

1. Agenda

Documents:

[2022-2.23-PLAN-COMM-AGENDA-REVISED-1 \(AGENDA\).PDF](#)

2. Meeting Materials

Documents:

[2-23-22-PC-MEETING-PACKET-2-OF-3 \(2 OF 4\).PDF](#)

[2-23-22-PC-MEETING-PACKET-1-OF-3 \(1 OF 4\).PDF](#)

[PC-PACKET-4-OF-4-2022-02-23 \(4 OF 4\).PDF](#)

[2-23-22-PC-MEETING-PACKET-3-OF-3 \(3 OF 4\).PDF](#)



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 FEBRUARY 23rd, 2022 PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WILL **BE HELD VIRTUAL AND IN PERSON**. 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. THE MEETING IS ALSO BROADCAST LIVE ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO JOIN THE MEETING USING:

Please join my meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/418113189>
You can also dial in using your phone. United States: [+1 \(224\) 501-3412](tel:+12245013412) Access Code: 418-113-189

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, FEBRUARY 23, 2022

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet virtually and in person on the second floor of the Municipal Building at the above date at 7:00pm. Agenda as follows:

1. Call to order – Roll call
2. Consider January 26, 2022 Plan Commission meeting minutes
3. Public Hearing: To consider Conditional Use Permit application from Jim Sutter, 1920 Three Wood Drive, to install deck on NE corner of the house
4. Consider the recommendation for Resolution 2022-03, Conditional Use Permit, for deck structure at 1920 Three Wood Drive
5. Public Hearing: To consider a zoning change from PB planned business to PD-1 Planned Development District with General Development Plan for a proposed mixed-use development located at 1800 Springdale Street, further described as parcel 0607-072-9765-1
6. Consider recommendation for draft Ordinance 2022-02 changing the zoning classification of 1800 Springdale Street from Planned Business to PD-1 Planned Development with a General Development Plan for a proposed Mixed-Use Development.
7. Concept review by Steve Brown Apartments, 120 South First Street
8. Plan Commission Chair report
9. Village Planner report
10. Adjourn



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 AND CONDITIONAL USE PERMIT APPLICATION

The undersigned owner (agent) of the property described below requests to:

- ☐ **be granted the following specific conditional use:** _____
Requesting a Planned Unit Development to allow a mixed-use development
consisting of a 40 unit apartment and 1,700 sf commercial space.

- ☐ **amend the Mount Horeb Zoning Ordinance as follows:** _____
Refer to letter of intent for specific ordinance amendments requested.

Applicant

Name: Driftless View, LLC. c/o Chris Etmanczyk
Address: 800 W. Broadway Ave. Suite 500
Phone: 608-212-3033 Email: chris.etman@lee-associates.com

- 1) Address of property:
1800 Springdale Street
Tax Parcel ID Number: 157/0607-072-9765-1 CSM#: 14145
Lot: 2 Block: _____ Subdivision: _____
Zoning (circle one): R1 R2 R3 R4 PO NB PB CB P1 I1 I2 A1 CO1 PD1

- 2) Attach a plan, survey, map, or plat identifying the property under consideration
- 3) Application and plans must be submitted at least 10 days prior to the Plan Commission meeting (meeting held on the 4th Wednesday of each month) for the initial presentation.

Applicant's interest in the property: Land Contract for development

Signature: *Chris Etmanczyk* Date: 02.07.2022

Fee amount: \$ _____ Date paid: _____ Receipt #: _____

Plan Commission recommendation date: _____ Village Board approval date: _____

Conditions: _____

APPLICATION AND FEES

(1) GENERAL. Application for a zoning ordinance amendment or a conditional use permit, or an application to amend the regulations of an ordinance, will be made on the attached form by or on behalf of the owner(s) of the property. With the exception of a change to Planned Development zoning (see (a) below) each application must be accompanied with a \$150 fee payable to the Village.

(a) PLANNED DEVELOPMENT DISTRICT FEES: Each application to amend the zoning ordinance to create a planned development district, or an application for a conditional use permit in a planned development district, shall be accompanied by a \$200 fee.

(b) PROFESSIONAL FEES. In addition to the above fees, applicant will reimburse the Village for required publication fees and professional consultant fees such as engineering, planning, and legal review, incurred by the Village in connection with the application.

(2) REAPPLICATION.

(a) If a property owner or applicant withdraws a zoning ordinance amendment application or conditional use permit application after the Plan Commission has moved to recommend that the Village Board deny such application, or to recommend that such application be approved but with modifications, restrictions, or conditions, no subsequent application for the same zoning ordinance amendment or conditional use permit will be considered for a period of one year following the Plan Commission recommendation.

(b) Following the denial of an application for a zoning ordinance amendment or conditional use permit, the property owner or applicant may not reapply for the same zoning ordinance amendment or conditional use permit for a period of one year from the date the prior application was denied by the Village Board.

(c) Subparagraphs (a) and (b) above notwithstanding, a property owner or other applicant may reapply for the same zoning ordinance amendment or conditional use permit within the prohibited one-year period if a majority of the Village Board first determines that circumstances or conditions have changed which would warrant a reconsideration of the matter.

VALIDITY OF CONDITIONAL USE PERMIT

Approval of a conditional use permit will be void within twelve (12) months of approval unless the use is commenced or the current owner possesses a valid building permit under which construction is commenced within six (6) months of the date of the building permit issuance. The Board may extend such permit for justifiable cause, if application is made to the Village Board before said permit expires.



February 9, 2022

Nic Owens
Village Administrator
Village of Mt. Horeb Planning Department
138 E. Main Street
Mount Horeb Wisconsin 53572

RE: Zoning Amendment / GDP Application
1800 Springdale Street (Springdale St. Apartment Development)

Village Board and Plan Commission Members,

On behalf of Compeer Financial and Driftless View LLC, Please accept this letter of intent for the rezoning of Lot 2 at 1800 Springdale St. We are requesting the lot be rezoned from Planned Business (PB) to Planned Development (PD) to allow greater use of the site.

The existing lot has remained undeveloped along Springdale Street. Several factors make the use of this site challenging to develop solely for commercial business use. These factors include a substantial setback and easement along Springdale Street, west, and north property lines. In addition, there is a significant grade change to the north as referenced in the attached existing conditions photographs, shallow bedrock depth across the entire site, as well as limited septic capacity in this area of the Village.

Our Amendment and rezone of the property to Planned Development (PD) would allow greater flexibility in the allowable uses, including Mixed-Use and Multi-Family developments. Due to the limited infrastructure of the Village sewer system, the area north of Springdale St. has been limited to business and single-family residential uses to the greater extent. However, our team has proposed a system that would alleviate the potential high-volume system consistent with a multi-family development. A holding tank design will reduce the septic demands to meet the minimum constant flow rate to not overwhelm the system. A zoning that would allow greater flexibility in its uses, would be more economically feasible and attract greater diversity and opportunities for the parcel.

The proposed mixed-use development will consist of 1,712 gsf of commercial tenant space and a multi-family component consisting of 40 units with a mix of unit types. The unit mix is in response to the Mount Horeb Topline House Survey developed by Kristin Runge, Ph.D – UW Madison. That survey identified a significant lack of rental apartment/multi-family options in the Mount Horeb area. Taking advantage of the existing topography, the proposed building would have underground parking, a variety of apartment unit configurations including studio, 1 bed, 2 bed, 2 bed + den, and 3 bed units. The building will also include a club room with various amenities as well as an outdoor patio with rear yard greenspace amenities.



As previously noted, there are significant utility easements along the south, west, and north of the existing lot. Overhead power and cable lines may need to be relocated underground within the southern right-of-way to allow for fire department apparatus access. The 30 ft. utility easement along the western property line contains the village sanitary force main. The northern public utility easement is 30 ft. wide which then reduces to a 15 ft. private sanitary easement for the adjacent property to the east.

PROJECT DATA

Site Utilization

- Site Area: 1.44 acres (62,898 sf)
- Building Area: 15,562 sf
- Total Building SF: 47,064 gsf
- Floor Area Ratio (FAR): .25
- Impervious Surface Ratio: 59%
- Landscape Area Ratio: 41%

Building Composition

- 3 stories above grade
- 1 story below grade
- Base building height: 40 ft.
- Tower element height: 47 ft.
- Commercial Tenant Area: 1,712 gsf
- Apartment units: 40
 - Studio: 11 units
 - 1 Bedroom: 10 units
 - 2 Bedroom: 10 units
 - 2 Bedroom + Den: 6 units
 - 3 Bedroom: 3 units

Parking

- Total Parking Stalls: 74 (including 2 ADA)
 - 38 sub-grade
 - 36 surface
- Total Bike Stalls: *8
 - 4 sub-grade
 - 4 surface
 - *38 storage units with adequate bike storage

The proposed development will be owned by Driftless View, LLC. c/o Chris Etmanczyk and Matt Etmanczyk who are Verona and Mount Horeb residents, respectively. The lot shares an existing single entrance point via a shared access easement with the commercial development to the east. This entrance is currently restricted to a right-in / right-out access. The proposed development includes a second full access point which will allow east and west traveling



vehicular access. The proposed entrance aligns with Norsk Golf Road to the south where there is an existing break in the center median along Springdale Street. The proposed parking lot will align with the adjacent property for continuous vehicle circulation in the existing shared access easement between the two parcels and access points. Pedestrian access is provided adjacent to the proposed drive with a connection to the mixed-use building. Private access to the underground parking area is to the west of the property via ramp.

This development will provide housing for up to 63 beds within 40 apartment units. The economic impact this project has on the Village of Mount Horeb could be vast. The mixed-use aspect of the development brings potential job opportunities and supports the existing businesses within the village. The development of this project will transform a vacant lot and have improvements valued at approximately \$7 million and increased tax revenue approximately \$150,000 each year over the existing vacant land use. The development is seeking no public assistance for the project.

The Planned Business Zoning allows a Commercial Apartment as a conditional use per 17.20(8)a of the Mount Horeb Zoning Ordinance. However, Commercial Apartments are limited in density and thus require a Planned Development (PD-1) zoning to achieve the proposed density. As part of this rezoning request, the development requires flexibilities within the underlying PB zoning. Those flexibilities are as follows:

- Allowable Principal Land Use permitted to include Apartments with a density of 40 dwelling units in addition to the other permitted commercial land uses in the PB district. (17.42(2)).
 - 17.20(1)(a)7 Requires no less than 3 and no more than 8 dwelling units.
- Principal Apartment land use building setback to be 15 feet side yard setback.
 - 17.20(1)(a)7 Requires 30 foot setback from any property line.
- Maximum Floor Area Ratio (FAR) to be .75
 - 17.24(7)a Maximum Floor Area Ratio (FAR) of 0.3.
- Paved surface setback of 0 feet on east and south property lines.
 - 17.24(7)(b)(3)i Minimum paved surface setback of 10 feet.
- Maximum building height of 47 feet for tower element as required by the Design Standards
 - 17.24(7)(b)4 Maximum building height of 45 feet.
- Remove Frontage landscaping requirement due to parking setback and existing utility easement along Springdale Street.
 - 17.14(4)(b)(26)a-b Minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.



End of Flexibilities.

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Bradley Koning". The signature is written in a cursive, flowing style.

Brad Koning
SKETCHWORKS ARCHITECTURE, LLC



VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: February 23, 2022
Re: Proposed Zoning Map Amendment from Planned Business (PB) to Planned Development - General Development Plan (GDP) for a 3-Story Mixed-Use Building at 1800 Springdale Street for Driftless View, LLC.

Introduction

The Proposed General Development Plan Project Overview:

Driftless View, LLC (Chris and Matt Etmanczyk) is proposing a Planned Development to accommodate a three-story mixed-use building with 40 multi-family housing units and 1,712 square feet of commercial space on an existing 1.44-acre parcel. The project is proposed along the north side of Springdale Street adjacent to the State Bank of Cross Plains (west), a multi-tenant commercial building (east), a developing residential neighborhood (north), and a multi-tenant commercial building and the Norsk Golf Club (south). The proposed mixed-use building will be a combination of market rate multi-family apartments (11 studio units, 10 one-bedroom units, 16 two-bedroom units, and 3 three-bedroom units) and leased commercial space (1,712 sf). The mixed-use building will include a community room, shared outdoor patio, and rear yard greenspace for the residential tenants, in addition to an outdoor patio for commercial patrons. Underground and surface bicycle and vehicle parking are provided for both uses. Pedestrians can access the site from a planned sidewalk connection to Springdale Street the extends the full length of the front façade.

The project is a direct response to the Village's 2021 Housing Report commissioned by the Housing Task Force. The report identified that there are projected increases in new households over the next decade and a need for more workforce and senior housing options. It also surveyed residents in which over 50% of respondents stated that there weren't enough rental options in the Village today. The proposed range of multi-family unit types within the project will help meet the identified need and advance the recommendations of the Housing Report.

The current property is almost entirely vacant, outside of a shared driveway on the eastern boundary of the parcel. It has been listed for sale for several years and is not being used for anything at this time, awaiting future development. This project is considered to be an infill development because the property is surrounded by existing development on three sides and development currently under construction on the other (to the north).

The site also features several constraints related to the developable area of the lot and Village utility capacity. The sewer capacity in the area is very limited due to existing capacity constraints in the sanitary sewer system. Working with the Village Engineer, the proposed development includes an on-site system

that will control sewage flow from the development to off-peak hours, providing the opportunity for residential densities greater than would otherwise be permitted in this location. Additionally, there is an existing sanitary force main and associated easement that runs along the western 30 feet of the site and a 30 feet public utility easement running along a portion of the northern property line. Together, these easements limit the developable area of the parcel in both directions. Finally, the property features both slopping topography and shallow bedrock in some areas. This presents constraints in terms of the amount, location, and types of on-site stormwater management required. Working with the Village Engineer, CARPC, Dane County, and the WisDNR, the developer has prepared a stormwater management plan for the proposed project that works within the site's easement, topographic, and bedrock constraints.

The proposed mixed-use building is unique and desirable for Mount Horeb. It features both leased commercial space and multi-family apartments within the same structure. While common throughout other communities in Dane County, no other recent development like this has been proposed in the Village of Mount Horeb.

The project has conceptually been brought before the Plan Commission in December and January for review and comment. The requested General Development Plan (GDP), if approved by the Village, would establish the new zoning on the subject property. The project will pursue approval of the Specific Implementation Plan (SIP) for design and operational details in March.

Zoning

The site is currently zoned Planned Business (PB). Through the proposed GDP rezoning, the property will be using the Planned Business (PB) zoning district as the comparable district under the Planned Development.

Section 17.42(2) lists the permitted and conditional principal and accessory uses of the Planned Business (PB) zoning district. Currently, the PB district permits mixed-use commercial and residential buildings under the Commercial Apartments accessory land use category. The proposed Planned Development would change the regulation of Multi-Family land uses (Apartments) from requiring a conditional use permit to being allowed as a permitted by-right principal use. Additionally, the PB zoning district allows Indoor Commercial Entertainment as a conditional principal use. The proposed Planned Development would change the regulation of Indoor Commercial Entertainment to being allowed as a principal by-right use. All other existing permitted and conditional principal, accessory, and temporary land uses in the PB district would remain the same. As often occurs when there are multiple uses proposed for a single property, a project can have two principal uses (residential and commercial).

Currently, multi-family dwelling units are limited by Section 17.20(1)(a)7. Apartment Land Uses, to the following standards:

- No more than 8 dwelling units in a building.
- Any building containing more than 4 dwelling units shall provide additional site design features such as underground parking, architectural elements, landscaping, and/or on-site recreational facilities.
- All apartment units shall be located a minimum of 30 feet from the boundary of the property.

Currently, Indoor Commercial Entertainment uses are limited by Section 17.20(4)(h), to the following standards:

- If abutting residentially zoned property, no customer entrance shall be permitted within 150 feet.

- Bufferyards consisting of appropriate landscaping shall be included.

Section 17.42(7) provides the bulk dimensions for the PB district:

Lot and Density Requirements	
Min. Lot Area	20,000 sf
Min. Lot Width	75'
Min. Street Frontage	50'
Max. Number of Floors	4 floors
Max. Building Height	45'
Min. Landscape Surface Ratio	25%
Max. Impervious Surface Ratio	75%
Max. Floor Area Ratio	0.30
Minimum Building Setbacks	
Front	20'
Side	10'
Rear	25'
Paved Surface (all sides)	10'
Accessory Structures	5'
Building Separation	20'

Section 17.132 provides the minimum required off-street parking spaces:

- Efficiency Unit = 1.0
- One-Bedroom Unit = 1.5
- Two- and Three-Bedroom Units = 2.0
- Office/Retail = 1 per 300 sf
- Indoor Commercial Entertainment = 1 per 3 seats or maximum capacity

If flexibility is granted in the General Development Plan (zoning) step, a Planned Development can exceed the minimums/maximums as indicated above and incorporate additional permitted land uses.

Comprehensive Plan

The Village's 2011 Comprehensive Plan designates the site in the Planned Office category which is defined as "high-quality office, institutional and office-support land uses with generous landscaping, modest lighting, and limited signage."

Further, the 2011 Comprehensive Plan states the desired design components of the Springdale Street corridor, "Business 18/151 Eastern Corridor: This area serves as the eastern Gateway to the Village from USH 18/151, and therefore requires careful attention to the quality, layout, and design of new development to support the character of the Village. The design guidelines suggested in the Economic Development Chapter of this Plan are a good starting point for encouraging design characteristic of the Village." Within the Economic Development Chapter, mixed-use development design standards are outlined, which are in alignment with the proposed development.

Other relevant goals, objectives, and policies from the 2011 Plan that align with the proposed development include the following:

- Promote infill and redevelopment practices in the strategic areas identified by this Plan to help diversify the community's housing supply.
- Provide a range of housing types, costs, and locations in the Village that meets the needs of persons of all income levels, age groups, and those with special needs.
- Guide new housing to areas within the Village with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
- Support mixed use development projects that integrate non-residential and residential uses into high-quality, unified places.

As discussed throughout the proposed draft 2022 Comprehensive Plan update, Mount Horeb seeks to diversify its housing stock, promote infill development, and provide increased opportunities for mixed-use development. While this plan is not *yet* adopted and cannot yet be viewed as the policy guiding document related to this project, the proposed development strongly aligns with many of the goals, objectives, policies, and recommendations of the Draft Plan. Both the 2011 Plan and 2022 Plan feature consistency with the proposed development.

Project Ownership

The GDP submittal notes that the owner of the project is Compeer Financial. The land is currently under contract with the proposed developer, Driftless View LLC (Chris and Matt Etmanczyk). Following the Village review and approval processes, Driftless View LLC would close on the property and become the property owner.

Background Information about Planned Developments

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility and control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns.
- General Development Plan (GDP) to establish the unique zoning district.
- Specific Implementation Plan (SIP) to approve design and operation details.

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required at a subsequent date. The SIP submittal requires all of the details of development, including specific exterior materials and colors, floor plans, detailed exterior lighting plans, and detailed landscaping plans.

Formal General Development Plan (GDP) Review

Requested Flexibility from Zoning Ordinance Requirements:

The proposed GDP identifies seven items of flexibility from the standards of the Planned Business (PB) zoning district:

1. The **Permitted Principal Land Use** established for the PB district in Section 17.42 of the Zoning Ordinance only allows multi-family uses as an accessory use and indoor commercial entertainment as a conditional principal use. Multi-Family and indoor commercial entertainment are proposed to be the principal land uses for this project.

Specifically, Commercial Apartments are permitted as an accessory land use and Indoor Commercial Entertainment is permitted as a conditional principal use. The proposed use contains two principal land uses - multi-family (Apartments) and commercial (Indoor Commercial Entertainment).

2. The **Maximum Number of Dwelling Units Limit** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal.

Specially, the maximum number of dwelling units per building is 8 for Apartment land uses. The proposed use is 40-units in one building.

3. The **Maximum Building Height Requirement** established in the PB district in Chart 1 Lot, Yard, and Building Requirements of the Zoning Ordinance will not be met by this proposal.

Specifically, the maximum height allowed is 45 feet. The proposed 3-story structure is 40 feet tall, however at the southeast corner of the building, the proposed tower element increases the building height in this location to 47 feet.

4. The **Minimum Building Setback** established for Apartment Land Uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal.

Specifically, the minimum building setback for apartment land uses is 30 feet from the property line. The proposed building will be 15 feet from the eastern property line.

5. The **Maximum Floor Area Ratio** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal.

Specifically, the maximum floor area ratio is 0.30. The proposed project will have a floor area ratio of 0.75.

6. The **Minimum Paved Surface Setback** established for PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal.

Specifically, the minimum paved surface setback from all property lines is 10 feet. The proposed project will have a 0-foot paved surface setback from the south and east property line.

7. The **Minimum Landscape Frontage** established for properties facing Springdale Street in Section 17.14(4)(b) of the Zoning Ordinance will not be met by this proposal.

Specifically, the minimum landscape frontage requirement for properties facing Springdale Street is 10 feet. The proposed project will have no landscaping between the southern property line facing Springdale Street and the surface parking area.

Analysis of Requested Flexibilities

The project's proposed flexibilities are needed because of existing site constraints (easements, topography, and shallow depth to bedrock) that create a very limited developable area, and the Village's existing housing shortage.

Site Constraints:

- Existing sewer capacity is very limited in this area, which limits residential densities in the northeast portion of the Village.
- Existing 30-foot utility easements on the west side of the site and a portion of the north side of the site, limit the developable area of the site.
- Existing 40-foot ingress-egress easement along the shared driveway on the eastern property line, limit the developable area of the site.
- Existing slopping topography of the site and shallow depth to bedrock, limit the developable area of the site.

These constraints in combination with the parking, access, design, and stormwater requirements create the need for bulk requirement flexibilities proposed.

Documented Housing Shortage:

- Dane County is projected to grow by 20,000 households between now and 2040. All communities in the Dane County region will continue to experience pressure for increased housing if growth continues as projected.
- A lack of housing units priced for members of the workforce will be a constraint on the available labor pool. Additionally, an increase in the proportion of retired residents could indicate a current or future need for housing options suitable to senior citizens.
- 2021 Housing Task Force Survey (1,442 responses):
 - In your opinion, are there a sufficient number of options in Mount Horeb for the following types of people?
 - Renters, with families. 59% said definitely not or probably not.
 - Renters, in general. 55% said definitely not or probably not.
- Average New Housing Units Per Decade in Mount Horeb:
 - 1990-1999 = average of 72 new units per year
 - 2000-2009 = average of 58 new units per year
 - 2010-2020 = average of 37 new units per year
 - 2021 = 37 new units + 54 new single-family senior housing condos approved

Source: Village of Mount Horeb Housing Task Force Report and Village of Mount Horeb Building Inspector

The documented need for more housing and greater housing diversity in the Village create the need for land use and density flexibilities as proposed.

Additional Review

The following are observations of the proposed project, many of which will be further reviewed through the SIP stage.

1. **Building Quality:** The proposed GDP provides a high-quality building of sound design and materials that enhance the aesthetic look of the community gateway along Springdale Street and are consistent with similar projects around Dane County.
2. **Project Layout:** The project layout works around the site's existing constraints to provide a unique mixed-use development along Springdale Street. Setbacks will exceed minimums on two sides of the site and all minimum parking requirements are met. The new western driveway will align with the existing Nork Golf Bowl Blvd. entrance (to the south) and provide two-way ingress and egress to both this site and the adjacent site to the east, which was not previously provided.
3. **Project Scale/Number of Units:** The proposed GDP represents a density of 40 dwelling units on 1.44 acres – or about 28 dwelling units per acre. This is generally in line with densities that were approved with the Gorman Affordable Housing project in 2019-20 and are below the typical density of 30 to 40 dwelling units per acre for three-story buildings served by under-building parking. The existing topography in this area of the Village creates a situation where some multi-story structures seem much larger than others due to their existing grade differences. For example, the State Bank of Cross Plains Building (directly west) and multi-tenant commercial building (directly south) are similar scale buildings, but appear much different sizes from Springdale Street due to the grade change.
4. **Proposed Building Heights for Architectural Projections:** The proposed GDP as depicted on the elevations has a flat roof which does not match the new construction projects that have taken place along Springdale Street. Several of the surrounding buildings have a pitched roof. I support the flat roof because the building already exceeds the height requirements and the addition of a pitched roof will further exceed the requirements.
5. **Site Design:** The proposed GDP as depicted on the site plan provides vehicle, pedestrian, and bicycle access to the project and parking for all modes. It also includes both indoor and outdoor recreational amenities for residents and visitors, with outdoor patio space provided for customers to the commercial space. The potential traffic conflict point on the eastern side of the property where the existing driveway and cross access easement are located has been narrowed to slow traffic. Clear directional signage will be needed to direct traffic and protect pedestrians. The developer explored options of a through-connection for pedestrians to the developing neighborhood to the north, however due to topography and easement limitations, this was not deemed possible at this time.
6. **Landscaping:** The proposed GDP provides preliminary landscaping plans as depicted on the elevations and site plan. Parking lot, property line, and building foundation landscaping look to meet Village standards, outside of the requested flexibility for the minimum landscaping frontage requirement. The specific plan for the site will be submitted and reviewed as part of the SIP process.
7. **Lighting:** The proposed GDP does not include an exterior lighting plan. The specific lighting plan for the site will be submitted and reviewed as part of the SIP process.
8. **Signage:** The GDP proposes a ground-mounted sign following completion of the development at the southeast corner of the site and on-building wall signs for the commercial tenant. The specific signage plan for the site will be submitted and reviewed as part of the SIP process.

9. **Requested Zoning Flexibility:** I support granting flexibility for the use, density, and intensity requirements because of the following. First, the location of the proposed mixed-use development along Springdale Street will act as a transition use between predominantly commercial along the corridor and residential neighborhoods to the north. Second, it helps meet the housing shortage currently in the Village and increases the diversify the Village's housing stock. Finally, the existing site constraints make the developable area of this site limited, in addition to the utility capacity in this area restricting residential densities on the northeast side of the Village. The proposed development works within these constraints and utilizes creative alternatives to provide a new, unique, and high-quality mixed-use development to Mount Horeb.

Village Planner's Recommendations Regarding the GDP

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including 1-9, below:

1. The proposed flexibility to allow Apartments and Indoor Commercial Entertainment as principal by-right land uses in the PB zoning district should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow the maximum building size to exceed 8 dwelling units per building should be granted up to 40 dwelling units as proposed in the GDP submittal.
3. The proposed flexibility to allow a maximum height greater than 45 feet tall should be granted up to 47 feet as proposed in the GDP submittal.
4. The proposed flexibility to allow a minimum building setback less than 30 feet down to 15 feet along the eastern property line should be granted as proposed in the GDP submittal.
5. The proposed flexibility to allow a maximum floor area ratio greater than 0.30 should be granted up to 0.75 as proposed in the GDP submittal.
6. The proposed flexibility to allow a minimum paved surface setback less than 10 feet should be granted down to zero feet along the south and east property lines as proposed in the GDP submittal.
7. The proposed flexibility to allow a minimum landscape frontage less than 10 feet should be granted down to zero feet along the south property line as proposed in the GDP submittal, provided the SIP meets all other landscape requirements.
8. The Village's design review standards be applied through the SIP phase of project review.
9. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
FEBRUARY 23, 2022

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

The purpose of the hearing is to consider an application from Driftless View LLC for a zoning change from PB Planned Business to PD-1 Planned Development District with General Development Plan for a proposed mixed-use development including commercial space and a 40-unit multi-family dwelling project to be located at 1800 Springdale Street, further described as parcel 0607-072-9765-1.

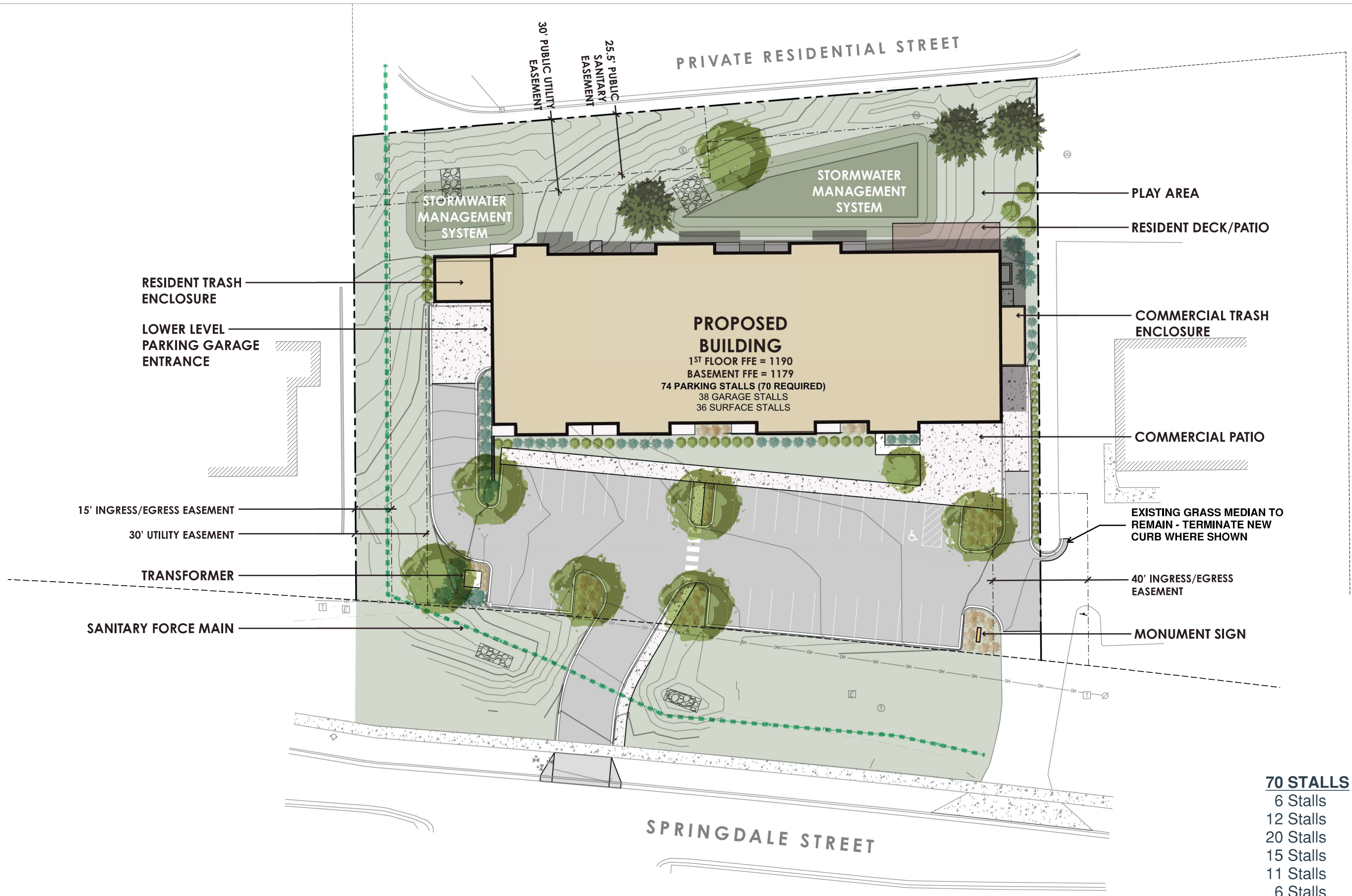
The Village Board, by its Plan Commission/Historic Preservation Commission, will hear all persons concerning all matters and/or objections written or oral at that time.

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/418113189>

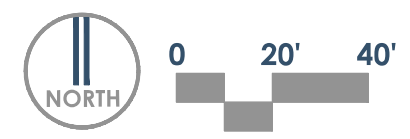
You can also dial in using your phone.
United States: +1 (224) 501-3412
Access Code: 418-113-189

PUBLISH: Mount Horeb Mail February 3rd, 2022
Mount Horeb Mail February 10th, 2022

File: I:\2021\21-10870-02 Planning\01 Graphics and Exhibits\2022-01-18 - Site Plan Revised\2110870 EXHIBIT - Site Plan.dwg Layout: 22x34 PLANNING SHEET User: msiniscahli Plotted: Feb 08, 2022 7:38am Xref's:



70 STALLS	40 UNITS
6 Stalls	3 - 3 bdrm
12 Stalls	6 - 2 bdrm + den
20 Stalls	10 - 2 bdrm
15 Stalls	10 - 1 bdrm
11 Stalls	11 - Studio
6 Stalls	1685 sf Commercial





SPRINGDALE STREET APARTMENTS

MT. HOREB, WI

DATE: 01.19.2022

EXTERIOR RENDERINGS

Sketchworks
architecture llc



SPRINGDALE STREET APARTMENTS

MT. HOREB, WI

DATE: 01.19.2022

EXTERIOR RENDERINGS

Sketch **works**
architecture llc



SPRINGDALE STREET APARTMENTS

MT. HOREB, WI

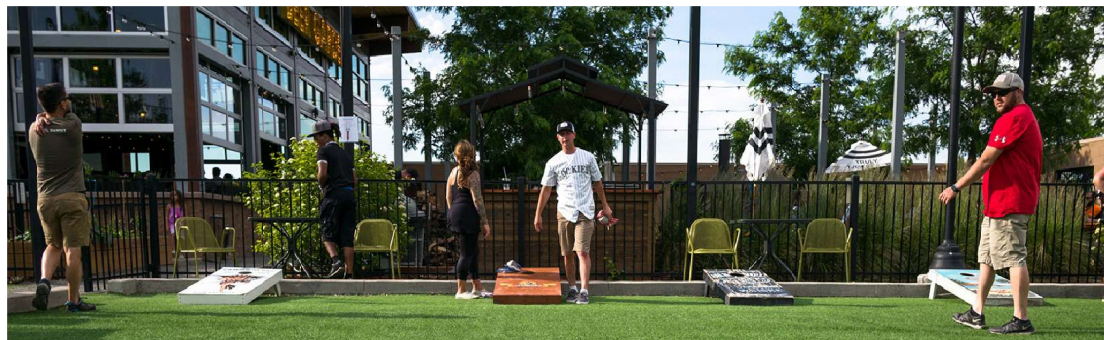
EXTERIOR RENDERINGS

DATE: 01.19.2022

Sketch works
architecture llc



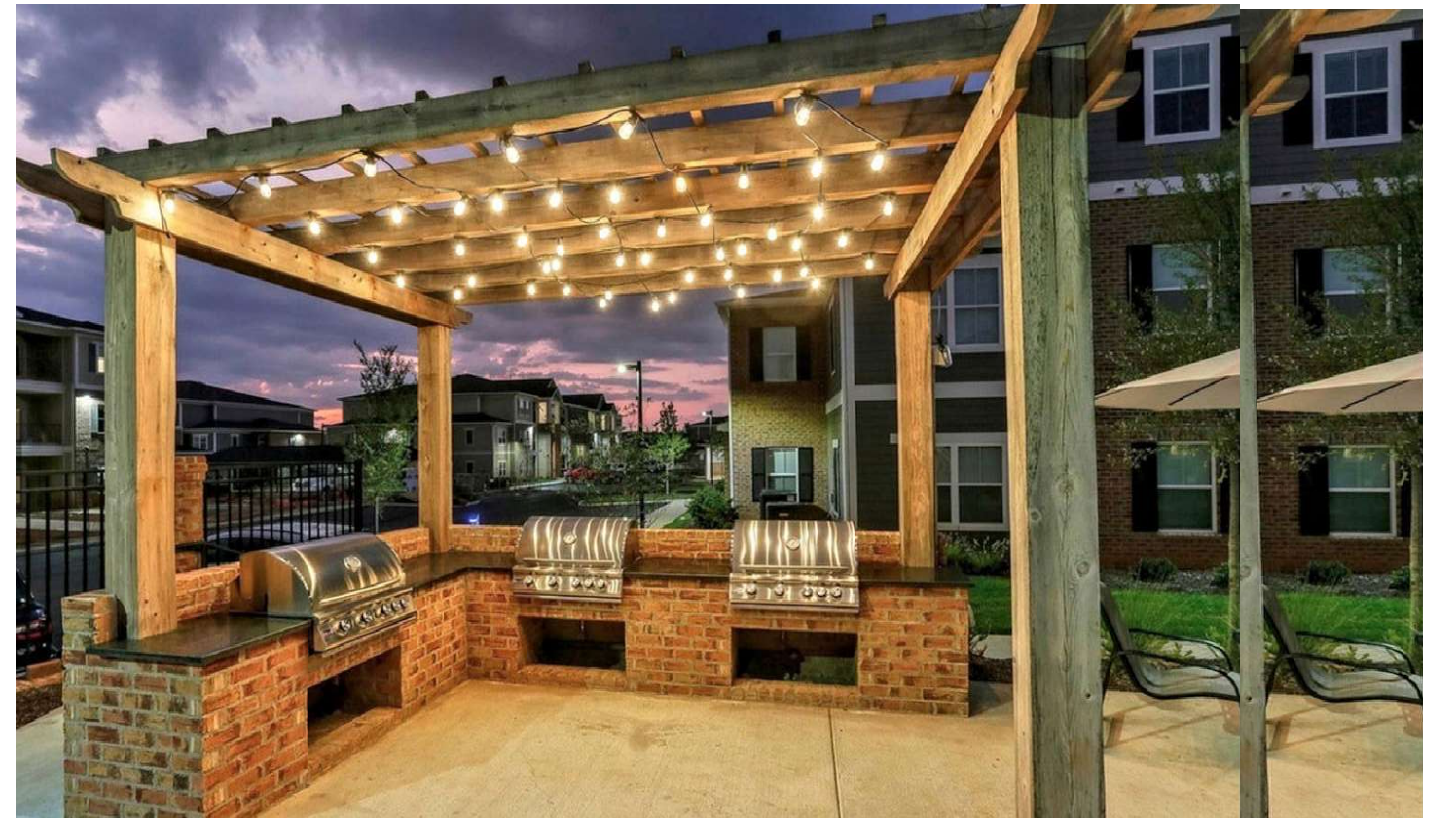
VEGETATIVE SCREEN WALL



YARD GAMES



CLUB ROOM



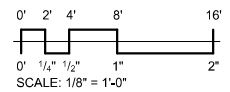
PERGOLA



GRILL AREA



NORTH ELEVATION
1/8" = 1'-0"



SPRINGDALE STREET APARTMENTS

EXTERIOR ELEVATIONS

MT. HOREB, WI

DATE: 01.19.2022



WEST ELEVATION

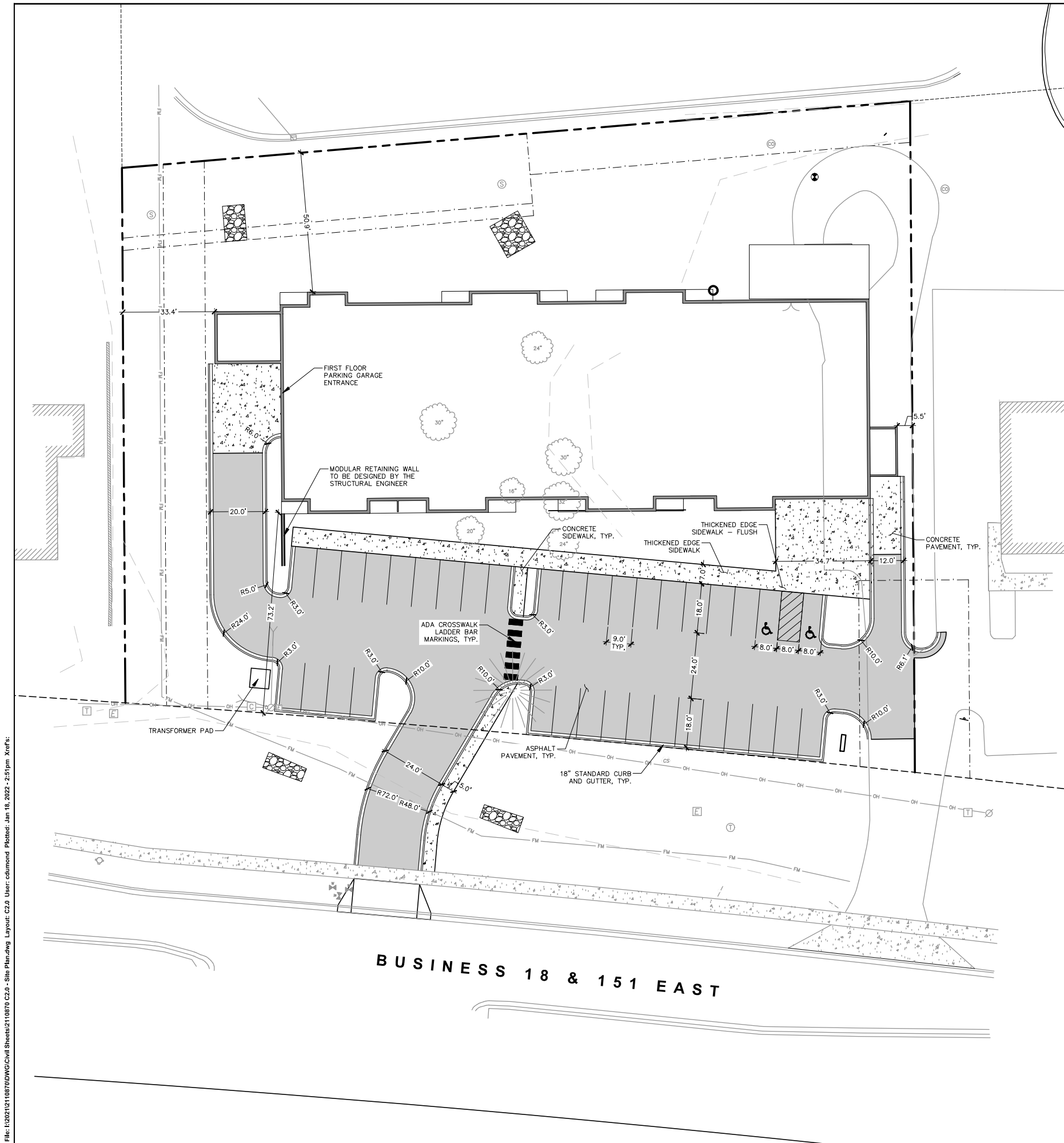
1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

File: I:\2021\12110870\DWG\Civil Sheets\110870 C2.0 - Site Plan.dwg Layout: C2.0 User: cdumond Plotted: Jan 18, 2022 - 2:55pm Xref's:



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
	BOULDER WALL
	RAILING
	FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	FLAG POLE
	BOLLARD
	BOLLARD WITH ADA PARKING SIGN
	BIKE RACK
	SAWCUT EXISTING PAVEMENT

SITE INFORMATION BLOCK

SITE ADDRESS	1800 SPRINGDALE STREET
PROPERTY ACREAGE	1.44 ACRES (62,898 SF)
NUMBER OF BUILDING STORIES	3
TOTAL BUILDING SQUARE FOOTAGE	15,562 SF
GROSS BUILDING SQUARE FOOTAGE	47,064 SF
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	34
ACCESSIBLE	2
TOTAL SURFACE	36
UNDERGROUND	
LARGE	37
ACCESSIBLE	1
TOTAL UNDERGROUND	38
NUMBER OF BICYCLE STALLS:	8
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	5,975 SF
EXISTING PERVIOUS SURFACE AREA	56,923 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.09
PROPOSED IMPERVIOUS SURFACE AREA	37,067 SF
PROPOSED PERVIOUS SURFACE AREA	25,831 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.59



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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

SKETCHWORKS

CLIENT ADDRESS:

7780 ELMWOOD AVENUE
MIDDLETON, WI 53562

PROJECT:

MOUNT HOREB APARTMENT DEVELOPMENT

PROJECT LOCATION:

1800 SPRINGDALE ST
MT HOREB, DANE COUNTY
WI, 53572

PLAN MODIFICATIONS:

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Designed By: CTD

Reviewed By: MAH

Approved By:

SHEET TITLE:

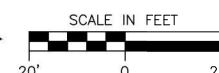
SITE PLAN

SHEET NUMBER:

C2.0

JSD PROJECT NO:

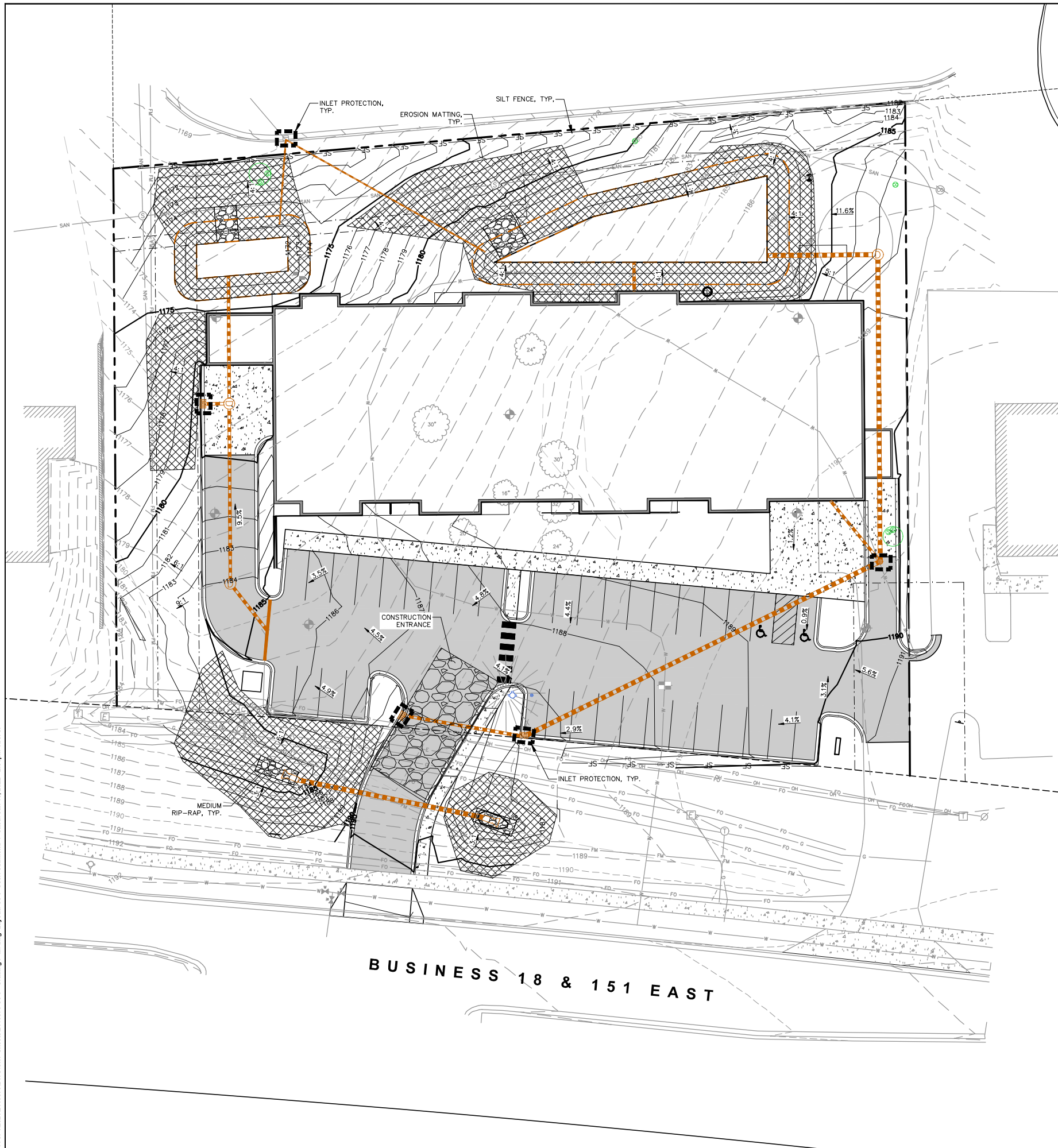
21-10870



Toll Free (800) 242-8511

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File: I:\2021\10870\DWG\Civil Sheets\110870 C3.0 - Grading Plan.dwg Layout: C3.0 User: cdiamond Plotted: Jan 18, 2022 2:51pm Xref's:



LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- . -	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	MOUNTABLE CURB AND GUTTER
---	6" CONCRETE RIBBON CURB
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	DRAINAGE DIRECTION
---	GRADE BREAK
---	STORMWATER MANAGEMENT AREA
---	RETAINING WALL
---	BOULDER WALL
---	RAILING
---	FENCE
---	SILT FENCE
---	RIP-RAP
---	CONSTRUCTION ENTRANCE
---	EROSION MATTING
---	SPOT ELEVATION
---	EP - EDGE OF PAVEMENT
---	FG - FINISH GRADE
---	EC - EDGE OF CONCRETE
---	BOC - BACK OF CURB
---	MATCH - MATCH EXISTING GRADE
---	HP - HIGH POINT
---	SW - SIDEWALK
---	DITCH CHECK
---	INLET PROTECTION



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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:

SKETCHWORKS

CLIENT ADDRESS:

7780 ELMWOOD AVENUE
MIDDLETON, WI 53562

PROJECT:

MOUNT HOREB
APARTMENT
DEVELOPMENT

PROJECT LOCATION:

1800 SPRINGDALE ST
MT HOREB, DANE COUNTY
WI, 53572

PLAN MODIFICATIONS:

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Designed By: CTD
Reviewed By: MAH
Approved By:

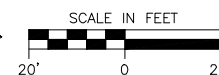
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GRADING AND EROSION
CONTROL PLAN

SHEET NUMBER:

C3.0

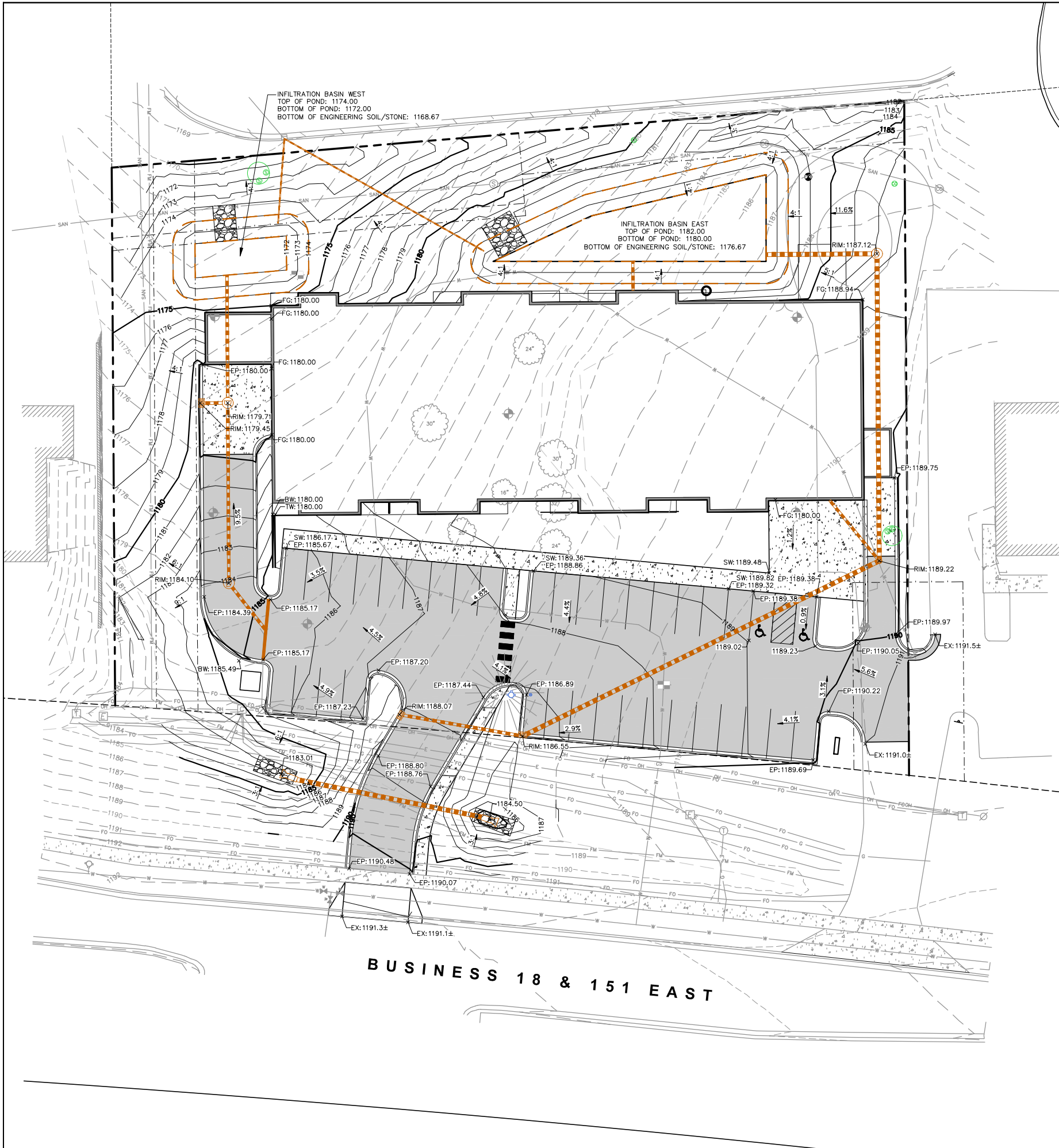
JSD PROJECT NO:

21-10870



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File: I:\2021\10870\DWG\Civil Sheets\110870 C3.0 - Grading Plan.dwg Layout: C3.1 User: cdiamond Plotted: Jan 18, 2022 2:55 pm Xref's:



LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- . -	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	MOUNTABLE CURB AND GUTTER
---	6" CONCRETE RIBBON CURB
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
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---	RETAINING WALL
---	BOULDER WALL
---	RAILING
---	FENCE
---	SILT FENCE
---	RIP-RAP
---	CONSTRUCTION ENTRANCE
---	EROSION MATTING
---	TURF REINFORCEMENT MATTING
---	SPOT ELEVATION
---	EP - EDGE OF PAVEMENT
---	FG - FINISH GRADE
---	EG - EDGE OF CONCRETE
---	BOC - BACK OF CURB
---	MATCH - MATCH EXISTING GRADE
---	HP - HIGH POINT
---	SW - SIDEWALK
---	DITCH CHECK
---	INLET PROTECTION



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P. 608.848.5060

CLIENT:

SKETCHWORKS

CLIENT ADDRESS:

7780 ELMWOOD AVENUE
MIDDLETON, WI 53562

PROJECT:

MOUNT HOREB
APARTMENT
DEVELOPMENT

PROJECT LOCATION:

1800 SPRINGDALE ST
MT HOREB, DANE COUNTY
WI, 53572

PLAN MODIFICATIONS:

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Designed By: CTD
Reviewed By: MAH
Approved By:

SHEET TITLE:

DETAILED GRADING
PLAN

SHEET NUMBER:

C3.1

JSD PROJECT NO:

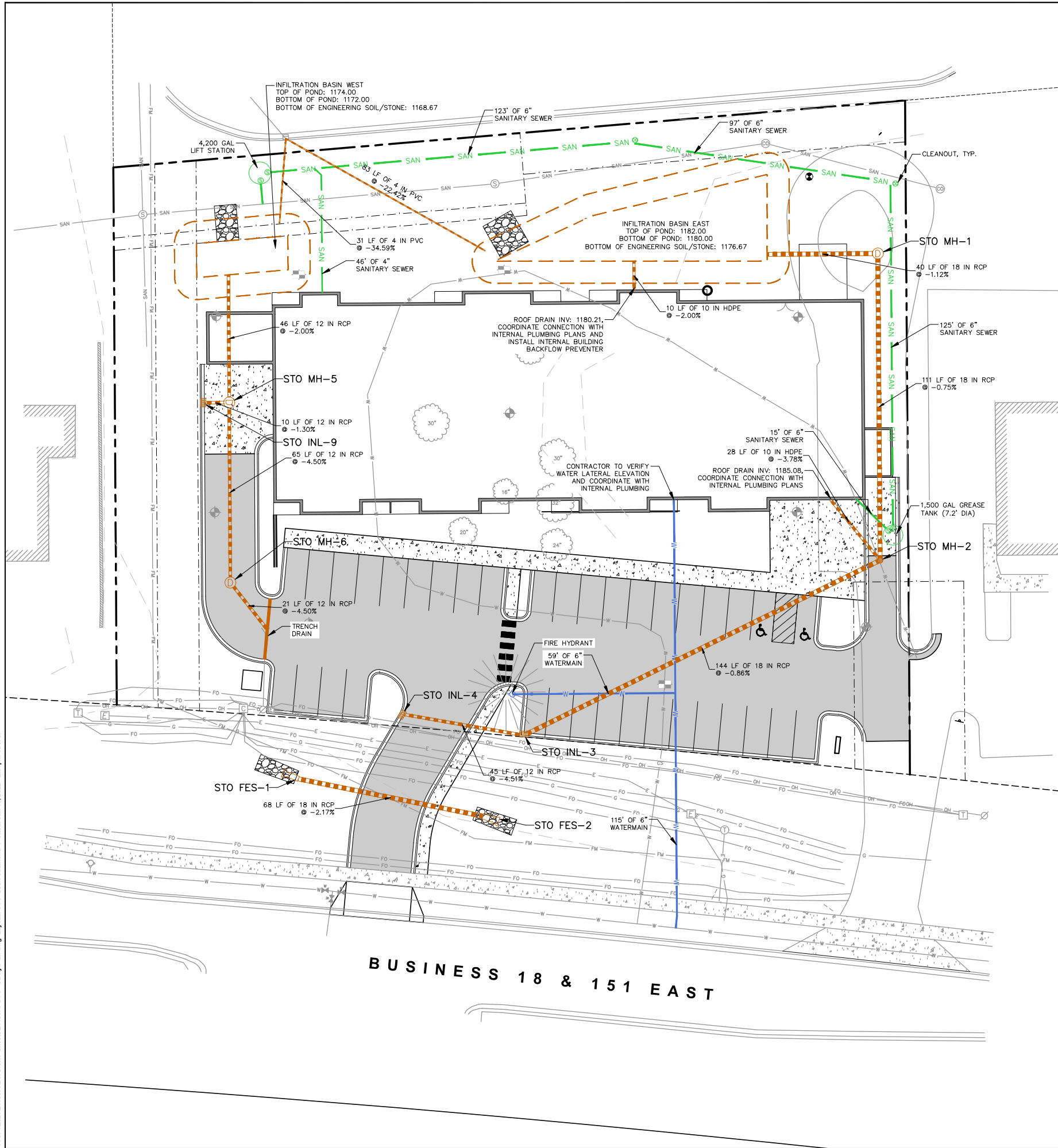
21-10870



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LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
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	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
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	MOUNTABLE CURB AND GUTTER
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	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
	BOULDER WALL
	RAILING
	FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	8'x4'x2" INSULATION (PLAN VIEW)
	8'x4'x2" INSULATION (PROFILE VIEW)

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P. 608.848.5060

CLIENT:

SKETCHWORKS

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**7780 ELMWOOD AVENUE
MIDDLETON, WI 53562**

PROJECT:

**MOUNT HOREB
APARTMENT
DEVELOPMENT**

PROJECT LOCATION:

**1800 SPRINGDALE ST
MT HOREB, DANE COUNTY
WI, 53572**

PLAN MODIFICATIONS:

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Designed By: CTD
Reviewed By: MAH
Approved By:
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C4.0

