

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.

**Village Planner report:** Rohr gave an update regarding the Comprehensive Plan. The plan first draft should be ready in the next couple weeks. The Plan Commission would like to hold a special meeting in November to discuss.

**Adjourn:** Boehnen moved, Best seconded to adjourn the meeting at 8:11pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Deputy Clerk

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