

1. Meeting Materials

Documents:

[PUBLIC-HEARING-MEETING-MATERIALS-PACKET-3.30.22-1 \(MEETING PACKET\).PDF](#)

2. Agenda

Documents:

[VB-2022-03-30-JOINT-MEETING \(AGENDA\).PDF](#)



HERITAGE
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VILLAGE OF MOUNT HOREB

E. Main Street
Mount Horeb, WI 53572
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THE MARCH 30, 2022 SPECIAL VILLAGE BOARD MEETING WILL BE HELD IN PERSON WITH A VIRTUAL OPTION. 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:

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OR, Dial in using your phone: 1(571)317-3122, Access Code: 715-626-877

JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING WEDNESDAY MARCH 30th, 2022

The Village Board and Plan Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order
Roll call for Village Board and Plan Commission
- 2) Presentation of the feedback received on the Draft Comprehensive Plan by Vandewalle & Associates
- 3) Public Hearing regarding proposed Plan Amendment
 - a. Open Public Hearing by Village Board
 - b. Reading of submitted comments
 - c. Statements from the public
 - d. Closing of Public Hearing by Village Board
- 4) Discussion of Draft Comprehensive Plan by Plan Commission and Village Board
- 5) Plan Commission consideration of resolution 2022-05 recommending adoption of update to Comprehensive Plan
- 6) Village Board consideration of ordinance 2022-04 adoption of update to the Comprehensive Plan
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RESOLUTION 2022-05

**RESOLUTION RECOMMENDING THE ADOPTION OF THE
2022 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN**

PLAN COMMISSION OF THE VILLAGE OF MOUNT HOREB, WISCONSIN

WHEREAS, the Village of Mount Horeb in 2004 adopted the Village of Mount Horeb Comprehensive Plan and subsequently amended the plan in 2009, 2011, 2012, 2015, and 2020 (hereinafter “Plan”), as the Village’s comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said Plan including procedures for consideration of replacement; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to adopt a comprehensive plan; and

WHEREAS, the Village of Mount Horeb Plan Commission has the authority and responsibility to recommend the 2022 Village of Mount Horeb Comprehensive Plan to the Village Board, under Section 66.1001(4)(b); and

WHEREAS, on March 30, 2022, the Plan Commission reviewed the proposed 2022 Village of Mount Horeb Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Village of Mount Horeb hereby recommends that the Village Board adopt an ordinance to adopt the 2022 Village of Mount Horeb Comprehensive Plan in which the Plan Commission recommended for approval at its March 30, 2022 Plan Commission Meeting.

This Resolution was adopted at a meeting of the Plan Commission of the Village of Mount Horeb on the 30th day of March, 2022.

PLAN COMMISSION

By: _____
Randy Littel, Village President and Plan Commission Chair

ATTEST:

By: _____
Alyssa Gaffney, Village Clerk

ORDINANCE 2022-04

**ORDINANCE TO ADOPT THE
2022 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN**

VILLAGE BOARD OF THE VILLAGE OF MOUNT HOREB, WISCONSIN

The Village Board of the Village of Mount Horeb, Wisconsin, does ordain as follows:

WHEREAS, pursuant to sections 61.35 and 62.23(2) and (3) of Wisconsin Statutes, the Village of Mount Horeb is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village of Mount Horeb adopted the Village of Mount Horeb Comprehensive Plan in 2004 and subsequently amended the plan in 2009, 2011, 2012, 2015, and 2020; and

WHEREAS, as part of the Village's adoption of a comprehensive plan, the Village Board adopted and has since followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan update as required by §66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the Village of Mount Horeb has, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes, provided opportunities for public involvement per its adopted public participation plan; and

WHEREAS, the Plan Commission of the Village of Mount Horeb, by a majority vote of the Commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the Village of Mount Horeb 2022 Comprehensive Plan on March 30, 2022; and

WHEREAS, on March 30, 2022, the Village Board held a public hearing on the proposed 2022 Comprehensive Plan Update and considered the public comments made and the recommendations of the Plan Commission and staff; and

NOW, THEREFORE, the Village Board of Mount Horeb, Wisconsin, does ordain that the proposed 2021 Comprehensive Plan is hereby adopted pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

Enacted this 30th Day of March, 2022

VILLAGE BOARD

By: _____
Randy Littell, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

2022 Village of Mount Horeb Comprehensive Plan Public Hearing March 30, 2021

Village of Mount Horeb Comprehensive Plan Update Project Schedule

Event	Date
Joint Plan Commission and Village Board Kickoff Meeting	April
Public Input: • Housing Survey (UW-Extension) • Comprehensive Plan Map Survey • Focus Group Interviews and Public Workshop	April-June
Plan Commission Meeting #1	September
Plan Commission Meeting #2	November
Plan Commission Meeting #3	December
Joint Plan Commission and Village Board Meeting	January
Public Open House, Recording Summary, and Idea Board	February-March
Joint Plan Commission and Village Board Public Hearing and Adoption Meeting	TODAY

Changes Made From January Meeting (currently included in Final Draft)

- Minor typos and other errors corrected throughout the documents
- Main Plan Document:
 - Updated Acknowledgement page to reflect current Village staff
 - Added vision summary graphic to Executive Summary
 - New summary was added to Chapter 2 regarding the joint PC and VB meeting
 - Added language about exploring the opportunity of a stand-alone Historic Preservation Committee/Commission to the policies in Chapter 5 and as an implementation action item in Chapter 12
 - Added language about pursuing an intergovernmental agreement with the Town of Vermont (policy and recommendation in Chapter 11 and implementation action item in Chapter 12)
- Appendix A:
 - Updated Cultural Resources section with new information provided by the Driftless Historium
- Appendix B:
 - Added the Map.Social feedback maps and a place holder for Public Open House feedback

Summary of Public Open House

The in-person meeting had approximately 60 people in attendance. Generally, meeting participants provided many positive comments related to the Draft Comprehensive Plan. There was also thoughtful discussion and curiosity amongst participants about many of the key topics addressed throughout the plan, including housing, economic development, and land use.

Below is a summary of the comments provided at the meeting, organized by topic area:

- Historic Preservation and Downtown: Comments related to historic preservation were centered around the desire to retain and build the historic character and feel of the Village's downtown. A common theme regarding historic preservation was the desire to see a historic preservation committee or the creation of a historic preservation overlay district to ensure that future development downtown is harmonious with and contributes to the historic character of the area. Residents also see the existing historic character of the Village's downtown as a foundational and important part of the community's identity that should be preserved because it is valued and because it is what draws residents and tourists to the area.
- Sustainability: Comments regarding sustainability called for solar power initiatives that utilize existing nonpermeable surfaces and roofs as solar panel locations instead of fields located on farmland or wildlife habitat. Additionally, the creation of a Village-supported compost collection, processing, and pick-up program to reduce waste community-wide was suggested.
- Recreation and Open Space: Comments related to parks, open space, and recreational opportunities indicate clear interest and the possible need for more green space in the plan. A majority of public input on this subject stated that the plan should include more green space, parks, or recreational facilities (such as a pool), particularly at the west end of the community, which is a gateway for people entering Mount Horeb.
- Land Use: Comments regarding land use included concerns about strip development on CTH 1D, opportunities for future annexations in key growth areas, the need for boundary agreements between adjacent communities, and some localized concerns about existing specific properties.
- Transportation and Utilities: Comments related to transportation were centered around the ATC line and the possibility of proposed routes into the Village. Others recommended more multi-modal paths, roads, and trails to connect developing areas with the rest of the village and a north-south road through the community.
- Nesheim Trail and West Main Street Area (Land Use): Several residents voiced significant concern regarding the future land use of multi-family in this area. Comments ranged from perceived safety concerns due to increased foot and automobile traffic, perceived negative property value impacts, and beliefs that it will change the look and feel of the neighborhood and its general desirability.

Summary of Idea Board Comments

The 2022 Mount Horeb Comprehensive Plan Idea Board was created to give residents an additional opportunity to provide feedback between February and March.

- What do you like about the plan?
Residents responded strongly and positively to focusing on offering a range of housing options at a range of prices, including affordable housing. This post received 5 upvotes (the next most supported post received 2), and multiple people posted about increasing housing options. Others stated that keeping downtown the heart of the village is a vital part of the

plan that they support. Additionally, individuals expressed appreciation for complete streets, sustainability, and continued commercial and residential growth in an orderly manner.

- What don't you like about the plan?

There were very few comments that expressed negative opinions of the plan. Those that were posted did not like the proposed use of TIF, expanded growth areas south of USH 151, and the amount of growth shown.

- What is missing or could be expanded upon in the plan?

Comments were expressed about the following: expanded focus on creating more green spaces throughout the Village, more focus on affordable housing, additional emphasis on opportunities to redevelop underutilized sites, specific pedestrian safety infrastructure improvements and pedestrian and bicycle transportation routes, and increasing economic development in the Village.

- Other general feedback:

Additional comments were focused on transportation, including questions about the possibility of an ATC line, calling for strategies to make roads and sidewalks safer for pedestrians, and lowering the speed limit throughout the village to 25 mph. One comment was raised about how housing report background data, trends, and assumptions do not take into account major uncertainty related to regional trends over time.

Other Written Comments Received

In addition to the comments received via the Public Open House and Idea Board, the following comments were directly provided to Village staff between February and March.

- A letter was received (dated February 17, 2022) outlining ideas for encouraging infill development, avoiding the use of TIF, not needing a new business park, investing in safe streets, and not developing south of USH 151. The letter has been attached for reference.
- Several comments were received regarding the proposed multi-family future land use designation on Nesheim Trail. All were in favor of changing the designation to single-family on the Future Land Use map.
- A comment was also provided regarding the potential analysis of value per acre in different areas of the Village to advocate for higher density and mixed-use projects that yield a greater tax value per acre than traditional suburban development patterns.
- There was a requested change to the Future Land Use Map by a property owner regarding the property directly east of the Village's existing Urban Service Area to extend the Long-Term Growth Area north to Schlapbach Creek (currently shown as Agriculture).
- The Capital Area Regional Planning Commission also provided comments on incorporating the Draft Regional Development Framework into the plan.

A. Recommended Plan Changes (to go into Adopted Plan)

The following are the Village Planner's recommended changes to the Comprehensive Plan based on the feedback received. The majority are minor editorial changes to provide additional context, better align plans, and reflect more up to date information. I do not consider these to be policy changes. The following can be adopted altogether (1.-5.) or by separate votes by the Plan Commission and Village Board, prior to adoption of the Comprehensive Plan.

1. Add a summary of the Public Open House and Idea Board, including all feedback received (pages 1-2 of this document). This will go into Chapter 2 and the Appendix of the plan.
2. Per a comment provided at the Public Open House, there were missing existing two-family parcels on the Existing Land Use Map. We reviewed the older neighborhoods surrounding downtown and corrected those errors. We recommend including the updated Existing Land Use maps (Map 3a and 3b) in the adopted plan.
3. A new report was just released called Wisconsin's Changing Climate Assessment Report. We recommend that a short summary of this report be added to the Appendix as an existing plan reference.
4. There is a summary of the CARPC Regional Development Framework in the Appendix currently, however, this was last updated in the summer of 2021. As CARPC's plan is now nearing final form, we recommend adding in the goals and strategies of the Regional Development Framework as an existing plan reference in the Appendix.
5. Housing has been a central topic and theme throughout the Comprehensive Plan Update. We have created a new graphic that illustrates why housing diversity is so important, which reflects many different components of the written narrative within the plan. We recommend that this graphic be added to the Housing Chapter.

B. Additional Potential Changes To Be Considered (to go into Adopted Plan)

I consider the following potential changes to be policy decisions and recommend that separate action on each be taken by the Plan Commission and Village Board, prior to adoption of the Comprehensive Plan.

1. Potential Future Land Use Map (Map 4a and 4b) change to 102 Neishem Trail
 - o Currently shown: Multi-Family
 - o Requested change: Single-Family
2. Potential Future Land Use Map (Map 4a and 4b) change to area on the far east side near Schlapach Creek and Town Hall Road
 - o Currently shown: Agriculture
 - o Requested change: Long-Term Growth Area

Attachments

Letter received on February 17, 2022

Recommend Plan Changes (A. 1.-5.)

Additional Potential Changes To Be Considered (B. 1.-2.)

TO: Nic Owen, Village Administrator (nic.owen@mounthorebwi.info)
Randy Little, Village President (randy.littel@mounthorebwi.info)
Rowen Childs, Economic Development Director (rowan.childs@mounthorebwi.info)

RE: Draft Comprehensive Plan Comments

February 17, 2022

I write primarily to commend Village staff, the Plan Commission, Village Board, businesses, the Village's planning consultant Vandewalle & Associates, and citizens who participated in the planning process and contributed to the 2022 Draft Comprehensive Plan. Thanks for your efforts in developing a plan that contains important policy for guiding future decision making.

Secondarily, I provide the following comments for review and consideration for incorporation into the Plan. Thank you.

Comments based on "Draft #2". I could not find complete version of Draft #3.

1. Encourage Infill Development (Goal bullet point #3, page 5)

- Continue recent successes of infill development within existing Village boundaries and in areas already served by existing infrastructure.
- Continue to prioritize the repurposing of underutilized commercial and residential properties, including "lost" space that may be underutilized on an existing site. [Example 1](#), [Example 2](#), of spaces where compact, affordable development is appropriate. These sites are ideal for 4-8 unit "row" style housing, 2-3 bedroom units that can be considered affordable housing – they are near schools, near workplaces and already served by infrastructure (parks, electric, water, transportation, etc.). [Example 1](#). [Example 2](#).
- Many projects may be "non-traditional" infill and require strong advocacy and collaboration - it's worth it.

2. Avoid TIF

- TIF is an inappropriate tool for purposes of economic development. Forecasting future economic trends is extremely difficult (e.g. regional competitiveness, great recession, dark store assessments, pandemics). Incurring substantial debt based on uncertain economic futures is extremely risky. TIF was conceived for use as an emergency, last-ditch public financing mechanism intended to revitalize blighted areas. The Plan should not promote use of TIF as an economic development tool in Mount Horeb.
- Remove references to using TIF as an economic development tool:
 - Page 7, 1st bullet
 - Page 49, "utilities" bullet, 5th sentence
- Page 78. Rewrite to include discussion of TIF risk, challenges of current TIDs, change the recommendation to only use TIF in emergency circumstances.

- Page 79 includes reasonable and actionable recommendations for managing and maximizing existing TIDs.

3. **No New TID Business Park**

The Plan recommends TIF be used as a development tool for a new business park (page 78, final bullet). Business parks financed through TIF are some of the riskiest types of investments a community can make. There are several [examples](#) in Wisconsin of underperforming TID business parks. They often require substantial infrastructure costs – long, wide roads, major water and sewer upgrades, significant electrical utility capacity, and lots of land – and are only attractive to a few specialized business sizes and types, of which development interest is often conditioned on variables beyond the Village’s control (i.e. TID 3). These are big risks that simply are not necessary. A business park can be financed in many other ways. While the Village should encourage public-private partnerships in development of a reasonably sized commercial area, the Village should not utilize TIF to do so.

4. **Investing in Safe Streets**

The Plan incorporates references to adopting Complete Streets design guidelines (pg 51, #14) and narrow streets (pg. 22, 39), as well as traffic calming strategies (pg. 53). Myself and many residents support these ideas for safer streets. These investments are a low cost and important step to improve safety in Mount Horeb. While these strategies will improve road safety they also serve as economic development:

- Walkable, safe streets create a welcoming place for shoppers and visitors
- Narrow streets are less costly to maintain
- Walkable neighborhoods and business districts reduce the need to build and maintain costly car parking, on or off street

Include recommendation on pages 53-54 that safe street design through traffic calming and narrowing should be the primary consideration whenever a new street is constructed or an existing street is repaved/reconstructed. Further, these design guidelines should be incorporated into Public Works engineering standards or other appropriate formal review procedures, especially when streets undergo reconstruction.

5. **Avoid development South of US Hwy 18/151**

Construction of Hwy 18/151 and the resulting bypass around Mount Horeb created a number of opportunities for Mount Horeb. The highway is an asset because it allows for fast and efficient transportation for Mount Horeb residents to regional destinations as well as visitors to come to Mount Horeb. However, the highway also serves as a substantial barrier to development south of the Village. Some of the challenges include:

- Development south of the highway is in direct conflict with stated goals of the plan to protect open spaces (and ag land), preserve community character and keep our small-town feel.
- There are no pedestrian/bike connections and few opportunities to create these
- Existing vehicle connections to remainder of Village are too few, which will funnel additional vehicle traffic on existing connections, resulting in congestion impacts
- Construction of new and connection to existing utilities will be extremely expensive, long term debt will drive up costs for all utility customers.

- Development would occur on some of Wisconsin's most productive farmland
- There are no existing services (parks, garbage up, grocery stores, schools, etc.)
- High cost of providing Village services due to geographic isolation
- Will require subsidization by existing residents. Higher utility cost, higher municipal service cost and more infrastructure debt will be borne by existing residents.
- Additional development will stretch current Village services and lower the quality of services to existing residents

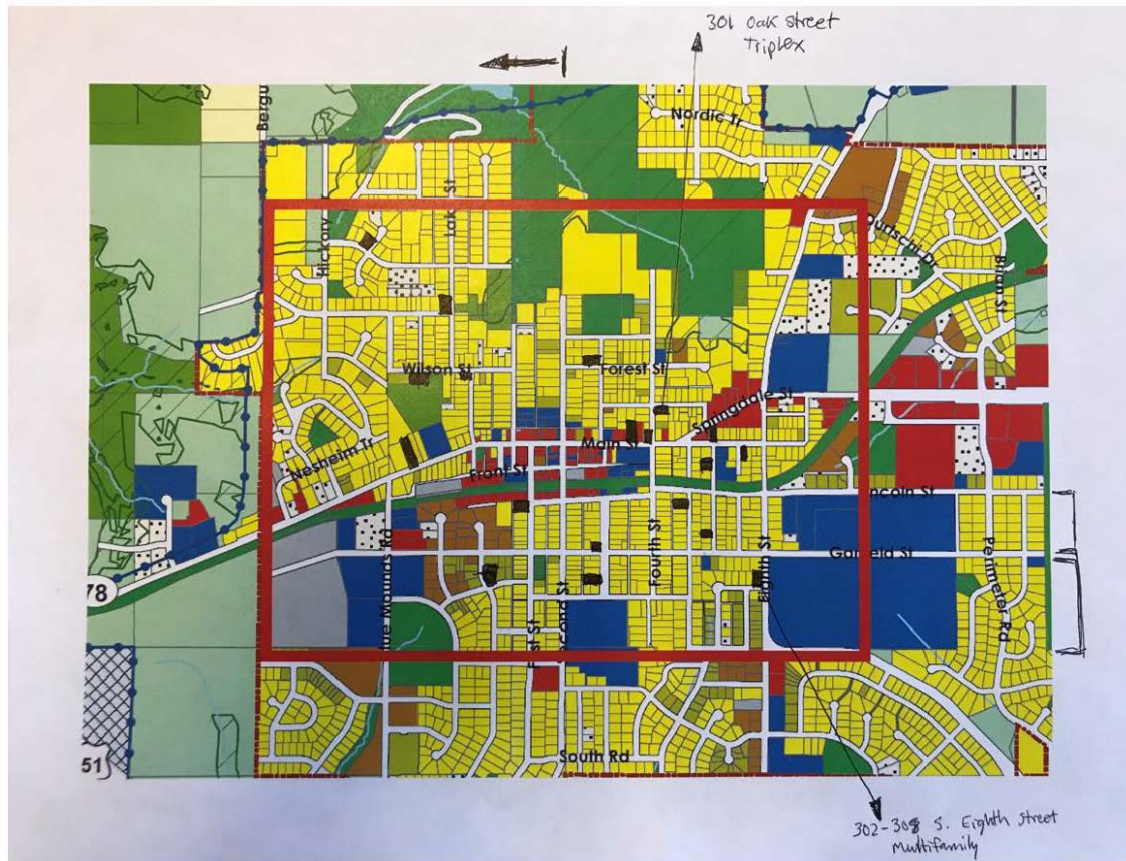
Thank you,

A handwritten signature in black ink, appearing to read "Benjamin Vondra", is written over a light pink rectangular background.

Benjamin Vondra
Mount Horeb

A. Recommended Plan Changes (to go into Adopted Plan)

1. Page 9 of the Final Draft Plan and page 54 of the Appendix
 - a. Insert summary of Public Open House and Idea Board (pages 1-2 of the meeting materials packet)
2. Page 31 and 32 of the Final Draft Plan (Map 3a and 3b)



3. Page 18 of the Appendix (Natural Resources Section)

Wisconsin's Changing Climate Assessment Report (2022)

The Wisconsin Initiative on Climate Change Impacts (WICCI) partnered with the University of Wisconsin-Madison and Wisconsin Department of Natural Resources to produce the Changing Climate Assessment Report for 2021. By Executive Order of the Governor, the WICCI was tasked with updating its previous report completed in 2011. New data showed that statewide temperatures are rising, rain and snow amounts are increasing, and extreme storms are becoming more frequent. Below are several of the report's key findings:

- Wisconsin's average daily temperature has become three degrees Fahrenheit warmer since the 1950's.
- The previous two decades were the warmest on record and the past decade was the wettest. Average precipitation has increased 17% (about 5 inches) since 1950.
- Very extreme precipitation events will increase in frequency in the future causing immense impacts around the state.

This report documents data sets gathered from around the state by over fifty different scientists and covers impacts to air, land, water, people, and the built environment. Each section outlines solutions for

mitigating further impacts and adapting to these changes. Many of the recommended strategies and solutions of the Changing Climate Assessment Report align with those of this Plan as Altoona and the greater Chippewa Valley region advance their collective effort toward climate adaption and resiliency.

4. Page 23 of the Appendix (addition to the existing CARPC Regional Development Framework summary)

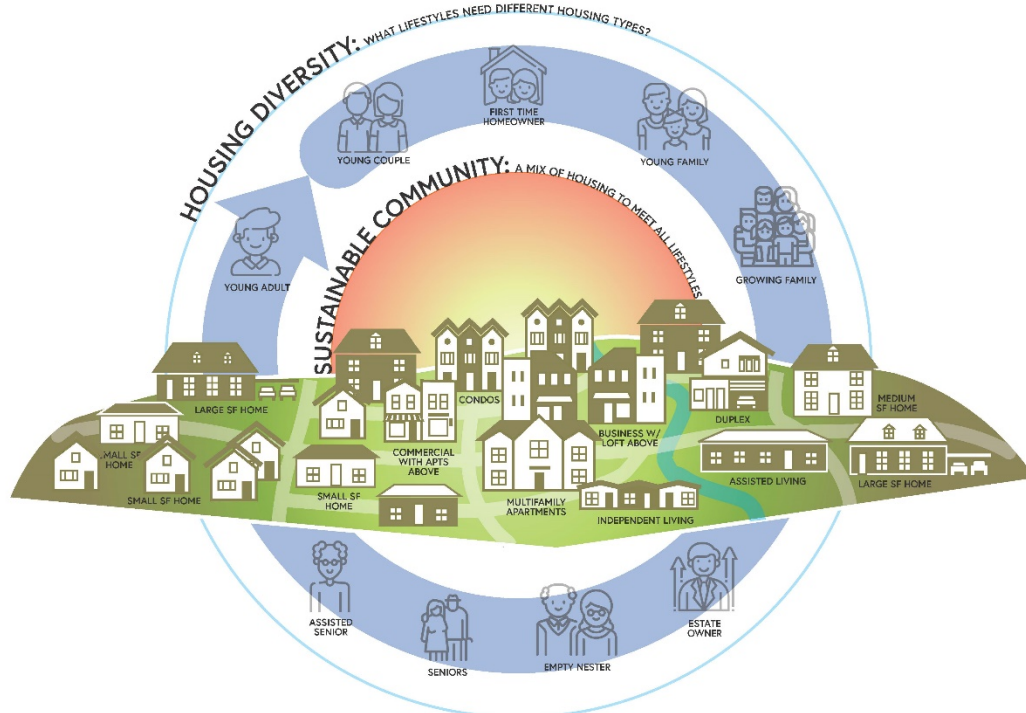
Regional Top Priorities:

- Reducing greenhouse gas emissions and increasing climate resilience
- Increasing access to jobs, housing, and services for all people
- Conserving important natural, agricultural, and fiscal resources

Regional Development Framework Objectives:

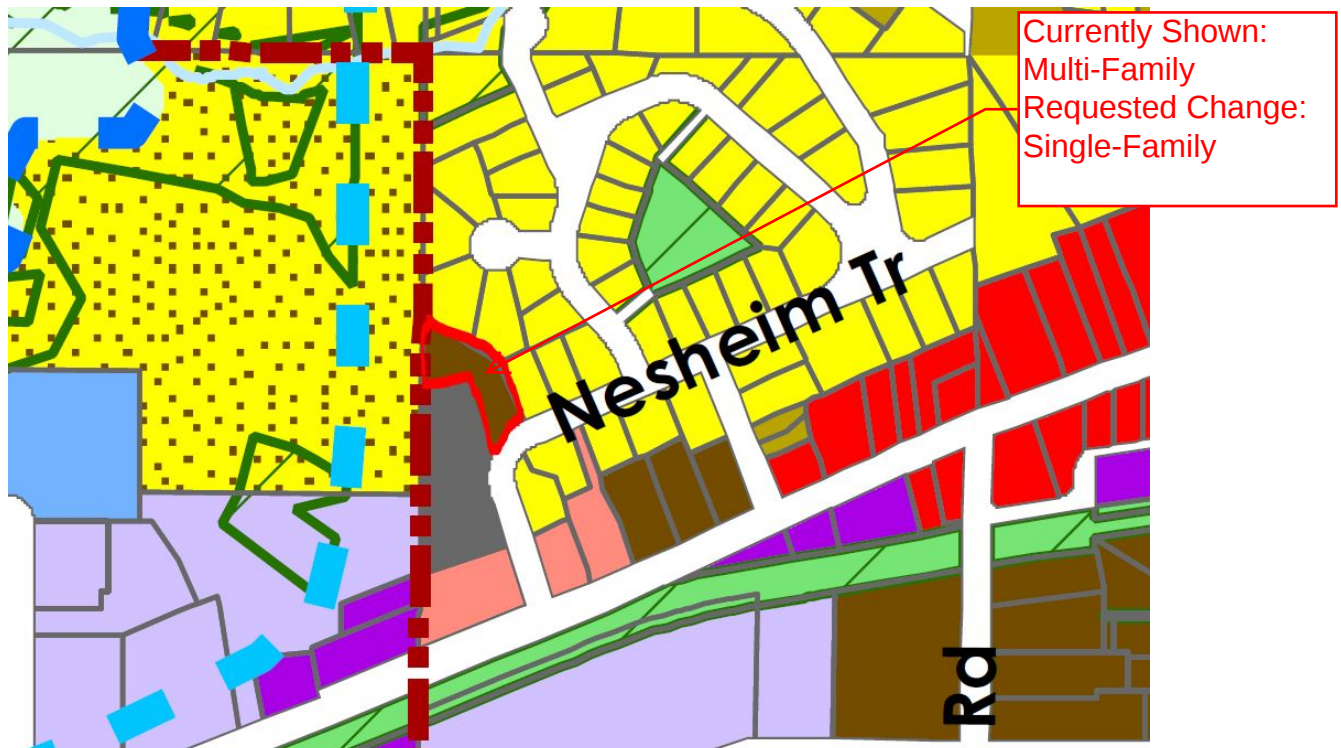
- Increase development that is compact, mixed, walkable, and where feasible, transit supportive
- Increase the tree canopy
- Increase infiltration of precipitation and reduce stormwater run-off
- Decrease the urban heat island effect
- Decrease racial disparities
- Housing supply meets demand
- Business and job growth in targeted sectors
- Increase physical access of residents to jobs and services
- Enhance stewardship and natural resource areas
- Designate and protect regional farmland preservation areas
- Increase density and ensure good connectivity among developments

