



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

REVISED

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

WEDNESDAY, JANUARY 27, 2016

The Plan Commission/Historic Preservation Commission 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 – Roll call
- 2) Consider December 16, 2015 Plan Commission meeting minutes
- 3) PUBLIC HEARING: To allow proposed fitness and strength training center in Viking Plaza at 1226 Springdale Street as a conditional use
- 4) Consider recommendation for Resolution 2016-02, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT FOR A FITNESS AND STRENGTH TRAINING CENTER 1226 SPRINGDALE STREET" for M90 Fitness LLC
- 5) Consider recommendation for re-approval of Certified Survey Map for Lot 2 North Cape Commons
- 6) Consider recommendation for Garfield Park encroachment issue
- 7) Consideration of sale of Village-owned property-Lot 1 CSM 12055. The Plan Commission will 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.
- 8) Reconvene to open session for any discussion or action on the subject matter discussed in closed session
- 9) Plan Commission Chair report
- 10) Village Planner report
- 11) Adjourn

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

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.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

December 16, 2015

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair David Becker called the meeting to order at 7:00pm. Present were Commissioners Mark Rooney, Dave Hoffman, Wally Orzechowski, and Norb Scribner. Neil Densmore and Peggy Zalucha were absent. Also present were Village Administrator Nic Owen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider November 18, 2015 Plan Commission meeting minutes: Scribner moved, Orzechowski seconded to approve the November 18, 2015 minutes. Motion carried.

CONTINUATION OF NOVEMBER 18, 2015 PUBLIC HEARING: For proposed three-tenant commercial building in a group development at 1804 Springdale Street. The public hearing resumed at 7:00pm. Chad Wuebben from Encore Construction spoke. The public hearing closed at 7:03pm.

Consider recommendations for proposed three tenant commercial building at 1804 Springdale Street: a. Exceptions from Section 17.14(a)(b) Subsection 4.c: The requirement for the building to be located within 30 feet of 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. Other findings discussed were access to the remaining property on the west, and the landscape meets design requirements. Rooney moved, Hoffman seconded to approve the exceptions to incorporate the findings as discussed. Motion carried. b. Exception from Section 17.14(4)(b) Subsection 5.c: The requirement that a decorative or functional tower, or other architectural element, extended a minimum of seven feet above the majority of the building's façade height was waived to allow architectural elements of five and six feet for a better visual front to the building. Rooney moved, Scribner seconded to approve the exception per staff approval of design. Motion carried. c. Exceptions from Section 17.14(4)(b) Subsection 8.a: The general prohibition on metal wall panels was waived to allow the use of v-grooved siding with concealed fasteners. Scribner moved, Rooney seconded to approve the exception. Motion carried. d. Exception from Section 17.14(4)(b) Subsection 12.b: The prohibition on metal roofs was waived as the roof area is not visible. Hoffman moved, Scribner seconded to approve the exception. Motion carried. e. Draft Resolution 2015-28, "CONDITIONAL USE PERMIT FOR GROUP DEVELOPMENT 1804 SPRINGDALE STREET". Rooney moved, Scribner seconded to recommend the Conditional Use Permit for approval to the Village Board. The motion was amended to recommend the Conditional Use Permit to the Village Board to include the exceptions. Rooney moved,

Scribner seconded. The motion was again amended to also incorporate the Village Planner and Village Engineer's comments as part of the approval to the Village Board. Rooney moved, Scribner seconded. Motion carried.

Consider Design Review application for 1804 Springdale Street for proposed three tenant commercial building: Scribner moved, Hoffman seconded to approve the Design Review application. Motion carried.

Plan Commission Chair Report: Becker gave the Plan Commission report which included the Building Inspector's report.

Village Planner report: Slavney gave the Village Planner report.

Adjourn: Rooney moved, Scribner seconded to adjourn the meeting at 7:33pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant

DRAFT

Village of Mount Horeb
Building & Zoning Department
138 E Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884 / Fax (608) 437-3190
mhinfo@mounthorebwi.info
www.mounthorebwi.info

Zoning Amendment / Conditional Use Permit

Application & Procedure

The undersigned owner (agent) of the property herein described hereby requests:

To be granted the following specific conditional use: FITNESS & STRENGTH TRAINING
for individuals and groups, M-Sat, hours vary from 6:AM-9PM

Applicant: JAMES KNIGHT - M90 Fitness LLC
Address: 2544 County Rd H
City/St/Zip: BARNEVELD, WI 53507 Phone: 608-444-5015
Email Address: jamie @ 524crossfit.com

1) Address of property:
1226 Springsdale St, MT HOREB, WI 53572
Tax Parcel ID Number: 157 CSM#: _____
Lot: _____ Block: _____ Subdivision: _____
Zoning Class PB-1

Attach a plan, survey, map, or plat identifying the property under consideration

Applicant's interest in the property: Renting from Field Family LLC
for to train individuals & groups in fitness & strength training.

Signature: [Signature] Date: 30 Dec 2015

Date: 30 Dec 2015 Fee: \$150.00 Check# 1000 R14031

Date of Plan Commission approval: _____ Date of Village Board approval: _____

Conditions: _____



WORLD OF VARIETY

VIKING PLAZA

RESOLUTION 2016-02

CONDITIONAL USE PERMIT
TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT
FOR A FITNESS AND STRENGTH TRAINING CENTER
1226 SPRINGDALE STREET

WHEREAS, Field Family LLC is the property owner of 1226 Springdale Street (formerly 1226 Bus. 18-151E), Mount Horeb, Wisconsin, also known as Viking Plaza and further described as parcel 0606-121-7033-7; and

WHEREAS, said property is currently zoned Planned Business in which the desired use as a fitness and strength training center is not a permitted use but rather an allowable conditional use per 17.42(2)(b) Planned Business District, and 17.20(4)(h) Commercial Land Uses Indoor Commercial Entertainment; and

WHEREAS, an application for a conditional use permit to allow the aforesaid desired use in a portion of the parcel has been filed with the Village of Mount Horeb by James Knight, M90 Fitness LLC, and such use has been approved by the property owner; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on January 27, 2016, after due notice as required by law; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, after due consideration, the Board of Trustees of the Village of Mount Horeb deems it to be in the best interest of the general public to allow the desired use of a portion of said property as a conditional use.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit for 1226 Springdale Street for a fitness and strength training center per 17.42(2)(b) Planned Business District, and 17.20(4)(h) Commercial Land Uses Indoor Commercial Entertainment; be hereby granted.

Introduced and passed this 3rd day of February 2016.

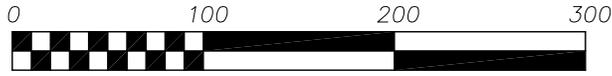
David L Becker, Village President

ATTEST:

Alyssa Gross, Village Clerk

CERTIFIED SURVEY MAP No.

BEING A DIVISION OF LOT 2, NORTH CAPE COMMONS, AS RECORDED IN VOLUME 58-057A OF PLATS, ON PAGES 303-308, AS DOCUMENT NUMBER 3965915, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 06 NORTH, RANGE 07 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

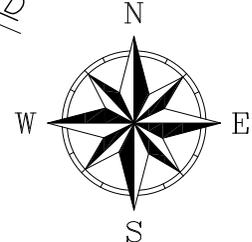
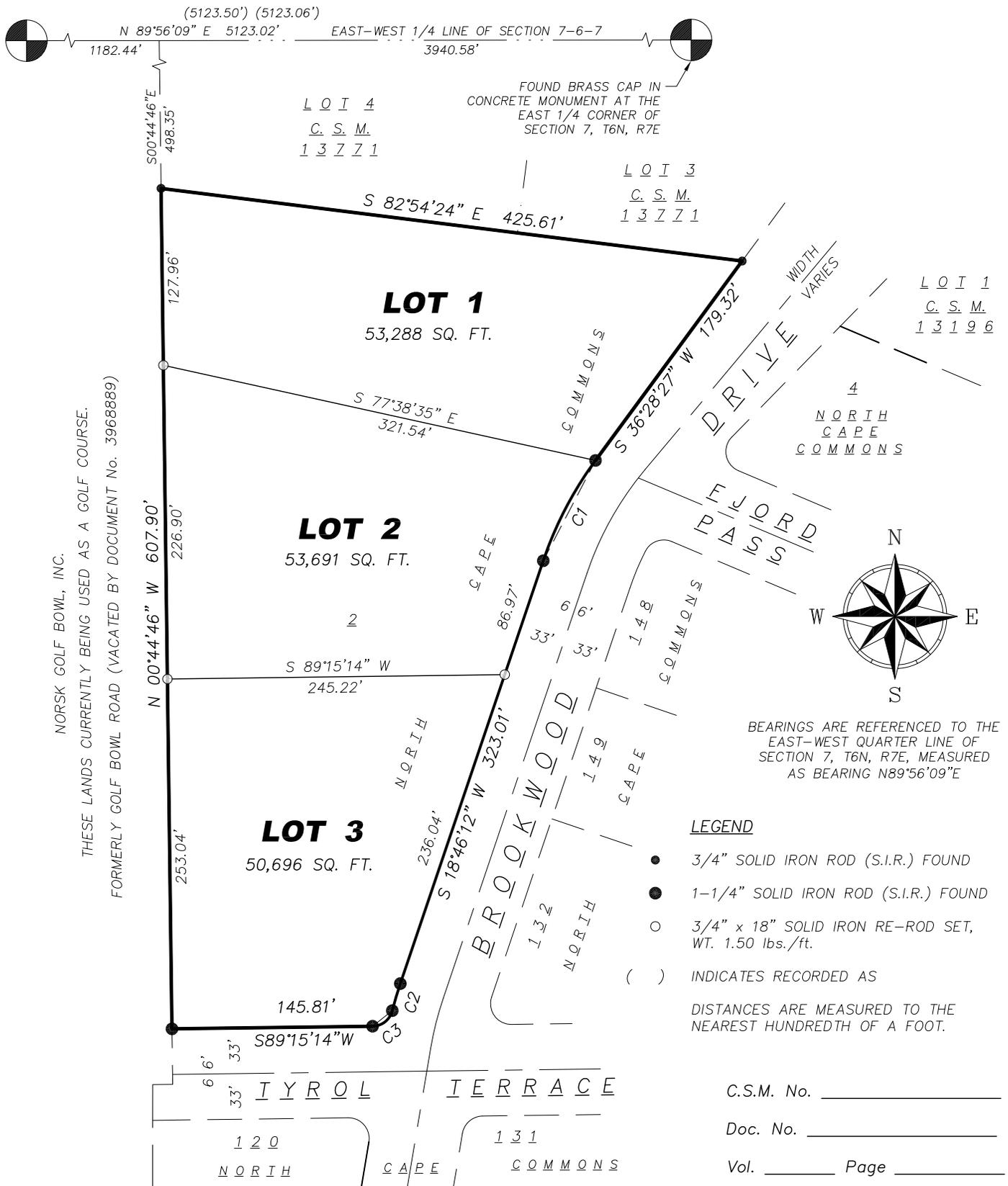


SCALE: ONE INCH = ONE HUNDRED FEET

TOTAL PLATTED AREA = 157,676 SQ. FT.
(3.6197 ACRES)

NOTES:
SEE SHEET 2 OF 5 FOR EASEMENT INFORMATION

SEE SHEET 3 OF 5 FOR CURVE DATA, EASEMENT LINE DATA, EASEMENT CURVE DATA



BEARINGS ARE REFERENCED TO THE EAST-WEST QUARTER LINE OF SECTION 7, T6N, R7E, MEASURED AS BEARING N89°56'09"E

LEGEND

- 3/4" SOLID IRON ROD (S.I.R.) FOUND
 - 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
 - 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SURVEYED FOR:
Country ID, LLC
2 East Mifflin Street
Suite 200
Madison, WI 53703

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



SNYDER & ASSOCIATES
Engineers and Planners

FN: 113.0376.30
DATE: 01-15-16
REVISIONS:
DATE: 01-22-16

SHEET
1 OF 3

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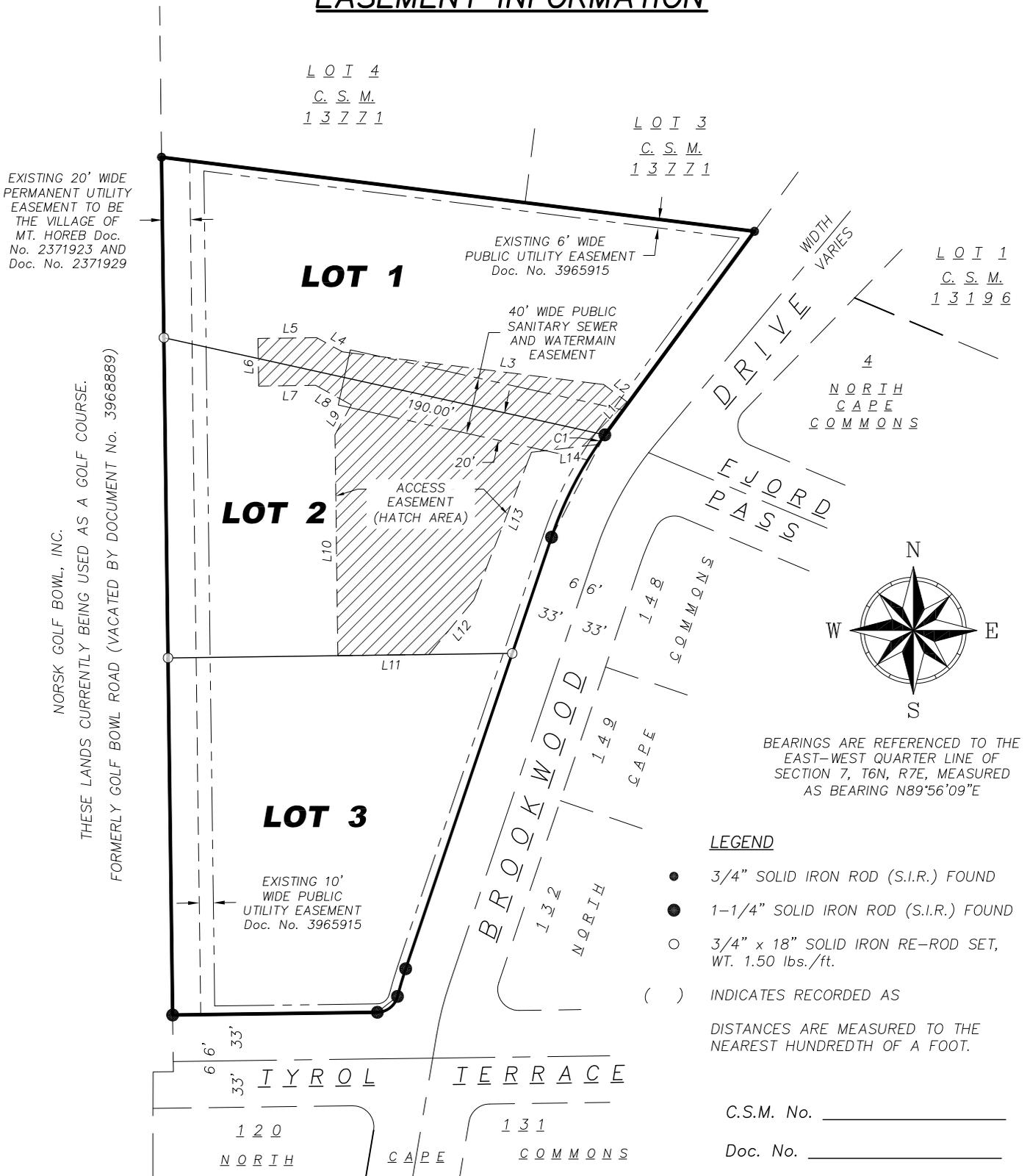
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NOTES:
SEE SHEET 1 OF 5 FOR
PLAT INFORMATION

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SHEET
2 OF 5

CERTIFIED SURVEY MAP No. _____

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<u>CURVE DATA</u>							
NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	17°42'15"	S 27°37'19.5" W	266.00'	82.19'	81.87'	S 36°28'27" W	S 18°46'12" W
C2	04°23'40"	S 16°34'22" W	266.00'	20.40'	20.40'	S 18°46'12" W	S 14°22'32" W
C3	74°52'42"	S 51°48'53" W	15.00'	19.60'	18.24'	S 14°22'32" W	S 89°15'14" W

<u>ACCESS EASEMENT CURVE DATA</u>							
NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	1°48'28"	N 35°34'13" E	266.00'	8.39'	8.39'	N 36°28'27" E	N 34°39'59" E

<u>ACCESS EASEMENT LINE TABLE</u>		
NUMBER	DIRECTION	LENGTH
L1	N 36°28'27" E	28.21'
L2	N 53°31'33" W	21.77'
L3	N 82°54'24" W	187.48'
L4	N 61°21'07" W	21.06'
L5	S 89°15'14" W	41.82'
L6	S 0°44'46" E	33.75'
L7	N 89°15'14" E	40.62'
L8	S 61°21'07" E	28.97'
L9	S 28°38'53" W	24.16'
L10	S 0°44'46" E	156.52'
L11	N 89°15'14" E	64.75'
L12	N 39°48'02" E	50.16'
L13	N 21°22'02" E	112.49'
L14	N 83°20'30" E	47.75'

C.S.M. No. _____

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SHEET
3 OF 5

CERTIFIED SURVEY MAP No. _____

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LEGAL DESCRIPTION

Lot 2, North Cape Commons, as recorded in Volume 58-057A of Plats, on pages 303-308, as Document Number 3965915, Dane County Registry, Village of Mount Horeb, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, S-3017, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes and Chapter A-E7 of the Wisconsin Administrative Code in surveying, dividing and mapping the same.

Date: _____

Signed: _____
Adam R. Gross, P.L.S. S-3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444

VILLAGE OF MOUNT HOREB APPROVAL

The Village Board of Mount Horeb has approved this Certified Survey Map on this _____ day of _____, 20____.

Village Clerk, Village of Mount Horeb

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Dane County Register of Deeds

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

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SNYDER & ASSOCIATES
Engineers and Planners

FN: 113.0376.30
DATE: 01-15-16

REVISIONS:
DATE: 01-22-16

SHEET
5 OF 5

May 16, 2013

Village of Mount Horeb
138 E. Main Street
Mount Horeb, WI 53572

RE: Lot 2 North Cape Commons Multi-Family Development Site Plan and CSM Review

We received an email copy of the site plan via email from the Village on May 15, 2013. The site plan depicts three proposed buildings sited on the parcel with the southerly building parallel to Tyrol Terrace; the center building parallel to Brookwood Drive; and the northerly building parallel to the north property line of the existing Lot 2. The proposed development relies on the Developer pursuing and receiving a rezone of the exiting parcel from R-3 to PD, and the approval of a 3-lot Certified Survey Map.

Sheets C1.0 & C2.0

The topographic plan depicts the topography and current layout of the existing Lot 2 of North Cape Commons. A 3-lot subdivision of this platted lot by Certified Survey Map has been submitted separately from the original submission to the Village. A review of the 3-lot CSM has been included at the end of the site plan review.

Sheet C3.0

- Cross access easements should be shown and listed on the face of the CSM due to the shared driveway access for the three proposed lots and buildings.
- Total impervious surface ratio should be shown within the tables.

Sheet C4.0

Detailed stormwater plans have not been submitted at this time, however detail has been included on the grading and erosion control plans that we have reviewed. The Developer shall submit an approved stormwater management/erosion control plan, permit, and associated fees that meet the Village Ordinance and the requirements for infiltration from the DNR and County.

- We would suggest that forebays, stone weepers, or other protection measures be installed to further protect the infiltration areas from sediment.
- Developer must supply a long term maintenance agreement for the stormwater management features.
- USLE equations or calculations depicting the sediment basins will allow for limiting the soil loss from the site at 7.5 tons/acre/year or less. Flow paths used to calculate the USLE shall be shown in the report. We are concerned with the construction schedule depicted on the sheet and that the site will be left without vegetative cover for a long period of time.
- Please note on the drawings that no blasting within 30-ft of village owned underground utilities is allowed. Any blasting will require an Insurance Certificate.
- Riprap or other outlet protection should be added at the endwalls (OL-1 & 2) to the northeast Bio-Retention Basin.

Sheet C5.0

- Easements for sanitary sewer and water laterals should be provided where the cross lot lines as depicted on the drawings.
 - Water lateral for Lot 1 originates on Lot 2
 - Water and Sewer laterals for Lot 2 originate on Lot 3
 - These should be depicted upon the face of the CSM.
- Pipe and Structure tables:

- Invert of structure S-2 appears to be mislabeled within the structure table.
- Upstream invert of P-7 appears to be mislabeled within the pipe table.
- Invert of structure S-8 appears to be mislabeled within the structure table.
- Pipe P-8 appears to be mislabeled within the pipe table.
- Invert of structure OL-2 appears to be mislabeled within the pipe table.
- The fire department shall review the site for adequacy of fire protection.
- Please note on the drawings that no blasting within 30-ft of village owned underground utilities is allowed.
- Any blasting will require an Insurance Certificate.

General Comments

- The siting of the building allows a large amount of open space on the southerly end of existing Lot 2, proposed Lot 3.
- The lighting plan depicts a light level of 0-ft candles at the lot line meeting Village requirements.
- The single entrance to the site directly across from Fjord Pass is a preferred location for ingress/egress locations onto Brookwood Drive.
- Fjord Pass has capacity to handle to the volume of traffic generated from the proposed development.
- The south end of Lot 2 is currently an unimproved right of way of the North Cape Commons Plat – Tyrol Terrace. It is commonly required that the roadways along newly developed portions of the lot be improved.

This may require the following:

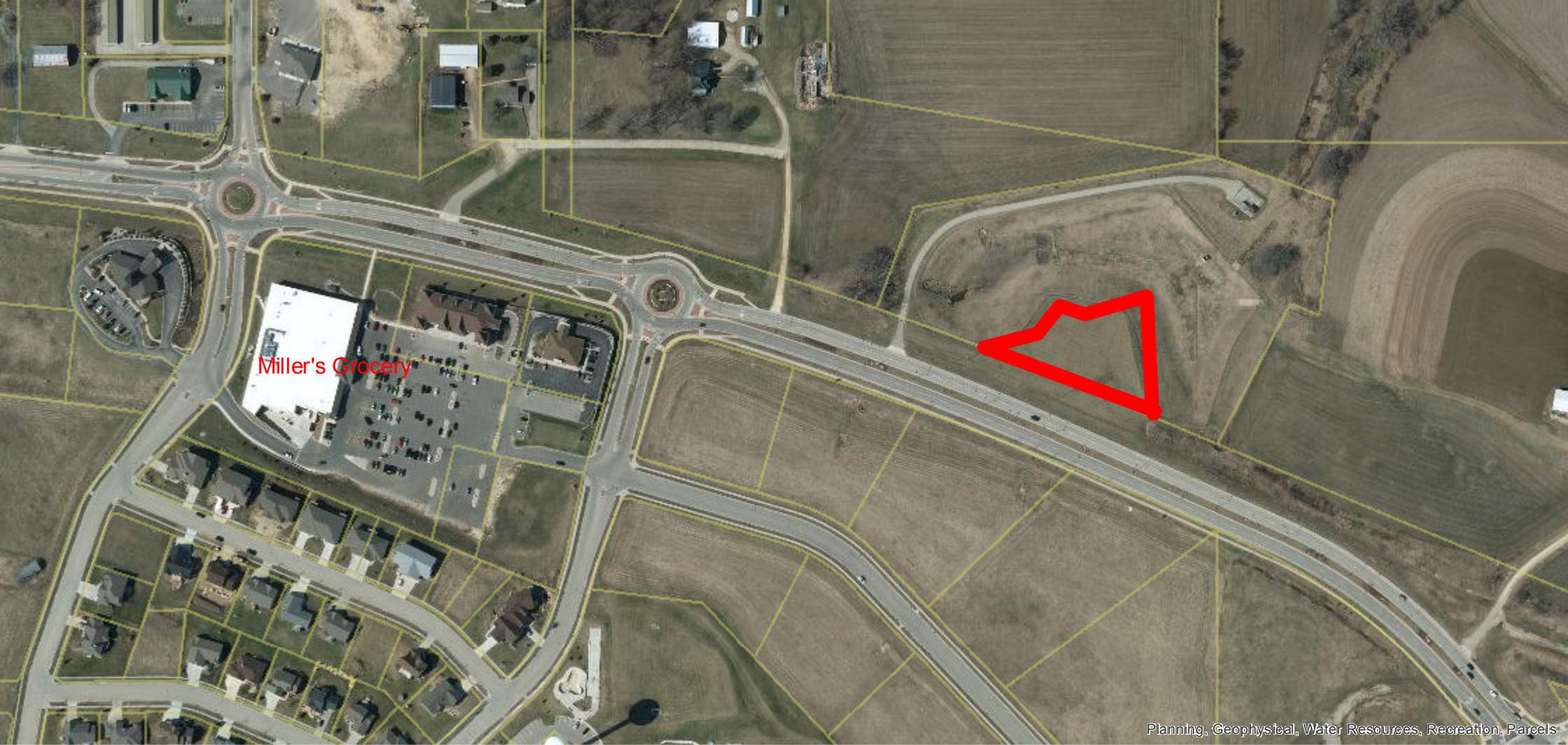
- Extension of the public water main and storm sewer to the westerly line of the plat.
- Installation of roadway appurtenances such as curb, gutter, sidewalk and pavement.
- Execution a Developer's Agreement
- Provide Insurance certificates
- Provide Letter of Credit for the public improvements
- Plan review/Observation Review fees
- Provide a cost opinion on total cost of the public improvements
- Provide a letter of credit for the public improvements
- Schedule a preconstruction meeting

We suggest that the southerly end of the lot be graded at the property line to match the approved roadway grades of Tyrol Terrace if the extension is to ever go be completed. The Developer should be aware that at time of extension of Tyrol Terrace to the west, that the cost of half of the roadway improvements shall be the owner of record's responsibility and shall be contributed either through Developer's Agreement or Special Assessment of the improvements through the Village's police powers.

Certified Survey Map

- Cross access easements should be shown and listed on the face of the CSM due to the shared driveway access for the three proposed lots and buildings.
- See notes on Sheet C5.0 above for utility easements for the private sanitary sewer and water laterals
- The CSM has not been reviewed for matters of survey.





Miller's Grocery

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
December 2015

Month to Date Permits

1. 4 Building permits have been issued for general construction since Dec. 1st.
2. 0 new UDC permits were issued for single family home since Dec. 1st.

Total 2015 Permits

1. 179 General permits since Jan. 1, 2015
2. 14 New UDC single family homes since Jan. 1, 2015

Commercial Projects Currently Active

No projects at this time.

Respectfully submitted

Kelly Green
Building Inspector