

PLAN COMMISSION AGENDA
Wednesday, October 29, 2025 at 6:00PM

MEETING MINUTES

1) **Call to order**

Chair Ryan Czyzewski called the meeting to order at 6:00 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**

Kristen Clary spoke in opposition of any code changes relating to the proposed apartment building. Kurt Nowka questioned the draft recodification posting date, no maps available and the author of the documents. Bethaney Bacher-Gresock spoke on listening to the community and not the developers and additional time to review the full draft. Maura Overland asked the members to reduce the proposed building height to 40 feet and discussed the proposed no maximum density.

4) **Agenda Items**

a. Review of Complete Full Draft Zoning Code and Map

Rohr summarized the past meeting changes and timeline. Owen informed the map is viewable on the website under the Building and Zoning Department. The Commission discussed the draft and gave Rohr direction and feedback on the following:

Downtown Building Height (p.102)

- Maximum height of 40' and 3 stories for properties fronting on Main Street. Front stepback after second story. Straw vote on 5 yes/ 2 no
- Maximum height of 50' and 4 stories for buildings located in other areas of downtown, not fronting on Main Street. Front stepback after third story.

Downtown Parking Ratios (p.123)

- Any residential land use with 10 or more units shall meet a parking ratio of 1.2 stalls/unit.

Exterior Lighting (p.133)

- Add dark sky provisions into the existing framework of the lighting code (purpose statement, reduced lighting levels, requirements for extinguishing lighting at night).

DMU Zoning District Design Requirements (p.159)

- Seek guidance from the HPC on the DMU district color palette.
- Adjust the purpose statement of this section to include language similar to the existing Central Business District that talks about historical context and surroundings.

Historic Preservation Commission (p.16)

- Move HPC duties and role from Historic Preservation Overlay section to Article 10 to match other bodies (p.209-210).
- Add the HPC as another body that can host a concept plan review meeting in Article 10 (p.213).

Fences (p.144)

- Work with Village staff to revise the nonresidential fence standards to prevent non-decorative fences on the double frontage lots that face both Commerce Drive and Springdale Street.

b. Review of Tentative Adoption Schedule

HPC special meeting

Village Board meeting 11/19/25

5) **Meeting adjournment.**

Best Motioned and Kidd seconded to adjournment at 8:14pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson