

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

VILLAGE BOARD WEDNESDAY MARCH 2, 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) February 3, 2016 Village Board minutes
 - b) Operator's Licenses: Colleen Hartog, Dylan Hefty, Noel Michalski, Emily Wagner, Brandi Schumpert, Krystle Jones, Krisann Holthaus
 - c) Resolution 2016-05, "CONDITIONAL USE PERMIT MOUNT HOREB AREA HISTORICAL SOCIETY 100, 102, AND 106 SOUTH SECOND STREET"
- 4) Public discussion regarding Norsk Golf Bowl
- 5) Consider Explanatory Statement for April 5 Advisory Referendum regarding the Norsk Golf Bowl
- 6) Consider Downtown TIF Feasibility Analysis with Vandewalle & Associates
- 7) 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

- 8) Village President's report
- 9) Consider appointment of Village President
- 10) Village Administrator's report
- 11) Village Clerk/Deputy Treasurer's report
- 12) Consideration of Village purchase of property - Norsk Golf Bowl. The Village Board may convene in closed session as authorized by Wis. Stat. § 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.
- 13) **Consider Village Administrator's Annual Performance Review.** The Village Board may convene in closed session as authorized by Wis. Stat. § 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
- 14) Reconvene to open session for any discussion or action on the subject matters discussed in closed session.
- 15) 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
FEBRUARY 3, 2016**

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, Rooney, Littel, and Czyzewski. Also present were Village Administrator Nic Owen, Clerk/Deputy Treasurer Gross, and Village Attorney Bryan Kleinmaier. The Pledge of Allegiance was recited.

Public Comments: None.

Consent Agenda: Scott requested the minutes for January 20 be removed from the consent agenda. Czyzewski moved, Grindle seconded to approve the remaining consent agenda items: January 6 and January 25 Village Board minutes; Temporary Operator's License: Mount Horeb Landmarks Foundation, Inc for February 13, 2016 event; Resolution 2016-02, "CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT FOR A FITNESS AND STRENGTH TRAINING CENTER 1226 SPRINGDALE STREET"; Re-approval of Co ID LLC Certified Survey Map for Lot 2 North Cape Commons; Resolution 2016-03, "NAMING OF VALLEY VIEW PARK"; Garfield Park encroachment agreement; Appointment of Village Administrator Nic Owen, Police Chief Jeff Veloff, Police Officer Jen Schaaf, and Village Trustee Cathy Scott to the Joint Committee for Public Safety Building. Motion carried by unanimous voice vote. Scott stated the minutes for January 20 show she had attended the meeting but was actually absent. Rooney moved, Grindle seconded to approve the January 20 Village Board minutes as amended. Motion carried by unanimous voice vote.

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

Village President's Report: Becker thanked the Board, the McGinley's, and everyone else who was involved in the deliberation process with Norsk Golf Bowl, for all their hard work. Becker also stated that a new Village President will be appointed at the March Village Board meeting, to hopefully fill out the rest of his term through April of 2017.

Village Administrator's Report: Owen stated there is information on the website about the lead issue, and there will also be an article in the Mount Horeb Mail this week.

Village Clerk's Report: Gross informed everyone there will be one race on the February 16 ballot which will be Justice of the Supreme Court.

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: Grindle moved, Scott seconded to enter into closed session at 7:25pm. Motion carried by unanimous roll call vote.

Consideration of sale of Village-owned property-Lot 1 CSM 12055. 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 conduction other specified public business whenever competitive or bargaining reasons require a closed session: Rooney moved, Czyzewski seconded to enter into closed session at 7:26pm. Motion carried by unanimous roll call vote.

Reconvene to open session for any discussion or action on the subject matters discussed in closed session: Littel moved, Rooney seconded to reconvene in open session at 8:06pm. Motion carried by unanimous voice vote. No action was taken.

Adjournment: There being no further business before the Board, Littel moved, Rooney seconded to adjourn the meeting at 8:07pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gross, Clerk/Deputy Treasurer

RESOLUTION 2016-05

CONDITIONAL USE PERMIT
MOUNT HOREB AREA HISTORICAL SOCIETY
100, 102, AND 106 SOUTH SECOND STREET

WHEREAS, an application for a Conditional Use Permit was received from the Mount Horeb Area Historical Society requesting the following uses and conditions for a proposed project on parcels 0606-123-2185-2, 0606-123-2174-5, and 0606-123-2161-0 with addresses of 100, 102, and 106 S Second Street: 1) Indoor Institutional to operate as a museum, 2) Indoor Commercial Entertainment, 3) metal roof, and 4) less than the minimum of two stories on a portion of the proposed project; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on February 24, 2016, after due notice thereof as required by law; and

WHEREAS, the Plan Commission is recommending approval of the following proposed conditional uses as allowed by 17.14 Design Review, 17.20 Detailed Land Use Descriptions and Regulations, and 17.43 CB Central Business District of the Zoning Code:

1) Per 17.43(2)(b) and 17.20(3)(c) the Conditional Use of Indoor Institutional allows the operation of a museum and the requirement of an off-street passenger loading area.

2) Per 17.43(2)(b) and 17.20(4)(h) the Conditional Use of Indoor Commercial Entertainment allows refreshment/ice cream sales and entertainment programs including plays or concerts.

3) Per 17.14(4)(b)12.b. to allow a metal roof due to the historic significance of the roof to the building.

4) Per 17.14(4)(b)5.b. to allow less than a minimum of two stories on the connector portion of the project as the height of the building is at 22.5 feet per East Exterior Elevation Final Design Drawing dated February 3, 2016. 22.5 feet is over the minimum required 20 feet; however, due to the open space design of the connector building there is only one story; and

Further conditioned on emailed comments dated February 16, 2016 from Village Engineer Rob Wright and Village Planner Mike Slavney; and

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 conditional uses; 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 1) Indoor Institutional to operate as a museum, 2) Indoor Commercial Entertainment, 3) metal roof, and 4) building height exception for less than the minimum of two stories on a portion of the proposed project at 100, 102, and 106 South Second Street is hereby granted.

Introduced and passed this 2nd day of March, 2016.

David L Becker, Village President

ATTEST:

Alyssa Gross, Village Clerk



EAST ELEVATION

SCALE : As Noted



SOUTH ELEVATION

SCALE : As Noted



EXPLANATORY STATEMENT

The Village Board of the Village of Mount Horeb would like input from Village residents on a very important issue. As many Village residents know, the Village Board has negotiated terms for the purchase of real and personal property owned by Norsk Golf Bowl, Inc. The Village Board's desire is to preserve green space (52 acres) and recreational opportunities for Village residents and visitors to the Village.

In January, the Village Board approved placing on the April 5 ballot an advisory referendum addressing its potential purchase of the Norsk property. The Village Board placed the advisory referendum question on the ballot to get feedback from Village residents regarding whether residents want the Village to purchase the Norsk property. Key terms of the purchase include:

- The purchase price is \$2,150,000.
- The Village would purchase the golf course and the related golf club, restaurant and bowling businesses.
- The Village would also purchase the personal property related to the operation of the golf course and the businesses.
- Upon sale, the Village must also pay \$118,258 in recapture fees to other developers who previously paid for utility improvements that also serve the Norsk property.

If the Village acquires the Norsk property, the approximate impact on property taxes for a \$250,000 home in the Village is an annual increase of \$63.74 (\$5.31 a month) for the \$2.15 million purchase price. The recaptures fees add an additional 29 cents a month to the increase.

The Village intends for the property to continue to be used as a golf course. The Village, however, will not operate the golf course or the businesses on the property. The Village Board is negotiating a lease agreement with a group of dedicated individuals named, The Friends of the Norsk (FOTN). FOTN has filed for status as a 501(c)(3) federal not-for-profit organization, and would operate the golf course, restaurant and bowling alley. FOTN is actively seeking donations to build a reserve for operating the golf course and related businesses, and for future improvements to the course and the buildings on the property. The Village does not expect to use Village money to pay for the operation and/or maintenance of the golf course or businesses. If continued operation of the golf course is not successful, the Village would consider alternative uses of the property.

A "yes" vote on this referendum question means that you support the Village of Mount Horeb purchasing the golf course, the related golf club, restaurant, and bowling businesses, and the personal property related to the operation of the golf course and businesses, for \$2.15 million.

A "no" vote on this referendum question means that you do not support the Village of Mount Horeb purchasing the golf course, the related golf club, restaurant, and bowling businesses, and the personal property related to the operation of the golf course and businesses, for \$2.15 million.



VANDEWALLE & ASSOCIATES INC.

February 24, 2016

Nic Owen, Village Administrator
Village of Mount Horeb
138 East Main Street
Mount Horeb, WI 53572

RE: Scope of Services for Downtown TIF Feasibility Analysis

Dear Nic:

Per your request, attached is a scope of services for a Tax Increment Finance District Feasibility Analysis for the downtown area of the Village. As you know, we have been working with the Mount Horeb Economic Development Corporation's Downtown Study Committee to establish goals for downtown revitalization and to identify potential public and private projects that would capitalize on the downtown's and community's assets to take activity in the downtown to the next level. Given that TIF is the single-most powerful tool communities have to further their economic development and revitalization objectives, there has been discussion about the need and potential benefits of a TIF district in the downtown to help bring some potential projects to fruition.

Our scope of services includes an evaluation of different options for potential TIF boundaries and their qualifications as different types of districts (such as a mixed-use district or an area in need of revitalization and conservation/blighted district) as the type of district affects the length of the spending and collection periods. We also will identify potential projects and costs as well as the potential for redevelopment that would increase property values and generate tax increment. The options will then be shared with the Village Board for its direction as to whether to pursue the creation of a TIF district. If the Board elects to move ahead with a district, all of the information generated in this study would be incorporated into a TIF district project plan and the cost would be reimbursable to the general fund from the district once it has available increment.

Given our extensive knowledge of the community and ready access to property information from the Dane County GIS, we can complete this task and present it to the Board within 30-45 days with a budget not to exceed \$7,500. This amount would then be deducted from what we would ordinarily charge for the creation of a new district, which typically runs between \$15,000 and \$20,000 depending on the tasks to be performed by Village staff.

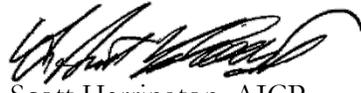
120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Shaping places, shaping change

We appreciate your interest in continuing to work with our firm. If you have any questions or need more information, please do not hesitate to contact me at 608-255-3988 or at sharrington@vandewalle.com.

Sincerely,

Vandewalle & Associates

A handwritten signature in black ink, appearing to read "Scott Harrington".

Scott Harrington, AICP
Principal Planner

Village of Mount Horeb

Scope of Services for Downtown TIF Feasibility Analysis February 24, 2016

Vandewalle & Associates will undertake the following tasks in conducting a TIF feasibility analysis in the downtown area of Mount Horeb. All work will be conducted on a time and materials basis with a budget not to exceed \$7,500.

1. Phone conference/meeting with Village staff to discuss geographical areas and specific projects/issues to be included/addressed in the study
2. Identify and map alternative district boundaries including tables of parcel ownership and values for each alternative
3. Evaluate potential qualification as either a mixed-use TID or area in need of rehabilitation and conservation/blighted area TID
4. Identify potential increment-producing infill/redevelopment sites and their potential values and increments
5. Identify potential public improvements and related cost estimates
6. Identify potential needs for assistance/incentives for private redevelopment projects
7. Preparation of a summary report including all of the above
8. Presentation of the summary report to and discussion with the Village Board

Client acknowledges that although VANDEWALLE & ASSOCIATES may provide municipal advice for this Project as defined in Securities and Exchange Rule 15Ba1-1, VANDEWALLE & ASSOCIATES is not an Independent Registered Municipal Advisor (IRMA) and is, therefore, not subject to the specific rules and fiduciary standard required of an IRMA when providing advice on the potential issuance of municipal securities. Advice, if any, provided by VANDEWALLE & ASSOCIATES to the Client with respect to the issuance of municipal securities shall be discussed with Client's IRMA before taking any action. Should there be questions or concerns about VANDEWALLE & ASSOCIATES' role in this Project, Client shall talk immediately with Client's IRMA and/or seek appropriate legal assistance. In accordance with the above, Client shall provide VANDEWALLE & ASSOCIATES an original, signed copy of a Village of Mount Horeb disclosure indicating that Client has retained an IRMA to provide advice for the Project.