



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, April 9, 2025 at 6:00 PM

MEETING MINUTES

- 1) Call to order
Marc Schellpfeffer called the meeting to order at 6:00 PM. Members present were Todd Fritz, Ben Vondra, Ryan Czyzewski, Marc Schellpfeffer, Andy Baber, Barb Case and Heidi Kopras. Also present were Kristin Fish-Peterson, Village Administrator, Nic Owen & Office Assistant/Deputy Clerk, Katie Jelle.
- 2) Consent Agenda
There were no questions or comments regarding the information provided. Motion by Kopras to approve the Minutes & Consent Agenda. Seconded by Case.
 - a. Consideration of March 12, 2025 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce Report
- 3) Agenda Items
 - a. Recommendation of Residential Improvement Grant Applications
 1. Steve and Davina Penne, 210 S 1st Street
Owen discussed an application for a Residential Improvement Grant for 210 S 1st Street. This application is requesting funds to replace an asphalt driveway with concrete. They would also like to replace the front stoop & stairs.
Czyzewski made a motion to approve the Residential Improvement Grant for 210 S 1st Street. Fritz seconded. Motion carried.
 2. Judy and Jim Vanden Brook, 210 N 2nd Street
Owen discussed the application for 210 N 2nd Street. The applicants would like to replace the worn asphalt driveway with concrete.

Czyzewski made a motion to approve the Residential Improvement Grant for 210 N 2nd. Case seconded. Motion carried.

3. Caitlynn Nemer and Matt Dolfin, 810 E Main Street

Owen explained the application for 810 E Main Street. The applicant would like to paint the home, patch the wood & repair damaged areas. Members agreed that the home will look very nice with new paint. Czyzewski motioned to approve the application for 810 E Main Street. Kopras seconded. Motion carried.

b. CDA Comments on Zoning Code Update

Fish-Peterson gave a Zoning Code Update. She presented a chart that summarized Permitted Land Uses. The missing Middle Housing that the CDA wanted to see is represented on the chart.

Vondra asked for clarification regarding duplexes on individual lots within single-family zoning. Would they be considered legal non-conforming uses? Owen verified that anything existing today that wouldn't fit into the code would be permitted as existing, non-conforming.

After much discussion on permitted uses and zoning, Vondra asked about Townhouses not included in 2 Family Residential. Schellpfeffer agreed that they should be included. Fish-Peterson is going to suggest Town Houses should be permitted in a 2 Family Residential.

Schellpfeffer asked for clarification on Neighborhood Mixed Use zone.

Fish-Peterson stated that Mixed Use would include, Apartments, Duplex, Single Family Home, Town Houses or 2 Flats.

Baber asked for clarification on what was considered a Manufactured Home. Owen stated that it could be a manufactured home with a foundation, not a Mobile Home.

Fish-Peterson outlined how a Cottage Court could be included in the plans. Much discussion followed. Owen said the Cottage Court could have its own zoning district that would have its own setbacks.

Schellpfeffer agreed that it's a unique way to create mild density in the urban fabric. Members agreed that if structured correctly, this is a great option for homeownership.

Schellpfeffer asked for feedback on the density guidelines for the downtown area. Fish-Peterson clarified that the current proposal is 1000 sq ft per unit is too large. Members discussed their opinions and concerns about maintaining the character desired and following the guidelines and requirements.

4) Meeting adjournment.

Czyzewski motioned to adjourn at 7:02 PM. Fritz seconded.