

1. Agenda

Documents:

[2022-4.27.22-PLAN-COMM-AGENDA \(AGENDA\).PDF](#)

2. Meeting Materials

Documents:

[PC-4.27.22-MEETING-PACKET-1-1 \(MEETING PACKET\).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 APRIL 27th 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, APRIL 27th, 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 March 23rd, 2022 Plan Commission meeting minutes
3. Consider March 30th, 2022 joint Plan Commission and Village Board minutes
4. Discussion of signage rules and consideration of sign application by Skai Public House, 209 E Main Street
5. Discussion and update on ETZ with Town of Blue Mounds
6. Plan Commission Chair report
7. Village Planner report
8. Adjourn



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 APRIL 27th 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, APRIL 27th, 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 March 23rd, 2022 Plan Commission meeting minutes
3. Consider March 30th, 2022 joint Plan Commission and Village Board minutes
4. Discussion of signage rules and consideration of sign application by Skai Public House, 209 E Main Street
5. Discussion and update on ETZ with Town of Blue Mounds
6. Plan Commission Chair report
7. Village Planner report
8. Adjourn

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 23, 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, Sarah Best, Aaron Boehnen, Andrew Kidd, Norb Scribner, Destinee Udelhoven and Peggy Zalucha. Also present were Village Administrator Nic Owen, Economic Development Director Rowan Childs, Village Planner Ben Rohr, Village Engineer Rob Wright and Assistant Clerk Jean Culberson.

Consider February 23, 2022 Plan Commission meeting minutes

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

Discussion on the proposed free-standing sign for Little Vikings Academy, 1991 Commerce Drive

The applicant was not present and Rohr gave an overview on the silo design sign. The Board questioned if 3D and referred to the circular image on the aerial. Scribner motioned to approve and Zalucha seconded the motion. Motion carried by unanimous voice vote.

Consideration applications of 110 and 108 E. Main Street and certificate of appropriateness.

a- Design Review b-Certificate of appropriateness

Owner of the building Mark Johnson gave overview of the façade renovation stating all colors will match the downtown color palette. The Board discussed the window ledge in place of the mustache trim. Johnson stated the contractor found the cutout difficult to match. Udelhoven questioned authority since there is no local Register. Owen will research on the Register. Zalucha motioned on the design review and certificate of appropriateness for both addresses and Best seconded. Motion carried by unanimous voice vote with Udelhoven requesting research on the Register.

Consider SIP and design review for mixed use development located at 1800 Springdale Street, further described as parcel 0607-072-9765-1 a-Site specific implementation plan b-Design review

Brad Koning with Sketchworks Architecture and owners Chris and Matt Etmanczyk gave an overview on the landscape changes and stormwater management. Koning submitted samples of the building materials. Rohr discussed design standards and the waivers: metal wall panels and awnings, decorative service doors, overlapping lighting on the east side and recommendations: commercial signage for tenant to be reviewed by staff and additional traffic signage safety measures. Village Engineer Rob Wright spoke regarding the procedures and approvals needed from DSPS/DNR/CARPC for stormwater management and infiltration. Wright stated the owner will sign a long-term Maintenance Agreement for future stormwater monitoring. Owen presented the CSM highway access restriction and the need to vacate the egress. Rohr recommended the motion to approve the waivers and conditions presented in the memo including vacating the egress. Boehnen motioned as Ben described. Scribner seconded and the motion carried by unanimous voice vote with exception to Udelhoven who voted nay.

Plan Commission Chair report:

Littel referred to the Building Inspection report in the packet. Zalucha questioned location of the new residential buildings. The Building Department will send an email with the breakdown to Zalucha.

Village Planner report:

Rohr gave an update on the Comprehensive Plan joint meeting on March 30th.

Adjourn: Best moved, Udelhoven seconded to adjourn the meeting at 9:10pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk

VILLAGE OF MOUNT HOREB
JOINT VILLAGE BOARD AND
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 30, 2022

The Village Board and Plan Commission/Historic Preservation Commission met in special session in-person with a virtual option, on the above date.

Call to Order/Roll Call: Village President and Plan Commission/Historic Preservation Commission Chair Randy Littel called the meeting to order at 7:00pm. Village Trustees present were Ryan Czyzewski, Cathy Scott, Aaron Boehnen, Brett Halverson, Brenda Monroe, and Jason Fendrick. Plan Commissioners present were Aaron Boehnen, Destinee Udelhoven, Peggy Zalucha, Sarah Best, and Norb Scribner. Commissioner Andrew Kidd was absent. Also present were Village Administrator Nic Owen and Village Clerk Alyssa Gaffney.

Presentation of the feedback received on the Draft Comprehensive Plan by Vandewalle & Associates: Ben Rohr of Vandewalle & Associates presented the feedback that was given.

Public Hearing regarding proposed Plan Amendment: The public hearing opened at 7:10pm. Submitted comments were included in the meeting packet and presented by Ben Rohr during his presentation of the feedback given. Sarah Boatman, Julie Krause, and Ron Kann spoke in opposition regarding the property on Nesheim Trail. Wayne Hefty and Stephen Gauger voiced their concerns about Town Hall Road and asked about a possible boundary agreement. Joen Meylor inquired about their farm possibly being entirely annexed into the Village. The public hearing closed at 7:30pm.

Discussion of Draft Comprehensive Plan by Plan Commission and Village Board: The board and commissioners each voiced their opinions on the draft plan.

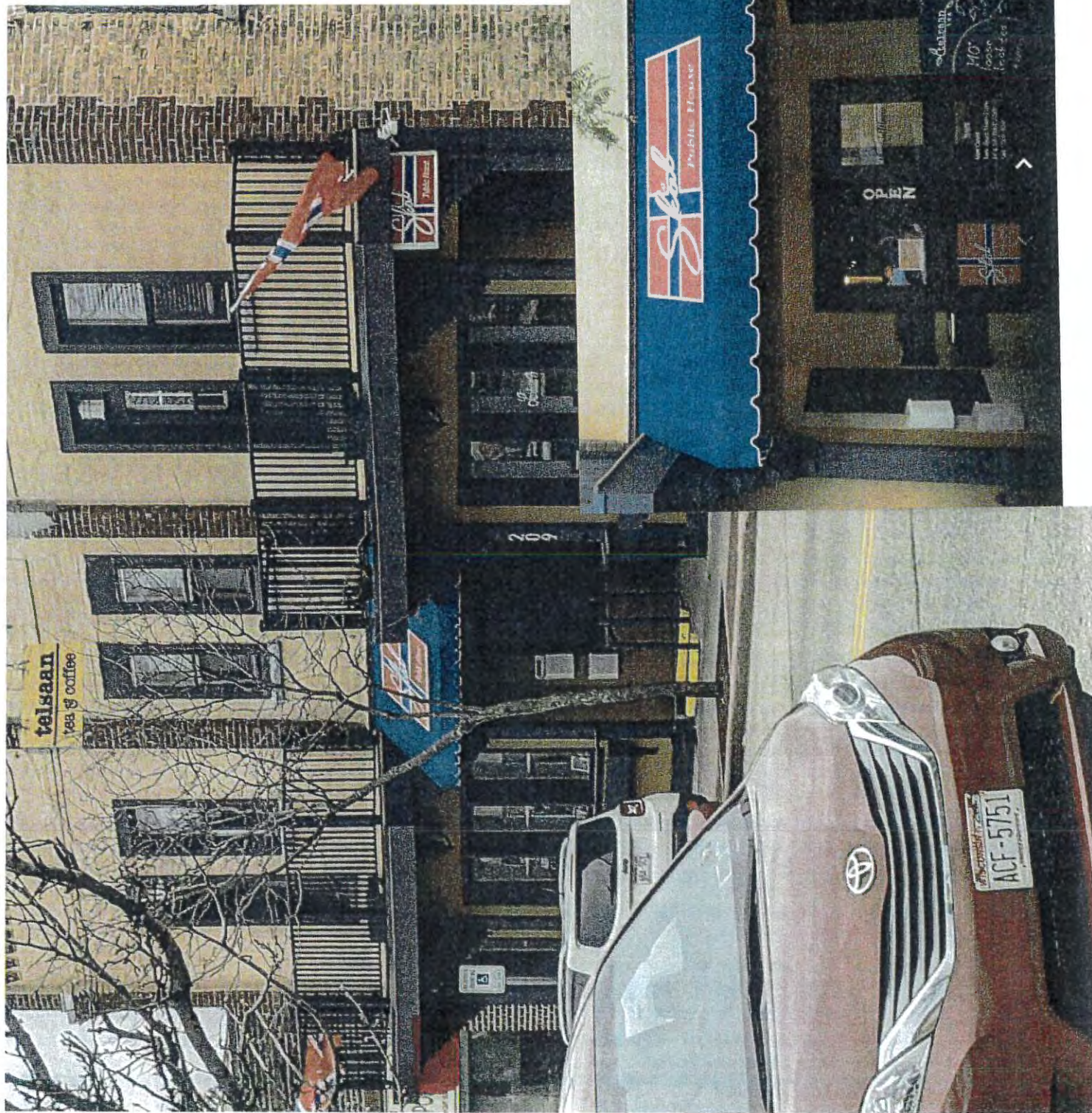
Plan Commission consideration of Resolution 2022-05 "Recommending Adoption of Update to Comprehensive Plan": Zalucha moved, Scribner seconded to recommend all Appendix A changes as presented and the typographic error correction Udelhoven mentioned. All voted aye. Motion carried. Littel moved, Scribner seconded to keep 102 Nesheim Trail as a multi-family residential property for future land use. All voted aye, except for Zalucha, who voted nay. Motion carried. Boehnen moved, Scribner seconded to change the area on the far east side of the Village near Town Hall Road that is currently showing as Agriculture land use, to Long Term Growth area. All voted aye. Motion carried. Scribner moved, Boehnen seconded to recommend the Comprehensive Plan to the Village for adoption, inclusive of all of the motions made today. All voted aye. Motion carried.

Village Board consideration of Ordinance 2022-04 "Adoption of Update to the Comprehensive Plan: Czyzewski moved, Fendrick seconded to approve the adoption of the 2022 Comprehensive Plan, inclusive of the Plan Commission's recommended changes as voted upon today. All voted aye. Motion carried.

Adjournment: There being no further business, Zalucha moved, Boehnen seconded to adjourn the joint meeting at 8:05pm.

Minutes by Alyssa Gaffney, Village Clerk

2 flags
2 small wooden hanging signs
Awning sign
window sign



Village of Mount Horeb, WI
Tuesday, April 19, 2022

Chapter 17. Zoning Code

Article XVI. Signs

17.174. Commercial signage.

[Amended 1-5-2000 by Ord. No. 2000-03]

- (1) Purpose. This section is to deal with the issuance of sign permits in areas that are zoned commercial. No signage is allowed in commercially zoned areas except as follows and which are for those services only if properly allowed and legally offered on the premises.

- (2) Roof signs. Roof signs shall not be permitted.

- (3) Freestanding signs.

[Amended 12-4-2000 by Ord. No. 2000-21]

- (a) Off-site freestanding signs are prohibited.

- (b) On-site freestanding signs, subject to the following:

[Amended 2-3-2010 by Ord. No. 2010-02]

1. Except as provided in Subsection (3)(b)2, only one on-site freestanding sign is permitted on a lot.
2. Two on-site freestanding signs are permitted on one lot in the Planned Office (PO), Recreation Business (RB), Planned Business (PB) Zoning Districts if all of the following conditions are met:
[Amended 11-2-2011 by Ord. No. 2011-14]
 - a. The lot has not less than 200 feet of frontage on one street;
 - b. The signs are not less than 100 feet apart;
 - c. The lot is occupied by more than one separately owned business; and
 - d. No business may be identified on more than one sign.
3. New freestanding signs shall be of monument or dual-post construction.
4. Display surface area shall not exceed the following:

Zoning District	Maximum Area
Planned Office (PO)	1 square foot per foot of street frontage up to 100 feet
Recreation Business (RB)	1 square foot per foot of street frontage up to 100 feet
Neighborhood Business (NB)	40 square feet
Main Street Business (MSB)	40 square feet

Zoning District**Maximum Area**

Planned Business (PB)

1 square foot per foot of street frontage up to 100 feet

Central Business (CB)

40 square feet

5. Signs may be illuminated signs or indirect illumination signs.
6. Signs shall be set back one foot from the street right-of-way and 50 feet from a residential district.
7. Sign height shall not exceed the following:

Zoning District**Maximum Height
(feet)**

Planned Office (PO)

12

Recreation Business (RB)

12

Neighborhood Business (NB)

8

Main Street Business (MSB)

8

Planned Business (PB)

12

Central Business (CB)

8

- (c) Electronic message signs, including time/temperature signs, are acceptable, subject to display area surface and height restrictions per § 17.174. The message is not allowed to change more than one time per minute.
[Added 11-2-2011 by Ord. No. 2011-14]

- (4) **Projecting signs.** It shall be lawful to erect a projecting sign that extends from the wall of a building upon which it is erected. The bottom of such sign shall be at least nine feet above any public sidewalk and shall not extend more than five feet over any public sidewalk. The total area of a projecting sign shall not exceed 32 square feet on one side or 64 square feet on both sides. Each store front may have no more than one projecting sign.

(5) Wall signs.

- (a) Wall signs shall not project more than 12 inches from the surface upon which they are mounted, provided the upper edge of a wall sign mounted on a mansard roof may project more than 12 inches so long as the sign is perpendicular to the ground.
[Amended 2-3-2010 by Ord. No. 2010-02]

- (b) Where a building houses more than one business, wall signs shall be limited in number to one wall sign per business. The size of any one business sign shall be no larger than 120 square feet with the entire building wall having no more than 10% total signage of the affected wall, whichever is smaller.

- (c) Reference should be made to § 17.177(5), Master signage plan.

- (d) Where a building houses only one business, a maximum of three wall signs may be placed on one wall, but no more than four wall signs may be placed on the entire building. The display surface area of all wall signs on any one wall shall not exceed 120 square feet or 10% of the area of the wall on which they are located, whichever is smaller.

- (e) Off-site wall signs are prohibited.

(6) Area identification signs.

- (a) The size and location of the wall or other structure which will contain the area identification sign must be approved by the Building Inspector, who will approve such structure upon the

criterion of traffic safety sight lines.

- (b) The maximum display surface area of all area identification signs shall not exceed 32 square feet for business directories.

[Amended 2-3-2010 by Ord. No. 2010-02]

- (7) Fuel price information signs. Signs advertising the price of motor vehicle fuel sold from a fuel pump located on the premises shall be permitted, subject to the following conditions:

- (a) One freestanding sign to include a changeable copy sign/reader board is allowed. The size of the freestanding sign shall be determined by using eight square feet per pump with a total of 48 square feet maximum allowed. The maximum size sign is to include company name, logo, price information, etc., if applicable.
- (b) Nothing contained herein shall be construed to prohibit the use of other signs meeting the requirements of this article.

- (8) Freestanding bulletin boards. A freestanding bulletin board shall be set back a minimum of five feet from street right-of-way. No freestanding bulletin board shall exceed 32 square feet in display surface area.

- (9) **Signs painted on windows or doors.** Signs painted on, or affixed to, glass surfaces of windows or doors shall pertain to the lawful business conducted therein. These signs are allowed without a permit and are limited to no more than 20% coverage of subject windows and doors.

- (10) Directional, identification, and informational signs. Directional, identification, and informational signs are allowed, provided such signs shall be limited to wall and freestanding signs with a maximum of four square feet of display surface area. Notwithstanding restrictions on the location and number of freestanding signs prescribed in § 17.174(3), two informational signs shall be permitted at each entrance or exit on a lot or parcel to identify said entrance or exit, provided such sign does not constitute a traffic hazard.

- (11) **Canopies.** Letters may be painted or otherwise affixed to any permissible canopy, subject to the following:

[Amended 11-4-2009 by Ord. No. 2009-27; 2-3-2010 by Ord. No. 2010-02]

- (a) Lettering or letters shall not project above, below, or beyond the physical dimensions of the canopy.
- (b) Lettering or letters shall not exceed eight inches on front edge.
- (c) Lettering or letters shall not denote other than the name and address of the business conducted therein.
- (d) A logo no larger than 20% of top surface of canopy is permitted.

- (12) Outdoor menu board. Outdoor menu boards are only allowed on zoned lots which have previously been approved for restaurants under the following conditions:

- (a) Only one outdoor menu board shall be permitted, per restaurant, on a lot.
- (b) For drive-through restaurants, display surface area shall not exceed 48 square feet.
[Amended 4-19-2005 by Ord. No. 2005-04]
- (c) For drive-through restaurants, stacking lanes (through lane) shall be a minimum of 80 feet from the menu board.
- (d) If the sign is lighted, it may be lighted by an illuminated sign only.
- (e) The outdoor menu board lettering may not be legible from any distance off the zoned lot for which it is approved.

- (f) For restaurants without a drive-through, outdoor menu boards shall not exceed four square feet.

(13) Signs exempt from regulation under this article. The following signs shall be exempt from regulation under this article:

- (a) Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance.
- (b) Works of art that do not include a commercial message.
- (c) Holiday lights and decorations with no commercial message.
- (d) Traffic control signs on private property, such as stop, yield, or similar signs, which contain no commercial message.

(14) Signs not requiring a permit under this article.

- (a) Building marker. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials. Maximum size allowed is four square feet.

(b) **Banners.** Banners shall be prohibited except when used in conjunction with public and private events as follows:

1. Election campaigns. Election campaign banners, when said banners are not placed more than 30 days prior to and removed within 48 hours following the election to which the banner applies.
2. Public events. Public event banners, when said banners are not placed more than 40 days prior to and removed within 48 hours following the event to which the banner applies.
3. Private sale events. Banners placed on private property for advertising a special sales event are exempt only on the following condition: no more than seven days in any one calendar month.
4. No more than one banner shall be displayed on any zoned lot per event at the same time.

(c) **Portable swinger, A-frame, sandwich,** attraction sign boards. One A-frame type sign may be allowed per business. The sign may be no larger than two feet by four feet on each side and may be placed on public property but only adjacent to the property where the promotion is located. These signs shall not extend more than three feet onto a sidewalk as measured from the property line, but at no time shall the sidewalk unobstructed travel way be less than four feet wide.

ZONING CODE

17 Attachment 4

Village of Mount Horeb

Chart 3
Sign Regulation Summary
[Added 2-3-2010 by Ord. No. 2010-02]

Zoning District		Freestanding Signs (shall be mounted or dual post)				Wall Signs ✗		Projecting Signs ✗	
Name	Zoning District Abbrev.	Maximum Number	Maximum Area (1 square foot of sign area per foot of street frontage up to:)	Maximum Height	Minimum Setback	Maximum Number	Maximum Area (10% of wall coverage up to maximum listed below)	Maximum Number	Maximum Area
Conservation	CO-1	Institutional sign				None		None	
Agricultural	A-1	Farm identification sign				Home occupation sign		None	
Single-Family	R-1	Subdivision and project identification signs and institutional signs				Home occupation sign		None	
Two-Family	R-2					None			
Multifamily	R-3								
Senior	R-4								
Planned Office	PO	1 ²	100 square feet	12 ¹	1	3, 3 on 1	120 square feet	1	32
Recreation Business	RB	1 ²	100 square feet	12 ¹	1	3, 3 on 1	120 square feet	1	32
Neighborhood Business	NB	1	40 square feet	8 ¹	1	3, 3 on 1	120 square feet	1	32
Main Street Business	MB	1	40 square feet	8 ¹	1	3, 3 on 1	120 square feet	1	32
Planned Business	PB	1 ²	100 square feet	12 ¹	1	3, 3 on 1	120 square feet	1	32
Central Business	CB	1	40 square feet	8 ¹	1	✗ 3, 3 on 1	120 square feet	1	32
Planned Industrial	PI	1	250 square feet	15 ¹	1	2, 1 on 1	165 square feet	1	32
Restricted Industrial	I-1	1	250 square feet	15 ¹	1	2, 1 on 1	165 square feet	1	32
General Industrial	I-2	1	250 square feet	15 ¹	1	2, 1 on 1	165 square feet	1	32
Planned Development	PD-1	Project specific				Project specific		Project specific	

MOUNT HOREB CODE

NOTES:

- ¹ New freestanding signs shall be of monument or dual-post construction.
² Two if lot has more than 200 feet of street frontage on one street.

Area identification signs are permitted up to 32 square feet for business directories.
Canopy signs limited to 20% coverage on top of canopy and eight-inch letters on front edge.
Wall signs may project up to 12 inches from the wall's surface.

17.174 Commercial Signage

Wall signs.

(b) Where a building houses more than one business, wall signs shall be limited in number to one wall sign per business. The size of any one business sign shall be no larger than 120 square feet with the entire building wall having no more than 10% total signage of the affected wall, whichever is smaller.

(c) Reference should be made to § 17.177(5), Master signage plan.

(d) Where a building houses only one business, a maximum of three wall signs may be placed on one wall, but no more than four wall signs may be placed on the entire building. The display surface area of all wall signs on any one wall shall not exceed 120 square feet or 10% of the area of the wall on which they are located, whichever is smaller.

(e) Off-site wall signs are prohibited.

**Village of Mt. Horeb
Building and Zoning Department
138 East Main Street
Mt. Horeb, Wisconsin 53572**

Please Take Notice:

RE: Signs, banners, and pennants

Dear property owner:

There seems to be a rash of prohibited banners and other attention getting devices recently. This is a reminder that the Village of Mt. Horeb Zoning Code Chapter 17 allows the use of banners and pennants ONLY for a special sales event.

Chapter 17.174 (14)(b)(3) states a banner may be displayed “on private property for advertising a special sales event ... no more than seven days in any one calendar month” and must then be removed. (4) “No more than one banner shall be displayed on any zoned lot per event at the same time”. A banner is defined as “a sign of lightweight fabric or similar material that is mounted to a pole or a building at one or more edges”.

Chapter 17.172 (16) states, “pennants may be used to designate an “open house”, “grand opening” or similar event, **on the day of such event only**, and provided that such event lasts no more than seven days and the pennant is immediately removed” thereafter. A pennant is defined as “any lightweight plastic, fabric or other material suspended from a rope, wire or string, usually in series, designed to move in the wind”.

No permit is required prior to displaying a banner or pennant however such display must conform to the above referenced code sections. Most other types of attention getting devices such as flags, balloons, flashing, fluctuating, or rotating devices are prohibited. If you have any question regarding the use of any such device, please feel free to contact my office.

Additionally, a business is permitted by Chapter 17.174 (14)© to use a portable A frame style sign in front of their business. The “A” frame style sign however must be in front of the property it advertises and may not exceed 2 ft x 4 ft on each side. When placed on a public sidewalk a clear 48” path of travel must be maintained.

Chapter 17.172 (17) permits portable temporary signs as long as the sign does not exceed 30 SF per side and may be displayed no more than 30 days twice a year.

Building Inspector, Village of Mt. Horeb, 608-437-7884

**Village of Mt. Horeb
Building and Zoning Department
138 East Main Street
Mt. Horeb, Wisconsin 53572**

At this time, I am asking that any non-conforming banners, pennant strings, or other attention getting device be removed. Removal must take place within five (5) days of the date of this letter. Failure to do so will result in citations and/or fines.

Thank you for your prompt attention to this matter.

Sincerely,

Timothy A. Dill

Randy Stenbrotten

Karakahl / Lust Auction

John Flad
Flad Development
8338100

Baer Insurance

Spring Garden Restaurant
520 Springdale
Mt Horeb WI 53572

Bleonis Restaurant
407 W Main St
Mt Horeb WI 53572

Building Inspector, Village of Mt. Horeb, 608-437-7884



telsaan
the public house



2099
OPEN

NOW HIRING
APPLY INSIDE
Skål Public House
608-437-1011



RESERVED
PARKING

Chrissa Maria
PHOTOGRAPHY

Village of Mount Horeb and Town of Blue Mounds Cooperative Intergovernmental Boundary Agreement Opportunity

Wisconsin State Statutes (66.0307) provides the opportunity for neighboring jurisdictions to enter into a cooperative intergovernmental boundary agreement. Once adopted by the two jurisdictions and certified by the state, it defines specific powers for each jurisdiction.

The Village of Mount Horeb is now wrapping up its 10-year update of the Comprehensive Plan. Through that process, the Village identified and analyzed future growth opportunities both within its existing boundaries and beyond them as shown on the Future Land Use Map. The update of this plan provides a logical starting point for furthering conversations between the Village of Mount Horeb and the Town of Blue Mounds regarding the possibility of establishing a cooperative intergovernmental boundary agreement.

The Village has prepared this document with the intent that it be utilized as the starting point for future discussion on this subject.

What Are The Potential Benefits Of An Intergovernmental Boundary Agreement?

Town of Blue Mounds Benefits

- Town gains independent control over certain areas and the Village's extraterritorial powers are removed from these areas.
- Agreement can prohibit forced annexation or forced boundary adjustments, which would only permit unanimous and voluntary annexations to take place.
- Zoning classifications and rules are not changed by the agreement, and they can be amended overtime. No need to establish Extraterritorial Zoning.
- Agreement could provide the ability for the Town to recover lost property tax revenue from annexing properties for greater than 5 years.
- Agreement can be established permanently with no requirement to update or renegotiate in the future. However, if both parties chose to amend the agreement, that would still be possible.

Village of Mount Horeb Benefits

- Agreement can permit Village annexations in certain areas without Town opposition, which provides the Village with more control over pre-identified future growth areas.
- Village can plan for efficient and logical extensions of right-of-way and utilities in future growth areas to protect substantial public investments already made and provide sustainable future growth opportunities.
- Agreement can provide the Village with the opportunity to require dedication of right-of-way and utility easement when a land division is proposed within future growth areas.
- Zoning classifications and rules are not changed by the agreement, and they can be amended overtime. No need to establish Extraterritorial Zoning.
- Agreement can allow Town islands to be permitted.

Preliminary Draft Intergovernmental Boundary Agreement Maps

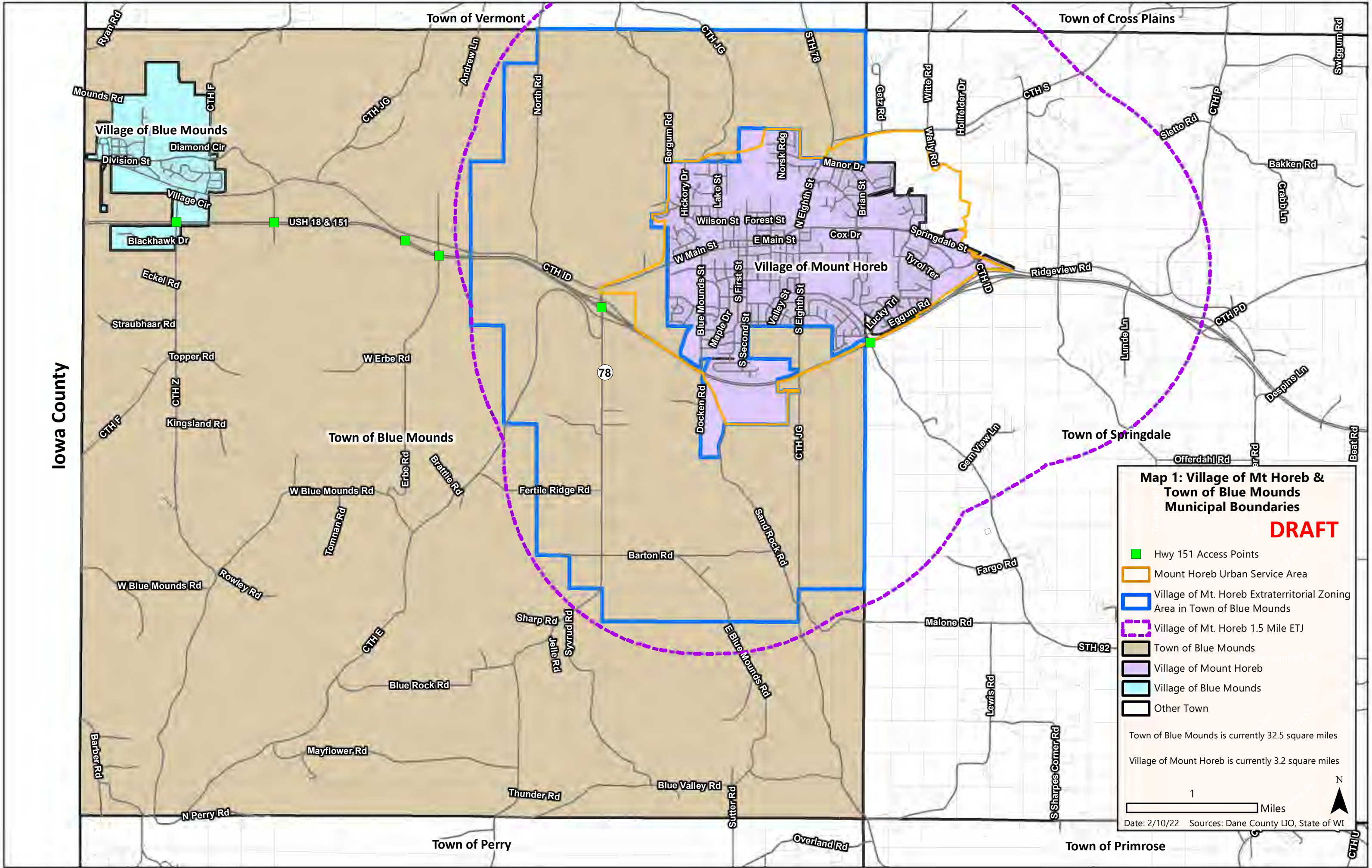
Attached are two preliminary draft maps for consideration by the Town of Blue Mounds.

- Map 1 serves as an existing conditions map that includes all existing boundaries as of February 2022.
- Map 2 identifies the areas that could be included within a future intergovernmental boundary agreement with the understanding that area boundaries are subject to change based on further discussions and negotiations during this process.

Below are draft definitions for the different areas identified on Map 2:

- **Village Growth Area (Area A)*:** Primary Village growth area including land immediately adjacent to the Village boundary as it exists on February 2022. This includes areas identified on the Future Land Use Map in the 2022 Village of Mount Horeb Comprehensive Plan.
- **Village-Town Interest Area (Area B)*:** Area of potential future Village growth beyond those identified on the Future Land Use Map in the 2022 Village of Mount Horeb Comprehensive Plan that the Village envisions as having higher potential for municipal development in the future. The Village-Town Interest Area also includes additional land that may be feasible to economically serve with urban services in the long term.
- **Town Protected Area (Area C):** Includes areas that will remain under Town jurisdiction, with uses to be determined by the Town Comprehensive Plan. These areas are not anticipated for future Village growth.
- **Town Neighborhoods (Area D)*:** Existing Town neighborhoods that are located outside of the Town Protected Area and which are anticipated to remain part of the Town.

*Overtime, it is anticipated that development occurring within these areas may create a Town island, which could be permitted through the intergovernmental agreement.



Map 1: Village of Mt Horeb & Town of Blue Mounds Municipal Boundaries

DRAFT

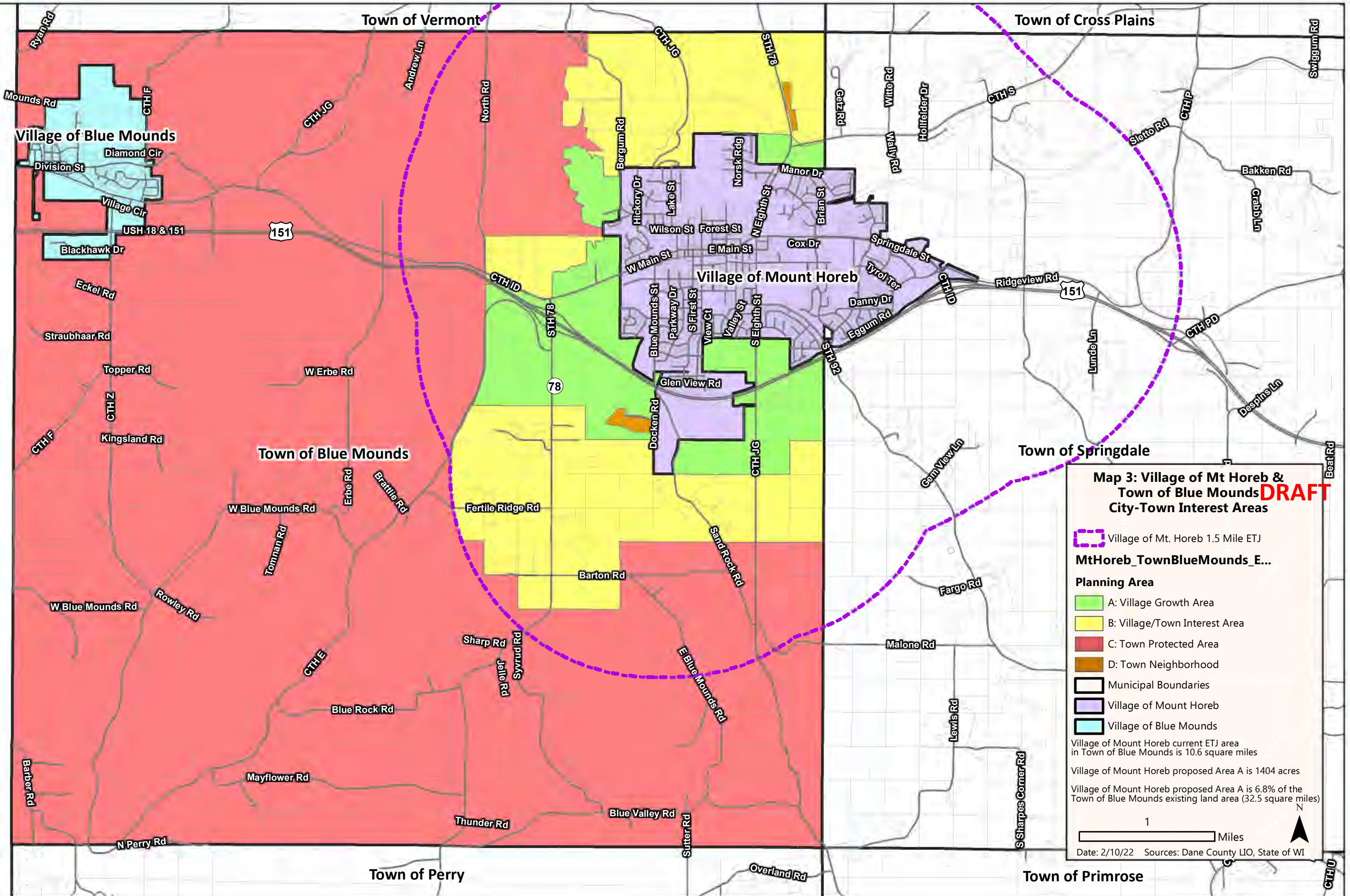
- Hwy 151 Access Points
- Mount Horeb Urban Service Area
- Village of Mt. Horeb Extraterritorial Zoning Area in Town of Blue Mounds
- Village of Mt. Horeb 1.5 Mile ETJ
- Town of Blue Mounds
- Village of Mount Horeb
- Village of Blue Mounds
- Other Town

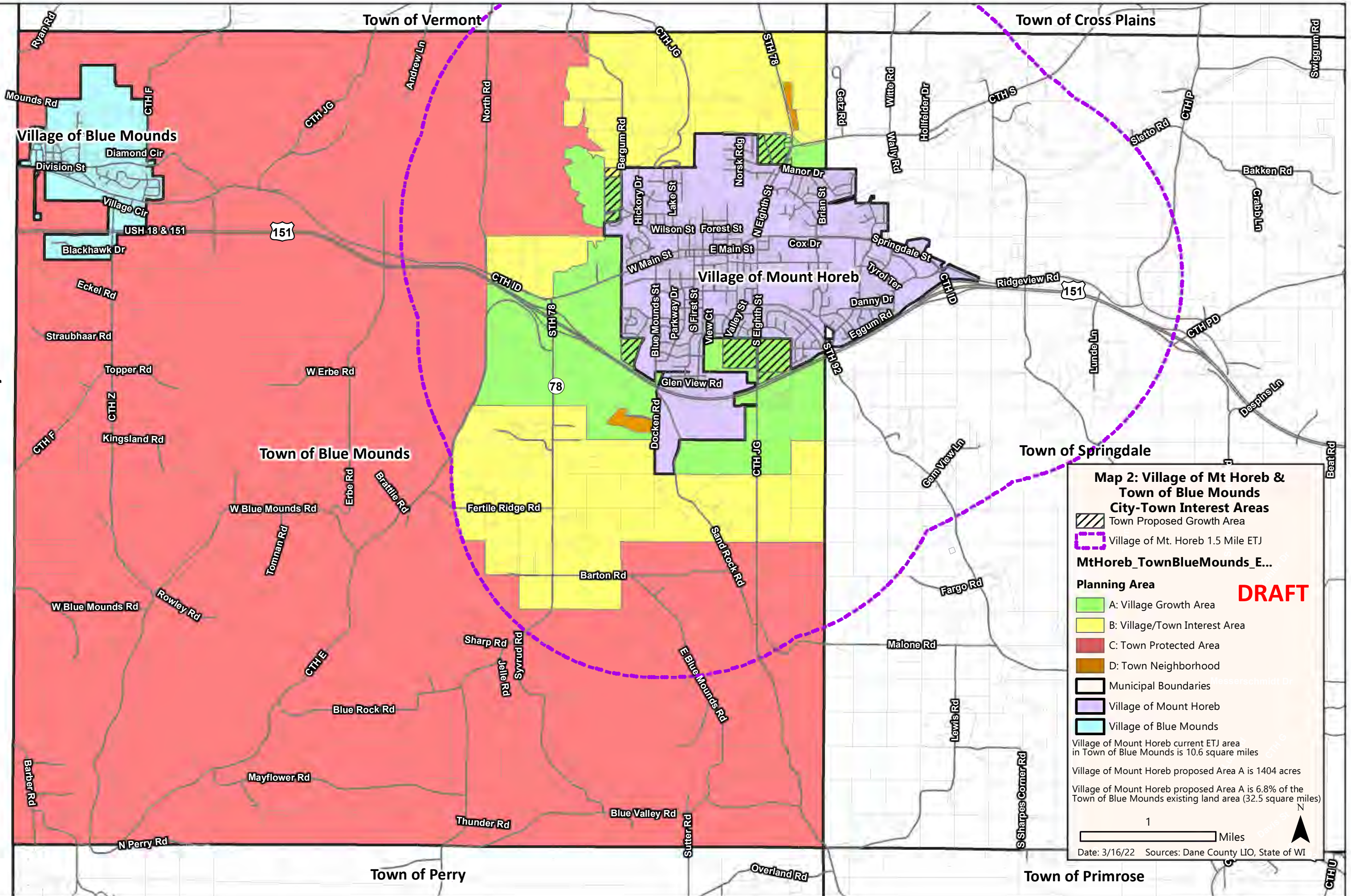
Town of Blue Mounds is currently 32.5 square miles

Village of Mount Horeb is currently 3.2 square miles

1 Miles

Date: 2/10/22 Sources: Dane County LIO, State of WI





Village of Mount Horeb, Building Inspection Dept.

Building Inspector's Report March 2022

Month to Date

34 - Building permits have been issued for general construction since March 1st.
4 - new UDC permit

Year to Date

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

Large Commercial projects currently active

- Landsby Ridge

Respectfully submitted

Chris Michaels
Building Inspector