



VILLAGE OF MOUNT HOREB

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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, March 12, 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 & Heidi Kopras were absent. 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 Baber to approve the Minutes & consent Agenda. Seconded by Vondra.
 - a. Consideration of January 15, 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. Discussion on Karkahl Redevelopment TID
Fish-Peterson presented what it would look like to create a TID around the Karakahl Inn. The sight would include the property known as Karakahl sight and possibly other adjacent parcels. I would be classified as a Blight or Redevelopment District. This means that the property could be blighted, in need of rehab or conservation, be suitable for industrial uses, suitable for mixed-use or in need of environmental remediation.

Fish-Peterson recommends including the Karakahl sight and the sight directly to the west. Other parcels can be included if needed. Owen recommends keeping the TID small for now until the new business park is going. Fish-Peterson said that the district boundaries can be amended up to 4 times over the life of the TID.

b. Discussion on Part One of Zoning Code Rewrite

CDA Members discussed Part one of the Zoning Code Rewrite. The first portion of the rewrite focuses on establishing new zoning districts, land use regulations, bulk regulations and nonconforming lots, structures and uses.

Schellpfeffer asked the group to focus on discussions of density and height requirements.

Much discussion followed regarding what is economically feasible for developers.

Czyzewski asked the members for feedback on ADU's (Accessory Dwelling Units). The members discussed at length whether the ADU owners should have to reside on the property.

Vondra spoke in favor of ADU's, stating that they increase property values, allow elderly people to stay in their homes, and allow first-time homeowners to have additional income to help afford the property.

Members discussed Short Term Rentals.

4) Meeting adjournment.

Baber motioned to adjourn at 7:18 PM. Vondar seconded.