



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, September 10, 2025 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Public Comments
- 3) Consent Agenda
 - a. Consideration of August 13, 2025 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce Report
- 4) Agenda Items
 - a. Consideration of TIF Incentive Request (JT Klein). The Community Development Authority may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 - b. Reconvene into Open Session
 - c. Recommendation on TIF Incentive Request for JT Klein
- 5) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, August 13, 2025 at 6:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
Marc Schellpfeffer called the meeting to order at 6:00 PM. Members present were Ben Vondra, Ryan Czyzewski, Marc Schellpfeffer, Andy Baber & Barb Case. Also, present were Kristin Fish-Peterson, Village Administrator, Nic Owen & Office Assistant/Deputy Clerk, Katie Jelle. Todd Fritz & Heidi Kopras were absent.
- 2) Public Comments
- 3) Consent Agenda
There were no questions or comments regarding the information provided. Motion by Czyzewski to approve the Minutes & Consent Agenda. Seconded by Case. All were in favor.
 - a. Consideration of July 9, 2025 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce Report
- 4) Agenda Items
 - a. Public Hearing on Creation of Project Plan For Tax Incremental District Number 6, Karakahl Redevelopment
There were no public comments regarding the creation of Project Plan for TID number 6, Karakahl Redevelopment.
 - b. Recommendation of Project Plan for Tax Incremental District Number 6
Fish-Peterson presented cash flow spreadsheets to explain different financial scenarios. Members had questions about the MIL Rate effect. Fish-Peterson verified that the TID project pays for itself. Owen reported that the estimated costs were \$500,000 for utilities, a \$50,000 contribution to the CDA, \$30,000 in finance costs, and \$45,000

annual admin costs. Czyzewski stated that these calculations show that the project can be successful with just one project.

Schellpfeffer asked for approval for recommendation to proceed with the Project Plan for TID 6. Schellpfeffer motioned to recommend the project plan for Tax Incremental District number 6. Baber seconded. All in favor.

- c. Consideration of Facade Improvement Grant Application, Lassen Commercial Buildings, 209-211 W Main St

Owen presented the Facade Improvement Grant Application for 209 & 211 W Main Street. The applicant has 2 bids for exterior paint and repair. Czyzewski stated that this is exactly what the program is for. Czyzewski motioned to approve up to \$5,000 for the project. Case seconded. All in favor.

- 5) Meeting adjournment.

Vondra motioned to adjourn at 6:28 PM. Case seconded. All in favor.



September 1, 2025

To: Community Development Authority

From: Kristen Fish-Peterson, Economic Development Contracted Staff

Re: Report on work to date

What follows is a list of activities for August:

1. Meetings in person and virtual
 - a. Nic Owen individually (in person, virtually, phone, and emails)
 - b. Meeting regarding TID 6
 - c. Meeting and email follow up with Karakahl developer
 - d. BID meeting with property owners
 - e. Direct contact with downtown property owners – for BID district purposes
 - f. Meeting regarding proposed development at 214+ Main St.

2. Finalizing TID #6 project plan
3. Prep for August CDA Meeting



WEEKLY MEMBER NEWSLETTER

August 25, 2025

Happy Monday!

This cool weather is reminding me that fall is just around the corner! Have you **reserved your sponsorship** for **Fall Village Market**, coming up on **October 4-5**? This weekend-long event brings in 8,000+ people - that is a lot of potential customers that you could reach by sponsoring the event! We have sponsorship levels to fit every budget, so learn more and reserve yours today! **Register here.** And before that, don't forget about **Fall Village-Wide Garage Sales** coming up on **September 17-20**. Register your sale or reserve an ad in our event program. **Register here.**

I hope you are getting excited for **Witches' Night Out**, coming up on **October 16** from **5-7:30pm**. This is an annual favorite, bringing in around 1,000 attendees from across the region. If you want to be an official event destination on the passport, or if you want to sponsor the event, please **register here.**

We are also looking forward to **Good Morning, Mount Horeb** next **Wednesday, September 3**, at **Buck & Honey's** (downstairs). **Center Ground Studios** is our session sponsor, we'll hear from the **Village of Mount Horeb**, and we actually had a last-minute spot open up, so if you are interested in speaking at Good Morning, Mount Horeb next week, please reach out to **Teddi.** **Register here.**

There are still spots available for both of our **Proud Member Banners**. Place your logo on a **banner that hangs across Main Street**, or new this year, we are also offering a spot on a **banner that will be transportable that we can take with us to events**, like our networking events. Each spot costs **\$125**, or you can do both for **\$200**. There are limited spots available, so reserve yours now! **Register here.**

Finally, please help me in welcoming these **new member: Aire Care Services!** And help me in thanking these **members who recently renewed their membership: State Farm Insurance, Bohl Chiropractic, and Mount Horeb Counseling!** Thank you all for your continued partnership!

Have a great week,

**Rachel LaCasse-Ford,
President/CEO**

rlacasseford@trollway.com

608-437-5914

[Schedule a Meeting with Me!](#)



UPCOMING CHAMBER *meetings*

Aug 28

Chamber Executive Committee

Sep 11

Marketing Committee

Sep 16

Tourism Events Committee

Sep 18

Professional Development Committee

hot **DEALS**

Jada's Garden & Greenhouse

Jada's Birthday Sale

Revelations Barbershop

Retired Clients Discount!

Buck & Honey's

Rally Cap Program participants receive a
FREE ice cream sundae or root beer float
with any purchase!

The Hair Loft

New Clients Receive \$20 Off!

Shelley's Social Media

Get a Free SEO Audit

Member-to-Member Deals

Shelley's Social Media

[See Hot Deal Details](#)

EVENTS HOSTED BY OUR *members*

Ongoing

[** Free ** Gemstone Mining Talk & Demo](#)

[** Free ** Geode Talk & Demo](#)

Tues, Aug 26

[No Credit or Bad Credit? No Problem!](#)

Wed, Aug 27

[School Drop In Drive-Through](#)
[Wednesday Trivia @ The Bogey](#)
[Factory](#)

Thurs, Aug 28

[Strong Women, Strong Coffee, ft.](#)
[Diane Ballweg](#)

[Mount Horeb Farmer's Market](#)

Fri, Aug 29

[Blacklight & Brews](#)

[Live on the Patio - Taylor Schreck](#)

Sat, Aug 30

[Blacklight Tours](#)

[Farm to Table - Grilled Flank Steak](#)

Sun, Aug 31

[Northern Comfort](#)
[Historic Lantern Tour](#)

[See All Upcoming Events](#)

PROPERTIES FOR SALE OR *lease*

- House for Sale: 4 Bedroom Barneveld Home - *New!*
- Space for Rent - 312 E Main St, Mount Horeb
- 17 Maple Aire, Blue Mounds - Manufactured Home for Sale
- Chair Rental at Revelations Barbershop
- For Lease: 1217 Springdale St.
- 1200 Springdale Mt Horeb 2,500 - 11,375 SF Retail Space for Lease
- For Lease: 600 sq. ft. upper level 128 E Main
- For Sale: Vacant Lot in North Cape Commons
- Commercial Space for Lease

[See Property Listing Details](#)

NOW *hiring*

- Maker's Market Square
- **Coffee Shop Barista / Manager Position - *New!***
- Maker's Market Square
- **Retail / Market Associate**
- Evolve Cannabis & Nutrition Co. - **Assistant Manager**
- Duluth Trading Company
- **Retail Sales Lead**
- Duluth Trading Company
- **Retail Associate - Part Time**
- Duluth Trading Company
- **Seasonal Retail Associate**
- Duluth Trading Company
- **Part-Time Retail Keyholder**
- Viva Infusions - **Medical Office Manager/Executive**
- Buck & Honey's - **Event Bartender/Server**
- Morgan's Caring Connection - **Event Planning Committee Volunteers**
- Revelations Barbershop - **Chair Rental Available in Downtown Mount Horeb!**
- Shake Rag Alley
- **Administrative Manager**
- Shelley's Social Media
- **Looking for Local Help – Part-Time, In-Person**
- Taliesin Preservation at the Frank Lloyd Wright Visitor Center - **House Steward**
- Taliesin Preservation at the Frank Lloyd Wright Visitor Center - **Front of House Associate**
- Taliesin Preservation at the Frank Lloyd Wright Visitor Center - **Cook**

[See Job Posting Details](#)



Danube Explorer River Cruise

Tour Dates: May 10 - 20, 2026

Learn More

info@trollway.com (608) 437-5914



NETWORKING PROFESSIONAL DEVELOPMENT

SEP 3
WEDNESDAY

Good Morning 

MOUNT HOREB

SESSION SPONSOR



Good Morning, Mount Horeb

Monthly Networking Series

Enjoy coffee & connections at this monthly event, open to the community as well as chamber members.

Date

September 3 @ 8:00am

Location

Martinson Hall at Buck & Honey's

Speakers:

Center Ground Studios

Session Sponsor!

Village of Mount Horeb

Spot Open! Email Teddi to Sign Up to Speak

Register Now

Registration is appreciated, but not required.

We are still looking for speakers in 2025! There are openings in November and December.

Sign up here.



Power Up!

Professional Development Series

Date

September 9 @ 1pm-2pm

Location

Virtual Session

Presenter

Venkat Maddala

Review Genie Pro

Topic

**Empowering Your Small Business
with AI**

More details coming soon!

Register Now

Please register ahead of time.

THANK YOU
for joining us!



Thank you for joining us for **Chamber Night at Bridle Barn & Gardens** last week! We had a great time networking, enjoying tacos and live music, and learning about this neat business!

EXPOSURE

PROMOTE LEVEL

for just **\$1,000**

- **ENGAGE LEVEL CHAMBER MEMBERSHIP PERKS** *plus*
- **BRONZE LEVEL SPONSORSHIP FOR EVERY MEMBER EVENT**
 - TROLL TOWN TRIVIA
 - AWARDS DINNER
 - ANNUAL GOLF OUTING
- **BRONZE LEVEL SPONSORSHIP FOR EVERY TOURISM EVENT**
 - SCANDIHOOVIAN WINTER FESTIVAL
 - ART FAIR
 - FALL VILLAGE MARKET
 - WITCHES' NIGHT OUT
 - MOUNT HOREB TROLLIDAYS
- **2 E-BLASTS SENT OUT TO 385+ MEMBERS**
- **SESSION SPONSORSHIP FOR GOOD MORNING MOUNT HOREB**
- **BANNER AD ON WEBSITE FOR 1 YEAR**
- **OPPORTUNITY TO PRESENT AT A POWER UP SESSION**
- **OPPORTUNITY TO HOST A CHAMBER SOCIAL**

learn more!

Book a meeting with Teddi!



[LEARN MORE](#)



**VILLAGE  WIDE
GARAGE  SALES**

REGISTER YOUR SALE
\$32
CHOOSE YOUR DATES/TIMES BETWEEN SEPT 17-20

BUY A BUSINESS AD
\$45

SEPTEMBER 17-20, 2025 - MOUNT HOREB

[RESERVE YOUR
AD](#)

Fall Village MARKET

October 4-5

Join us in Mount Horeb's historic downtown for a weekend filled with handmade goods, live music, and food trucks! This is a two-day vendor market that attracts approximately 8,000 attendees, made up of locals, drive-market tourists, and overnight guests. Learn more at www.trollway.com/fall-village-market

Downtown Mount Horeb

Attendance: 100 Vendors

8,000 Visitors

Locals, Drive Market & Overnight Tourists



DIAMOND SPONSORSHIP ◆◆◆◆

\$800

- Logo on Event Website (most prominent)
- Mentioned on Social Media
- Logo on Signage at Music Stage
- Logo on 100+ Vendor Welcome Bags
- Ad in Buyer's Guide Spread
- Opportunity to Appear in Facebook Live with Chamber Staff

GOLD SPONSORSHIP ◆◆◆

\$600

- Logo on Event Website
- Mentioned on Social Media
- Logo on Signage at Music Stage
- Logo on 80+ Vendor Welcome Bags

SILVER SPONSORSHIP ◆◆

\$400

- Logo on Event Website
- Mentioned on Social Media
- Logo on Signage at Music Stage

BRONZE SPONSORSHIP ◆

\$200

- Logo on Event Website
- Mentioned on Social Media

[REGISTER HERE](#)



Downtown Mount Horeb
 Attendance: 1,000+
 Locals, Drive Market & Overnight Tourists

Witches' Night Out is mid-week event that has exploded in popularity over the past several years. With a huge following, people come from all over to attend this event. Attendees dress up like witches and warlocks and enjoy our downtown, shopping, dining, and spending time with friends. Don't miss this opportunity to get your business out in front of this audience of approximately 1,000 locals, day-trippers, and overnight guests. Learn more at www.trollway.com/witches-night-out

PASSPORT LISTING ONLY
\$35 MEMBERS
\$75 NON-MEMBERS



DIAMOND SPONSORSHIP ◆◆◆◆	
\$800	<ul style="list-style-type: none"> • Logo on Event Website • Mentioned on Social Media • Listed as Destination on Event Passport • Logo on Signage at Costume Contest • Logo on Event Swag Bag • Ad in Buyer's Guide Spread • Opportunity to Appear in Facebook Live with Chamber Staff
GOLD SPONSORSHIP ◆◆◆	
\$600	<ul style="list-style-type: none"> • Logo on Event Website • Mentioned on Social Media • Listed as Destination on Event Passport • Logo on Signage at Costume Contest • Logo on Event Swag Bag
SILVER SPONSORSHIP ◆◆	
\$400	<ul style="list-style-type: none"> • Logo on Event Website • Mentioned on Social Media • Listed as Destination on Event Passport • Logo on Signage at Costume Contest
BRONZE SPONSORSHIP ◆	
\$200	<ul style="list-style-type: none"> • Logo on Event Website • Mentioned on Social Media • Listed as Destination on Event Passport

[REGISTER HERE](#)

Troll
**FOOTPRINTS
FOR SALE**



**\$15 EACH
OR 2 FOR \$25**

ORDER ONLINE
We will deliver and install!



FRIENDS OF THE MOUNT HOREB
↔ **WELCOME CENTER** ↔

*The Friends of the Welcome Center is a 501(c)3
charitable non-profit organization.*

[ORDER NOW](#)

PROUD CHAMBER MEMBERS

Upland Hills Health, JG DEVELOPMENT, EP, Spellers, OLD NATIONAL, ATC, FARMERS EXTENSIVE CARE, mhcc LUMINOUS, M VILLAGE OF MOUNT HOBBAS, B TYROLBASIN, Warriors Academy of Martial Arts, Lake Ridge Bank, MOUNT HOBBAS AREA CHAMBER OF COMMERCE

MAIN STREET BANNER

Example design. Actual banner may differ

MOBILE BANNER TO DISPLAY AT EVENTS

PROUD MEMBER BANNERS

\$125.00 EACH

\$200 FOR BOTH

DEADLINE: AUGUST 29

PROUD MEMBERS OF THE MOUNT HOBBAS AREA CHAMBER OF COMMERCE

[RESERVE YOUR SPOT](#)

ADVOCACY

Upcoming Public Meetings

Parks, Recreation, and Forestry Commission - Tues, Aug 26 @ 5:30pm

The commission will discuss the Lukken property park concept plans A and B; they will discuss Grundahl Park storage/concession building plans; among other items. [Agenda](#)

Sustainability & Natural Resources Committee - Tues, Aug 26 @ 7:00pm

The committee will discuss a number of items, including Bike City Designation, Native Plants at Lukken Farm, and more. [Agenda](#)

Historic Preservation Commission - Wed, Aug 27 @ 6:00pm

The commission will discuss design review standards for the zoning code rewrite. [Agenda](#)

Plan Commission - Wed, Aug 27 @ 7:00pm

Agenda items include considering a rezoning request for 208 Meadow View Rd. [Agenda](#)

Recent Public Meetings

Mount Horeb School Board Meeting - Mon, Aug 18 @ 6:30pm

Agenda items included a capital planning update; academic social and emotional supports; professional development for staff; and innovative curriculum and practices. The board also considered updates to several policies. [Agenda Video](#)

[Find All Village Meeting Info Here](#) [Find All School Board Meeting Info Here](#)

[Sign Up to Receive Notifications for the Village of Mount Horeb's Public Meetings](#)



MAXIMIZE YOUR MEMBERSHIP

tips to help you make the most of your chamber membership

2025 MEMBERSHIP LEVELS LEARN ABOUT NEW TIERED LEVELS!

Bundle Your Membership and Sponsorships
Sponsor ALL Events in One Purchase
Grow Your Investment in the Community
Help the Mount Horeb Area Thrive!



[Download](#)

2025 MEMBERSHIP GUIDE WHAT IS INCLUDED IN YOUR MEMBERSHIP?

About the Chamber
Networking Events
Professional Development Opportunities
Marketing Opportunities
Advocacy Initiatives *+ more!*



[Download](#)



2025 MEMBER & TOURISM EVENT
SPONSORSHIP GUIDES

**New, Simplified Bundles
Reserve Your Sponsorships Now
Bundle and Save!
Payment Options Available**

 MOUNT HOREB
AREA CHAMBER OF COMMERCE

[Download](#)

Mount Horeb Area Chamber of Commerce

300 East Main Street

Mount Horeb, Wisconsin 53572

(608) 437-5914

www.mounthorebchamber.com

[Unsubscribe](#)



AGENDA ITEM REPORT

MEETING DATE

September 10, 2025

PREPARED BY**AGENDA ITEM # 4.b**

Reconvene into Open Session

BACKGROUND**RECOMMENDATION****ATTACHMENTS**

None