front Street Station project. Required inspections, testing documentation, and plan coordination continue as structural and trade work advance.

207 Academy Street / Primary Center

Foundation and concrete work continued throughout June. Required concrete testing and special inspection reports are being submitted and reviewed as construction advances.

900 E Garfield Street / Middle School

The renovation permit has been approved, and the project is moving through construction and inspection. The work includes two new bathrooms within the existing boys locker room, select window replacement, and related trade work.

1290 Springdale Street / Neff Ace Hardware

Interior construction continues. Rough and follow-up inspections are ongoing, and normal correction items are being addressed as the project moves toward closeout.

Prepared by: Ryan Lindsey, 3C Inspect LLC