

**PLAN COMMISSION AGENDA**  
**Wednesday, August 27, 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, Assistant Clerk Jean Culberson
  
- 3) **Public Comments**  
The following spoke in opposition regarding a non-agenda item 214-220 E Main St apartment building: Diane Dangerfield 2553 State Rd 92, Diane Hirsch 205 Ellen Ct, Tami Clary 817 Brookstone Crest, Gregory Standel 200 Wilson St, Ellen Myers 203 N Second St.
  
- 4) **Agenda Items**
  - a. **Consideration of July 23, 2025 Meeting Minutes**  
Zalucha Motioned and Best seconded to approve the minutes of the July 23, 2025 meeting. Motion carried by unanimous voice vote.
  
  - b. **Public Hearing on rezone request for 208 Meadow View Rd from R-1 single-family residential to R-2 two-family residential for Kelly Tichenor**  
Property owner Kelly Tichenor gave an overview on the request to rezone in order to have rental income and remodel the current structure for a zero-lot line possibility. Owen stated the request would require a Comprehensive Plan amendment.  
  
Public Hearing opened at 7:19pm  
Czyzewski informed on two written notifications received. Bob Johnson at 713 Parkway Drive spoke in opposition of the spotted zoning and setting a precedent for other requests.  
Public Hearing closed at 7:22pm
  
  - c. **Recommendation on Rezone Request for 208 Meadow View Rd from R-1 to R-2**  
The Commission discussed the spotted zoning and the tentative proposed construction for zero-lot line. The Commission questioned if the recodification involving an accessory dwelling unit would be a better option. No Action taken. Owner to review options and return if needed.
  
- 5) **Committee Reports:**
  - a. **Plan Commission Chair Report**  
Czyzewski submitted resources on local government issues in the revised packet for the Commission to review.
  
  - b. **Village Planner Report**  
Acting Village Planner Owen informed on the recodification and the updating of the housing study by Economic Developer Kristen Fish-Peterson. The Commission questioned mass transit, traffic study reports and detailed budget information. Owen to submit report on the number of vehicles counted but any other reports are in review. Owen to research on budget information.

**C. Building Inspector Report**

Owen informed on software updating and no report in packet.

**6) Meeting adjournment.**

Zalucha Motioned and Best seconded to the adjournment at 7:57pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson