



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

COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, December 14, 2022 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Consent Agenda
 - a. Consideration of November 9, 2022 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce report
- 3) Agenda Items
 - a. Discussion/Recommendation: Village Land Purchase for Recreation Complex
 - b. Presentation/Discussion: TIF 101.
 - c. Review of Mount Horeb Economic Development Plan Recommendations
- 4) Meeting adjournment.

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



AGENDA ITEM REPORT

MEETING DATE

December 14, 2022

PREPARED BY

AGENDA ITEM # 2.a

Consideration of November 9, 2022 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. CDA minutes



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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, November 9, 2022 at 6:00 PM

MEETING MINUTES

- 1) Call to order
 - a. Roll Call

Marc Schellpfeffer called the meeting to order at 6:00 pm. Present were Todd Fritz, Nate Gauger, Randy Littel, Marc Schellpfeffer, Karen Tetzlaff, Jessica Vezakis (late). Kingsley Gobourne was absent. Also present were Administrator Nic Owen, Office Coordinator Niki Erickson & Office Assistant Katie Jelle.
- 2) Consent Agenda
 - a. Economic Development Director's report

Kristen Fish-Peterson provided a report in the meeting packet.
 - b. Mount Horeb Area School District report

Salerno provided a report in the meeting packet.
 - c. Mount Horeb Area Chamber of Commerce report

Rachel LaCasse-Ford provided a report in the meeting packet.
 - d. Approval of September 14, 2022 Meeting Minutes

There were no questions about the information provided. Motion by Littel to approve the minutes and the consent agenda, second by Tetzlaff. Motion carried
- 3) Agenda Items
 - a. Presentation by Kristen Fish-Peterson: What is a CDA

Kristen gave a presentation of "What is a CDA"? Kristen explained the different parts, the Powers & Duties, Economic Development functions

and how the community can use the CDA. Fish-Peterson will put together more data & training for the CDA for the next meeting.

b. Future Agenda Items

4) Meeting adjournment.

Motion by Gauger to adjourn the meeting at 6:31 pm, second by Fritz. Motion carried.

Minutes by Katie Jelle, Deputy Clerk

DRAFT

December 8, 2022

To: Community Development Authority

From: Kristen Fish-Peterson, Economic Development Contracted Staff

Re: Report on work to date

What follows is a list of activities to date:

1. Meetings in person and virtual
 - a. Nic Owen individually (x2 + phone and emails)
 - b. Nic Owen and 2 different development project teams
 - c. Ryan Czyzewski
 - d. Cathy Scott
 - e. Marc Schellpfeffer
 - f. Brian from Skat Public House
 - g. Chamber of Commerce Board of Directors
 - h. Community Coalition
 - i. Phone calls from business prospects (1)
2. Research
 - a. Studied all existing studies to gather information from recommendations
3. Presentation prep
 - a. Preparation of training segments for CDA
4. Exploring
 - a. Walking downtown and beginning to meet/introduce myself to various business owners
5. Appointments
 - a. Emails have gone out to several employers requesting Business Retention visits scheduled for early December.
 - b. Email went out to CDA to meet with members



Board of Education Recap

Resumen de la Junta de Educación

December 6, 2022



Holiday season greetings, Vikings!

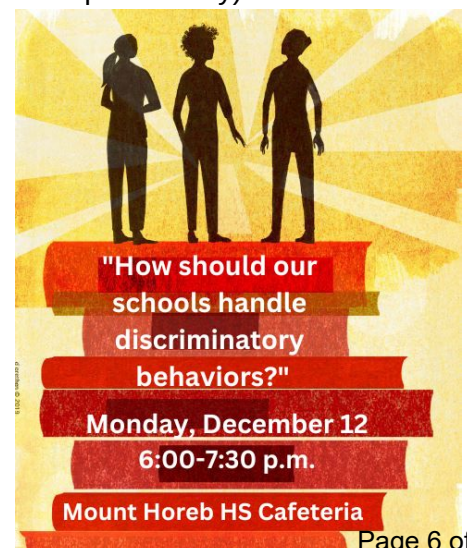
The full Board of Education will only meet once this month. That meant many “action” items were on the docket. That included recognizing a very special student, **Garrett Waepler**, as the Board’s Student Showcase of the Month. Pictured below is Garrett, his mom, dad, grandparents, HS Board Liaison **Adam Mertz**, high school administration, and myself.

Garrett was described as a shining example of a Mount Horeb Area High School student. He works hard for Dave Jones as a youth apprentice electrician. He has been working there for almost two years. Getting up way before dawn and arriving on the jobsite ready to work is just part of his everyday life. When speaking with him on the jobsite, he is confident in his work ethic and abilities. He is a great mentor to other young employees and treats his fellow workers with extreme respect while also portraying a sense of humor. We were told, “Garrett is a cross between Rip on Yellowstone and Andy Griffith - Loyal, trustworthy, truly kind and extremely respectful.”



Policy work – The Board’s primary responsibility is policy development and there was no shortage of that last night. Every few years, I work with our legal counsel to review the Board’s policy for purposes of clarity and accuracy. The upshot of that review is seen below and will be a part of future agendas.

- ⇒ Proposed revisions to BOE policy 662. 1 [“Student Activities Funds Management”](#) focused on consolidating similar policies into one document. These non-trust, non-custodial funds will continue to have separate account codes, earn interest, and be subject to annual auditing. This was approved.
- ⇒ Proposed revisions to policy 442 [“District Behavioral Standards”](#) were also designed to consolidate several similar policies (e.g. Classroom Code of Conduct and Student Discipline Policy). This was approved.
- ⇒ A revision to the district’s science offerings is designed to increase the rigor of our high school’s scope and sequence. The removal of [“Physical Science”](#) from the course catalog does not preclude students access to the content. Rather, essential outcomes of that curriculum are, in large measure, already a part of other science’s curricular content. Moreover, the amount of students participating in this course has been declining for years. This was approved.
- ⇒ Bringing parents peace of mind related to their child’s safety is part of the District’s goal when introducing GPS technology for parents with children who ride our busses. This purchase, made from grant dollars, will be introduced at the start of the next school year. There is a great deal of planning that needs to occur before rollout/communication can begin. This was approved.





Board of Education Recap

Resumen de la Junta de Educación

- ⇒ The partnership between the Village, our boosters, and the district continues to grow ever stronger. All three entities have come together to fund lights on the softball field. Boring holes in the ground could still happen before too long. Every effort will be made to have something ready for this spring. Fingers crossed.

Breaches in civility related to diversity, equity, and inclusion occur in and out of the schoolhouse. Some of those breaches often evolve into injurious and malicious behaviors. How should discriminatory behavior be dealt with? That is the purpose of our continued community dialogue.

With the input of students/staff and a review of the research we have developed a guiding document for how staff can respond. It reflects several considerations. Shouldn't an elementary school student be treated differently than a high schooler? What role does progressive discipline play in addressing discriminatory matters (e.g. first vs third incident)? How do interventions like education, restorative work, corrective actions, and punishment weigh into the school community's response?

We plan to share this work with interested community members on Monday, December 12, from 6:00p.m.- 7:30 p.m. in the High School cafeteria. (PLEASE NOTE THE NEW DATE). We hope that you will join us before the choir concert.

Warmest of wishes to all readers of the "Recap" for an enjoyable holiday season and a healthy and enriching 2023!

I am proud to be a Viking, and I hope you are too!

'Tis The Season for School Board Elections!!



Interested in joining this AMAZING team of leaders?

Please contact Superintendent Steve Salerno at salernosteve@mhasd.k12.wi.us or call 608-437-7010

Election
Information





Board of Education Recap

Resumen de la Junta de Educación

6 de Diciembre de 2022



¡Saludos de las fiestas, vikingos!

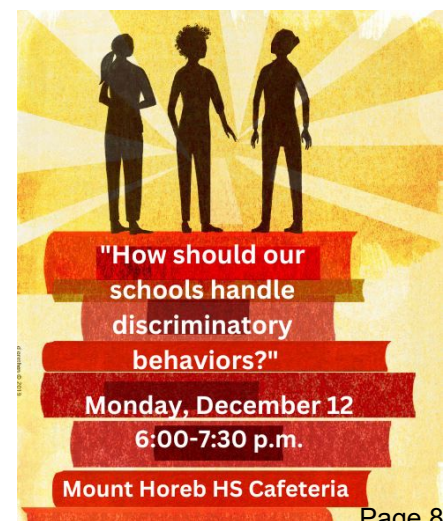
La Junta de Educación completa solo se reunirá una vez este mes. Eso significaba que muchos elementos de "acción" estaban en el expediente. Eso incluyó reconocer a un estudiante muy especial, **Garrett Waefler**, como la Exhibición Estudiantil del Mes de la Junta. En la foto de abajo está Garrett, su mamá, papá, abuelos, el enlace de la junta de HS **Adam Mertz**, la administración de la escuela secundaria y yo.

Garrett fue descrito como un ejemplo brillante de un estudiante de secundaria del área de Mount Horeb. Trabaja duro para Dave Jones como joven aprendiz de electricista. Lleva casi dos años trabajando allí. Levantarse mucho antes del amanecer y llegar al lugar de trabajo listo para trabajar es solo parte de su vida cotidiana. Cuando habla con él en el lugar de trabajo, confía en su ética de trabajo y habilidades. Es un gran mentor para otros empleados jóvenes y trata a sus compañeros de trabajo con extremo respeto al mismo tiempo que muestra sentido del humor. Nos dijeron: "Garrett es un cruce entre Rip on Yellowstone y Andy Griffith: leal, confiable, verdaderamente amable y extremadamente respetuoso".



Trabajo de políticas: la responsabilidad principal de la Junta es el desarrollo de políticas y no hubo escasez de eso anoche. Cada pocos años, trabajo con nuestro asesor legal para revisar la política de la Junta con fines de claridad y precisión. El resultado de esa revisión se ve a continuación y será parte de las agendas futuras.

- ⇒ Las revisiones propuestas a la política 662 de BOE. 1 "[Administración de fondos para actividades estudiantiles](#)" se enfocan en consolidar políticas similares en un solo documento. Estos fondos no fiduciarios y sin custodia seguirán teniendo códigos de cuenta separados, devengarán intereses y estarán sujetos a auditorías anuales. Esto fue aprobado.
- ⇒ Las revisiones propuestas a la política 442 "[Estándares de comportamiento del distrito](#)" también se diseñaron para consolidar varias políticas similares (por ejemplo, el Código de conducta del salón de clases y la Política de disciplina estudiantil). Esto fue aprobado.
- ⇒ Se diseñó una revisión de las ofertas de ciencias del distrito para aumentar el rigor del alcance y la secuencia de nuestra escuela secundaria. La eliminación de "[Ciencias Físicas](#)" del catálogo de cursos no impide que los estudiantes accedan al contenido. Más bien, los resultados esenciales de ese currículo son, en gran medida, parte del contenido curricular de otras ciencias. Además, la cantidad de estudiantes que participan en este curso ha ido disminuyendo durante años. Esto fue aprobado.





Board of Education Recap

Resumen de la Junta de Educación

- ⇒ Brindar tranquilidad a los padres en relación con la seguridad de sus hijos es parte del objetivo del Distrito al presentar la tecnología GPS para los padres con niños que viajan en nuestros autobuses. Esta compra, realizada con dólares de la subvención, se presentará al comienzo del próximo año escolar. Hay una gran cantidad de planificación que debe ocurrir antes de que pueda comenzar la implementación/comunicación. Esto fue aprobado.
- ⇒ La asociación entre Village, nuestros impulsores y el distrito continúa creciendo cada vez más fuerte. Las tres entidades se han unido para financiar luces en el campo de softbol. La perforación de agujeros en el suelo aún podría ocurrir en poco tiempo. Se hará todo lo posible para tener algo listo para esta primavera. Dedos cruzados.

Las violaciones del civismo relacionadas con la diversidad, la equidad y la inclusión ocurren dentro y fuera de la escuela. Algunas de esas infracciones a menudo se convierten en comportamientos dañinos y maliciosos. ¿Cómo se debe tratar el comportamiento discriminatorio? Ese es el propósito de nuestro continuo diálogo comunitario.

Con el aporte de los estudiantes/personal y una revisión de la investigación, hemos desarrollado un documento guía sobre cómo puede responder el personal. Refleja varias consideraciones. ¿No debería tratarse de manera diferente a un estudiante de primaria que a un estudiante de secundaria? ¿Qué papel juega la disciplina progresiva en el tratamiento de asuntos discriminatorios (por ejemplo, el primer incidente frente al tercero)? ¿Qué peso tienen las intervenciones como la educación, el trabajo restaurativo, las acciones correctivas y el castigo en la respuesta de la comunidad escolar?

Planeamos compartir este trabajo con los miembros de la comunidad interesados el lunes 12 de diciembre de 6:00p.m. a 7:30p.m. en la cafetería de la Escuela Secundaria. (TENGA EN CUENTA LA NUEVA FECHA). Esperamos que se una a nosotros antes del concierto del coro.

¡Los mejores deseos para todos los lectores del "Resumen" para una temporada festiva agradable y un 2023 saludable y enriquecedor!

Estoy orgulloso de ser vikingo, y espero que tú también.

'Tis The Season for School Board Elections!!



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Election
Information





AGENDA ITEM REPORT

MEETING DATE

December 14, 2022

PREPARED BY

AGENDA ITEM # 3.a

Discussion/Recommendation: Village Land Purchase for Recreation Complex

BACKGROUND

A private group of citizens has approached the Village about acquiring land for a future Recreation Complex to include an aquatics center, a field house and outdoor playfields. The land identified for the project is the remaining 5 lots owned by County ID LLC in TID 3. The private group currently has an accepted offer to purchase which expires January 31st. The Village Board is seeking input from the CDA, Plan Commission and Parks, Recreation and Forestry Commission.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

December 14, 2022

PREPARED BY

AGENDA ITEM # 3.b

Presentation/Discussion: TIF 101.

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Topic 2 TIF 101

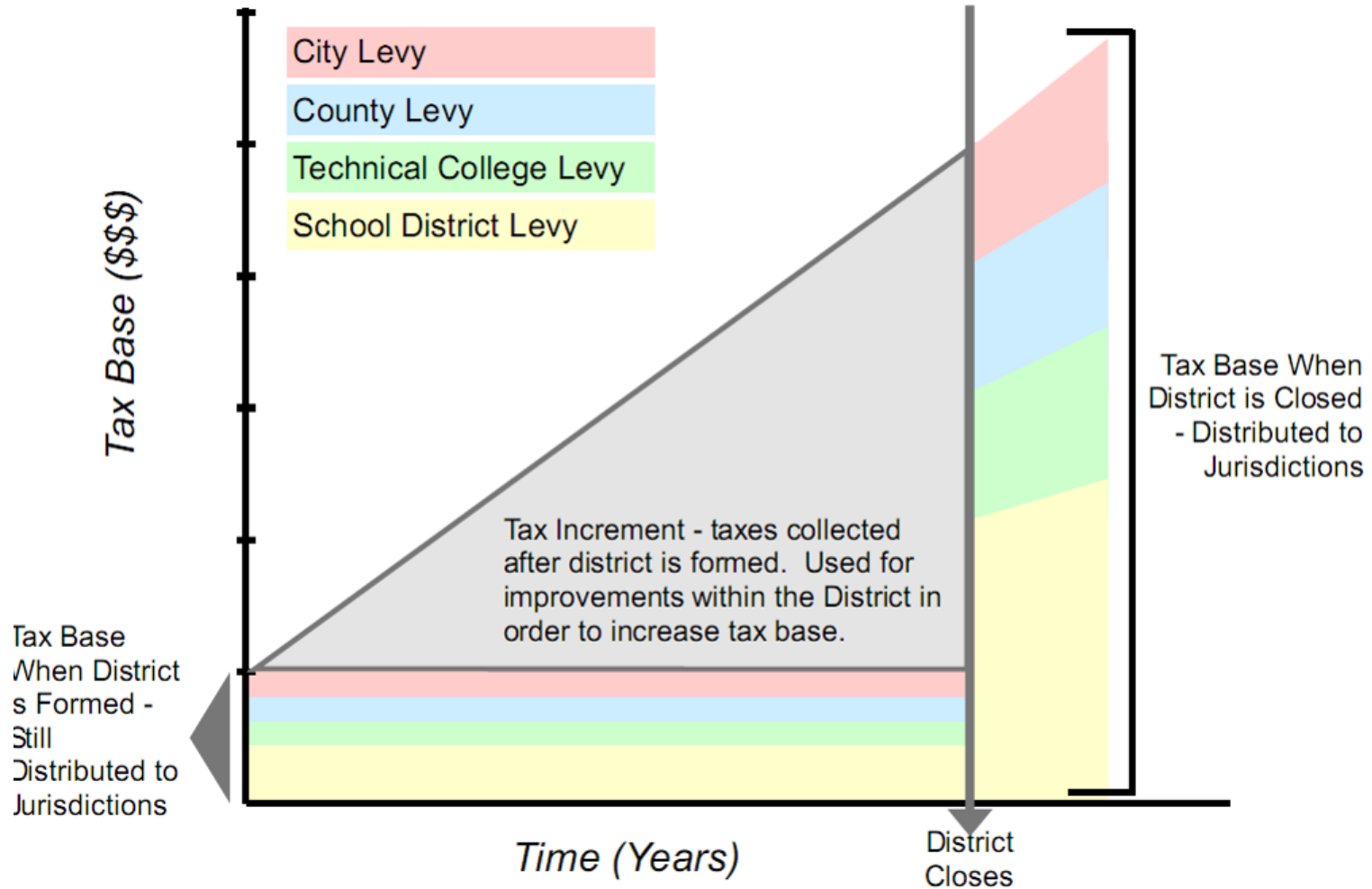
TAX INCREMENT FINANCING 101



What is Tax Increment Financing?

- A financing tool to encourage economic development that would not occur without public assistance.
- A partnership between taxing jurisdictions
 - Allows municipalities to invest in infrastructure and other improvements
 - County, Technical College and School District all must agree to forego their portion of property tax on incremental tax revenue due to new development in the district
 - A Joint Review Board (JRB) is created with representatives from each jurisdiction who must approve the creation of the district.

Graphic representation



The “But for” Finding

- The Joint Review Board must determine creation of the district is beneficial to all taxpayers based on the premise that the expected development would not occur but for the use of TIF.

Types of TIDs

- Industrial
- Mixed Use
- Environmental
- Redevelopment District
 - 50% or more of the area is categorized as blighted
 - *“An area, including a slum area in which the structures, buildings, or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare”.*

Example of Findings

- Properties in need of rehab have been vacant and/or underutilized for years
- Village will need to make investments to encourage redevelopment
- Redevelopment is required for revitalization to occur
- TIF will provide a means to stimulate new economic activity in downtown Mount Horeb
- Economic benefits of TIF are sufficient to cover cost of improvements

Example of Goals

- Eliminate blight and revitalize downtown through public and private investment
- Increase property values within the downtown
- Promote and retain existing business
- Improve overall appearance of private and public lands
- Strengthen the economic well-being of the area
- Provide appropriate financial incentives to improve existing and develop new business within the district.

Example of Public Works and Projects

- Property acquisition (including right of way and easements)
- Relocation costs (if applicable)
- Environmental remediation
- Demolition
- Site grading
- Utilities
- Electric, gas, communication infrastructure
- Street improvements
- Streetscaping and landscaping
- Development incentives
- Professional service
- Administrative costs
- Financing costs

Equalized Value Test

- Equalized value of XYZ Village as of January 1, 2023
 - \$173,638,000

Maximum allowable property value within TIF districts is 12% of equalized value or \$20,836,560

TIF X increment	= \$ 4,876,800
Proposed TIF District #Y Creation	<u>= \$ 4,607,200</u>
	= \$ 9,484,000

XYZ Village is well within the 12% cap on equalized value in a TIF District.

Financing discussion

- Anticipated development
- Anticipated increment = approximately \$3,915,000
- Development expected within first 14 years of the district
- Cash flow projection indicates a positive fund balance during the life of the district
- Sufficient increment and other revenue sources will be collected to cover costs by 2039.

Questions?

Thank you.

Redevelopment Resources

www.redevelopment-resources.com

715-581-1452





AGENDA ITEM REPORT

MEETING DATE

December 14, 2022

PREPARED BY

AGENDA ITEM # 3.c

Review of Mount Horeb Economic Development Plan Recommendations

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Mt Horeb Recommendation Review
2. Copy of Mt Horeb Recommendation Review List

Mt Horeb – Current/Past Plan Review – Recommendations

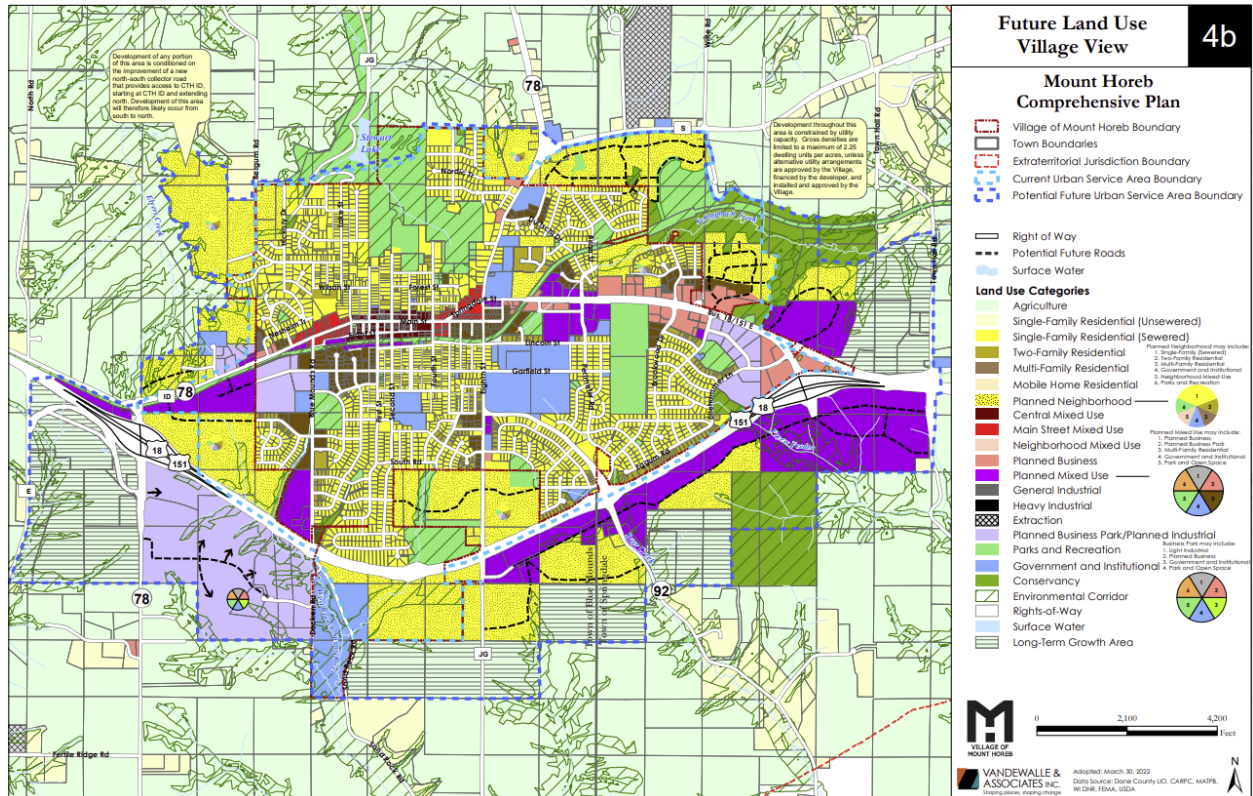
Plans Reviewed:

2022 Comprehensive Plan

2021 Housing Task Force

2017 Downtown Redevelopment Plan

2022 Future Land Use Map (Below)



June 2021 – Mount Horeb Housing Task Force

1. Promote the construction of 155 housing units priced to target households making 60-100% of area median income.
2. Promote the construction of 100 income-qualified workforce rental units.
3. Conduct needs assessments to determine the appropriate amount of senior housing units to construct, prioritizing affordable units.
4. The village is to work with developers to pursue a variety of housing loans/credits including TIF financing, low-income housing tax credits, and assistance from the Federal Home Loan Bank.
5. The village is to work to identify land and developers for smaller (2-10 Units) in-fill development projects.
6. The village is to work to identify land and developers for larger (20+ Units) development projects.
7. The village is to work with developers to build small scale real estate ownership projects. (Condos, pocket neighborhoods, co-housing, etc....)
8. The village is to require a range of housing affordability options in the same development, with a range of housing types.
9. The village is to amend their zoning code to allow smaller residential lots and setbacks to facilitate development.
10. The village is to rezone some industrial and agricultural areas to mixed use to allow more flexibility with the land use.
11. The village is to identify/create “priority development zones and incentivize developers, builders, and residents.
12. The village is to explore the potential for land banking.
13. Evaluate existing infrastructure and develop a plan to accommodate plans for future development.
14. The village is to hold public outreach to provide first time home buyer guidance and increase awareness of publicly available programs designed to provide assistance.
15. The village is to create a committee to continue to address long-term affordable home ownership and rental options.
16. The village should market the recommendations of this report to the public and developers.
17. See #13.

May 2017 – Village of Mount Horeb Downtown Redevelopment Plan



Recommendations for this project were graded on a prioritization. Priority 1 being the highest and Priority 3 being the lowest.

Priority 1 Recommendations

1. Open and maintain lines of communication and engagement with the downtown property owners and potential developers.
2. Prioritize action items identified in the MHAEDC Downtown Implementation Work Plan.
3. Identify sources of seed funding for the façade/building grant and loan program.
4. Create and disseminate a downtown parking strategy and operations plan.
5. Make necessary changes to village zoning and future land use maps.
6. Prioritize improvements in the 200 block of E. Main Street.

Priority 2 Recommendations

1. Explore creation of a certified historic district centered around the commercial blocks fronting on Main Street between Grove and Third Streets.
2. Advance redevelopment/reuse alternatives and improvements for 100 Block E. Main Street.
3. Reconstruct the entirety of Front Street as soon as possible.
4. Implement downtown streetscaping recommendations.
5. Develop target marketing materials for specific visitor types, including tour groups, cyclists/trail users, and motorcycle clubs.
6. Acquire and develop the current Fire District parcel for public parking.

Priority 3 Recommendations

1. Refine “Depot Plaza” design, timing, and funding strategy.
2. Consider redevelopment alternatives for Grandma Foster Park.
3. Explore creation of certified historic district in surrounding residential neighborhoods.

March 2022 – Village of Mount Horeb Comprehensive Plan

The comprehensive plan was broken out in several chapters, each chapter with their own set of recommendations.

Chapter – Agricultural Resources

1. Support long-term farmland preservation efforts outside of the Village's future growth areas.
2. Limit development within the Village's Extraterritorial Jurisdiction and foster a compact development pattern within the Village's boundaries.
3. Promote the use of area farm products and encourage locally sourced food options.

Chapter – Natural Resources

1. Advance Mount Horeb's role in sustainability and climate resiliency efforts.
2. Protect environmental corridors.
3. Further stormwater best management practices in the Village.
4. Work to connect natural area protection with recreational opportunities and tourism.
5. Promote the use of alternative fuel vehicles through policy.

Chapter – Cultural Resources

1. Preserve historic districts, structures, and archeological resources.
2. Maintain and enhance the village's unique community character.
3. Continue to market Mt Horeb to new residents and tourists leveraging the community's many assets.
4. Enhance and expand on community engagement opportunities.

Chapter – Land Use

1. Promote infill development and the redevelopment of key sites in the Village such as around downtown, areas along Springdale Street, Front Street, Perimeter Road, and the Military Ridge Trail, and existing vacant subdivided residential parcels.
2. Ensure new development is high-quality and matches the established aesthetic design components of the community.
3. Integrate traditional neighborhood design and mixed-use development in both new development and redevelopment.
4. Ensure land uses are compatible with community facility, transportation, economic development, and other objectives of this Plan.
5. Amend Village ordinances to accommodate a variety of housing types, reflect statutory changes, facilitate mixed-use development, and protect natural and historic resources.

Chapter – Transportation

1. Develop and enforce a Village Official Map.
2. Encourage traffic calming measures to promote roadway safety for all users
3. Implement the bicycle and pedestrian infrastructure improvements as identified in the Village Comprehensive Outdoor recreation plan.

4. Prepare for transportation technology changes through increasing EV charging stations, bike-share, and car sharing opportunities.

Chapter- Utilities and Community Facilities

1. Implement and update the Village's Comprehensive Outdoor Recreation Plan and Capital Improvements Program.
2. Promote, integrate, and consider sustainability, climate resiliency, and public health in future infrastructure and community facility planning and investments.
3. Proactively plan for needed utility, municipality facility, and service upgrades.

Chapter – Housing and Neighborhood Development

1. Foster new workforce and affordable housing by implementing the recommendations of the Housing Task Force.
2. Apply traditional neighborhood design techniques when approving or planning for new neighborhoods.
3. Require high-quality design standards for new multi-family housing developments.
4. Support a housing balance plan and residential growth phasing plan.

Chapter – Economic Development

1. Enforce high-quality design standards for new and redevelopment to match the community's character and aesthetic look.
2. Support business-led sustainability initiatives and programs.
3. Continue to implement the Mt Horeb Downtown Redevelopment Plan.
4. Attract and retain new diverse businesses to the Village.
5. Utilize TIF and grants to foster redevelopment, new development, and job growth.
6. Collaborate with regional and state economic agencies on growth initiatives.

Chapter – Intergovernmental Cooperation

1. Develop, implement, and enforce intergovernmental agreements with neighboring communities long-term.
2. Exercise the Village's extraterritorial land division review authority.
3. Collaborate with regional initiatives with overlapping and nearby agencies and institutions.

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2021 Housing Task Force
Promote the construction of 155 housing units priced to target households making 60-100% of area median income.
Promote the construction of 100 income-qualified workforce rental units.
The village should market the recommendations of this report to the public and developers.
The village is to work with developers to pursue a variety of housing loans/credits including TIF financing, low-income housing tax credits, and assistance from the Federal Home Loan Bank.
The village is to work to identify land and developers for smaller (2-10 Units) in-fill development projects.
The village is to work to identify land and developers for larger (20+ Units) development projects.
The village is to work with developers to build small scale real estate ownership projects. (Condos, pocket neighborhoods, co-housing, etc....)
The village is to require a range of housing affordability options in the same development, with a range of housing types.
The village is to amend their zoning code to allow smaller residential lots and setbacks to facilitate development.
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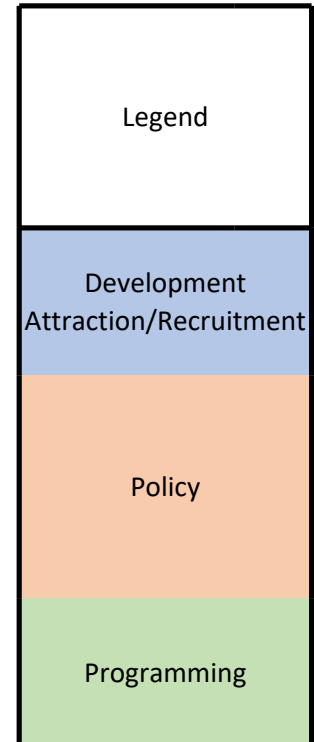
The village is to identify/create “priority development zones and incentivize developers, builders, and residents.
Conduct needs assessments to determine the appropriate amount of senior housing units to construct, prioritizing affordable units.
The village is to explore the potential for land banking.
The village is to create a committee to continue to address long-term affordable home ownership and rental options.
The Village is to hold public outreach to provide first time home buyer guidance and increase awareness of publicly available programs designed to provide assistance.
Evaluate existing infrastructure and develop a plan to accommodate plans for future development.

Mount Horeb Recommendations List

2017 Downtown Redevelopment Plan	2022 Compreh
Prioritize improvements in the 200 block of E. Main Street.	Maintain and enhance the village's unique community character.
Open and maintain lines of communication and engagement with the downtown property owners and potential developers.	Promote infill development and the redevelopment of key sites in the Village such as around downtown, areas along Springdale Street, Front Street, Perimeter Road, and the Military Ridge Trail, and existing vacant subdivided residential parcels.
Prioritize action items identified in the MHAEDC Downtown Implementation Work Plan.	Limit development within the Village's Extraterritorial Jurisdiction and foster a compact development pattern within the Village's boundaries.
Advance redevelopment/reuse alternatives and improvements for 100 Block E. Main Street.	Ensure new development is high-quality and matches the established aesthetic design components of the community.
Acquire and develop the current Fire District parcel for public parking.	Amend Village ordinances to accommodate a variety of housing types, reflect statutory changes, facilitate mixed-use development, and protect natural and historic resources.
Reconstruct the entirety of Front Street as soon as possible.	Protect environmental corridors.
Consider redevelopment alternatives for Grandma Foster Park.	Require high-quality design standards for new multi-family housing developments.
Make necessary changes to village zoning and future land use maps.	Promote the use of alternative fuel vehicles through policy.
Explore creation of certified historic district in surrounding residential neighborhoods.	Advance Mount Horeb's role in sustainability and climate resiliency efforts.
Implement downtown streetscaping recommendations.	Preserve historic districts, structures, and archeological resources.

Explore creation of a certified historic district centered around the commercial blocks fronting on Main Street between Grove and Third Streets.	Further stormwater best management practices in the Village.
Identify sources of seed funding for the façade/building grant and loan program.	Work to connect natural area protection with recreational opportunities and tourism.
Refine “Depot Plaza” design, timing, and funding strategy.	Enhance and expand on community engagement opportunities.
Create and disseminate a downtown parking strategy and operations plan.	Develop, implement, and enforce intergovernmental agreements with neighboring communities long-term.
Develop target marketing materials for specific visitor types, including tour groups, cyclists/trail users, and motorcycle clubs.	Continue to market Mt Horeb to new residents and tourists leveraging the community’s many assets.
	Promote the use of area farm products and encourage locally sourced food options.
	Implement and update the Village’s Comprehensive Outdoor Recreation Plan and Capital Improvements Program.
	Support long-term farmland preservation efforts outside of the Village’s future growth areas.

ensive Plan
Utilize TIF and grants to foster redevelopment, new development, and job growth.
Attract and retain new diverse businesses to the Village.
Foster new workforce and affordable housing by implementing the recommendations of the Housing Task Force.
Exercise the Village's extraterritorial land division review authority.
Encourage traffic calming measures to promote roadway safety for all users
Enforce high-quality design standards for new and redevelopment to match the community's character and aesthetic look.
Apply traditional neighborhood design techniques when approving or planning for new neighborhoods.
Proactively plan for needed utility, municipality facility, and service upgrades.
Prepare for transportation technology changes through increasing EV charging stations, bike-share, and car sharing opportunities.
Develop and enforce a Village Official Map.



Support business-led sustainability initiatives and programs.
Promote, integrate, and consider sustainability, climate resiliency, and public health in future infrastructure and community facility planning and investments.
Support a housing balance plan and residential growth phasing plan.
Implement the bicycle and pedestrian infrastructure improvements as identified in the Village Comprehensive Outdoor recreation plan.
Collaborate with regional initiatives with overlapping and nearby agencies and institutions.
Continue to implement the Mt Horeb Downtown Redevelopment Plan.
Collaborate with regional and state economic agencies on growth initiatives.
Integrate traditional neighborhood design and mixed-use development in both new development and redevelopment.

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