

PLAN COMMISSION AGENDA
Wednesday, June 24, 2026 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: Ryan Czyzewski, Sarah Best, Stephanie Gauthier-Phillips, Andrew Kidd, Jill Remmert-Willis, Ben Vondra, Peggy Zalucha

Others Present: Village Planner Sonja Kruesel, Assistant Clerk Jean Culberson

3) Public Comments on Non-Agenda Items

None.

4) Agenda Items

a. Consideration of May 27, 2026 Meeting Minutes

Best Motioned to approve the minutes of the May 27, 2026 meeting and Zalucha seconded. Motion carried by unanimous voice vote.

b. Consideration Heirloom Craftsman Mural at 212 E Lincoln Street

Kruesel and Owner Dennis Hiorns informed on the February request and the delay due to the Public Art Ordinance. Zalucha Motioned to approve the mural request and Best seconded. Motion carried by unanimous voice vote.

c. Encore-Brookstone Hills Pocket Neighborhood

Kruesel summarized the project and the recommendations in the June 24, 2026 Memorandum in the packet. The Commission and Developer Chad Wuebben discussed the project.

**1. Public Hearing for Encore-Brookstone Hills Pocket Neighborhood Amendment
GDP – CANCELED**

Public Hearing canceled due to correction in the impervious surface.

**2. Consideration of SIP Encore Brookstone Hills Pocket
Neighborhood**

Vondra Motioned to recommendation of the SIP subject to Planner Krusel's summary of the following revised June 24th Memorandum recommendations.

Approving recommendations 1-2-3 and 7 as written.

Recommendation 4: Additional detailed lighting and a full photometric plan is not expected.

Recommendation 5 option b: Variation in garage materials and windows or decorative hardware or color variation with staff approval.

Recommendation 6 option b: resubmittal of an alternative façade design using smart siding on the front elevation of the units or similar material with staff discretion and approval.

Zalucha seconded. Motion carried by unanimous voice vote.

3. Consideration of Modified Certified Survey Map for Encore Brookstone Hills Pocket Neighborhood

Developer Chad Wuebben summarized the modified plat. The improved plat is requested in order to handle any possible future issues with the condo association. Best Motioned to approve the modified certified survey map. Kidd seconded and Motion carried by unanimous voice vote.

d. Consider the issue of sale/transfer of Village owned land for stormwater purposes

Kruesel summarized the sale or transfer of the land. Czyzewski informed that the Parks Committee voted to recommend accepting additional land from lots 2-3-4 and for the developer to use the Village owned land for stormwater purposes. Developer Brian Durtschi and General Contractor Reed Jones spoke on the dedication of the lots and stormwater use. The Commission discussed the land and Wade Wyser from Wyser Engineering spoke regarding stormwater management. Street Superintendent Jeff Gorman spoke on a possible natural area for the land. Any proposed fencing of the area would be a Village decision. Best Motioned to the recommendation of the land to be used for water retention, extra park land, and native plantings other than grass. Czyzewski questioned the motion and informed that the use of the land would be the Parks Committee decision. Kidd seconded and Motion carried by unanimous voice vote.

5) Committee Reports:

a. Plan Commission Chair Report

Czyzewski informed on a Housing Legislation Bill and a Dane County Regional Housing Summit.

b. Village Planner Report

No Report.

c. Building Inspector Report

Report in packet.

6) Meeting adjournment.

Vondra Motioned to adjournment at 8:04pm and Zalucha seconded. The Motion carried by unanimous voice vote.

Minutes by Clerk Jean Culberson