



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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VILLAGE BOARD AGENDA

Wednesday, May 31, 2023 at 5:30 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Roll call
- 3) Agenda Items
 - a. Presentation: Mount Horeb Business/Industrial Development
 - b. Discussion: Next Steps for Business/Industrial Development
- 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.

Mount Horeb Business/Industrial Development

Village Board Workshop

May 31, 2023



Questions to answer

- Where?
- What size?
- Who owns/leads?
- Timeline?
- What types of businesses?
- What is shovel ready?
- How do we pay for it?



Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary

- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

- Agriculture
- Single-Family Residential (Unsewered)
- Single-Family Residential (Sewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Residential
- Planned Neighborhood
- Central Mixed Use
- Main Street Mixed Use
- Neighborhood Mixed Use
- Planned Business
- Planned Mixed Use
- General Industrial
- Heavy Industrial
- Extraction
- Planned Business Park/Planned Industrial
- Parks and Recreation
- Government and Institutional
- Conservancy
- Environmental Corridor
- Rights-of-Way
- Surface Water
- Long-Term Growth Area

Planned Neighborhood may include:

1. Single-Family (Sewered)
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Mixed-Use
6. Parks and Recreation



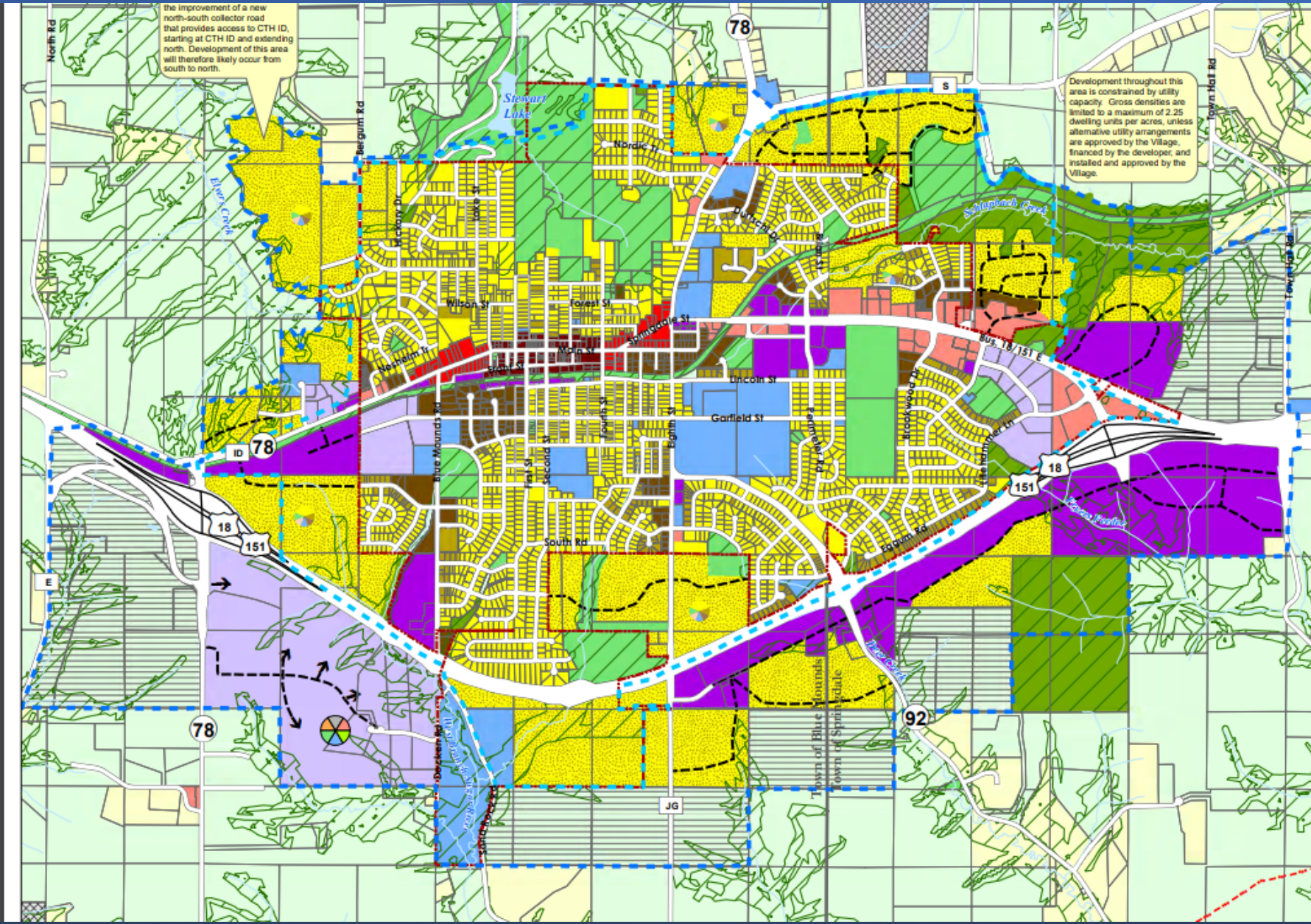
Planned Mixed Use may include:

1. Planned Business
2. Planned Business Park
3. Multi-Family Residential
4. Government and Institutional
5. Park and Open Space



Business Park may include:

1. Light Industrial
2. Planned Business
3. Government and Institutional
4. Park and Open Space



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Property owners of potential land

Elmer and Norma Baker Trust (north and south
of hwy.)

Sutter Trust

Hanson Living Trust

Wingra Real Estate

Fertile Ridge Real Estate

Randy Docken

What size?

- Recent space inventory of regional industrial space
 - DeForest – Certified site, 57 acres municipally owned, but only two parcels remain (5 and 7 acres), both with agreements ready to be executed
 - Stoughton – no space remaining
 - Cottage Grove – no space remaining
 - McFarland – in process of adding 80-120 acres
 - Fitchburg – “technology neighborhood”
 - Verona – no municipally-owned development land, rely on Epic and private development south side of hwy.
 - Middleton – appears to be privately owned, three small 5-acre parcels available.

Recommended size for Mount Horeb

- As large as possible given availability of land
- 80+ acres if possible
- Prospects are looking for large developable properties of a variety of sizes, but larger parcels are harder to come by
- Need for anchor tenant(s)
- Can always divide for smaller land requests

Who owns/leads

- In order to control sales process, recommended for Village to own, market and negotiate sale of property to end user.
- If private sector owns, price of land is potential obstacle (North Cape Commons)
- Not recommended to list with broker, but aggressively market through Village staff
- Network with site selectors and local prospects
- 80% of business (expansions) in a community comes from existing businesses

Timeline



Reach out to property owners



Negotiate the sale and annexation



Acquire land



Install infrastructure



Market the property from the minute the sale is final, prior to infrastructure installation



Could take 2-3 years if sellers are willing to sell



What types of businesses?

- Industrial
 - Heavy industrial
 - Light industrial
 - Distribution
 - Warehousing
- Commercial
 - Office
 - Restaurants
 - Institutional

Shovel Ready

- Community overview
- Site environment overview
- Roadway access
- Rail access
- Commercial airport access
- Freight airport access
- Master site plan
- Aerial photography
- ALTA survey
- Flood plain map
- Flight path specifications
- Ownership
- Asking price
- Topography
- Easements
- Wetlands
- Environment assessment
- Geotechnical
- Archaeological/Historical
- Endangered species
- Fire protection
- Zoning
- Utility infrastructure (elec., water, gas, sewer)

Shovel Ready Certification

- Certified through WEDC / Deloitte – over \$20,000 to certify
 - Does not include cost to gather all the information
 - Benefit – site gets offered first on statewide and regional searches
 - Site selectors have indicated that site doesn't have to be certified (officially) but if the information is gathered and available when a site request comes through that would be sufficient
 - There is a lot that can be done to gather info in advance and keep updated with officially certifying the site.

How do we pay for it?

- Create new Tax Increment District
- Borrow money for land and infrastructure
- Utilize CDA so it doesn't affect Village borrowing capacity
- Consider BCPL loan fund (annual payment)
- Investigate grants for specific pieces of infrastructure
- Could develop in stages and use revenue from first development to continue installation of infrastructure if timing makes sense