

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

THE VILLAGE BOARD WILL HOLD THIS MEETING AS A VIRTUAL MEETING. RESIDENTS CAN VIEW THE MEETING LIVE THRU THE VILLAGE WEBSITE BY CLICKING THE "WATCH LIVE" LINK UNDER THE TROLLWAY TV GRAPHIC ON THE RIGHT SIDE OF THE HOME PAGE OF THE VILLAGE WEBSITE AT WWW.MOUNTHOREBWI.INFO. THE MEETING IS ALSO BROADCAST ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO CONNECT TO THE MEETING BY USING THE FOLLOWING:

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VILLAGE BOARD MEETING

MAY 20, 2020

The Village Board of the Village of Mount Horeb will meet in a virtual meeting on the above date at 5:30pm. Agenda as follows:

- 1) Call to order
Roll call
- 2) Consider Comprehensive Plan Amendment application from Kwik Trip Inc:
 - a) Overview of request to change the land use designation of parcel 0607-074-9520, Lot 1 CSM 14813, from Agricultural and Vacant to Planned Business
 - b) Consider Resolution 2020-08, "ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN AMENDMENT"
 - c) Set Public hearing date for July 1, 2020
- 3) Adjournment

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.



April 2, 2020

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

Subject: Lot 1 Certified Survey Map 14813

Dear Mr. Owen:

Kwik Trip, Inc. would like to request a Future Land Use Map Amendment and Rezone Request for Lot 1 Certified Survey Map 14813 located on the Village's East side; more specifically, the parcel is located in the southeast quadrant of Ridgeview Road and Springdale Street/Business 18/151. The subject parcel is currently denoted as Agriculture and Vacant 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, Kwik Trip, Inc. would like to request an amendment to the Official Zoning Map that would allow the subject parcel to be zoned as Planned Business. The amendment request is being proposed to construct a convenience store/fueling station and car wash.

Thank you for your consideration. We look forward to the continued entitlement of the subject Parcel.

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 se Designation
Project Area
Proposed Land Use

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Date: 04/02/2020

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:

Kwik Trip, Inc. requests consideration by the Village to amend the Comp
Plan for Lot 1 Certified Survey Map 14813 from Agricultural and Vacant to
Planned Business.

Property Parcel Number: 0607-074-9520-0

Property Address: No Parcel Address (Southeast Quadrant Ridgeview Road and Springdale Street/Business 18/151)

Property Owner Name: Baker Trust, Elmer C & Norma J

Address: 200 S Brookwood Drive Apt 106
Mount Horeb, WI 53572

Email Address: _____

Phone: _____

SIGNED: _____
(property owner)

Applicant Name (if different from owner): Kwik Trip, Inc. (c/o Troy Mleziva)

Address: 1626 Oak Street (PO Box 2107)
La Crosse, WI 54602

Email Address: tmleziva@kwiktrip.com

Phone: (608) 792-7443

*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: _____

BUSINESS 18-151 EAST

VILLAGE LIMITS

LILLEHAMMER LANE

SUBJECT
PROPERTY

RIDGEVIEW ROAD

U.S. HIGHWAY 18 & 151



NORTH

0' 25' 50' 100' 150'

PROJECT AREA

BUSINESS 18-151 EAST

PLANNED
BUSINESS

LILLEHAMMER LANE

PLANNED
BUSINESS

VILLAGE LIMITS

PROPOSED
REZONE TO
PLANNED
BUSINESS

RIDGEVIEW ROAD

PLANNED
BUSINESS

AGRICULTURE
AND VACANT

U.S. HIGHWAY 18 & 151



NORTH

0' 25' 50' 100' 150'

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

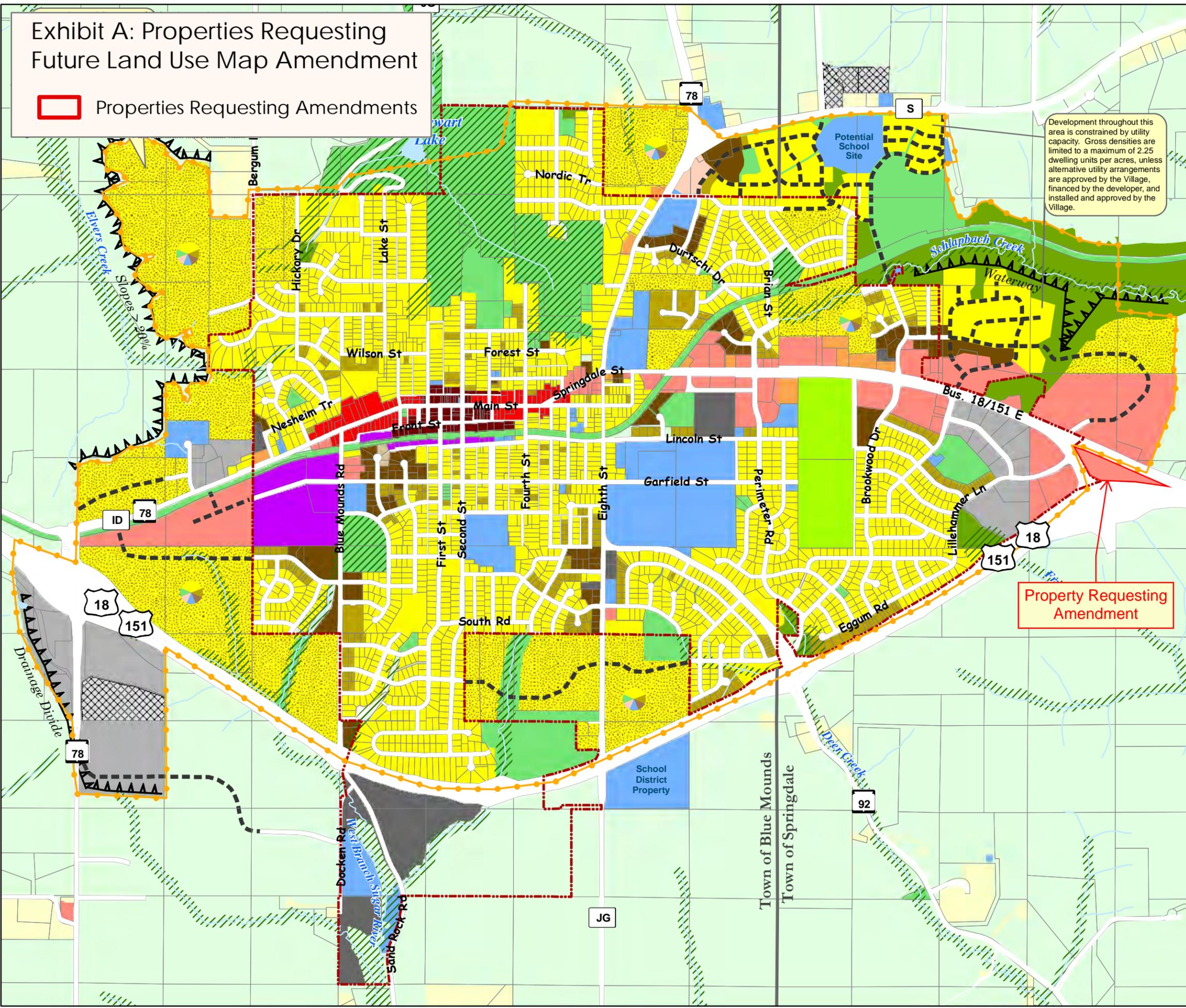


Exhibit B: Proposed Future Land Use Designation

 Properties Requesting Amendments

Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

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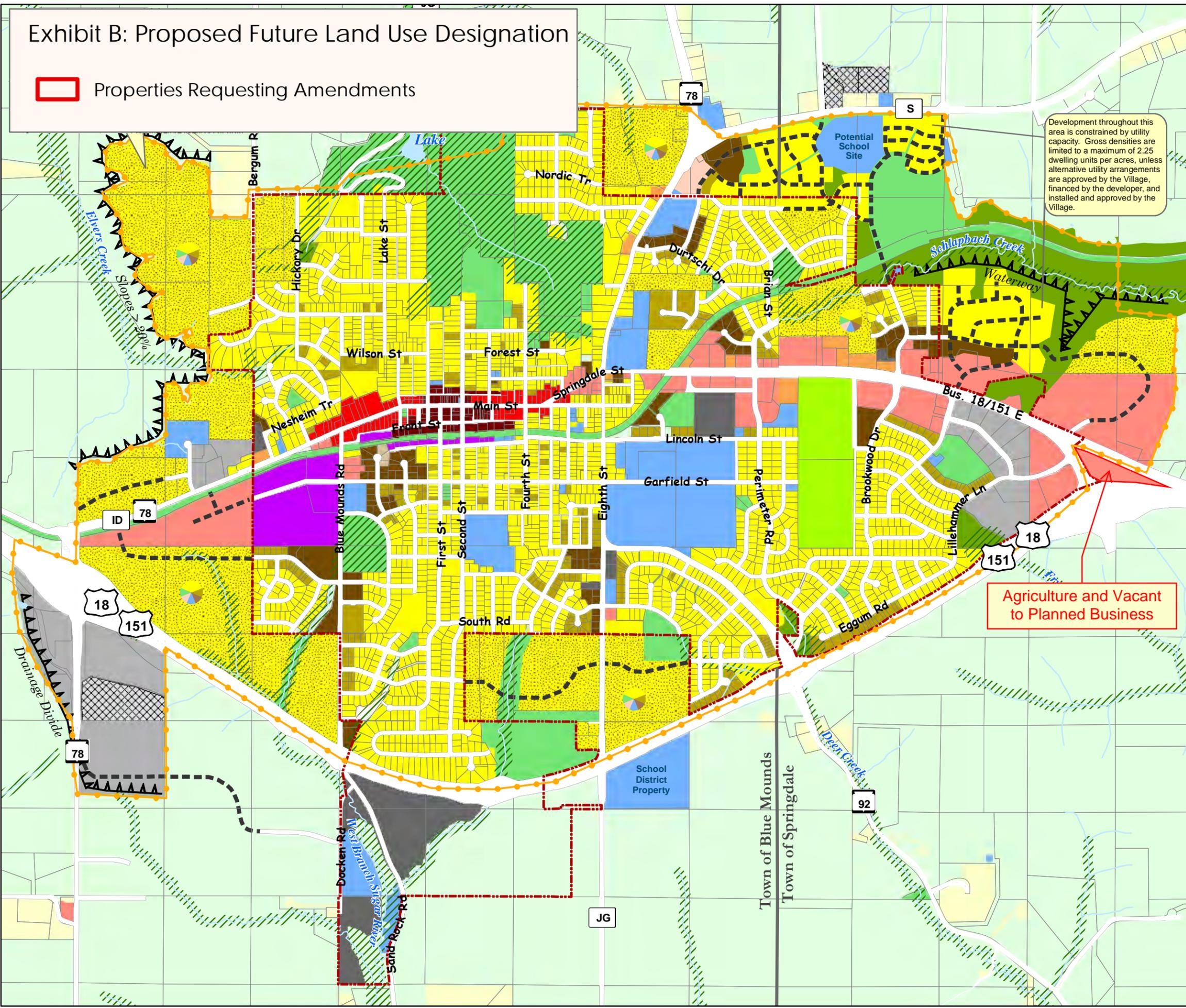
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Agriculture and Vacant to Planned Business



RESOLUTION 2020-08

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 state 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 20th day of May, 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: May 20, 2020

- Overview of the comprehensive plan amendment process, and review of proposed amendment from Kwik Trip, Inc to change the land use designation for parcel 0607-074-9520-0, Lot 1 CSM 14813, from Agricultural and Vacant to Planned Business
- Action/approval of Public Participation Plan resolution
- Set Public Hearing date for July 1, 2020

Plan Commission: June 24, 2020

- Overview of the comprehensive plan amendment process, and proposed amendment from Kwik Trip, Inc to change the land use designation for parcel 0607-074-9520-0, Lot 1 CSM 14813, from Agricultural and Vacant to Planned Business
- Discuss pros and cons regarding the proposed amendment.
- Recommendation via resolution to Village Board regarding amendment.

Village Board: July 1, 2020

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