



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

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, December 28, 2022 at 7:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
 - a. Roll Call
- 2) Consent Agenda
 - a. Consider Minutes of November 16, 2022 Meeting
- 3) Agenda Items
 - a. Public Hearing: To consider a zoning change from R-2 Residential to MSB Main Street Business for 327 W Main Street, Jared and Elizabeth Nelson, further described as parcel 0606-114-0906-4.
 - b. Recommendation for Ordinance 2023-01 changing the zoning classification of 327 W Main Street from R-2 Two-Family Residential to MSB-Main Street Business.
 - c. Concept Review: Madison Area Rehabilitation Centers Inc (MARC), New Facility at 1961 Commerce Drive
 - d. Discussion/Consideration: Purchase of Land for Recreation Complex
 - e. Plan Commission Chairperson Report
 - f. Village Planner Report
 - g. Building Report
- 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.



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

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, November 16, 2022 at 7:00 PM

MEETING MINUTES

- 1) Call to order
 - a. Roll Call

Village President Randy Littel called the meeting to order at 07:03 PM. Present were Commissioners, Nate Gauger, Destinee Udelhoven and Peggy Zalucha. Andrew Kidd arrived after roll call. Sarah Best and Norb Scribner were absent. Also present were Village Administrator Nic Owen and Assistant Clerk Jean Culberson.
- 2) Agenda Items
 - a. Consider September 28, 2022 meeting minutes

Gauger motioned to approve the minutes, Udelhoven seconded and the motion carried by unanimous voice vote.
 - b. Public Hearing: Conditional Use Permit Application from Schultz Property Investment, 407 E Main Street to allow Commercial Lodging Facility in PB-Planned Business Zoning.

The public hearing opened at 7:06pm. Two surrounding neighbors spoke in favor of the lodging but questioned the use of the gravel parking area in the alley. The hearing closed at 7:09pm.
 - c. Recommendation on Resolution 2022-19 Conditional Use Permit Application 407 E Main Street, Schultz Property Investment

Property owners Nick and Melissa Schultz spoke. The site has two parking stalls in the back of the building and the alley parking will not be used. The building has three bedrooms and the code requires one parking space per bedroom. Owen mentioned a waiver could be granted on the parking requirement. The Board requested a copy of the operational rules and questioned if all code requirements were met. The owners will submit the necessary documents before the December Village Board meeting. Gauger motioned to approve the resolution contingent on office approval of the documents and requirements. Zalucha seconded and the motion carried by unanimous voice vote.
 - d. Public Hearing: Conditional Use Permit Application from William Booth, 132 E Main Street for a martial arts studio in CB-Central Business Zoning.

The public hearing opened at 7:18pm. No one spoke and the hearing closed at 7:19pm.

- e. Recommendation on Resolution 2022-20 Conditional Use Permit Application, 132 E Main Street, William Booth
Owen gave an overview of the Warriors Academy moving to another location on Main Street and the need for a new conditional use permit. No changes in hours or any parking concerns. Udelhoven motioned to approve the resolution. Zalucha seconded and the motion carried by unanimous voice vote.
 - f. Consideration of Sign Permit Application: Spellerific 106 1/2 E Main Street
Owen gave an overview on the colors of the Spellerific sign. The proposed blue and purple colors did not match the downtown color palette. Allie Novitske from Sign Art spoke for the business owner and the need to stay consistent with the colors of the business. The Board discussed the small size of the sign and the colors would not overwhelm the downtown area. Zalucha motioned to approve the resolution. Gauger seconded and the motion carried by unanimous voice vote.
 - g. Consider Design Review Application Viking Plaza, 1260 Springdale Street
Architect Bill Montelbano and Manager Joshua Mou gave an overview on the updates to the exterior of the Viking Plaza and presented the proposed colors and lighting. The Board discussed the Village Planner's report and requested a rather subtle color gray than the proposed black. Mou agreed to review the color and not use black. Owen described the motion: approve the design review application waiving the tower element, color of columns not black, and staff review of exterior lighting. Zalucha motioned on the described motion and Gauger seconded. The motion carried by unanimous voice vote.
 - h. Plan Commission Chair Report
No Report.
 - i. Village Planner Report
No Report.
 - j. Building Report
Owen gave permit overview and an update on the partial occupancy of Landsby Ridge and the construction process on the Eastwood Way apartment buildings and Community School.
- 3) Meeting adjournment.
Zalucha motioned and Kidd seconded to adjourn the meeting at 7:40 pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

December 28, 2022

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.a

Public Hearing: To consider a zoning change from R-2 Residential to MSB Main Street Business for 327 W Main Street, Jared and Elizabeth Nelson, further described as parcel 0606-114-0906-4.

BACKGROUND

The applicants have an accepted offer to purchase the property located at 337 W Main Street, contingent on successful submission of a rezoning to change the property from R-2 Residential to MSB Main Street Business to locate their insurance business. Village Planner Ben Rohr has provided a review for the request in our packets.

RECOMMENDATION

ATTACHMENTS

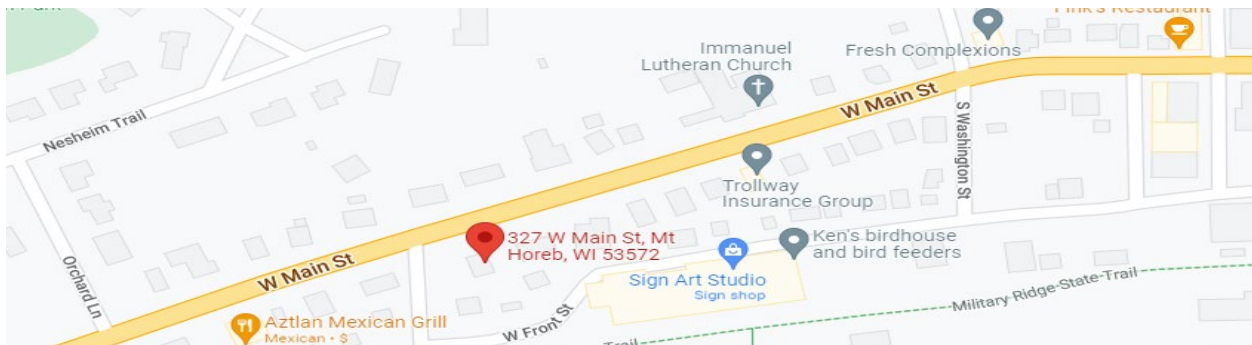
1. Public Hearing 12 28 2022 for Rezone Surrounding PO Notice

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
December 28, 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 a request from Jared and Elizabeth Nelson to rezone the property at 327 W Main Street, parcel 0606-114-0906-4, from R-2 Two Family Residential to MSB Main Street Business for proposed commercial office building.

Be it further notified that 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.

PUBLISH: Mount Horeb Mail December 8, 2022
Mount Horeb Mail December 15, 2022



PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the proposed conditional use. Please contact Village Administrator Nic Owen at 608 437-6884 ext 2109 or email nic.owen@mounthorebwi.info with any questions.



AGENDA ITEM REPORT

MEETING DATE

December 28, 2022

PREPARED BY

AGENDA ITEM # 3.b

Recommendation for Ordinance 2023-01 changing the zoning classification of 327 W Main Street from R-2 Two-Family Residential to MSB-Main Street Business.

BACKGROUND

Consideration of the ordinance codifying the rezone of 228 W Main Street to MSB-Main Street Business.

RECOMMENDATION

ATTACHMENTS

1. Zoning Map Amendment for 327 W. Main Street 12.28.22
2. Ord 2023-01 MSB rezone 327 W Main



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: December 28, 2022
Re: Requested Zoning Map Amendment for 327 W. Main Street

Background

The Village of Mount Horeb has received a request from Jared and Elizabeth Nelson (proposed property owners) to amend the Village's Zoning Map at 327 W. Main Street. Per state statutes, amendments to the Zoning Map must be reviewed and recommended by the Plan Commission, and then receive final approval by the Village Board.

Request

Specifically, the request is to amend the Zoning District designation on the Zoning Map from the **Two-Family Residential (R-2)** zoning district to the **Main Street Business (MSB)** zoning district.

The Two-Family Residential (R-2) Zoning District is one of several zoning districts found along West Main Street and allows for single-family or two-family land uses and is traditionally found in the older residential portions of the Village. However, the R-2 zoning district does not enable mixed-use or commercial development.

The Main Street Business (MSB) Zoning District is intended to permit small-scale commercial development which is compatible with the desired overall neighborhood character of the area, where large old homes have been converted to business uses. The district also provides opportunities for mixed-use development with commercial and residential located within the same building.

During the full update to the Village's Comprehensive Plan in 2021-22, it was envisioned that this stretch of West Main Street could accommodate and facilitate greater mixed-use or small-scale commercial opportunities that are compatible and consistent with the neighborhood character of this area. As such, the Future Land Use Map shows both sides of West Main Street as Main Street Mixed Use. This land use designation is defined in the Comprehensive Plan as "intended for a pedestrian-oriented mix of small to medium-scale commercial and residential uses that provide a transition in character from the downtown to adjacent neighborhoods and commercial uses."

The requested Zoning Map amendment is consistent with the Comprehensive Plan and could be approved under the State's Consistency Requirement. The Consistency Requirement mandates that any amendment to the Zoning Map be consistent with the Comprehensive Plan's Future Land Use Map.

Analysis

The Village Zoning Ordinance Section 17.28 and 17.29 outlines the procedural requirements and conditions that must be found in order to complete a Zoning Map Amendment. This includes a public hearing before the Plan Commission, recommendation by the Plan Commission, and action by the Village Board. It also includes a finding by both bodies that the proposed Zoning Map Amendment is consistent with the adopted Comprehensive Plan's Future Land Use Map.

Planner's Recommendation

I recommend the Plan Commission recommend approval of the requested amendment to the Zoning Map to the Village Board. Note that approval of this Zoning Map Amendment does not grant approval of any changes to the building, floor plan, or site. Said changes must be approved through the Site Plan and Design Review approval process.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2023-01**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R2
DISTRICT TO MSB MAIN STREET BUSINESS FOR
PARCEL 0606-114-0906-4 AT 327 W MAIN STREET

WHEREAS, Jared and Elizabeth Nelson are the owners of parcel 0606-114-0906-4, located at 327 W Main Street in the Village of Mount Horeb; and

WHEREAS, Jared and Elizabeth Nelson have made application to request the zoning classification of the above referenced property be changed from R-2 Two-Family Residential District to MSB Main Street Business to allow use as a commercial office; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on December 28, 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 R-2 District to MSB Main Street Business 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 LORA LEE to JARED AND ELIZABETH NELSON.

Section 2. Subject to *Section 1*, the zoning classification of the above referenced property is hereby designated MSB Main Street Business, 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 January 4, 2023.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE

December 28, 2022

PREPARED BY

AGENDA ITEM # 3.c

Concept Review: Madison Area Rehabilitation Centers Inc (MARC), New Facility at 1961 Commerce Drive

BACKGROUND

Architect Kyle Dumbleton of Midwest Modern LLC and Kim Watrud, Program Director for MARC Mount Horeb will be present to discuss the proposed new building on Commerce Drive. They are looking for feedback for submission of formal design review and Conditional Use paperwork.

RECOMMENDATION

ATTACHMENTS

1. MARC MH Plan Commission Info Plans 12-21-2022



157
64,887 SF
1.49 acres

MARC, INC.
66,020 SF
1.52 acres

ACADEMY OF
LITTLE VIKINGS
66,112 SF
1.38 acres

SUMMER FROLIC
SUNRISE PARK

GENERAL NOTES

- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
IMPERVIOUS AREA: 33,875 SF
PERVIOUS AREA: 32,145 SF
IMPERVIOUS %: 51.3%
FLOOR AREA RATIO: 0.21

FIRST FLOOR ELEVATION IS 1,175.00'= ARCHITECTURAL 100'-0"

CODE NOTES



Date	No.	Description

MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM



MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

INFORMATIONAL PLAN
COMMISSION MEETING
12.21.2022

PROPOSED SITE PLAN

SCALE AT
ANSI D 34"x22"
SHOWN
1/2 SCALE AT 17"x11"
1/16" = 1'-0"

AS1.1

KD

NOT FOR CONSTRUCTION.



GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.

2. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.

3. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.

4. DO NOT SCALE DOCUMENTS - HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.

5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.

6. EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.

7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.

8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

DRAWING NOTES

BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
IMPERVIOUS AREA: 33,875 SF
PERVIOUS AREA: 32,145 SF
IMPERVIOUS %: 51.3%
FLOOR AREA RATIO: 0.21

FIRST FLOOR ELEVATION IS 1,175.00' = ARCHITECTURAL 100'-0"

CODE NOTES

POWERING POTENTIAL
CHANGING LIVES

MAR

Date	No.	Description

MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

NORTH

MARC MT. HOREB
NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

**INFORMATIONAL PLAN
COMMISSION MEETING**
12.21.2022

FIRST FLOOR PLAN

SCALE AT
ANSI D 34"x22"
SHOWN
1/2 SCALE AT 17"x11"
1/8" = 1'-0"

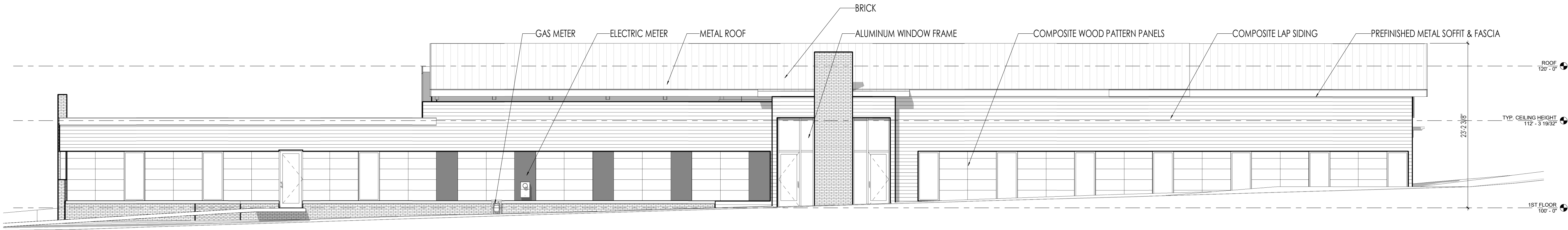
A1.1

KD

1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



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



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

GENERAL NOTES

- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
IMPERVIOUS AREA: 33,875 SF
PERVIOUS AREA: 32,145 SF
IMPERVIOUS %: 51.3%
FLOOR AREA RATIO: 0.21

FIRST FLOOR ELEVATION IS 1,175.00'= ARCHITECTURAL 100'-0"

CODE NOTES



Date	No.	Description



P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

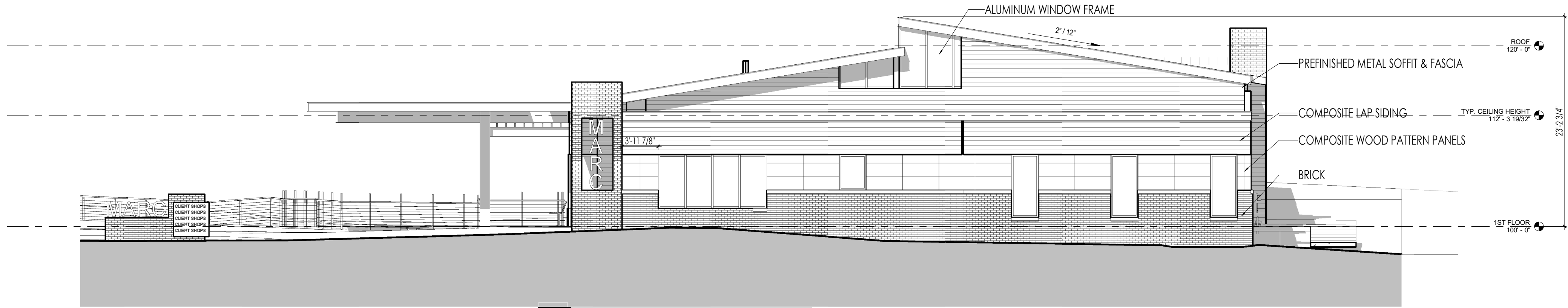
INFORMATIONAL PLAN
COMMISSION MEETING
12.21.2022

ELEVATIONS

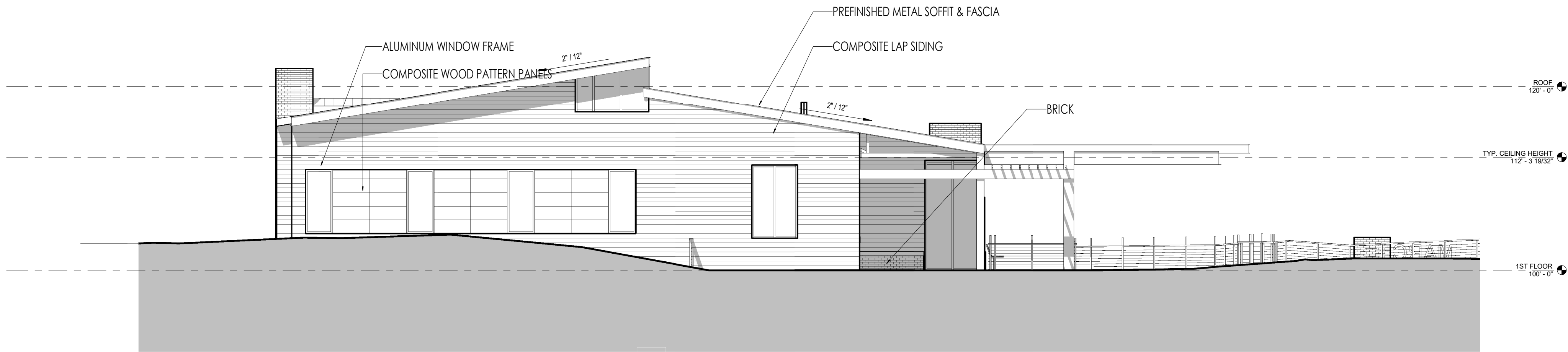
SCALE AT
ANSI D 34"x22"
SHOWN
1/2 SCALE AT 17"x11"
1/8" = 1'-0"

A2.1

KD



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



2 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

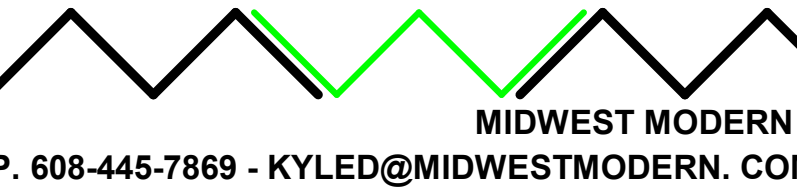
BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
IMPERVIOUS AREA: 33,875 SF
PERVIOUS AREA: 32,145 SF
IMPERVIOUS %: 51.3%
FLOOR AREA RATIO: 0.21

FIRST FLOOR ELEVATION IS 1,175.00'= ARCHITECTURAL 100'-0"

CODE NOTES



XXXXXXX		XXXXX
Date	No.	Description



MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

INFORMATIONAL PLAN
COMMISSION MEETING
12.21.2022

ELEVATIONS

SCALE AT
ANSI D 34"x22"
SHOWN
1/2 SCALE AT 17"x11"
1/8" = 1'-0"

A2.2

KD

NOT FOR CONSTRUCTION.



AGENDA ITEM REPORT

MEETING DATE

December 28, 2022

PREPARED BY

AGENDA ITEM # 3.d

Discussion/Consideration: Purchase of Land for Recreation Complex

BACKGROUND

A group of private individuals, led by Terry Kurth, have been working on identifying land that could be utilized by the Village and School District for a new recreation complex. The complex could include an indoor aquatics facility, a field house for indoor sports such as basketball and volleyball, as well as outdoor recreation space for football, soccer, baseball/softball and pickleball. Kurth and his group have been successful in obtaining an accepted offer to purchase land located in TID 3 for this project, with several contingencies. The lots are highlighted in blue on the map included in the meeting packet. The group will need Village and/or School District involvement to finalize the purchase and development of the facility. Plan Commission review is required prior to the purchase of land by the Village.

The group is requesting the Village contribute \$900,000 towards the purchase of the land and an additional \$300,000 for the development of the football field. I have reached out to our local banks to get proposals for a note to fund the Village's share of the purchase and the lowest proposal came in at an interest rate of 4.85% for a 10 year fully amortized taxable note or a 10 year balloon on a 20 year amortization is 4.95%. The debt would be taxable as the future use of the land is still undetermined. If it is determined the use will be solely for the public, we can refinance it as tax-exempt debt. The \$300,000 for development of the football field could be added to the borrowing or we could use American Rescue Plan Act (ARPA) funds towards the cost.

The lots included in the accepted offer are the 5 remaining lots owned by County ID LLC in TID 3. Currently, these 5 lots generate around \$42,000 in property taxes annually. If the contingencies are satisfied and the sale closes, the land will become tax-exempt for property tax purposes. The financials for TID 3 have been very tight since the creation of the district and staff have been concerned for years about whether the district will generate sufficient tax increments to repay the debt. Recent developments in this district have increased the value and tax revenue and updated projections show the district should cash flow and pay off the debt by the close of the district in 2027.



AGENDA ITEM REPORT

Annual tax increments generated from Encore's Windflower Village cottages will help to provide the additional revenue needed. The largest remaining risk for the district is a future significant drop in the mill rate, decreasing the revenue. If that scenario happens, the Village would be able to extend the life of the TID to allow additional years to recoup those costs, but in the worst case, the Village levy would be needed to repay the remaining debt. The updated cash flow for TID 3 is included in your packets.

The Village and the two primary land owners, County ID ILC and Symdon Brothers LLC, all share in shortfall payments if TID 3 fails to produce sufficient tax revenue to cover costs. The Village has a letter of credit for County ID and a cash deposit from Symdon to secure these shortfall payments. County ID will require release of their letter of credit and release from shortfall payments requirement prior to agreeing to the sale of the property to a tax-exempt entity. Symdon Brothers does not have a say in the sale of these lots, but it's only fair to release their obligations if we agree to release County ID's.

The lots are flat and suitable for development into park space and there are utilities easily available for the Aquatics and Field House facilities. The layout of the complex will need to work around a utility easement running between two of the lots, but preliminary designs show all desired facilities can fit. There are limitations on the sewer capacity in this area, but Village Engineer Rob Wright is certain that a development like this will not cause capacity issues. Per the requirements of TID 3, the land will need to remain zoned as industrial, but recreational uses are permitted with a conditional use permit in this zoning.

We do not have answers on who would operate the facility or what the anticipated annual operating cost would be, but the Board of Education and Village Board are meeting January 4th to begin discussions on these questions.

RECOMMENDATION

ATTACHMENTS

1. Recreation Complex Lands
2. Recreation Center Potential Layout

Recreation Complex Lands

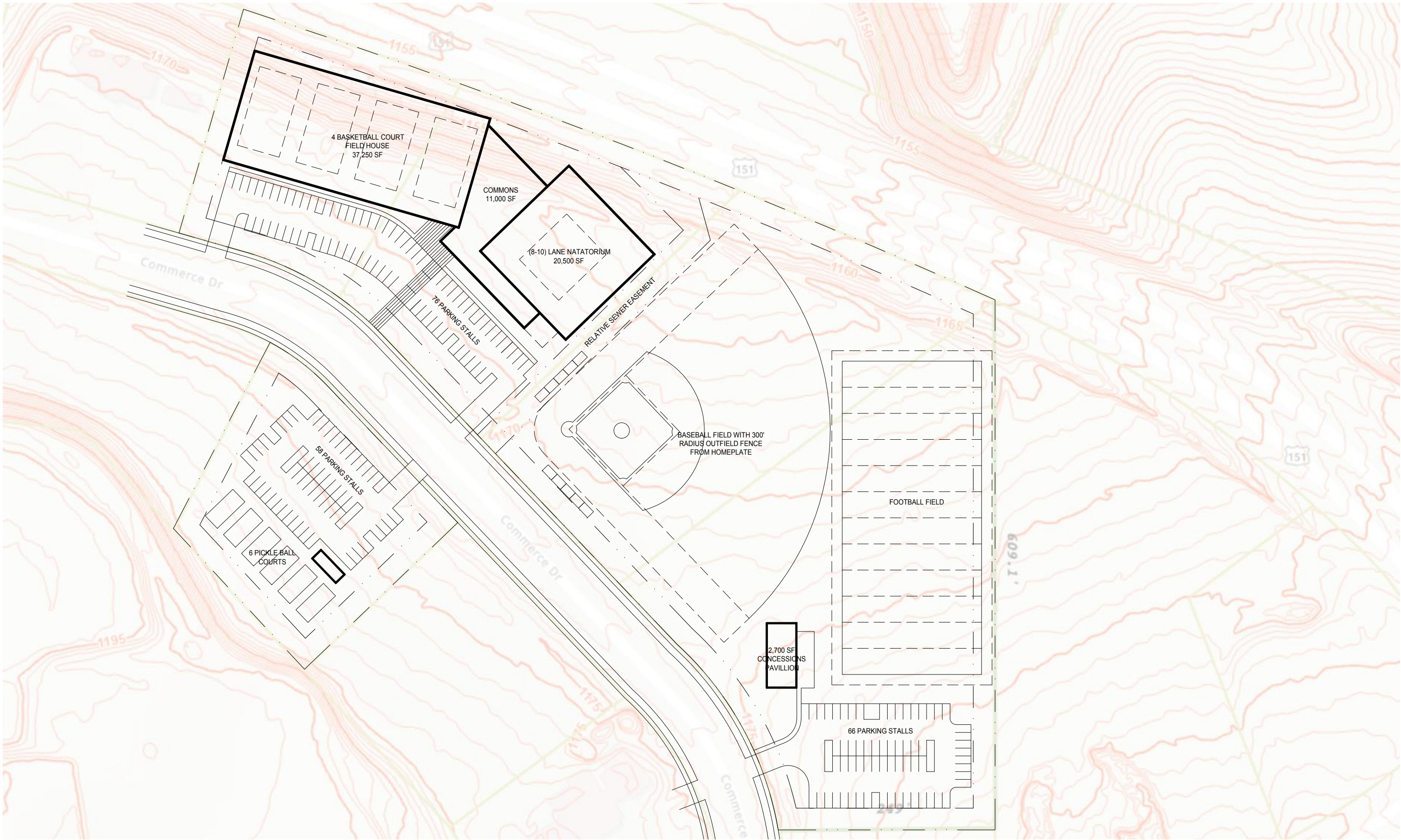


November 10, 2022

-  Dane County Mask
-  Parcels

0 125 250 500 Feet







AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
December 28, 2022	
AGENDA ITEM # 3.e	
Plan Commission Chairperson Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
December 28, 2022	
AGENDA ITEM # 3.f	
Village Planner Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report November

1ST

Month to Date

83 - Building permits have been issued for general construction since Oct 1St
0 - new UDC permit

Year to Date

471-General permits since Jan. 1st
32 - New UDC single family homes since
Jan. 1st 7- New Duplex

Large Commercial projects currently active

- Landsby Ridge/ Completed
- 3&4 unit on Eastwood
Way/Completed
- Community School
-

Respectfully submitted

Chris Michaels
Building Inspector