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

VILLAGE BOARD AGENDA
Wednesday, June 7, 2023 at 7:00 PM

Municipal Building Board Room
138 E. Main Street
Mount Horeb, WI

1) Call to order
2) Pledge of Allegiance
3) Roll call
4) Public Comments – non-agenda items
5) Consent Agenda
   a. Consideration of May 3, 2023 Meeting Minutes
   b. Consideration of May 31, 2023 Special Work Session Meeting Minutes
   c. Consideration of Pay Request 1 for Project 23-101
   d. Consideration of Pay Request 3 for Project 23-100
   e. Approval of Original Alcohol Beverave License: Birky's 3, LLC (aka Buck & Honey's Restaurant)
   f. Renewal of Alcohol Beverage Licenses: Walgreen's #11648, Fink's Cafe, McFee on Main, Board and Brush Mt. Horeb, Driftless Social, Hoff Bistro 101 LLC, Aztlan Mexican Grill, Grumpy Troll Brew Pub, Norsk Golf Club, Skal Public House, The Dog House Bar & Grill, GrandStay Hotel & Suites, Kwik Trip #1130, Kwik Trip #794, Trollway Liquor, Miller & Sons, Inc., Marah's Bridal, Sunn Cafe, Brix Cider LLC, The Viking Bar & Grill, Wisco Boxes.com, Premier Cooperative
   g. Approve Alcohol License Agents: Pamela J. Baker, Lynn R. McFee, Molly Schmock, Jose J. Onate, Timothy Duerst, Robert G. Hammerly, Tracy L. Alvey, Daniel G. Hying, Carlton Miller, Thomas Paine Anderson, Micheal T. Woodward, Tanya N. Baron, Michael Rogers Jr., Brian Ladow, Nathaniel Faust, Matthew Schmock, Cynthia A. Curtes, Matt Raboin, Marah Odgers, Mark A. Valaskey, Guy C. Evans III, Mills Botham, Joshua Kitelinger.
   h. Consideration of Resolution 2023-06: Conditional Use Permit MARC Mount Horeb, 1961 Commerce Drive

i. Consideration of Ordinance 2023-05: Rezone request from PI Planned Industrial to PD-1 Planned Development General Development Plan for 1991 Commerce Drive, Academy of Little Vikings

j. Consideration of Ordinance 2023-04: Amend Parks, Recreation and Forestry Commission

6) Agenda Items

a. 2022 Village Audit Presentation by Baker Tilly

b. Discussion/Consideration: Plan to Restore Cash Liquidity in Water Utility

c. Consideration of Resolution 2023-03: Budget Amendment

d. Discussion/Consideration: Designation of ARPA Funds

e. Consideration of Resolution 2023-07: Urging State Legislature to Provide Funding for Local Governments

f. Discussion/Consideration: Change of Date for July Board Meeting

7) Committee Reports:

a. Mount Horeb Area Chamber of Commerce

b. Community Development Authority

c. Mount Horeb Area Joint Fire Department

d. Library Board

e. School Liaison

f. Parks, Recreation, and Forestry Commission

g. Plan Commission

h. Public Works Committee

i. Public Safety Committee

j. Finance/Personnel

k. Utility Commission

l. Tourism Commission

m. Sustainability and Natural Resources Committee

n. Dane County Cities & Villages Committee Report

8) Village President's report

9) Village Administrator's report

10) Village Clerk’s report

11) Closed Session

a. Discussion and Take Action on Village sale of property at 120 S. First Street to SBA Management Services, Inc. The Village Board may convene in a closed session, as authorized by Wisconsin Statute 19.85(1)(e), for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The Village Board may reconvene in an open session to discuss and take action on the subject matter discussed in the closed session.

b. Discuss Village Administrator's Mid-Year Performance Check-In. The Village Board may enter into a closed session as authorized by Section 19.85(1)(c) of Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

c. Closed Session: Discussion/Consideration: Purchase of property for parkland. (Meylor Farm). The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session.

d. Closed Session: Discussion/Consideration: Purchase of property for parkland. (Lukken Farm). The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session.

12) 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
VILLAGE BOARD MEETING MINUTES
MAY 3, 2023

The Village Board met in regular session in-person on the above date in the Board Room of the Mount Horeb Municipal Building.

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Present were Trustees Halverson, White, Jones, Schellpfeffer (once sworn in), and Scott. Trustee Gauger was absent. Also present were Administrator Nic Owen, Village Clerk Alyssa Gaffney, Village Attorney Bryan Kleinmaier, and Youth-In-Government students Siobhan Mertz and Ethan Fendrick. Czyzewski welcomed new members Ben Jones and Marc Schellpfeffer.

Public Comments: Lauryn Durtschi-Jones voiced her concerns about downtown parking.

Consent Agenda: Jones requested Ordinances 2023-03 and 2023-04 be removed from the consent agenda. Scott requested the April 5, 2023 minutes be removed from the consent agenda. Scott moved, Jones seconded to approve the remaining consent agenda items: Minutes of the April 17, 2023 Reorganizational meeting; Recommendation on Façade and Building Improvement Grant Application: Botham Investments, 305 E Main Street; Recommendation on Nomination of Citizen Members to Committees; Consider Pay Request 2 for Project 23-100; Recommendation on Extraterritorial Certified Survey Map for Life Church; Liquor License Premise Extension-Dog House Bar & Grill, "Classic Car Cruise In"; Wednesdays, June 7-Oct 4, 2023, 5-9pm; public parking lot, corner of First Street and Front Streets; Street Use Permit Application-Mount Horeb Chamber of Commerce, "Annual Art Fair", July 14, 2023 to July 16, 2023, Main Street from S. 2nd Street to Lincoln Street; Street . Motion carried by unanimous voice vote. Scott had a correction to the April 5, 2023 minutes. White moved, Halverson seconded to approve the April 5, 2023 meeting minutes as amended. Motion carried by unanimous voice vote. Jones questioned the new language of "One member may be a non-resident of the Village if they have significant tourism marketing experience that would benefit the commission" on Ordinance 2023-03. The board discussed and decided to remove that language. Jones moved, Scott seconded to approve Ordinance 2023-03 as amended. Jones questioned the new language under section (2)(b) on Ordinance 2023-04. The board discussed possible amendments. Jones moved, Halverson seconded to table Ordinance 2023-04 and bring new language back to next month's board meeting. Motion carried by unanimous voice vote.

Consideration of Marc Schellpfeffer for vacant Trustee seat: Schellpfeffer introduced himself. Halverson moved, White seconded to appoint Schellpfeffer to the vacant Trustee seat. Motion carried by unanimous voice vote.

Oath of Trustee Marc Schellpfeffer: Village Clerk Gaffney swore in new Trustee Marc Schellpfeffer.

Proclamation for Public Service Recognition Week: Czyzewski explained this item, read the proclamation, and thanked the staff and board for their service.

Friends of the Norsk, Inc Financial Statements: Andy Baber and Matt Anderson, members of Friends of the Norsk, presented their financial information.

Consideration of Residential Exterior Improvement Program awards: Owen explained this item. All applicants who met the requirements are proposed to be awarded the grant. Owen stated there was one applicant who was missed in the list of awards, who also met the requirements. Scott moved, Jones seconded to approve the awards as presented. Motion carried by unanimous voice vote.

Consider Resolution 2023-04, Debt Issuance: Village Financial Advisor Kevin Mullen of Robert W. Baird & Co., spoke about the Capital Improvement Plan. Jones moved, Schellpfeffer seconded to approve the parameters Resolution, 2023-04. Motion carried by unanimous voice vote.

Consider recommendation of Ordinance 2023-02, changing the zoning classification for 120 S First Street from I-1 Industrial to CB-Central Business to PD1- Planned Development for Steve Brown Apartments: Owen explained this item and gave background on the recommendation. Kristen Fish-Peterson explained the increment and parking. Dan Seeley of Steve Brown Apartments spoke about the project and fielded questions from the board. Village resident Jeanne Wright questioned the number of residents vs the number of parking spots. Halverson moved, Schellpfeffer seconded to approve Ordinance 2023-02. Motion carried by unanimous voice vote.

Consideration of Certified Survey Map to combine two lots at 120 S First Street, Steve Brown Apartments: Owen explained this item. Scott moved, Halverson seconded to approve the CSM. Motion carried by unanimous voice vote.

Annual Review of Code of Ethics Policy: Czyzewski explained this item.

Consider Award of Contract for Alley Reconstructions: Owen explained this item. S&L Underground had the low bid. Jones moved, White seconded to award the Contract to S&L Underground. Motion carried by unanimous voice vote.

Consideration of SolSmart Certification: White explained this item. Jones moved, Halverson seconded to authorize the Sustainability and Natural Resources committee to work with SolSmart. Motion carried by unanimous voice vote.

Committee reports: All committee reports were given, with no action taken.

Village President's report: Czyzewski thanked the village for the opportunity to be Village President. He also briefly spoke about his tenure plan.

Village Administrator's report: Owen spoke about the utility lease agreements.

Village Clerk's report: Gaffney did not have anything to report.

Closed Session: Discussion/Consideration: Purchase of property for parkland. (Meylor Farm). The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session: See motion below under next item.

Closed Session: Discussion/Consideration: Purchase of property for parkland. (Lukken Farm). The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session: Halverson moved, Schellpfeffer seconded to convene to closed session for both items, at 9:10pm. Motion carried by roll call vote.

Adjournment: By consensus, the board reconvened to open session and adjourned at 10:20pm. No action was taken.

Minutes by Alyssa Gaffney, Village Clerk and
assisted by Ryan Czyzewski, Village President

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Mount Horeb, WI 53572
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VILLAGE BOARD AGENDA
Wednesday, May 31, 2023 at 5:30 PM

DRAFT MEETING MINUTES

1) Call to order
President Czyzewski called the meeting to order at 5:30 p.m.

2) Roll call
Members present: Czyzewski, White, Scott, Gauger, Shellpfeffer, Jones and Halverson. Also Present: Economic Development Director Fish-Peterson and Administrator Owen.

3) Agenda Items

   a. Presentation: Mount Horeb Business/Industrial Development
   Fish-Peterson presented an outline of options and a process for developing a business park.

   b. Discussion: Next Steps for Business/Industrial Development
   The consensus of the Board was to target any feasible land for future business park development in large lots and to control as much land as possible.

4) Meeting adjournment.
Motin by White, second by Shellpfeffer to adjourn. Motion carried at 6:51 p.m.

SMITHGROUP

May 30, 2023

Nic Owen
Village Administrator
VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572

Re Pay Request No. 1 – Contract 23-101, 2023 Street Improvements

Dear Nic,

Enclosed is Payment Request No. 1 from Rule Construction, Ltd. for work performed to date on the above referenced project. This payment request is recommended for payment in the amount of $203,763.13. A summary of the payment is listed below, and the detailed request has been attached.

TOTAL AMOUNT REQUESTED TO DATE	$214,487.50
LESS RETAINAGE	$10,724.38
NET AMOUNT DUE	$203,763.13
AMOUNT OF PREVIOUS PAYMENTS	-
AMOUNT DUE THIS APPLICATION	$203,763.13

If you have questions, please do not hesitate to call. Thank you.

Sincerely,

Heather R. Brose

Heather Brose, PE
Associate | Civil Engineer

cc: Rule Construction, Ltd. via Email

44 East Mifflin Street, Suite 500, Madison, WI 53703 T 608.251.1177 F 608.251.6147

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 1

To (Owner): Village of Mt. Horeb	Application Period: May 1, 2023 - May 24, 2023	Application Date: 5/24/2023
	From (Contractor): Rule Construction, Ltd.	Via (Engineer): SmithGroup
Project: 2023 Street Improvements	Contract: 23-101	
Owner's Contract No.: 23-101	Contractor's Project No.: 23-101	Engineer's Project No.: 23-101

Application For Payment
Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE........ $ $1,342,719.85
2. Net change by Change Orders........ $
3. Current Contract Price (Line 1 ± 2)........ $ $1,342,719.85
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)........ $ $214,487.50
5. RETAINAGE:
   - a. 5% x 214,487.50 — $214,487.50 Work Completed. $ $10,724.38
   - b. X — Stored Material.... $
   - c. Total Retainage (Line 5.a + Line 5.b)........ $ $10,724.38
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)........ $ $203,763.13
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)........ $
8. AMOUNT DUE THIS APPLICATION........ $ $203,763.13
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)........ $ $1,138,956.73

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature
By: [signature] Date: 5/24/2023

Payment of: $ $203,763.13
(Line 8 or other - attach explanation of the other amount)

is recommended by: Heather R. Brose (Engineer) May 30, 2023 (Date)

Payment of: $ ______
(Line 8 or other - attach explanation of the other amount)

is approved by: ______ (Owner) ______ (Date)

Approved by: ______ Funding or Financing Entity (if applicable) ______ (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	23-101	Application Number:	1
Application Period:	May 1, 2023 - May 24, 2023	Application Date:	5/24/2023

A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)						
1	Unclassified Excavation - Including removal of all materials & Subgrade (for 4" asphalt and 12" aggregate base, all driveways and misc. removals) Excavation for utilities is not included in estimated unclassified excavation quantity and is incidental to the associated utility work & bid items.	1	LS	$104,000.00	$104,000.00						$104,000.00
2	Excavation below subgrade & place stone fill (undercut)	1240	CY	$47.00	$58,280.00						$58,280.00
3	Geotextile Fabric	500	SY	$5.00	$2,500.00						$2,500.00
4	Install Crushed Stone Base Course (12" Deep)	8260	SY	$11.22	$92,677.20						$92,677.20
5	Finish Grade Base Course	19	STA	$400.00	$7,600.00						$7,600.00
6	Install 30" Concrete Curb & Gutter. (Includes 12" depth crushed stone base course to 12" behind curb & gutter)	3610	LF	$20.15	$72,741.50						$72,741.50
7	Driveway Plating and Access During Curb Curing (undistributed)	4	EA	$750.00	$3,000.00						$3,000.00
8	Sawcut Butt Joint.	830	LF	$2.00	$1,660.00						$1,660.00
9	Install 4" Deep Bituminous Pavement (2-1/4" Binder, 1-3/4" Surface, Type LT)	8260	SY	$17.20	$142,072.00						$142,072.00
10	Remove Existing Bituminous Drive Apron and Replace with 3" Thick Bituminous Drive Apron on 8" Deep Aggregate Base	160	SF	$6.95	$1,112.00						$1,112.00
11	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (Includes decorative concrete)	935	SF	$18.04	$16,867.40						$16,867.40
12	Hydrant Curb Striping (15 LF centered on hydrant, curb face and head, yellow)	105	LF	$12.00	$1,260.00						$1,260.00
13	Special Waterway Curb. Includes placement and compaction of base	125	LF	$61.33	$7,666.25						$7,666.25
14	Restoration	1	LS	$16,000.00	$16,000.00						$16,000.00
15	Construction Staking and Layout	1	LS	$12,000.00	$12,000.00	0.20	$2,400.00		$2,400.00	20.0%	$9,600.00
16	Traffic Control	1	LS	$7,500.00	$7,500.00	0.20	$1,500.00		$1,500.00	20.0%	$6,000.00
17	Erosion Control	1	LS	$8,000.00	$8,000.00	0.20	$1,600.00		$1,600.00	20.0%	$6,400.00
Sanitary Sewer											
18	Remove and Replace 8" SDR 35 PVC Sanitary Sewer (includes reconnection of all live laterals)	1880	LF	$111.50	$209,620.00	951.00	$106,036.50		$106,036.50	50.6%	$103,583.50
19	Remove and Replace 10" SDR 35 PVC Sanitary Sewer (includes reconnection of all live laterals)	25	LF	$141.50	$3,537.50						$3,537.50
20	Remove and Replace 4" SDR 35 PVC Sanitary Laterals	560	LF	$108.00	$60,480.00						$60,480.00
21	Adjust Existing Sanitary Sewer Manhole Casting to finish grade. Provide new polyethelyene adjusting rings and external chimney seal. Reuse existing asting unless otherwise noted.	9	EA	$1,250.00	$11,250.00						$11,250.00
22	Provide New Sanitary Sewer Manhole Casting. (Neenah R-1550-B with non-rocking lid) Installation and adjustment are included within Bid item 20	7	EA	$1,500.00	$10,500.00						$10,500.00

EJCDC® C-620 Contractor's Application for Payment

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	23-101	Application Number:	1
Application Period:	May 1, 2023 - May 24, 2023	Application Date:	5/24/2023

A					B	C	D	E	F		
Item		Contract Information									
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date	% (F / B)	Balance to Finish (B - F)
23	Sanitary Sewer Spot Repair on Nordic Trail	1	LS	$8,500.00	$8,500.00						$8,500.00
Water Main											
24	Installation of Owner-supplied 10" Ductile Iron Water Main	850	LF	$90.00	$76,500.00						$76,500.00
25	Installation Owner-supplied 8" Ductile Iron Water Main	1150	LF	$90.00	$103,500.00	1026.00	$92,340.00		$92,340.00	89.2%	$11,160.00
26	Installation of Owner-supplied 6" Ductile Iron Water Main	150	LF	$103.00	$15,450.00	37.00	$3,811.00		$3,811.00	24.7%	$11,639.00
27	Installation of Owner-supplied 6" Gate Valve and Box (includes Gate Valve Adapter)	4	EA	$150.00	$600.00						$600.00
28	Installation of Owner-sup0plied 8" Gate Valve and Box (includes Gate Valve Adapter)	4	EA	$200.00	$800.00	3.00	$600.00		$600.00	75.0%	$200.00
29	Installation of Owner-supplied 10" Gate Valve and Box (includes Gate Valve Adapter)	2	EA	$300.00	$600.00						$600.00
30	Installation of Owner-supplied Fire Hydrant with Auxilary Valve	7	EA	$1,500.00	$10,500.00	2.00	$3,000.00		$3,000.00	28.6%	$7,500.00
31	Installation of Owner-supplied 8" Tapping Tee and Gate Valve (included live tap)	2	EA	$3,200.00	$6,400.00	1.00	$3,200.00		$3,200.00	50.0%	$3,200.00
32	Connection to Existing Main	6	EA	$2,500.00	$15,000.00						$15,000.00
33	Abandon Existing Water Main	1	LS	$2,000.00	$2,000.00						$2,000.00
34	Replacement of Water Service (including tap and connections) (Owner-supplied corporation, box, curb stop, and reducer)	23	EA	$500.00	$11,500.00						$11,500.00
35	Installation of Owner-supplied Type K Copper Water Service	625	LF	$63.00	$39,375.00						$39,375.00
36	Undergrount Utility Exploration	1	EA	$1,000.00	$1,000.00						$1,000.00
37	Rock Excavation	500	LF	$35.00	$17,500.00						$17,500.00
Storm Sewer											
38	15" ADS N-12 HDPE Pipe	21	LF	$131.00	$2,751.00						$2,751.00
39	12" RCP	1226	LF	$100.00	$122,600.00						$122,600.00
40	15" RCP	40	LF	$142.00	$5,680.00						$5,680.00
41	2'x3' Type H Curb Inlet with casting and grate	7	EA	$3,125.00	$21,875.00						$21,875.00
42	Manhole with casting and grate 48" Diameter	2	EA	$4,850.00	$9,700.00						$9,700.00
43	Manhole with casting and grate 60" Diameter	1	EA	$4,850.00	$4,850.00						$4,850.00
44	Concrete Flume and Storm Outfall at Hickory Street	1	LS	$6,000.00	$6,000.00						$6,000.00
45	Oak Valley Dead End Stormwater Swale and STM-CB-108	1	LS	$6,015.00	$6,015.00						$6,015.00
46	Beth Circle Stormwater Swale and STM-CB-202	1	LS	$3,700.00	$3,700.00						$3,700.00
	Totals				**$1,342,719.85**		**$214,487.50**		**$214,487.50**	16.0%	**$1,128,232.35**

SMITHGROUP

May 30, 2023

Nic Owen
Village Administrator
VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572

Re Pay Request No. 3 – Contract 23-100, 2023 Water Service Replacements

Dear Nic,

Enclosed is Payment Request No. 3 from Rule Construction, Ltd. for work performed to date on the above referenced project. This payment request is recommended for payment in the amount of $187,255.40. A summary of the payment is listed below, and the detailed request has been attached.

TOTAL AMOUNT REQUESTED TO DATE	$505,259.40
LESS RETAINAGE	$13,148.00
NET AMOUNT DUE	$492,111.40
AMOUNT OF PREVIOUS PAYMENTS	$304,856.00
AMOUNT DUE THIS APPLICATION	**$187,255.40**

If you have questions, please do not hesitate to call. Thank you.

Sincerely,

Heather R. Brose

Heather Brose, PE
Associate | Civil Engineer

cc: Rule Construction, Ltd. via Email

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 3

	Application Period: April 19, 2023 to May 19, 2023	Application Date: 5/22/2023
To (Owner): Village of Mt. Horeb	From (Contractor): Rule Construction, Ltd.	Via (Engineer): SmithGroup
Project: Mt. Horeb Water Service Replacements	Contract: 23-100	
Owner's Contract No.: 23-100	Contractor's Project No.: 23-100	Engineer's Project No.: 23-100

Application For Payment
Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. **ORIGINAL CONTRACT PRICE**	$	**$525,920.00**
2. **Net change by Change Orders**	$	
3. **Current Contract Price (Line 1 ± 2)**	$	**$525,920.00**
4. **TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)**	$	**$505,259.40**
5. **RETAINAGE:**		
a. 5% x $525,920/2 — $505,259.40 **Work Completed.**	$	**$13,148.00**
b. X — **Stored Material....**	$	
c. **Total Retainage (Line 5.a + Line 5.b)**	$	**$13,148.00**
6. **AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	$	**$492,111.40**
7. **LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	$	**$304,856.00**
8. **AMOUNT DUE THIS APPLICATION**	$	**$187,255.40**
9. **BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)**	$	**$33,808.60**

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature
By: [signature] Date: 5/22/2023

Payment of: $ **$187,255.40**
(Line 8 or other - attach explanation of the other amount)

is recommended by: Heather R. Brose (Engineer) May 30, 2023 (Date)

Payment of: $ ____
(Line 8 or other - attach explanation of the other amount)

is approved by: ____ (Owner) ____ (Date)

Approved by: ____ Funding or Financing Entity (if applicable) ____ (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	23-100
Application Number:	3
Application Period:	April 19, 2023 to May 19, 2023
Application Date:	5/22/2023

A					B	C	D	E	F		
Item		Contract Information									
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
1	Install 30" Concrete Curb & Gutter, Includes 8" depth crushed stone base course to 12" behind curb & gutter	470	LF	$65.00	$30,550.00	439.9	$28,593.50		$28,593.50	93.6%	$1,956.50
2	Sawcut Butt Joint	2750	LF	$4.00	$11,000.00	2199	$8,796.00		$8,796.00	80.0%	$2,204.00
3	Temporary Maintenance of Roadway Surface (temporary patching)	1	LS	$20,000.00	$20,000.00	1	$20,000.00		$20,000.00	100.0%	
4	Install 4" Deep Bituminous Pavement. (2" Binder, 2" Surface, Type LT)	170	SY	$85.00	$14,450.00	432.18	$36,735.30		$36,735.30	254.2%	-$22,285.30
5	Install 6" Deep Bituminous Pavement (4" binder, 2" surface, Type MV)	900	SY	$95.00	$85,500.00	981.32	$93,225.40		$93,225.40	109.0%	-$7,725.40
6	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Base Course	225	SF	$24.00	$5,400.00	126.8	$3,043.20		$3,043.20	56.4%	$2,356.80
7	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Base Course	950	SF	$24.00	$22,800.00	331	$7,944.00		$7,944.00	34.8%	$14,856.00
8	Salvage and Reinstall Existing Brick Pavers in kind (includes Base Course and leveling material)	115	SF	$30.00	$3,450.00	104.5	$3,135.00		$3,135.00	90.9%	$315.00
9	Restoration	1	LS	$21,300.00	$21,300.00	1	$21,300.00		$21,300.00	100.0%	
10	Traffic Control	1	LS	$38,920.00	$38,920.00	1	$38,920.00		$38,920.00	100.0%	
11	Erosion Control	1	LS	$2,500.00	$2,500.00	1	$2,500.00		$2,500.00	100.0%	
12	Replacement of Standard Water Service (including tap, corporation, box, curb stop, and connections)	34	EA	$2,900.00	$98,600.00	27	$78,300.00		$78,300.00	79.4%	$20,300.00
13	Replacement of Long Side Water Service on Main Street (including tap, corporation, box, curb stop, connections for two-way traffic)	14	EA	$3,400.00	$47,600.00	16	$54,400.00		$54,400.00	114.3%	-$6,800.00
14	Type K Copper Water Service	1220	LF	$80.00	$97,600.00	1063.67	$85,093.60		$85,093.60	87.2%	$12,506.40
15	Coordination with Private Plumbing Contractors (for reconnection to private lead services after copper replacement)	1	LS	$4,000.00	$4,000.00	1	$4,000.00		$4,000.00	100.0%	
16	Underground Utility Exploration	13	EA	$1,250.00	$16,250.00	5	$6,250.00		$6,250.00	38.5%	$10,000.00
17	Rock Excavation	300	LF	$20.00	$6,000.00	651.17	$13,023.40		$13,023.40	217.1%	-$7,023.40
	Totals				**$525,920.00**		**$505,259.40**		**$505,259.40**	96.1%	**$20,660.60**

AGENDA ITEM REPORT

VILLAGE OF MOUNT HOREB

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 5.e

Approval of Original Alcohol Beverave License: Birky's 3, LLC (aka Buck & Honey's Restaurant)

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Orig Alc Lic App-BuckNHoneys

VILLAGE OF MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 5.f

Renewal of Alcohol Beverage Licenses: Walgreen's #11648, Fink's Cafe, McFee on Main, Board and Brush Mt. Horeb, Driftless Social, Hoff Bistro 101 LLC, Aztlan Mexican Grill, Grumpy Troll Brew Pub, Norsk Golf Club, Skal Public House, The Dog House Bar & Grill, GrandStay Hotel & Suites, Kwik Trip #1130, Kwik Trip #794, Trollway Liquor, Miller & Sons, Inc., Marah's Bridal, Sunn Cafe, Brix Cider LLC, The Viking Bar & Grill, Wisco Boxes.com, Premier Cooperative

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. RenAlcBevLicApps2023

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 5.h

Consideration of Resolution 2023-06: Conditional Use Permit MARC Mount Horeb, 1961 Commerce Drive

BACKGROUND

This resolution approves MARC's CUP to allow indoor sales and services and indoor institutional facilities in the Planned Industrial Zoning District. The Plan Commission recommends approval.

RECOMMENDATION

ATTACHMENTS

1. reso 2023-06 MARC CUP (1)

RESOLUTION 2023-06

CONDITIONAL USE PERMIT
TO ALLOW INDOOR SALES AND SERVICES AND INDOOR INSTITUTIONAL FACILITIES
FOR PROPOSED BUILDING ON
LOT 158 FIRST ADDITION TO NORTH CAPE COMMONS

WHEREAS; Madison Area Rehabilitation Centers Inc is the current owner of Lot 158 First Addition to North Cape Commons, parcel 0607-074-3578-1; and

WHEREAS**,** said premises is currently zoned PI Planned Industrial in which the desired use for Indoor Sales and Services, and Indoor Institutional facilities are not uses permitted, but rather are allowable conditional uses pursuant to Mount Horeb Municipal Code §17.451 Planned Industrial District, §17.451(3)(a)2 Principal Land Uses Permitted by Conditional Use.

WHEREAS, an application for a Conditional Use Permit to allow the aforesaid desired use has been filed with the Village of Mount Horeb by Madison Area Rehabilitation Centers Inc; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on May 24, 2023, after due notice thereof as required by law; and

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the best interest of the general public to allow the desired use of said property, as hereinafter set forth, as a conditional use; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow Indoor Sales and Services, and Indoor Institutional Facilities pursuant to Mount Horeb Municipal Code §17.451 Planned Industrial District, §17.451(3)(a)2 Principal Land Uses Permitted by Conditional Use for the above referenced property in the Village of Mount Horeb, Dane County, Wisconsin is hereby granted.

Introduced and passed this 7th day of June, 2023.

____
Ryan Czyzewski, Village President

ATTEST:

____
Alyssa Gaffney, Village Clerk

VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission

From: Village Planner Ben Rohr, AICP

Date: May 24, 2023

Re: Specific Implementation Plan (SIP) and Design Review for the Proposed 1-Story 1,910 sf Building Addition at 1991 Commerce Drive for Academy of Little Vikings.

Introduction

See my May 24, 2023 GDP memo.

Specific Implementation Plan Review

Specific SIP Flexibilities Consistent with the Approved GDP include:

1. Allowable Land Uses: The GDP approved one additional by-right principal land use for the property – Childcare Center. The SIP is consistent with the approved GDP.
2. Building Setback: The GDP approved a northern property line setback for the building of 9 feet. The SIP is consistent with the approved reduced setback on the northern property line.
3. Minimum Parking: The GDP approved a minimum parking requirement of 28 on-site stalls. The SIP is consistent with the approved parking requirements for this property.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for 1991 Commerce Drive for approval by the Village Board, subject to the waivers and requirements addressed at the end of this report, as discussed and approved by the Plan Commission.

Design Review Requirements per Section 17-14:

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive or add additional design requirements upon a finding that the additional design requirement would improve the project.

This review is based on the plan set provided by the applicant. This project complies with most Design Review requirements. I recommend the Plan Commission discuss the few remaining waivers required that have been underlined.

1. **Site Grading:**
   a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.

- This requirement is met within the proposed building addition area.

b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.

- This requirement is met within the proposed building addition area.

c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.

- This requirement is met within the proposed building addition area.

2. Existing Site Vegetation and Other Natural Features:

a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.

- This requirement is met within the proposed building addition area.

b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.

- This requirement is met within the proposed building addition area.

3. Site Layout Relation to Abutting Streets:

a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.

- This requirement is met within the proposed building addition area.

b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.

- This requirement is met within the proposed building addition area.

4. Building Setbacks:

a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.

- Per the approved GDP, the northern property line setback for the principal building is proposed to be 9 feet. The SIP is consistent with the approved reduced setback on the northern property line. All other building setbacks are met.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.

- This requirement is not applicable.

c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.

- This requirement is not applicable.

5. **Building Height:**
   a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.
      - This requirement is met within the proposed building addition area.
   b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.
      - This requirement is not applicable.
   c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.
      - This requirement is not applicable.

6. **Building Mass:**
   a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
      - This requirement is not applicable. The proposed building addition does not exceed 5,000 square feet of gross floor area.

7. **Building Facades:**
   a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
      - This requirement is met through windows, doors, and color changes within the proposed building addition area, matching the existing building.
   b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.
      - This requirement is met by regularly spaced changes in windows, doors, and colors.
   c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
      - This requirement is not applicable, the building is one story in height.
   d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
      - This requirement is not applicable.

8. Exterior Building Materials:

a. Exterior materials for multi-family, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.

- This requirement is met through the use of siding that matches the existing building.

b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.

- <u>This requirement is not met. However, the existing building does not include any decorative element along the base of the structure and the proposed building addition matches that configuration. I recommend this requirement be waived.</u>

9. Exterior Building Colors:

a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.

i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.

- This requirement is not applicable.

ii. Throughout the rest of the Village, primary colors including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.

- This requirement is met on all portions of the proposed building addition with matching colors utilized.

iii. High gloss paints and other exterior finishes are not permitted.

- This requirement is met on all portions of the building.

iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.

- This requirement is met on all portions of the building addition with a consistent use of colors to match the existing building.

10. Exterior Doors:

a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.

- This requirement is met on the proposed building addition.

11. Windows:

a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.

- This requirement is met.

b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.

- This requirement is met.

12. Roofs:

a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
   - This requirement is met with the proposed building addition having a pitched roof that matches the existing building and neighboring buildings in this area.

b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
   - This requirement is met.

c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
   - This requirement is met.

d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
   - This requirement is met. No rooftop mechanicals are proposed.

13. Exterior Building Appurtenances:

a. Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.
   - This requirement is met.

14. Awnings:

a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
   - This requirement is not applicable. No awnings are proposed.

b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
   - This requirement is not applicable. No awnings are proposed.

c. Backlighting is prohibited.
   - This requirement is not applicable. No awnings are proposed.

15. Trash Containment Structures:

a. Trash containment structures shall be designed to fully conceal trash storage.
   - This requirement is met. The existing, screened dumpster structure is screened and not proposed to change.

b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
   - This requirement is met. The existing, screened dumpster structure is screened and not proposed to change.

c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.

- This requirement is met. The existing, screened dumpster structure is screened and not proposed to change.

16. Freestanding Canopy Structures:

a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.

- This requirement is not applicable. No canopies are proposed.

b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.

- This requirement is not applicable. No canopies are proposed.

c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

- This requirement is not applicable. No canopies are proposed.

17. Other Structures:

a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.

- This requirement is met. There are no outbuildings proposed.

b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.

- This requirement is met through a proposed limestone retaining wall and black ornamental fence proposed.

18. Exterior Lighting:

a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.

- This requirement is met.

b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.

- This requirement is met.

c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.

- <u>This requirement is not met. The Lighting Plan shows footcandles in excess of 7.0 at the northern property line. I recommend waiving this requirement in conjunction with my comments below in d. With only 9 feet between the building addition and the northern property line, it may not be possible to meet the 0.5 footcandle standard, but the fixtures could be changed to reduce the amount of footcandles emitted from each fixture that would result in this being less of a concern.</u>

d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.

- This requirement is not met. The Lighting Plan shows footcandles that exceed 10.0 in several locations surrounding the proposed building addition. I do not recommend waiving this requirement and instead having the applicant change the proposed light fixtures to reduce the footcandles within the requirements of the ordinance.

e. Freestanding light fixtures shall not exceed a total height of 20 feet.

- This requirement is met. No freestanding light fixtures are proposed with the building addition.

19. Exterior Signage:

a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.

- This requirement is not applicable. No new signage is proposed, and all existing signage has previously been approved by the Plan Commission.

b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

- This requirement is not applicable. No new signage is proposed, and all existing signage has previously been approved by the Plan Commission.

20. Outdoor Display or Storage:

a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.

- This requirement is met. The only outdoor activity on the site is open play space for children.

b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.

- This requirement is met. The only outdoor activity on the site is open play space for children.

21. Pavement Materials:

a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.

- This requirement is met throughout the site.

b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.

- No porous pavement is proposed, but the project must comply with requirements for on-site detention of stormwater throughout the site. This requirement is met.

22. Pedestrian Facilities:

a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
   - This requirement is met with the relocated sidewalk connection to Commerce Drive.

b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
   - This requirement is met with the relocated sidewalk connection to Commerce Drive.

c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
   - This requirement is met.

23. Traffic Circulation:

a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
   - This requirement is not applicable. No changes to traffic circulation are proposed with the building addition.

b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.
   - This requirement is not applicable. No changes to traffic circulation are proposed with the building addition.

c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.
   - This requirement is not applicable. No changes to traffic circulation are proposed with the building addition.

d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
   - This requirement is not applicable.

24. Parking:

a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
   - This requirement is not applicable. No changes to the parking lot are proposed.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
   - This requirement is not applicable.

c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
   - This requirement is not applicable.

d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
   - This requirement is not applicable. No changes to bicycle parking are proposed.

25. Building Foundation Landscaping:

a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
   - This requirement is met.

b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
   - This requirement is met.

c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
   - This requirement is met.

26. Street Frontage Landscaping:

a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
   - This requirement is met.

b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
   - This requirement is met.

27. Parking Lot Landscaping:

a. Parking lot landscaping shall comply with the requirements of §17.136
   - This requirement is not applicable. No changes to the parking lot are proposed.

b. Subsection 24.a., above, shall also apply along street and drive frontages.
   - This requirement is not applicable. No changes to the parking lot are proposed.

c. Subsection 24.c., above, shall also apply along CTH ID.
   - This requirement is not applicable.

Village Planner's Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for 1991 Commerce Drive:

1. A recommendation to the Village Board that the Specific Implementation Plan for 1991 Commerce Drive be approved, subject to any and all requirements identified by the Plan Commission under Design Review.

2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.

3. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
    a. 8.b. for not including a hard and durable material base around the base 40" of the building to match the existing building that does not include that design element, as depicted.
    b. 18.c. for allowing greater than 0.5 footcandles to be emitted at the northern property line, only if the requirements of 4. below are met.
4. Require the applicant to update the Lighting Plan with different fixtures proposed on the building addition to reduce the footcandles emitted from each in compliance with the Village Zoning Ordinance (maximum of 10.0 on-site). Village staff review and approval of a revised Lighting Plan.
5. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

VILLAGE OF MOUNT HOREB
ORDINANCE 2023-05

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF FIRST ADDITION TO NORTH CAPE COMMONS LOT 159, 1991 COMMERCE DRIVE, PARCEL 0607-074-4019-1, FROM PI PLANNED INDUSTRIAL TO PD-1 PLANNED DEVELOPMENT

WHEREAS, Brenda Fritz is the owner of 1991 Commerce Drive, Lot 159, further described as parcel 0607-074-4019-1 in the Village of Mount Horeb; and

WHEREAS, Brenda Fritz applied to request the zoning classification of the above referenced property be changed from PI Planned Industrial to PD-1 Planned Development; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on May 24, 2023 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 PI Planned Industrial to PD-1 Planned Development, with Specific Implementation Plan and Design Review including the requirements and waivers in the May 24, 2023 memorandum from Village Planner Ben Rohr, 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. The zoning classification of the above referenced property is hereby designated PD-1 Planned Development and the Zoning Map of the Village shall be amended accordingly.

Section 2*.* This Ordinance shall take effect after passage and posting pursuant to law*.*

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its regular meeting held on June 7, 2023.

APPROVED:

____
Ryan Czyzewski, Village President

ATTEST:

____
Alyssa Gaffney, Village Clerk

APPROVED:__________________
PUBLISHED/POSTED:___________

VILLAGE OF MOUNT HOREB

Village of Mount Horeb Zoning Department
138 E Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884/Fax (608) 437-3190
mhinfo@mounthorebwi.info www.mounthorebwi.info

ZONING AMENDMENT AND CONDITIONAL USE PERMIT APPLICATION

The undersigned owner (agent) of the property described below requests to:

☐ **be granted the following specific conditional use:** ________________

☒ **amend the Mount Horeb Zoning Ordinance as follows:**
Rezoning of the current property from Planned Industrial (PI) to Planned Development (PD) to allow for adjustment to side yard setback adjacent to future parking lot of new MARC Building to accommodate second addition to indoor motor skills space. Also increasing the extent of the fenced outdoor play area for children's safety when outside.

Applicant

Name: Brenda Fritz - Owner of Academy of Little Vikings
Address: 1991 Commerce Drive, Mount Horeb, WI 53572
Phone: 608-237-1826 Email: littlevikings4k@gmail.com

1) Address of property:
   1991 Commerce Drive, Mount Horeb, WI 53572
   Tax Parcel ID Number: 157/ 0607-074-4019-1 CSM#: ______
   Lot: 159 Block: ____ Subdivision: North Cape Commons - 1st Addition
   Zoning (circle one): R1 R2 R3 R4 PO NB PB CB P1 I1 I2 A1 CO1 PD1
   Currently Planned Industrial
2) Attach a plan, survey, map, or plat identifying the property under consideration
3) Application and plans must be submitted at least 10 days prior to the Plan Commission meeting (meeting held on the 4th Wednesday of each month) for the initial presentation.

Applicant's interest in the property: Current property Owner

Signature: Brenda Thone-Fritz Date: 4-21-2023

Fee amount: $ 200.00 Date paid: 4-26-2023 Receipt #: ______

Plan Commission recommendation date: 5-24-2023 Village Board approval date: 6-7-2023

Conditions: ________________

LEGEND

- FOUND PLSS MONUMENT TYPE NOTED
- FOUND IRON PIPE SIZE NOTED
- FOUND 3/4" REBAR
- FOUND PK NAIL
- CUT CROSS SET
- PK NAIL SET
- SIGN
- BOLLARD
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- INLETS
- UTILITY POLE
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- COMMUNICATION MANHOLE
- DECIDUOUS TREE
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- RAILING
- STONE WALL
- SAN — SAN — SANITARY SEWER
- WAT — WAT — WATER MAIN
- STM — STM — STORM SEWER
- GAS — GAS — NATURAL GAS LINE
- COMM — COMM — COMMUNICATION LINE
- E — E — ELECTRIC LINE
- OHE — OHE — OVERHEAD ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1240 CONTOUR MAJOR
- 1241 CONTOUR MINOR

NORTH

0' 10' 20' 30'
1" = 20' on 22"x34"
1"= 40' on 11"x17"

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 17, 2023. ONLY THE AREAS OF INTEREST TO THIS PROJECT WERE FIELD SURVEYED. THIS INCLUDES THE AREA NORTH AND EAST OF THE BUILDING. THE REMAINING PORTIONS OF THE SITE ARE SHOWN BASED ON RECORD DRAWINGS. THE RIGHT-OF-WAY THAT HAS NOT BEEN FIELD VERIFIED IS SHOWN IN GRAY TONE.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T6N, R6E, BEARS N 00°06' 27" W
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

LEGAL DESCRIPTION AS FURNISHED

LOT 155, FIRST ADDITION TO NORTH CAPE COMMONS, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

File: W:\2014\140163_NC-Roberts ~ Lot 159 NCC\DWG\231019_Topo.dwg Layout: Survey 22x34 User: Dan Plotted: Apr 19, 2023 ~ 8:46am

WYSER ENGINEERING

1991 COMMERCE DRIVE
MOUNT HOREB, WI 53572

LITTLE VIKINGS ADDITION

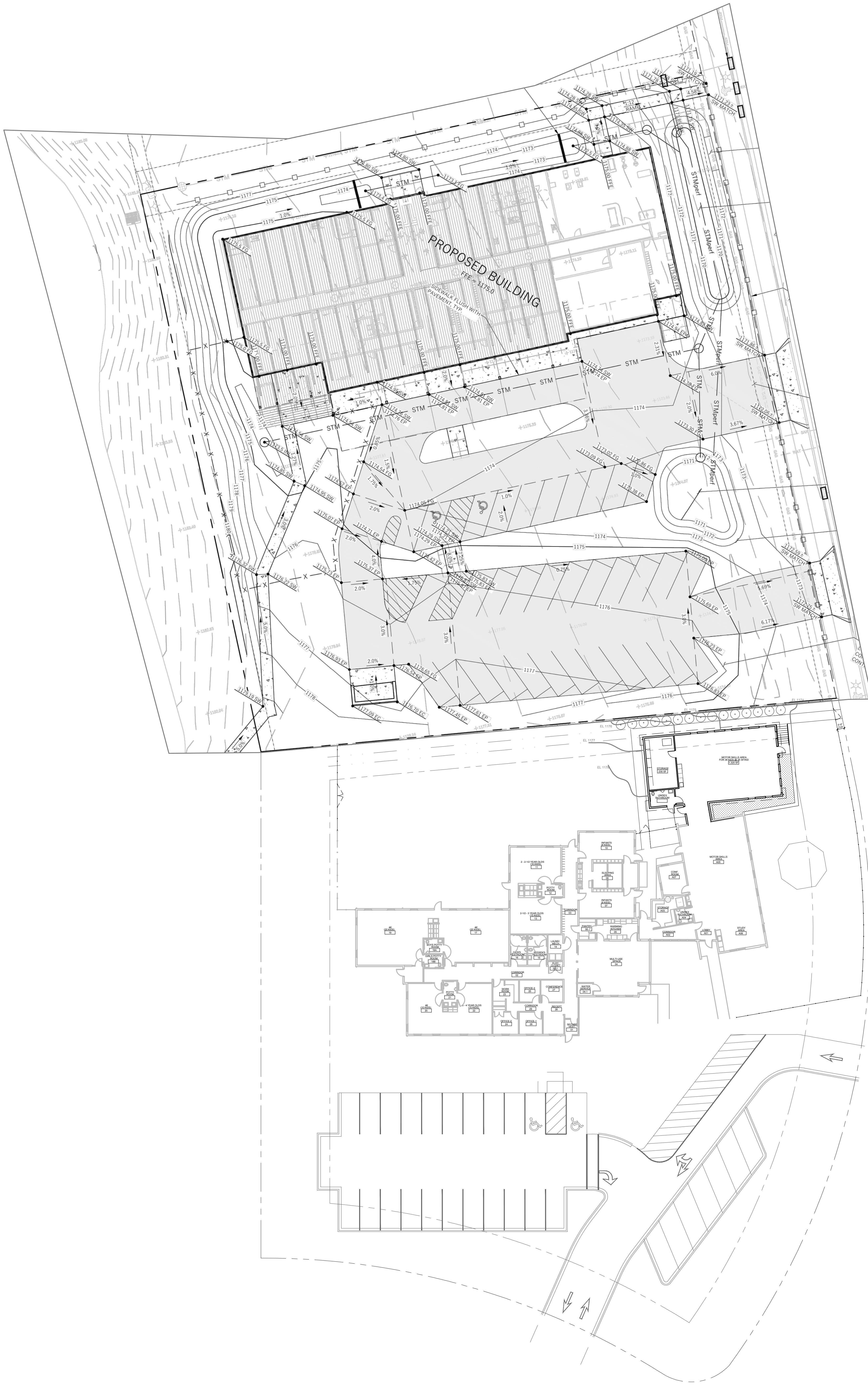
VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: TOPOGRAPHIC AND UTILITY MAP

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	23-1019
Set Type	DESIGN
Date Issued	04/19/2023
Sheet Number	V001



23004.00

Site Concept Plan

Academy of Little Vikings Expansion

Scale: 1" = 40' - 0"

April 19, 2023

cās4 architecture, llc

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	Ryan Czyzewski, Village Board President

AGENDA ITEM # 5.j

Consideration of Ordinance 2023-04: Amend Parks, Recreation and Forestry Commission

BACKGROUND

This item was tabled last month to amend the language pertaining to the school district representative. The newly added language "One of the citizen members shall be a representative recommended for appointment by the Mount Horeb Area School District Board of Education, subject to confirmation by the Village Board".

RECOMMENDATION

ATTACHMENTS

1. ord 2023-04 Amend PRF

VILLAGE OF MOUNT HOREB
ORDINANCE 2023-04

AN ORDINANCE TO AMEND SECTION 1.27 PARK, RECREATION AND FORESTRY COMMISSION

The Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

1.27 Park, Recreation and Forestry Commission
(1) How Constituted. The Park, Recreation and Forestry Commission shall consist of two Trustees, one of whom shall be appointed by the Village President as Chairperson, and ~~three~~ ***<u>five</u>*** citizen members, all of whom may vote.

(2) Appointment and term.

(a) Trustee members. The Trustee members shall be appointed by the Village President, subject to confirmation by the Village Board, during April for the duration of their current terms of office as Trustees. The term of office shall begin May 1.

(b) Citizen members. ~~The three~~ ***<u>Four</u>*** of the citizen members shall be residents of the Village and shall be appointed by the Village President during April, subject to confirmation by the Village Board, for terms of three years beginning May 1. ***<u>One of the citizen members shall be a representative recommended for appointment by the Mount Horeb Area School District Board of Education, subject to confirmation by the Village Board.</u>*** The terms of citizen members shall be staggered so that no more than two such regular appointments are made annually.

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its regular meeting held on June 7, 2023.

APPROVED:

____

Ryan Czyzewski, Village President

ATTEST:

____

Alyssa Gaffney, Village Clerk

APPROVED:____________________
PUBLISHED/POSTED:___________

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 6.a

2022 Village Audit Presentation by Baker Tilly

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. FS Highlights 2022 - V Mt Horeb

Village of Mount Horeb

Financial highlights

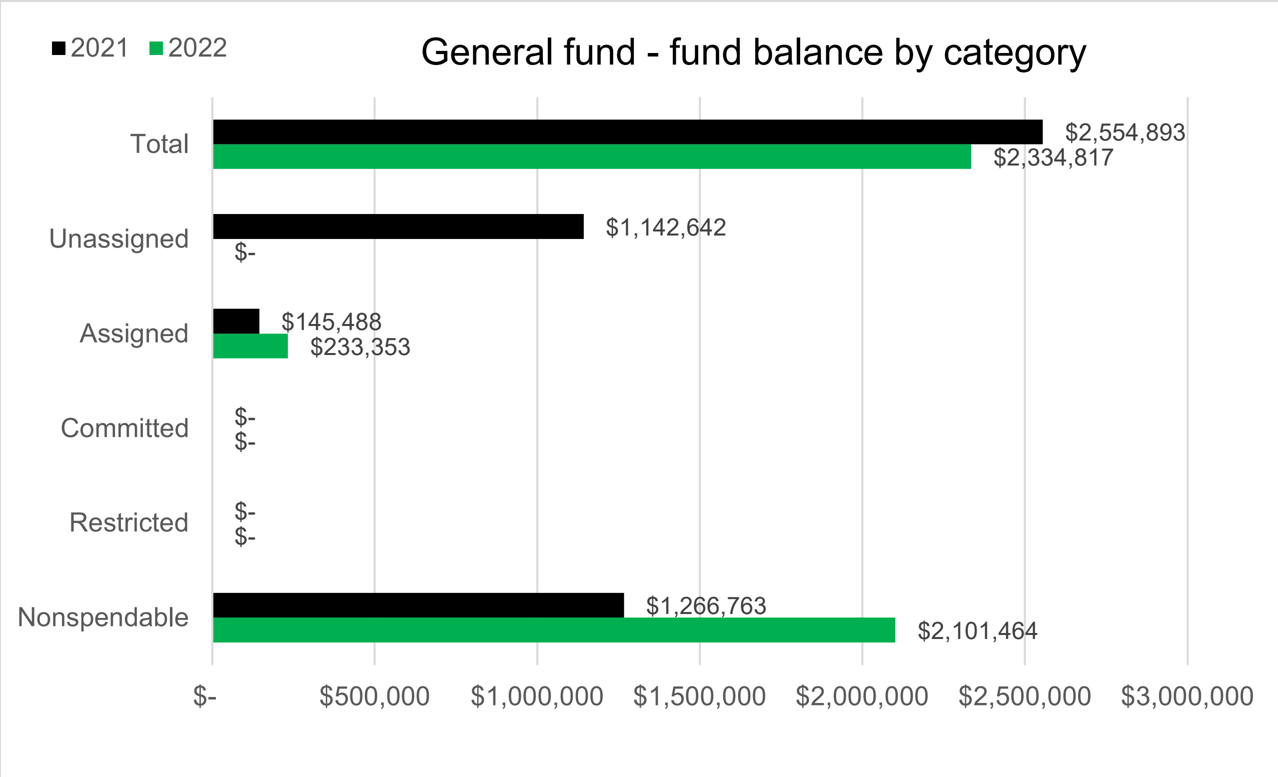
December 31, 2022

Client service team

John Rader, CPA, Director
Casandra Chase, CPA, Manager
Aaron Galvan, CPA, Senior Associate

Village of Mount Horeb

General fund results



Summarized income statement

	Actual	Final budget	Variance
Revenues and other financing sources	$ 5,202,914	$ 5,166,847	$ 36,067
Expenditures and other financing uses	5,422,990	5,312,337	(110,653)
Net change in fund balance	$ (220,076)	$ (145,490)	$ (74,586)

Fund balance category definitions

Nonspendable - amounts cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained in tact.

Restricted - amounts that can be spent only for the specific purposes stipulated by an external source.

Committed - amounts constrained for specific purposes that are internally imposed through formal action of the governing body.

Assigned - spendable amounts that are intended to be used for specific purposes that are not considered restricted or committed.

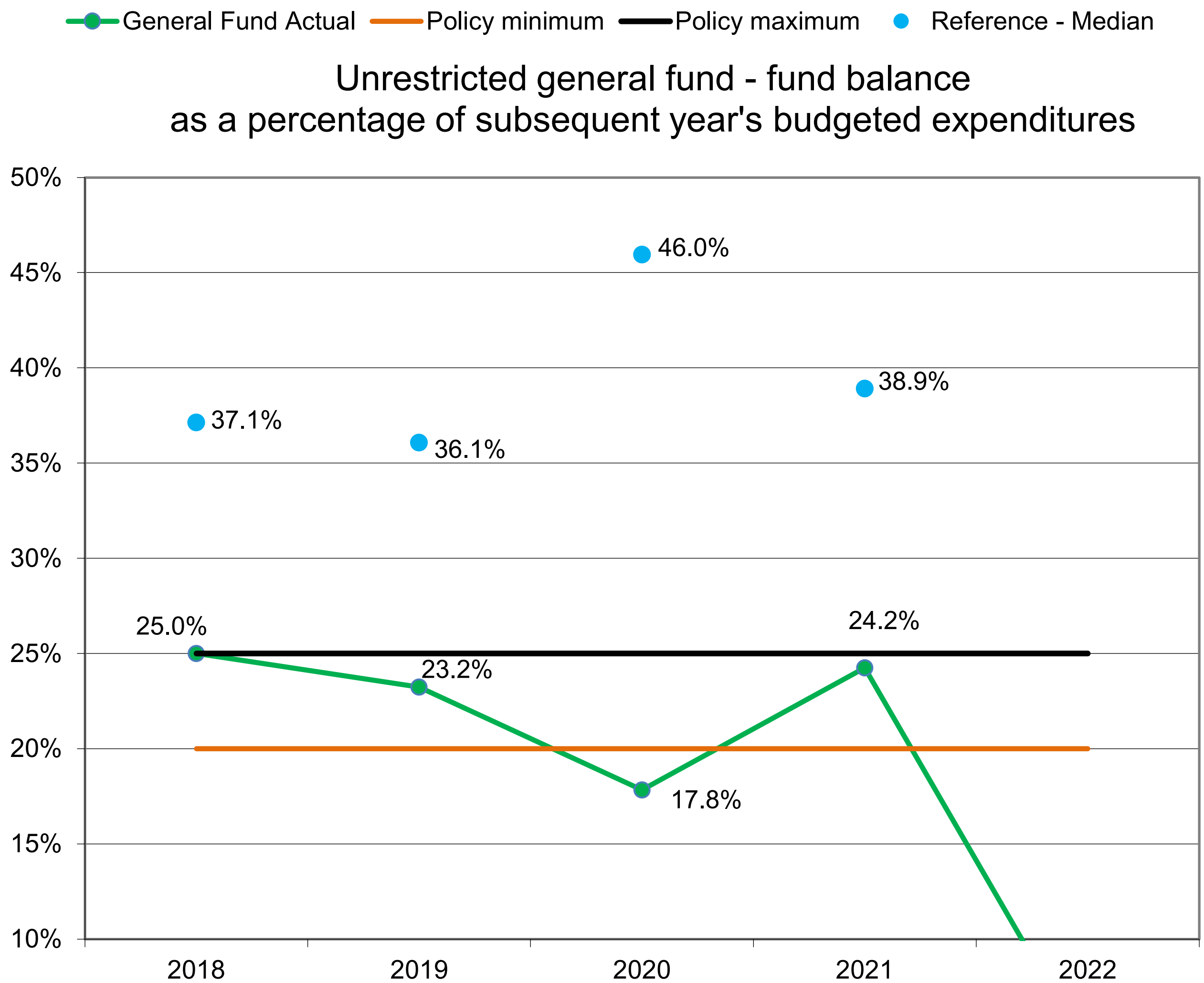
Unassigned - residual amounts that have not been classified within other categories above.

Village of Mount Horeb

General fund - fund balance trends

Fund balance policy:

20-25% of the subsequent years budgeted general fund expenditures. Unassigned fund balance that exceeds this range shall be transferred to the capital improvement projects fund to reduce future borrowing needs.



Other reference values

GFOA recommends a minimum of no less than 2 months (16.7%) of general fund expenditures.

Median reference value generated from 2018 - 2021 Baker Tilly municipal client data for population ranges less than 10,000.

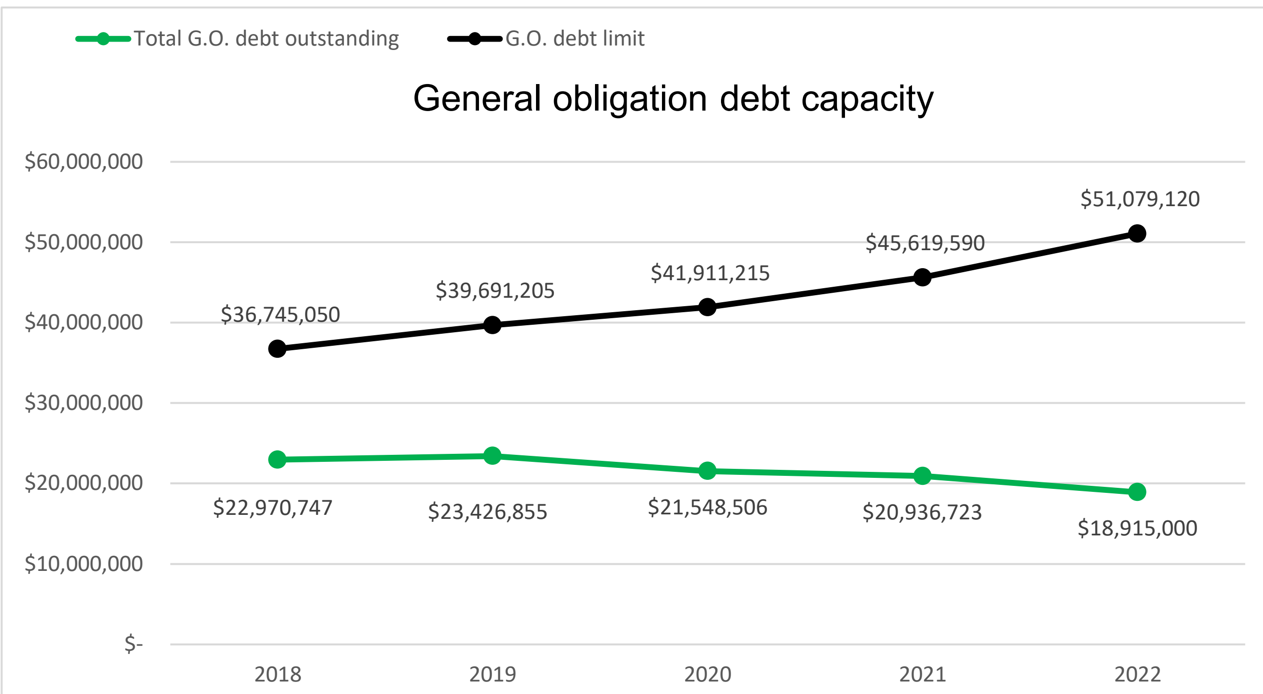
Village of Mount Horeb

General obligation debt

Debt management policy:

Total outstanding general debt obligations should remain within 50% of the Village's legal debt margin capacity (5% of the Village's total equalized value). Non-utility and non-TIF related general debt obligations should remain within 40% of the legal debt margin unless otherwise authorized by the Village Board.

