

PLAN COMMISSION AGENDA
Monday, May 5, 2025 at 6:00 PM

MEETING MINUTES

1) Call to order

Chair Ryan Czyzewski called the meeting to order at 6:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

2) Roll call

Members Present: Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Ben Vondra, Peggy Zalucha, Sarah Best arrived at the meeting at 6:35pm

Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) Agenda Items

a. Consideration of HPC and CDA Committee Feedback on Part one of Zoning Code Rewrite

Four Key elements of Village feedback on Part One were discussed:

Cottage Courts – Rohr to present an example on standards and land use for this pending new zoning district. Rohr to contact existing municipalities for example developments.

Downtown Parking – Discussion on multi-family parking and 10 units being the appropriate threshold for requiring parking. An option to meeting the minimum parking requirement through the use of on-site and off-site as long as it is not Village-owned public parking.

Downtown Residential Density – Discussion on removing 1200 sf/unit density cap for any property zoned DMU to allow greater flexibility.

Downtown Building Height – Discussion on using the roofline of the Opera House as the maximum height downtown. Additional research is needed as to the height and what impact the properties to the south would have.

b. Review of Draft Zoning Map

Rohr gave an introduction on the proposed zoning map. The new map will include a mix of upzoning and downzoning situations as discussed in the meeting. There were no requested changes to the map.

c. Discuss Date for Future Special Meetings

Owen and Rohr to email dates.

4) Meeting adjournment.

Vondra Motioned and Zalucha seconded to adjournment at 7:36 pm. Motion carried by unanimous voice vote.