

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, September 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 7:00 pm. Present were Commissioners, Andrew Kidd, Norb Scribner, Destinee Udelhoven and Peggy Zalucha. Aaron Boehnen appeared virtual, Sarah Best attended 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 August 25, 2021 minutes:** Scribner moved, Zachula seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

**Presentation of conceptual review, 103 Nesheim Trail, by owner, Aaron Hellenbrand**

Owen and Rohr gave an overview of the proposed project to construct storage units on the vacant lot. Owner Hellenbrand was not in attendance to answer questions from the Board. Rezoning is required and the Future Land Use designation would need to change from multi-family to general industrial. Rohr informed the Board of the October public hearing to consider adoption of the proposed amendments for the property at 103 Nesheim and 418-426 W Main Street condo shops. The Board questioned the review of the property with the condo shop property. Rohr stated it was a matter of timing and different uses. Brian Durtschi questioned if the site was reviewed for stormwater management. Rohr agreed that further information was needed and would be reviewed prior to the October public hearing.

**Introductory Comp Plan from Vandewalle & Associates, presentation by Ben Rohr, AICP**

Rohr gave an overview and summary update of the Comprehensive Plan. Zachula questioned the definition of character, Udelhoven questioned guidelines for development, and Boehnen questioned when the draft would be presented. Rohr's goal is to have the draft available in advance of the next meeting.

**Plan Commission Chair report:** Littel gave update on the Building Inspector's report. Zachula questioned the condo shops update. Owen informed of the Public Information meeting on October 11<sup>th</sup> and the joint Village/Plan Commission meeting on October 27<sup>th</sup>.

**Village Planner report:** No Report

**Adjourn:** Zalucha moved, Littel seconded to adjourn the meeting at 7:46. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk