

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JUNE 23, 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 7:00 pm. Present were Commissioners, Aaron Boehnen, Andrew Kidd, Norb Scribner, Destinee Udelhoven and Peggy Zalucha. Sarah Best was absent. Also present were Village Administrator Nic Owen, Economic Development Director Rowan Childs, Youth in Government student Delaney Mertz, and Assistant Clerk Jean Culberson. Village Planner Mike Slavney was present by speaker phone.

**Consider May 26, 2021 minutes:** Udelhoven corrected she requested an overview of the comprehensive plan update process and not an overview of the plan. Udelhoven moved, Boehnen seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

**Consideration of design review application, 407 E. Main Street.** Schultz Property Investment Owen gave an overview of the exterior renovation. Slavney presented his report and Udelhoven questioned the requirement met regarding the hard & durable materials required. Slavney corrected and waived the requirement. Slavney recommended waiver of the five-foot-wide sidewalk connecting the Main Street sidewalk to the front of the building and recommended a 4-bay bike rack to serve employees and tourist residents. Udelhoven moved, Zachula seconded to approve the application subject to recommendations by Slavney. Motion carried by unanimous voice vote.

**Consideration of design review application, Mt Horeb Animal Hospital, 1300 Springdale Street.** Owen gave an overview of the previous bank building. Slavney discussed his recommendations and questioned whether the commission wants to require a building tower element and request that the trash enclosure be comparable to the building. Additional landscaping will be needed in the front of the building and Slavney requested submittal of a landscaping plan to the Commission. The representative from Ketterer Properties questioned the tower. Zachula and Slavney explained the requirement and requested staff approval of the tower design along with referral to the Commission. Udelhoven questioned the requirement met regarding the hard & durable materials required. Slavney corrected and waived the requirement. Ketterer Properties will submit a new roof design along with trash enclosure details and a landscaping plan. Zachula moved, Boehnen seconded to approve the application subject to the Commission reviewing the changes. Motion carried by unanimous voice vote.

**Concept presentation by Kevin Grinvalsky and Pat Burke, 418-426 W Main Street** Owen gave an overview of the proposed contractor condo shops. The property is zoned Planned Business and would require rezoning. Property owner Kevin Grinvalsky discussed the location and proposed construction of small contractor condo shops. Neighbors spoke in opposition of the shops. Slavney questioned if the proposed light industrial is the right use for this property. Commission questioned the topography and building design. Udelhoven voiced not in favor of changing the zoning and Zalucha voiced not in favor at this time. Slavney suggested the Commission view the property and continue the discussion at the next meeting. Boehnen suggested full window design and requested that the storm sewer be considered and reviewed. Grinvalsky mentioned a past interested buyer but the storm sewer was an issue. The property owners were advised to attend the July meeting and any rezoning approval would include a public hearing notice.

**Plan Commission Chair report:** Littel gave update on the status of Kwik Trip and Wyser building.

**Village Planner report:** No report.

**Adjourn:** Zachula moved, Scribner seconded to adjourn the meeting at 7:55 pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk

