

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
MARCH 4, 2026**

The Village Board met in regular session in-person on the above date in the 2nd Floor Board Room of the Municipal Building, 138 E Main Street.

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Present were Trustees White, Jones, Schellpfeffer, Gauger, and Best. Trustee Fendrick was absent. Also present were Administrator Nic Owen, Village Clerk Alyssa Gaffney, and Youth-In-Government student Aaron Fendrick.

Public Comments on Non-Agenda Items: Dane County Board District 30 candidate Jeremy Pings introduced himself to the board. Cathy Scott inquired about the closed session item.

Consent Agenda: Jones requested the Compensation Study Bid be removed from the consent agenda, due to the item being tabled at the Finance & Personnel Committee meeting. Schellpfeffer moved, White seconded to approve the remaining consent agenda items: February 16, 2026 Special Village Board & Finance/Personnel Committee meeting minutes; February 4, 2026 meeting minutes; January 26, 2026 Special Meeting Minutes; Resolution 2026-04 Approving Conditional Use Permit (CUP) for Cultivation of Fruit Trees in R-1-Single Family Residential Zoning District; Traffic patterns on Academy Street during school construction; Street Use Permit application from Mt Horeb Summer Frolic Committee for Frolic Parade route, June 14, 2026; Acceptance of public utilities and roadway for Phase 1 of the Brookstone Hills Subdivision; and Preliminary Draft Resolution authorizing Special Assessments for 2026 Street Projects.

Presentation from Kisten Fish-Peterson on TIF: Fish-Peterson gave her presentation about Tax Incremental Financing. Village resident Connie Nankee spoke about the Residential Improvement grant she had received from the village. The board discussed the benefits of having the TIF districts.

Repeal and Re-enact Chapter 17 of the Municipal Code of Ordinances, Zoning Code and Official Zoning Map:

1. **Presentation on the Proposed Zoning Code Map:** Sonja Kruesel from Vandewalle gave the presentation on the proposed zoning code and map. Cathy Scott inquired about the bulk regulations on DMU's. Stephen Sopcak, Ellen Myers, and Michelle Kelley spoke in opposition and voiced their concerns about the zoning code rewrite. Aaron Thomas commented on the rewrite, and Jeff Grundahl inquired about some of the zoning designations on the map. Owen, Kruesel, and the board addressed questions and comments.

The board discussed each item in Owen's memo in the board packet and suggested various adjustments. A recess was taken while each member of the board discussed a motion with Village Attorney Kleinmaier regarding their suggested adjustment to an item on the memo.

2. Consideration of Ordinance 2026-01 to Repeal and Re-enact Chapter 17 of the Municipal Code of Ordinances, the Zoning Code:

Once the recess concluded, Schellpfeffer moved, Best seconded to approve Ordinance 2026-01. The board discussed and made the following motions for specific adjustments to the ordinance:

-Jones moved, Schellpfeffer seconded to change 40% to 35% in Section 17.03.08 (2)(b)2., (2)(b)2.a.i., and (2)(b)2.b. Motion carried by unanimous voice vote.

-Jones moved, Best seconded to delete Section 17.03.08 (2)(b)2.a.ii. Motion carried by unanimous voice vote.

-Jones moved, Schellpfeffer seconded to amend Section 17.03.08 (2)(b)2. to insert "for Main Street, Front Street, South First Street, and South Second Street" between "line" and "whatever." Motion carried by unanimous voice vote.

-Jones moved, Schellpfeffer seconded to create Section 17.03.08 (2)(b)2.d. to read, "For avoidance of doubt, parking is prohibited in the areas identified as requiring non residential land uses." Motion carried by unanimous voice vote.

-Jones moved, White seconded to amend Section 17.04.12 Table of Bulk Dimensions – Mixed Use Zoning Districts, Maximum Lot Dwelling Unit Density row, Downtown Mixed Use column to delete "None" and insert "2.25 dwelling units per 1,200 square feet." All voted no, with the exception of White and Jones who voted aye. Motion failed.

-White moved, Jones seconded to amend Section 17.04.11 Table of Bulk Dimensions – Residential Zoning Districts, Principal Building Setbacks section, Minimum Rear Yard and Attached Deck Setbacks row, Columns SF-2, TF-1, and MF-1, to change 5 feet to 10 feet for alleys. All voted no, with the exception of White and Gauger who voted aye. Motion failed.

-Schellpfeffer moved, Gauger seconded to amend Section 17.02.11 (3)(b)1.c.i. to delete the following language, "except for minimum on-site parking requirements within the Downtown Mixed Use (DMU) zoning district." All voted aye, with the exception of White who voted no. Motion carried.

With no further discussion, all voted aye to approve Ordinance 2026-01 with the approved amendments. Motion carried by unanimous voice vote.

3. Consideration of Ordinance 2026-02 to Repeal and Re-enact the Official Zoning Map: Best moved, Gauger seconded to approve the zoning map. Motion carried by unanimous voice vote.

Ordinance 2026-03 Naming Village Administrator as Zoning Administrator: Best moved, Gauger seconded to approve the ordinance. Motion carried by unanimous voice vote.

Consideration of TIF Agreement for JT Klein Multi-Family Development, 101 Perimeter Rd, TIF 6: Attorney Kleinmaier explained this item. The board members gave their input. Jones moved, Schellpfeffer seconded to approve the agreement and give village staff authority to make the changes as described. Motion carried by unanimous voice vote.

Consideration of TIF Incentive Request (JT Klein Multi-Family project). The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: This item was not needed, as there were no changes to be made to the TIF agreement that would need to be discussed in closed session.

Committee reports: All committee reports were given, with no action taken.

Village President's report: Czyzewski spoke about the upcoming Library event, citizen engagement, April 20th reorganization meeting, RFP's, the Interim Administrator and recruiting company who will be joining the village staff, and well wishes to Administrator Owen as his last day with the village is March 10th.

Village Administrator's report: Owen spoke about the upcoming ribbon cutting ceremonies and open house.

Village Clerk's report: Gaffney presented voting statistics on February's election and gave details on absentee voting for the April 7th election.

Adjournment: With no further business before the board, Schellpfeffer moved, Best seconded to adjourn @ 10:44pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk