



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, JANUARY 8, 2020

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) December 4, 2019 Village Board minutes
 - b) Operator's Licenses for Approval: Victoria A Vogler, Annessa L MacTaggart, Rebecca S Klais, Matthew E Wilson
 - c) Temporary Operator's License for Approval: Janelle Hurst Holmstrom for February 15, 2020 Mount Horeb Landmarks Foundation
 - d) Symdon Brothers LLC CSM 11019 lots 1 and 2
- 4) Sons of Norway 125th Anniversary Proclamation
- 5) Presentation by Paul Jadin with MadRep
- 6) PUBLIC HEARING: Comprehensive Plan amendment from Planned Neighborhood to Planned Mixed Use for Lot 1 CSM 13799
- 7) Consider Ordinance 2020-01 "AN ORDINANCE TO ADOPT AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF MOUNT HOREB, WISCONSIN"
- 8) Consider Ordinance 2020-02, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION ON LOT 1 CSM 13799 FROM A-1 AGRICULTURAL TO PI PLANNED INDUSTRIAL AND R-3 MULTI-FAMILY RESIDENTIAL"

- 9) Consider Comprehensive Plan amendment for First Addition to Sutter's Prairie Ridge Subdivision Lot 144:
 - a) Brief overview by Wyser Properties LLC
 - b) Resolution 2020-01, "ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN AMENDMENT"
 - c) Set public hearing date for March 4, 2020

- 10) 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 Committee
 - h) Public Safety Committee
 - i) Finance/Personnel
 - j) Utility Commission
 - k) Tourism Commission

- 11) Village President's report

- 12) Village Administrator's report

- 13) Village Clerk/Deputy Treasurer's report

- 14) 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) 437-9404.

VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
DECEMBER 4, 2019

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 Randy Littel called the meeting to order at 7:00pm. Present were Trustees Hill, Fendrick, Czyzewski, Monroe, and Scott. Trustee Jackson was absent. Youth In Government students Declan Smith, Sara Fritz, and Levi Carr were present. Also present were Administrator Nic Owen, Assistant Administrator Kathy Hagen, and Clerk/Deputy Treasurer Alyssa Gross. The Pledge of Allegiance was recited.

Public Comments: Patrick Downing spoke about his seat as County Board Supervisor coming up for re-election. He also spoke about what he has done for our area thus far.

Consent Agenda: Hill moved, Czyzewski seconded to remove the minutes from the consent agenda. Monroe moved, Scott seconded to approve the remaining consent agenda items: **Operator's Licenses** for approval: Michelle Goertz, Stephanie Maas, Kimberly McCain; Appointment of 2020-2021 election officials; Ordinance 2019-11, "AN ORDINANCE TO AMEND CHAPTER 1.14 CHIEF OF POLICE OF THE CODE OF ORDINANCES"; **2019 Street Project Pay Request #4** for \$41,205.00 to Rule Construction. Motion carried by unanimous voice vote. Czyzewski moved, Monroe seconded to approve the November 6, 2019 Village Board minutes. All voted aye, except for Hill and Fendrick, who abstained since they were not present at that meeting. Motion carried. Hill also stated for the record that she would have voted no on the Memorandum of Understanding **for the Veteran's Memorial** if she would have been present at the meeting. She stated it is not because she does not approve of the memorial, but because she felt there should have been more research done on locations for the memorial and providing more pros and cons to benefit the Veterans and the Village. Motion carried. Czyzewski moved, Monroe seconded to approve the November 20, 2019 minutes. Motion carried by unanimous voice vote.

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

Village President's report: Littel spoke about the "State of the Village" and "State of the School District" event and said there was a good turnout.

Village Administrator's report: Owen stated that Officer Nate Gretzinger was chosen as the new Police Lieutenant for the Village.

Village Clerk/Deputy Treasurer's report: Gross stated that candidacy packets are available to anyone interested in running for Village Trustee, and that they are due by 5pm on Tuesday, January 7th.

Adjournment: There being no further business before the Board, Monroe moved, Hill seconded to adjourn the meeting at 7:20pm. Motion carried by voice vote.

Minutes by Alyssa Gross, Clerk/Deputy Treasurer

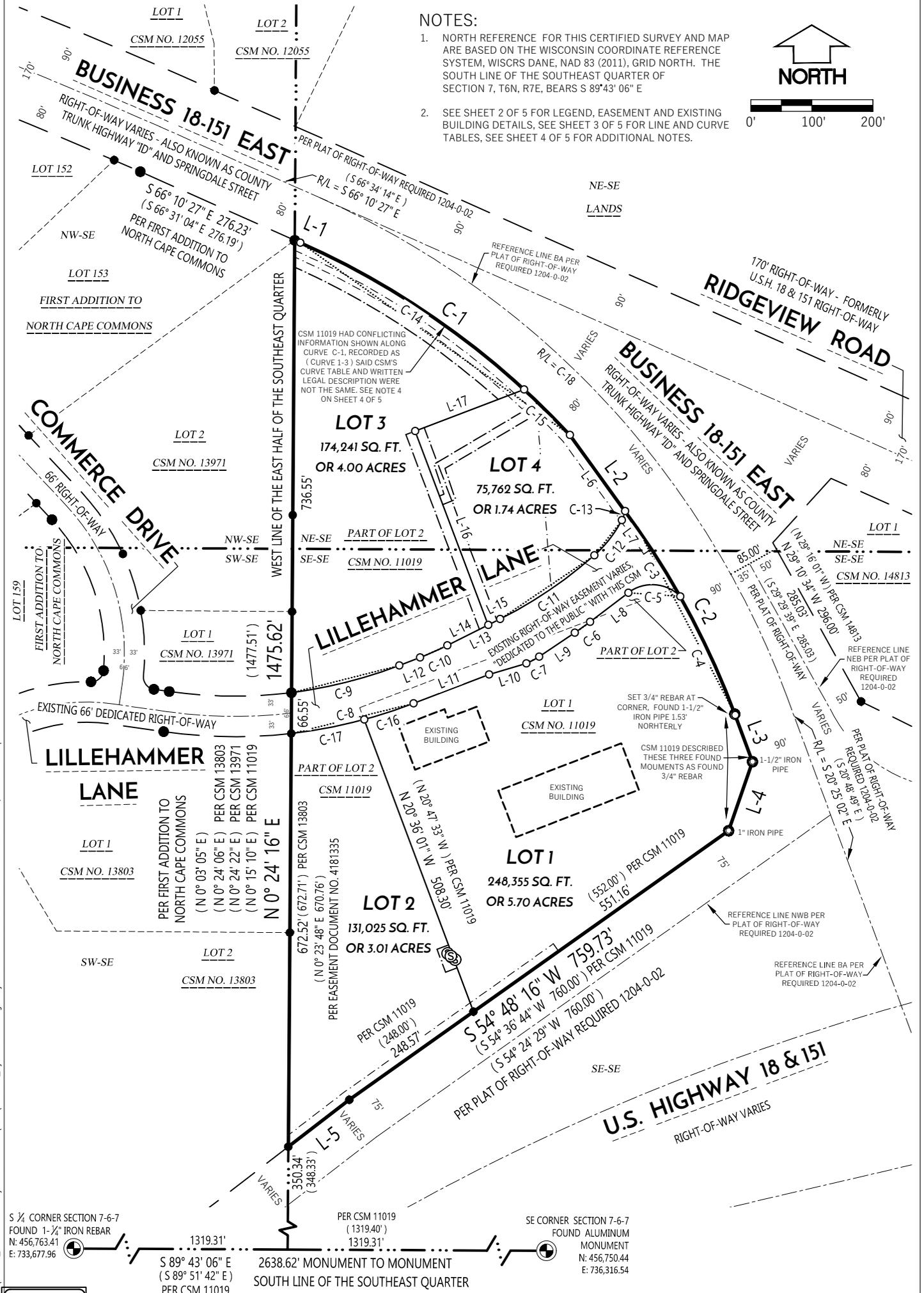
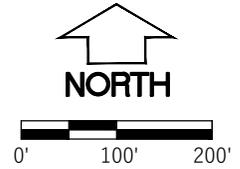
DRAFT

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11019 RECORDED ON MARCH 24, 2004 IN VOLUME 66 OF DANE COUNTY CERTIFIED SURVEYS ON PAGES 105-107 AS DOCUMENT NO. 3887878, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

NOTES:

1. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, T6N, R7E, BEARS S 89°43' 06" E
2. SEE SHEET 2 OF 5 FOR LEGEND, EASEMENT AND EXISTING BUILDING DETAILS, SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES, SEE SHEET 4 OF 5 FOR ADDITIONAL NOTES.



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S 1/4 CORNER SECTION 7-6-7
FOUND 1-1/2" IRON REBAR
N: 456,763.41
E: 733,677.96

SE CORNER SECTION 7-6-7
FOUND ALUMINUM
MONUMENT
N: 456,750.44
E: 736,316.54

<p>PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: SYMDON BROTHERS, LLC 2011 SPRINGDALE STREET MOUNT HOREB, WI 53572</p>	<p>SURVEYED BY: JWS/MAL DRAWN BY: JWS APPROVED BY: JWS</p>	<p>VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____</p>
<p>PROJECT NO: 14-0121 SHEET NO: 1 of X</p>			



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EASEMENT AND BUILDING DETAIL

EASEMENT CURVE TABLE					
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
EC-1	449.41'	1327.39'	19° 23' 55"	S 56° 26' 25" E	447.27'
(EC-1)				(S 56° 32' 08" E)	

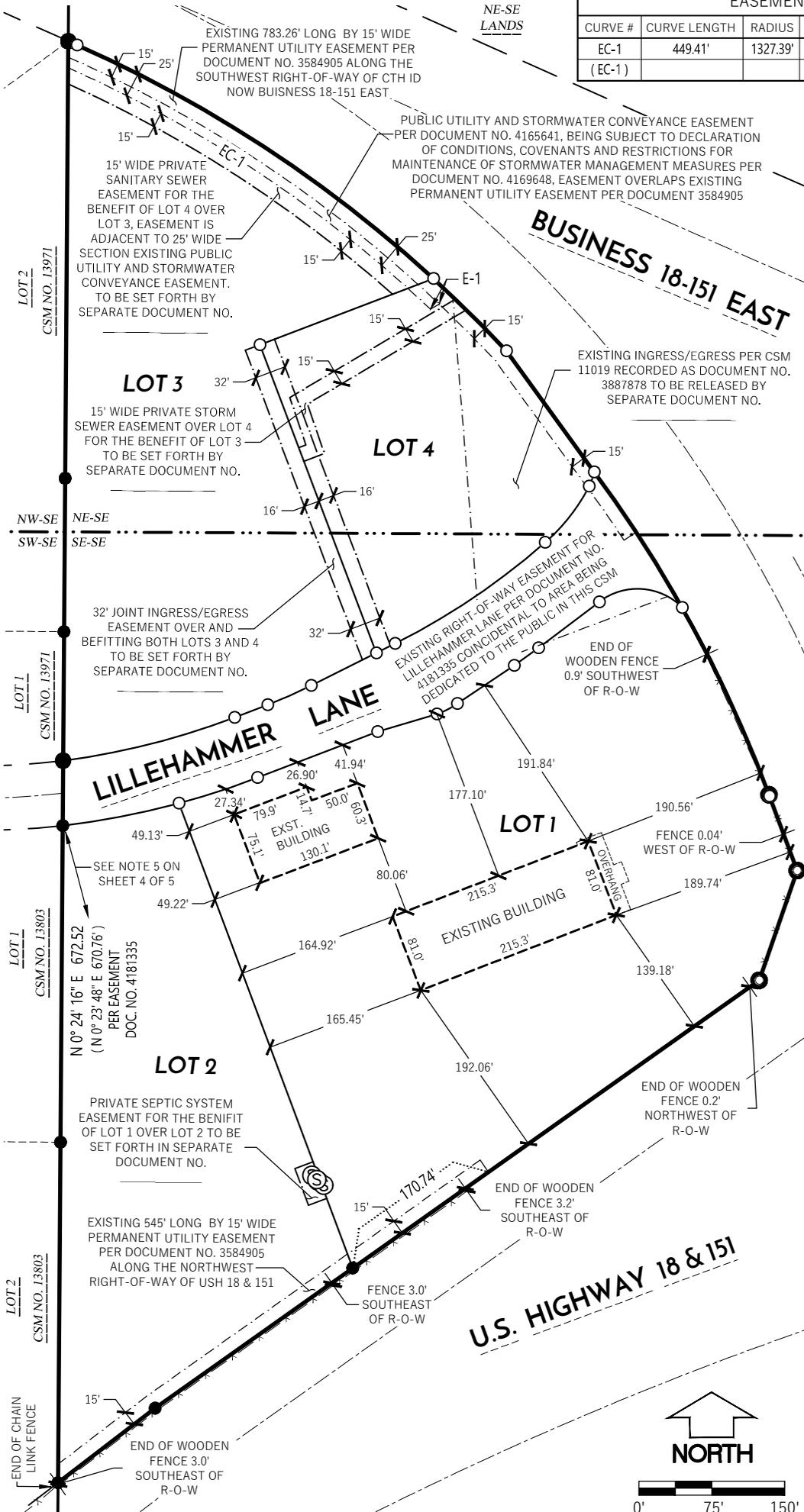
EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E-1	N 59° 15' 46" E	10.40'
(E-1)	(N 59° 03' 55" E)	

LEGEND

- SECTION CORNER FOUND
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- IRON PIPE FOUND SIZE NOTED
- 3/4" REBAR SET 1.55 LB/FT
- SEPTIC MANHOLE
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT TO BE RECORDED
- () RECORDED INFORMATION

EASEMENT NOTES

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. THE EASEMENTS SHOWN HEREON AS BEING PROPOSED ARE FOR REFERENCE ONLY AND HAVE BEEN SHOWN AT THE REQUEST OF OTHERS. THESE EASEMENTS ARE NOT BEING CREATED NOR GRANTED BY THIS CSM. THE PROPOSED EASEMENTS ARE TO BE CREATED BY SEPARATE DOCUMENT. IF NO SUCH SEPARATE DOCUMENT IS EXECUTED, THIS CSM DOES NOT INTEND TO PURPORT ANY GRANT OF, NOR IMPLIED EXISTENCE FOR ANY PROPOSED EASEMENTS.



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PREPARED FOR:
SYMDON BROTHERS, LLC
2011 SPRINGDALE STREET
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SURVEYED BY: JWS/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 14-0121
SHEET NO: 2 of 5

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CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	544.69'	1352.39'	23° 04' 36"	S54° 38' 09"E	541.02'	S66° 10' 27"E	S43° 05' 51"E
(CSM TABLE)				(S54° 52' 56"E)			
(CSM WRITT.)				(S54° 56' 35"E)			
(ROW PLAT)				(S55° 01' 57"E)			
C-2	343.95'	1342.39'	14° 40' 50"	S27° 45' 27"E	343.01'	S35° 05' 52"E	S20° 25' 02"E
(CSM)				(S27° 56' 59"E)			
(ROW PLAT)				(S28° 09' 14"E)			
C-3	130.79'	1342.39'	5° 34' 57"	S32° 18' 23"E	130.74'	S35° 05' 52"E	S29° 30' 55"E
(EASE. DOC.)	(139.53')			(S32° 06' 40"E)	(139.47')		
C-4	213.16'	1342.39'	9° 05' 53"	S24° 57' 59"E	212.94'	S29° 30' 55"E	S20° 25' 02"E
C-5	92.92'	65.00'	81° 54' 17"	N86° 05' 31"W	85.21'	N45° 08' 23"W	S52° 57' 20"W
(EASE. DOC.)	(98.98')			(N83° 06' 40"W)	(89.69')		
C-6	30.70'	530.50'	3° 18' 58"	S54° 36' 49"W	30.70'	S52° 57' 20"W	S56° 16' 18"W
(EASE. DOC.)	(30.71')			(S54° 36' 20"W)			
C-7	23.74'	106.00'	12° 49' 51"	S62° 41' 19"W	23.69'	S56° 16' 18"W	S69° 06' 10"W
(EASE. DOC.)				(S62° 40' 50"W)			
C-8	206.66'	833.00'	14° 12' 52"	S76° 12' 45"W	206.13'	S69° 06' 19"W	S83° 19' 11"W
(EASE. DOC.)				(S76° 12' 17"W)			
C-9	182.08'	767.00'	13° 36' 05"	N75° 54' 22"E	181.65'	N82° 42' 24"E	N69° 06' 19"E
(EASE. DOC.)				(N75° 53' 54"E)			
C-10	48.64'	500.00'	5° 34' 25"	N66° 19' 07"E	48.62'	N69° 06' 19"E	N63° 31' 54"E
(EASE. DOC.)				(N66° 18' 38"E)			
C-11	186.32'	718.50'	14° 51' 29"	N56° 06' 10"E	185.80'	N63° 31' 54"E	N48° 40' 25"E
(EASE. DOC.)				(N56° 05' 41"E)			
C-12	73.51'	199.00'	21° 09' 51"	N38° 05' 30"E	73.09'	N48° 40' 25"E	N27° 30' 35"E
(EASE. DOC.)				(N38° 04' 59"E)			
C-13	15.38'	59.00'	14° 56' 24"	N20° 02' 23"E	15.34'	N27° 30' 35"E	N12° 34' 11"E
(EASE. DOC.)	(17.77')			(N18° 52' 17"E)	(17.70')		
C14	439.30'	1352.39'	18° 36' 42"	S56° 52' 06"E	437.37'	S66° 10' 27"E	S47° 33' 45"E
C15	105.39'	1352.39'	4° 27' 54"	S45° 19' 48"E	105.36'	S47° 33' 45"E	S43° 05' 51"E
C16	84.98'	833.00'	5° 50' 43"	S72° 01' 40"W	84.94'	S69° 06' 19"W	S74° 57' 02"W
C17	121.68'	833.00'	8° 22' 09"	S79° 08' 06"W	121.57'	S74° 57' 02"W	S83° 19' 11"W
C18	1143.92'	1432.39'	45° 45' 25"	S43° 17' 45"E	1113.76'	S66° 10' 27"E	S20° 25' 02"E
(ROW PLAT)	(1143.92')	(1432.39')	(45° 45' 25")			(S66° 34' 14"E)	(S20° 48' 49"E)

LINE TABLE		
LINE #	DISTANCE	BEARING
L-1	10.03'	S 66° 10' 27" E
(CSM)	(9.55')	(S 66° 31' 04" E)
(ROW PLAT)		(S 66° 34' 14" E)
(DEED DOC.)	(10')	(S 66° 34' 14" E)
L-2	188.24'	S 36° 03' 35" E
(CSM)	(187.79')	(S 36° 11' 16" E)
(ROW PLAT)	(188.24')	(S 36° 27' 23" E)
L-3	81.23'	S 20° 25' 02" E
(CSM)	(82.99')	(S 20° 36' 34" E)
(ROW PLAT)	(82.99')	(S 20° 48' 49" E)
L-4	118.92'	S 19° 08' 45" W
(CSM)	(118.50')	(S 18° 57' 27" E)
(ROW PLAT)	(118.50')	(S 18° 45' 12" E)
L-5	125.67'	S 52° 35' 45" W
(CSM)	(127.17')	(S 52° 24' 13" E)
(ROW PLAT)		(S 52° 11' 58" E)
(DEED DOC.)	(125.00')	(S 52° 11' 58" E)
L-6	153.35'	S 36° 03' 35" E
L-7	34.89'	S 36° 03' 35" E
(EASE. DOC.)	(33.84')	(S 36° 02' 38" E)
L-8	78.30'	S 52° 57' 20" W
(EASE. DOC.)		(S 52° 56' 52" W)
L-9	70.25'	S 56° 16' 18" W
(EASE. DOC.)		(S 56° 15' 50" W)
L-10	63.64'	S 73° 36' 40" W
(EASE. DOC.)		(S 73° 36' 12" W)
L-11	132.15'	S 69° 06' 19" W
(EASE. DOC.)		(S 69° 05' 51" W)
L-12	36.55'	N 69° 06' 19" E
(EASE. DOC.)		(N 69° 05' 51" E)
L-13	96.53'	N 63° 31' 54" E
(EASE. DOC.)		(N 63° 31' 26" E)
L-14	75.01'	N 63° 31' 54" E
L-15	21.52'	N 63° 31' 54" E
L-16	337.46'	N 20° 46' 53" W
L-17	190.78'	N 69° 13' 07" E

(ROW PLAT) = PER PLAT OF RIGHT-OF-WAY REQUIRED FOR 1204-02-02 DODGEVILLE -MT HOREB ROAD

DATED SEPTEMBER 4, 1979

(CSM) = PER CERTIFIED SURVEY MAP NO. 11019, DOCUMENT NO. 3887878

(CSM WRITT.) = PER WRITTEN LEGAL DESCRIPTION ON SAID CERTIFIED SURVEY MAP NO. 11019

(CSM TABLE) = PER CURVE TABLE ON SAID CERTIFIED SURVEY MAP NO. 11019,

(EASE. DOC.) = PER PUBLIC RIGHT-OF-WAY EASEMENT, DOCUMENT NO. 3887878

(DEED DOC.) = PER WARRANTY DEED, DOCUMENT NO. 2691566

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NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF SEPTEMBER 16TH, 2019 .
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, T6N, R7E, BEARS S 89°43' 06" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED
4. CSM NO. 11019 DOCUMENT NO. 3887878 HAD CONFLICTING INFORMATION SHOWN ALONG CURVE "C-1" AS DENOTED ON THIS CSM, THE CURVE RECORDED AS (CURVE 1-3) IN SAID CSM'S CURVE TABLE ON SHEET 1 OF 3 OF SAID DOCUMENT WAS NOTED TO HAVE A CHORD BEARING S 54°52' 56" E AND THE SAME CURVE AS DESCRIBED IN THE WRITTEN LEGAL DESCRIPTION ON SHEET 2 OF 3 WAS NOTED TO HAVE A CHORD BEARING S 54°56' 35" E. THE CURVE AS DESCRIBED IN THE TABLE S 54°52' 56" E PRODUCED A MISCLOSURE OF 0.48' AND THE CURVE AS DESCRIBED IN THE WRITTEN LEGAL S 54°56' 35" E PRODUCED A MISCLOSURE OF 0.98'. THE SOUTHWESTERLY RIGHT-OF-WAY FOR BUSINESS 18-151 EAST AS THE ADJOINER CALLED FOR IN THE WRITTEN LEGAL DESCRIPTION AS THE "SOUTHEASTERLY RIGHT-OF-WAY OF COUNTY HWY ID" WAS DETERMINED AND FIT FROM FOUND MONUMENTS AND AS SET FORTH PER THE PLAT OF RIGHT-OF-WAY REQUIRED FOR 1204-02-02 DODGEVILLE -MT HOREB ROAD DATED SEPTEMBER 4, 1979. A NEW IRON WAS SET MARKING THE END OF THE PC FOR THE CURVE NEAR THE SOUTHEAST CORNER OF LOT 1 THE FOUND MONUMENTS ALONG THE SOUTHEAST CORNER DID NOT MATCH THE TYPE AS LISTED ON CSM 11019 AS FOUND AND NEITHER DID THE MEASUREMENTS BETWEEN THEM.
5. PUBLIC RIGHT-OF-WAY EASEMENT RECORDED AS DOCUMENT NO. 4181335 LISTED THE POB FOR THE LEGAL DESCRIPTION 670.76 FEET NORTHERLY OF THE SOUTHERN MOST CORNER OF CSM 11019. THE FOUND MONUMENT MARKING THE SOUTHERLY RIGHT-OF-WAY OF LILLEHAMMER LANE AS SET FORTH IN FIRST ADDITION OF NORTH CAPE COMMONS RECORDED AS DOCUMENT NO. 4373789 WAS FOUND 672.52 FEET NORTH OF THE SOUTHERN MOST CORNER OF CSM 11019. THE RIGHT-OF-WAY EASEMENT AS SHOWN AS BEING DEDICATED TO THE PUBLIC ON THIS CSM IS BASED ON THE LOCATION OF THE FOUND IRON MARKING THE SOUTHERLY RIGHT-OF-WAY OF LILLEHAMMER LANE AS SET FORTH IN THE FIRST ADDITION TO NORTH CAPE COMMONS.

LEGAL DESCRIPTION

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11019 RECORDED ON MARCH 24, 2004 IN VOLUME 66 OF DANE COUNTY CERTIFIED SURVEYS ON PAGES 105-107 AS DOCUMENT NO. 3887878, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

BEING SUBJECT TO PUBLIC RIGHT-OF-WAY EASEMENT RECORDED AS DOCUMENT NO. 4181335

SAID PARCEL CONTAINS 679,633 SQUARE FEET OR 15.60 ACRES INCLUDING RIGHT-OF-WAY OR 629,384 SQUARE FEET OR 14.45 ACRES EXCLUDING RIGHT-OF-WAY OF LILLEHAMMER LANE.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF SYMDON BROTHERS, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MOUNT HOREB AND DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

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OWNER'S CERTIFICATE

SYMDON BROTHERS, LLC, AS OWNER WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE VILLAGE OF MOUNT HOREB.

BY: _____
RONALD A SYMDON
MANAGING MEMBER SYMDON BROTHERS, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,

THE ABOVE NAMED MANAGING MEMBER OF SYMDON BROTHERS, LLC, RONALD A. SYMDON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

UNION BANK & TRUST COMPANY, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE

NAMED BANKING ASSOCIATION, UNION BANK & TRUST COMPANY, AUTHORIZED OFFICER

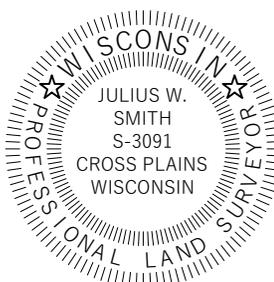
_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE OF MOUNT HOREB APPROVAL

THE VILLAGE OF MOUNT HOREB HAS APPROVED THIS CERTIFIED SURVEY MAP.

ALYSSA GROSS DATE _____
VILLAGE CLERK, VILLAGE OF MOUNT HOREB



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
SYMDON BROTHERS, LLC
2011 SPRINGDALE STREET
MOUNT HOREB, WI 53572

SURVEYED BY: MAL/JWS
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 14-0121
SHEET NO: 5 of 5



Sons of Norway 125th Anniversary Proclamation

WHEREAS, January 16, 2020, will be the 125th anniversary of the day Sons of Norway was founded in 1895; and

WHEREAS, Norwegians and North Americans of Norwegian descent have provided our country with cultural enrichment, ethnic traditions and many eminent leaders; and

WHEREAS, there are now more North Americans of Norwegian descent than there are Norwegians in Norway; and

WHEREAS, Sons of Norway is the largest Norwegian association in North America; and

WHEREAS, there is a local Sons of Norway lodge in this community;

NOW, THEREFORE, BE IT RESOLVED, that I, _____
(name)

and all the people of _____, join Sons of Norway
(City/State)

in celebrating Sons of Norway Day as a commemoration to the many great contributions to this community by the people of Norway.



Mount Horeb Economic Development Report

**By
Paul Jadin,
MadREP**

November 27, 2019



BACKGROUND

Mount Horeb is a vibrant exurban community with significant recent successes in economic development. Those successes have precipitated some modest growing pains but have also kindled a desire to continue the momentum and develop in a more strategic and professionally-guided manner. It is governed by a Village Board with a full-time administrator and has an Economic Development Corporation (EDC) which receives the majority of its funding from the Village and employs a part-time executive. The Village also has an active Chamber of Commerce with a full-time director and a vision that has recently shifted to complementing the Village and EDC's economic development endeavors. Both the EDC and the Chamber have boards of directors that have been conspicuous in their engagement over the past several years.

These three players have plenty of assistance/input from the private sector beyond simply the individuals who serve on the three boards. That includes property owners, realtors, downtown stakeholders and retirees with a longstanding interest in the community.

Each of the major players has expressed some degree of frustration with the inertia that they perceive regarding implementation of community development plans that have been completed in the past decade or more. That is one reason that the community agreed to participate in economic development training in July and follow up with a more concentrated "strategic doing" Summit on October 30. The Madison Region Economic Partnership (MadREP) facilitated both of those activities.

In preparation for the Summit MadREP interviewed community leaders and stakeholders while examining existing plans and completing research on a variety of metrics that tell a story about Mount Horeb. Some of those metrics and key individual data will be discussed below.

This report will also summarize some of the recommendations made by attraction and entrepreneurship specialists prior to hearing from the community. Following a robust dialogue, the community weighed in with its second round of ideas which became the basis for the final recommendations which appear at the end of this report.

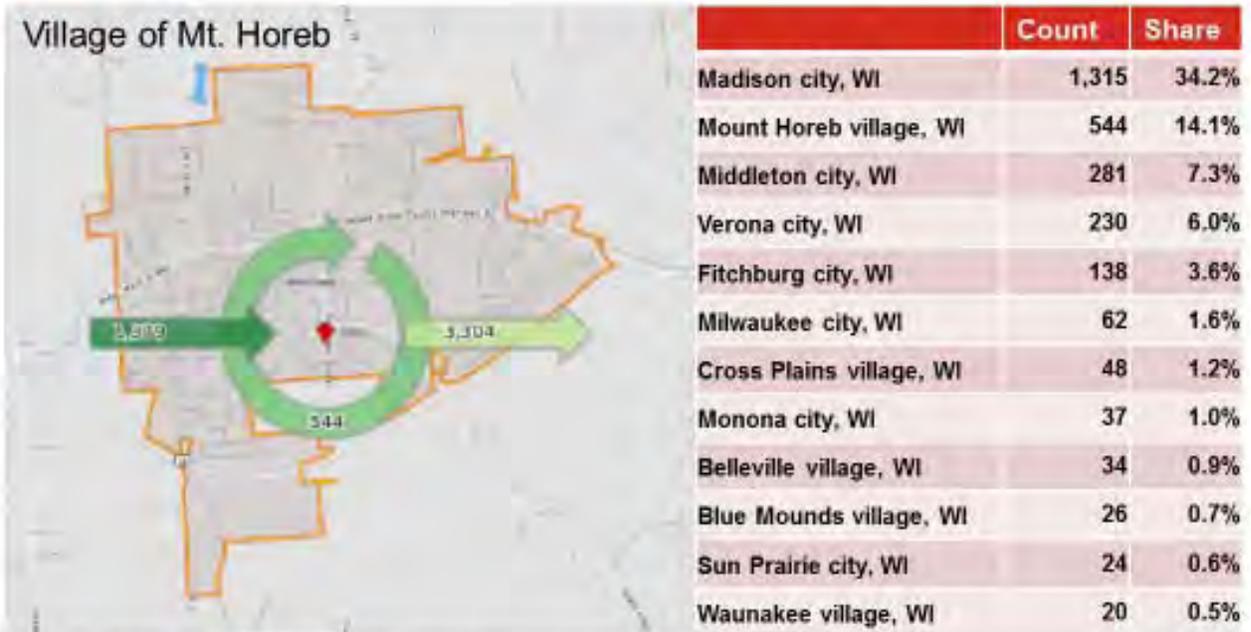


FINDINGS

Among the noteworthy data that were uncovered is that more than a third of the Village’s workforce commutes to Madison every day and less than a third of the people who work in the Village are from Mount Horeb.



Commuting Patterns (Where Mount Horeb Residents Work)



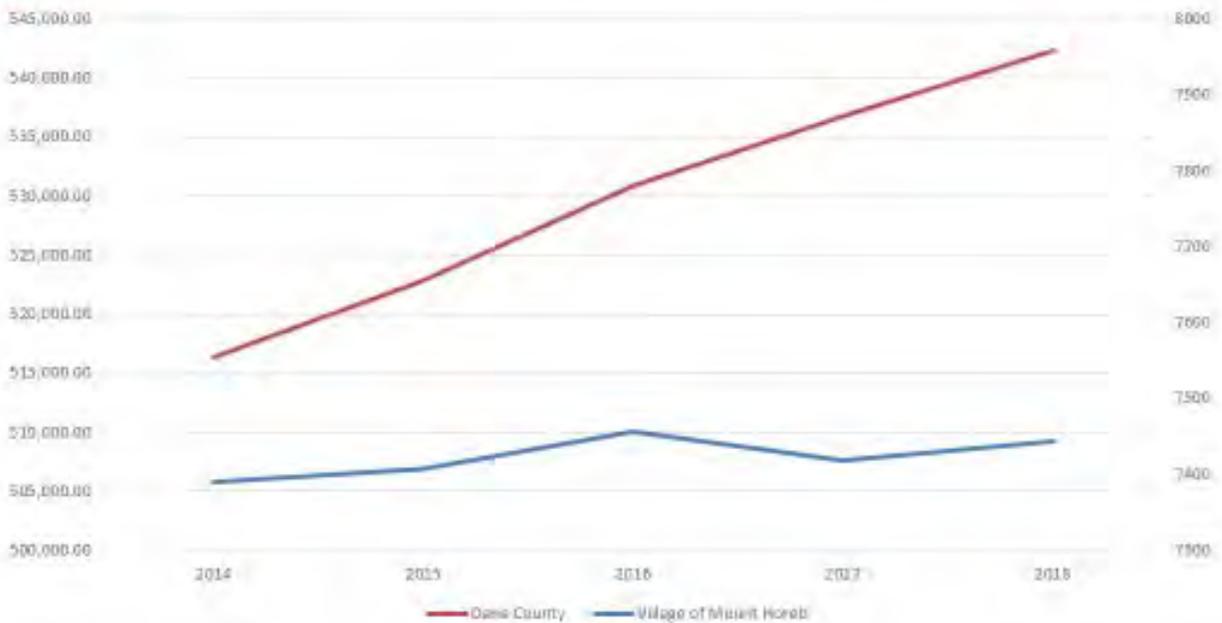
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics



It was also determined that the Village has not kept pace with Dane County's extraordinary population growth in the past five years and, if it had, Mount Horeb's population would be around 8,000 people today.



Total Population



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

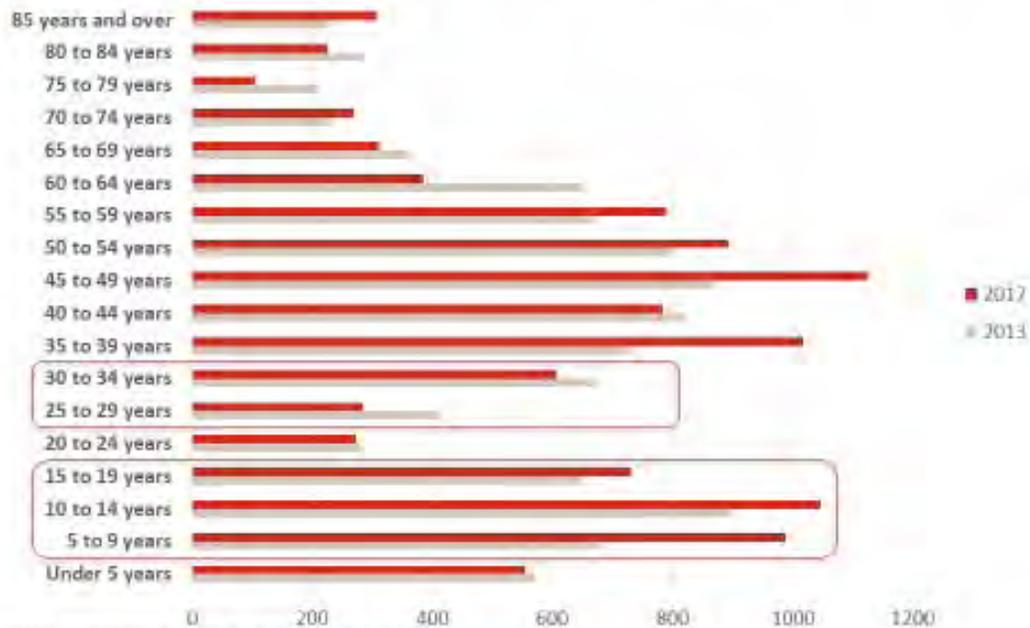
These things do not have to be viewed as good or bad but should be regarded as instructive when it comes to future development and the assets that will allow the Village to compete for jobs and tax base.



However, age distribution is an area that the Village does need to be concerned about as it is clear that the population aged 25 to 34 has dropped in the last five years. For a community that prides itself in being attractive to young people it is disconcerting that it has more than 1000 fewer millennials than similarly-situated communities throughout the country.



Age Distribution – Mount Horeb



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates



Likewise, the research shows very limited diversity within the community when countless national studies have shown that young people are attracted to areas that are diverse and inclusive.



Population Characteristics



Mount Horeb, WI (in Dane county) (ZIP 53572) has 1,147 millennials (ages 20-34). The national average for an area this size is 2,180.



Retirement risk is low in Mount Horeb, WI (in Dane county) (ZIP 53572). The national average for an area this size is 3,001 people 55 or older, while there are 2,399 here.



Racial diversity is low in Mount Horeb, WI (in Dane county) (ZIP 53572). The national average for an area this size is 4,134 racially diverse people, while there are 645 here.

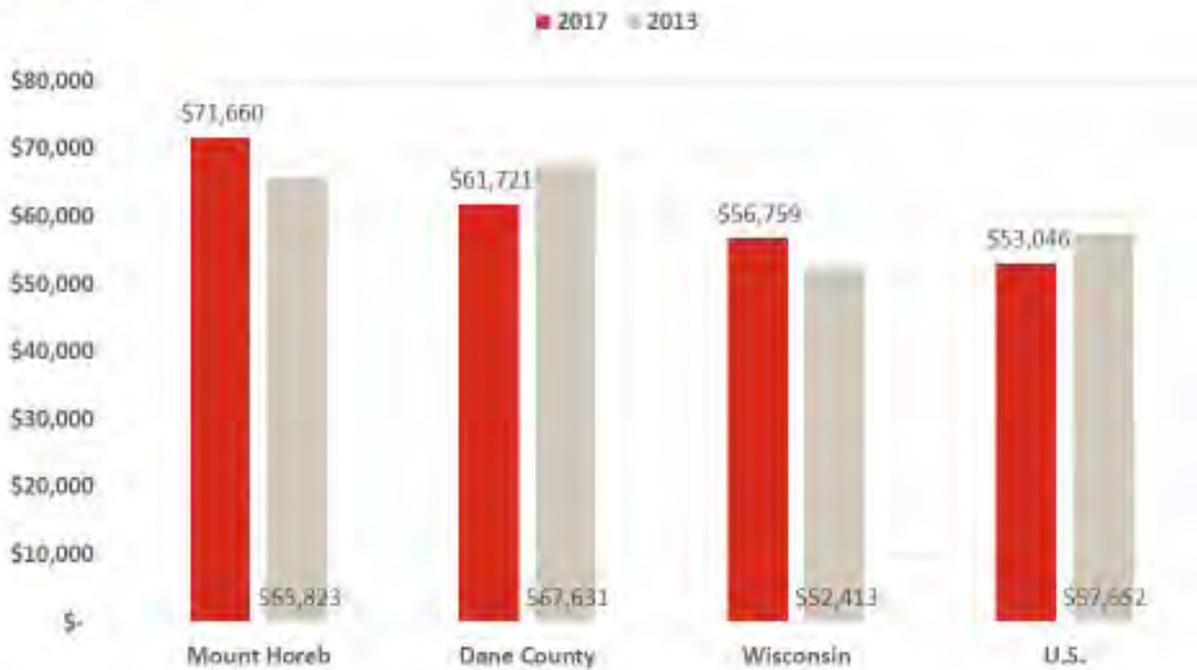
Source: Emsi



Mount Horeb's median income is relatively high, surpassing both the State and Dane County.



Median Household Income



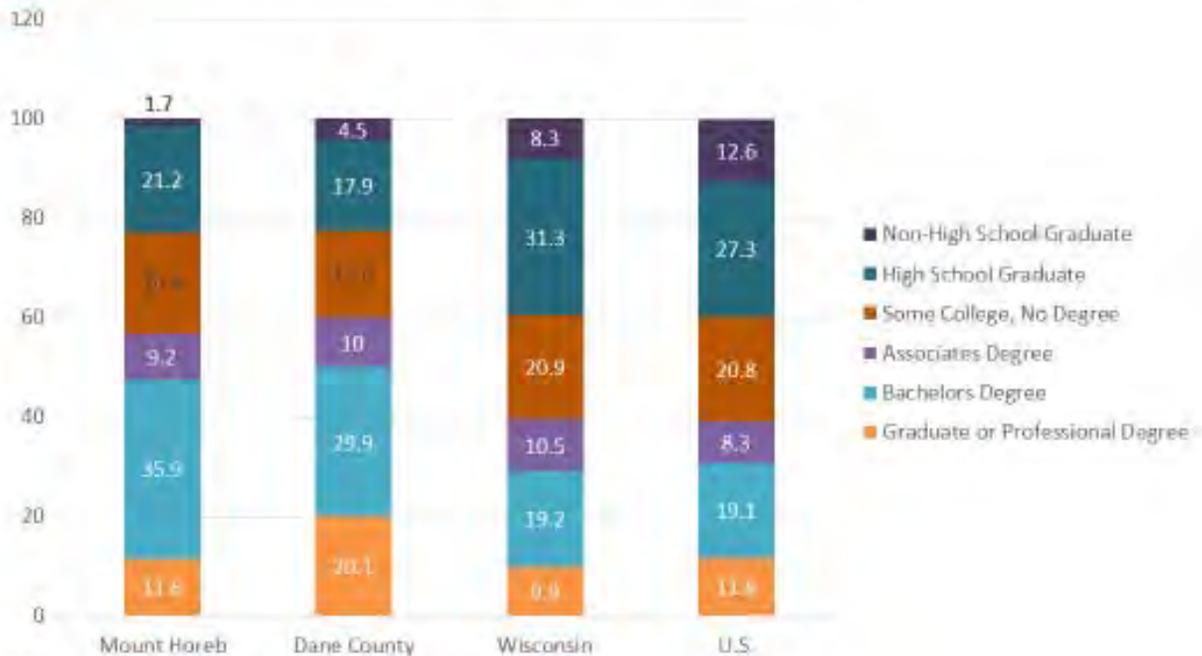
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates



It is also a very educated community which is consistent with the brain power ascribed to the Madison Region by pundits throughout the country.



Educational Attainment



Source: U.S. Census Bureau, American Community Survey 3-Year Estimates



Business Size



	Percentage	Business Count
1 to 4 employees	43.9%	169
5 to 9 employees	26.2%	101
10 to 19 employees	19.7%	76
20 to 49 employees	7.0%	27
50 to 99 employees	2.3%	9
100 to 249 employees	0.8%	3

*Business Data by DatabaseUSA.com is third-party data provided by Emsi to its customers as a convenience, and Emsi does not endorse or warrant its accuracy or consistency with other published Emsi data. In most cases, the Business Count will not match total companies with profiles on the summary tab.

Source: Emsi

Finally, it is quite obvious that the community is built on the backs of small business as 70% of all businesses have fewer than 10 employees and 90% have fewer than 20 employees.

What has been a little more difficult to pin down is how to define the Mount Horeb economy. Based on industry location quotients (a ratio of density in the community to density in the rest of the country) the Village's top three industries are Arts, Recreation and Entertainment; Government (includes hospitals and education); and Retail Trade.

One disappointing statistic is that computer and mathematical occupations in Mount Horeb lag the national average in spite of the fact that the Madison Region has climbed to number four nationally in density of those occupations and is second in growth.



Largest Occupations



This clearly represents an opportunity for Mount Horeb which will be further explained under recommendations.

Construction and Manufacturing appear to be growth industries. These data do not, however, consider the impact that Duluth Trading has had on the makeup of the economy. Therefore, a reconsideration of how to define the economy should be undertaken in 2020. Tourism and e-commerce should be regarded as staples and should drive retention and attraction efforts going forward but teasing out that third key sector or industry driver will still be important.



REVIEW OF PRIOR STUDIES

The Village has done a considerable amount of studying and planning in recent years. Efforts that are, in some way, relevant to economic development include the Comprehensive Plan which was most recently amended in 2012, the Downtown Redevelopment Plan from 2016, the 2017 Housing Study, several neighborhood plans and the strategic plans for both the Economic Development Corporation and the Chamber of Commerce. The most relevant of these are the Downtown Plan and the Housing study because they address imminent needs and offer a blueprint for moving the Village forward. It was from these plans that participants in the Summit were able to consider reasonable next steps for development from a number of alternatives which included:

- Develop the East Corridor
- Housing needs – all income levels
- Central Park – Vandewalle Plan
- Increase commercial tax base
- Recruit a high-tech business
- Fire Department and Wisconsin Surplus Plans
- Downtown entertainment
- Enhance First Street and Front Street on the west side of downtown
- Increase available workforce
- Develop a business park and certify or verify it
- Annexation to foster more development
- Walkability of downtown area – providing safe and accessible options for seniors
- Find balance between attracting new businesses and supporting existing businesses
- Lighted military bike trail
- Cultural arts, performing arts, community arts
- Recruit restaurants
- Enhance parking and Front Street
- Additional multi-mode transportation options
- DNR funding for lighted trail – safety issue
- Increased cultural experience with Village downtown area
- Strong school system
- Tyrol Basin support
- Downtown banking options
- Small grocery store in the downtown area
- Find ways to keep visitors shopping and spending in Mount Horeb

Upon considering this list and their own priorities at the outset of the Summit, without discussion, participants listed the following as their top priorities;

1. An effective economic development strategy
2. Business Recruitment
3. Develop a Business Park



PRELIMINARY OBSERVATIONS

After sharing its research and discussing the implications of the data, representatives from MadREP then provided their observations on the kinds of things that the Village should be doing, including:

ATTRACTION

RFIs (Requests for Information) periodically come in to MadREP that could be a good fit for Mount Horeb. The Village and its partners need to be ready, not have to hustle and recreate the wheel with every opportunity that presents itself. That means putting together the basics on the community and demographic profile, up-to-date graphics which feature real estate options (sites and buildings), have a general public policy on TIF so staff can respond quickly with council support (and without emergency council meetings), and have priorities on the types of projects the community is targeting. If the community creates a business park that will have lots with 10-acre sites and above, it should strongly pursue either the State's Certified Site or MadREP's Gold Shovel verified site programs to distinguish beyond just shovel ready. The community needs to be ready for both attraction projects as well as retention and expansion projects for existing businesses. You never want to be caught without land to accommodate an existing business of significance in your community, lest they look down the road. (See Vortex) It would be wise to either own or have an accepted option on business park land so the community can control the land pricing and complete a solid TIF analysis without cost surprises. With respect to the Central Business District vacancy and growth opportunities (i.e. the former Duluth Innovation Center), it would be wise to conduct a Retail Gap/Leakage Analysis and investigate creating a Business Improvement District (BID) for marketing and positioning (targeting those Millennials).

-Michael Gay

ENTREPRENEURSHIP

1. Plug into the robust Innovation & Entrepreneurship ecosystem developing in the Region.
 - a. About 58 regional physical spaces are inventoried and geocoded on MadREP website. Co-working spaces could fit well in Mount Horeb.
 - b. Make mentoring opportunities available to your innovators (MERLIN Mentors, SBDC and SCORE are all excellent resources)
 - c. Avail yourself of networking opportunities (Examples include Forward Fest and local Pitch Competitions)
2. Local companies are successfully innovating and plugging into the ecosystem.
 - a. American Provenance
 - b. Acme Nerd Games (Mary Romolino was at the Summit)
 - c. OneEvent Technologies (Kurt Wedig was at the Summit)
 - d. Mad Marker Studios
 - e. Three of the four companies identified are in the ICT (Information Communication Technology) space. This important industry sector is present in the local economy, but lags compared to the Region. Need to do more to promote it. These types of small



companies have really helped grow the ICT sector regionally (it is not all Epic). Additionally, they are a source of CMO (computer and math occupations) employment and tend to create opportunities for the Millennial workforce.

3. Develop a better understanding of WEDC’s QNBV (Qualified New Business Venture) program and its importance in securing startup capital.
4. Need to scout for entrepreneurs in the community including at the library and in local coffee shops with free wi-fi. This links back to the co-working space concept.
5. Take advantage of the new High School Fab Lab.
 - a. Focus on the “Grow Your Own Entrepreneur” model using the Fab Lab.
 - b. Likely some future entrepreneurs are currently in the local middle school and high school. Important to expose kids to entrepreneurship as early as practical/possible. Fab labs are an excellent vehicle to provide this type of exposure and teach entrepreneurial concepts including team work, leadership, problem solving, innovation, and risk management.

-Craig Kettleison

STRUCTURAL AND FOUNDATIONAL

1. Mount Horeb should annex adjacent properties whenever the opportunity presents itself and, when possible, it should seek options on the property or work out “right of first refusal” agreements.
2. Get existing or annexed sites certified for development through the State’s Certified Sites Program or verified through the Region’s Gold Shovel Program.
3. Take advantage of the high school as much as possible, including hosting community entrepreneurial activities and introducing this gem to the real estate community throughout Dane County. This could be done by scheduling a bus tour of the Village which includes significant time in the school to showcase the education that is available to commuters who wish to be close to, but not in, Madison.
4. Work with developers, banks and businesses to create an inventory of homes, apartments and condominiums to address the deficiencies outlined in the 2017 Housing study. Like most of Dane County there are too many people in Mount Horeb who are rent and mortgage stressed. There is

Housing Cost Burden		
	Mount Horeb	Dane County
Renters	43%	50%
Owners	27%	27%
All	34%	38%

(Source: ACS 2015 5-year)



also a shortage of living units to accommodate the individuals who drive into Mount Horeb every day and who, if given an opportunity, might choose to reside there.

5. Revisit Vandewalle's downtown study to make sure that it is not another "dust collector". The Village embraced it fully when it was released and there are several projects that could fall onto the short list of next steps or "low hanging fruit".
6. Strengthen the Village's involvement in the Connect Communities program and consider revisiting the possibility of applying for official "Main Street" designation.
7. Guarantee that your economic development structure has full capacity and authority.

-Paul Jadin

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS

The Village has done several SWOT analyses which will not be revisited here. Instead, MadREP has attempted to capture those things that resonated throughout the Summit and any issues that will have a significant impact on where the Village might move in the near term. This list also includes MadREP's own observations.

1. Strengths:
 - a. Leadership Among all Three Key Players
 - b. Quality Schools
 - c. Highly Educated Community
 - d. Recent Development Momentum
 - e. Proximity to Madison
 - f. Tourism Brand (Trolls)
 - g. Excellent Downtown Plan
 - h. Developers with an Affinity for the Village
 - i. Several Successful, Award-winning IT Companies

2. Weaknesses:
 - a. Low Population of Millennials
 - b. Insufficient Housing Options, especially Affordable Housing
 - c. Lack of Cultural Arts/Night Life
 - d. Little Diversity
 - e. Disjointed Approach to Economic Development
 - f. Failure to Keep Pace with Regional CMO Trends
 - g. Perception that Mount Horeb is further from Madison than it is



- h. Economic Development Funding
- 3. Threats:
 - a. Continued Inertia
 - b. Property Owners with a Vision for their Land that does not match the Community's
 - c. Narrow Windows for Annexation
 - d. Budget/Willingness to Invest
- 4. Opportunities:
 - a. Annexable Properties
 - b. Low-Hanging Fruit in the Downtown Plan and a Flexible DNR with which to Partner
 - c. Fab Lab at High School can become the Catalyst for an Entrepreneurship Program
 - d. Commuting Patterns suggest Growth can occur with a Housing Plan
 - e. TIF Capacity
 - f. Anchor Employer will want to protect its Investment and help drive Growth
 - g. Reorganization for Success is doable based on Summit Participation

NEXT STEPS

After providing data and its own economic development observations MadREP conducted a post-test poll of Summit participants which indicated the following priorities/opinions:

1. Need to consolidate economic development into a dedicated position at the Village
2. Need to get a business park established and verified
3. ANNEX, ANNEX, ANNEX
4. Need to execute regardless of structure

RECOMMENDATIONS

After considering its research, input from the community (including the priorities listed above) and its own observations, MadREP offers the following:

1. Annex available and eligible land allowing for the creation and verification/certification of a business park.



2. Develop a plan with key property owners to identify where various types of housing can be constructed and how the Village can assist with absorption. The Village's TIF capacity will be an asset here.
3. Embark, as soon as possible, on one of the projects covered by the Vandewalle Downtown Study. The Depot Plaza is a prime candidate because it will have an immediate impact on how the Village is perceived and will jump-start the entertainment environment in the Village. MadREP has had conversations with the Department of Natural Resources which appears to be anxious to accommodate the Village's redevelopment plans around the depot, including making arrangements for the trail that will not offend its natural vegetation considerations or winter use of the trail by snowmobilers. A variety of grants can be pursued for this purpose, some of which have already been explored. Street-scaping is another project that could be undertaken quickly. Additionally, MadREP was quite impressed by its meeting with Village President Randy Littel, whose vision includes a downtown with expanded entertainment options, especially for youth. While it may not be feasible to develop a theatre or other private entertainment venue in the near future, it is imperative that community leaders start the process of identifying where such a facility would fit and how it would become financially viable. Within a couple of years developers could be courted for such an opportunity and much of the due diligence will have been completed. The right use might also be eligible for grants.
4. The aforementioned ideas cannot be effectively implemented and managed without the proper economic development capacity. Therefore, it is recommended that the Village bring its development team back into Village Hall where it can be supervised by a capable and respected Village Administrator. Restoring this function to the Village will also marry the funding with the authority once again. The opportunity exists to include economic development duties in a soon-to-be-vacant position that will be filled in 2020 and MadREP can assist with the job description. In the process of reorganizing again it would be wise not to ignore all of the extraordinary volunteer talent that has helped build and manage the EDC. An Economic, or Community, Development Authority could be recreated with appointments to that board from among those individuals who have contributed mightily over the last decade.

These represent the most significant recommendations but are clearly not exclusive. The entrepreneurship ideas expressed at the meeting which involve the High School's Fab Lab and the possible creation of a downtown worker space are also particularly noteworthy as are many of the other things on the various lists that were created. It is, however, MadREP's considered opinion that items 1 through 4 above should be undertaken quickly and that they will put the Village in the best position to succeed long term.

As a follow up to this report, MadREP will be happy to meet again with key Village leaders and boards and will be available to advise/assist on any of the projects on which the Village chooses to embark. And, as it moves into the next phase of its development evolution it will be necessary for the Village to track at least the following metrics. MadREP will be happy to provide annual population, diversity, CMO and income data at no cost.



METRICS

- Leveraged Private Investments
- Grants / Loans Secured or Guaranteed
- Start-ups Assisted
- Reduced Vacancies & Rent Increases
- Acres Developed/Density Increased
- Blight Eliminated
- Parcels Sold
- Companies Attracted
- Businesses Expanded / Retained
- Jobs retained / created
- Partnerships Formed
- Tax Base
- Permits
- Computer and math occupations
- Millennials Attracted
- Number of Events at MHHS Fab Lab
- Population
- People of Color
- Commercial and residential vacancy rates
- Absorption rates



December 19, 2019

To Village Board,

On behalf of MWP Ventures, LLC, Vierbicher is submitting the official request for a Future Land Use Map amendment and Rezoning Request at the January Village Board meeting. The Plan Commission heard this request at the December 2019 meeting.

The project area contains one parcel; 0606-141-9395-1. The Future Land Use Map has this parcel designated as Planned Neighborhood with existing A-1 Agricultural zoning designation. MWP Ventures, LLC is proposing to change the Future Land Use from Planned Neighborhood to a mix of Multi-family residential and Planned Industrial. Additionally, the proposed Land Use map shows a proposed landscape buffer for the property. The MWP handout provides photos of the site, the existing building that is in Blue Mounds, Wisconsin; and photos of similar Technology Parks from the area.

MWP Ventures is looking to develop the 19.9 acres currently owned on South Blue Mounds Street in Mount Horeb for use as a clean-manufacturing and a high-tech campus. The primary tenant would be Midwest Prototyping, which currently has operations located in the Blue Mounds Industrial Park (two facilities), in a portion of the former milk plant facility between Front Street and the Military Ridge Trail in Mount Horeb and an additional facility in Westminster, CO. The goal is to unite the three operations together under one roof in a modern high-tech manufacturing facility while providing for future growth.

We look forward to continued dialog to find a higher and better use for this property in the Village of Mount Horeb.

Thank you,

A handwritten signature in black ink that reads "Katherine A. Westaby".

Katherine A. Westaby, AICP

Enclosure:

Comprehensive Plan Amendment and Zoning Amendment Applications
Location Map
Proposed Changes Map
MWP Supplemental Information

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Date: 11/8/2019

Fee: **\$150.00***

The undersigned owner/agent of the described property hereby requests an amendment to the Village of Mount Horeb Comprehensive Plan as follows:

Currently Parcel : 060-61419-3951 is zoned as A-1 Agricultural Zoning . We are requesting to change the zoning to a mix of multi-family residential and

Planned Industrial

Property Parcel Number: 060-61419-3951

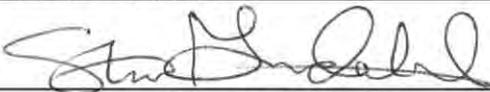
Property Address: No address assigned at this time

Property Owner Name: MWP VENTURES LLC

Address: 10949 BLACKHAWK DR
BLUE MOUNDS, WI 53517

Email Address: Steve.Grundahl@midwestproto.com

Phone: 608.437.1400 ext 106

SIGNED: 
(property owner)

Applicant Name (if different from owner): Vierbicher: Katherine A. Westaby, AICP

Address: 999 Fourier Drive, Suite 201
Madison, WI 53717

Email Address: kwes@vierbicher.com

Phone: 608.821.3975

***In addition to the \$150 fee, each applicant shall reimburse the Village for all professional fees, including reasonable engineering, planning, and legal review fees, incurred by the Village in connection with this application. This fee may be waived if a Village of Mount Horeb Reimbursement Agreement which includes this request is executed.**

Village Board approval date: _____ Denial date: _____



Village of Mount Horeb 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 & Fees**

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

- be granted the following specific conditional use: _____

- amend the Mount Horeb Zoning Ordinance as follows: Requesting for Parcel 0606-141-9395-1
to be changed from Planned Neighborhood to a mix of Multi-Family Residential and Planned
Industrial.

Applicant

Name: Steve Grundahl of MWP Ventures LLC
 Address: 10949 Blackhawk Drive
 City/St/Zip: Blue Mounds, WI 53517 Phone: 608.437.1400 ext 106

- 1) Address of property:
No assigned address
 Tax Parcel ID Number: 157 0606-141-9395-1 CSM#: 13799
 Lot: 1 Block: _____ Subdivision: _____
 Zoning: R1 R2 R3 R4 PO NB PB CB P1 I1 I2 A1 CO1 PD1 (circle one)
- 2) Attach a plan, survey, map, or plat identifying the property under consideration
- 3) Application and plans must be submitted a minimum of 10 days prior to the Plan Commission meeting (meeting held on the 4th Wednesday of each month)

Applicant's interest in the property: MWP Ventures is looking to develop the 19.9 acres for use as a
clean manufacturing/high-tech campus. The primary tenant would be Midwest Prototyping.

Signature:  Date: 11/06/19

Date: _____ Fee: _____ Check# _____

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

Conditions: _____



S Blue Mounds Development
 Previously Westview Heights of Mount Horeb
MWP Ventures, LLC



Project Area
 Existing Parcel



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 999 Fourter Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530



S Blue Mounds Development

Proposed Land Use

MWP Ventures, LLC



Proposed Landscape buffer
*Not to scale

Project Area 
Multi-Family Residential 
Planned Industrial 

vierbicher
planners engineers advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
999 Fourter Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Comprehensive Plan: Future Land Use Map Amendment & Re-zoning

*Mt. Horeb Village Board
January 8, 2020*

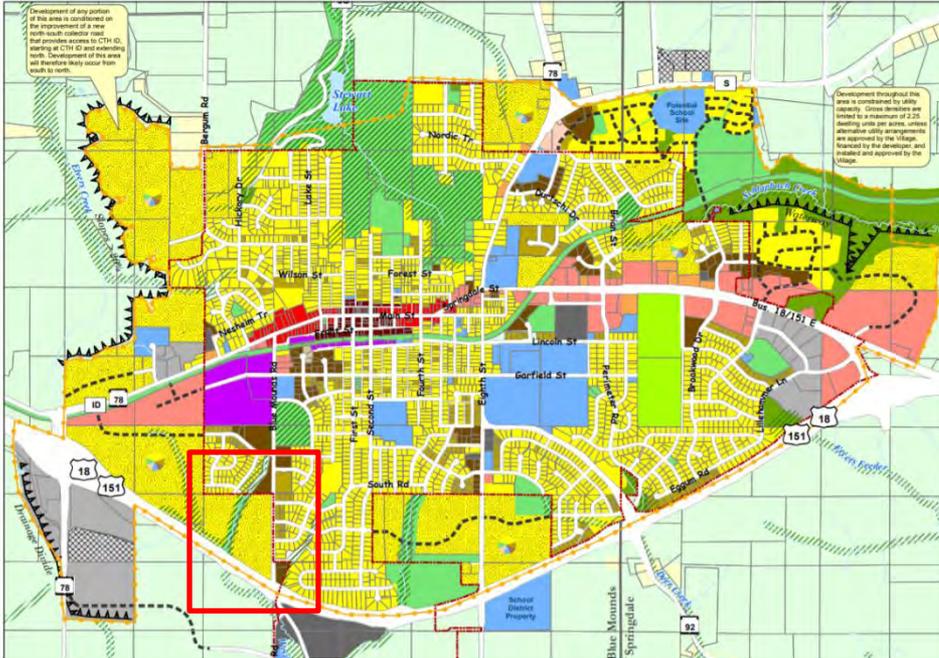
Presented By:
Katherine A. Westaby, AICP

vierbicher
planners | engineers | advisors



vision to reality

Site Location



- Within Village Limits
- South of Fire Station
- Previously Westview Heights of Mt. Horeb
- Homes to the east

Existing Conditions



- Current Future Land Use
 - Planned Neighborhood
- Current Zoning
 - A-1 Agricultural

Request



- Future Land Use Request
 - Planned Industrial
 - Multi-Family Residential
- Zoning Request
 - Planned Industrial
 - Multi-Family Residential

17.451 PI Planned Industrial

- PURPOSE. This district is intended to permit both large and small scale **high quality industrial and office development** at an intensity that is consistent with the overall desired village character of the community through a relatively high minimum Landscape Surface Ratio (LSR) and **strong requirements for high-quality buildings**. Beyond this objective for community character, the primary distinguishing feature of this district is that it is **geared to office, indoor research and high added-value light industrial activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties**. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a street used exclusively for residential purposes.

Existing Site



Existing Site



Existing Site



Existing Building: Blue Mounds, Wisconsin



Concepts: Dubuque Technology Park - Dubuque, Iowa



Concepts: Dubuque Technology Park



Concepts: Dubuque Technology Park



Concepts: University Research Park: Madison, Wisconsin



Concepts: University Research Park - Madison, Wisconsin





MEMORANDUM

To: Mount Horeb Village Board
From: Katherine A. Westaby, AICP
Subject: Trip Generation Discussion
Date: 12/19/2019

A letter provided to the Plan Commission mentioned several comments that we can discuss, however, the traffic impact public comment required a memo with tables. MWP and Vierbicher wanted to provide trip generation information to show the potential trips generated on Blue Mounds Street in front of the property. Vierbicher used the Institute of Transportation Engineers Trip Generation Manual 7th Edition for the analysis. There are four tables for this analysis.

- Table 1 contains the land use, the variable, average trips generated, and the range. The numbers are based on a Weekday.
 - The Industrial Park survey average takes into account truck deliveries, while the Light Manufacturing survey did not take truck deliveries into account. On average, truck deliveries account for 8 percent of the trips generated in the Industrial Park survey.
- Table 2 contains the analysis if the 19 acres were developed according to the Existing Plans.
- Table 3 contains the analysis for the existing MWP building based on the Trip Generation Manual.
- Table 4 contains an analysis of the proposed plans. For the residential area, we used the estimate of 20 units on a two-acre site similar to the existing residential plans. For future employees estimate, we used the methodology noted below. It must be noted that MWP does not have the actual number of employees that would be at the new site at this time. However, our methodology is sufficient for an estimate for the future total number of employees.
 - Employee Methodology: By dividing the number of existing employees (41) and the existing square footage (30,000) this produces a multiplier of .00136. Then, we multiplied .00136 by the largest square footage that MWP Ventures plans of 60,000 to produce an employee total of 81.96.

As can be seen from Table 2, the existing residential plans would create 571 to 591.3 trips on a weekday. For the proposed land use mix that MWP Ventures is proposing, the number of trips on a weekday would range from 364.72 to 390.95 using the trip generation manual. Additionally, MWP Ventures has stated that they receive daily pickups and drop-offs, therefore twice a day. For semi-deliveries, MWP Ventures receives deliveries three times a week. This analysis only takes into account the trips generated on Blue Mounds Street in front of the property. This trip generation analysis cannot be used to estimate daily traffic on other streets because of the various routes that can be taken.

Land Use		Avg	Range
Single-Family	Dwelling Unit	9.57	4.31-21.85
Apartment Unit	Dwelling Unit	6.72	2.00-12.50
Condominium/Town Home	Dwelling Unit	5.86	1.83-11.79
Residential PUD	Dwelling Unit	7.5	5.79-14.38
Light Manufacturing	Employee	3.02	1.53-4.48
Industrial Park	Employee	3.34	1.24-8.80
Village Park	Acres	1.59	1.04-8.00
Village Park with Picnic Sites	Acres	5.87	4.58-8.67

Source: Institute of Transportation Engineers: Trip Generation

Land Use	Units	Acres	Rate	Total
Condominium/Town Home	36		5.86	211.0
Residential PUD	48		7.5	360.0
Village Park		3.46	1.59	5.5
Village Park (Picnic Sites)		3.46	5.87	20.3
Total	84	-	-	571.0
Total with Village Park				576.5
Total with Village Park (Picnic Sites)				591.3

Land Use	Employees	Rate	Total
Light Manufacturing	41	3.02	123.82
Industrial Park	41	3.34	136.94

Land Use	Units	Employees*Rate	Total
Condominium/Town Home	20	5.86	117.20
Light Manufacturing		81.96	247.52
Industrial Park		81.96	273.75
Total with Light Manufacturing			364.72
Total with Industrial Park			390.95

Exhibit A: Properties Requesting Future Land Use Map Amendment

 Properties Requesting Amendments

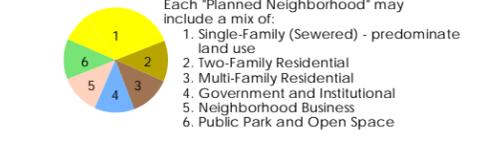
Future Land Use Village View

Mount Horeb Comprehensive Plan

-  Village of Mount Horeb Boundary
-  Town Boundaries
-  Extraterritorial Jurisdiction Boundary
-  Current Urban Service Area Boundary
-  Potential Future Urban Service Area Boundary

-  Right of Way
-  Potential Future Roads
-  Surface Water

- Land Use Categories
-  Agriculture and Vacant
 -  Single-Family Residential (Unsewered)
 -  Single-Family Residential (Sewered)
 -  Two-Family Residential
 -  Multi-Family Residential
 -  Elderly Housing Residential
 -  Planned Neighborhood



-  Central Business
-  Main Street Business
-  Neighborhood Business
-  Planned Business
-  Recreation Business
-  Planned Office
-  Planned Mixed Use
-  Planned Business Park
-  Planned Industrial
-  General Industrial
-  Government and Institutional
-  Extraction
-  Public Park and Open Space
-  Conservancy
-  Environmental Corridor

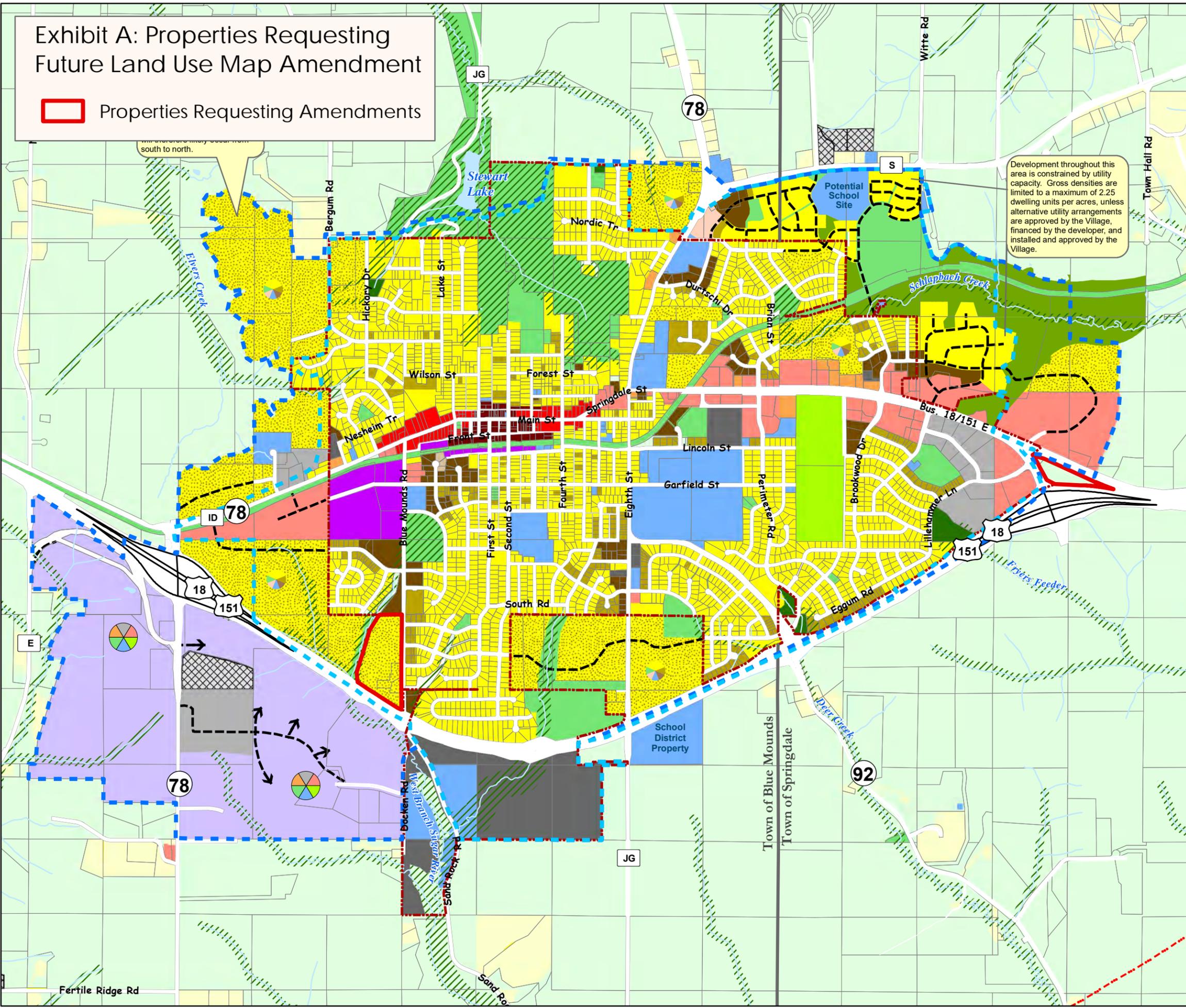
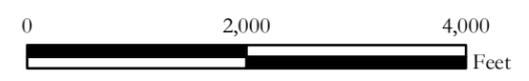
Planned Mixed Use may include:

1. Planned Industrial
2. Planned Business
3. Multi-Family Residential
4. Government and Institutional
5. Public Park and Open Space
6. Planned Office



Business Park may include:

1. Planned Industrial
2. Planned Business
3. Recreation Business
4. Government and Institutional
5. Public Park and Open Space
6. Planned Office



Development throughout this area is constrained by utility capacity. Gross densities are limited to a maximum of 2.25 dwelling units per acres, unless alternative utility arrangements are approved by the Village, financed by the developer, and installed and approved by the Village.

Exhibit B: Proposed Future Land Use Designation

 Properties Requesting Amendments

Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

-  Village of Mount Horeb Boundary
-  Town Boundaries
-  Extraterritorial Jurisdiction Boundary
-  Current Urban Service Area Boundary
-  Potential Future Urban Service Area Boundary

-  Right of Way
-  Potential Future Roads
-  Surface Water

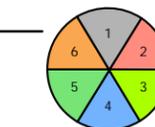
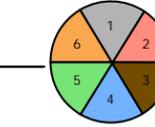
- Land Use Categories
-  Agriculture and Vacant
 -  Single-Family Residential (Unsewered)
 -  Single-Family Residential (Sewered)
 -  Two-Family Residential
 -  Multi-Family Residential
 -  Elderly Housing Residential
 -  Planned Neighborhood



-  Central Business
-  Main Street Business
-  Neighborhood Business
-  Planned Business
-  Recreation Business
-  Planned Office
-  Planned Mixed Use
-  Planned Business Park
-  Planned Industrial
-  General Industrial
-  Government and Institutional
-  Extraction
-  Public Park and Open Space
-  Conservancy
-  Environmental Corridor

Planned Mixed Use may include:

1. Planned Industrial
2. Planned Business
3. Multi-Family Residential
4. Government and Institutional
5. Public Park and Open Space
6. Planned Office



Business Park may include:

1. Planned Industrial
2. Planned Business
3. Recreation Business
4. Government and Institutional
5. Public Park and Open Space
6. Planned Office

Development throughout this area is constrained by utility capacity. Gross densities are limited to a maximum of 2.25 dwelling units per acres, unless alternative utility arrangements are approved by the Village, financed by the developer, and installed and approved by the Village.

Agriculture and Vacant to Planned Business

Planned Neighborhood to Planned Mixed Use



Dear Mr. Owen & Village Board Members,

Thank you for taking the time to receive written comments from community members/property owners regarding:

- The proposed amendment to change the Future Land Use Map designation for parcel 0606-141-9395-1.
- The consideration of application of MWP Ventures LLC to gain a zoning change from A-1 Agricultural to PI Planned Industrial and R-3 Multi-family Residential for parcel 0606-141-9395-1.

We do appreciate your time and consideration.

In 2013, our family moved into the residence at 928 S. Blue Mounds St., a property that sits within 100 feet of the property line of the above request. Over the past 7 years, we have watched the surrounding Valley View Heights neighborhood flourish and boom with the building of more than 20 new and beautiful homes that make this part of Mt. Horeb, arguably Mt. Horeb's prime residential subdivision. New families and many young children have settled in and are so proud to call this their home! We too, feel the same! We truly love this part of Mt. Horeb for its small-town, safe, and community feel.

We would first like to state that we are thrilled for the growth and success of MWP Ventures LLC and do hope that they can find a fitting location for a new campus in Mt. Horeb.

With that being said, we wanted to share a few of our concerns regarding the above stated proposals that will be before the Village Board in the coming months:

1. There are concerns that the operating of MWP - with its' high-tech machinery and equipment – will have potential to emit into harmful fumes, along with potentially hazardous waste of chemical disposal into our neighborhood.
2. The day-to-day traffic to and from a business being added to this part of S. Blue Mounds St. would further contribute to the already congested entry to Main St. from Blue Mounds St., particularly during the starting and ending of the workday.
3. The building of an industrial structure and functioning of such a business in the middle of an already existing, solely residential area would disturb and devalue the existing homes and neighborhood.
4. Considering the future of Mt. Horeb's development, it seems in the villages' long-term interest to keep residential areas residential and Industrial/Commercial Areas for the sole purpose of Industrial/Commercial buildings/businesses.
5. Currently – as it is - this part of town is incredibly family friendly (we have six kids of our own), it is a great space for youth football, and very fitting for family recreation.
6. Might MWP Ventures LLC be able to consider relocating to an alternative location in Mt. Horeb, that may be more suitable for the present and future development of Mt. Horeb as well?

Thank you again for your time and consideration as you work to make the best decision for this community!

Sincerely,

Travis & Cassie Beck, Zion, Selah, Levi, Judah, Tirzah, and ArieH
Property Owners at 928 S. Blue Mounds St., Mt. Horeb

ORDINANCE 2020-01

AN ORDINANCE TO ADOPT AN AMENDMENT TO THE COMPREHENSIVE
PLAN OF THE VILLAGE OF MOUNT HOREB, WISCONSIN

The Village Board of the Village of Mount Horeb, Wisconsin, does ordain as follows:

WHEREAS, pursuant to §61.35 and 62.23(2) and (3) of Wisconsin Statutes, the Village of Mount Horeb is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village Board adopted its comprehensive plan in 2005 entitled "**VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN**"; and

WHEREAS, as part of the Village's original adoption of a comprehensive plan the Village Board adopted and has since followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by §66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission/Historic Preservation Commission of the Village of Mount Horeb, by a majority vote of the Commission recorded in its official minutes, approved Resolution 2019-19 recommending to the Village Board the adoption of the amendment **to the Village's comprehensive plan** to change the land use designation for parcel 0606-141-9395-1 located at the southern Village limits adjacent to and west of Blue Mounds Street, from Planned Neighborhood to Planned Mix Use which includes Multi-Family Residential, Planned Industrial, Planned Business, Government and Institutional, Public Park and Open Space, and Planned Office uses; and

WHEREAS, the Village of Mount Horeb has, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes, provided opportunities for public involvement per its adopted public participation plan; and

WHEREAS, the Village Board held a public hearing on the proposed amendment on January 8, 2020, considered any public comments made, and considered the recommendation of the Plan Commission/Historic Preservation Commission and staff, and has determined to approve the recommended amendment.

NOW, THEREFORE, the Village Board of Mount Horeb, Wisconsin, does ordain that the proposed map amendment is hereby adopted as an amendment to **the Village's Comprehensive Plan** pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

Enacted this 8th day of January, 2020.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

ADOPTED: _____
POSTED/PUBLISHED: _____

VILLAGE OF MOUNT HOREB
ORDINANCE 2020-02

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION ON LOT 1
CSM 13799 FROM A-1 AGRICULTURAL TO PI PLANNED INDUSTRIAL
AND R-3 MULTI FAMILY RESIDENTIAL

WHEREAS, MWP Ventures LLC is the owner of Lot 1 CSM 13799, further described as parcel 0606-141-9395-1 in the Village of Mount Horeb; and

WHEREAS, MWP Ventures LLC has made application to request the zoning classification of the above referenced property be changed from A-1 Agricultural to a mix of PI Planned Industrial District and R-3 Multi-Family Residential with approximately two acres on the north end of the property changing to R-3 and the remainder of the parcel to PI; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on December 18, 2019 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission determined that changing the zoning classification of the above referenced property from A-1 Agricultural to a mix of PI Planned Industrial District and R-3 Multi-Family Residential would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification of the property be changed as requested; and

WHEREAS, the proposed use is consistent with an amendment to the Comprehensive Plan running concurrently with this rezone; and

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission/Historic Preservation Commission.

NOW THEREFORE, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. The zoning classification of the above referenced property is hereby designated a mix of Planned Industrial and R-3 Multi-Family Residential, and the Zoning Map of the Village shall be amended accordingly.

Section 2. This Ordinance shall take effect after passage and posting pursuant to law, and subject to *Sections 1 and 2.*

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its regular meeting held on January 8, 2020.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____

ADMINISTRATIVE NOTE – This ordinance number was changed to 2020-02 from its original number of 2019-12 to reflect the January 8, 2020 Village Board approval date.



January 6, 2020

Mr. Nicholas Owen
Village Administrator
Village of Mount Horeb
138 E. Main Street
Mount Horeb, WI 53572

Subject: Lot 144 First Addition to Sutter's Prairie Ridge Subdivision

Dear Mr. Owen:

Wyser Properties, LLC would like to request a Future Land Use Map Amendment and Rezone Request for Lot 144 First Addition to Sutter's Prairie Ridge Subdivision located on the Village's East side. The subject parcel is currently denoted as Single Family Residential in the Comprehensive Plan. This Request would amend the Comprehensive Plan to provide for the subject parcel to be Planned Business.

Thereafter the Comprehensive Plan has been amended, Wyser Properties, LLC would like to request the property be rezoned from the current Zoning designation of R-2 (Two-Family Residential) to PD-1 (Planned Development). The rezone request is being proposed to construct a commercial building to allow for Wyser Engineering to operate a Professional Civil Engineering and Professional Surveying business occupying the majority of the building footprint.

Thank you for your consideration. We look forward to the continued entitlement of the subject Parcel and continuing our business operations here in the Village of Mount Horeb.

Respectfully,

WYSER ENGINEERING, LLC

A handwritten signature in blue ink that reads "Wade P. Wyse".

Wade P. Wyse, P.E.
Principal

Attachments: Exhibit A – Property Requesting Future Land Use Map Amendment
Exhibit B – Proposed Future Land use Designation
Project Area
Proposed Land Use

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Date: 01/06/2020

Fee: **\$150.00*** *Reimbursement Agreement*

The undersigned owner/agent of the described property hereby requests an amendment to the Village of Mount Horeb Comprehensive Plan as follows:
Wyser Properties, LLC requests consideration by the Village to amend the Comp Plan for Lot 144 First Addition to Sutter's Prairie Ridge Subdivision from Single Family Residential to Planned Business.

Property Parcel Number: 060718125841

Property Address: 409 Lillehammer Lane

Property Owner Name: Emerald Ridge Developers, LLC

Address: 109 Agnes Court (P.O. Box 416)

Mount Horeb, WI 53572

Email Address: jasutter2299@aol.com

Phone: 608.225.7751

SIGNED: _____

(property owner)

Applicant Name (if different from owner): Wyser Propoerties, LLC

Address: 312 E. Main St.

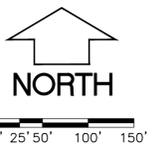
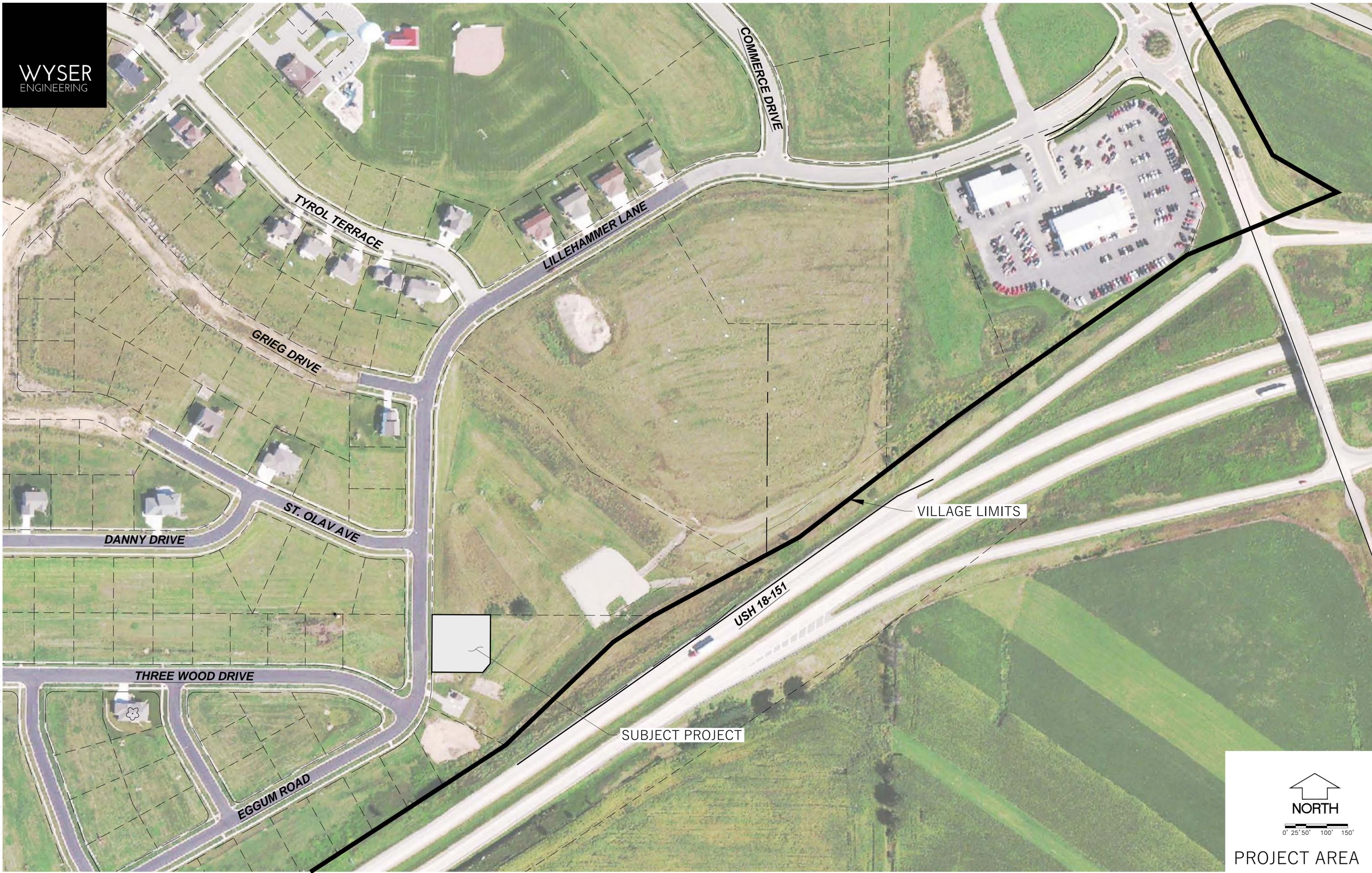
Mount Horeb, WI 53572

Email Address: wade.wyse@wyserengineering.com

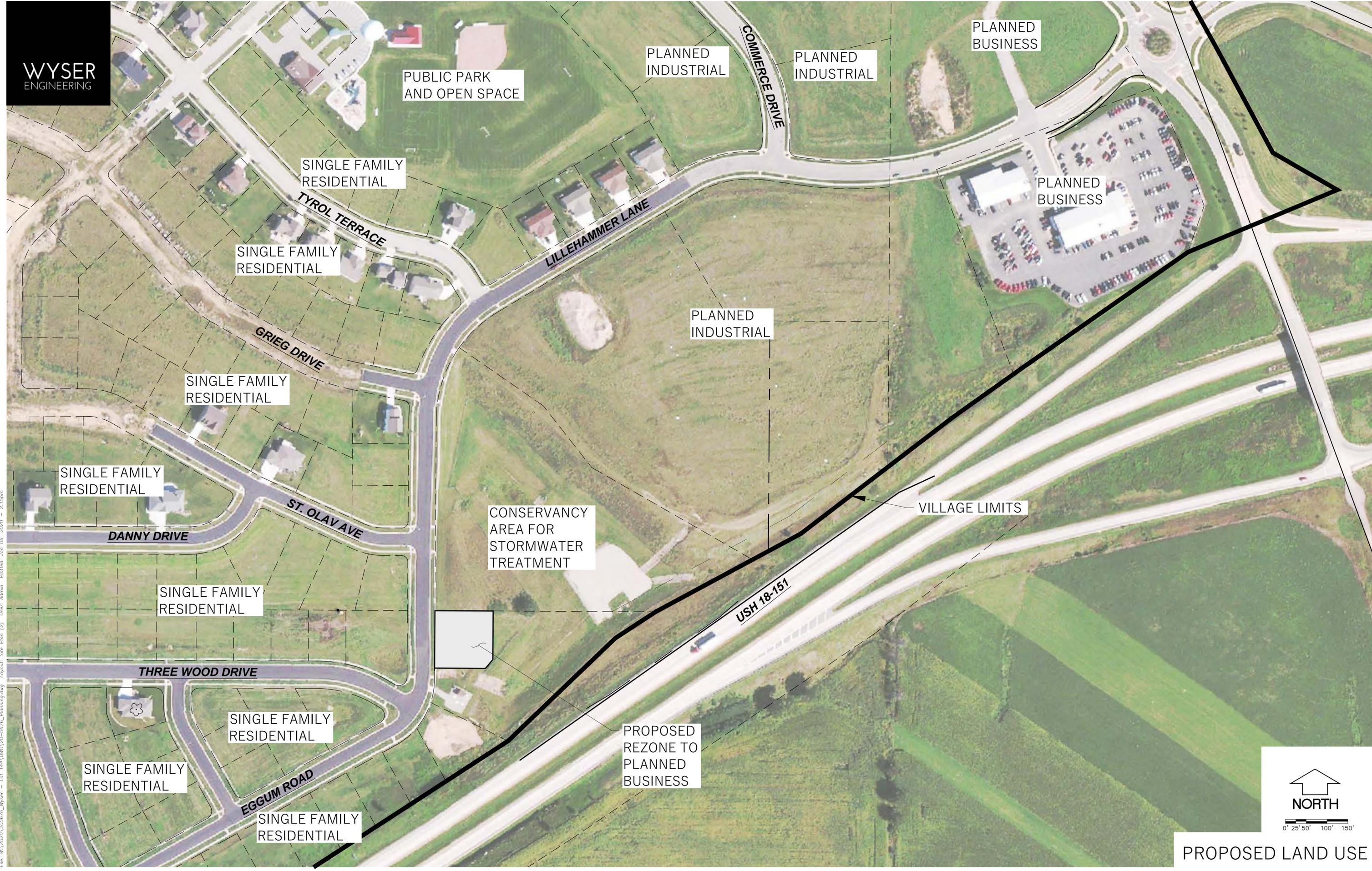
Phone: (608) 437-1980

***In addition to the \$150 fee, each applicant shall reimburse the Village for all professional fees, including reasonable engineering, planning, and legal review fees, incurred by the Village in connection with this application. This fee may be waived if a Village of Mount Horeb Reimbursement Agreement which includes this request is executed.**

Village Board approval date: _____ Denial date: _____



File: W:\2020\200676_Wyser - Lot 144\DWG\20-0676_Planning.dwg Layout: Site Plan (2) User: Admin Plotted: Jan 06, 2020 - 2:15pm



PUBLIC PARK
AND OPEN SPACE

PLANNED
INDUSTRIAL

PLANNED
INDUSTRIAL

PLANNED
BUSINESS

SINGLE FAMILY
RESIDENTIAL

PLANNED
BUSINESS

SINGLE FAMILY
RESIDENTIAL

PLANNED
INDUSTRIAL

SINGLE FAMILY
RESIDENTIAL

SINGLE FAMILY
RESIDENTIAL

CONSERVANCY
AREA FOR
STORMWATER
TREATMENT

VILLAGE LIMITS

SINGLE FAMILY
RESIDENTIAL

USH 18-151

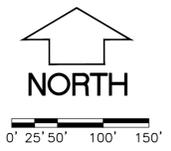
THREE WOOD DRIVE

SINGLE FAMILY
RESIDENTIAL

PROPOSED
REZONE TO
PLANNED
BUSINESS

SINGLE FAMILY
RESIDENTIAL

SINGLE FAMILY
RESIDENTIAL



PROPOSED LAND USE

Exhibit A: Properties Requesting Future Land Use Map Amendment

 Properties Requesting Amendments

Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

-  Village of Mount Horeb Boundary (2009)
-  Town Boundaries
-  Potential Future Urban Service Area Boundary
-  Natural Barriers to Development (e.g. slopes, waterways, viewsheds)
-  Right of Way
-  Potential Future Roads
-  Surface Water

- Land Use Categories
-  Agriculture and Vacant
 -  Single-Family Residential (Unsewered)
 -  Single-Family Residential (Sewered)
 -  Two-Family Residential
 -  Multi-Family Residential
 -  Elderly Housing Residential
 -  Planned Neighborhood



-  Central Business
-  Main Street Business
-  Neighborhood Business
-  Planned Business
-  Recreation Business
-  Planned Office
-  Planned Mixed Use
-  Planned Industrial and Business Park
-  General Industrial
-  Government and Institutional
-  Extraction
-  Public Park and Open Space
-  Conservancy
-  Environmental Corridor

Development throughout this area is constrained by utility capacity. Gross densities are limited to a maximum of 2.25 dwelling units per acres, unless alternative utility arrangements are approved by the Village, financed by the developer, and installed and approved by the Village.

Property Requesting Amendment



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Adopted: December 2, 2009
Amended: November 2, 2011
May 2, 2012
Data Source: Dane County LIO, V&A, Capitol Area RPC

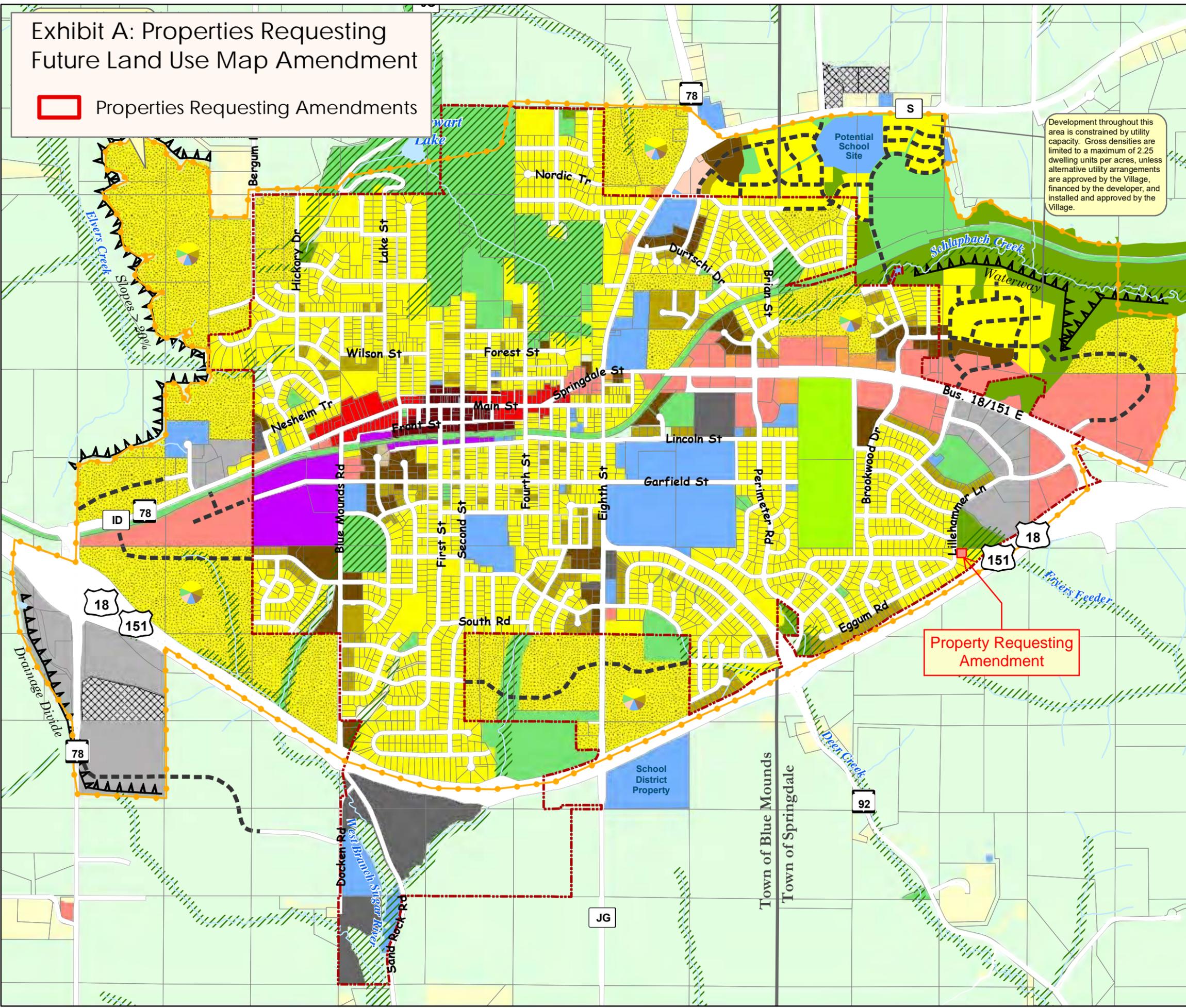


Exhibit B: Proposed Future Land Use Designation

 Properties Requesting Amendments

Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

-  Village of Mount Horeb Boundary (2009)
-  Town Boundaries
-  Potential Future Urban Service Area Boundary
-  Natural Barriers to Development (e.g. slopes, waterways, viewsheds)
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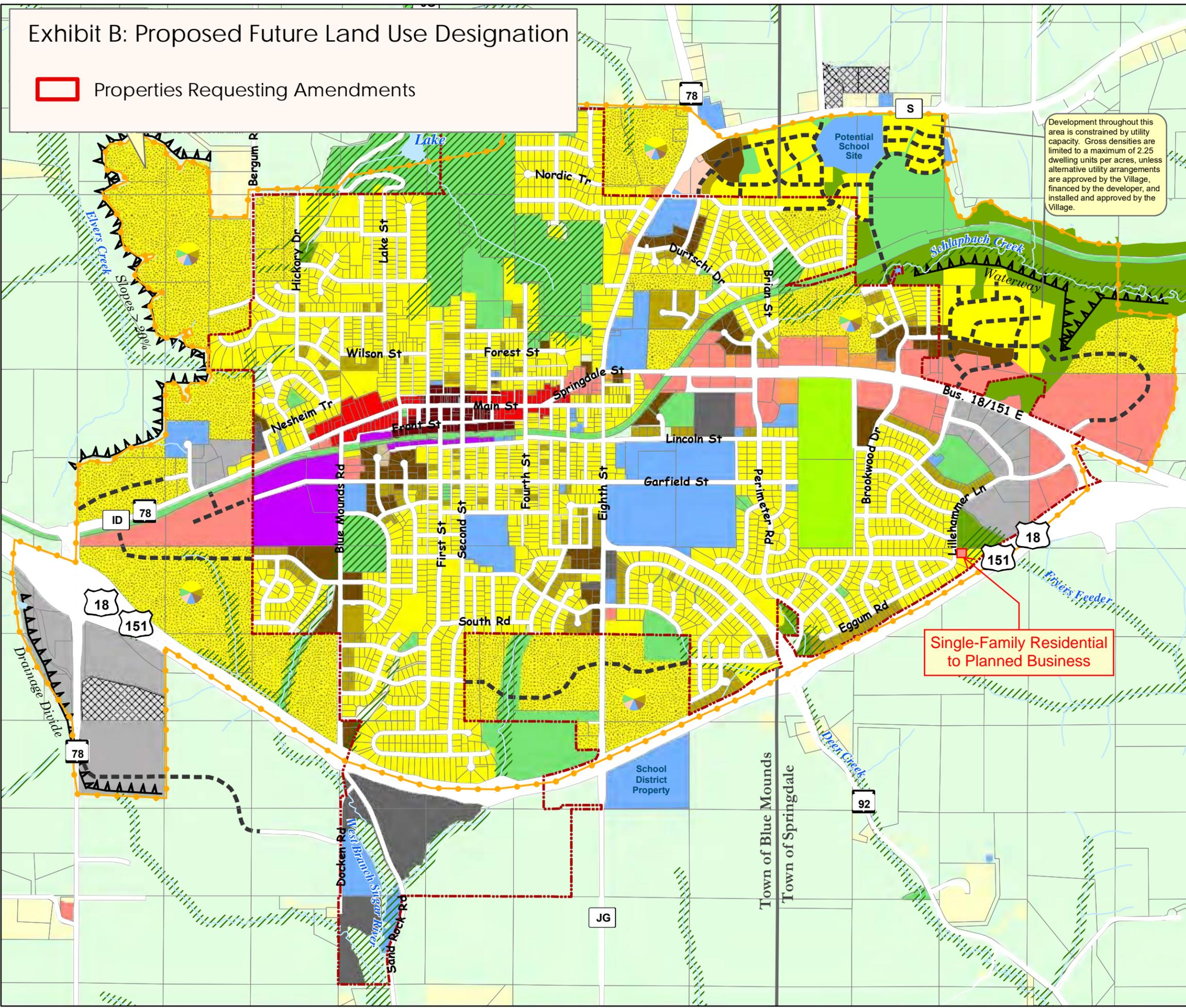
- Land Use Categories
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Development throughout this area is constrained by utility capacity. Gross densities are limited to a maximum of 2.25 dwelling units per acres, unless alternative utility arrangements are approved by the Village, financed by the developer, and installed and approved by the Village.

Single-Family Residential to Planned Business



RESOLUTION 2020-01

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR
COMPREHENSIVE PLAN AMENDMENT

WHEREAS, the Village of Mount Horeb has decided to prepare a comprehensive plan amendment under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local government unit adopt written procedures designed to foster public participation at every stage of comprehensive plan amendment preparation, and that such written procedures shall provide an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Village of Mount Horeb believes that regular, meaningful public involvement in the comprehensive plan amendment process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the "Village of Mount Horeb Comprehensive Plan Amendment: Public Participation Plan" includes written procedures to foster public participation.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Mount Horeb hereby adopts the written procedures included in the "Village of Mount Horeb Comprehensive Plan Amendment: Public Participation Plan" as its public participation procedures meeting the requirements of §66.1001(4)(a), Wisconsin Statutes.

Resolution adopted this 8th day of January, 2020.

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN AMENDMENT PUBLIC PARTICIPATION PLAN

Section 1: Introduction

In 2005, the Village of Mount Horeb developed its current comprehensive plan. The Village is now undergoing an amendment process. In order to comply with Wisconsin's comprehensive planning law, the Village has prepared the following public participation plan, timeline, and model resolution. Public participation helps ensure that the comprehensive plan accurately reflects the vision of the community.

Section 2: Purpose

Pursuant to Section 66.1001(4)(a), Wisconsin Statutes, the purpose of a Public Participation Plan is to outline the procedures that will be used in the planning process to foster public participation, including open discussions and public meetings, to ensure that there are opportunities for participation in the comprehensive plan amendment process. This Public Participation Plan specifies procedures to involve the public in reviewing proposed amendments to the comprehensive plan.

Section 3: Policy Guidelines for Public Participation

To foster public participation in the planning process, the following guidelines will be followed:

- All Plan Commissions meetings devoted to the comprehensive plan amendment process will be publicized in advance and open to the public.
- Village staff and its consultants will prepare and disseminate information to the public on the participation efforts for the comprehensive plan amendment. Interested citizens should contact Village Administrator Nicholas Owen at (608) 437-9409 or nic.owen@mounthorebwi.info for more information.
- The Village's Plan Commission will provide policy guidance during the amendment process.
- The Village will work with local media and utilize other existing sources of communication as a tool to reach out to the public and gather input.
- The Plan Commission will recommend adoption of the amended comprehensive plan via resolution to the Village Board.
- The Village Board will hold a public hearing regarding the proposed amendment. A Class 1 hearing notice in the Village's official newspaper of record will be published prior to the Village Board public hearing.
- The Village intends to follow the process for plan preparation and review included in the attached timeline. The timeline may be adjusted as project requirements and Village needs evolve.

Village of Mount Horeb
Comprehensive Plan Amendment Schedule

Village Board: January 8, 2020

- Overview of the comprehensive plan amendment process, and proposed amendment to change the Future Land Use map designation for First Addition to Sutter's Prairie Ridge Subdivision Lot 144, parcel 0607-181-2584-1, from Single Family Residential to Planned Business for use as a business office.
- Action/approval of Public Participation Plan resolution
- Set Public Hearing date for March 4, 2020

Plan Commission: February 26, 2020

- Overview of the comprehensive plan amendment process, and proposed amendment to change the Future Land Use map designation for First Addition to Sutter's Prairie Ridge Subdivision Lot 144, parcel 0607-181-2584-1, from Single Family Residential to Planned Business for use as a business office.
- Discuss pros and cons regarding the proposed amendment.
- Recommendation via resolution to Village Board regarding amendment.

Village Board: March 4, 2020

- Village Board holds public hearing on proposed amendment.
- Village Board takes action via ordinance to adopt amended Comprehensive Plan.