



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 Web: mounthorebwi.info

THE SEPTEMBER 23, 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. THE MEETING IS ALSO BROADCAST ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO JOIN THE MEETING USING THE FOLLOWING:

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, SEPTEMBER 23, 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 August 26, 2020 joint and August 26, 2020 regular Plan Commission meeting minutes
- 3) Consider conceptual presentation by Wade Wyse for proposed building at 101 S Third Street, and set possible public hearing date for October 28 to rezone property from Central Business to Planned Development
- 4) Consider Certificate of Appropriateness from Scott & Janelle Holmstrom for proposed exterior awning and signage at 132 E Main Street
- 5) Consider recommendation on rezoning application and Conditional Use Permit in Extraterritorial Zoning Jurisdiction for Lot 1 CSM 2986 Parcel 0606-021-8020-1 from A-2(4) Agricultural District (Legacy) to AG-Agricultural Zoning District in Town of Blue Mounds
- 6) Plan Commission Chair report

7) Village Planner report

8) 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.

**JOINT VILLAGE BOARD AND
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 26, 2020**

The Village Board and Plan Commission/Historic Preservation Commission of the Village of Mount Horeb met on the above date in a virtual meeting. Village President Randy Littel called the meeting to order at 6:00pm. Village Board trustees present were Aaron Boehnen at 6:04pm, Ryan Czyzewski, Jason Fendrick, Beth Hill, and Cathy Scott. Village trustee Jessica Jackson was absent. Plan Commission members present were Dave Hoffman, Destinee Udelhoven, Aaron Boehnen, Peggy Zalucha, and Brent Yauchler at 6:13pm. Commissioner Norb Scribner was absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, Village Attorney Bryan Kleinmaier, and Deputy Clerk Chrissy Kahl.

PC=Plan Commission VB=Village Board

Joint discussion regarding extraterritorial zoning in Town of Blue Mounds: Owen gave an overview of this item. Town of Blue Mounds Supervisor John Brixy was present and spoke. Town of Blue Mounds Attorney Mark Hazelbaker was also present and spoke.

PC: Consider recommendation for Resolution 2020-23 regarding extraterritorial zoning over a portion of the Town of Blue Mounds: Littel moved, Zalucha seconded to table this item for further discussion. Roll call vote: Littel-yes, Boehnen-yes, Hoffman-yes, Udelhoven-yes, Yauchler-yes, Zalucha-yes. Motion carried by unanimous roll call vote.

PC: Consider recommendation for Ordinance 2020-14, "AN ORDINANCE CREATING SECTION 17.201 OF THE MUNICIPAL CODE-AN INTERIM EXTRATERRITORIAL ZONING ORDINANCE WITHIN THE TOWN OF BLUE MOUNDS: Littel moved, Yauchler seconded to table this item for further discussion. Roll call vote: Littel-yes, Boehnen-yes, Hoffman-yes, Udelhoven-yes, Yauchler-yes, Zalucha-yes. Motion carried by unanimous roll call vote.

Ryan Czyzewski left the meeting at 6:38pm due to technical issues.

VB: Consider Resolution 2020-23 regarding extraterritorial zoning over a portion of the Town of Blue Mounds: Littel moved to table this item. There was no second, so the motion died. The item was re-opened for discussion. Scott moved, seconded by Hill to approve Resolution 2020-23. Roll call vote: Littel-no, Boehnen-yes, Fendrick-yes, Hill-yes, Scott-yes. Motion carried.

VB: Consider Ordinance 2020-14, "AN ORDINANCE CREATING SECTION 17.201 OF THE MUNICIPAL CODE-AN INTERIM EXTRATERRTORIAL ZONING ORDINANCE WITHIN THE TOWN

OF BLUE MOUNDS”: Fendrick moved, Scott seconded to approve Ordinance 2020-14. Roll call vote: Littel-no, Boehnen-yes, Fendrick-yes, Hill-yes, Scott-yes. Motion carried.

Adjourn: Scott moved, Hill seconded to adjourn at 6:48pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Deputy Clerk

DRAFT

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 26, 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, Brent Yauchler at 7:01pm, and Dave Hoffman at 7:04pm. Norb Scribner was 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 July 22, 2020 Plan Commission meeting minutes: Zalucha moved, Udelhoven seconded to approve the July 22, 2020 minutes. Motion carried by unanimous voice vote.

PUBLIC HEARING: For proposed detached garage in excess of 15 feet in height at 806 East Main Street: The public hearing opened at 7:01pm. Owen gave an overview. Slavney had a few questions. The public hearing closed at 7:05pm.

Consider recommendation for Resolution 2020-24 "CONDITIONAL USE PERMIT FOR DETACHED GARAGE EXCEEDING 15 FEET IN HEIGHT 806 E MAIN STREET": Owner Steve Erbe was present to answer questions. Yauchler moved, Boehnen seconded to approve Resolution 2020-24 conditional that the garage not be used for residential or commercial uses for current owner and subsequent owners. Design per staff approval. Motion carried by unanimous voice vote.

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: Owen said the applicant is asking to table this item as they may need different zoning. Littel moved, Boehnen seconded to table this item. Motion carried by unanimous voice vote.

Consider recommendation for extraterritorial jurisdiction Certified Survey Map for Diane Fink, Section 11 Town of Blue Mounds: Owen gave an overview. Udelhoven moved, Hoffman seconded to recommend approval. Motion carried by unanimous voice vote.

Consider recommendation for extraterritorial jurisdiction Certified Survey Map for James Leuzinger/Z&L Properties LLC, Section 13 Town of Blue Mounds: Owen gave an overview. Yauchler moved, Hoffman seconded to grant conditional approval subject to provision of the resolution number by the applicant and submittal of an updated Certified Survey Map for Village signature. Motion carried by unanimous voice vote.

Plan Commission Chair Report: Littel gave the report.

Village Planner report: Slavney gave the report.

Adjourn: Zalucha moved, Udelhoven seconded to adjourn the meeting at 7:31pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Deputy Clerk

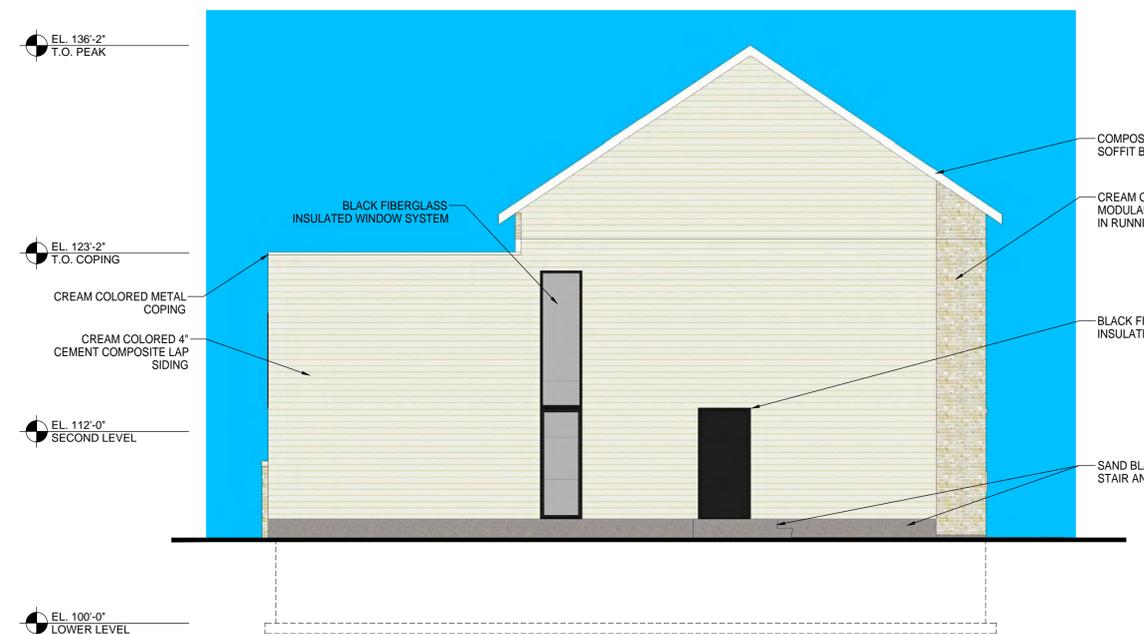
DRAFT



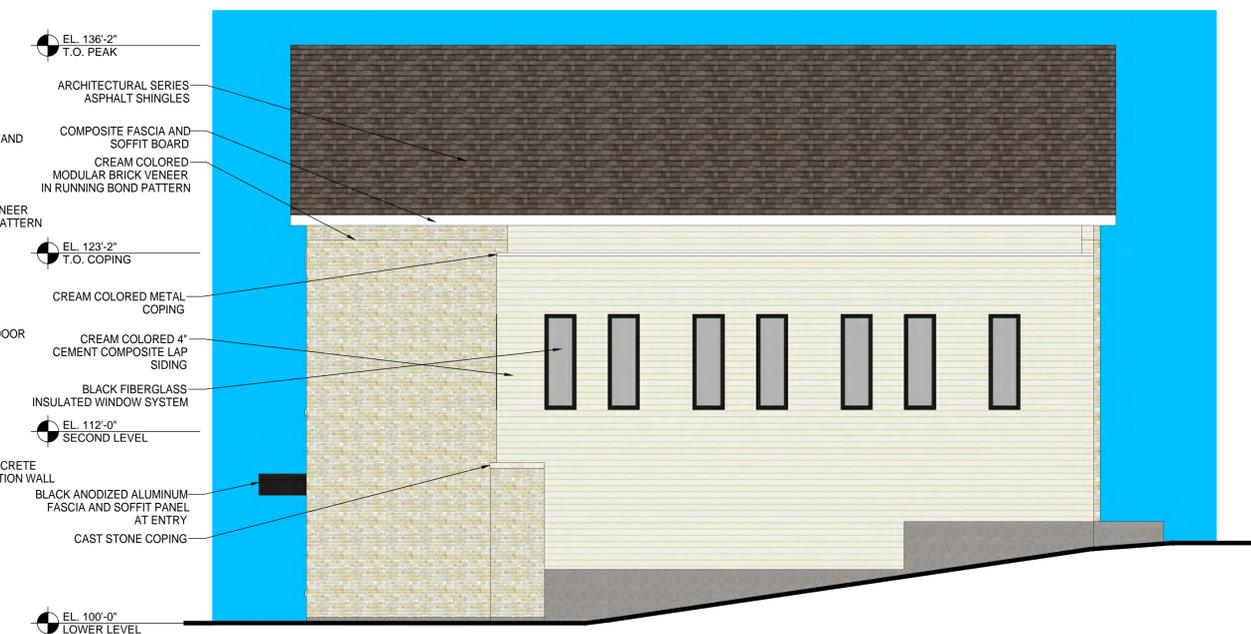
1 FRONT STREET ELEVATION
A200 SCALE: 3/16"=1'-0"



2 THIRD STREET ELEVATION
A200 SCALE: 3/16"=1'-0"



3 NORTH ELEVATION
A200 SCALE: 3/16"=1'-0"



4 EAST ELEVATION
A200 SCALE: 3/16"=1'-0"

Wyser Development

101 South 3rd Street
Mount Horeb, WI 53572

Project #: 20004.00

DESIGN DEVELOPMENT

Issued for:

No.	Description	Date
1	Village Submittal	09-14-2020

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

Building Elevations

A200

NOT FOR CONSTRUCTION



1 IMAGE FROM CORNER OF FRONT AND 3RD STREET
SCALE:



2 IMAGE FROM FRONT STREET
SCALE:

CāS₄ architecture, llc

Attention: Marc Schellpfeffer
4414 Regent Street, Ste. 102
Madison, WI 53705
ph 608-215-2607

Wyser Development

101 South 3rd Street
Mount Horeb, WI 53572

Project #: 20004.00

DESIGN DEVELOPMENT

Issued for:

No.	Description	Date
1	Village Submittal	09-14-2020

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

3D Building Images

A201

NOT FOR CONSTRUCTION

Wyser Development

101 South 3rd Street
 Mount Horeb, WI 53572

Project #: 20004.00

DESIGN DEVELOPMENT

Issued for:

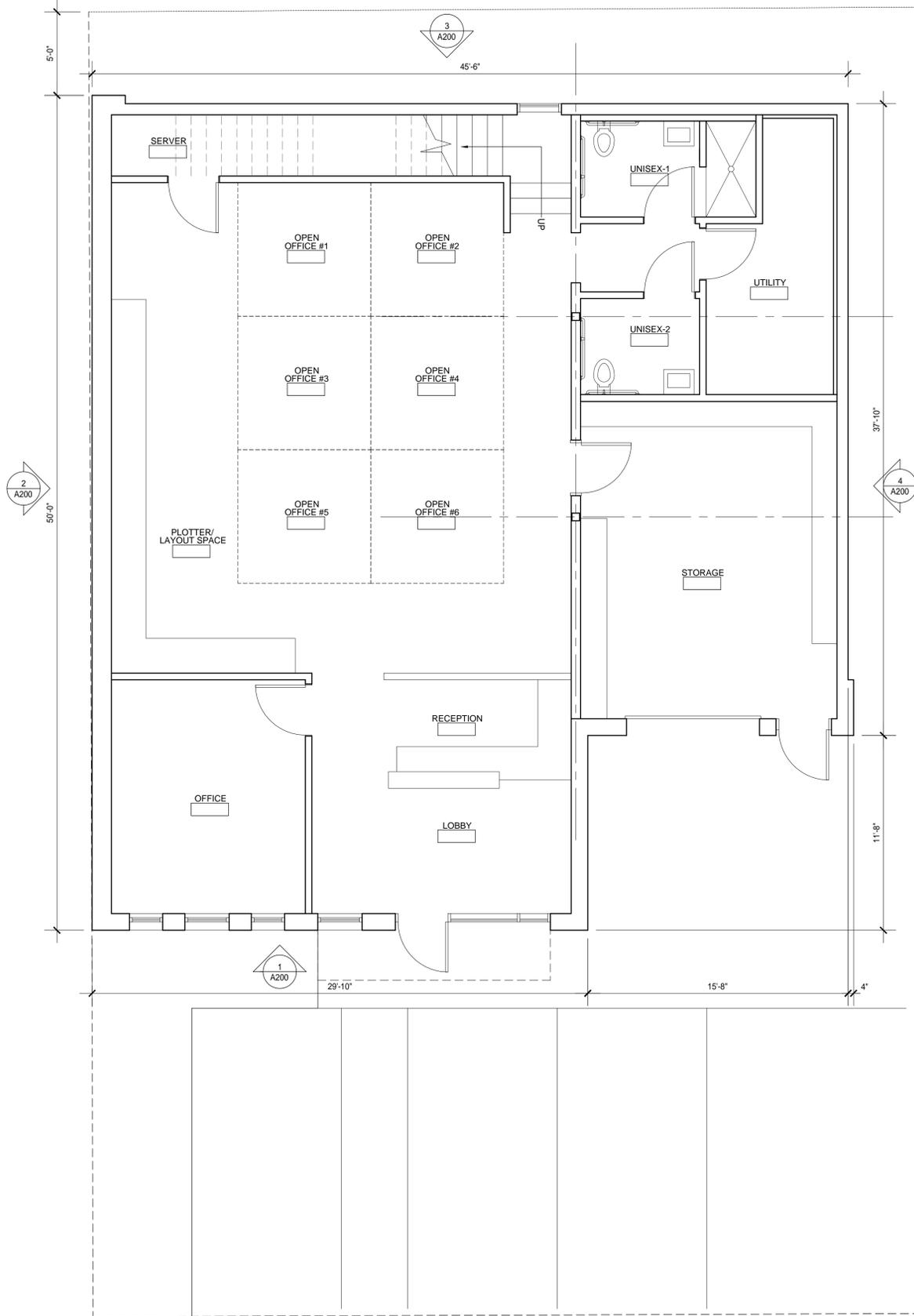
No.	Description	Date
1	Village Submittal	09-14-2020

Drawn by: CaS4 Architecture
 Checked by: CaS4 Architecture

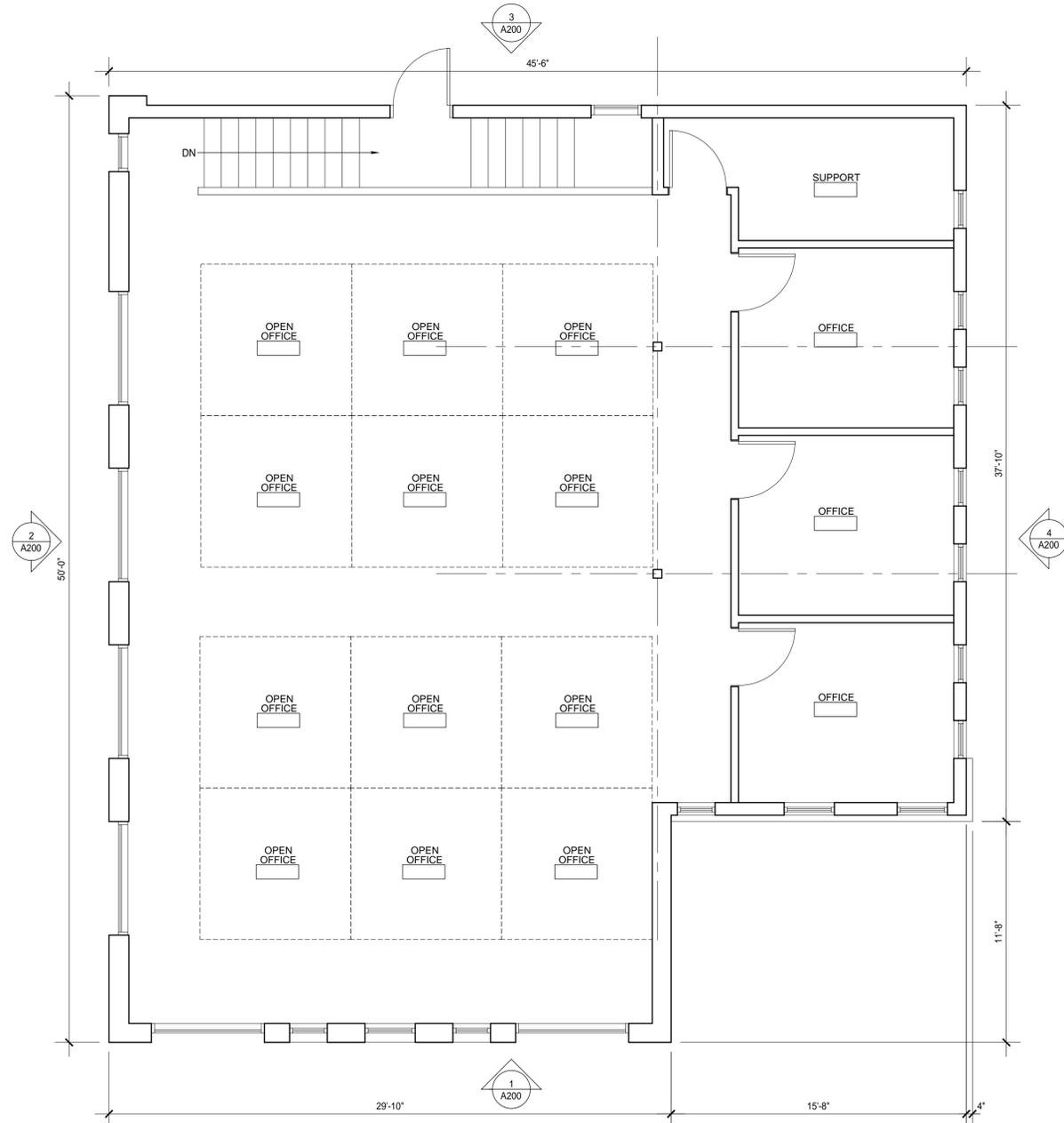
Building Floor Plans

A100

NOT FOR CONSTRUCTION

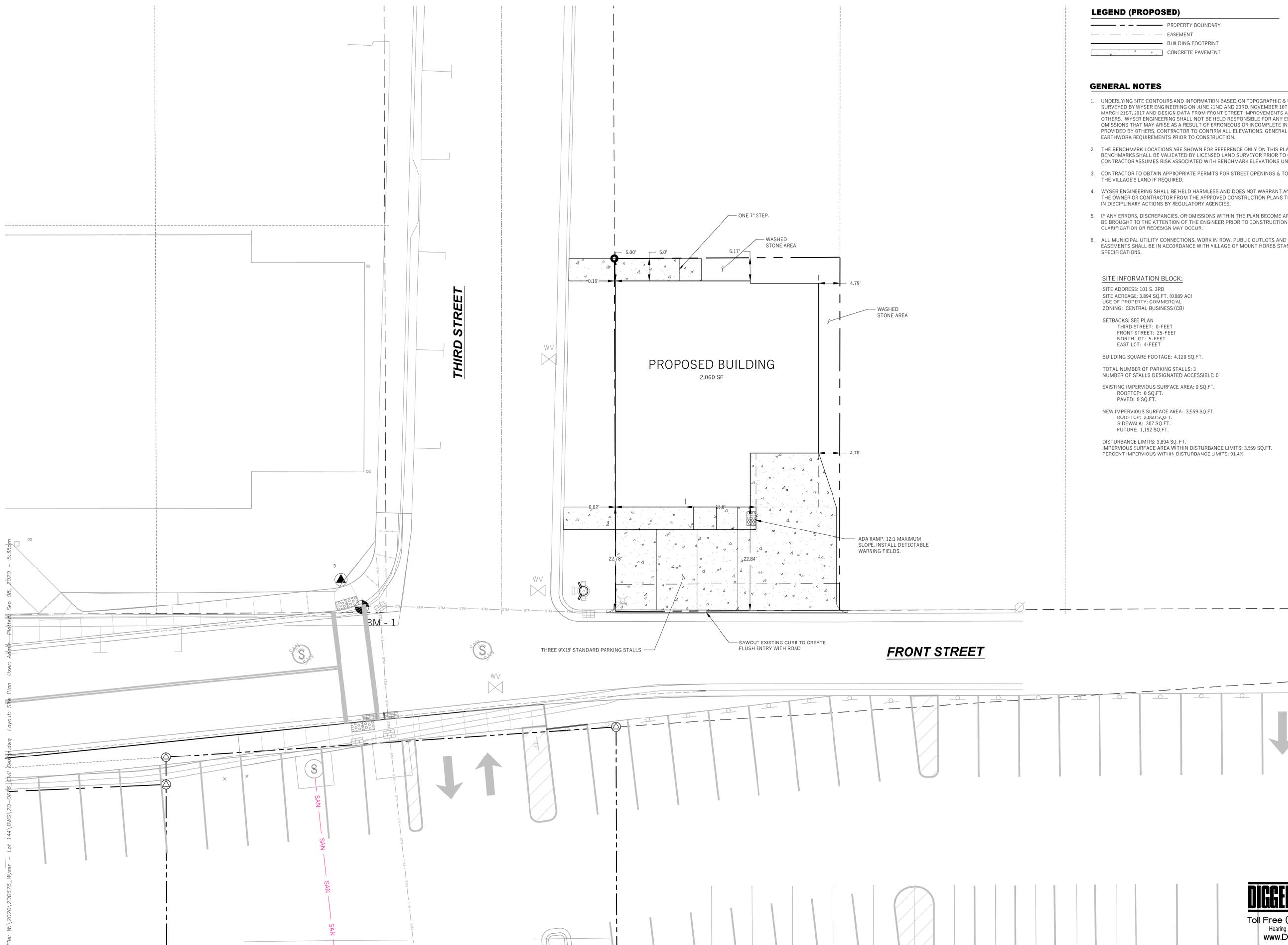


1 LOWER LEVEL PLAN
 A100 SCALE: 1/4"=1'-0"



2 SECOND LEVEL PLAN
 A100 SCALE: 1/4"=1'-0"

File: W:\2020\200676_Wyser - Lot 144 DWG\20-0676-Chw\Design\dwg Layout: S1E Plan User: Admin - P:\t\k\ Sep 08, 2020 - 5:35pm



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▨ CONCRETE PAVEMENT

NORTH

- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON JUNE 21ND AND 23RD, NOVEMBER 10TH, 2016 AND MARCH 21ST, 2017 AND DESIGN DATA FROM FRONT STREET IMPROVEMENTS AS DESIGNED BY OTHERS. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
 4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 101 S. 3RD
 SITE ACREAGE: 3.894 SQ.FT. (0.089 AC)
 USE OF PROPERTY: COMMERCIAL
 ZONING: CENTRAL BUSINESS (CB)

SETBACKS: SEE PLAN
 THIRD STREET: 0- FEET
 FRONT STREET: 25- FEET
 NORTH LOT: 5- FEET
 EAST LOT: 4- FEET

BUILDING SQUARE FOOTAGE: 4,120 SQ.FT.
 TOTAL NUMBER OF PARKING STALLS: 3
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 0

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.
 ROOFTOP: 0 SQ.FT.
 PAVED: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 3,559 SQ.FT.
 ROOFTOP: 2,060 SQ.FT.
 SIDEWALK: 307 SQ.FT.
 FUTURE: 1,192 SQ.FT.

DISTURBANCE LIMITS: 3,894 SQ. FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 3,559 SQ.FT.
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 91.4%

WYSER DEVELOPMENT

VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: 101 S. 3RD STREET
 MOUNT HOREB, WI 53572
 SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	
Wyser Number	20-0676
Set Type	PERMIT
Date Issued	09/08/2020
Sheet Number	C100

Toll Free (800) 242-8511 -or- 811
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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

CERTIFICATE OF APPROPRIATENESS

APPLICATION & INSTRUCTIONS (no fee)

Parcel ID Number# _____

Address of Property: 132 E. Main St. Mt Horeb

Property Owner:

Name: Scott + Janelle Holmstrom

Street Address: 3192 County Rd J6

City: Mt Horeb State: WI Zip: 53572

Daytime telephone number: (608) 437-1073 or 608-575-6994

Email: _____

Applicant (if different from owner): _____

Street Address: _____

City: _____ State: _____ Zip: _____

Daytime telephone number: () _____

Email: _____

Description of Project

A. Describe proposed work, materials to be used, and impact on existing feature:

We would like to move the current Isaac's signage above the left window and add a Janelle Natural Living sign above right window. Also to install 3 blue awnings over windows and entrance.

B. List any attachments (photos, sketches, floor plans, etc.):

photos of facade mock-up

Signature of applicant: Janelle Holmstrom Date: Sept 15, 2020

Return to: Zoning Administrator, 138 E. Main Street, Mount Horeb WI 53572

PLAN COMMISSION REVIEW

Date of Review _____ Application: Approved: _____ Denied: _____

Specific conditions of approval: _____

JANGLE SOAPWORKS BRANDING IDENTITY DESIGN



POWERED BY

**Ordinance No. Z 2020-7
(Scott and Janelle Holmstrom)
Town of Blue Mounds**

WHEREAS, The Town of Blue Mounds has given notice and set a time for hearing as provided by Wisconsin Statutes, for the purpose of considering the rezoning of certain land in the Town of Blue Mounds, Dane County, Wisconsin; and

WHEREAS, it appearing that at least ten (10) days notice has been given by publication in the official paper as a Class 2 Notice under Chapter 985 of the Wisconsin Statutes; and

WHEREAS, it appearing that a hearing has been had giving the opportunity to any person intended to be heard;

NOW, THEREFORE, the Town Board of the Town of Blue Mounds, Dane County, Wisconsin, do ordain as follows:

That Town Zoning Maps be amended so that the following parcel in the Town of Blue Mounds, Dane County, Wisconsin, be and are hereby deemed to be approved as rezoning of current Parcel # 0606-021-8020-1 as follows and that the Zoning Map, Town of Blue Mounds, Dane County, Wisconsin, contain notations and references to this effect:

For parcel listed above as follows:

Lot 1 on Certified Survey Map #2986 – approximately 5.56 Acres from A-2(4) Agricultural District (Legacy) to AG-Agricultural Zoning District.

This Ordinance shall become effective upon passage and publication.

Dennis Jelle
Dennis Jelle, Chairman

Dated 9/14/2020

Michael S Freitag
Michael Freitag, Clerk

Dated 9-14-2020



TOWN OF BLUE MOUNDS

• DANE COUNTY, WISCONSIN •

ORGANIZED APRIL 4, 1848

10566 Blue Vista Road

Blue Mounds, WI 53517

608-437-8722

townofbluemounds@gmail.com

CONDITIONAL USE PERMIT

Town of Blue Mounds Conditional Use Permit #2020-1 Holmstrom

The Town Board of the Town of Blue Mounds does hereby:

GRANT Conditional Use Permit #2020-1 for Plumbing Fixtures in Accessory Building in accordance with the Town of Blue Mounds Comprehensive Plan and Zoning Code (1.06285).

EFFECTIVE DATE OF PERMIT: September 14, 2020

The conditional Use Shall Be Located on the Property Described as Follows:

LOT 1 CSM #2986 IN PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, ALL IN T6N, R6E, TOWN OF BLUE MOUNDS, DANE COUNTY, WI.

**PROPERTY IS LOCATED AT 3192 COUNTY HWY JG, BLUE MOUNDS, WI
PARCEL # 0606-021-8020-1**

CONDITIONS:

- 1) Installation of plumbing fixtures does not authorize use of an accessory structure for human habitation.
- 2) Plumbing fixtures shall drain to an approved on-site waste treatment system or sewer and shall meet all plumbing code requirements.
- 3) A building permit shall be obtained for all plumbing improvements or modifications.

FINDINGS OF FACT:

The Board of Supervisors, After Public Hearing and in their consideration of the Conditional Use Permit Made the Following Finding of Fact:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall conform to all applicable regulations of the district in which it is located.

Expiration of Permit

Per Town of Blue Mounds Zoning Code, Subchapter IX, 1.095: If a use or activity associated with a previously approved conditional use ceases for 365 days or more after first being established on the property, the use will be deemed to have been terminated and the property owner or authorizing agent must reapply and obtain another conditional use before recommencing the use or activity.

Future Land Use ETJ View

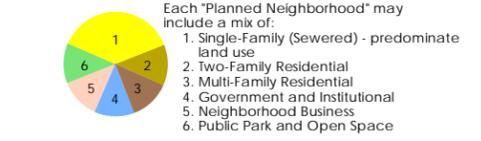
4a

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

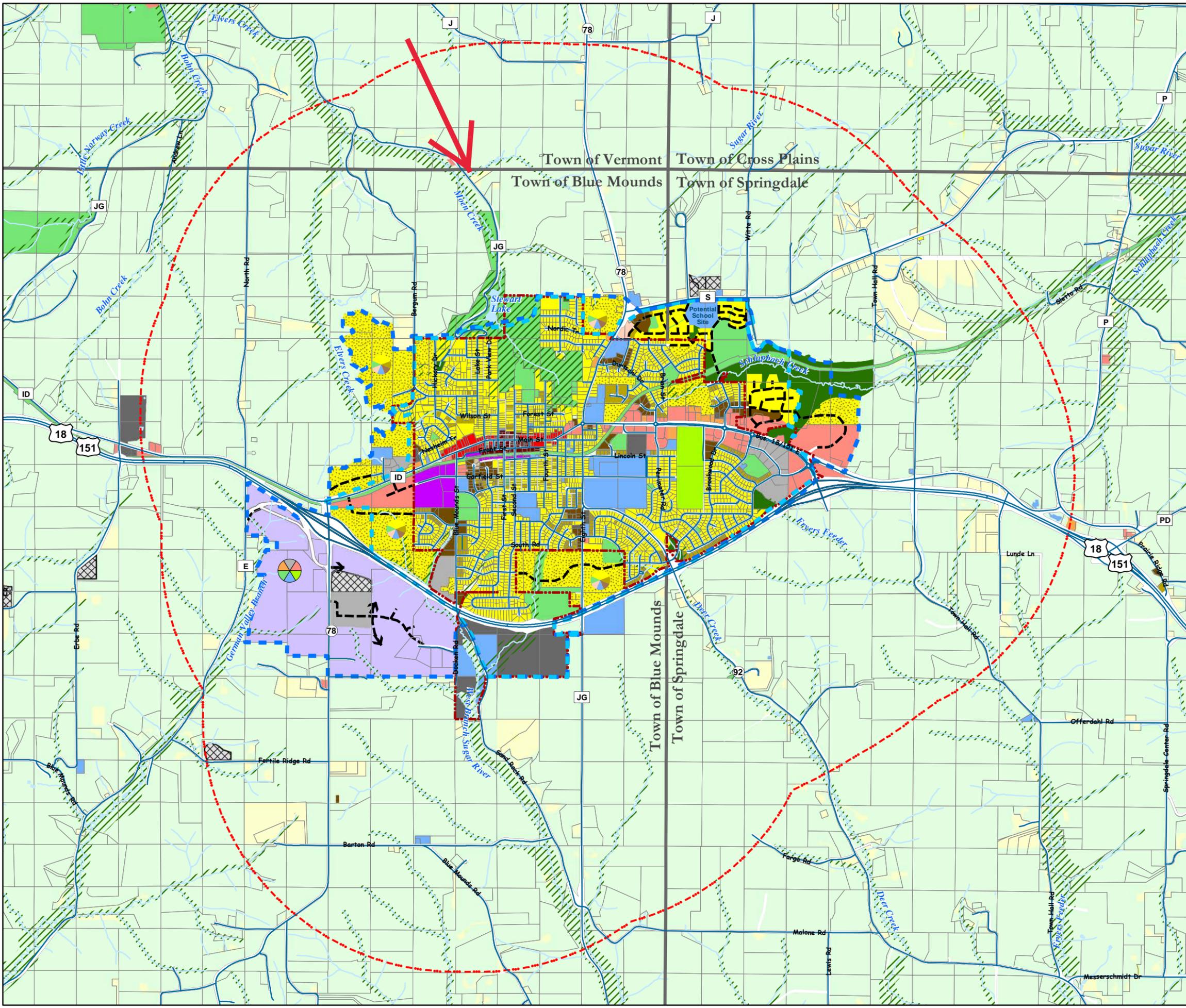
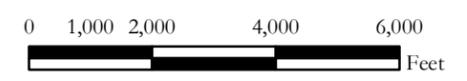


TABLE OF ZONING USES -- DANE TOWN ZONING

P = Permitted. Blank Cell = Prohibited. C = Conditional Use.

AG = Agricultural EA = Exclusive AG AE = Ag Enterprise RC = Resource Conservancy

NBR = Nature-Based Recreation PRD = Planned Rural Development COM = Commercial

IND = Industrial NR = Neighborhood Retail RCOM = Recreational Commercial

RBB = Rural Based Business RUC = Rural Community PUD = Planned Unit Develop.

SFR = Single Family Residential MFR = Multi-Family Residential

All uses must meet primary and secondary standards

USES ▼ DISTRICTS ►	AG	EA	AE	RC	NBR	PRD	COM	IND	NR	RCOM	RBB	RUC	PUD	SFR	MFR
Accessible elements. [Sec. 1.0601] [Def. 1.022 (1)]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory structure, detached. [Sec. 1.0602] [Def. 1.022 (3)]	P	P	P	C	C	P	P	P	C	C	C	C	C	P	P
Adult Entertainment. [Sec. 1.0603] [Def. 1.022 (6)]								P							
Agricultural Tourism. [Sec. 1.0603] [Def. 1.022 (10)]	P	C	P	C	C	C					P	P	P		
Agriculture incubator. [Def. 1.022 (13)]	P	P	P	C	C		C	C			P	P	P		
Agriculture. [Sec. 1.0604]	P	P	P	C	C	P	P			C	C	C	C		
Agriculture-related business. [Def. 1.022 (14)]	P	C	P				P	P		C	P	P	P		
Airports and landing strips. [1.0617; 1.0604r]	C	C	C				C	C	C				C		
Animal grooming, veterinary clinic. [Sec. 1.0605]	C	C	C				P		C	C	C	C	C		
Animal sanctuary. [Sec. 1.0606] [Def. 1.022(16)]		C					C	C		C	C	C	C		
Animal Units; non-domestic animals on residential parcels. [sec. 1.0607].						P				P			P	P	
Aquaculture facility. [Sec. 1.0608] [Def. 1.022 (17)]	C	P	P				P	P			P	C	C		
Art gallery. [Sec. 1.0609] [Def. 1.022 (18)]			C				P	P	P	C	C	P	P		
Art studio. [Sec. 1.0609] [Def. 1.022 (19)]			C				P	P	P	C	C	P	P	C	C
Auction facility, flea market facilities. [Def. 1.022 (20)]			C				P			C	C	C	C		
Auto body, vehicle repair and maintenance. [Sec. 1.0610]							C	C			C	C	C		

USES ▼ DISTRICTS ▶	AG	EA	AE	RC	NBR	PRD	COM	IND	NR	RCOM	RBB	RUC	PUD	SFR	MFR
Bed and breakfast establishment. [Sec. 1.0611] [Def. 1.022(21)]	C	C	C	C						C	C	C	C	C	
Biofuel manufacturing. [Def. 1.022 (22); 1.0611r]	C	C	C				C	P			C	C	C		
Building material sales, indoor storage only.							P	P			C	C	C		
Building material sales, outdoor storage.			C				C	P			C	C	C		
Bulk storage in excess of 50,000 gal.							C	C					C		
Campground. [Sec. 1.0612] [Def. 1.022 (28)]					C		C			C	C		C		
Camping.	P		P	P	P	P	P			P	C		C		
Cemetery, mausoleum.							P					P	P		
Child care center, 8 or fewer people. [Sec. 1.0613] [Def. 1.022 (30)]	P	C	C				C	C	P	P	P	P	P	C	C
Child care center, 9 or more people. [Sec. 1.0613] [Def. 1.022 (30)]	C	C	C				C	C	C	C	C	C	C	C	C
Commercial poultry and egg production, beekeeping in residential areas. [Sec. 1.0630]	P	P	C				C			C	C	C	C		
Community living arrangements for 9 or fewer people. [Sec. 1.0614] [Def. 1.022 (32)]	P											P	P	C	P
Community living arrangements for more than 9 people. [Sec. 1.0614] [Def. 1.022 (32)]	C											C	C	C	C
Drive-Up Window.			C				C	C	C		C	C	C		
Dwelling used temporarily during construction. [Sec. 1.0616] [Def. 1.022 (2)]	C	C											P	C	C
Eating establishment without alcohol, liquor, or malt beverages.							P	C	C	C	C	C	P		
Eating establishment with alcohol, liquor, or malt beverages.							C	C	C	C	C	C	C		
Elementary Schools.			C				P					P	P	C	C
Equestrian facilities. [1.0638a]	C	C	C	C	C	C	C			P	P	C	P		
Fabrication and assembly of parts.							C	P			C	C	C		
Exhibition facilities, including animal and commercial exhibitions	C		P				P	C		C			C		
Farm Residence [Def. 1.022 (45a)][1.0617r]	P	P													
Food processing facility. [Sec. 1.0618]	C	C	P				P	P		P	C	C	C		
Gasification energy system. [Secs. 1.0617 and 1.0633 (5)]	C	C	C				C	C			C		C		

	AG	EA	AE	RC	NBR	PRD	COM	IND	NR	RCOM	RBB	RUC	PUD	SFR	MFR
USES ▼ DISTRICTS ▶															
Health care clinics.			C				P		C	C	C	C			
Home-based business. [Sec. 1.0620] [Def. 1.022 (51)]	P	P	P									P	C	P	P
Hospitals, nursing homes and extended care facilities							C	C					P		
Hotel, motel. [Def. 1.022 (52), (75)]							P			C	C	C	C		
Junkyard. [Sec. 1.0621]. [Def. 1.022 (55)]								C					C		
Kennel. [Sec. 1.0622] [Def. 1.022 (56)]	C	C	C				C			C	C	C	C		
Lab or research facilities. [Secs. 1.0617 and 1.0622r]	C	C	C				C	P			C	C	C		
Landfill, clean. [Sec. 1.0623]. [Def. 1.022 (58)]								C							
Landfill, sanitary. [Sec. 1.023] [Def. 1.022 (59)]								C							
Landscaping and general construction contractor							P	C			C	C	P		
Landscaping retail center. [Def. 1.022 (60)].			C				P	C		C	C	C	P		
Library, museum.							P					P	P		
Livestock harvest facility. [Sec. 1.0624] [Def. 1.022 (62)]	C	C	C				C	C		C	C		C		
Lodging house. [Def. 1.022 (64)]		C	C	C	C	C	C			C	C	C	C		
Manufacturing and production of hazardous materials.			C				C	C			C	C	C		
Metal and wood fabrication. [Sec. 1.0625]							C	P					C		
Mobile home park and mobile homes. [Sec. 1.0626]													C		C
Mobile tower siting. [1.0617]	C	C	C	C	C	C	C	C	C	C	C	C	C		
Multiple family dwelling, 2 units.												C	C	C	P
Multiple family dwelling, 3 or more units.												C	P	C	C
Nonmetallic mining site, between one acre and 15 acres, not exceeding 24 months. [Sec. 1.056, 1.0617 and 1.0627] [Def. 1.022 (76)]	C	C	C				C	C		C	C	C	C		
Nonmetallic mining site, less than one acre, not exceeding 24 months. [Secs. 1.056, 1.0617 and 1.0627] [Def. 1.022 (77)]	C	C	C				C	C		C	C	C	C		
Nonmetallic mining site, one acre or greater. [Secs. 1.056, 1.0617 and 1.0628] [Def. 1.022 (77)]	C	C	C			C	C	C							

USES ▼ DISTRICTS ►	AG	EA	AE	RC	NBR	PRD	COM	IND	NR	RCOM	RBB	RUC	PUD	SFR	MFR
Office buildings two or fewer stories in height			C				P	P		C	C		P		
Office buildings more than two stories in height			C				C	C		C	C		P		
Outside product or equipment testing, truck terminals, refining, distribution center. [Def. 1.022 (117)]							C	C			C	C	C		
Places of worship.			C				P		P	P	P	P	C	C	C
Planned Unit Development. [Sec. 1.057].							P	P		P	P	P	P		
Ponds. [Sec. 1.0629] [Def. 1.022 (84)]	P	P	P	P	P	P	P	P	C	C	C	P	C	C	C
Poultry and Egg Production; Beekeeping, home scale [sec. 1.0630]	P	P											P	P	P
Production facilities such as bakeries, dry cleaners, commercial kitchens, laundries, and other facilities producing or processing merchandise for off-premises retailing.							P	P			C		C		
Production facilities such as stamping plants, forges, assembly plants, and other fabrication operations			C				C	P			C	C	C		
Recreation facility, indoor. [Def. 1.022 (91)]			C				P	C	C	P	C	C	P		
Recreation facility, outdoor. [Sec. 1.0631] [Def. 1.022 (93)]	C		C	C	C		C		C	C	C	C	P		
Recreation facility, motor sports			C							C			C		
Recycling center, waste transfer station. [Def. 1.022 (95)]							C	C					C		
Rendering plant facility. [Sec. 1.0632] [Def. 1.022 (96)]								C							
Renewable energy structures [Secs. 1.0617 and 1.0633]	C	C	C	C	C	C	C	P	P	C	C	C	C	C	C
Resort. [Sec. 1.0634]							C			P	C	C	C		
Retail and service establishment, outdoor. [Def. 1.022 (98)]							C		C	C	C	C	C		
Retail establishment and service, indoor. [Def. 1.022 (98)]			C				P		P	C	C	C	C		
Roadside stand and farmer's market. [Sec. 1.0635] [Def. 1.022 (99)]	P	P	P	C		P	P		P	P	P	P	P		

	AG	EA	AE	RC	NBR	PRD	COM	IND	NR	RCOM	RBB	RUC	PUD	SFR	MFR
USES ▼ DISTRICTS ▶															
Seasonal storage of recreational equipment and motor vehicles. [Sec. 1.0637]	C	C	C				C	P		P	C	C	C		
Secondary schools, colleges, universities, technical institutes, and related facilities.							P					P	P	C	C
Single family dwelling.	P											P	P	P	C
Solar energy system where electricity is used on premises. [Sec. 1.0633 (3)]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar energy system where electricity is used off the premises. [Sec. 1.0633 (3)]	C	C	C	C	C	C	P	P	C	C	C	C	P	C	C
Sport shooting range. [Sec. 1.0638] [Def. 1.022 (106)]	C		C	C	C		C	C		C	C		C		
Stables for farm horses [1.0638a]	P	P	P		C	C				C	C	C	C		
Stables for boarded or show horses [1.0638a].	P	C	C							C	C	C	C		
Storage yard. [Sec. 1.0639]							C	C			C	C	C		
Tannery. [Def. 1.022 (112)]								C					C		
Temporary secondary dwelling for dependency living arrangements or agricultural use. [Sec. 1.0640] [Def. 1.022 (2), (39) and (40)]	C	C	C									C	C	C	C
Theaters for motion pictures or live performances of plays, music, comedy and other lively arts, culture or education, not falling within the definition of adult entertainment.			C				P	C				C	P		
Transportation, communications, pipeline, electric transmission, utility, or drainage uses. [Secs. 1.0617, 1.0640m]	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility uses other than generation facilities or substations [Secs. 1.0617, 1.0640r]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility uses: small generation facilities, substations	C	C	C			C	p	P	C	C	C	C	C	C	C
Warehousing, self-storage facility, or mini-warehousing. [Sec. 1.0642]. [Def. 1.022 (74)]							C	P			C	C	C		
Water distribution, wholesale, processing, and treatment. [Sec. 1.0643]			C				P	P			C	C	C		
Water extraction and removal. [Sec. 1.0645] [Def. 1.022 (122)]	C	C	C				C	C			C		C		

Wholesale, distribution facility. [Sec. 1.0645].							C	P					C		
Wind energy systems, 1.0617 and 1.0633.	C	C	C	C	C	C	C	C	C	C	C	C	C		

**SUBCHAPTER V
SPECIAL ZONING REGULATIONS**

- 1.051 Planned Rural Development**
- 1.052 Standards For Approving A Planned Rural Development (PRD).**
- 1.053 Mobile Tower Siting.**
- 1.054 Mobile Telecommunications; Structural, Design, And Environmental Standards.**
- 1.055 Adult Entertainment Establishments.**
- 1.056 Non-Metallic Mining And Extraction**
- 1.057 Planned Unit Development.**
- 1.058 Rural Community Zone.**

1.051 Planned Rural Development. (1) Purpose. This section creates and specifies the process by which owners of land in the exclusive agricultural zone may realize value for Density Units associated with their property.

(2) The Town finds that there are owners of property which has been zoned for farmland preservation who have Density Units, but would prefer not to divide residential lots from their own property. This ordinance allows those property owners to enter into a development plan under which the Density Units will be reallocated to other land which is more suitable for development, and used for development of residences on the other land.

(3) A Planned Rural Development (“PRD”) shall be executed by approval of a PRD Map showing the Lot from which the Density Units are being removed and area, Lot, or Lots, to which the Density Units are being transferred. The PRD Map shall be a map showing the conservation and the development areas. In addition, any new parcels must be approved as a Certified Survey Map according to the criteria in this section and Town Ordinances.

(4) Applicability. The requirements and provisions of this subchapter shall apply to all

lands zoned exclusive agricultural and resource conservancy.

- (5) PRD creation.
- (a) A PRD shall be created by defining a PRD conservation area and a PRD development area.
- (a) A PRD development area is a lot or lots created by the use of Density Units. Development area lots may be created using transfers of density units from any Lot in the Town whose owner(s) agree to participate in the PRD plan.
- (b) A PRD conservation area is the parcel from which available Density Units are transferred.
- (c) The number of Density Units shall be calculated according to the Appendix 1 to this Ordinance.
- (d) The PRD development area shall have one dwelling unit and lot per Density Unit transferred from a conservation area.
- (6) Permitted and conditional uses.
- (a) The PRD conservation area shall continue to be zoned for exclusive agricultural uses, but may not be used for residential development.
- (b) The permitted and conditional uses in the PRD receiving area shall conform to uses permitted in the zoning district designated in the PRD plan.
- (7) Density policy. Density policies shall be applied in accordance with Appendix 1 to this Ordinance.
- (8) Agreement. Negotiations for density exchanges shall take place strictly between property owners and shall not involve the town or other government agencies other than for the approval of the number of credits transferred, the placement and terms of a PRD conservation area easement, approval of the owners of both the conservation and development areas, and other such approvals as needed.

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
August 2020

Month to Date

- 1) 27 building permits have been issued for general construction since August 1st.
- 2) 3 new UDC permits

Year to Date

- 1) 162 General permits since Jan. 1st
- 2) 8 new UDC single family homes since Jan. 1st
- 3) 5 new duplex

Large Commercial projects currently active

- 1) S Brookwood 20 Unit Apartment building

Respectfully submitted,

Dave Geraths
Building Inspector