



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, May 10, 2023 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
 - a. Roll Call
- 2) Consent Agenda
 - a. Consideration of April 12, 2023 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. Review of Village Code of Ethics
 - b. Economic Development Topic 7: Perspectives on Downtown Parking
 - c. Recommendation: Facade Improvement Program Application: 114 and 118 W Main Street, MJ Upward Properties
- 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

COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, April 12, 2023 at 5:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
Mark Schellpfeffer called the meeting to order at 5:00 pm. Present were Todd Fritz, Nate Gauger, Ben Vondra, Marc Schellpfeffer, Randy Littel, Jessica Vezakis. Also present was Kristin Fish Peterson, Administrator Nic Owen, Office Assistant Katie Jelle. Members absent were Karen Tetzlaff.
- 2) Consent Agenda
 - a. Consideration of March 8, 2023 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce report
There were no questions or comments about the information provided. Motion by Littel to approve the minutes and consent agenda, second by Vondra. Motion carried.
- 3) Agenda Items
 - a. Economic Development Topic 6; Impact of Downtown Redevelopment
Economic Development Topic 6: Impact of Downtown Redevelopment
Fish Peterson gave a presentation on the impact of downtown redevelopment. She used a 63 unit apartment building as an example. She discussed and presented the effects that a building can have on the Village of Mt. Horeb. Fish Peterson presented the potential tax revenue, potential revenue to local businesses by contractors and then the induced impact of the money spent in the community. Fish Peterson also gave examples of the economic impact of single building rehab to the village by using grant money to help their projects.
 - b. Recommendation: Residential Exterior Improvement Program Awards
The board was given copies of the applications that were received for the Residential Exterior Improvement Program Grants. There was discussion

on the rules of the program and what the criteria for approval were. All applications that were received on time met all of the criteria. Motion by Littel that all applications that were received on time would be awarded the grant, second by Gauger. Motion carried.

- c. Recommendation on Facade and Building Improvement Grant
Application: Botham Investments, 305 E Main Street

- 4) Meeting adjournment.

May 7, 2023

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 (in person, phone and emails)
 - b. Village Board, Plan Commission meetings
 - c. Emails, virtual meetings and phone calls with three potential new businesses looking for a location in Mount Horeb
 - d. Chamber of Commerce Board of Directors
 - e. Chamber Business Advocacy Committee meeting
 - f. Community Coalition meeting at the Chamber
 - g. Good Morning Mount Horeb
 - h. Chamber Anniversary Celebration at Historium
 - i. Development team meetings with Steve Brown Apartments
 - j. Retention calls on four Mount Horeb businesses
 - k. Outreach to property owners in Downtown (for possible future transition) related to parking
 - l. Outreach to residential developers for their interest in Mount Horeb
2. Research
 - a. Researched economic impact of downtown apartments, and parking
 - b. Continued research for land in Towns surrounding Mount Horeb for possible expansion/business park
3. Presentation prep
 - a. Preparation of training segment and reporting for CDA
4. Work on organizational structure report for Mount Horeb Economic Development
5. Review and prep for Residential Improvement Grant Program application evaluation and drafting of grantee agreement.
6. Meeting with developer regarding downtown development.



Board of Education Recap

Resumen de la Junta de Educación

Information about a potential Village and District partnership for a future Community Recreational Complex can be [found here](#), including this [Frequently Asked Question](#) document.

May 2, 2023

Last night saw two Board of Education meetings! The first, their reorganization meeting, permitted Board members to elect their executive team for the 2023-2024 year. Congratulations to **Jessica Arrigoni** (President), **Rod Hise** (Vice President), **Leah Lipska** (Clerk – Returning), and **Jim Myers** (Treasurer – Returning).



Jessica Arrigoni



Rod Hise



Leah Lipska



Jim Myers

Student Spotlight: After setting the table for the next year, the Board’s second meeting focused upon their policy work and student recognition. Foremost, **Amelia Soltis**, 8th grader, was nominated by her teacher, **Mrs. Kelly Aquino**, for the Board’s May Student Spotlight. In her nomination paperwork, Mrs. Aquino wrote, “Amelia is a natural leader in the classroom and often offers to help others out. She is a student I can count on, she’s a curious person who wants to learn and grow, and I believe she has a sort of unofficial leadership role on the wrestling team with younger girls who are participating. She is a great kid.”

Here is a picture of Amelia with her proud family, Mr. **Sid**, Mrs. **Michelle Soltis**, and **Rowan** (little sister). Also included in this celebratory picture are Principal **Paul Christiansen**, Assistant Principal **Catie Goninen**, Board Liaison to the Middle School **Carly Fisher**, 8th grade teacher **Alyssa Arneson**, and myself.





Board of Education Recap

Resumen de la Junta de Educación

Then, the new Board got down to "action" last night. Among other things, they:



- approved the FFA Club's annual fishing trip to Jutten Lake, Ontario (June 18-24). Thank you to **Weston Kahl** and **Roman Vesperman** for representing your FFA Club members so nicely!
- approved three advocacy letters to be sent to legislators and the governor: non-competitive mental health grant allocations; increasing the per-pupil expenditure on the revenue limit; and an increase in the reimbursement rate for funding special education students. To the latter, did you know the District locally spends over \$2 million dollars annually to fund our special needs services because reimbursement rates only hover in the high 20%? ; and
- approved the planned purchase of 300+ Chromebooks for the 2023-2024 school year.



May can be a rewarding – and – stressful month. If we can help you/your student our team is here for you. Feel free to drop me a line at salernosteve@mhasd.k12.wi.us . Among other things, I can connect you with the right people to help address whatever concerns you may have.

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



Mount Horeb Area Schools

How You Can Help with the State Budget

WEDNESDAY, MAY 10, 7:45 - 8:30 AM
DOWNTOWN SJOLIND'S

While on your way to work, grab a "Cup of Joe" on the superintendent. Stay and learn about proposed school laws that have been proposed and how to advocate for our Vikings. All are welcome to attend.

Questions?
Please email salernosteve@mhasd.k12.wi.us



Dan Rossmiller
WASB Advocacy and Government Relations
Director

As you reviewed these letters, did you notice they were signed by non-BOE members? That is because the Board encourages all interested to join their Community and Legislative Engagement Committee. We meet, virtually, on the 4th Monday of the month at 5:30 p.m. All are welcome to join. Please drop me a line if you would like to learn more.



Board of Education Recap

Resumen de la Junta de Educación

[Aquí se puede](#) encontrar información sobre una asociación potencial entre la aldea y el distrito para un futuro complejo recreativo comunitario, incluido este documento de [preguntas frecuentes](#).

2 de mayo de 2023

¡Anoche hubo dos reuniones de la Junta de Educación! ! La primera, su reunión de reorganización, permitió a los miembros de la Junta elegir su equipo ejecutivo para el año 2023-2024. Felicitaciones a **Jessica Arrigoni** (presidenta), **Rod Hise** (vicepresidente), **Leah Lipska** (empleada, que regresa) y **Jim Myers** (tesorero, que regresa).



Jessica Arrigoni



Rod Hise



Leah Lipska



Jim Myers

Estudiante destacado: Después de preparar la mesa para el próximo año, la segunda reunión de la Junta se centró en su trabajo de políticas y el reconocimiento de los estudiantes. . En primer lugar, **Amelia Soltis**, estudiante de 8.º grado, fue nominada por su maestra, la **Sra. Kelly Aquino**, para el programa Student Spotlight de mayo de la Junta. En su papeleo de nominación, la Sra. Aquino escribió: “Amelia es una líder natural en el salón de clases ya menudo se ofrece a ayudar a los demás. Es una estudiante con la que puedo contar, es una persona curiosa que quiere aprender y crecer, y creo que tiene una especie de papel de liderazgo no oficial en el equipo de lucha con chicas más jóvenes que participan. Ella es una gran niña”.

Aquí hay una foto de Amelia con su orgullosa familia, el Sr. **Sid**, la Sra. **Michelle Soltis** y **Rowan** (hermana pequeña). En esta foto de celebración también se incluyen el director **Paul Christiansen**, la subdirectora **Catie Goninen**, el enlace de la junta con la escuela secundaria **Carly Fisher**, la maestra de octavo grado **Alyssa Arneson** y yo.





Board of Education Recap

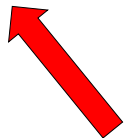
Resumen de la Junta de Educación

Entonces, la nueva Junta se puso manos a la obra anoche. Entre otras cosas, ellos:



- aprobó el viaje de pesca anual del FFA Club a Jutten Lake, Ontario (del 18 al 24 de junio). ¡Gracias a **Weston Kahl** y **Roman Vesperman** por representar tan amablemente a los miembros del FFA Club!
- aprobó tres cartas de defensa para ser enviadas a los legisladores y al gobernador: asignaciones de subvenciones de [salud mental](#) no competitivas; aumentar [el gasto por alumno en el límite de ingresos](#); y un aumento en la tasa de reembolso para financiar [a estudiantes de educación especial](#). Para este último, ¿sabía que el Distrito gasta localmente más de \$2 millones de dólares al año para financiar nuestros servicios para necesidades especiales porque las tasas de reembolso solo rondan el 20%? ; y
- aprobó la compra planificada de más de 300 Chromebooks para el año escolar 2023-2024.

Mayo puede ser un mes gratificante y estresante. Si podemos ayudarlo a usted o a su estudiante, nuestro equipo está aquí para ayudarlo. No dude en escribirme a salernosteve@mhasd.k12.wi.us. Entre otras cosas, puedo conectarlo con las personas adecuadas para ayudarlo a abordar cualquier inquietud que pueda tener.



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

Mount Horeb Area Schools
*How You Can Help
with the State Budget*

**WEDNESDAY, MAY 10, 7:45 - 8:30 AM
DOWNTOWN SJOLIND'S**

While on your way to work, grab a "Cup of Joe" on the superintendent. Stay and learn about proposed school laws that have been proposed and how to advocate for our Vikings. All are welcome to attend.

Questions?
Please email salernosteve@mhasd.k12.wi.us

Dan Rossmiller
WASB Advocacy and
Government Relations
Director

Al revisar estas cartas, ¿se dio cuenta de que estaban firmadas por personas que no eran miembros de la BOE? Esto se debe a que la Junta alienta a todos los interesados a unirse a su Comité de Participación Legislativa y Comunitaria. Nos reunimos, virtualmente, el cuarto lunes del mes a las 5:30 p.m. Todos son bienvenidos a unirse. Por favor, escríbame si desea obtener más



MEMBER NEWSLETTER

100 YEARS

1923 - 2023

[Chamber
Board](#)

[Chamber
Trustees](#)

[Event
Media Kits](#)

[Member
Guides](#)

[Refer a New
Member!](#)

Hello and happy May 1st! May brings (hopefully) warmer weather and the start of our tourism season. We are starting to see an uptick in travelers stopping by the Welcome Center, and that will only continue to grow as summer approaches. We have **new troll maps** as well as a **new regional map** we developed in partnership with New Glarus, Verona, and Paoli, so if you'd like to request some maps for your place of business, please [email me!](#)



I hope you are planning on joining us for [Good Morning, Mount Horeb](#) this Wednesday. Our session sponsor is [Buck & Honey's](#), so come hear about this new local business! We will also hear from [Mount Horeb Rotary](#), as well as from [Jodie Baber, Youth Apprenticeship Coordinator](#) at the Mount Horeb High School. It will be a great morning, so be sure to [register now](#).

We are kicking off two new committees this monday: our [Marketing Committee](#) will meet on **May 11**, and our [Professional Development Committee](#) will meet on **May 18**. Both will meet in the Chamber Conference Room (rear entrance) at 8:00am. If you are interested in serving on one of these committees, please let me know! You are welcome to register for the first meeting and check it out to see if it would be a good fit for you.

May 11 is also [Chamber Mega Mixer](#) at Dahmen's at Hawk's Landing in Verona. Join us and network with members from 12 area chambers of commerce. You can register on the [Verona Chamber's site](#). I hope to see you there!

Registration has now opened for [Mount Horeb Family Feud](#) on **Wednesday, June 28**, at Tyrol Basin! This is a fun annual event where teams compete for the traveling trophy! It's great for team-building and networking, but there are only 8 teams available, so register yours now! New this year, we are also offering an "Audience Member Ticket," which includes dinner and a drink and gives you a chance to watch and enjoy the fun! [Register now!](#)

Although we know summer is just around the corner, Jessie and the Tourism Events Committee are getting plans in place for our new Tourism Event, [Mount Horeb Trollidays!](#) This will be a month-long holiday event featuring all things trolls, interactive activities for families, specials for shoppers and diners, and more. We want the whole village to feel festive during the month of December, and so businesses have the ability to get involved by sponsoring a **Window Display**. We are hiring a professional painter to work with businesses to create unique holiday/troll-themed displays on their windows. We will create an

interactive online and printed map, as well, and so families can drive or walk around and find each unique display. Because this takes lots of planning, we need to know what businesses want to take part **by the end of May**, so if your business is interested in being part of this event, [please register now](#). If you do not have a window but still want to be involved, we need sponsors to help us decorate the many large windows at the Mount Horeb Welcome Center. All sponsors will be recognized online, in our news release, on social media, and on signage at the displays for the whole month of December. [Register now!](#)

Thank you so much and have a great week!

Rachel LaCasse-Ford, Executive Director

rlacasseford@trollway.com

608-437-5914

[Schedule a Meeting with Me!](#)

welcome **NEW MEMBERS**

[WWBIC](#)

[Badger Hearing](#)

[Driftless Social](#)

[Agrace Hospicecare, Inc.](#)

[Daily Harvest Designs, LLC](#)

UPCOMING MEETINGS

May 11

[Marketing Committee](#) (New!)

May 16

[Tourism Events Committee](#)

May 18

[Professional Development Committee](#) (New!)

May 26

[Chamber Board Meeting](#)

Every Monday

COMMUNITY CALENDAR

[Meet Mako and Dr. Villare from Upland Hills Health](#)

May 3, 2023, 4:00pm - 6:00pm

Submitted by: **Upland Hills Health**

[Tisha's Delicious Bakery at the MH Farmer's Market](#)

May 4, 2023, 3:00pm - 6:30pm

Submitted by: **Tisha's Delicious Bakery**

[11th Annual Donald Dash 5k/15k Trail Run](#)

May 6, 2023, 9:00am - 12:00pm

Submitted by: **Friends of Donald Park**

[Alice Dee Presents: The 27 Club Drag Show @](#)

Online Office Hours

with Rachel!

Jump online and ask questions about your membership or just chat!

Grumpy Troll

May 6, 2023, 6:00pm - 10:00pm

Submitted by: **The Grumpy Troll**

Corey Hart at Jada's Garden!

May 7, 2023, 12:00pm - 2:00pm

Submitted by: **Jada's Garden**

[See More Events on the Community Calendar](#)

[How do I submit an event?](#)

THANK YOU
for joining us!



Thank you to those who attended the **Chamber @ 100 Exhibit Reception at the Driftless Historium** last week! Be sure to stop by before June 6 to check out the exhibit!

YOU'RE INVITED!
join us!

**MAY 3
WEDNESDAY**

Good Morning 

MOUNT HOREB

8:00 AM - 9:00 AM

SPONSORED BY



Martinson Hall

Date: May 3 @ 8:00am

First Wednesday of the Month

Sponsor: Buck & Honey's

Non-Profit Speaker: Mount Horeb Rotary

Village Department: Mount Horeb Schools

Jodie Baber - Youth Apprenticeship

Register

Registration is appreciated but not required.

Open to members and non-members.

Sign up to speak at an upcoming event.

**MAY 10
WEDNESDAY**

**MEMBER
MEET UP**
grow your network

8:00 AM - 9:00 AM

Member Meet-Up

Chamber Conference Room

Date: May 10 @ 8:00am

Second Wednesday of the Month

Morning Session

Structured networking event, limited to 10 or fewer. Bring business cards and leave with new connections!

Register

Please register in advance.

**MAY 11
THURSDAY**



5:00 PM - 7:00 PM



Chamber Mega Mixer

Dahmen's at Hawks Landing in Verona

Date: May 11 @ 5:00pm-7:00pm

Annual Collaborative Event

All participants will receive a name tag with lanyard. Appetizers provided, cash bar. Don't forget your business cards and elevator speech!

Register

Please select Mount Horeb Area Chamber.

MEMBER EVENTS
member events

MOUNT HOREB FAMILY FEUD

JUNE 28
TYROL BASIN
8 TEAMS



SPONSORSHIPS

GAME SPONSOR

- Mentioned by MC Event at Start of Event
- 1-2 Minutes at Start of Event to Welcome Teams and to Talk About Your Business
- Logo on Signage at Event
- Logo on Event Website
- Logo on Event Game Materials
- Mentioned on Social Media
- Team of 6
- 6 Drink Vouchers
- Pitcher of Beer Delivered to Your Table
- Logo on Game Materials
- One FREE Answer

\$300

FOOD & DRINK SPONSOR

- Opportunity to Provide Logo'd Food/Drink-Themed Items (50 count)
- Team of 6
- 6 Drink Vouchers
- Pitcher of Beer Delivered to Your Table
- Mention by MC Throughout Event
- Logo on Game Materials
- One FREE Answer

\$250

ROUND SPONSOR

- Team of 6
- 6 Drink Vouchers
- Pitcher of Beer Delivered to Your Table
- Mention by MC at Round Changes
- Logo on Game Materials
- One FREE Answer

\$200

TICKETS

\$90 TEAM OF SIX

Pizza Buffet
1 Drink Ticket per Player

\$20 AUDIENCE TICKET

Pizza Buffet
1 Drink Ticket

**BUY TICKETS
SPONSOR EVENT**



DEADLINE: MAY 31

REGISTER YOUR TEAM & SPONSOR

TOURISM EVENTS
tourism events



December 1 - 31

Mount Horeb Trollidays is our newest Tourism Event! For the entire month of December, trolls will be taking over Mount Horeb and encouraging locals and visitors to shop, eat, and play in the Mount Horeb area. The event will be promoted to overnight guests and drive-market tourists. There will be a Guide to the Trollidays handed out at local lodging properties explaining the different activities and how to enjoy the Trollidays. An interactive map will take visitors around town to find unique Trollidays window art, and more!

Don't miss this opportunity to participate!

Sponsorships

\$1,000

Premier Sponsor

- All Sponsorships for this event
- Opportunity to appear in Facebook Live with Chamber Staff ahead of event
- 1 Complimentary Ad in Mount Horeb Mail & Buyers Guide Event Spread

Santa Troll Shop Hop Sponsor

\$800

- Business Logo on Signage at Mount Horeb Welcome Center
- Mentioned in social media throughout the month and when winner is announced
- Business logo on Guide to the Trollidays (printed and online)
- Business logo on event website
- Business logo on Santa Troll Info Card (located with traveling Santa Troll)

\$500

Trolliday Window Scene at Welcome Center Sponsor

- Business Logo on Signage Welcome Center
- Mentioned in social media
- Business name listed on Guide to the Trollidays (printed and online)
- Business logo on event website

Trolliday Window Scene Host Sponsor

\$300

- Trolliday-Themed Scene painted on a display window at your place of business, which would be featured on interactive map
- Business Logo on Signage at a Scene
- Mentioned in social media
- Business name listed on Guide to the Trollidays (printed and online)
- Business logo on event website

\$100

Guide to the Trollidays Spotlight

- RETAIL: spotlight one item
- RESTAURANTS: spotlight one food OR drink item
- SERVICE: spotlight one service

Guide to the Trollidays Ad

\$80

- Buy a business-card-size ad on the back of the Guide to the Trollidays

SPOTLIGHT + AD = \$150

WINDOW DISPLAYS DEADLINE: MAY 31
ALL OTHER SPONSORSHIPS DEADLINE: OCTOBER 1

Register Now!

REGISTER NOW

VILLAGE NEWS

from the village of mount horeb

Posted on: April 27, 2023

Board of Review will meet at 6:45pm on Wednesday, May 3, 2023, in the conference room of the Municipal Building, 138 E Main Street, Mt. Horeb, WI for the purpose of calling the Board of Review into session during the 45-day period beginning on the 4th Monday of April... [Read on...](#)

2023 Street Reconstruction Project Schedule

Posted on: April 19, 2023

This is a TENTATIVE construction schedule submitted by Rule Construction for the 2023 street reconstruction project on South Rd., Beth Circle and Oak Valley Rd.. [This PDF schedule](#) is subject to change based on weather, subcontractor schedules an...
[Read on...](#)

[More Village News...](#)

ADVOCACY
advocacy

Mount Horeb Recreation Sports Complex

The Village of Mount Horeb is considering taking part in the purchase of land for a Recreation Sports Complex in our east commercial district.



[READ THE CHAMBER'S POSITION STATEMENT](#)

You can find village board meeting packets [here](#) and videos of the meetings [here](#). You can read coverage of this issue in the [Mount Horeb Mail](#).

On April 12, 2023, the village, school board, and private group spearheading the project invited the community to a Public Input Session. You can watch a recording of the session [here](#).

Apartment Complex Proposed in Downtown Mount Horeb

There is an apartment complex being proposed in downtown Mount Horeb by Steve Brown Apartments. The location of the project is on Front and First Streets where there is currently a parking lot.

The Business Advocacy Committee conducted a survey of downtown member businesses/organizations to gauge what impact this project could have on our downtown parking needs. You can find the results to our **2023 Downtown Parking Survey** [here](#).

A similar survey was conducted in 2019. You can find the results of the **2019 Downtown Parking Survey** [here](#).

MAXIMIZE YOUR MEMBERSHIP

tips to help you make the most of your chamber membership

Download Your Membership & Event Sponsorship Guides

Learn about opportunities for members in 2023, including:

- Member Events Sponsorships
- Networking Events
- Educational Events
- Tourism Event Sponsorships

& More!

DOWNLOAD GUIDES



BUSINESS FINANCING OPPORTUNITIES

business financing opportunities

Mount Horeb Revolving Loan Fund

[The Mount Horeb Revolving Loan Fund](#) was created with a grant from the USDA to encourage business start-ups and expansions within the Village limits. The fund initially started with \$191,463 and is loaned out as applications are received.

[Mount Horeb Revolving Loan Fund Manual](#)

Tax Incremental Financing Districts

There are several [Tax Incremental Financing Districts](#) in Mount Horeb. There are special funding opportunities in the different districts.

[A TID Manual](#), [Joint Review Board Common Questions](#)

Please contact [Nic Owen](#), Village Administrator, for additional information.



Village of Mount Horeb

(608) 437-6884

mounthorebwi.info

BUSINESS EDUCATIONAL OPPORTUNITIES

business educational opportunities

Did you know there are free resources to help small business owners?

[SCORE](#) has the largest network of free volunteer small business mentors in the nation. No matter what stage your business is at, SCORE has a mentor for you. Easily request a mentor to help you start, grow, or transition your business today! [Learn More](#)



[The Wisconsin Small Business Development Center](#) (SBDC) offers consulting, education, referrals, sophisticated tools and resources, whether you're just getting started or looking for ways to improve your business. [Learn More](#)

[WWBIC](#) provides targeted individuals who are interested in starting, strengthening or expanding businesses with access to critical resources such as responsible financial products and quality business and financial education.



**ENTREPRENEURSHIP
FINANCIAL IMPACT**

- EDUCATION
- LENDING
- COACHING

Small Business Resources

[COVID-19 Loan Program](#)

[WWBIC On-Demand Classes](#)

[Business Financing](#)

[Other Resources](#)

Visit: www.wwbic.com

RESOURCES

learn more!

Chamber

[Chamber Talk Blog](#)

[Member Portal](#)

[Events Calendar](#)

[News Releases](#)

Village

[Village of Mount Horeb](#)

Regional

[MadREP](#)

[Public Health Madison + Dane
County](#)

[Dane County Buy Local](#)

[Wisconsin Small Business
Development Center \(SBDC\)](#)

Connect with Us!

Follow us on Social Media.
Join our Members Only Facebook Group.



MOUNT HOREB AREA CHAMBER OF COMMERCE TRUSTEES



Chamber Trustees are leaders in the Mount Horeb business community. As premier sponsors for all Chamber events and functions, they are an integral part of the Mount Horeb community and take pride in being community leaders.

[I'm Interested in becoming a Chamber Trustee](#)

MHACC | 300 E Main St, Mount Horeb, WI 53572 www.mounthorebchamber.com

[Unsubscribe rlacasseford@trollway.com](mailto:rlacasseford@trollway.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by info@trollway.com in collaboration
with

Ethics Code

1. Statement of Purpose.

- (a) The proper operation of democratic government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established in this Code of Ethics for all Village of Mount Horeb officials and employees, whether elected or appointed, paid or unpaid, including members of boards, committees and commissions of the Village, as well as any individuals who are candidates for elective office as soon as such individuals file nomination papers with the Village.
- (b) The purpose of this Ethics Code is to establish guidelines for ethical standards of conduct for all such officials and employees by setting forth those acts or actions that are incompatible with the best interests of the Village of Mount Horeb and by directing disclosure by such officials and employees of private financial or other interests in matters affecting the Village. The Village Board believes that a Code of Ethics for the guidance of elected and appointed officials and employees will help them avoid conflicts between their personal interests and their public responsibilities, will improve standards of public service and will promote and strengthen the faith and confidence of the citizens of this Village in their elected and appointed officials and employees. The Village Board hereby reaffirms that each elected and appointed Village official and employee holds his or her position as a public trust, and any intentional effort to realize substantial personal gain through official conduct is a violation of that trust. The provisions and purpose of this Ethics Code and such rules and regulations as may be established are hereby declared to be in the best interests of the Village of Mount Horeb.

2. Definitions.

The following definitions shall be applicable in this Chapter:

- (a) **Public Official.** Those persons serving in statutory elected or appointed offices provided for in Chapter 62 of the Wisconsin Statutes, and all members appointed to boards, committees and commissions established or appointed by the Village President and/or Village Board pursuant to this Code of Ordinances, whether paid or unpaid.
- (b) **Public Employee.** Any person excluded from the definition of a public official who is employed by the Village.
- (c) **Anything of Value.** Any gift, favor, loan, service or promise of future employment, but does not include reasonable fees and honorariums, or the exchange of seasonal, anniversary or customary gifts among relatives and friends.
- (d) **Business.** Means any corporation, partnership, proprietorship, firm, enterprise, franchise, association, organization, self-employed individual or any other legal entity which engages in profit-making activities.
- (e) **Personal Interest.** The following specific blood or marriage relationships:
 - (1) A person's spouse, mother, father, child, brother or sister; or
 - (2) A person's relative by blood or marriage who receives, directly or indirectly, more than one-half (½) support from such person or from whom such person receives, directly or indirectly, more than one-half (½) of his support.
- (f) **Significant Interest.** Owning or controlling, directly or indirectly, at least ten percent (10%) or Five Thousand Dollars (\$5,000.00) of the outstanding stock of at least ten percent (10%) or Five Thousand Dollars (\$5,000.00) of any business.

-
- (g) **Financial Interest.** Any interest which shall yield, directly or indirectly, a monetary or other material benefit to the officer or employee or to any person employing or retaining the services of the officer or employee.
 - (h) **Staff.** Any full- or part-time employee of the Village.

3. Statutory Standards of Conduct.

There are certain provisions of the Wisconsin Statutes which should, while not set forth herein, be considered an integral part of any Code of Ethics. Accordingly, the provisions of the following sections of the Wisconsin Statutes, as from time to time amended, are made a part of this Code of Ethics and shall apply to public officials and employees whenever applicable, to wit:

- (a) **Sec. 19.59.** State Ethics Law.
- (b) **Sec. 946.10.** Bribery of Public Officers and Employees.
- (c) **Sec. 946.11.** Special Privileges from Public Utilities.
- (d) **Sec. 946.12.** Misconduct in Public Office.
- (e) **Sec. 946.13.** Private Interest in Public Contract Prohibited.

4. Responsibility of Public Office.

Public officials and employees are agents of public purpose and hold office for the benefit of the public. They are bound to uphold the Constitution of the United States and the Constitution of this State and carry out impartially the laws of the nation, state and municipality, to observe in their official acts the highest standards of morality and to discharge faithfully the duties of their office regardless of personal considerations, recognizing that the public interest must be their prime concern. Their conduct in both their official and private affairs should be above reproach so as to foster respect for government.

5. Dedicated Service.

- (a) Officials and employees should adhere to the rules of work and performance established as the standard for their positions by the appropriate authority.
- (b) Officials and employees should not exceed their authority or breach the law or ask others to do so, and they should work in full cooperation with other public officials and employees unless prohibited from so doing by law or by officially recognized confidentiality of their work.
- (c) Members of the Village staff are expected to follow their appropriate professional code of ethics. Staff members shall file a copy of such professional ethics codes with the Village Clerk. The Village Clerk may notify the appropriate professional ethics board of any ethics violations involving Village employees covered by such professional standards.

6. Fair and Equal Treatment.

- (a) **Use of Public Property.** No official or employee shall use or permit the unauthorized use of Village-owned vehicles, equipment, materials or property for personal convenience or profit, except when such services are available to the public generally or are provided as Village policy for the use of such official or employee in the conduct of official business, as authorized by the Village Board or authorized board, commission or committee.
- (b) **Use of Village Stationery.** No official or employee shall use, or permit the unauthorized use of, Village stationery for personal use.

-
- (c) **Obligations to Citizens.** No official or employee shall grant any special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen. No official or employee shall use or attempt to use his or her position with the Village to secure any advantage, preference or gain, over and above his rightful remuneration and benefits, for himself or for a member of his or her immediate family.
 - (d) **Political Contributions.** No official shall personally solicit from any Village employee, other than an elected official, a contribution to a political campaign committee for which the person subject to this Chapter is a candidate or treasurer.

7. Conflict of Interest.

(a) Financial and Personal Interest Prohibited.

- (1) No official or employee of the Village, whether paid or unpaid, shall engage in any business or transaction or shall act in regard to financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of official duties in the public interest contrary to the provisions of this Chapter or which would tend to impair independence of judgment or action in the performance of official duties.
- (2) Any member of the Village Board who has a financial interest or personal interest in any proposed legislation before the Village Board shall disclose on the records of the Village Board the nature and extent of such interest; such official shall not participate in debate or vote for adoption or defeat of such legislation.
- (3) Any non-elected official who has a financial interest or personal interest in any proposed legislative action of the Village Board or any board, commission or committee upon which the official has any influence or input or of which the official is a member that is to make a recommendation or decision upon any item which is the subject of the proposed legislative action shall disclose on the records of the Village Board or the appropriate board, commission or committee the nature and extent of such interest. Such official shall not participate in debate or discussion or vote for adoption or defeat of such legislation.
- (4) Any Village employee who has a financial interest or personal interest in any proposed legislative action of the Village Board or any board, commission or committee upon which the employee has any influence of input, or of which the employee is a member, that is a make to recommendation or decision upon any item which is the subject of the proposed legislative action shall disclose on the records of the Village Board or the appropriate board, commission or committee the nature and extent of such interest.

- (b) **Disclosure of Confidential Information.** No official or employee shall, without proper legal authorization, disclose confidential information concerning the property, government or affairs of the Village, nor shall such information be used to advance the financial or other private interests of the official or employee or others.

(c) Gifts and Favors.

- (1) No official or employee, personally or through a member of his immediate family, may solicit or accept, either directly or indirectly, from any person or organization, money or anything of value if it could be expected to influence the employee's official actions or judgments or be considered a reward for any action or inaction on the part of the official or employee.
- (2) No official or employee personally, or through a member of his immediate family, shall accept any gift, whether in the form of money, service, loan, thing or promise, from any person which could reasonably be expected to impair his independence of judgment or action in the performance of his duties or grant in the discharge of his duties any improper favor, service or thing of value. However, it is not a conflict of interest for any public official or employee to receive hospitality that is unsolicited and unrelated to government business, such as a meal, and that is not intended to influence the official.

-
- (3) An official or employee is not to accept hospitality if, after consideration of the surrounding circumstances, it could reasonably be concluded that such hospitality would not be extended were it not for the fact that the guest, or a member of the guest's immediate family, was a Village official or employee. Participation in celebrations, grand openings, open houses, informational meetings and similar events are excluded from this prohibition. This paragraph further shall not be construed to prevent candidates for elective office from accepting hospitality, as a properly reported political contribution, from citizens for the purpose of supporting the candidate's campaign. (The State Ethics Board has interpreted "hospitality" as it applies to state officials as including meals, beverages and lodging which a person offers at his residence and would have been offered if the recipient was not an official).
- (4) Gifts received by an official or employee or his immediate family under unusual circumstances shall be referred to the Village Board within ten (10) days of receipt for recommended disposition. Any person subject to this Chapter who becomes aware that he is or has been offered any gift, the acceptance of which would constitute a violation of this Subsection, shall, within ten (10) days, disclose the details surrounding said offer to the Village Board. Failure to comply with this reporting requirement shall constitute an offense under this Chapter.
- (d) **Representing Private Interests Before Village Agencies or Courts.**
- (1) Non-elected Village officials and employees shall not appear on behalf of any private person (other than him or herself, his or her spouse or minor children) before any Village agency, board, commission or the Village Board if the official or employee or any board, commission or committee of which the official or employee is a member has any jurisdiction, discretion or control over the matter which is the subject of such representation.
- (2) Elected Village officials may appear before Village agencies on behalf of constituents in the course of their duties as representatives of the electorate or in the performance of public or civic obligations. However, the disclosure requirements of Subsection (a) above shall be applicable to such appearances.
- (e) **Ad Hoc Committee Exceptions.** No violation of the conflict-of-interest restrictions of this Section shall exist, however, where an individual serves on a special ad hoc committee charged with the narrow responsibility of addressing a specific issue or topic in which that individual, or the employer or a client of that individual, has an interest so long as the individual discloses to the Village Board that such interest exists.
- (f) **Contracts with the Village.** No Village official or employee who, in their capacity as such officer or employee, participates in the making of a contract in which he has a private pecuniary interest, direct or indirect, or performs in regard to that contract with some function requiring the exercise of discretion on his part shall enter into any contract with the Village unless, within the confines of Sec. 946.13, Wis. Stats.:
- (1) The contract is awarded through a process of public notice and competitive bidding or the Village Board waives the requirement of this Section after determining that it is in the best interest of the Village to do so.
- (2) The provisions of this Subsection shall not apply to the designation of a public depository of public funds.

8. Advisory Opinions.

When an official or employee has doubt as to the applicability of a provision of this Ethics Code to a particular situation or definition of terms used in this Chapter, he should apply to the Village Administrator for an advisory opinion from the Village Attorney and will be guided by that opinion when given. The official or employee shall have the opportunity to present his interpretation of the facts at issue and of the applicability provisions of this Chapter before such advisory decision is made. This Chapter shall be operative in all instances covered by its provisions except when superseded by an applicable statutory provision and statutory action is mandatory, or when the application of a statutory provision is discretionary, but determined by the Village Attorney to be more

appropriate or desirable. Advisory requests and opinions shall be kept confidential, except when disclosure is authorized by the requestor, in which case the request and opinion may be made public.

9. Hiring Relatives.

- (a) This Section governs the proposed hiring of individuals for full-time or part-time work as Village employees who are members of the immediate family of Village employees or elected officials. "Immediate family" includes those relatives by blood or marriage defined in Section 2(e) as personal interests.
- (b) Hiring an immediate family member of any current Village employee or elected Village official will be considered only if that individual has the knowledge and skills, experience or other job-related qualifications that warrant consideration for the position. A person cannot be hired for either full-time or part-time employment in a position immediately supervised by a member of that person's immediate family.
- (c) This Section does not apply to non-elected officials who are asked to accept appointment as members of a Village Board, commission or committee; non-elected officials, however, will be expected to disqualify themselves from participation in matters under consideration which may affect the hiring, retention, classification or compensation of their immediate family if currently employed or being considered for employment by the Village.

10. Employees Covered by Collective Bargaining Agreements.

In the event an employee, covered under a collective bargaining agreement, is allegedly involved in an Ethics Code violation, the terms and conditions set forth in the applicable collective bargaining agreement shall prevail in the administration and interpretation of this Ethics Code Chapter.

11. Employee Protection.

No appointing authority, agent of an appointing authority or supervisor may initiate or administer, or threaten to initiate or administer, any retaliatory action against a Village employee following an employee's disclosure of information related to the violation of any federal or state law, rule or regulation, the mismanagement or abuse of authority, a substantial waste of public funds, or a danger to public health and safety. Nothing in this Section restricts the right of the Village as an employer to take appropriate disciplinary action against an employee who knowingly makes an untrue statement or discloses information, the disclosure of which is specifically prohibited by federal or state law, rule or regulation.

Training Module 7

Perspectives on Downtown Parking



HERITAGE
COMMUNITY
OPPORTUNITY



REDEVELOPMENT
RESOURCES



How do we know if we have enough?

- Optimal parking supply is the amount that motorists would purchase if they paid all costs directly and had good parking and transport options.
- But conventional planning practices reflect an assumption that it is desirable to maximize parking supply and minimize user charges.
- Conventional planning provides an index or parking ratio used to calculate the number of spaces to supply at a particular location.
- These are unconstrained and unadjusted values, which generally reflect the maximum supply that could be needed.

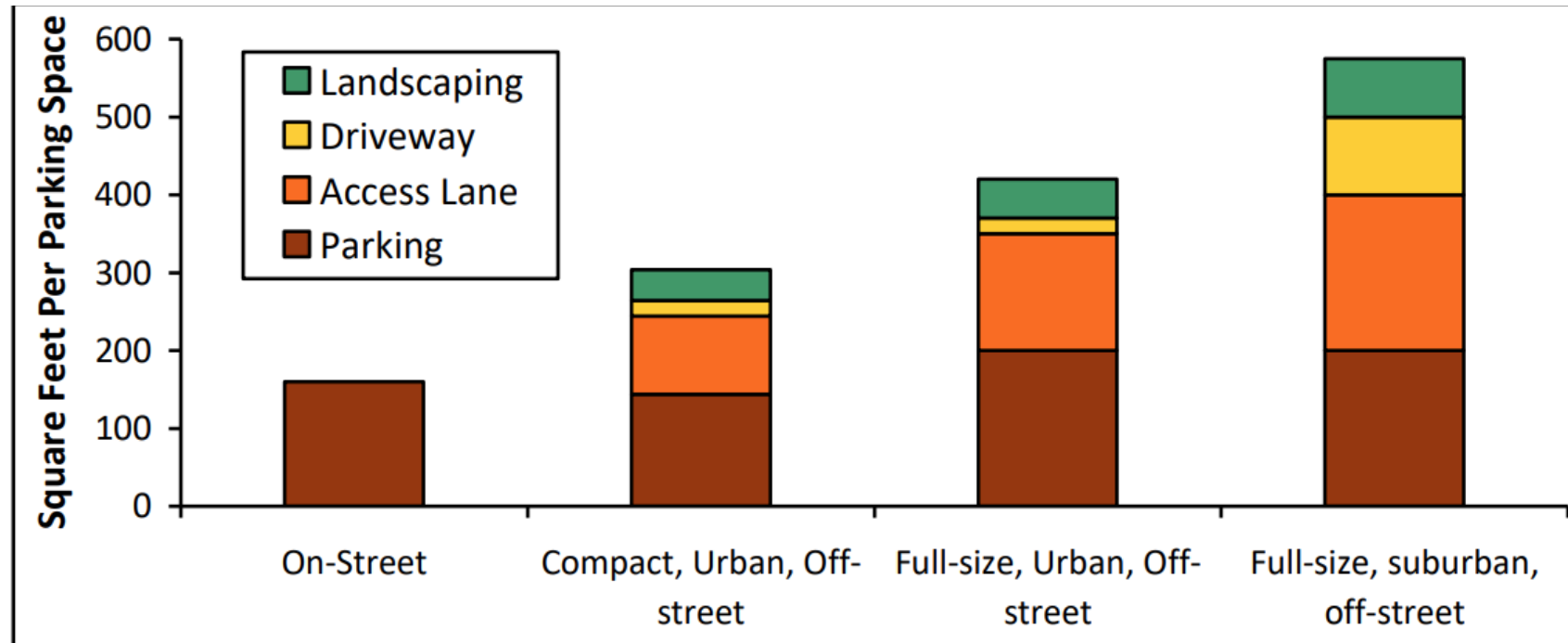
Enough parking (continued)

- These standards err toward oversupply in many ways, because they are derived from parking demand studies that were mostly performed in automobile-dependent locations.
- They are generally based on 85th percentile demand curves (which means that 85 out of 100 sites will have unoccupied parking spaces even during peak periods), an 85th occupancy rate (a parking facility is considered full if 85% of spaces are occupied) and a 10th design hour (parking facilities are sized to fill only ten hours per year).
- Applying these standards results in far more parking supply than is usually needed at most destinations, particularly where land use is mixed, there are good travel options, parking is managed for efficiency or priced.
- Excessive parking requirements waste resources, both directly, by increasing the money and land devoted to parking facilities, and indirectly, by increasing automobile use and sprawl.
- Better parking management actually tends to be more conservative overall.

Better ways to determine quantity

- Efficiency based standards size facilities for optimal utilization. This means that most parking lots are allowed to fill, if management strategies can ensure user convenience and address any problems.
- Efficiency-based standards take into account geographic, demographic and economic factors that affect parking demand. They also reflect the relative costs and benefits of different options, so less parking is supplied where parking supply is relatively costly to provide or where management programs easy to implement.
- Efficiency-based standards should also reflect strategic planning objectives such as a desire for more compact development, or to reduce traffic.

Typical parking facility land use



Land requirements per parking space vary depending on type and size. Off-street spaces require driveways and access lanes. Landscaping typically adds 10-15% to parking lot area.

Peak Parking Periods for Various Land Uses

Weekday	Evening	Weekend
Banks and public services Offices and other worksites Park & Ride facilities Schools, daycare centers and colleges Factories and distribution centers Medical clinics Professional services	Auditoriums Bars and dance halls Meeting halls Restaurants Theaters Hotels	Religious institutions Parks Shops and malls

This table indicates peak parking demand for different land use types. Parking can be shared efficiently by land uses with different peaks.

Conventional and Smart Growth Parking Policies

Conventional Parking Policies	Smart Growth Parking Policies
Managed only for motorist convenience Maximum parking supply Prefers free parking Dedicated parking facilities Favors lower-density, dispersed development	Managed for transport system efficiency Optimal parking supply (not too little, not too much) Prefers priced parking (user pays directly) Shared parking facilities Favors compact development.

Strategy	Description	Typical Reduction	Traffic Reduction
Shared Parking	Parking spaces serve multiple users and destinations.	10-30%	
Parking Regulations	Regulations favor higher-value uses such as service vehicles, deliveries, customers, quick errands, and people with special needs.	10-30%	
More Accurate and Flexible Standards	Adjust parking standards to more accurately reflect demand in a particular situation.	10-30%	
Parking Maximums	Establish maximum parking standards.	10-30%	
Remote Parking	Provide off-site or urban fringe parking facilities.	10-30%	
Smart Growth	Encourage more compact, mixed, multi-modal development to allow more parking sharing and use of alternative modes.	10-30%	✓
Walking and Cycling Improvements	Improve walking and cycling conditions to expand the range of destinations serviced by a parking facility.	5-15%	✓
Increase Capacity of Existing Facilities	Increase parking supply by using otherwise wasted space, smaller stalls, car stackers and valet parking.	5-15%	
Mobility Management	Encourage more efficient travel patterns, including changes in mode, timing, destination and vehicle trip frequency.	10-30%	✓
Parking Pricing	Charge motorists directly and efficiently for using parking facilities.	10-30%	✓
Improve Pricing Methods	Use better charging techniques to make pricing more convenient and cost effective.	Varies	✓
Financial Incentives	Provide financial incentives to shift mode such as parking cash out.	10-30%	✓
Unbundle Parking	Rent or sell parking facilities separately from building space.	10-30%	✓
Parking Tax Reform	Change tax policies to support parking management objectives.	5-15%	✓
Bicycle Facilities	Provide bicycle storage and changing facilities.	5-15%	✓
Improve Information and Marketing	Provide convenient and accurate information on parking availability and price, using maps, signs, brochures and the Internet.	5-15%	✓
Improve Enforcement	Insure that regulation enforcement is efficient, considerate and fair.	Varies	
Transport Management Assoc.	Establish member-controlled organizations that provide transport and parking management services in a particular area.	Varies	✓
Overflow Parking Plans	Establish plans to manage occasional peak parking demands.	Varies	
Address Spillover Problems	Use management, enforcement and pricing to address spillover problems.	Varies	
Parking Facility Design and Operation	Improve parking facility design and operations to help solve problems and support parking management.	Varies	

Parking Management Strategies & Impacts

- Differentiate between long-term and short term (employees vs. customers)
- Regulations for short-term, deliveries, people with special needs
- Improve walking, cycling conditions
- Charge for parking
- Ensure enforcement is consistent and fair
- Plan for peak parking but don't build for it.

Developing a Plan

- Define the scope
- Define the problems
- Strategic planning context
- Establish evaluation framework
- Survey conditions
- Identify and evaluate options
- Develop and implementation plan



[This Photo](#) by Unknown Author is licensed under [CC BY-SA-NC](#)



AGENDA ITEM REPORT

MEETING DATE

May 10, 2023

PREPARED BY

AGENDA ITEM # 3.c

Recommendation: Facade Improvement Program Application: 114 and 118 W Main Street, MJ Upward Properties

BACKGROUND

The applicants are applying for the removal and replacement of siding and trim at their buildings at 114 and 118 W Main Street. All costs are inline with approved project guidelines. As with past approved projects, since the property has two addresses they would be considered for two front facade grants totaling \$10,000.

RECOMMENDATION

ATTACHMENTS

1. 114 118 E Main App 042023



Village of Mount Horeb Façade/Building Improvement Grant and Loan Application

Date: 4/16/23Program (circle all that apply): ☒ Façade Grant ☐ Bldg. Rehab Grant ☐ Bldg. Rehab LoanProject Name: 114 + 118 MS Upward Prop.Applicant Name: Joshua Zimmer + Matt CaygillProject Address: 114 East main + 118 East main st.Applicant Phone Number: 608 574 9466 Email: JoshuaZimmer@hotmail.com

Property Owner (if other than applicant): _____

Lease Term (if applicable): _____

General Project Description: Tear off and remove all siding + Trim
replace with new.Estimated Start Date: Sept 1 2023 Estimated Completion Date: Oct. 1 2023Total Project Cost (hard and soft costs): \$35,000.00 - \$40,000.00Total Grant Requested (\$): 10,000 Total Loan Requested (\$): _____

Project Budget (attach additional pages if necessary):

List Individual Project Elements	Total Cost	Grant/Loan Request	Applicant Match (cash)*	Applicant Match (in-kind)*
Tear off + Demo	\$5,000			
repair/replace all				
rotten Framing	\$5,000			
New siding + Trim	\$25,000			
Brick/stone				
TOTALS		10,000.00		25,000.00

*Total applicant match must equal at least 75% for façade and/or building rehabilitation grants, or 10% equity for rehabilitation loans. Matching funds may be in the form of cash for grant/loan-eligible project costs, or qualifying costs incurred as part of a building rehabilitation project ("in-kind", for grant program only). See corresponding program information sheet for complete lists of funding- and match-eligible items.

General Contractor: Joshua Zimmer

Contractor Contact Name: Josh Phone Number: 608 574 9466

Selected Bank (for Building Rehab Loan): _____

Bank Contact Name: _____ Phone Number: _____

Applicant Remarks: The siding on both building is rotten
and starting to FALL OFF.

Applicant's Certification:

The Applicant certifies that all information in this application and all documents submitted in support of this application are given for the purpose of obtaining a grant and/or loan under the Village of Mount Horeb Façade/Building Improvement Program and is true and complete to the best of the applicant's knowledge.

Signature of Applicant: Joshua Zimmer Date: 4-16-23

Signature of Property Owner: Joshua Zimmer Date: 4-16-23

Required Attachments:

- ✓ Site/building photos
- ✓ Copy of property lease, land contract or deed
- ✓ Written authorization from building owner (if applicant is tenant)
- ✓ Proof of property insurance
- ✓ Application fee (\$50.00 for each type of funding request), payable by check or money order to "Village of Mount Horeb"

Additional attachments, as appropriate

- ☐ Bids, estimates and/or contracts
- ☐ Site plans, building floor plans, elevations, or other conceptual designs, including colors/materials for façade work
- ☐ Business information, marketing materials, or other relevant documents demonstrating project viability and planned future uses of site/building

Note: Selected bank will require full financial statements and disclosure to evaluate the loan request. Please check with your bank to determine the required information, but submit it only to the bank, not the Village.

Please send this completed application and accompanying materials to:

Village of Mount Horeb
138 E. Main Street
Mount Horeb, WI 53572
(608) 437-6884



UNITED STATES LIABILITY INSURANCE COMPANY
PO BOX 62778
BALTIMORE, MD 21264-2778

Invoice Date: 11/08/2022
Account Number: BP 1591065
Policy Number: CP 1738395B

Page 1 of 2

REMINDER NOTICE - Your current policy CP 1738395A is about to expire. We sent your renewal invoice but have not yet received payment. In order for us to issue your Renewal Policy, you must send the Current Balance Due shown below so that we receive it before 11/28/2022.

Current Balance Due: \$660.50
Date Due: 11/28/2022

COMMERCIAL PACKAGE

Policy Period: 11/28/2022 to 11/28/2023
Policyholder Name: MJ Upward Properties LLC

Your Agent is: American_Family_Brokerage

(See Page 2 on reverse side for Itemized Billing Activity and Future Installments)

PAYMENT OPTIONS

Pay Online

www.usli.com/ezpay

Register online for policy & billing
information

Pay By Phone (24/7)

866-632-2003

(Pagar Por Telefono 24/7)

PayCode #:

678032173839566

(Codigo De Pago)

Pay By Check

**Make check payable to:
UNITED STATES LIABILITY
INSURANCE COMPANY**

Use Remittance Slip Below

For ***billing & payment*** assistance, please contact us at:
USLI 1-866-632-2003

**AMERICAN FAMILY BROKERAGE, INC.
608-242-4100**

****For *non-billing* questions & assistance, please contact your local agent**

Thank you for your business!

P 07
#1742
11/14

TEAR ALONG THIS LINE

ATTACHED ADDENDUM

PARCEL 1

The East ½ of Lot Two (2) and the West 11 feet, 10 inches of Lot Three (3), also an undivided ½ interest in partition wall on the East side of the above described premises, in Block Five (5), Carl Boeck's Survey and Plat of Mount Horeb Station, in the Village of Mount Horeb, Dane County, Wisconsin.

Tax Parcel #: 157/0606-123-2232-4

PARCEL 2

The East 13 feet, 2 inches of Lot Three (3), Block Five (5), Carl Boeck's Survey and Plat of Mount Horeb Station, in the Village of Mount Horeb, Dane County, Wisconsin.

The West 6 inches of that part of Lot Four (4), Block Five (5), lying South of the North line of the building on said Lot 4, Carl Boeck's Survey and Plat of Mount Horeb Station, in the Village of Mount Horeb, Dane County, Wisconsin, as set forth in Volume 236 of Deeds, page 164, as Document No. 323306.

An undivided ½ interest in the East 4 inches of the West 10 inches of that part of Lot Four (4), Block Five (5), lying South of the North line of said building, Carl Boeck's Survey and Plat of Mount Horeb Station, in the Village of Mount Horeb, Dane County, Wisconsin, as set forth in an instrument recorded in Volume 236 of Deeds, page 164.

Tax Parcel #: 157/0606-123-2243-1

