

PLAN COMMISSION AGENDA
Wednesday, May 27, 2026 at 7:00 PM

MEETING MINUTES

1) **Call to order**

Chair Ryan Czyzewski was absent and Commissioner Sara Best 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, Stephanie Gauthier-Phillips, Ben Vondra, Peggy Zalucha

Absentee Members: Ryan Czyzewski, Andrew Kidd, Jill Remmert-Willis

Others Present: Village Planner Sonja Kruesel, Interim Village Administrator Jon Hochkammer, Assistant Clerk Jean Culberson

3) **Public Comments on Non-Agenda Items**

None.

4) **Agenda Items**

a. **Consideration of April 22, 2026 Meeting Minutes**

Vondra Motioned to approve the minutes of the April 22, 2026 meeting and Gauthier-Phillips seconded. Motion carried by unanimous voice vote.

b. **Staff Presentation on Governance & Professional Standards Training**

Hochkammer gave a presentation on the Governance & Professional Standards Training.

100 Lillehammer Lane

Kruesel summarized the five-unit commercial project and the Village Planner's recommendations in the May 27, 2026 Conditional Use and Site Plan Review Report in the packet. Representative for TJK Design Build Jon Hefner spoke on the revisions to the project.

1. **Public Hearing 100 Lillehammer Lane Conditional Use Permit**

Best Motioned to open the public hearing at 7:22 pm and Gauthier-Phillips seconded. No one spoke. Resident Aaron Thomas registered in support of the project. Best Motioned to close the public hearing at 7:23 pm and Vondra seconded. Motion carried by unanimous voice vote.

2. **Consideration of Resolution 2026-11 Conditional Use Permit for 100 Lillehammer Lane Code Design Exception**

Kruesel explained that the conditional Use Permit is for an exception to the code that states: within the Springdale Street corridor the entire street side of buildings shall be located at or within 30 feet of all abutting street right-of-way and no on-site traffic circulation shall occur within that 30-foot area. The proposed decorative tower element meets the code and will not need an exception. Vondra Motioned to allow the building to be greater than 30 feet from the right-of-way and allow on-site traffic circulation to occur between the right-of-way and the building. Zalucha seconded and Motion carried by unanimous voice vote.

3. **Consideration 100 Lillehammer Lane Design Review**

Kruesel summarized the review and the Commission discussed the landscaping and roof revisions. The project meets the overall landscaping requirements with exception to the building foundation planting. The Commission recommended a sidewalk connection to the north. Kruesel stated there was no cause for concern regarding the stormwater permits and the CARPC sewer service extension. Gauthier-Phillips Motioned to approve the site plan with the condition that the erosion control and stormwater permits are obtained including the CARPC sewer

service extension. Zalucha seconded and the Motion carried by unanimous voice vote.

c. **101 Perimeter Road - JT Klein**

Kruesel summarized the past approval for 40 apartments and the applicant's request for 41 apartments in Building 2. Danny Afable from JT Klein spoke on the request.

1. **Public Hearing for JT Klein 101 Perimeter Road GDP Amendment**

Best Motioned to open the public hearing at 7:49 pm and Vondra seconded. No one spoke. Best Motioned to close the public hearing at 7:50 pm and Vondra seconded. The Motion carried by unanimous voice vote.

2. **Recommendation of 101 Perimeter Road GDP Amendment**

Gauthier-Phillips Motioned to approve the GDP Amendment allowing the additional unit. Zalucha seconded and the Motion carried by unanimous voice vote.

3. **Recommendation of 101 Perimeter Road SIP Amendment**

Gauthier-Phillips Motioned to approve the SIP Amendment. Zalucha seconded and the Motion carried by unanimous voice vote.

d. **Consideration: AquaShine Carwash, 101 N Brookwood Dr Design Review Amendment**

Kruesel summarized the request to remove the white vinyl privacy fence. Applicant Kurt Wedig spoke on the maintenance and snow plowing issues. The neighboring property to the north was in approval of the removal. Zalucha Motioned to remove the fence. Vondra seconded and the Motion carried by unanimous voice vote.

e. **Wyser Engineering Concept Review of the Hidden Ridge Neighborhood Development**

Kruesel summarized the proposal to develop a residential subdivision with 26 lots. There were no changes to the adjacent park land area and no current concerns. Developer Brian Durtschi and General Contractor Reed Jones spoke on the project. The project is intended to be an affordable single-story with 2-bedroom units. The Commission discussed sidewalk, pedestrian connections and parking. Resident Aaron Thomas registered to speak and requested pedestrian connections. The Developer will proceed with a neighborhood meeting.

Recommendation of Public Art Ordinance 2026-06

Kruesel Summarized the draft Ordinance and the Commission discussed it. Resident Destinee Udelhoven registered and questioned: What problem is this solving and is there other code that would resolve any potential issues? Resident Jill Schuettpelz registered and questioned: Where is the line drawn on what is public art and what about existing art? Kruesel spoke that the draft is not intended to be cumbersome to staff or the existing code. Existing art is grandfathered and further research would be needed regarding on what is public art.

Zalucha Motioned that the ordinance is not necessary and then rephrased the Motion to no longer entertain it. A discussion took place and Vondra seconded the Motion. An additional discussion took place. Zalucha clarified the Motion rephrasing the Motion to go no further and not have a public art ordinance. Vondra seconded. A discussion took place and Zalucha rephrased the Motion to create a registration and only for art on public property or using public money. Further Discussion took place. Zalucha withdrew her motion and Motioned to table it indefinitely. Vondra removed his seconded. Motion Failed.

Vondra Motioned to recommend approval of the Public Art Ordinance 2026-06 and Zalucha seconded. Motion denied by voice vote.

5) **Committee Reports:**

a. **Plan Commission Chair Report**

No Report.

b. **Village Planner Report**

No Report.

c. **Building Inspector Report**

In Agenda Packet.

6) **Meeting adjournment.**

Vondra Motioned to adjournment at 9:11pm and Zalucha seconded. The Motion carried by unanimous voice vote.

Minutes by Clerk Jean Culberson