5. Page 67 of the Final Draft Plan (Housing Chapter)

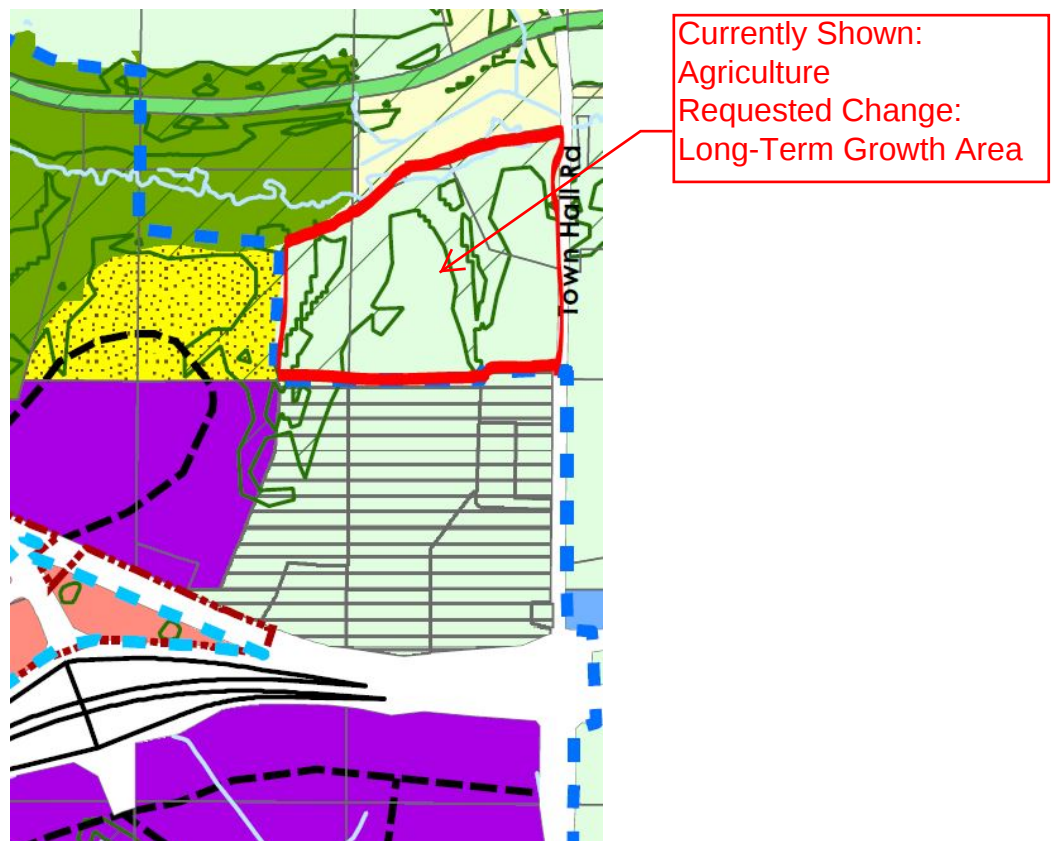


B. Additional Potential Changes To Be Considered (to go into Adopted Plan)

1. Page 36 and 37 of the Final Draft Plan (Map 4a and 4b)



2. Page 36 and 37 of the Final Draft Plan (Map 4a and 4b)





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