



HERITAGE  
COMMUNITY  
OPPORTUNITY

## VILLAGE OF MOUNT HOREB

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THE MARCH 17, 2021 SPECIAL VILLAGE BOARD MEETING WILL BE HELD VIRTUALLY. YOU CAN WATCH THE MEETING LIVE VIA THE VILLAGE WEBSITE BY CLICKING "WATCH LIVE" UNDER THE TROLLWAY TV GRAPHIC ON THE RIGHT SIDE OF THE HOME PAGE AT [WWW.MOUNTHOREBWI.INFO](http://WWW.MOUNTHOREBWI.INFO). THE MEETING IS ALSO BROADCAST LIVE ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO JOIN THE MEETING USING THE FOLLOWING:

Please join the meeting from your computer, table or smartphone:  
<https://global.gotomeeting.com/join/525861469>

You can also dial in using your phone:  
United States: +1 (646) 749-3122 Access Code: 525-861-469

### **SPECIAL VILLAGE BOARD MEETING WEDNESDAY, MARCH 17, 2021**

The Village Board of the Village of Mount Horeb will meet virtually on the above date at 6:00pm. Agenda as follows:

- 1) Call to order  
Roll call
- 2) Consider Ordinance 2021-05, "AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION OF A PORTION OF THE TOWN OF SPRINGDALE TO THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN"
- 3) Consider request for TID #5 incentives for proposed office building at 101 S. 3<sup>rd</sup> Street from Wyser Properties, LLC. The Village Board will convene in closed session as authorized by Section 19.85 (1)(e) of Wisconsin Statutes for purposes of the investing of public funds.
- 4) Adjourn

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

**ORDINANCE 2021-05  
VILLAGE OF MOUNT HOREB**

AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION  
OF A PORTION OF THE TOWN OF SPRINGDALE TO THE  
VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

**RECITALS**

- A. On or about October 20, 2020, a petition to annex (the “Annexation Petition”) the property described in and shown on Exhibit A (the “Property”) to the Village of Mount Horeb was filed with the Village Clerk by the owner of the Property, The Elmer C. Baker and Norma J. Baker Joint Revocable Trust (the “Owner”).
- B. On or about October 20, 2020, the Owner owned all of the real property within the Property. No electors reside within the Property. The current population of the Property is zero.
- C. A copy of the Annexation Petition, together with a scale map and a legal description of the Property, was filed with the Wisconsin Department of Administration and the Town Clerk of the Town of Springdale.
- D. The Village has considered the recommendations, if any, that the Department of Administration has made regarding the annexation.

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

**ORDINANCE**

- 1. Property Annexed. In accordance with Wis. Stat. § 66.0217, the Village Board approves the annexation of the Property.
- 2. Effect of Annexation. From and after the effective date, the Property shall be a part of the Village of Mount Horeb for any and all purposes provided by law, and all persons coming or residing within such Property shall be subject to all ordinances, rules, and regulations governing the Village of Mount Horeb.
- 3. Ward Designation. From and after the effective date, the Property annexed by this Ordinance shall be incorporated into Ward No. 2 of the Village.

4. Clerk Duties. From and after the effective date, the Village Clerk is hereby directed to provide notice and copies of this Ordinance pursuant to the applicable Wisconsin Statutes.
5. Zoning. From and after the effective date, the Property shall be initially and temporarily zoned in the A-1 Agricultural District pursuant to section 17.34 of the Village Code.
6. Payment to Town of Springdale. Pursuant to Wis. Stat. § 66.0217(14)(a)1., the Village agrees to pay annually to the Town of Springdale, for five (5) years, an amount equal to the amount of property taxes that the Town of Springdale levied on the Property as shown by the 2021 tax roll.
7. Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.
8. Recitals incorporated. The representations and recitations set forth in Recitals are material to this Ordinance and are hereby incorporated into and made a part of this Ordinance as though they were fully set forth in this paragraph.

*The above ordinance was duly adopted by a two thirds (2/3) majority vote of the elected members of the Village Board of the Village of Mount Horeb at a meeting held on March 17, 2021.*

APPROVED:

By: \_\_\_\_\_  
Randy J. Littel, Village President

ATTEST:

By: \_\_\_\_\_  
Alyssa Gross, Village Clerk

Attachment:

Exhibit A – Legal Description and Map of Property to be annexed

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, the  
above named Randy J. Littel and Alyssa Gross, to me known to be the persons  
who executed the foregoing instrument and acknowledged the same with authority  
from the Village of Mount Horeb.

\_\_\_\_\_  
\_\_\_\_\_  
(Print name)

Notary Public, State of Wisconsin

My commission: \_\_\_\_\_

*This instrument drafted by:*  
Bryan Kleinmaier  
Stafford Rosenbaum LLP  
P.O. Box 1784  
Madison, WI 53701-1784

**EXHIBIT A**

Legal Description and Map of Property

LANDS TO BE ANNEXED TO THE VILLAGE OF MOUNT HOREB

### **Annexation Legal Description**

Lot 1 of Certified Survey Map No. 14813, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 24, 2018, in Volume 103 of Certified Survey Maps, Pages 274-276, as Document No. 5411524, and as amended by affidavit of correction recorded on December 23, 2019 as Document No. 5550913, and a portion of Ridgeview Road Right-of-Way, being a part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 7, and also part of the Southwest Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 8, all in Township 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of aforesaid Section 7; thence South 00 degrees 23 minutes 31 seconds West, 1208.86 feet to the northeasterly Right-of-Way line of Ridgeview Road also being the Southwest corner of Lot 1 of Certified Survey Map no. 8658 recorded on August 5<sup>th</sup>, 1997 in Volume 47 of Certified Survey Maps of Dane County on Pages 286 and 287, as Document No. 2876530, and the Point of Beginning;

thence along said northeasterly Right-of-Way line, South 66 degrees 10 minutes 05 seconds East, 499.46 feet to a point of tangent curve on said Right-of-Way; thence continuing along said Right-of-Way 397.97 feet on the arc of a curve to the left, having a radius of 5639.65 feet and a long chord that bears South 68 degrees 11 minutes 22 seconds East, 397.89 feet to a point of compound tangent curve on said Right-of-way; thence continuing along said Right-of-Way 32.96 feet on the arc of a curve to the left, having a radius of 5639.58 feet and a long chord that bears South 70 degrees 22 minutes 43 seconds East, 32.96 feet, to a non-tangent line; ; thence South 19 degrees 24 minutes 30 seconds West, 170.00 feet to the Southwesterly line of said Ridgeview Road and the Northerly Right-of-Way of United States Highway 18 & 151 (USH 18 & 151) also being the easterly most corner of aforesaid Lot 1 of Certified Survey Map No. 14813 (CSM 14813); thence along the northerly Right-of-Way of USH 18 & 151, North 81 degrees 31 minutes 08 seconds West, 212.65 feet to a point of tangent curve on said Right-of-Way; thence continuing along said northerly Right-of-Way 378.72 feet on the arc of a curve to the left, having a radius of 3889.72 feet and a long chord bears North 84 degrees 18 minutes 29 seconds West, 378.57 feet to a tangent line on said Right-of-Way; thence continuing along said northerly Right-of-Way, North 87 degrees 05 minutes 51 seconds West, 454.43 feet to the Municipal Limits of the Village of Mount Horeb; thence continuing along said northerly Right-of-Way and the Municipal Limits of the Village of Mount Horeb, North 64 degrees 09 minutes 28 seconds West, 165.78 feet to a point on the easterly Right-of-Way of Business 18-151; thence continuing along said Municipal Limits and said easterly Right-of-Way of Business 18-151, North 29 degrees 05 minutes 31 seconds West, 520.36 feet; thence continuing along said Municipal Limits, North 52 degrees 02 minutes 25 seconds East, 192.91 feet to a point on the aforesaid northeasterly Right-of-Way of Ridgeview Road; thence along said northeasterly Right-of-Way, South 66 degrees 10 minutes 05 seconds East, 535.84 feet back to the Point of Beginning.

Said parcel contains 515,864 square feet or 11.84 acres. Parcel 0607-074-9520-0.

