

PLAN COMMISSION AGENDA
Wednesday, November 19, 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 Mount Horeb High School Auditorium 305 S 8th 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, Deputy Treasurer/Governance Coordinator Niki Erickson

3) Public Comments on Non-Agenda Items

Bill McInnes questioned date of next election and the terms of elected positions. Tami Clary questioned plan on parking lots before approving apartments. Eileen Young spoke requesting microphones for ADA compliance and public record. Gregory Standal spoke agreeing on the proposed Draft for the downtown but requested clarification to the two-family residential zoning change specific to 200 Wilson Street. Kurt Nowka questioned the R-1 zoning change to R-2.

4) Consent Agenda

- a. Consideration of October 13, 2025 Special Meeting Minutes
- b. Consideration of October 22, 2025 Meeting Minutes
- c. Consideration of October 29, 2025 Special Meeting Minutes

Best Motioned and Willis seconded to approval of the Consent Agenda Minutes with correction to the October 22nd minutes: item 4) d change Viking to Langhús, minimum to minimal and correct spelling for Standel to Standal. Motion carried by unanimous voice vote.

5) Agenda Items

- a. Conditional Use Permit Application, Certified Survey Map, Site Plan and Design review for the expansion of the Mount Horeb Elementary School in the R-1 Single Family Zoning District from the Mount Horeb Area School District, 207 Academy Street

Ryan Sands and Mark Miller with Bray Architects summarized the project.

Miller presented the following District requests:

- Playground close to residential with setback of 11' and not 50'
- Playground fencing of 6' w/ privacy slats and 12' black-coated chain link fencing
- Revised trash enclosure be approved due to the grade change
- 4 playground light poles be allowed to be 20'-3" tall.

Miller informed on the following: signage to be submitted at a later date, bicycle

parking is provided, and foundation/parking lot landscaping requirements have been met. Bray will continue to work with the Village Engineer on stormwater and erosion control.

The Commission and Rohr discussed the project and the school requests. Bray will continue to work with the Village Planner and staff on the recommendations and actions listed in the November 19, 2025 Village Planner Memorandum. Rohr recommended an additional waiver for the 4 playground light poles to be allowed at a height of 20'-3".

1. Public Hearing on Conditional Use Permit Application

Hearing opened and closed at 7:36 PM. No one spoke.

Greg Standal registered in support of the project.

2. Consideration of Conditional Use Permit Application from the Mount Horeb Area School District

3. Consideration of Certified Survey Map to Combine lots for the Mount Horeb Elementary School, 207 Academy Street

4. Consideration of Site Plan and Design Review for Addition at Mount Horeb Elementary School, 207 Academy Street

Vondra Motioned on consideration of items 2-3-4 to include the recommendations and actions listed in the November 19, 2025 Village Planner Memorandum, and the additional requested waiver for 4 playground light poles to be allowed at a height of 20'-3". Best seconded and Motion carried by unanimous voice vote.

b. Langhaus on Main Mixed-Use Building, 208-220 E Main Street

Applicant Jeff Grundahl and Sketchworks Architect Steve Schulfer summarized the revised plan for the apartment building. Significant changes included eliminating the 4th story which reduced the building height to 41 feet, 63 units to 44 units, increase in the commercial space and Third Street traffic flow exit to the alley. Mount Horeb Telephone Company CEO John Van Ooyen presented concerns on the location, depth and stepback of the proposed building. Schulfer informed that all concerns were addressed. Van Ooyen confirmed approval but questioned the alley becoming a one-way. Grundahl informed that the Village would need to make the decision on the alley.

Open to Public Comments:

Those who spoke and/or registered in opposition: Christian Birkrem, Becky Kleppe, Ellen Myers, Joy Martinson, Lorna Brookins speaking for Maggie Steele, Jeff Mathis, Kristin Clary, Tim Scott, Davina Penne, Steve Penne, Holly Thompson, Ian Towell, Tami Clary, Will Janssen, Nichole Towell, Alex Pfister, BreAnn Byers, Dianne Hirsch, Sean McGaw, Eileen Young, Michelle Kelley, Jeanne Wright, Philip Leavenworth, Stephen Sopcak, Jackie Sale, Niko Nowka, Jessi Nowka, Kurt Nowka,

Karen Erickson, Paul Nesja, Jim Desonia, Jennifer Gottwald, David Sherlock, Kali Minter, Carla Nowka, Diane Hefty, Brad Brookins, Charlie Jefko, Michael Larson, John Erb, James Davies, Gloria Davies, Peter Waltz, Lori Minter, Bob Kleppe, Kevin Minter, Chad Minter, Zaiva Minter, Mary McCully, John Rathje, Sheri Rathje, Anna Lee Landen also representing Ken Landen, Patti Schlafer, Stephen Faidley, Jerry Shumate also representing Tina Shumate, Kim Kelliher, Johnna Buysse, Maura Overland, Kara Taylor, Alix Birkrem, John Nielsen, Carol Nielsen, Charlotte Scott, Blaine Krantz also representing Sandy Krantz, Jeff Tiedke, Jen O’Handley, Ericka Foster, Laura Armstrong, Christy Nesja, Mark Meboe, Connie Chipman, Charlotte Ann Chenery, Kristin Hill, Kay Rhode, Cathy Lott, Anne Sutter, Sharman Moen, Jane Kurtz

Those who spoke and/or registered in support: Brad Murphy, Jaclyn Gullick, Karen Johnson, Joe Karls, Joel Geissbuhler, Amy Mertz, Steve Helwig, Joe Connors, Greg Standal, Dawn Hendrickson

The most presented concerns were the size, safety, green space and code. Schulfer and Grundahl spoke on the many concerns and questions. Craig Enzenroth from the Gallina Company apartments spoke on parking. Rohr summarized the applications submitted. Owen informed the public that referendums are not permitted for this proposal. Economic Developer Kristen Fish-Peterson informed on the impact of zoning limitations. The Commission discussed the project. Udelhoven motioned to deny the General Development Plan and Zalucha seconded. Czyzewski informed Udelhoven that it is not recommended to make negative motions and to withdraw the motion. Udelhoven withdrew the Motion. The Commission members gave opinions and voice votes on some of the point discussions and the project as a whole.

1. Consideration of General Development Plan, Planned Development Rezone Application, Jeff Grundahl, Langhus on Main, 208-220 E Main Street

Vondra Motioned to recommendation of the General Development Plan and Kidd seconded. Czyzewski called a roll call vote. Czyzewski -yes, Best-no, Kidd-yes, Remmert Willis – yes, Udelhoven – no, Vondra-yes, Zalucha-no. Vote carried 4 yes to 3 no.

2. Consideration of Certified Survey Map to Combine Lots of 208, 214 and 220 E Main Street

Vondra Motioned to recommendation of the Certified Survey Map contingent upon Village Board approval of the GDP. Remment-Willis seconded and Motion carried by unanimous voice vote with exception to Udelhoven who voted no.

3. Consideration of Specific Implementation Plan, Jeff Grundahl, Langhus on Main, 208-220 E Main Street

Rohr summarized his Village Planner’s recommendations and the Commission

discussed the recommendations, façade and design. Schulfer suggested they might request a parking spot on Third Street for a loading zone Czyzewski confirmed recommending. Wade Wyser from Wyser Engineering informed on the sidewalk. The Commission recommended additional safety protocols for pedestrian and traffic. Rohr suggested adding a recommendation for additional pedestrian safety components at the crosswalks. Grundahl to work with the Public Safety Committee on addressing the street and alley safety concerns.

Vondra Motioned to recommendation of the Specific Implementation Plan contingent upon the following: Village Board approval of the GDP and CSM, the recommendations in the Village Planner November 19, 2025 Memorandum and adding in a recommendation for additional traffic and pedestrian safety protocols. Kidd seconded and Motion carried by unanimous voice vote with exception to Udelhoven who voted no.

6) Committee Reports:

- a. Plan Commission Chair Report
Update on recodification and public hearing.
- b. Village Planner Report
No report.
- c. Building Inspector Report
No report.

7) Meeting adjournment.

Remmert-Willis Motioned and Best seconded to adjournment at 12:26am. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson