

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JULY 28, 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, Destinee Udelhoven and Peggy Zalucha. Sarah Best appeared virtual. Andrew Kidd and Norb Scribner were absent. Also present were Economic Development Director Rowan Childs, Village Planner Ben Rohr, Youth in Government student Delaney Mertz, and Assistant Clerk Jean Culberson. Village Administrator Nic Owen was absent.

**Consider June 23, 2021 minutes:** Zalucha moved, Boehnen seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

**Presentation: Housing Taskforce Report:** Childs and Rohr gave an overview of the report. The audience did not have any questions. Udelhoven questioned the report recommendations 13 and 17. Childs reviewed and discovered duplicate information. Udelhoven mentioned the 2018 memo and the report overlapping regarding zoning changes that she would like to see started. Littel moved, Zachula seconded to recommend the report to the Village Board. Motion carried by unanimous voice vote.

**Consideration of design review application, Mount Horeb Animal Hospital, 1300 Springdale Street:** Plan Architect Greg Karn spoke on the plan updates including the late resubmittal of the elevation plan not in the packet. An updated landscape plan was submitted which included the bike rack and the trash enclosure matching the building façade. The Board discussed the missing tower element, required guidelines and granting an exception. Owner Dan Ketterer spoke on the cost due to the existing skylight location. Zalucha motioned that the adjusted elevations originally viewed be modified to remove the spire and the tower element be permitted at 5 plus feet with staff approval. Boehnen second. Ketterer questioned if that included the revised vestibule facade. Zalucha agreed to include the approval of the revised vestibule facade in the motion. Boehnen seconded and motion carried by unanimous voice vote.

**Consideration of design review application, Premier Cooperative, 501 W Main Street:** Ben Rohr gave an overview of the approved 2019 design review approval. Matt Severson from Premier Cooperative discussed that the original plan placed the two mechanical units at the back of the building and during construction the units were placed on the top of the roof due to space issues. Premier recently received notification that the units require shielding and request a waiver of the shield. Zachula received public comments requesting that the Board not waive the requirement, Udelhoven agreed. The Board questioned alternatives to covering the unit. Severson discussed the metal screening shown on the submitted plan but it was not viewable by all members. Littel moved to table the item allowing Severson time to work with staff. Zachula seconded and motion carried by unanimous voice vote.

**Concept presentation by Kevin Grinvalsky and Pat Burke, 418-426 W Main Street:** Grinvalsky discussed the updated contractor condo shops design elements & fencing options. Grinvalsky stated no elevated features were required but cupolas are shown on the plan. Udelhoven voiced to wait on the future comprehensive plan before proceeding with the concept. Village Planner Ben Rohr suggested proceeding separately as a better alternative and explained the amendment procedure. Residents Chris and Becky Crase at 408 W Main St supported keeping the green space but prefer the proposal over apartment complexes. Resident Brian Bigler at 113 Nesheim Trail spoke regarding the view and preferred the green space. Burke questioned if the Village would purchase the parcel for a park and Littel stated further discussion would be needed. Udelhoven questioned recourse if the zoning is changed and the developer fails to proceed with the project. Rohr stated that no control would be in place and Grinvalsky referred to the deed restrictions stated in the project. Grinvalsky requested that the Board review what is possible if the amendment is not approved. Rohr advised on a public participation plan and public hearing on the Comprehensive Plan Amendment. Rohr recommended a motion that the applicant proceed with the Comprehensive Plan Amendment to rezone the parcels from

single-family residential as shown on the future land use map to industrial. Littel motioned, Zachula seconded. Further discussion took place on the zoning and Zachula would like the Board to consider the property zoned planned business and not residential. Littel motioned the first and second. Motion carried by unanimous voice vote with exception to Udelhoven who voted nay.

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

**Village Planner report:** Rohr had no report.

**Adjourn:** Boehnen moved, Zachula seconded to adjourn the meeting at 8:28 pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk