

# Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

Phone (608) 437-6884/Fax (608) 437-3190

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## **VILLAGE BOARD WEDNESDAY JANUARY 6, 2016**

The Village Board of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order  
Pledge of Allegiance  
Roll call
- 2) Public Comments – non agenda items
- 3) Consent Agenda:
  - a) Dec 2, Dec 10, Dec 28, 2015 Village Board minutes
  - b) Operator's License: Annessa Louise MacTaggart
  - c) Resolution 2016-01, APPROVE COMMITMENT AND ASSIGNMENT OF FUND BALANCE for Outreach Special Projects Fund
  - d) Resolution 2015-28, CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT FOR 1804 SPRINGDALE STREET"
- 4) Committee reports:
  - a. Mount Horeb Area Chamber of Commerce
  - b. Mount Horeb Area Joint Fire Department
  - c. Library Board
  - d. School Liaison
  - e. Parks, Recreation, and Forestry Commission
  - f. Plan Commission
  - g. Public Works
  - h. Public Safety
  - i. Finance/Personnel
  - j. Utility Commission
  - k. Dane County City & Villages Association
- 5) Village President's report
- 6) Village Administrator's report

- 7) Village Clerk/Deputy Treasurer's report
- 8) Consideration of Village purchase of property - Norsk Golf Bowl. The Village Board may convene in closed session as authorized by Section 19.85 (1)(e) of Wisconsin Statutes for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session.
- 9) Consideration of Village financial role in possible downtown development. The Village Board may convene in closed session as authorized by Section 19.85 (1)(e) of Wisconsin Statutes for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session.
- 10) Reconvene to open session for any discussion or action on the subject matters discussed in closed session.
- 11) Adjourn

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

**VILLAGE OF MOUNT HOREB  
VILLAGE BOARD MEETING MINUTES  
DECEMBER 2, 2015**

The Village Board met in regular session in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI.

**Call to Order/Roll Call:** Village President Becker called the meeting to order at 7:00pm. Present were Trustees Scott, Grindle, Sievers, Rooney, Littel, and Czyzewski. Also present were Village Administrator Nic Owen, Clerk/Deputy Treasurer Gross, and Village Planner Mike Slavney. The Pledge of Allegiance was recited.

**Public Comments:** None.

**Consent Agenda:** Czyzewski moved, Littel seconded to approve the consent agenda items: **Operator's Licenses-** Mindy Lemanske, Bryan Ludwikoski, Kaitlynn Jones, Anthony Boehnen, Taylor Zander, Trent Zander, Kathyryn McMahon; **Temporary Operator's Licenses-** Mary Jane Ellis for Moonhill Mercantile, Julie Bergey for Bergey Jewelry, and Rebecca Santi for Cat & Crow for December events; Appointment of 2016-2017 Election Officials; Ordinance 2015-07, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED BUSINESS TO MAIN STREET BUSINESS FOR 316 W MAIN STREET". Resolution 2015-29, "RE-APPROVAL OF PLAT OF WESTVIEW HEIGHTS". Motion carried by unanimous voice vote.

**PUBLIC HEARING: 2016 Operating Budget and 2016-2020 Capital Improvement Plan:** The public hearing opened at 7:01pm. With no one wishing to speak, the public hearing closed at 7:02pm.

**Consider Resolution 2015-24, A RESOLUTION ADOPTING THE 2016-2020 CAPITAL IMPROVEMENT PLAN:** Scott moved, Czyzewski seconded to approve the 2016-2020 capital improvement plan. Motion carried by unanimous voice vote.

**Consider Resolution 2015-25, A RESOLUTION ADOPTING THE 2016 BUDGET AND AUTHORIZING A LEVY AGAINST TAXABLE PROPERTY:** Littel moved, Grindle seconded to approve the resolution. Motion carried by unanimous voice vote.

**PUBLIC HEARING: Proposed amendment to Village of Mount Horeb Comprehensive Plan to change the land use designation for properties located outside the southwest Village limits from Agriculture/vacant and Planned Industrial/Business Park to Planned Business Park:** The public hearing opened at 7:04pm. Dennis Jelle and Bret Fink spoke in opposition of the amendment. Brad Murphy spoke in favor. Sandra Cannon provided a letter in opposition due to not being able to attend the meeting. The public hearing closed at 7:20pm.

**Consider Ordinance 2015-08, "AN ORDINANCE TO ADOPT AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF MOUNT HOREB, WISCONSIN" for Planned Business Park designation:** Slavney addressed comments and concerns. Czyzewski moved, Grindle seconded to approve a change to the designation of the proposed Planned Industrial area to Planned Business Park as discussed. Motion carried by voice vote. Sievers did not vote on the motion as he left the meeting at approximately 7:50pm. Littel moved, Czyzewski seconded to approve the ordinance. Motion carried by unanimous voice vote.

**Committee Reports:** Committee reports were heard with none requiring Village Board action.

**Village President's Report:** Becker announced his intent to resign as Village President effective March 31, 2016. He thanked everyone for their support during his last 6 ½ years of tenure in village government.

**Village Administrator's Report:** Owen thanked everyone for their help during the budget process.

**Village Clerk's Report:** Gross stated that election workers are needed, and also Candidacy papers are available for three trustee seats and joint Municipal Judge.

**Consideration of Village purchase of property-Norsk Golf Bowl. The Village Board may convene in closed session as authorized by Section 19.85 (1)(e) of Wisconsin Statutes for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session:** Scott moved, Grindle seconded to enter into closed session at 8:07pm. Motion carried by unanimous roll call vote.

**Reconvene to open session for any discussion or action on the subject matter discussed in closed session:** Littel moved, Rooney seconded to reconvene to open session at 8:57pm. Motion carried by unanimous voice vote. No action was taken.

**Adjournment:** There being no further business before the Board, Czyzewski moved, Rooney seconded to adjourn the meeting at 8:58pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gross, Clerk/Deputy Treasurer

**VILLAGE OF MOUNT HOREB  
SPECIAL VILLAGE BOARD MEETING MINUTES  
DECEMBER 10, 2015**

The Village Board met in special session on the above date in the Conference Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

**Call to Order/Roll Call:** Village President Dave Becker called the meeting to order at 6:00pm. Present were Village Board Trustees Ryan Czyzewski, Steve Grindle, Randy Littel, Mark Rooney, and Cathy Scott. Trustee George Sievers was absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, and Village Attorney Bryan Kleinmaier.

**Consideration of Village purchase of property - Norsk Golf Bowl:** Grindle moved, Scott seconded to adjourn into executive closed session as allowed by WI Statute 19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Motion carried by roll call vote. Aye: Becker, Scott, Grindle, Littel, Rooney, Czyzewski. Nay: None. The meeting adjourned into Executive Session at 6:02pm.

Czyzewski moved, Scott seconded to reconvene into open session at 6:45pm, carried by voice vote.

**Adjournment:** There being no further business before the Board, Rooney moved, Czyzewski seconded to adjourn the meeting at 6:45pm, carried by voice vote.

Minutes by Kathy L Hagen, Assistant Village Administrator

**VILLAGE OF MOUNT HOREB  
SPECIAL VILLAGE BOARD MEETING MINUTES  
DECEMBER 28, 2015**

The Village Board met in special session on the above date in the Conference Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

**Call to Order/Roll Call:** Village President Dave Becker called the meeting to order at 6:00pm. Present were Village Board Trustees Ryan Czyzewski, Steve Grindle, Randy Littel, and Cathy Scott. Trustees George Sievers and Mark Rooney were absent. Also present was Village Administrator Nic Owen. Village Attorney Bryan Kleinmaier attended telephonically.

**Consideration of Village purchase of property - Norsk Golf Bowl:** Grindle moved, Littel seconded to adjourn into executive closed session as allowed by WI Statute 19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Motion carried by roll call vote. Aye: Becker, Scott, Grindle, Littel, Czyzewski. Nay: None. The meeting adjourned into Executive Session at 6:04pm.

Scott moved, Czyzewski seconded to reconvene into open session at 7:07pm, carried by voice vote.

**Adjournment:** There being no further business before the Board, Littel moved, Grindle seconded to adjourn the meeting at 7:08pm, carried by voice vote.

Minutes by Nicholas W Owen, Village Administrator

**VILLAGE OF MOUNT HOREB  
RESOLUTION 2016-01**

**APPROVE COMMITMENT AND ASSIGNMENT OF FUND BALANCE**

**WHEREAS**, the Governmental Accounting Standards Board (GASB) has issued Statement No. 54, which changes the terminology used for fund balance reporting on balance sheets of Governmental Funds, AND;

**WHEREAS**, the following Special Revenue Funds shall be committed for the purposes as stated:

**Fund 231 Outreach Special Projects Fund**

Purpose: Contributions, grants, fundraising and other revenues to be committed for wages, equipment, services, and supplies for various Outreach/Nutrition related special projects not funded by the local levy.

**NOW, THEREFORE, BE IT RESOLVED** that the Village Board of the Village of Mount Horeb does hereby approve the commitment and assignment of fund balances.

Introduced and passed this 6<sup>th</sup> day of January 2016.

\_\_\_\_\_  
David L Becker, Village President

Attest:

\_\_\_\_\_  
Alyssa Gross, Village Clerk

## **RESOLUTION 2015-28**

### CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT 1804 SPRINGDALE STREET

WHEREAS, an application for a Conditional Use Permit to allow a proposed three tenant commercial building in a group development to be located on a portion of Lot 1 CSM 1800 with a parcel number of 0607-072-9721-8, zoned PB Planned Business, has been filed with the Village of Mount Horeb by Nichols-Trace Properties, LLC; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on November 18, 2015, after due notice thereof as required by law; and

WHEREAS, the Plan Commission is recommending approval of the proposed use as a group development permitting all current allowable principal land uses in Planned Business zoning conditioned on the comments from Village Engineer Rob Wright's December 8, 2015 email, and the following exceptions from Zoning Code 17.14(4)(b):

1. Subsection 4.c.:

The requirement for the building to be located within 30 feet of the Springdale Street right-of-way; and the requirement that no parking occur within 30 feet of the Springdale Street right-of-way were waived to allow the building to be located approximately 70 feet from street right-of-way, and to allow parking within 18 feet of right of way to maintain consistency with neighboring properties built prior to code revisions.

2. Subsection 5.c.:

The requirement that a decorative or functional tower, or other architectural element, extend a minimum of seven feet above the majority of the **building's** facade height was waived to allow architectural elements of five and six feet for a better visual front to the building.

3. Subsection 8.a.:

The general prohibition on metal wall panels was waived to allow the use of v-grooved siding with concealed fasteners.

4. Subsection 12.b.:

The prohibition on metal roofs was waived as the roof area is not visible.

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the interest of the general public to allow the desired use of the said property, as hereinafter set forth, as a conditional use; and

WHEREAS, the proposed use is consistent with the Village of Mount Horeb Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow a proposed three tenant commercial building in a group development at 1804 Springdale Street is hereby granted.

Introduced and passed this 6th day of January, 2016.

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David L Becker, Village President

ATTEST:

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Alyssa Gross, Village Clerk



○ FRONT ELEVATION  
(CONCEPT)

Consultant

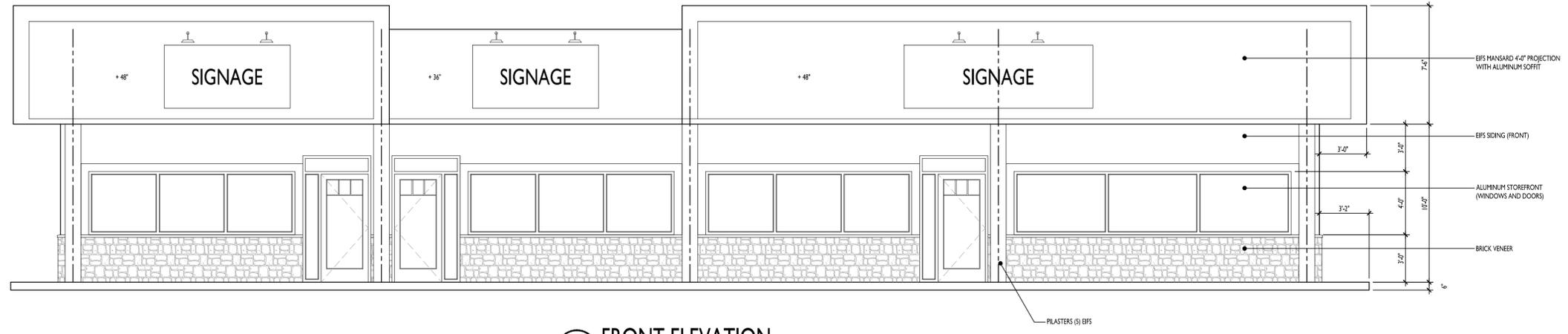
Notes

EXTERIOR COLORS:

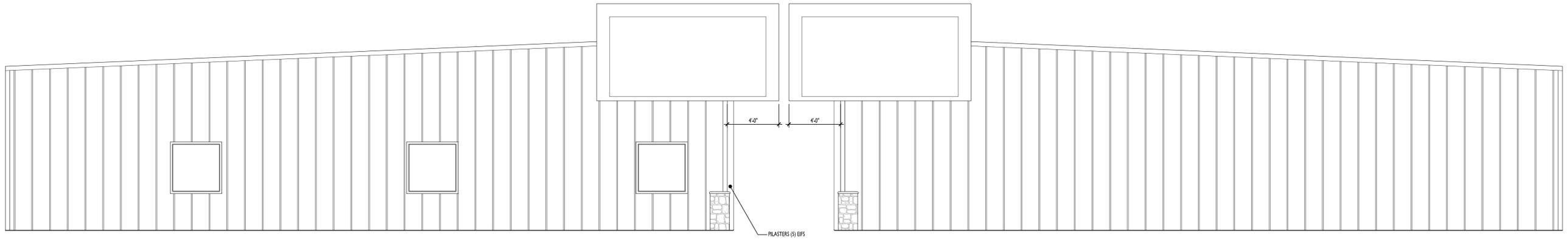
- 1. SIDING =
- 2. SIDING =
- 3. CORNER TRIM =
- 4. SHINGLES =
- 5. SPECIAL PANELS =
- 6. CULTURED STONE =
- 7. WINDOW =
- 8. WINDOW TRIM =
- 9. ENTRY DOOR =
- 10. ACCENT BAND =
- 11. SOFFIT/FASCIA =
- 12. KORBELS =
- 13. COLUMNS =
- 14. GARAGE TRIM =
- 15. GARAGE DOOR =

Revisions

- PRELIMINARY SET:
- BID SET:
- CONSTRUCTION SET:

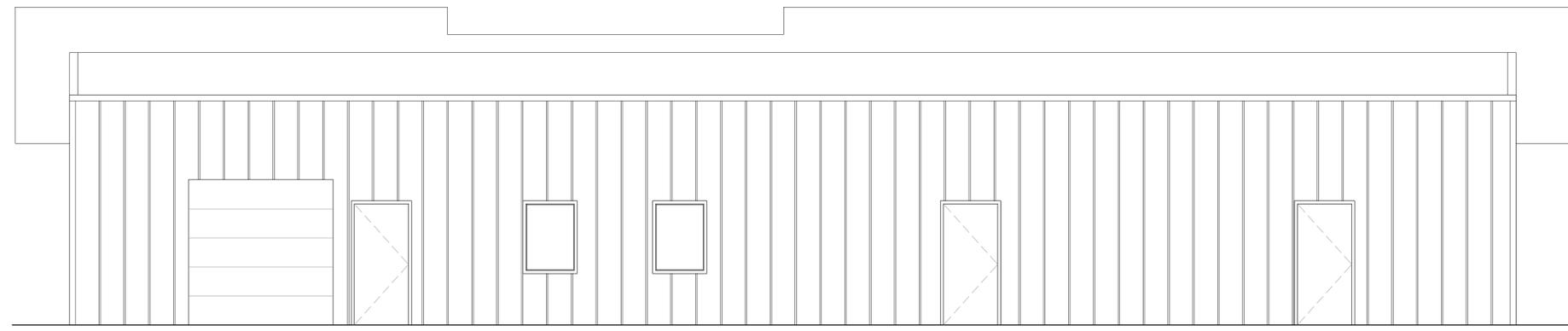


**FRONT ELEVATION**  
(CONCEPT)



**LEFT ELEVATION**  
(CONCEPT)

**RIGHT ELEVATION**  
(CONCEPT)



**REAR ELEVATION**  
(CONCEPT)

Project Title

NICHOLS - TRACE

Drawing Title

Exterior Elevations

Scale: 1/4" = 1'-0"

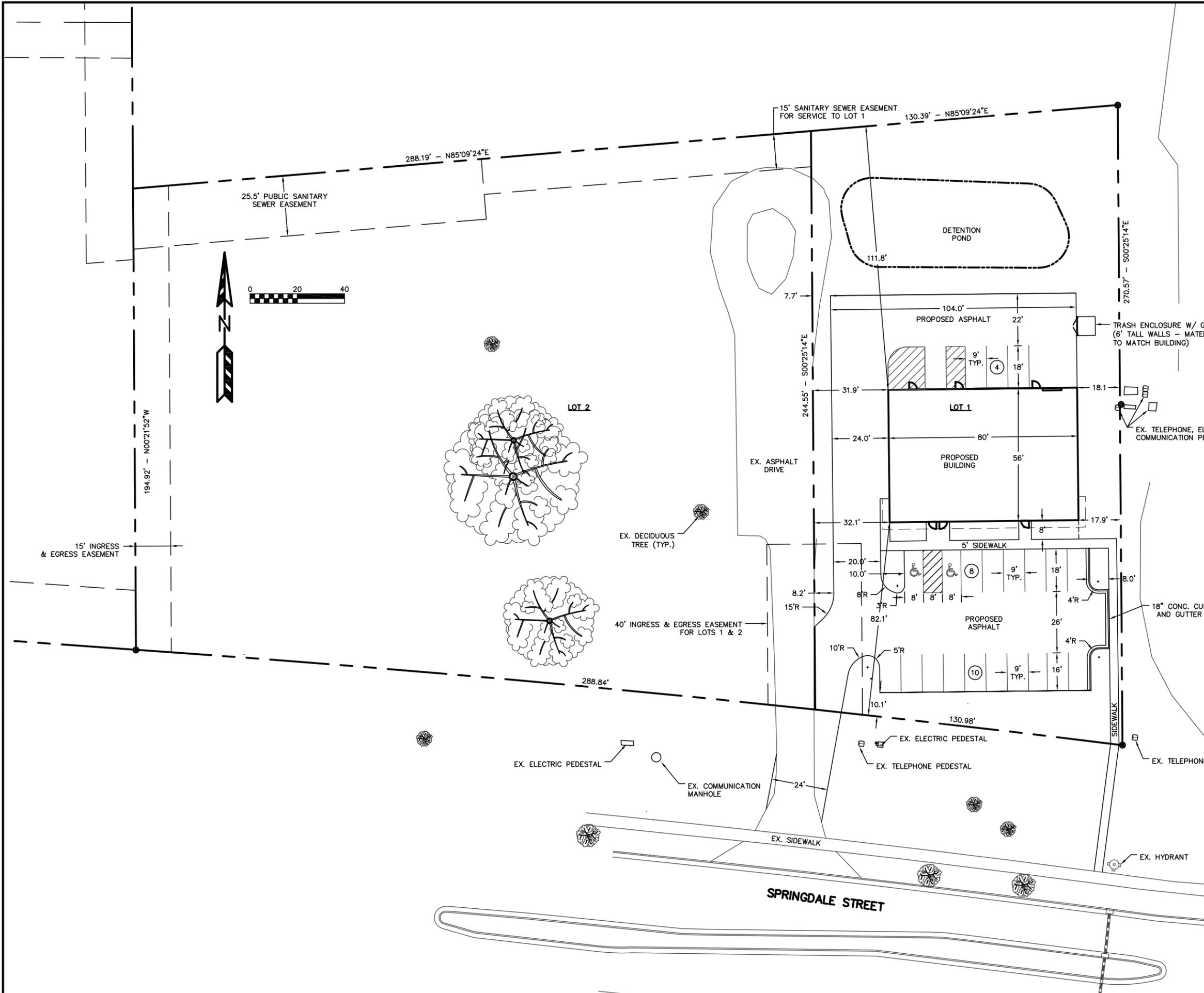
Project No.

X

Drawing No.

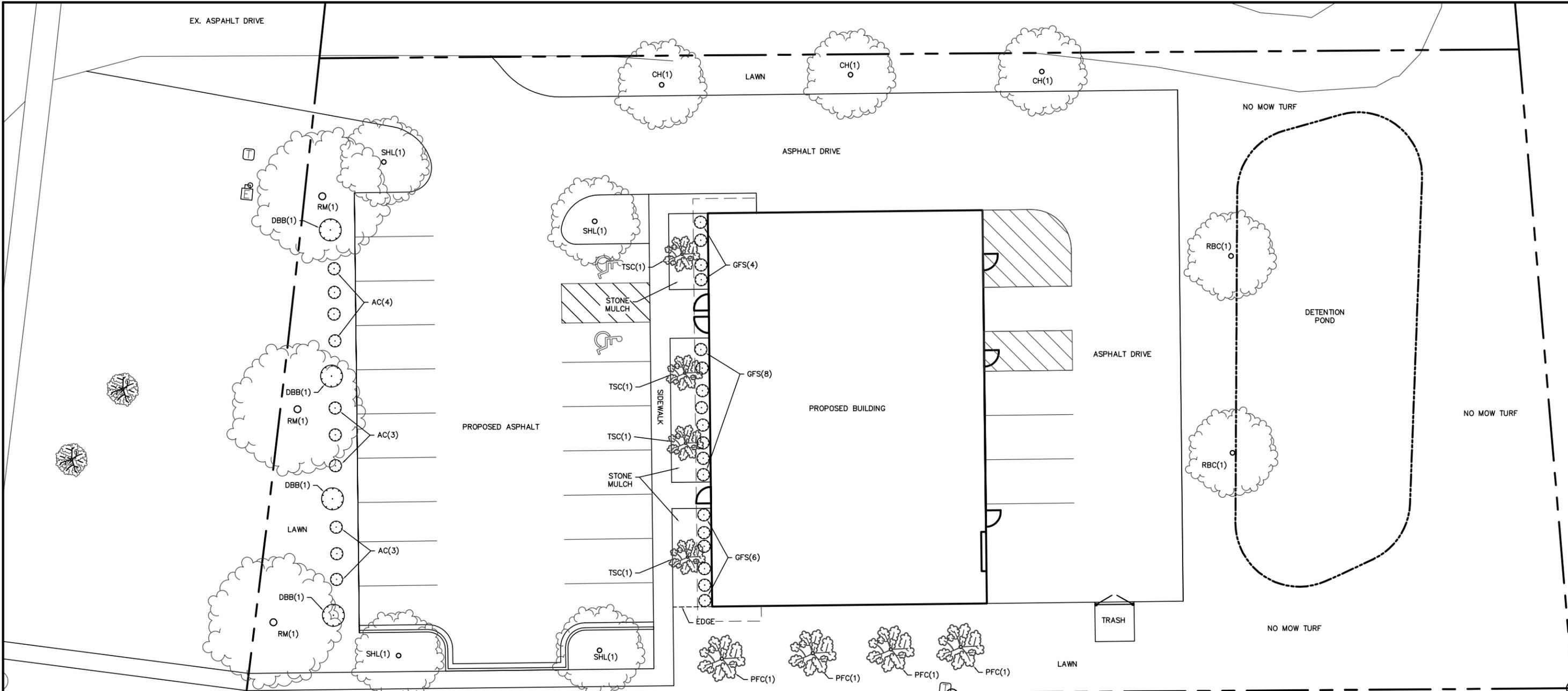
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**NICHOLS TRACE - VILLAGE OF MOUNT HOREB**  
 SITE PLAN  
 EXHIBIT #3  
 DATED: DECEMBER 14, 2015

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**PLANT LIST**

KEY	QUAN	SIZE	COMMON NAME	ROOT
<b>Canopy/Tall Deciduous Trees</b>				
CH	3	2"	Common Hackberry	BB
RBC	2	10'	River Birch Clump	BB
RM	3	2"	Red Maple	BB
SHL	4	2"	Skyline Honey Locust	BB
<b>Low Deciduous Trees</b>				
PFC	4	1 1/2"	Prairie Fire Crab	BB
TSC	4	1 1/2"	Tina Sargent Crab	BB
<b>Deciduous Shrubs</b>				
AC	10	18"	Alpine Currant	Pot
DBB	4	24"	Dwarf Burning Bush	Pot
GFS	18	18"	Gold Flame Spirea	Pot

**NOTES:**

- 1) Lawn areas to be seeded (Madison Parks seed mix), fertilized, and mulched with straw.
- 2) No mow turf areas to be seeded (no mow seed mix), fertilized, and mulched with straw.
- 3) Drainage swales, detention basin slopes, and lawns with slopes steeper than 3/1 shall be mulched with erosion control fabric or straw matting (installed per manufacturer's specifications).
- 4) Planting beds to be mulched with #2 washed stone to a depth of 3" over weed barrier fabric.
- 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
- 6) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.

**LANDSCAPE WORKSHEET**

Zoning Classification: Group development

<b>Paving Frontage Landscape Required</b>		
Frontage (North, east, and west) =	375 LF	
Canopy Trees Required: 1/50 LF Frontage =	<b>8 Trees</b>	
<b>Paving Frontage Landscape Supplied</b>		
Proposed Canopy trees =	<b>8 Trees</b>	
<b>Parking Lot Island Landscape Required</b>		
Parking Lot Islands =	4 EA	
Canopy Trees Required (1 per Island) =	<b>4 EA</b>	
<b>Parking Lot Island Landscape Supplied</b>		
Canopy Trees Supplied =	<b>4 EA</b>	
<b>Building Perimeter Landscape Required</b>		
Building perimeter =	270 LF	
Landscape required on 30% of Perimeter =	81 LF	
Required Landscape Elements:		
Ornamental Trees =	8 EA	
Ornamental Shrubs =	32 EA	
<b>Building Perimeter Landscape Supplied</b>		
Ornamental Trees =	<b>8 EA</b>	
Ornamental Shrubs =	<b>32 EA</b>	



**s.p.s**  
 Paul Skidmore, Landscape Architect LLC  
 Paul Skidmore, ASLA  
 Landscape Architect  
 13Red Maple Trail (608) 826-0032  
 Madison, WI 53717 (608) 335-1529 (c)  
 paulskidmore@tds.net

**NICHOLS TRACE - VILLAGE OF MOUNT HOREB**  
 LANDSCAPE PLAN  
 PAGE 1 OF 1  
 DATED: NOVEMBER 8, 2015

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