

**PLAN COMMISSION AGENDA**  
**Wednesday, October 22, 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 Public Safety Building Meeting Room at 200 Blue Mounds St, 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, Village Engineer Rob Wright, Assistant Clerk Jean Culberson
  
- 3) **Public Comments** None.
  
- 4) **Agenda Items**
  - a. **Consideration of September 24, 2025 Meeting Minutes**  
Best Motioned and Kidd seconded to approve the minutes of the September 24, 2025 meeting. Motion carried by unanimous voice vote.
  
  - b. **Consideration of October 2, 2025 Special Meeting Minutes**  
Zalucha Motioned and Kidd seconded to approve the minutes of the October 2, 2025 special meeting. Motion carried by unanimous voice vote.
  
  - c. **Consideration of 212 E Lincoln Street Design Review Approval**  
Owen gave an overview of the remodeling of the exterior building and signage. Property Owner Dennis Hiorns spoke on the new business Heirloom Craftsman and colors will be a close match to the color palettes. Udelhoven Motioned and Zalucha seconded to approve the design review. Motion carried by unanimous voice vote.
  
  - d. **Rezone Request, General Development Plan and Certified Survey Map for 214-220 E Main Street, Langhūs on Main**  
Czyzewski gave a summary on procedures for public hearings and Owen informed on public comments received prior to the meeting. Rohr informed on the Planned Development overview and summarized the project and procedures. Applicant Jeff Grundahl gave an overview on the proposed Langhūs downtown project. Steve Schulfer from Sketchworks Architect summarized the revision of the four-story apartment building and growth of the Village. Wade Wyser from Wyser Engineering informed on the utilities which included stormwater management and the alley access. John Bieberitz from Traffic Analysis & Design and Craig Enzenroth from Gallina Company spoke on traffic analysis and the completed study which presented minimal impact on the area.
    1. **Public Hearing: Rezone Request 210-220 E Main Street, from CB Central Business to PD-1 Planned Development for a mixed-use building**

The hearing opened at 8:06pm

Those who spoke and/or registered in opposition: Maggie Steele, Cindy Jenson, Brian Ladow, Peter Waltz, Dianne Hirsch, Janna Hansen, Anna King, Karen Erickson, Amanda DeSonia, Matthew Nankee, Connie Nankee, Ellen Myers, Ken Lowe, Sharmen Moen, Phil Leavenworth, Dennis Adler, Stephen Sopcak, Jackie Sale, Charlotte Scott, Tim Scott, Erin Larson, Michael Larson, Kristen Clary, Patty Schlafer, Ashley Pfister, Tammy Clary, Alex Pfister, Christy Nesja, Kurt Nowka, Paul Nesja, Madelyn Potter, Salem Joseph, Jennifer Gottwald, Davina Penne, Bethaney Bacher-Gresock, Peg Ginsberg, Brian Bigler, Nikki Towell, David Sherlock, Janelle Holmstrom, John Carter, Scott Wright, Gregory Standal, Michelle Kelley, Julie Malliet-Nowak, Max Kulick, Steve Haroldson, Steve Penne, Larry Hartzke, Niko Nowka, Jessica Nowka, Chara Kessler, Dusty Smith, Benjamin Reeve, Brian Sweeney, Timothy Santoirre, Brad Delwiche, Ian Towell, Vicki France, John Erb, Michelle Meyer

Those who spoke and/or registered in support: John Theobald, Brad Murphy, Dawn Hendrickson, Jaclyn Gullick, Marc Schellpfeffer, Joe Karls, Amy Mertz, Kathryn Zelle, Amanda Koch, Aaron Thomas, Doug Kahl, William Sutter

The hearing closed at 11:38pm

John Bieberitz informed on the concerns presented regarding the traffic counts and time of the traffic analysis. Steve Schulfer clarified the commercial space being added is approximately 2000 sq ft. Rohr summarized the staff report. The Commission members spoke on the project and the Village Engineer Rob Wright reported on the stormwater, utilities and public safety.

The Commission took a straw poll allowing each member to speak and give their opinion. The general consensus was not in favor of the project as proposed.

The Commission hand-voted on the Village Planner's October 22, 2025 Memorandum Recommendations (page 22) in order to gain a general consensus.

## **2. Recommendation on Rezone request to PD-Planned Development**

Udelhoven Motioned to table and for the applicant to come back with modifications and consider density. Best seconded and the Motion carried by unanimous voice vote.

## **3. Recommendation on Certified Survey Map: to combine 208, 214 and 220 E Main**

Czyzewski Motioned to table and Vondra seconded. Motion carried by unanimous voice vote.

## **5) Committee Reports:**

### **a. Plan Commission Chair Report**

No Report.

### **b. Village Planner Report**

No Report.

### **c. Building Inspector Report**

No Report.

6) **Meeting adjournment.**

Vondra Motioned and Kidd seconded to the adjournment at 12:46am. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson