

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.

Village Planner report: Rohr gave an update on the Comprehensive Plan draft and future meeting in January.

Adjourn: Zalucha moved, Scribner seconded to adjourn the meeting at 8:30pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk