

PLAN COMMISSION AGENDA
Wednesday, July 23, 2025 at 7:00 PM

MEETING MINUTES

1) Call to order

Chair Ryan Czyzewski called the meeting to order at 7:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

2) Roll call

Members Present: Sarah Best, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Ben Vondra, Peggy Zalucha

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

3) Public Comments

The following spoke or registered in opposition of the 214-220 E Main St Apartment:
Jan Ekenberg 9404 Old JG, Jackie Sale 411 N Fourth St, Brian Ladow 4036 Twin Ct Ridgeway, Michelle Kelley 109 S Fourth St, Ellen Myers 203 N Second St, Ken Lowe 105 N Third St, Amanda DeSonia 104 N Third St, Sharman Moen 201 N Ninth St, Becky Kleppe 404 S Fourth St, Janna Hanson 513 Michelle St

The following spoke in support of the 214-220 E Main St Apartment: Stephanie Gauthier-Phillips 200 N Second St, Joe Gallina 101 E Main St, Karen Johnson 100 E Front St, Jaclyn Gullick 101 E Main St

4) Agenda Items

a. Consideration of June 25, 2025 Meeting Minutes

Zalucha Motioned and Best seconded to approve the minutes of the June 25, 2025 meeting. Motion carried by unanimous voice vote.

b. Consideration of Special Plan Commission Meeting Minutes June 30, 2025

Vondra Motioned and Kidd seconded to approve the minutes of the June 30, 2025 special meeting. Motion carried by unanimous voice vote.

c. Rezone for 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential

Owen gave an overview on the rezoning to R-1 and confirmed Rohr's questioning on the combining of the lots previously.

1. Public Hearing on Rezone application for 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential

Hearing opened at 7:43pm Hearing closed at 7:44pm No one spoke.

2. Recommendation of Ordinance 2025-10 Rezoning 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential

Udelhoven Motioned and Zalucha seconded to approve the rezoning of 303-305-307 Tvedt Dr. Motion carried by unanimous voice vote.

d. **Rezone and Certified Survey Map for Multi-Family Project at 101 Perimeter Rd, JT Klein Company Inc**

JT Klein representatives Danny Afafe and Jacob Klein gave a revised concept plan of the two apartment buildings. Building 1 is 49 units market rate and Building 2 is 40 units for 55+ affordable senior.

1. **Public hearing on rezone application for 101 Perimeter Rd, JT Klein Company from PB Planned Business to PD Planned Development**

Hearing opened at 7:54pm

Cathy Scott 302 Perimeter spoke on current exterior maintenance needed. Brian Durtschi 515 Reid Dr (and owner of the property across the street) questioned sewer capacity and the past funded project.

Registered in opposition: Leah Potter 1404 E Lincoln St concerns on noise, traffic, and size of buildings.

Hearing closed at 7:57pm

Afafe informed mowing will be completed and funding was not available on the past project. Owen spoke on a current working plan for the sewer capacity upgrade. Rohr summarized the project. The Commission discussed the rezone and density in length and requested a housing study. Afafe summarized the financing and stated Klein management would monitor parking including tenants parking in the library lot. Wade Wyser from Wyser Engineering spoke on the traffic study.

2. **Recommendation of Ordinance 2025-11 rezone 101 Perimeter Rd from PB Planned Business to PD Planned Development**

Zalucha Motioned and Remment-Willis seconded to approve the rezone for 101 Perimeter to include the Village Planner's recommendations in the July 23, 2025 Memorandum in the agenda packet. Motion carried by unanimous voice vote with exception to Udelhoven who opposed the rezone.

3. **Recommendation of Certified Survey Map for 101 Perimeter Rd**

Owen and Wade Wyser summarized the need for a two-lot CSM.

Best Motioned and Zalucha seconded to approve the Certified Survey Map for 101 Perimeter Rd. Motion carried by unanimous voice vote.

e. **Concept Presentation for Mount Horeb School District Primary Center Addition**

Ryan Sands and Mark Miller with Bray Architects summarized the Proposed Primary Center addition and the Early Learning Center (ELC) demolition. Bray will address: bike and scooter racks, historic documenting including the ELC prior to destruction, playground landscaping, the traffic loops, and pedestrian safety.

f. **214-220 E Main Street Redevelopment Concept Presentation**

Developer Jeff Grundahl, Steve Shulfer from Sketchworks Architecture, and Wade Wyser from Wyser Engineering gave an overview on the revised four-story mixed-use apartment building development. Wyser reported that there were no utility issues with sewer, water or storm, and they have engaged a traffic engineer for technical feedback on the traffic flow. Rohr stated the developer addressed the past topics with exception to the parking concern from the last meeting. The Commission gave feedback with the main concerns being density, height and parking. The feedback was appreciated.

ETJ Certified Survey Map, Helen Witte, 801 Hamilton Street

Owen gave review of the Town of Blue Mounds CSM and the easement necessary for future Village development. Zalucha Motioned and Best seconded to approve the CSM. Motion carried by unanimous voice vote.

g. **Consideration of Design Review Makers Market, 100 S First Street, Tyler Marks, Window Awnings**

Signart informed on the proposed bent metal awnings that will be flat and not projecting. Zalucha Motioned and Vondra seconded to Consideration Design Review for the Window Awnings. Motion carried by unanimous voice vote.

5) **Committee Reports:**

a. **Plan Commission Chair Report**

Czyzewski advise members to continue doing their due diligence in reviewing items.

b. **Village Planner Report**

Rohr informed of delay in the recodification.

c. **Building Inspector Report**

No report in packet. Culberson updated on current permits.

6) **Meeting adjournment.**

Kidd Motioned and Best seconded to the adjournment at 10:36pm. Motion carried by unanimous voice vote.