

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JANUARY 26, 2022

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners, Aaron Boehnen, Sarah Best, Andrew Kidd and Peggy Zalucha. Norb Scribner and Destinee Udelhoven appeared virtually. Also present were Village Administrator Nic Owen, Economic Development Director Rowan Childs, Village Planner Ben Rohr, Youth in Government student Delaney Mertz and Assistant Clerk Jean Culberson.

Consider December 22, 2021 Plan Commission meeting minutes

Zalucha motioned to approve the December 22, 2021 minutes and Scribner seconded the motion. Motion carried by unanimous voice vote.

Consider December 15, 2021 Comprehensive Plan Draft meeting minutes

Boehnen moved to approve the December 15, 2021 minutes and Zalucha seconded the motion. Motion carried by unanimous voice vote.

Public Hearing for 213 and 215 E Main Street, Artemis Provisions. For Light Industrial Incidental to Indoor Sales per 17.20(8) (h) to create a cheese and meat retail shop and food processing area. 215 E Main Street Parcel Number – 157/0606-123-2682-0 and 213 E Main Street Parcel Number – 157/0606-123 2672-0

The public hearing opened at 7:02pm. No one spoke and the hearing closed at 7:04pm.

Public Hearing to consider proposed revisions to Chapter 17 Zoning Code and Chapter 18 Subdivision and Platting relating to the recodification of the Village Code.

The public hearing opened at 7:04pm. Owen gave an overview on the revisions. No one spoke and the hearing closed at 7:05pm.

Consider Conditional Use Permit for 213 and 215 E Main Street, Artemis Provisions

Kingsley and Melissa Gobourne were in attendance. Udelhoven discussed the full glass window and if a photo was available. Kingsley will submit the photo they received from the State Historical Society. Zalucha motioned to approve and Scribner seconded the motion. Motion carried by unanimous voice vote.

Consider conceptual presentation review for 1800 Springdale Street, mixed use development

Brad Koning with Sketchworks Architecture and owner Chris Etmanczyk gave an overview on the site changes made for the proposed mixed-use development. Changes included removing the drive-thru, adding the west garage entrance, stormwater management improvements, utility relocation possibilities and additional studio units. The Board discussed density, pedestrian traffic, easement issues, commercial space and property assessment. Owen stated the developer would have to pay the fees in lieu of park land dedication and park improvement fees. Owen informed the Board that Village Engineer Rob Wright would be submitting a brief summary on alternatives for the site. Audience member Brian Durtschi questioned the mixed-use definition and the number of issues presented with the site and proposed building. Udelhoven and Zalucha voiced disapproval of the project. Rohr stated the next two processes would be the General Development Plan and the Specific Implementation Plan if the developer proceeds with the project.

Plan Commission Chair report: Littel gave a brief overview of the Building Inspection report and announced that Delaney Mertz was finishing her service. The Board appreciated and thanked her for the service.

Village Planner report: Rohr gave an update on the Comprehensive Plan public open house planned for February 16th.

Adjourn: Boehnen moved, Zalucha seconded to adjourn the meeting at 7:57pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk