



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

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THE FEBRUARY 24, 2021 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:

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

<https://global.gotomeeting.com/join/233859517>

You can also dial in using your phone.

United States: +1 (872) 240-3212 Access Code: 233-859-517

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, FEBRUARY 24, 2021

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

- 1) Call to order – Roll call
- 2) Consider January 27, 2021 minutes
- 3) PUBLIC HEARING: To rezone 407 E Main St from dual-zoning of PB Planned Business and R-2 Two Family to PB Planned Business for entire lot
- 4) Consider recommendation for Ordinance 2021-01, "AN ORDINANCE CHANGING ZONING CLASSIFICATION OF PARCEL 0606-123-0859-1 FROM DUAL ZONING OF PB PLANNED BUSINESS AND R-2 TWO FAMILY RESIDENTIAL TO PB PLANNED BUSINESS
- 5) PUBLIC HEARING: To consider revision to Zoning Code Chart 1 and Section 17.20 to add language permitting v-shaped duplexes
- 6) Consider recommendation for Ordinance 2021-01, "AN ORDINANCE TO AMEND THE CODE OF ORDINANCES CHAPTER 17 CHART 1 FOOTNOTE 4 AND 17.20 DETAILED LAND USE DESCRIPTIONS AND REGULATIONS RELATING TO V-SHAPED DUPLEXES AND TWIN HOMES"
- 7) Plan Commission Chair report
- 8) Village Planner report

9) 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 GAFFNEY, CLERK, AT (608) 437-9404.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JANUARY 27, 2021

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, Sarah Best, Aaron Boehnen, Norb Scribner, Destinee Udelhoven. Brent Yauchler and Peggy Zalucha 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 Assistant Clerk Jean Culberson.

Consider December 16, 2020 minutes: Scribner moved, Udelhoven seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

Consider recommendation for revised extraterritorial jurisdiction Certified Survey Map for Diane Fink, Section 11 Town of Blue Mounds: Owen explained the revision due to the extended access road. Udelhoven moved, Scribner seconded to recommend approval of the revised CSM. Motion carried by unanimous voice vote.

Consider zero lot line discussion including code change and may set public hearing date for February 24, 2021: Owen gave an overview of the changes. Slavney explained the code changes and addressed questions from the board members regarding the V-Shaped area. Scribner moved, Boehnen seconded the recommendation for approval. Motion carried by unanimous voice vote. Scribner moved, Boehnen seconded to set the public hearing for February 24, 2021. Motion carried by unanimous voice vote.

Plan Commission Chair report: Littel stated no report and referred to the packet for the Building Inspection report.

Village Planner report: Slavney stated no report.

Adjourn: Little moved, Best seconded to adjourn the meeting at 7:13 pm. Motion carried by unanimous voice vote.

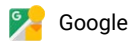
Minutes by Jean Culberson, Assistant Clerk

Google Maps 494 Springdale St

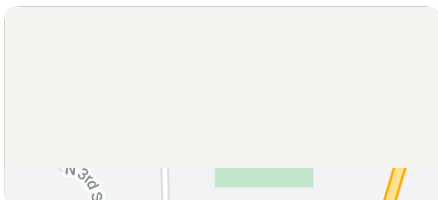


Image capture: Jul 2018 © 2021 Google

Mt Horeb, Wisconsin



Street View



VILLAGE OF MOUNT HOREB
ORDINANCE 2021-01

AN ORDINANCE CHANGING ZONING CLASSIFICATION OF
PARCEL 0606-123-0859-1 FROM DUAL ZONING OF PB PLANNED BUSINESS
AND R-2 TWO FAMILY RESIDENTIAL TO PB PLANNED BUSINESS

WHEREAS, Darlene Diehm Lockard is the owner of Carl Boeck's Plat Block 12, Lot 9, further described as parcel 0606-123-0859-1 in the Village of Mount Horeb; and

WHEREAS, Darlene Diehm Lockard applied to request the zoning classification of the above referenced property be changed from dual zoning of PB Planned Business and R-2 Two Family Residential to PB Planned Business for the entire lot; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on February 24, 2021 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 dual zoning of PB Planned Business and R-2 Two Family Residential to PB Planned Business for the entire lot 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 the Comprehensive Plan; 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, ordains as follows:

Section 1. The zoning classification of the entire above referenced property is designated PB Planned Business and the Zoning Map of the Village will be amended accordingly.

Section 2. This Ordinance will take effect after passage and posting pursuant to law.

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

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____

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ORDINANCE NO. 2021-02
VILLAGE OF MOUNT HOREB

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES CHAPTER 17
CHART 1 FOOTNOTE 4 AND 17.20 DETAILED LAND USE DESCRIPTIONS AND
REGULATIONS RELATING TO V-SHAPED DUPLEXES AND TWIN HOMES

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

Chapter 17 Chart 1 Footnote 4 of the Code of Ordinances is amended as follows: (amendment in bold)

⁴The lot line adjacent to a common wall shall be 0 feet from side yard, or shall meet the Building Code and Fire Code in the case of V-Shaped Duplexes and Twin Homes. See also, Sections 17.20(1)(a)2 and (1)(a)3.

17.20: DETAILED LAND USE DESCRIPTIONS AND REGULATIONS

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(1) RESIDENTIAL LAND USES

(a) Conventional Residential Development.

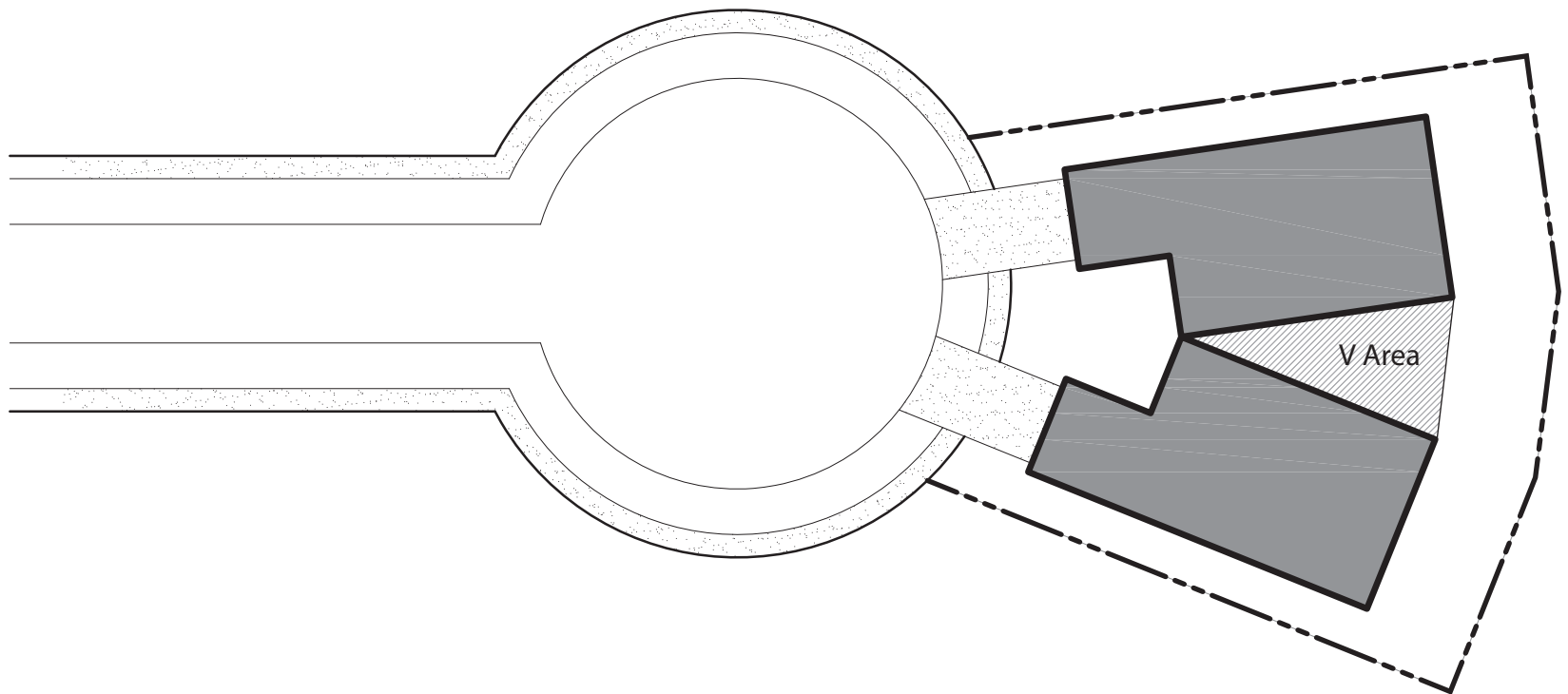
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2. Duplex:

Description: These dwelling unit types consist of a single-family dwelling which is attached on one side to another single-family residence. A minimum building code required fire rated wall assembly division, separating living areas from the lowest level to flush against the underside of the roof, and individual sanitary sewer and public water laterals, is required between each dwelling unit. The 2 residences are located on the same lot. These dwelling unit types may not be split into additional residences. Refer to Chart 1 for setback requirements. Refer to 17.132 for parking requirements.

V-Shaped Duplex: This form of duplex is constructed with the two dwelling units attached at the front interior corner of the foundation, and with the two dwellings becoming increasingly separated from one another as distance increases from the building front to the building rear. The open area between the two dwellings from the attached front corner to the rear corner of each dwelling is described **as the "V-Area"** – see the following diagram. Once originally constructed, no additions to either dwelling and no outdoor activity areas may be constructed or used within the V-Area. All other rules applying to a duplex shall also apply to a V-Shaped Duplex.

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0 40'

A scale bar consisting of three segments: a short segment, a longer segment, and another short segment. The number "0" is at the left end and "40'" is at the right end.

3. Twin House

Description: These dwelling unit types consist of a single-family dwelling which is attached on one side to another single-family residence. A minimum building code required fire rated wall assembly division, separating living areas from the lowest level to flush against the underside of the roof, and individual sanitary sewer and public water laterals, is required between each dwelling unit. The 2 residences are located on the same lot. These dwelling unit types may not be split into additional residences. Refer to Chart 1 for setback requirements. Refer to 17.132 for parking requirements.

V-Shaped Twin House: This form of twin house is constructed with the two dwelling units attached at the front interior corner of the foundation, and with the two dwellings becoming increasingly separated from one another as distance increases from the building front to the building rear. The open area between the two dwellings from the attached front corner to the rear corner of each **dwelling is described as the "V-Area"**. (See above diagram for duplexes.) Once originally constructed, no additions to either dwelling unit and no outdoor activity areas may be constructed or used within the V-Area. All other rules applying to a twin house shall also apply to a V-Shaped Twin House.

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The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at a meeting held _____.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

ADOPTED: _____

POSTED/PUBLISHED: _____

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Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
January 2021

Month to Date

- 1) 10 Building permits have been issued for general construction since January 1st.
- 2) 0 new UDC permit

Year to Date

- 1) 10 General permits since Jan. 1st
- 2) 0 New UDC single family homes since Jan. 1st
- 3) 0 New Duplex

Large Commercial projects currently active

- 1) 20 Unit Apartment, S Brookwood Dr

Respectfully submitted

Dave Geraths
Building Inspector