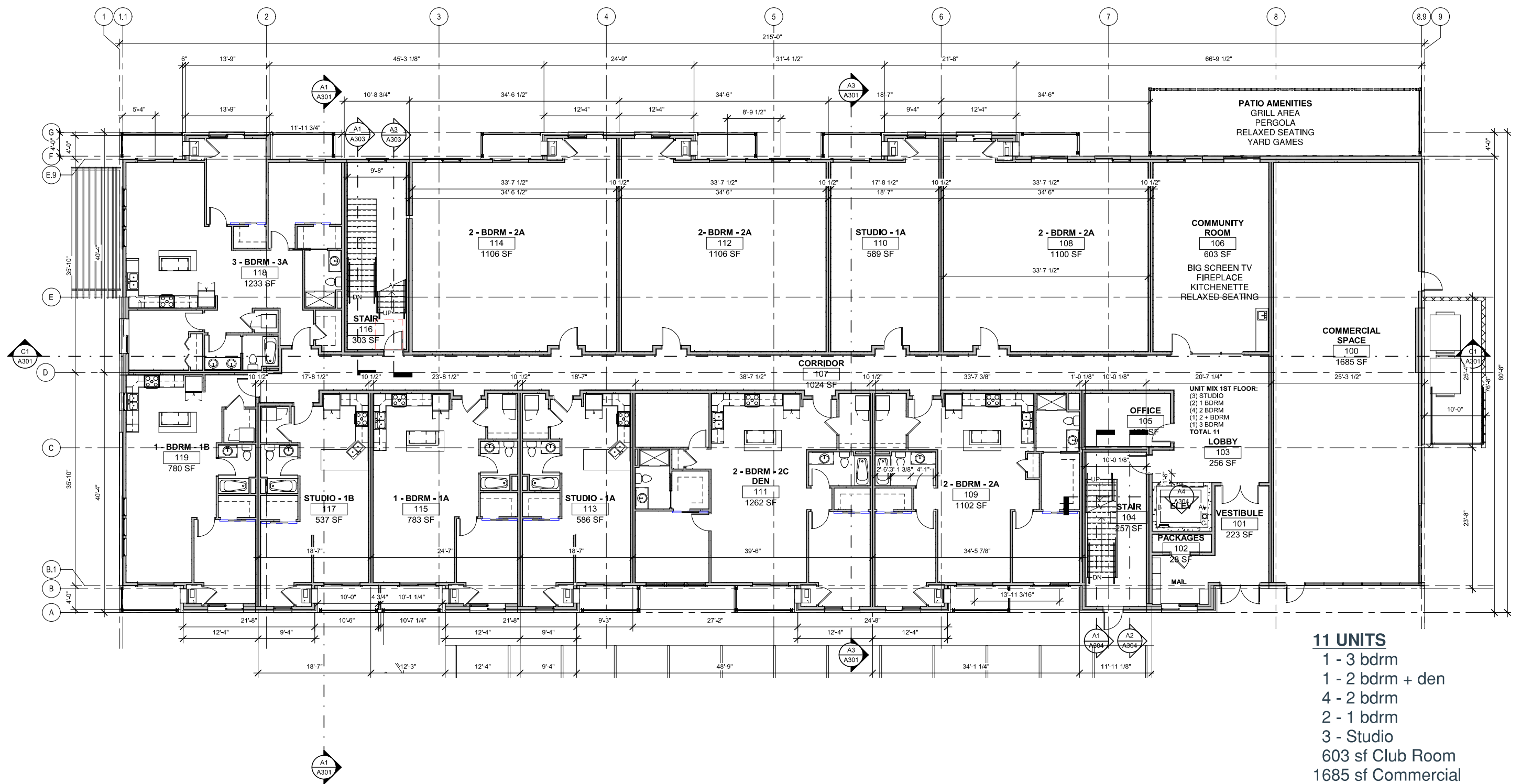
JSD PROJECT NO: 21-10870

north

SCALE IN FEET
20' 0 20'

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- 11 UNITS**
 1 - 3 bdrm
 1 - 2 bdrm + den
 4 - 2 bdrm
 2 - 1 bdrm
 3 - Studio
 603 sf Club Room
 1685 sf Commercial

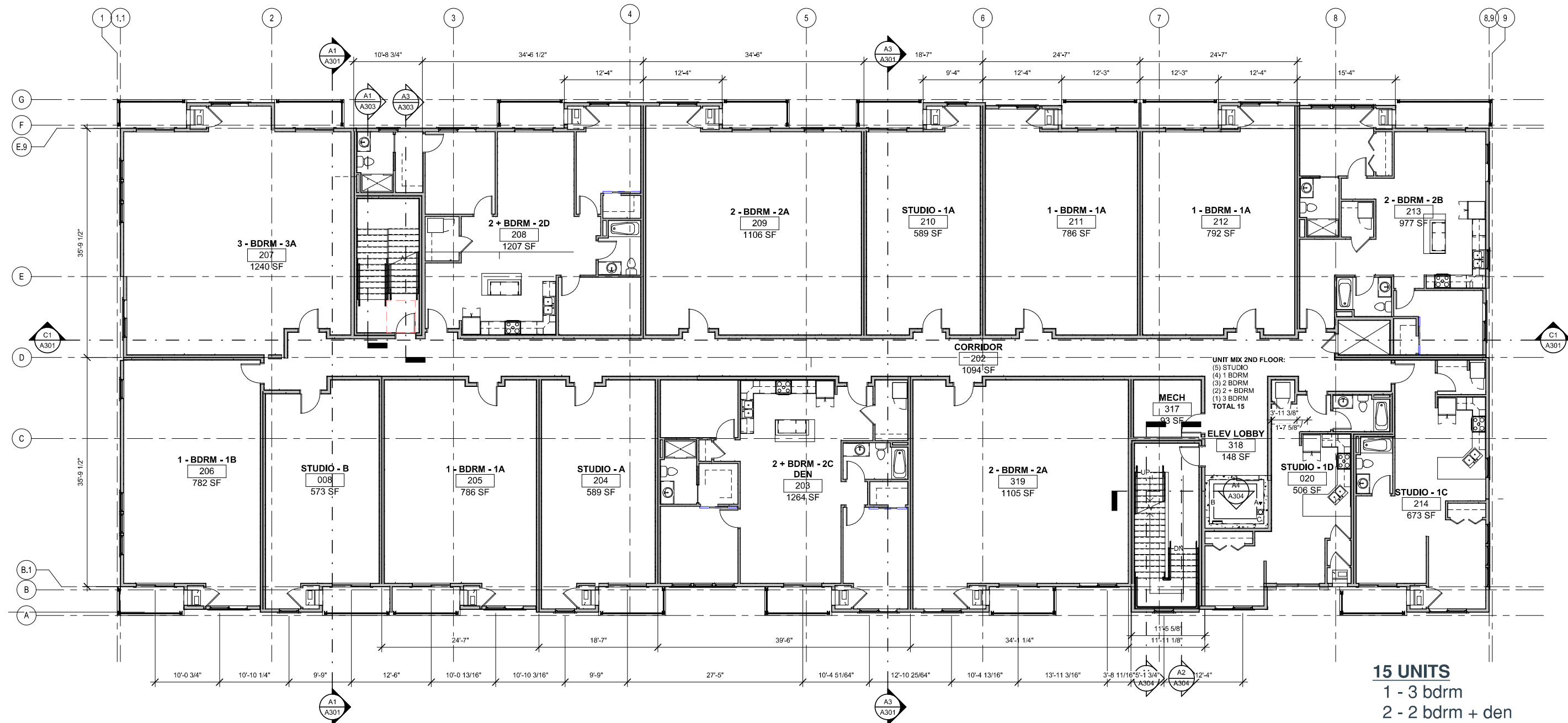
SPRINGDALE STREET APARTMENTS

FIRST FLOOR PLAN

MT. HOREB, WI

DATE: 01.19.2022

Sketchworks
 architecture llc



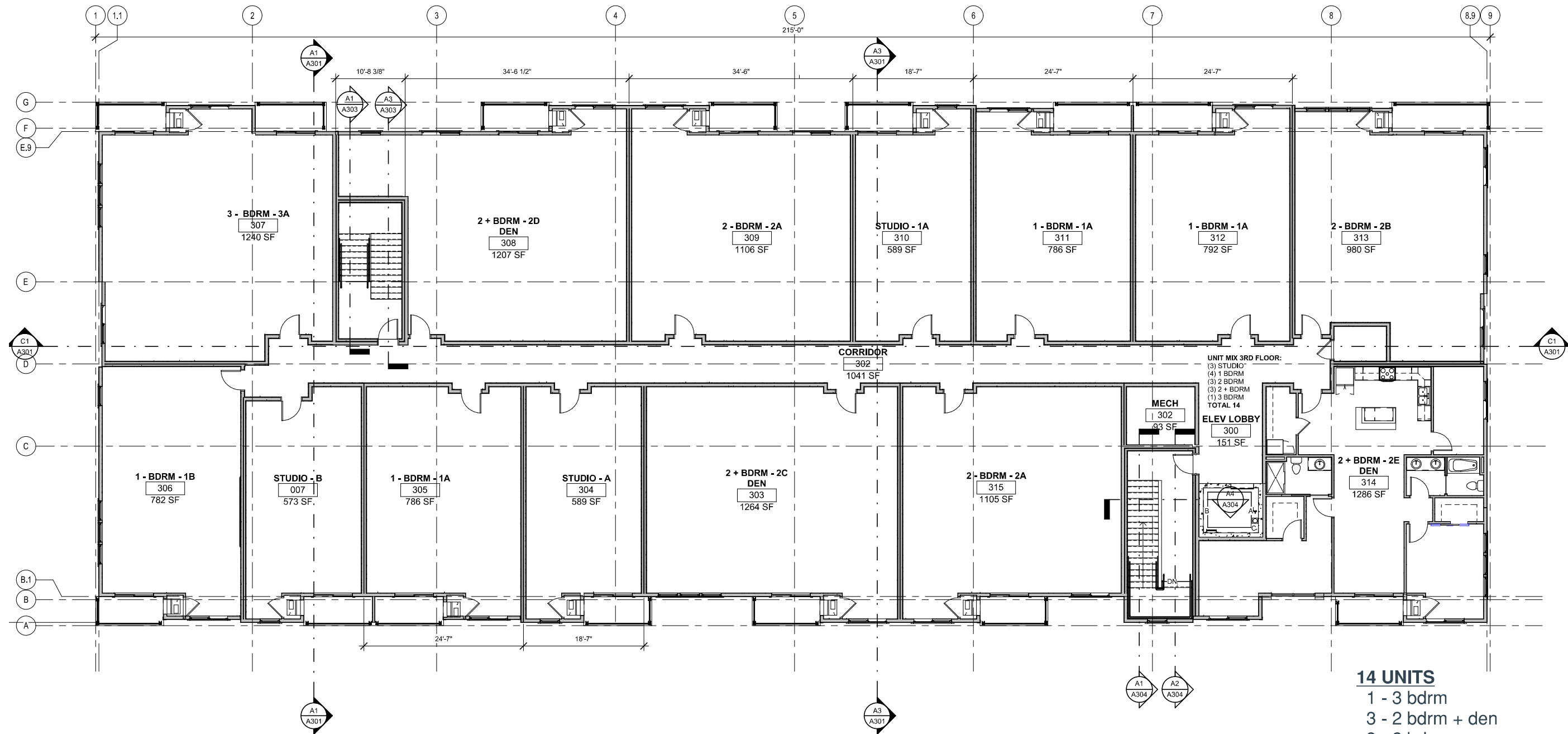
SPRINGDALE STREET APARTMENTS

SECOND FLOOR PLAN

MT. HOREB, WI

DATE: 01.19.2022

Sketch **works**
 architecture llc





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 FEBRUARY 23rd, 2022 PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WILL **BE HELD VIRTUAL AND IN PERSON**. 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. THE MEETING IS ALSO BROADCAST LIVE ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO JOIN THE MEETING USING:

Please join my meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/418113189>
You can also dial in using your phone. United States: [+1 \(224\) 501-3412](tel:+12245013412) Access Code: 418-113-189

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, FEBRUARY 23, 2022

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet virtually and in person on the second floor of the Municipal Building at the above date at 7:00pm. Agenda as follows:

1. Call to order – Roll call
2. Consider January 26, 2022 Plan Commission meeting minutes
3. Public Hearing: To consider Conditional Use Permit application from Jim Sutter, 1920 Three Wood Drive, to install deck on NE corner of the house
4. Consider the recommendation for Resolution 2022-03, Conditional Use Permit, for deck structure at 1920 Three Wood Drive
5. Public Hearing: To consider a zoning change from PB planned business to PD-1 Planned Development District with General Development Plan for a proposed mixed-use development located at 1800 Springdale Street, further described as parcel 0607-072-9765-1
6. Consider recommendation for draft Ordinance 2022-02 changing the zoning classification of 1800 Springdale Street from Planned Business to PD-1 Planned Development with a General Development Plan for a proposed Mixed-Use Development.
7. Concept review by Steve Brown Apartments, 120 South First Street
8. Plan Commission Chair report
9. Village Planner report
10. Adjourn

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JANUARY 26, 2022

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners, Aaron Boehnen, Sarah Best, Andrew Kidd and Peggy Zalucha. Norb Scribner and Destinee Udelhoven appeared virtually. Also present were Village Administrator Nic Owen, Economic Development Director Rowan Childs, Village Planner Ben Rohr, Youth in Government student Delaney Mertz and Assistant Clerk Jean Culberson.

Consider December 22, 2021 Plan Commission meeting minutes

Zalucha motioned to approve the December 22, 2021 minutes and Scribner seconded the motion. Motion carried by unanimous voice vote.

Consider December 15, 2021 Comprehensive Plan Draft meeting minutes

Boehnen moved to approve the December 15, 2021 minutes and Zalucha seconded the motion. Motion carried by unanimous voice vote.

Public Hearing for 213 and 215 E Main Street, Artemis Provisions. For Light Industrial Incidental to Indoor Sales per 17.20(8) (h) to create a cheese and meat retail shop and food processing area. 215 E Main Street Parcel Number – 157/0606-123-2682-0 and 213 E Main Street Parcel Number – 157/0606-123 2672-0

The public hearing opened at 7:02pm. No one spoke and the hearing closed at 7:04pm.

Public Hearing to consider proposed revisions to Chapter 17 Zoning Code and Chapter 18 Subdivision and Platting relating to the recodification of the Village Code.

The public hearing opened at 7:04pm. Owen gave an overview on the revisions. No one spoke and the hearing closed at 7:05pm.

Consider Conditional Use Permit for 213 and 215 E Main Street, Artemis Provisions

Kingsley and Melissa Gobourne were in attendance. Udelhoven discussed the full glass window and if a photo was available. Kingsley will submit the photo they received from the State Historical Society. Zalucha motioned to approve and Scribner seconded the motion. Motion carried by unanimous voice vote.

Consider conceptual presentation review for 1800 Springdale Street, mixed use development

Brad Koning with Sketchworks Architecture and owner Chris Etmanczyk gave an overview on the site changes made for the proposed mixed-use development. Changes included removing the drive-thru, adding the west garage entrance, stormwater management improvements, utility relocation possibilities and additional studio units. The Board discussed density, pedestrian traffic, easement issues, commercial space and property assessment. Owen stated the developer would have to pay the fees in lieu of park land dedication and park improvement fees. Owen informed the Board that Village Engineer Rob Wright would be submitting a brief summary on alternatives for the site. Audience member Brian Durtschi questioned the mixed-use definition and the number of issues presented with the site and proposed building. Udelhoven and Zalucha voiced disapproval of the project. Rohr stated the next two processes would be the General Development Plan and the Specific Implementation Plan if the developer proceeds with the project.

Plan Commission Chair report: Littel gave a brief overview of the Building Inspection report and announced that Delaney Mertz was finishing her service. The Board appreciated and thanked her for the service.

Village Planner report: Rohr gave an update on the Comprehensive Plan public open house planned for February 16th.

Adjourn: Boehnen moved, Zalucha seconded to adjourn the meeting at 7:57pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk

DRAFT

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
February 23, 2022

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold an in-person/virtual public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

The purpose of the hearing is to consider a Conditional Use Permit application from TIG Pursuits LLC, Jim Sutter, 1920 Three Wood Drive, parcel 0607-181-2513-1, to build a deck on the northeast corner of the house. The proposed deck location is in the front and side yard setbacks.

The Plan Commission/Historic Preservation Commission will hear all persons concerning all matters and/or objections written or oral at that time.

Please join the hearing from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/418113189>

You can also dial in using your phone.
United States: +1 (224) 501-3412
Access Code: 418-113-189

PUBLISH: Mount Horeb Mail February 3rd, 2022
 Mount Horeb Mail February 10th, 2022



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 a deck on
new house corner of Three Wood Dr. and Lillehammer
Lane.

☐ amend the Mount Horeb Zoning Ordinance as follows: _____

Applicant

Name: TIG Pursuits LLC / Wausau Homes Mt Horeb Jim Sutter
Address: 109 Agnes Court
City/St/Zip: Mount Horeb WI 53572 Phone: 608-225-7751

1) Address of property: 1920 Three Wood Dr. Mt Horeb WI 53572
Tax Parcel ID Number: 157 0607 181 2513 1 CSM#: _____
Lot# 113 Block: _____ Subdivision: Sutter Prairie Ridge Sub Div. 1st Addition
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 4th Wednesday of each month)

Applicant's interest in the property: Owner

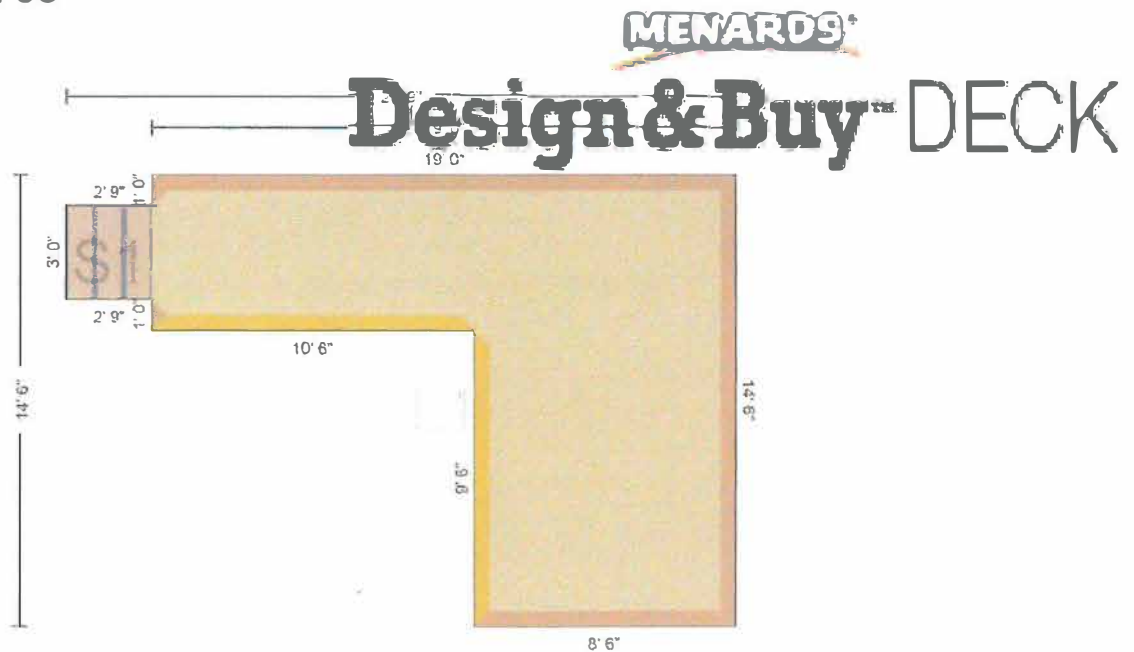
Signature: [Signature] Date: 1-19-2022

Date: 1-19-2022 Fee: 150⁰⁰ Check# 3981

Date of Plan Commission approval: _____ Date of Village Board approval: _____

Conditions: _____

Design Name: Deck 1920 Three Wood Dr.
Design ID: 305852166256
Estimate ID: 54705



Deck Side Color Legend

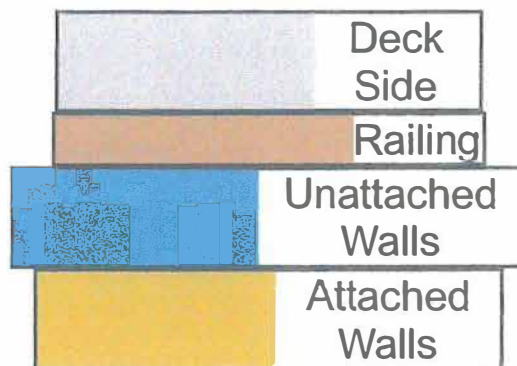


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$3,367.35

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Design Name: Deck 1920 Three Wood Dr.
Design ID: 305852166256
Estimate ID: 54705

MENARDS®

Design & Buy DECK

How to purchase at the store How to recall and purchase a saved design at home

- | | |
|--|---|
| <ol style="list-style-type: none">1. Take this packet to any Menards store.2. Have a building materials team member enter the design number into the Deck Estimator Search Saved Designs page.3. Apply the design to System V to create the material list.4. Take the purchase documents to the register and pay. | <ol style="list-style-type: none">1. Go to Menards.com.2. Select the Deck Estimator from the Project Center.3. Select <u>Search Saved Designs</u>.4. Log into your account.5. Select the saved design to load back into the estimator.6. Add your deck to the cart and purchase. |
|--|---|

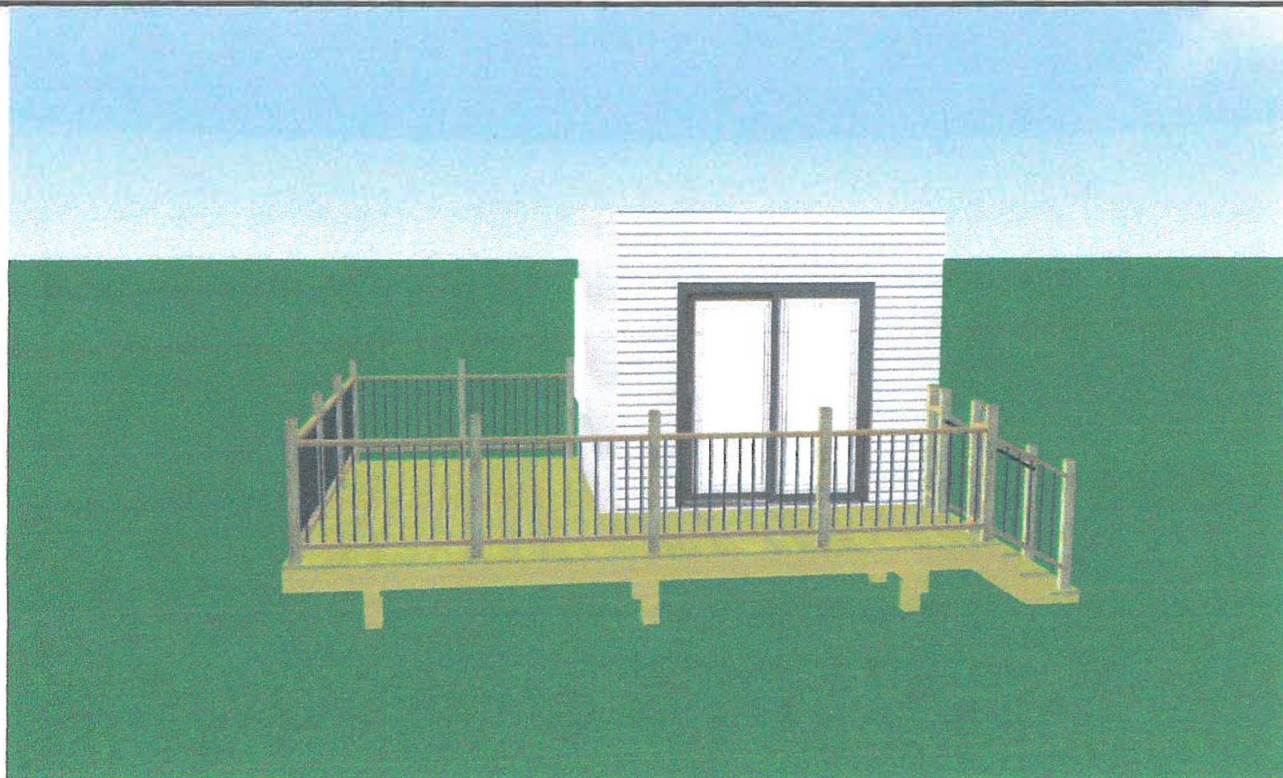
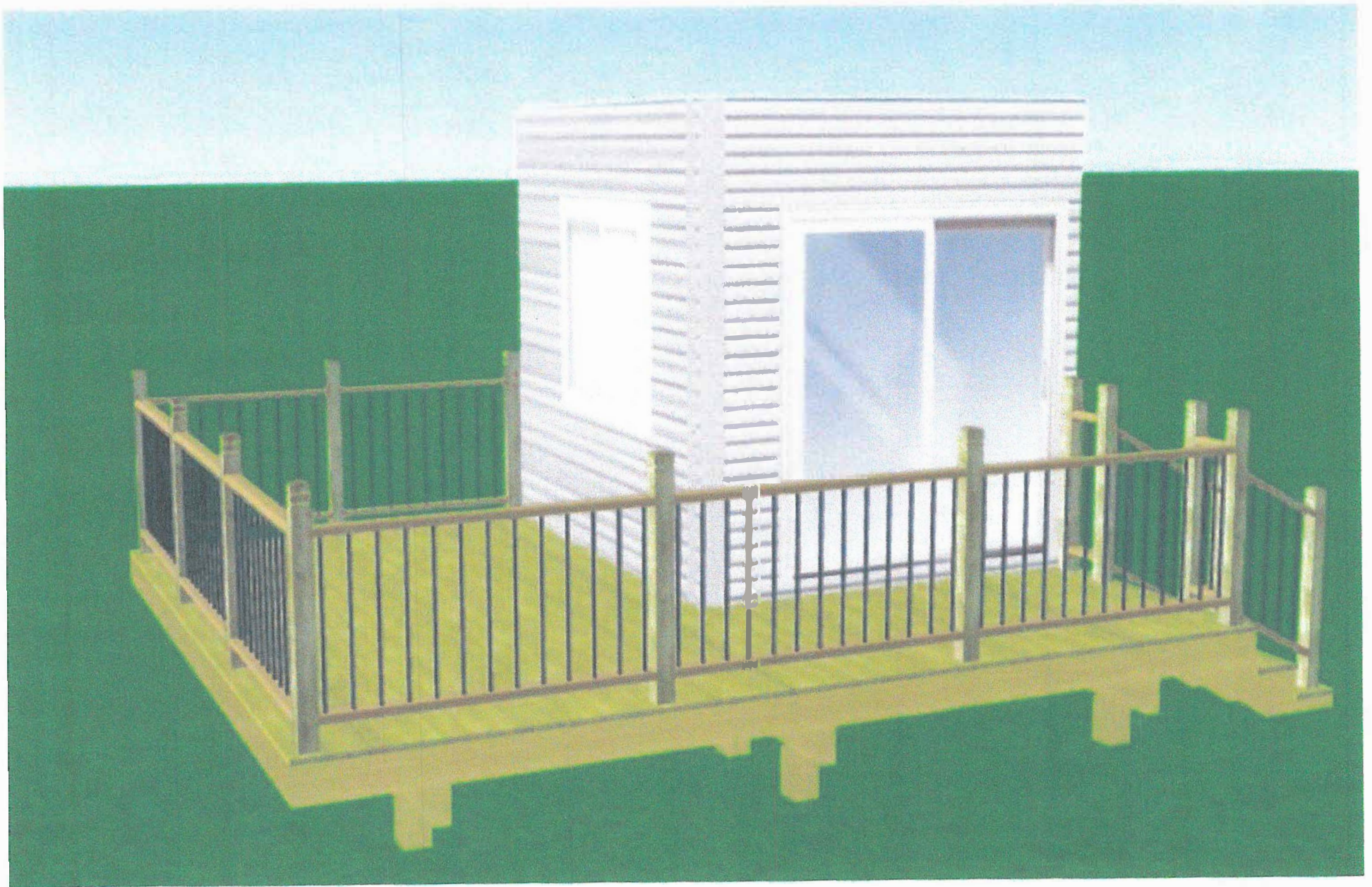


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$3,007.05



ORDINANCE NO. 2019-03
VILLAGE OF MOUNT HOREB

AN ORDINANCE TO AMEND CHAPTER 17 ZONING CODE AND
CHAPTER 18 SUBDIVISION AND PLATTING OF THE
CODE OF ORDINANCES RELATING TO CORNER LOTS

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

Chapter 17 of the Code of Ordinances is amended as follows: (All proposed new language is underlined; all proposed removal of language is ~~crossed-out~~.)

17.16 ACCESSORY BUILDINGS AND USES

(8) LOCATION ON CORNER LOTS. The following modifications may apply to Accessory Structures in the front yards of corner lots in any Residential District with the granting of a Conditional Use Permit:

- (a) Sheds or other storage buildings proposed to be located within the required front yard setback if the structure is a minimum of 20 feet from all rights-of-way. Shed structures enabled by this modification shall match the architecture, materials, and colors of the principal structure and be located entirely on a concrete pad that connects directly to a walk or driveway.
- (b) Decks proposed to be located within the front yard, if the entire structure is located a minimum of 30 feet from all rights-of-way.
- (c) Fences proposed to be located behind the front planes of the principal structure facing the front yards may be exempt from the prohibition against chain link fences in 17.93(d).

17.93 LOCATION AND HEIGHT OF FENCES AND HEDGES.

- (d) Only decorative fences are allowed in front or corner side yards, other than corner lots when a Conditional Use Permit has been granted per 17.16(8).

17.161 DEFINITIONS

Lot, Corner. A corner lot is a lot of which at least 2 adjacent sides ~~about~~ abut for their full lengths upon a street, provided that the interior angle at the intersection of such 2 sides is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangents to the curve at its point of beginning within the lot or at the points of intersection of the side lot lines with the street line intersect at an interior angle less than 135 degrees. All corner lots shall have two front yards, two sides yards, and no rear yard.

Lot Line, Front. The front lot line in the case of a lot abutting upon only one street shall mean the line separating such lot from such street. In the case of any other lot, all lots lines abutting a street right-of-way shall be a front lot line. ~~the owner shall, for the purpose of this chapter, have the privileges of electing any street lot line to be the front lot line, providing that such choice, in the collective opinion of the Village Administrator and Building Inspector, will not be injurious to the existing development, or to the desirable future development, of adjacent properties.~~ (To note, this sentence is directly contradicting other parts of the Zoning Ordinance and long-standing administrative policy.)

Lot Line, Rear. The rear lot line shall mean that lot line which is opposite and most distance distant from the front lot line, except for corner lots as defined above. In the case of an irregular or triangular shaped lot, a line 10 feet in length entirely with the lot, parallel to and most distant from the front lot line shall be considered to be the rear lot line for the purposes of determining depth of rear yard. In cases where none of these definitions is applicable, the rear lot line shall be designated by either the Village Administrator or the Village Building Inspector. Corner lots shall have no rear lot line.

Lot Line, Side. The boundary of a lot which extends from the front lot line to the rear lot line, except for corner lots as defined above. Corner lots shall have two side lot lines, both of which are opposite the front lot lines.

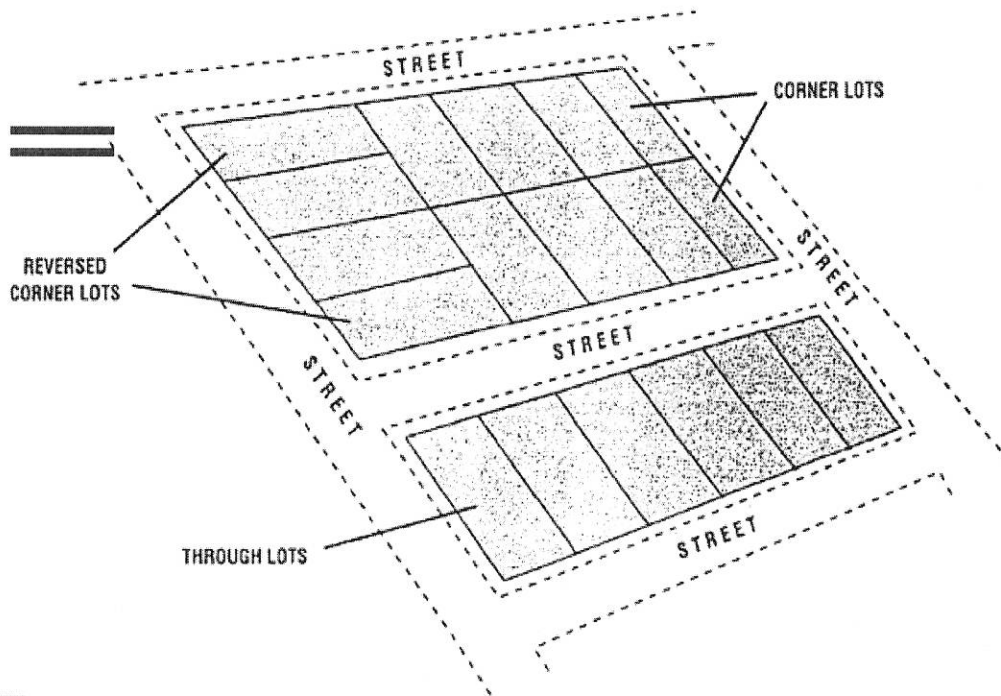
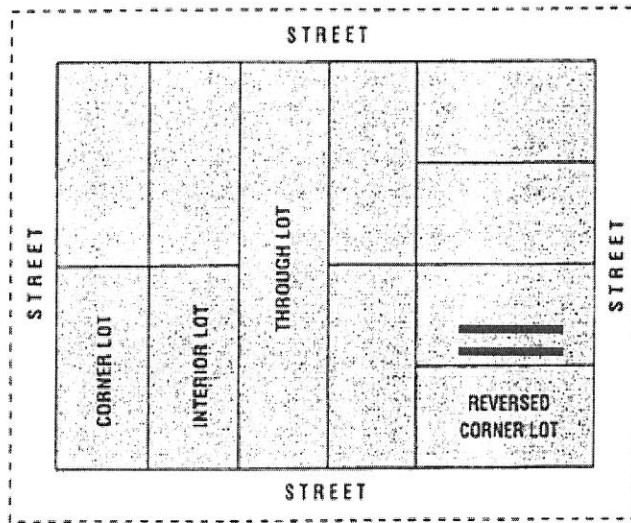
Lot, Standard. A standard lot is any lot that is not defined as a corner lot. It shall have a front and rear yard with two side yards.

Chart 1 – Mount Horeb Lot, Yard and Building Requirements

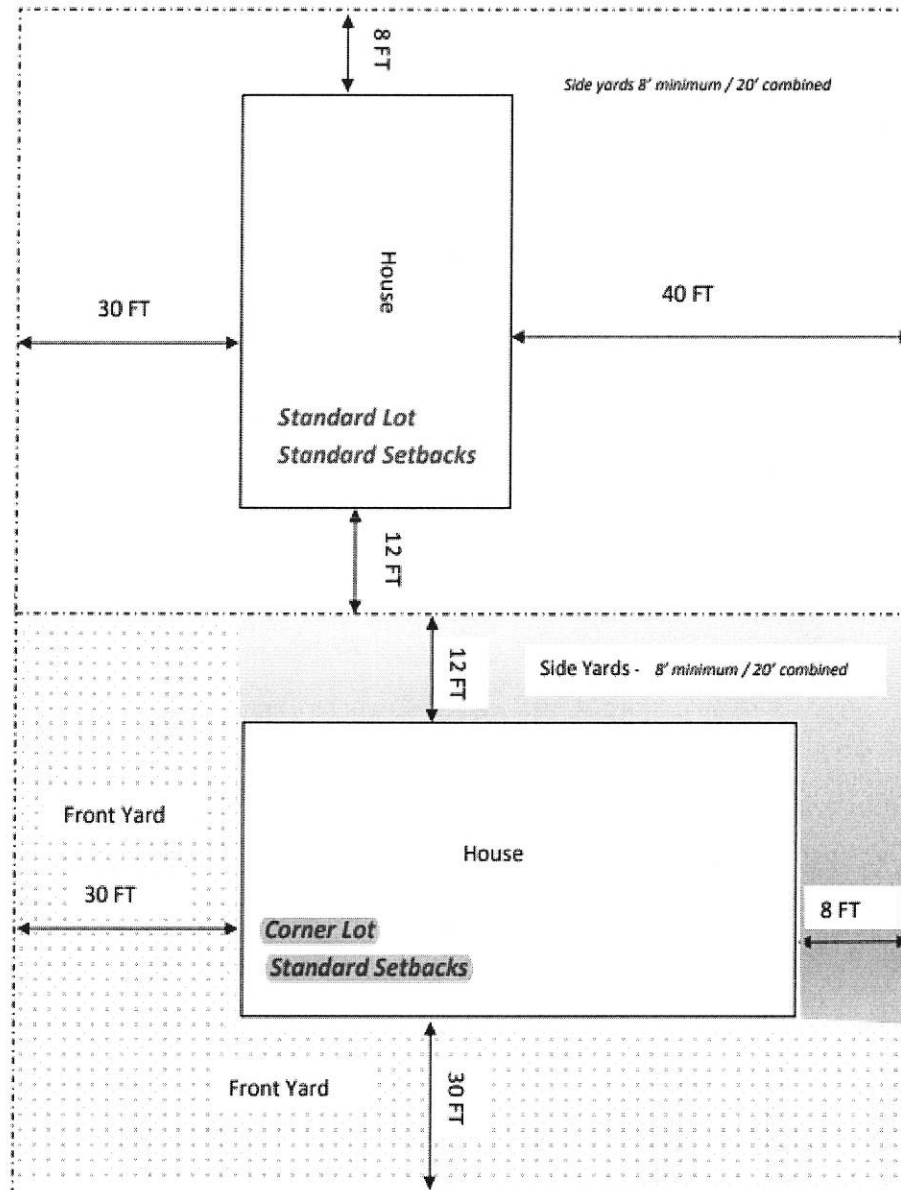
Notes: Accessory buildings are not permitted to encroach upon any easement and are not permitted in the front yard except in zoning district A-1 with an 80-foot setback required or on certain corner lots with a Conditional Use Permit in the residential zoning districts per Section 17.16(8).

17.178

Lot Types



Street



Street

Chapter 18 of the Code of Ordinances is amended as follows: (Proposed removal of language is ~~crossed out~~.)

18.40 STREETS.

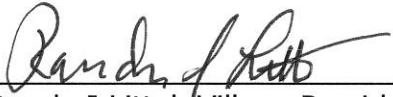
(1)(e) Whenever the proposed subdivision contains or is adjacent to a major street or highway, adequate protection of residential properties, limitation of access and separation of through and local traffic shall be provided ~~by reversed frontage~~, with screen planting contained in a nonaccess reservation along the rear property line or by the use of frontage streets.

18.44 LOTS.

(2) Double frontage ~~and reverse frontage~~ lots shall be prohibited, except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.

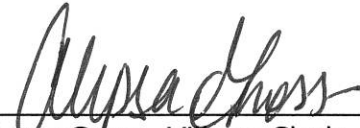
The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at a meeting held on July 10, 2019.

APPROVED:



Randy J Littel, Village President

ATTEST:



Alyssa Gross, Village Clerk

ADOPTED: 7/10/2019

POSTED/PUBLISHED: 7/25/2019

**VILLAGE OF MOUNT HOREB
ORDINANCE 2022-02**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB
DISTRICT TO PD PLANNED DEVELOPMENT FOR
PARCEL 0607-07209765-1 AT 1800 SPRINGDALE STREET

WHEREAS, DRIFTLESS VIEW LLC is the owner of parcel 0607-07209765-1, located at 1800 SPRINGDALE Street in the Village of Mount Horeb; and

WHEREAS, DRIFTLESS VIEW LLC has made application to request the zoning classification of the above referenced property be changed from PB District to PD Planned Development to allow construction of a proposed 40-unit multi-family building and commercial space; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on February 23, 2022 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 PB District to PD Planned Development with General Development Plan 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, do ordain as follows:

Section 1. Rezoning of the above referenced property will become effective following the completed sale of the property from COMPEER to DRIFTLESS VIEW LLC.

Section 2. Subject to *Section 1*, the zoning classification of the above referenced property is hereby designated PD Planned Development, and the Zoning Map of the Village shall be amended accordingly.

Section 3. This Ordinance shall take effect after passage and posting pursuant to law, and subject to *Sections 1 and 2*.

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its regular meeting held on March 2, 2022.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED:_____

PUBLISHED/POSTED:_____

RESOLUTION 2022-03

CONDITIONAL USE PERMIT TO INSTALL DECK 1920 THREE WOOD DRIVE

WHEREAS, JIM SUTTER is the property owner of 1920 THREE WOOD DRIVE in the Village of Mount Horeb, further described as parcel 157/0607-181-2513-1 ; and

WHEREAS, property is currently zoned R-1 Single Family Residential in which the desired to build a deck on a corner lot is not a permitted use but rather an allowable conditional use per Zoning Code 17.16(8); and

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

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on Feb 23 2022, after due notice thereof 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 hereinafter set forth, 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 deck at the above referenced property in the Village of Mount Horeb, Dane County, Wisconsin is hereby granted.

Introduced and passed this March 2, 2022 date.

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

FRONT STREET APARTMENTS

MOUNT HOREB, WI

CONCEPT PLAN

TABLE OF CONTENTS:

- | | | | |
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| 02 | PROJECT SUMMARY & BUILDING STATISTICS | 06 | NORTH & SOUTH ELEVATIONS |
| 03 | SITE PLAN & EXISTING CONDITIONS | 07 | EAST & WEST ELEVATIONS |
| 04 | FLOOR PLANS LOWER PARKING LEVEL P1
& AT GARAGE PARKING LEVEL - FLOOR 1 | 08 | RENDERINGS STREET VIEW WITH CONTEXT |
| 05 | FLOOR PLANS 2 ND , 3 RD -5 TH FLOOR PLANS | 09 | PREVIOUS PROJECTS SAMPLE |
-

Owner:
Steve Brown Apartments



Dan Seeley
120 W. Gorham St.
Madison, WI 53703
p. 608-255-7100
dseeley@stevebrownapts.com

Architect:
Brownhouse



Shane Fry
202 W. Gorham St.
Madison, WI 53703
p. 608-663-5100
sfry@brownhousedesigns.co

PROJECT OVERVIEW & BUILDING STATISTICS

Steve Brown Apartments is proposing a new multi-family development in Mt. Horeb’s vibrant downtown. The ~.8 acre site is currently a municipal parking lot consisting of 83 spaces and bounded by Front Street to the North, First Street to the East, the Military Ridge State Trail to the South and industrial uses to the West. This site is included in TID #5 and included in the 2017 Downtown Redevelopment Plan Proposed Land Use as “mixed use or residential.” As the owners of *North Cape Commons* and having recently delivered 20 additional units at that site, we are extremely excited for this opportunity to again work with the Village and deliver an exceptional housing product.

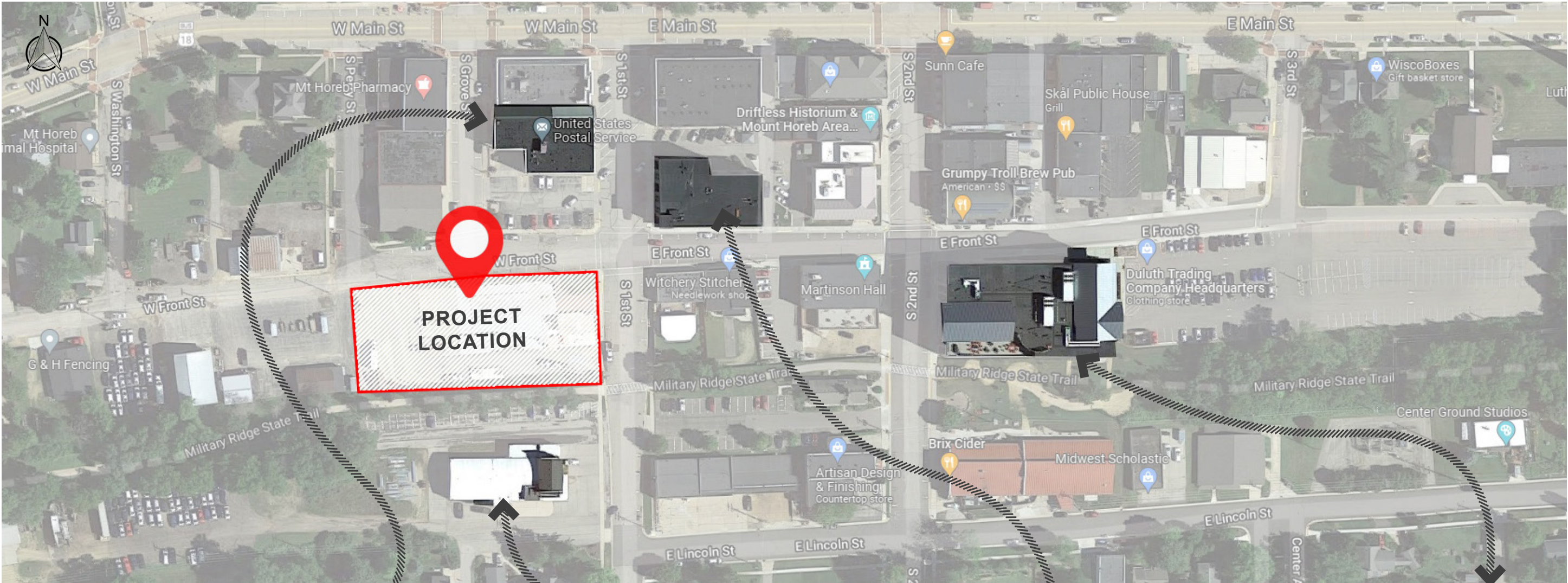
The development will include a single five-story building consisting of consisting of one level of private underground parking, one level of public surface parking and four levels of market rate apartments. The exterior of the building will showcase a mixture of stone, brick and siding products selected to build upon the existing architectural language of Mt. Horeb’s downtown. The residences themselves will include a mix of studio, 1-bedrooms and 2-bedroom apartments and will finished in high-end materials usually associated with condominiums or custom homes. A rooftop terrace amenity is currently being explored which will provide both an inviting space for residents as well as reduce stormwater. To facilitate the construction of the public parking, a TIF award will be pursued. Pending

those discussions and entitlements, we intend to break ground in 2023 and deliver in the early summer of 2024.

BUILDING FLOORS	N.S.F. AREA /FLOOR	NOTES
P1 LEVEL - LOWER PARKING LEVEL	19,627 S.F.	49 STALLS (2 HCP) /FLOOR
1 ST FLOOR - AT GRADE PARKING LEVEL	19,627 S.F.	50 STALLS (2 HCP) /FLOOR
2 ND FLOOR - (WITHOUT BALCONIES)	16,992 S.F.	15 UNITS / FLOOR + CLUBHOUSE
3 RD FLOOR - (WITHOUT BALCONIES)	16,992 S.F.	16 UNITS / FLOOR
4 TH FLOOR - (WITHOUT BALCONIES)	16,992 S.F.	16 UNITS / FLOOR
5 TH FLOOR - (WITHOUT BALCONIES)	16,992 S.F.	16 UNITS / FLOOR



SITE PLAN & EXISTING CONDITIONS



US POST OFFICE



FARMERS COOP

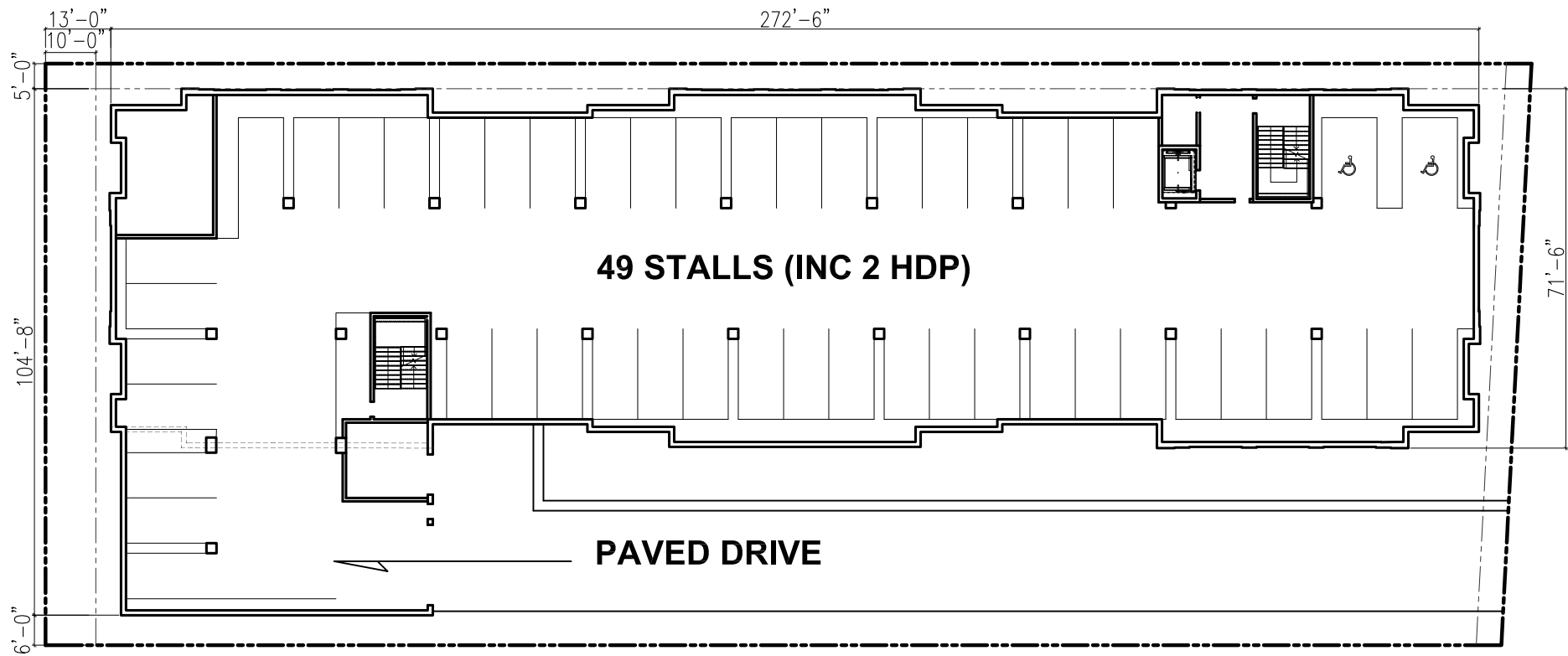


HOFF APARTMENTS

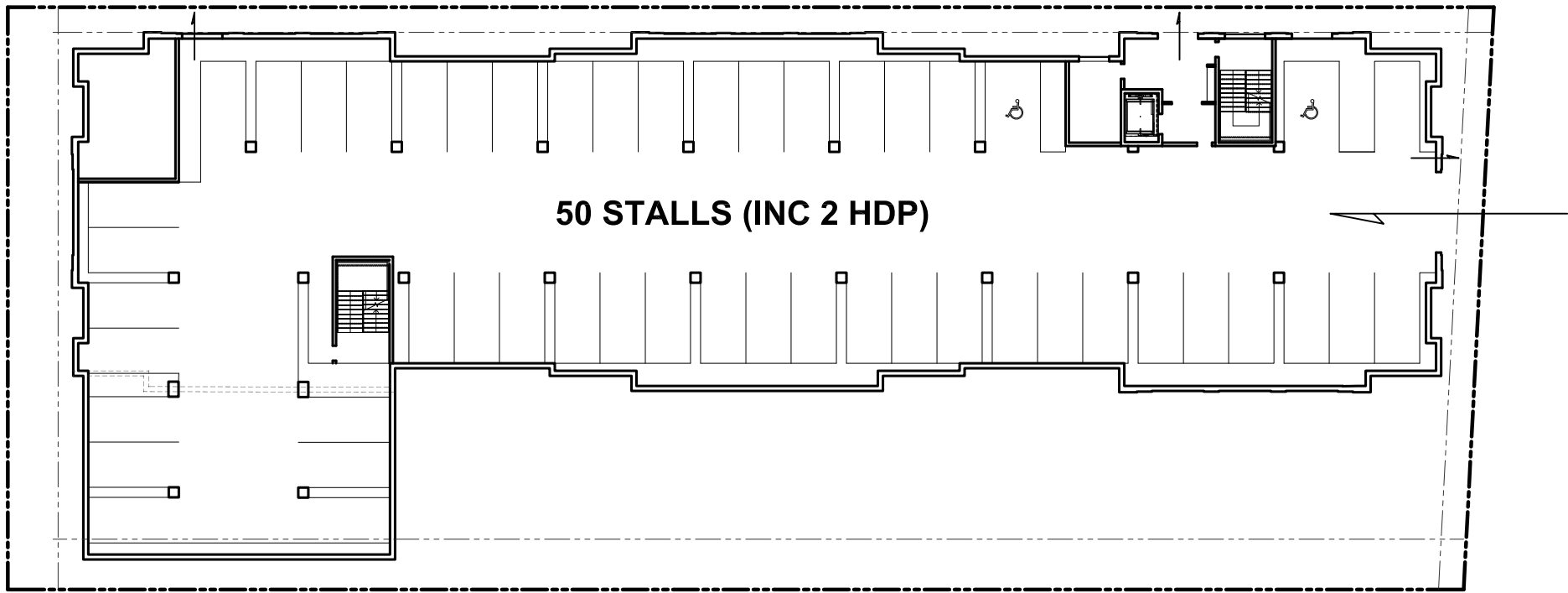


DULUTH TRADING COMPANY

BUILDING FLOOR PLANS



1 LOWER PARKING LEVEL P1
SCALE: 1/32" = 1'-0"

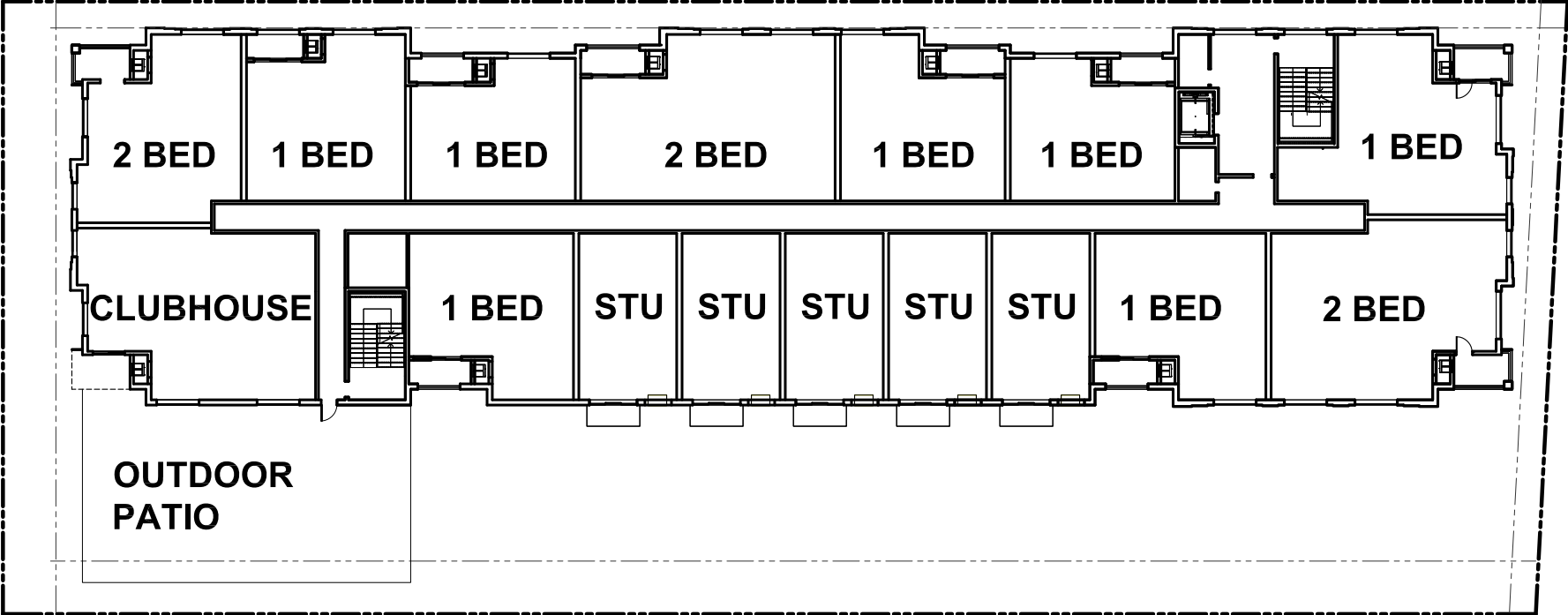


2 AT GRADE PARKING LEVEL - FLOOR 1
SCALE: 1/32" = 1'-0"

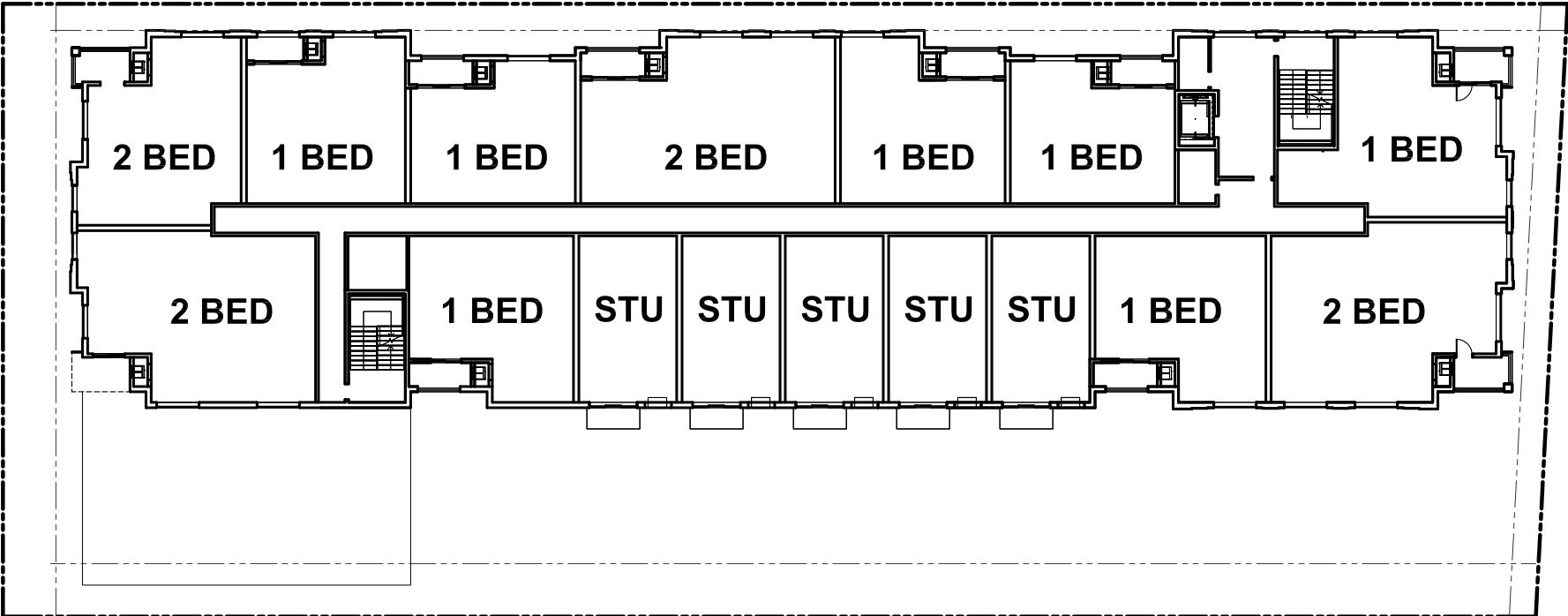
brownhouse

202 West Gorham St.
Madison, WI 53703
Tel: 608.663.5100
Fax: 608.663.5151
www.brownhousedesigns.com

FRONT STREET APTS
STEVE BROWN APARTMENTS
MT.HOREB, WI



1 2ND FLOOR PLAN
SCALE: 1/32" = 1'-0"



2 THIRD - FIFTH FLOOR PLAN
SCALE: 1/32" = 1'-0"

BUILDING ELEVATIONS



1 NORTH ELEVATION
SCALE: NOT TO SCALE



2 SOUTH ELEVATION
SCALE: NOT TO SCALE

brownhouse

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Madison, WI 53703
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Fax: 608.663.5151
www.brownhousedesigns.com

FRONT STREET APTS
STEVE BROWN APARTMENTS
MT.HOREB, WI



1 WEST ELEVATION
SCALE: NOT TO SCALE



2 EAST ELEVATION
SCALE: NOT TO SCALE

brownhouse
ARCHITECTS

202 West Gorham St.
Madison, WI 53703
Tel: 608.663.5100
Fax: 608.663.5151
www.brownhousedesigns.com

FRONT STREET APTS

STEVE BROWN APARTMENTS MT.HOREB, WI

RENDERINGS



1 STREET VIEW - LOOKING EAST DOWN FRONT STRRET.
SCALE: N.T.S.

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Madison, WI 53703
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Fax: 608.663.5151
www.brownhousedesigns.com

FRONT STREET APTS
STEVE BROWN APARTMENTS
MT.HOREB, WI

PREVIOUS PROJECTS



KEYSTONE APARTMENTS (1815 University Ave, Madison, WI 53726)



Village of Mount Horeb, Building Inspection Dept.

Building Inspector's Report January 2022

Month to Date

6- Building permits have been issued for general construction since January 1st.
7 - new UDC permit

Year to Date

6-General permits since Jan. 1st
6- New UDC single family homes since Jan. 1st
1- New Duplex

Large Commercial projects currently active

-Landsby Ridge

Respectfully submitted

Dave Geraths
Building Inspector