

PLAN COMMISSION AGENDA
Wednesday, December 17, 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, Destinee Udelhoven, Ben Vondra, Peggy Zalucha
Absentee Members: Jill Remmert-Willis
Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

- 3) **Public Comments on Non-Agenda Items**
None.

- 4) **Agenda Items**
 - a. **Consideration of November 19, 2025 Meeting Minutes**
Kidd Motioned and Vondra seconded to approve the minutes of the November 19, 2025 meeting. Motion carried by unanimous voice vote.

 - b. **Concept Presentation: Planned Development for Cottages at Brookstone Hills, Brookstone South LLC**
Developer Chad Wuebben of Encore Homes presented the concept plan for a cottage neighborhood. A twenty-one-unit single family development proposed for the second phase to the Brookstone Hills subdivision. Rohr stated the property would need to be rezoned with a few flexibilities including the 2-foot setback. The Commission discussed whether the proposed recodification would be a better alternative. Further discussion took place on the greenspace, private drive, and connections to the existing neighborhoods. The developer will review the project based on the feedback.

 - c. **Discussion on addition of Dark Sky Standards to the Lighting Section of Zoning Code Rewrite**
Owen and Rohr gave a summary of the proposed Dark Sky standards. Two options were presented: Illuminating Engineering Society (IES) Standards or the proposed draft code recommendations from Village Planner Rohr. In addition, the Sustainability & Natural Resource Committee reviewed the standards and Trustee Tim White informed on the discussion. The Commission discussed the pros and cons of both options and questioned the cost and impact to property owners. Rohr and Owen to research the IES standards and present information at a future meeting.

- 5) **Committee Reports:**
 - a. **Plan Commission Chair Report**
Czyzewski thanked the members for their work and commitment in 2025.

b. **Village Planner Report**

Rohr informed on the Recodification. Tentative meeting dates: Village Board on January 26, 2026 and public hearing in February for Plan Commission final.

c. **Building Inspector Report**

Owen informed of no report.

6) **Meeting adjournment.**

Zalucha Motioned and Best seconded to the adjournment at 8:27pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson