



HERITAGE  
COMMUNITY  
OPPORTUNITY

## VILLAGE OF MOUNT HOREB

E. Main Street  
Mount Horeb, WI 53572  
Phone: (608) 437-6884 Fax: (608) 437-3190  
Email: [mhinfo@mounthorebwi.info](mailto:mhinfo@mounthorebwi.info) Web: [mounthorebwi.info](http://mounthorebwi.info)

THE AUGUST 26, 2020 PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION MEETING WILL BE HELD VIRTUALLY. YOU CAN VIEW THE MEETING LIVE BY CLICKING THE "WATCH LIVE" LINK UNDER THE TROLLWAY TV GRAPHIC ON THE HOME PAGE OF THE VILLAGE WEBSITE AT [WWW.MOUNTHOREBWI.INFO](http://WWW.MOUNTHOREBWI.INFO). THE MEETING IS ALSO BROADCAST ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO JOIN THE MEETING USING THE FOLLOWING:

Plan Commission Meeting  
Wed, Aug 26, 2020 7:00 PM - 9:00 PM (CDT)

**Please join my meeting from your computer, tablet or smartphone.**

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### PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, AUGUST 26, 2020

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet in a virtual meeting at 7:00pm. Agenda as follows:

- 1) Call to order – Roll call
- 2) Consider July 22, 2020 Plan Commission meeting minutes
- 3) PUBLIC HEARING: For proposed detached garage in excess of 15 feet in height at 806 East Main Street
- 4) Consider recommendation for Resolution 2020-24 "CONDITIONAL USE PERMIT FOR DETACHED GARAGE EXCEEDING 15 FEET IN HEIGHT 806 E MAIN STREET"
- 5) Consider proposed Group Development Conditional Use Permit for two three-unit residential buildings proposed for Lot 26 Stonehaven Estates Subdivision, and set public hearing for September 23, 2020
- 6) Consider recommendation for extraterritorial jurisdiction Certified Survey Map for Diane Fink, Section 11 Town of Blue Mounds

- 7) Consider recommendation for extraterritorial jurisdiction Certified Survey Map for James Leuzinger/Z&L Properties LLC, Section 13 Town of Blue Mounds
- 8) Plan Commission Chair report
- 9) Village Planner report
- 10) Adjourn

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

PLEASE NOTE THAT UPON REASONABLE NOTICE EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS OR SERVICES. TO REQUEST THIS SERVICE CONTACT ALYSSA GROSS, CLERK, AT (608) 437-9404.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JULY 22, 2020

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb met on the above date in a virtual meeting. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Destinee Udelhoven, Aaron Boehnen, Peggy Zalucha, and Brent Yauchler. Norb Scribner and Dave Hoffman were absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, Youth in Government student Delaney Mertz, and Deputy Clerk Chrissy Kahl.

**Consider June 24, 2020 Plan Commission meeting minutes:** Zalucha moved, Boehnen seconded to approve the June 24, 2020 minutes. Motion carried by unanimous voice vote.

**PUBLIC HEARING: To consider Conditional Use Permit application from Michael Barcheski to install a 48" dark colored chain link fence at 800 Brookstone Crest:** The public hearing opened at 7:01pm. Owen gave an overview. Michael Grudzinski, 512 Glacier Trail, spoke in favor. The public hearing closed at 7:04pm.

**Consider recommendation for Resolution 2020-22 "CONDITIONAL USE PERMIT TO INSTALL CHAIN LINK FENCE 800 BROOKSTONE CREST":** Udelhoven moved, Zalucha seconded to approve Resolution 2020-22. Motion carried by unanimous voice vote.

**PUBLIC HEARING: To consider request from Bourne Family Trust to rezone the following properties from R-2 Two Family Residential to PD Planned Development a) 1601 Eggum Court, parcel 0607-182-4023-1 and 1605 Eggum Court, parcel 0607-182-4033-1 in Sutter's Prairie Ridge Subdivision b) 105/107 Temple Court, parcel 0606-131-6573-1 in Trotter Glen Subdivision:** The public hearing opened at 7:06pm. Owen gave an overview. Slavney also spoke. No one else wished to speak. The public hearing closed at 7:07pm.

**Consider recommendations for Bourne Family Trust application to rezone a) Ordinance 2020-11, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOTS 1 AND 2 CSM 15165 SUTTER'S PRAIRIE RIDGE SUBDIVISION FROM R-2 TWO-FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT" b) Ordinance 2020-12, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 53 TROTTER GLEN SUBDIVISION FROM R-2 TWO FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT":** a) Ordinance 2020-11: Littel moved, Boehnen seconded to approve the three items of flexibility and recommend to the Village Board approval of the General Development Plan and Implementation Plan under PD-1 zoning. Motion carried by unanimous voice vote.

b) Ordinance 2020-12: Littel moved, Boehnen seconded to approve the three items of flexibility and recommend to the Village Board approval of the General Development Plan and Implementation Plan under PD-1 zoning. Motion carried by unanimous voice vote.

**Consider Resolution 2020-21, “RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN” for Ed Moen and Callie Jo Gundlach, 959 Springdale Street:** Ed Moen, owner of property, presented. He asked to withdraw the current application due to an offer on the property. Littel moved, Zalucha seconded to table this item. Motion carried by unanimous voice vote.

**Consider rezone application from Ed Moen and Callie Jo Gundlach to change zoning on Lot 1 CSM 13262, parcel 0606-124-2273-1, from Planned Business to R-2 Two Family and set public hearing for August 26, 2020:** Ed Moen, owner of property, was present. Zalucha moved, Littel seconded to table this item. Motion carried by unanimous voice vote.

**Consider continuation of Design Review application for Gorman & Company LLC:** Owen gave an overview. Slavney reviewed his report. All concerns were addressed. Littel moved, Boehnen seconded to approve the implementation plan and design review conditional on the changes to the landscape plan and lighting plan, to include Slavney’s recommendations. All voted yes, except Zalucha who voted no.

**Consider Design Review application from TJK Design for a façade remodel at 1225 Springdale Street:** John Bieno from TJK Design gave a presentation of the project. Slavney reviewed his report. Yauchler moved, Udelhoven seconded to approve the design to include Slavney’s comments. Motion carried by unanimous voice vote.

**Consider Certificate of Appropriateness for Donna & Russell Craig, 205 W Main Street for proposed exterior alteration:** Owen gave an overview. Udelhoven moved, Yauchler seconded to waive the hard surface requirement and recommend approval. Motion carried by unanimous voice vote.

**Consider Conditional Use Permit Application for detached accessory building for Steve Erbe, 806 E Main Street, and set public hearing for August 26, 2020:** Yauchler moved, Boehnen seconded to set the public hearing for August 26, 2020. Motion carried by unanimous voice vote.

**Consider extraterritorial jurisdiction Certified Survey Map for Deanna & Lyle Opsal, Section 3 Town of Blue Mounds:** Owen gave an overview of this item. Udelhoven moved, Yauchler seconded to approve. Motion carried by unanimous voice vote.

**Plan Commission Chair Report:** No report given.

**Village Planner report:** No report given.

**Adjourn:** Zalucha moved to adjourn at 8:04pm, (*unable to hear/decipher second*). Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Deputy Clerk

DRAFT



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: Build detached garage with shop above on 2nd floor. Garage to exceed 15' in height. Garage will not exceed height of existing house

amend the Mount Horeb Zoning Ordinance as follows: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Applicant**

Name: Steve Erbe  
 Address: 806 E. Main St.  
 City/St/Zip: Mt. Horeb, WI 53572 Phone: 608-219-6388

1) Address of property:  
806 East Main St.  
 Tax Parcel ID Number: 157 CSM#: \_\_\_\_\_  
 Lot: 4 Block: 1 Subdivision: Gordon's Addition to Mount Horeb  
 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 4<sup>th</sup> Wednesday of each month)

Applicant's interest in the property: Owner steve.erbe@bwpapersystems.com

Signature:  Date: 7-9-2020

Date: \_\_\_\_\_ Fee: \_\_\_\_\_ Check# \_\_\_\_\_

Date of Plan Commission approval: \_\_\_\_\_ Date of Village Board approval: \_\_\_\_\_

Conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# PLAT OF SURVEY

Lot 4 of Block 1 of Gordon's Addition to Mount Horeb, being part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Town 6 North, Range 6 East, Village of Mount Horeb, Dane County, Wisconsin.

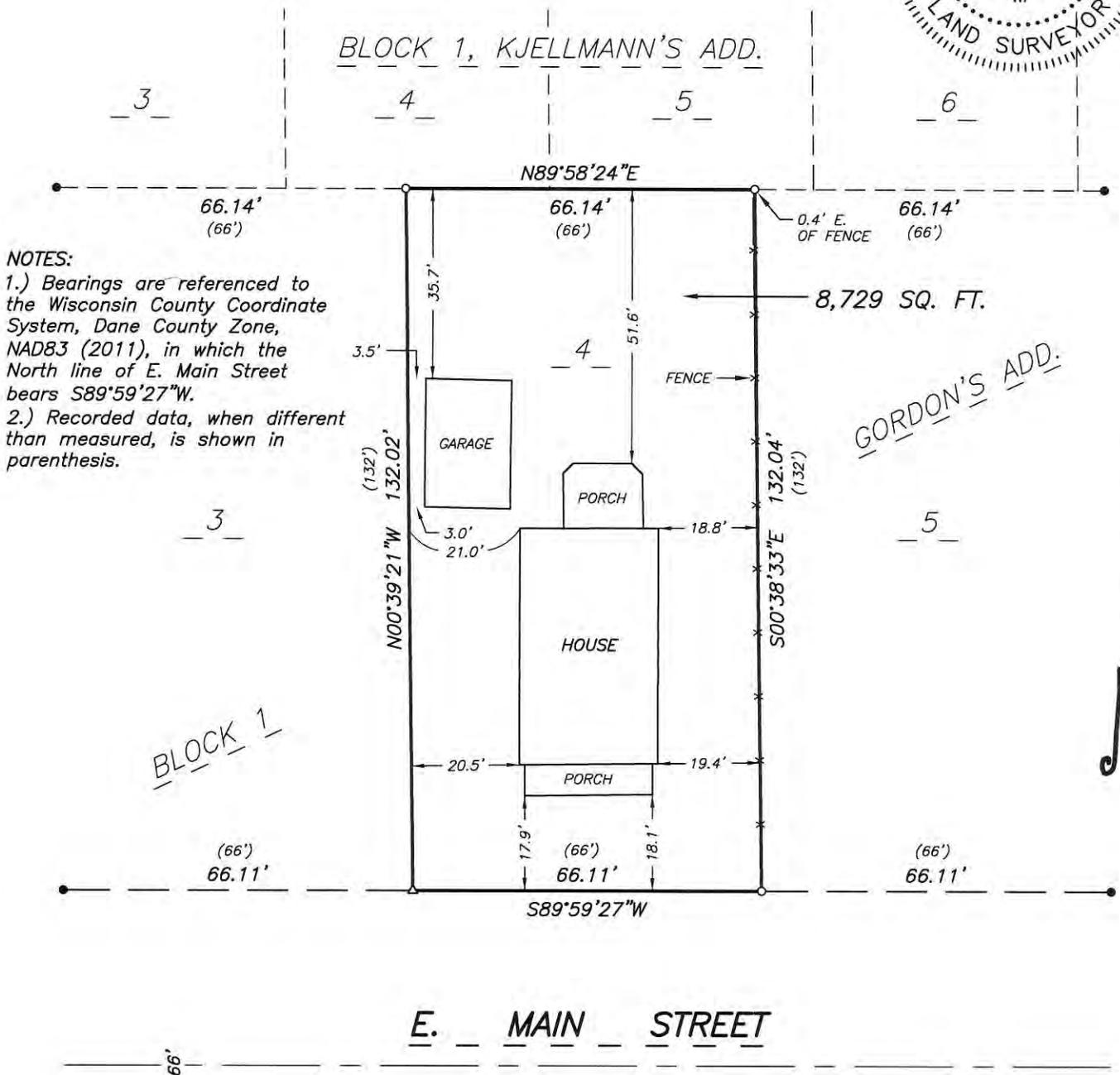
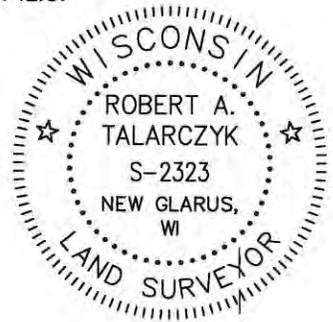
I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

May 12, 2020

*Robert A. Talarczyk*  
Robert A. Talarczyk, P.L.S.

**LEGEND:**

- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set
- △ Brass survey nail set in asphalt



**NOTES:**

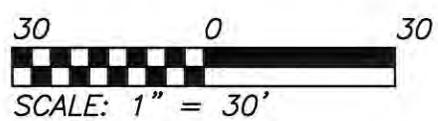
- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of E. Main Street bears S89°59'27"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.

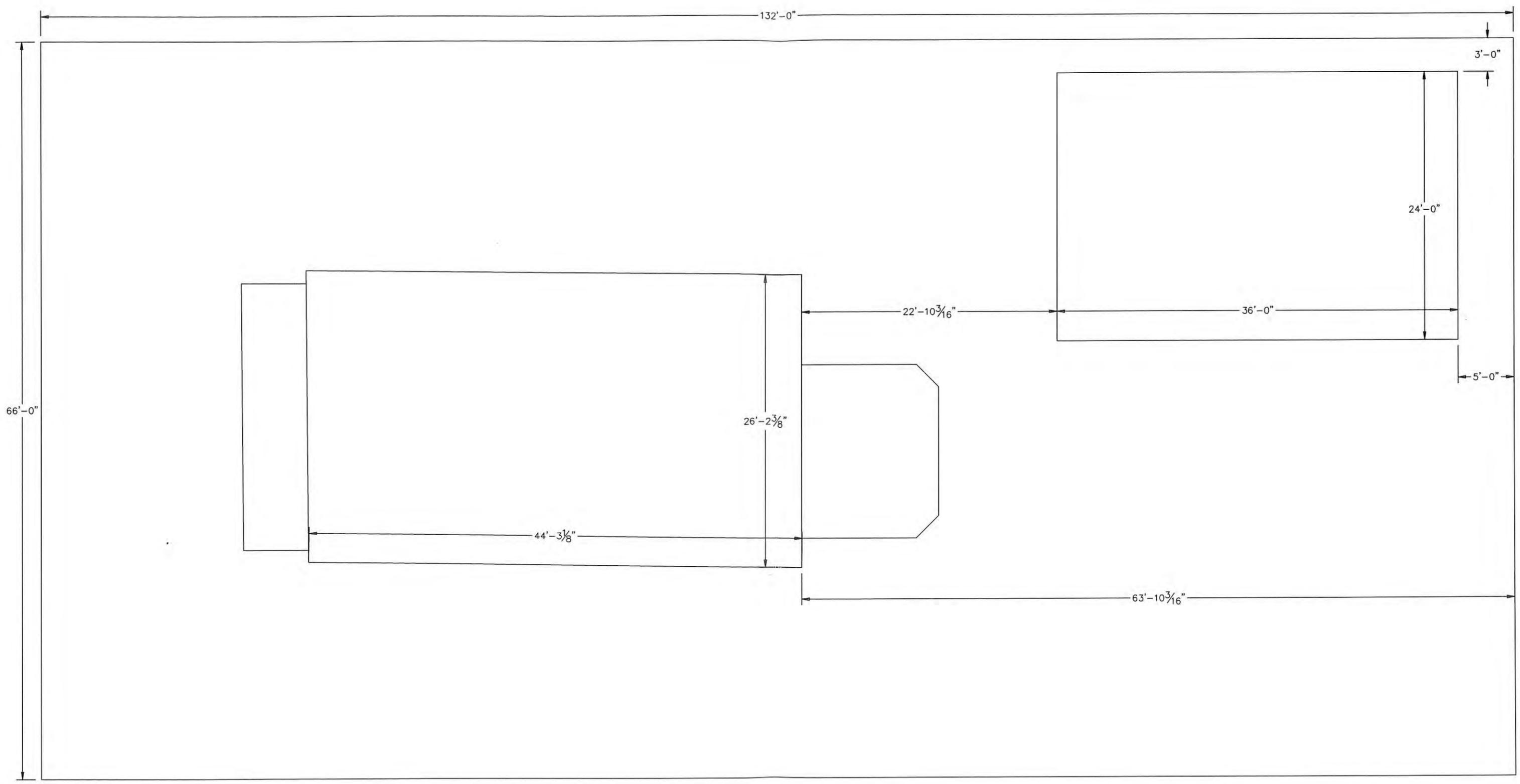
PREPARED FOR:  
Steve Erbe  
806 E. Main Street  
Mount Horeb, WI 53572  
(608) 219-6388

**TALARCZYK**  
LAND SURVEYS

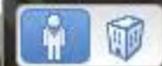
517 2nd Avenue  
New Glarus, WI 53574  
608-527-5216  
www.talarczyksurveys.com

JOB NO. 20045  
POINTS 20045  
DRWG. 20045\_1  
DRAWN BY RT





806 E Main St



Exit Street View

N



© 2020 Google

Google Earth

43°00'33.99" N 89°43'46.03" W elev 1235 ft eye alt 1239 ft

[Report a problem](#)

RESOLUTION 2020-24

CONDITIONAL USE PERMIT  
FOR DETACHED GARAGE EXCEEDING 15 FEET IN HEIGHT  
806 E MAIN STREET

WHEREAS, Shawn and Steve Erbe are the property owners of 806 East Main Street in the Village of Mount Horeb, further described as parcel 0606-124-2634-7; and

WHEREAS, property is currently zoned R-2 Two Family Residential in which the desire to construct a detached garage with second floor shop in excess of 15 feet is not a permitted use but rather an allowable conditional use per Zoning Code 17.16(5) provided the garage height does not exceed the elevation of the principle structure on the lot; and

WHEREAS, an application for a Conditional Use Permit to allow the desired use has been filed with the Village of Mount Horeb by Shawn and Steve Erbe; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on August 26, 2020, after due notice as required by law; 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 best interest of the general public to allow the desired use of said property, as a conditional use; and

WHEREAS, the proposed use is consistent with the 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 construction of a detached garage exceeding 15 feet in height, provided that the garage height does not exceed the elevation of the principle structure at the above referenced property in the Village of Mount Horeb, Dane County, Wisconsin is hereby granted.

Introduced and passed this 2<sup>nd</sup> day of September, 2020.

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Randy J Littel, Village President

ATTEST:

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Alyssa Gross, Village Clerk



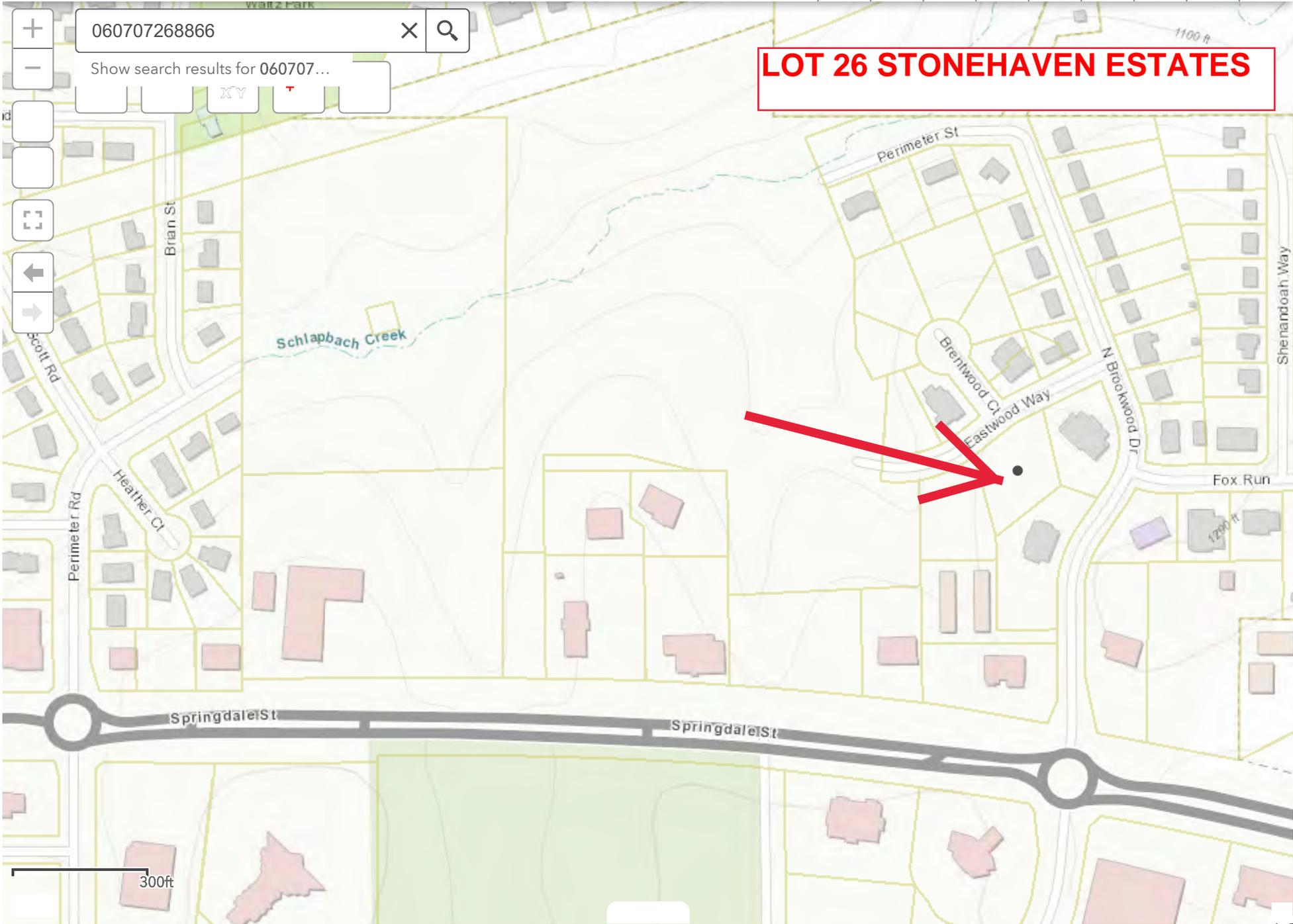
060707268866



Show search results for 060707...



**LOT 26 STONEHAVEN ESTATES**



300ft

# Future Land Use ETJ View

4a

## 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

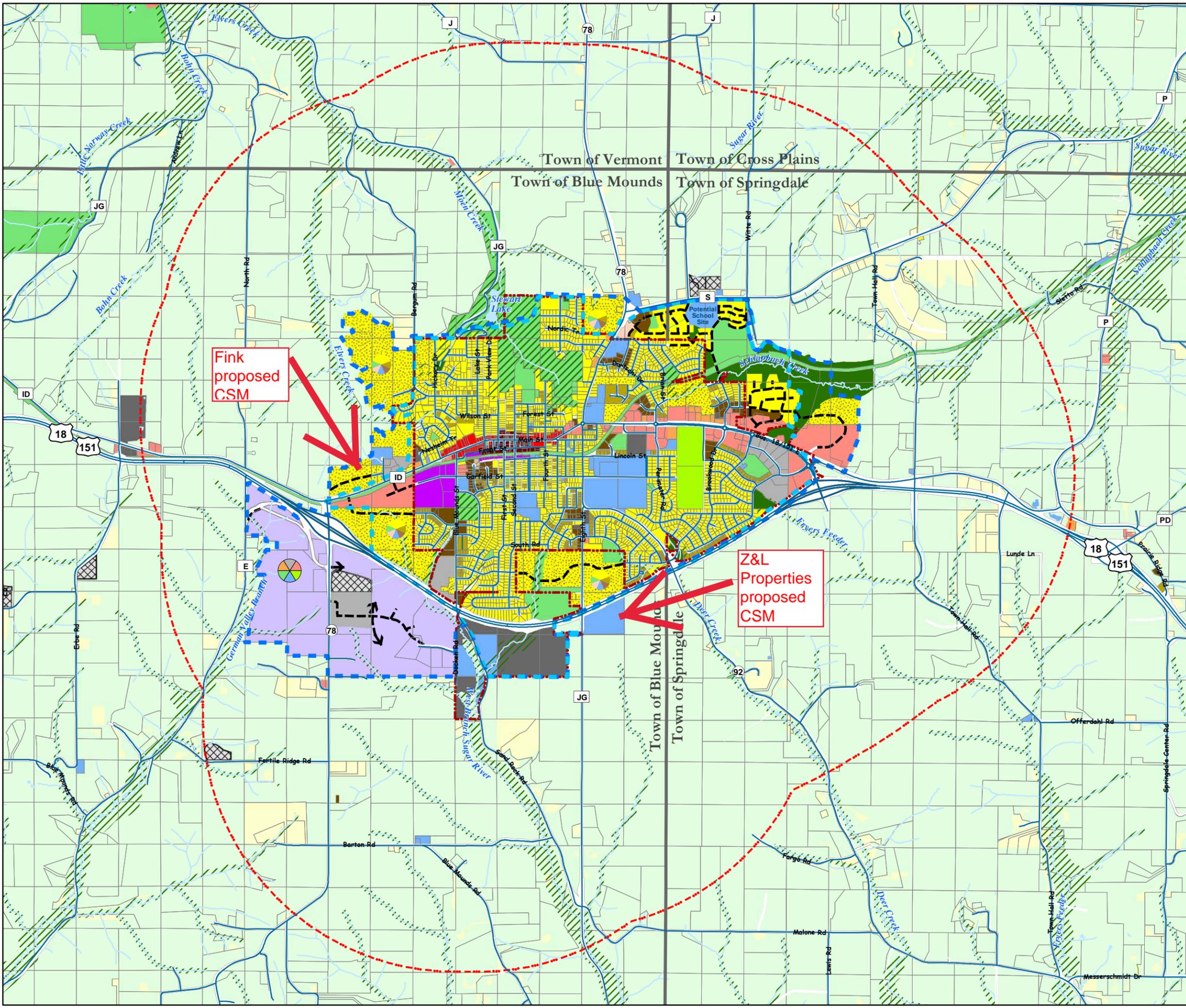
-  Right of Way
-  Potential Future Roads
-  Surface Water

- 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

- 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



**APPLICATION  
CERTIFIED SURVEY MAP  
EXTRATERRITORIAL JURISDICTION**

Date: 08/05/2020 Fee: \$275.00 (see attached)

The undersigned owner/agent of the described property hereby requests approval of a certified survey map described as follows:

Location of property (town name and section) \_\_\_\_\_  
Town of Blue Mounds Section 11

Owner Name: Diane V Fink

Address: 2732 State Highway 78

Mount Horeb, WI 53572

Email Address: \_\_\_\_\_

Phone: (608) 437-4277

The survey contains 1 lots and 8.67 acres.

Proposed zoning, if different, will be Commercial

SIGNED: *Diane Fink*  
(applicant)

\_\_\_\_\_  
(applicant's interest in the property)

Applicant Name (if different from owner): \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

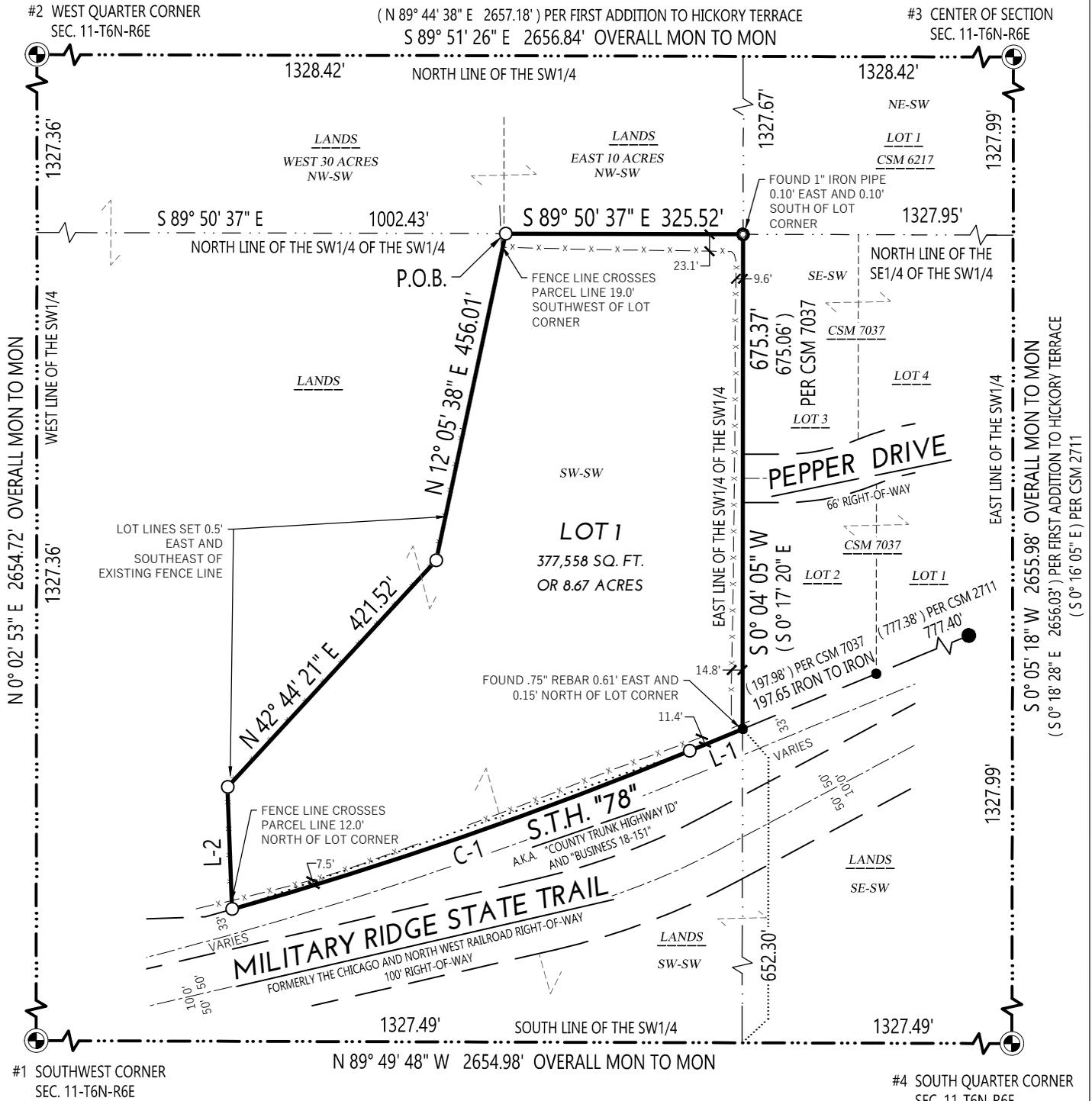
Phone: \_\_\_\_\_

Date of Plan Commission approval: \_\_\_\_\_

Date of Village Board approval: \_\_\_\_\_

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

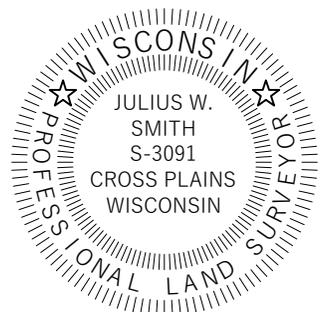


## LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- FENCE LINE
- ( ) RECORDED INFORMATION

## NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 27TH, MAY 4TH, AND JULY 27TH, 2020.
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 NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, T6N, R6E, BEARS S 89°51' 26" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES, AND SECTION CORNER MONUMENT COORDINATE TABLE.



File: c:\Projects\180555 MT HOREB CHURCH\DWG\18-0555\_CSM.dwg Layout: CSM 1 OF 3 User: Zach Plotter: Aug 05, 2020 - 4:04pm

<p><b>WYSER ENGINEERING</b></p> <p>PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: MRS. DIANE FINK 2732 STATE HIGHWAY 78 MOUNT HOREB, WI 53572</p>	<p>SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: JWS</p>	<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p>
<p>PROJECT NO: 180555</p> <p>SHEET NO: 1 of 3</p>			

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 67° 39' 07" W	78.16'
(*)	S 62° 32' W	
(**)	S 67° 17' 50" W	
(***)	S 67° 17' 51" W	
L-2	N 2° 10' 04" W	166.86'

(\*) PER U.S. PUBLIC WORKS PROJ. NO. 156B-1935  
PLAT OF RIGHT-OF-WAY, REVISED 7-29-35

(\*\*) PER CSM 2711

(\*\*\*) PER CSM 7037

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	664.29'	5696.70'	6° 40' 53"	S 70° 59' 33" W	663.92'	S 67° 39' 07" W	S 74° 20' 00" W
(*)				S 78° 04' 00" E		S 62° 23' W	

(\*) PER U.S. PUBLIC WORKS PROJ. NO. 156B-1935 PLAT OF RIGHT-OF-WAY, REVISED 7-29-35

PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND 1" IRON PIPE SW CORNER OF SECTION 11 - T6N - R6E	N: 456,814.40 E: 720,584.17
2	FOUND ALUMINUM CAP MONUMENT W CORNER OF SECTION 11 - T6N - R6E	N: 459,469.11 E: 720,586.39
3	FOUND 1" IRON PIPE (SEE NOTE) CENTER OF SECTION 11 - T6N - R6E	N: 459,462.49 E: 723,243.22
4	FOUND BRASS CAP MONUMENT S CORNER OF SECTION 11 - T6N - R6E	N: 456,806.52 E: 723,239.13 (N: 456,806.40 E: 723,239.20)

NOTE: I FOUND AND ACCEPTED A 1" IRON PIPE NOTED AS SET AT THE INTERSECTION OF THE EAST-WEST AND NORTH-SOUTH SECTION LINES AND REPRESENTING THE CENTER OF SECTION 11-T6N-R6E, BY GEORGE WEIR ON THE FIRST ADDITION TO HICKORY TERRACE, RECORDED IN VOLUME 57-50A OF PLATS ON PAGES 200-201 AS DOCUMENT NO. 2765321

## LEGAL DESCRIPTION

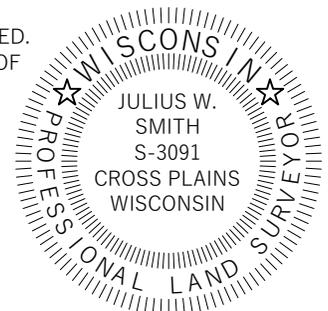
UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 11; THENCE ALONG THE WEST LINE OF AFORESAID SOUTHWEST QUARTER OF SECTION 11, NORTH 00 DEGREES 02 MINUTES 53 SECONDS EAST, 1327.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 11; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, 1002.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, 325.52 FEET TO THE NORTHEAST CORNER OF AFORESAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALSO BEING THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 7037, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGES 207-208 AS DOCUMENT NO. 2445442 (CSM 7037); THENCE ALONG THE WEST LINE OF CSM 7037, ALSO BEING THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, SOUTH 00 DEGREES 04 MINUTES 05 SECONDS WEST, 675.37 FEET TO THE SOUTHWEST CORNER OF CSM 7037, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE TRUNK HIGHWAY "78"; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 67 DEGREES 39 MINUTES 07 SECONDS WEST, 78.16 FEET TO THE START OF A TANGENT CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 664.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5696.70 FEET, THE CHORD BEARS SOUTH 70 DEGREES 59 MINUTES 33 SECONDS WEST, 663.92 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 04 SECONDS WEST, 166.86 FEET; THENCE NORTH 42 DEGREES 44 MINUTES 21 SECONDS EAST, 421.52 FEET; THENCE NORTH 12 DEGREES 05 MINUTES 38 SECONDS EAST, 456.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 377,558 SQUARE FEET OR 8.67 ACRES.

## SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF DIANE FINK, 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 TOWN OF BLUE MOUNDS AND DANE COUNTY, WISCONSIN.



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

\_\_\_\_\_  
DATE

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

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

PREPARED FOR:  
MRS. DIANE FINK  
2732 STATE HIGHWAY 78  
MOUNT HOREB, WI 53572

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: JWS

PROJECT NO: 180555  
SHEET NO: 2 of 3



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

DIANE FINK, AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

BY: \_\_\_\_\_  
DIANE FINK

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020,

THE ABOVE NAMED OWNER, DIANE FINK, 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

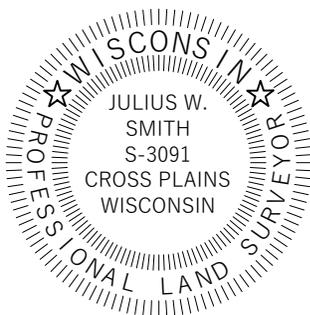
THE VILLAGE OF MOUNT HOREB HAS APPROVED THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
ALYSSA GROSS DATE \_\_\_\_\_  
VILLAGE CLERK, VILLAGE OF MOUNT HOREB

TOWN OF BLUE MOUNDS APPROVAL

APPROVED FOR RECORDING BY THE TOWN BOARD OF THE TOWN OF BLUE MOUNDS.

\_\_\_\_\_  
MICHAEL FREITAG DATE \_\_\_\_\_  
CLERK, TOWN OF BLUE MOUNDS



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

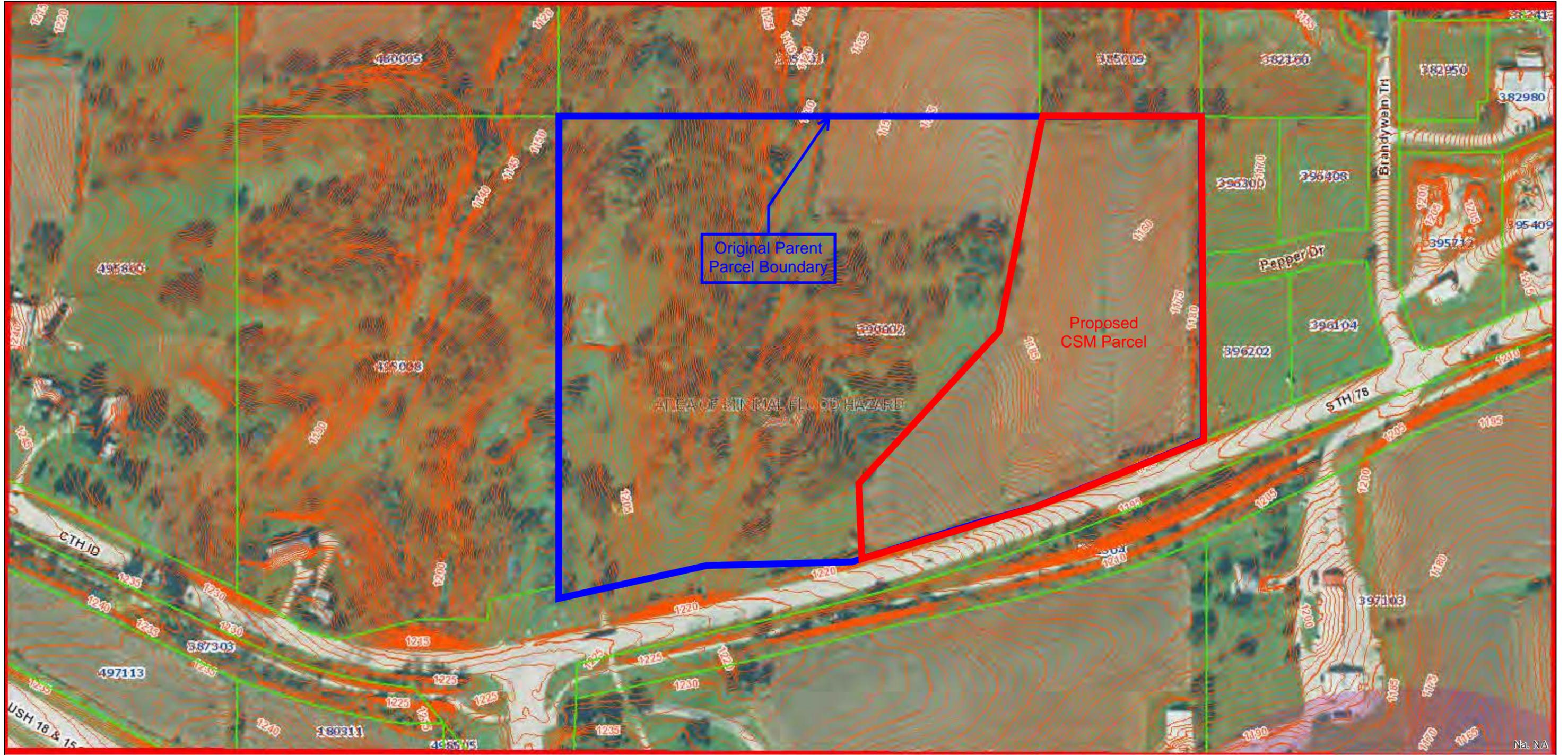
PREPARED FOR:  
MRS. DIANE FINK  
2732 STATE HIGHWAY 78  
MOUNT HOREB, WI 53572

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: JWS

PROJECT NO: 180555  
SHEET NO: 3 of 3

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

# Fink CSM ETJ Exhibit



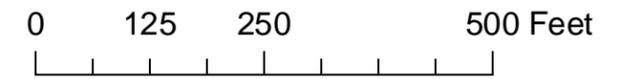
August 11, 2020

- BOUNDARY
- Tax Parcels
- 5 foot Intervals**
  - Index
  - Index Depression
- 1 foot Intervals**
  - Intermediate
  - Intermediate Depression

- Lake, Stream, or Pond 300 ft Buffer
- DNR Wetlands > 2ac - 75 ft Buffer
- Lake or Pond 300-1000 ft Buffer
- Base Flood Elevations
- Flood Hazard Boundaries**
  - Other Boundaries
  - Limit Lines
  - SFHA/ Flood Zone Boundary

- Flood Hazard Zones**
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Risk Due to Levee

- Dane County Mask**
  - Dane County Mask
- Municipalities**
  - City
  - Village
  - Town



**APPLICATION  
CERTIFIED SURVEY MAP  
EXTRATERRITORIAL JURISDICTION**

Date: 8-12-2020 Fee: \$650 (see attached)

The undersigned owner/agent of the described property hereby requests approval of a certified survey map described as follows:

Location of property (town name and section) Blue Mounds  
Section 13

Owner Name: James Leuzinger  
Z & L Properties, LLC

Address: 2581 WI-92 Trunk  
Mount Horeb, WI

Email Address: jamesl@premierbuildingsolutions.biz

Phone: 608-220-7448

The survey contains 2 Outlots  
4 Lots lots and 25.4 acres.

Proposed zoning, if different, will be Commercial

SIGNED: 

None, Surveyor

(applicant's interest in the property)

Applicant Name (if different from owner): Vierbicher-Paul Knudson

Address: 999 Fourier Dr., Ste. 201  
Madison, WI 53717

Email Address: pknu@vierbicher.com

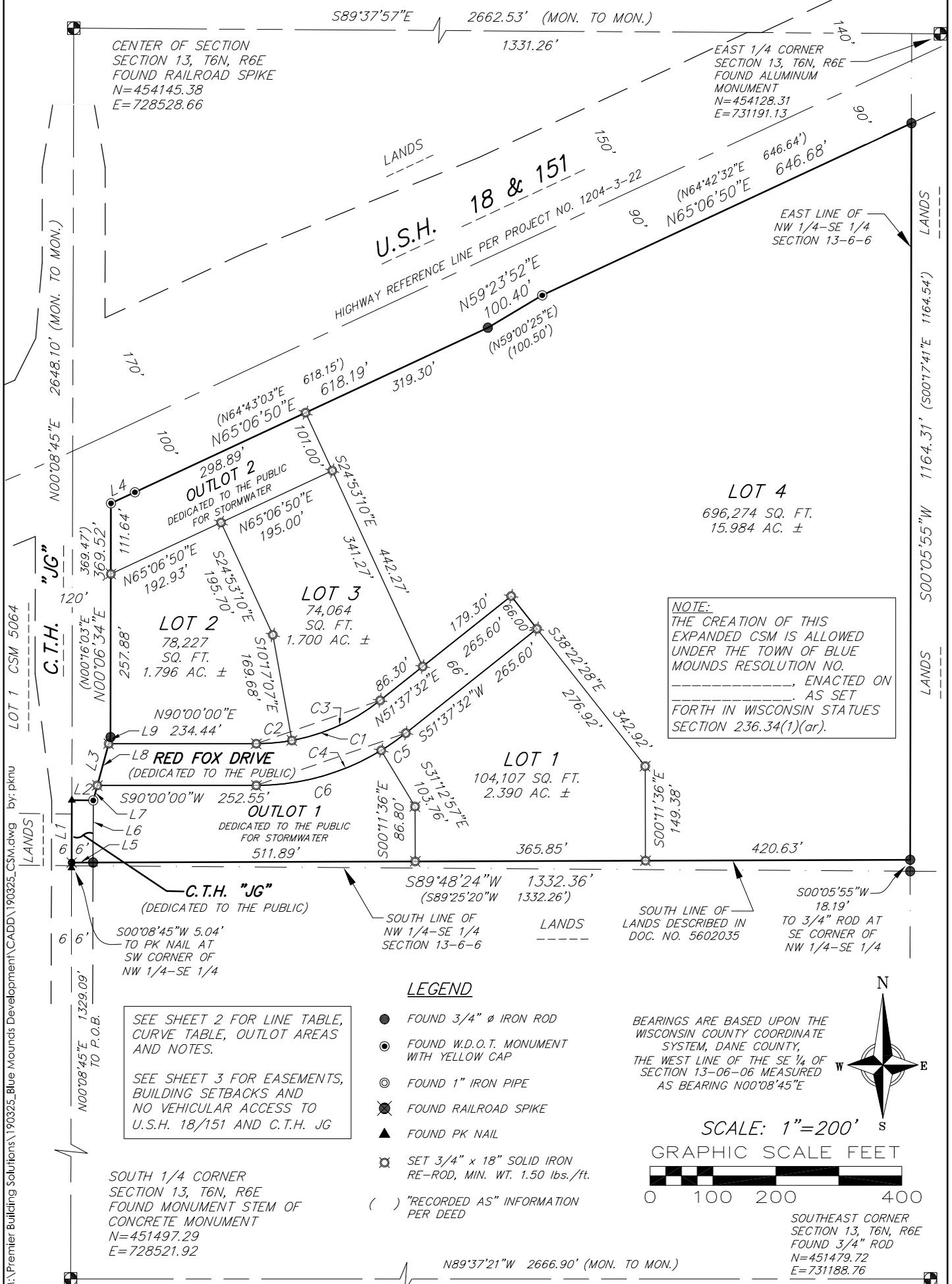
Phone: 608-821-3949

Date of Plan Commission approval: \_\_\_\_\_

Date of Village Board approval: \_\_\_\_\_

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13,  
TOWNSHIP 06 NORTH, RANGE 06 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN



M:\Premier Building Solutions\190325\_Blue Mounds Development\CADD\190325\_CSM.dwg by: pknu



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13,  
TOWNSHIP 06 NORTH, RANGE 06 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN

<i>Line Table</i>		
LINE NO.	DIRECTION	LENGTH
L1	N00°08'45"E	98.67'
L2	S89°22'06"E	34.02'
L3	N15°20'37"E	103.85'
L4	N65°22'11"E	41.86'
L5	S89°48'24"W	33.98'
L6	N00°10'20"E	98.18'
L7	N15°20'37"E	24.51'
L8	N15°20'37"E	68.44'
L9	N15°20'37"E	10.90'

<i>Recorded As Line Table</i>		
LINE NO.	DIRECTION	LENGTH
L1	(N00°14'52"W)	(98.44')
L2	(N89°43'57"E)	(33.95')
L3	(N14°55'20"E)	(103.61')
L4	(N64°54'35"E)	(41.92')

<i>Curve Table</i>					
Curve No.	Length	Radius	Delta	Chord Length	Chord Bearing
C1	212.31'	317.00'	38°22'28"	208.37'	N70° 48' 46"E
C2	56.91'	317.00'	10°17'07"	56.83'	N84° 51' 26"E
C3	155.41'	317.00'	28°05'21"	153.86'	N65° 40' 12"E
C4	256.52'	383.00'	38°22'28"	251.75'	S70° 48' 46"W
C5	47.85'	383.00'	7°09'31"	47.82'	S55° 12' 17"W
C6	208.67'	383.00'	31°12'57"	206.09'	S74° 23' 32"W

**NOTES:**

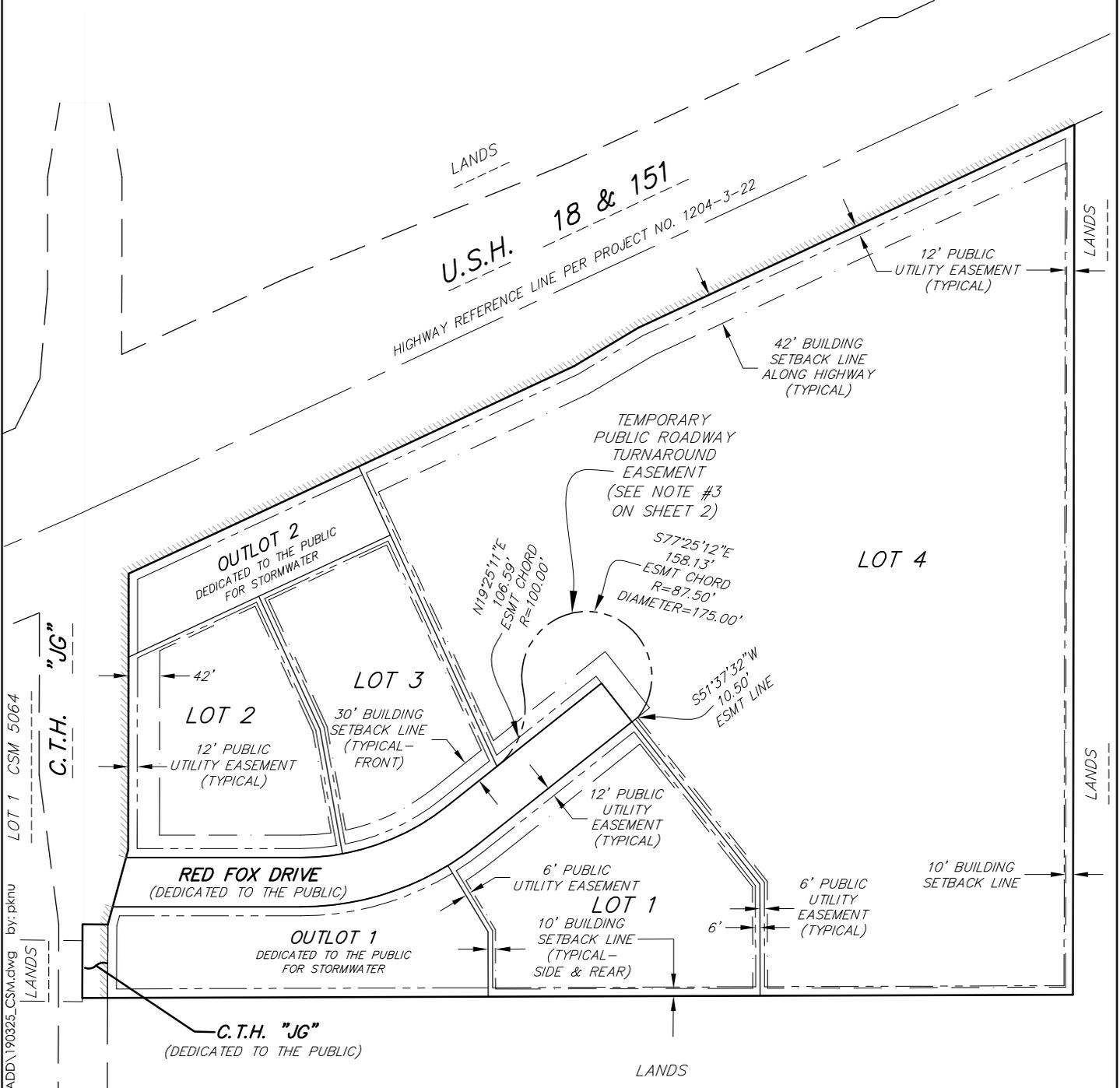
- 1) LANDS WITHIN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO A BLANKET TELEPHONE EASEMENT TO MOUNT HOREB TELEPHONE COMPANY PER DOCUMENT NUMBER 1904697.
- 2) OUTLOT 1 AREA = 65,946 SQ. FT. OR 1.514 ACRES MORE OR LESS.  
OUTLOT 2 AREA = 36,806 SQ. FT. OR 0.845 ACRES MORE OR LESS.
- 3) SHOULD LOT 4 OF THIS CERTIFIED SURVEY MAP BE FURTHER SUBDIVIDED INTO ADDITIONAL LOT(S) AND/OR OUTLOT(S), THE TEMPORARY PUBLIC ROADWAY TURNAROUND EASEMENT DEPICTED ON SHEET 1 SHALL AUTOMATICALLY TERMINATE WITH THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY FOR RED FOX DRIVE AND THE RECORDING OF SAID LAND DIVISION WITH THE REGISTER OF DEEDS.
- 4) NO RIGHT OF ACCESS TO U.S.H. 18/151 PER DOCUMENT NO. 1765026.

M:\Premier Building Solutions\190325\_Blue Mounds Development\CADD\190325\_CSM.dwg by: pkn

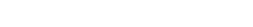


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

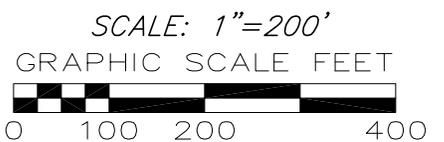
UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13,  
TOWNSHIP 06 NORTH, RANGE 06 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN



### LEGEND

-  NO VEHICULAR ACCESS TO U.S.H. 18/151 & C.T.H. JG
-  PUBLIC UTILITY EASEMENTS 6' WIDE
-  12' WIDE
-  BUILDING SETBACK LINES PER THE TOWN FOR COMMERCIAL ZONED LOTS
-  42' - HIGHWAY
-  30' - FRONT
-  10' - SIDE & REAR

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE SE 1/4 OF SECTION 13-06-06 MEASURED AS BEARING N00°08'45"E



M:\Premier Building Solutions\190325\_Blue Mounds Development\CADD\190325\_CSM.dwg by: pknv

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 190325  
DATE: 8-3-2020  
REV:  
Drafted By: PKNU  
Checked By: MMAR

SURVEYED FOR:  
PREMIER BUILDING SOLUTIONS  
ATTN: JAMES LEUZINGER  
2581 WI-92 TRUNK  
MOUNT HOREB, WI

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
3 OF 6**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13,  
TOWNSHIP 06 NORTH, RANGE 06 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Blue Mounds, and under the direction of Z & L Properties, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided; and that this land is Part of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 06 North, Range 06 East, Town of Blue Mounds, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 13; thence N00°08'45"E, 1329.09 feet along the west line of said SE 1/4 to the Point of Beginning; thence continuing N00°08'45"E, 98.67 feet along said west line; thence S89°22'06"E, 34.02 feet to the east right-of-way of County Trunk Highway "JG"; thence N15°20'37"E, 103.85 feet along said east right-of-way; thence N00°06'34"E, 369.52 feet along said east right-of-way to the southeasterly right-of-way of United States Highway 18 and 151; thence the following four courses along said southeasterly right-of-way; thence N65°22'11"E, 41.86 feet; thence N65°06'50"E, 618.19 feet; thence N59°23'52"E, 100.40 feet; thence N65°06'50"E, 646.68 feet to the east line of said NW 1/4 of the SE 1/4; thence S00°05'55"W, 1164.31 feet along the east line of said NW 1/4 of the SE 1/4 to the southeast corner of lands described in a warranty deed recorded as document number 5602035; thence S89°48'24"W, 1332.36 feet along the south line of lands described in said document number 5602035 to the Point of Beginning.

Said description contains 1,107,843 square feet or 25.433 acres, more or less.

Vierbicher Associates, Inc.  
By: Paul R. Knudson

Dated this 16th day of July, 2020.

Signed: \_\_\_\_\_  
Vierbicher Associates, Inc.  
Paul R. Knudson, P.L.S. No. 1556

M:\Premier Building Solutions\190325\_Blue Mounds Development\CADD\190325\_CSM.dwg by: pkn

 planners   engineers   advisors Phone: (800) 261-3898		FN: 190325	SURVEYED FOR:	C.S.M. No. _____	<b>SHEET</b> <b>4 OF 6</b>
		DATE: 8-3-2020	PREMIER BUILDING SOLUTIONS	Doc. No. _____	
		REV:	ATTN: JAMES LEUZINGER	Vol. _____ Page _____	
		Drafted By: PKNU	2581 WI-92 TRUNK MOUNT HOREB, WI		
		Checked By: MMAR			



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13,  
TOWNSHIP 06 NORTH, RANGE 06 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN

## VILLAGE OF MOUNT HOREB APPROVAL:

This Certified Survey is hereby acknowledged and accepted by the Village Board of the Village of Mount Horeb, Dane County, Wisconsin on this \_\_\_\_\_, 20\_\_\_\_\_.

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

## TOWN OF BLUE MOUNDS APPROVAL:

This Certified Survey, including any dedications shown thereon, has been duly approved by the Town Board of the Town of Blue Mounds, Dane County, Wisconsin, on \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Mike Freitag, Town Clerk

## REGISTER OF DEEDS CERTIFICATE:

Received for recording on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at  
\_\_\_ o'clock \_\_.m., and recorded in Volume \_\_\_\_\_ of Certified Surveys  
on Pages \_\_\_\_\_. as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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**vierbicher**  
planners | engineers | advisors



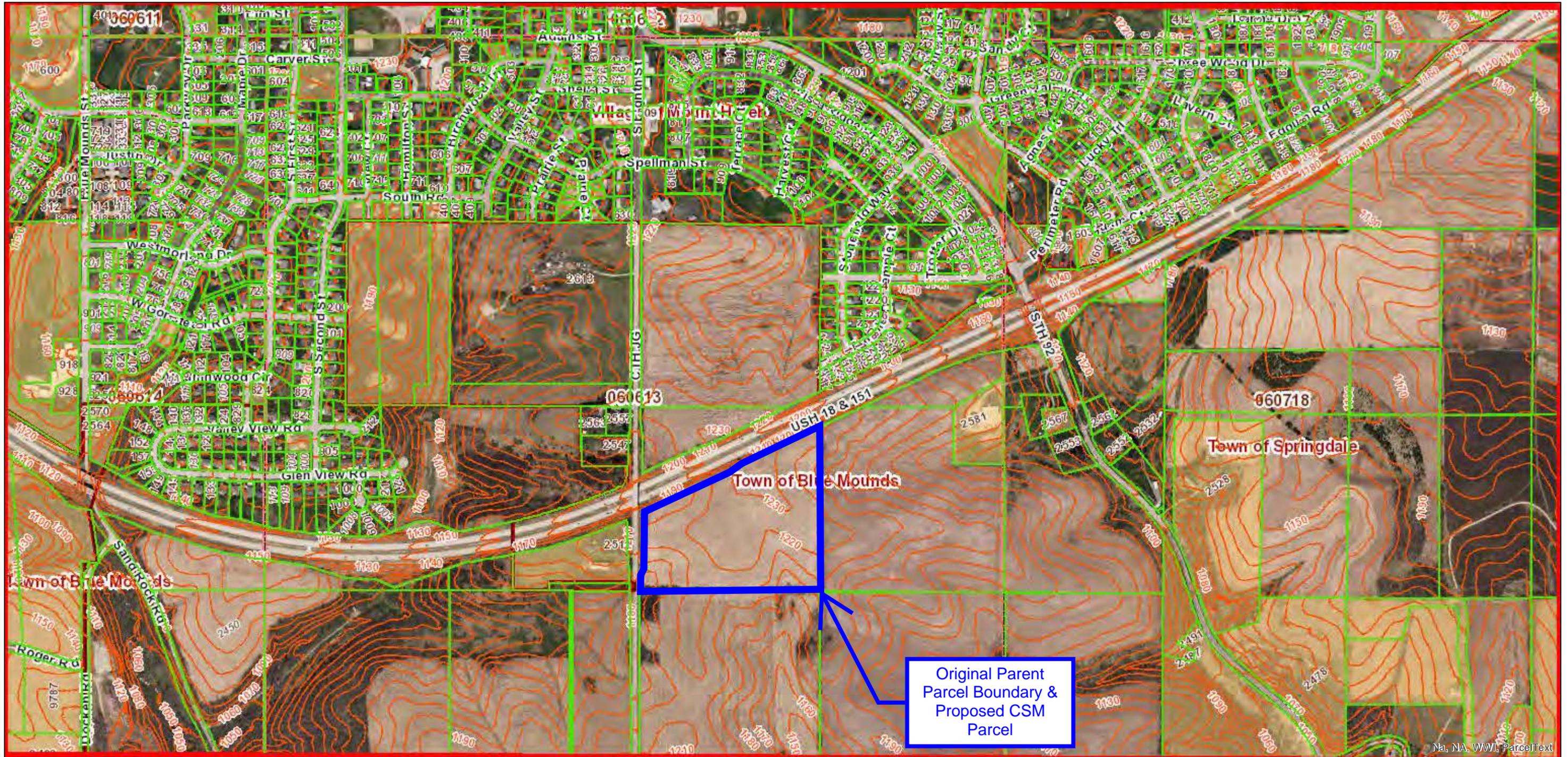
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SOLUTIONS  
ATTN: JAMES LEUZINGER  
2581 WI-92 TRUNK  
MOUNT HOREB, WI

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

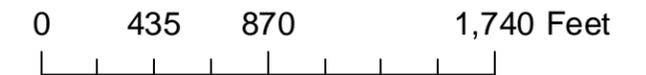
**SHEET  
6 OF 6**

# CSM ETJ Exhibit



August 17, 2020

- |                         |                          |                             |                                |                            |
|-------------------------|--------------------------|-----------------------------|--------------------------------|----------------------------|
| Mailing Labels          | <b>10 foot Intervals</b> | Town                        | Excavated pond                 | <b>Wetland Class Areas</b> |
| <b>Dane County Mask</b> | Index                    | Certified Survey Map - CSM  | Filled excavated pond          | Wetland                    |
| Dane County Mask        | Index Depression         | Parcels                     | Filled/draind wetland          | Upland                     |
| Primary Address         | Sections                 | <b>Lakes and Ponds</b>      | Wetland too small to delineate | <b>Filled Areas</b>        |
| Preliminary Address     | <b>Municipalities</b>    | Lakes and Ponds             | <b>Filled Points</b>           | Y                          |
| Road Names              | City                     | <b>Wetland Class Points</b> | Yes                            |                            |
|                         | Village                  | Dammed pond                 |                                |                            |



Na, NA, WWI, ParcelText

Village of Mount Horeb  
Building Inspection Dept.

Building Inspector's Report  
July 2020

Month to Date

- a) 18 building permits have been issued for general construction since July 1<sup>st</sup>.
- b) 4 new UDC permits

Year to Date

- a) 135 general permits since Jan. 1<sup>st</sup>
- b) 6 new UDC single family homes since Jan. 1<sup>st</sup>
- c) 4 New Duplex

Large Commercial projects currently active

- a) Co-op Addition/remodel
- b) S Brookwood 20 Unit Apartment building

Respectfully submitted

Dave Geraths  
Building Inspector