	Total GO Debt	Non-Utility Non-TIF GO Debt
Actual percentage of debt limit at 12/31/22:	**37%**	**16%**



Total debt outstanding by type at 12/31/2022

	General obligation	Revenue Debt	Comp Abs	Total
Village	$ 7,992,240	$ -	$ 577,721	$ 8,569,961
Utility	-	19,489,281	-	$ 19,489,281
TIF	10,922,760	-	-	10,922,760
Total	$ 18,915,000	$ 19,489,281	$ 577,721	$ 38,982,002

Comparative metrics available online through the Wisconsin Policy Forum.

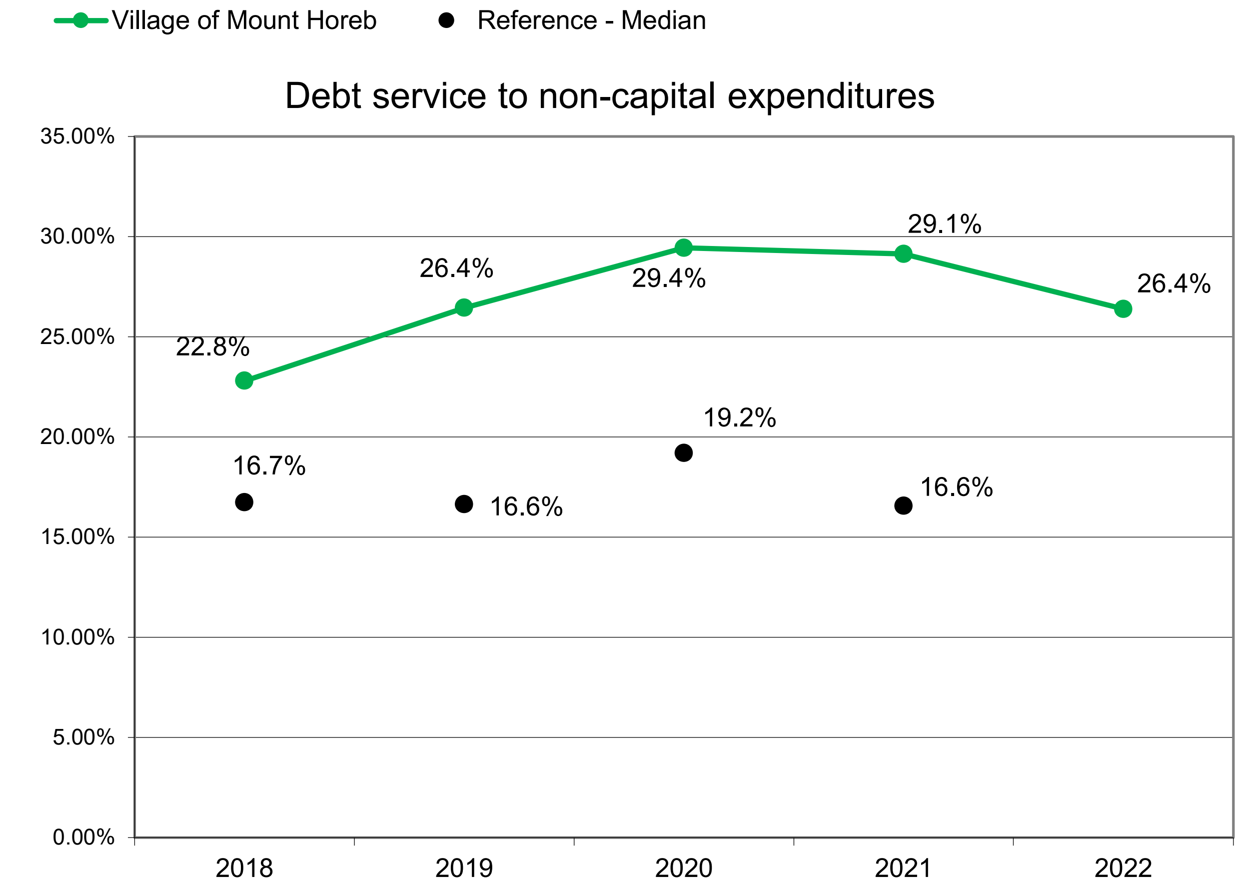
https://wispolicyforum.org/research/municipal-datatool-examining-and-comparing-wisconsin-cities-and-villages/

Select "Debt" -- options for custom comparisons or comparisons by county

Source: current and prior year financial statement information and other benchmark information as noted.

Village of Mount Horeb

Governmental funds - debt service



Current and prior year data

	2022	2021
Principal (excludes refunding)	$ 2,021,723	$ 1,933,388
Interest	701,065	824,888
Total	$ 2,722,788	$ 2,758,276
Non-capital expenditures	$ 10,318,297	$ 9,466,696

Other reference values

Median reference value generated from 2018 - 2021 Baker Tilly municipal client data for population ranges less than 10,000.

Source: current and prior year financial statement information and other benchmark information as noted.

Village of Mount Horeb

TIF District Historical Summary Through December 31, 2022

	TIF District No. 3	%	TIF District No. 5	%
Sources of funds				
Tax increments	$ 6,190,981	21%	$ 2,157,167	28%
Transfer from general fund	696,445	2%	-	0%
Exempt computer aid	35,248	0%	353,829	5%
Investment income	346,131	1%	15,891	0%
Developer guarantees	20,000	0%	-	0%
Miscellaneous Revenues	267,419	1%	64,953	1%
Sales of property		0%	444,934	6%
Premium on debt Issuance	394,829	1%	-	0%
Long-term debt issued	21,638,703	73%	4,740,740	61%
TOTAL	$ 29,589,756	100%	$ 7,777,514	100%
Uses of Funds				
Capital, administration, and professional services	$ 7,159,110	24%	$ 2,353,921	27%
Interest on long-term debt	4,381,436	15%	759,945	9%
Discount and issuance costs	-	0%	-	0%
Developer grants		0%	4,552,367	53%
Debt issuance costs	321,426	1%	90,513	1%
Payment escrow	389,739	1%	-	0%
Principal on long-term debt	17,517,203	59%	870,000	10%
TOTAL	$ 29,768,914	100%	$ 8,626,746	100%
TIF Fund Balance (Deficit) - December 31, 2022	$ (179,158)		$ (849,232)	

Calculation of Net Cost Recoverable through TIF Increments

	TIF District No. 3	TIF District No. 5
General obligation debt outstanding	4,121,500	3,870,740
Levy/ transfer from general fund to be repaid	696,445	-
TIF Fund (Balance)/Deficit - December 31, 2022	179,158	849,232
Net cost recoverable through TIF increments - December 31, 2022	$ 4,997,103	$ 4,719,972
Creation date:	March 24, 2004	August 18, 2016
Last date to incur project costs:	March 24, 2022	August 18, 2038
Last year to collect increment:	2027	2043

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 6.b

Discussion/Consideration: Plan to Restore Cash Liquidity in Water Utility

BACKGROUND

Kevin Mullen of RW Baird will be present to assist in discussion of potential upcoming Water Utility debt issuance, per Joan Stuessy via email. 6/1/23 ds

RECOMMENDATION

ATTACHMENTS

1. PB - Village of Mount Horeb GOPNs
2. 2023 Fina Debt Capacity
3. Water 2022.2023 Projects

Village of Mount Horeb

Final Pricing Summary
May 30, 2023

Kevin M. Mullen, Director

kmullen@rwbaird.com
777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827
rwbaird.com/publicfinance

Village of Mount Horeb

Issue Summary	
Description:	General Obligation Promissory Notes
Amount:	$2,250,000
Dated & Settlement Date:	June 15, 2023
Maturities:	April 1, 2025 - 2033
First Interest Payment:	April 1, 2024
First Call Date:	April 1, 2030
Moody's Rating:	Aa3
Insurance:	Assured Guaranty Municipal (AA)
True Interest Cost:	3.91%

Village of Mount Horeb

CAPITAL IMPROVEMENT FINANCING PLAN

				2023-24 CIP $2,250,000 G.O. PROMISSORY NOTES - FINAL *Dated June 15, 2023* *(First interest 4/1/2024)*				2025-26 CIP (A) $2,000,000 G.O. PROMISSORY NOTES *Dated July 1, 2025* *(First interest 4/1/2026)*			2027-28 CIP (A) $2,000,000 G.O. PROMISSORY NOTES *Dated July 1, 2027* *(First interest 4/1/2028)*					
LEVY YEAR	YEAR DUE	EXISTING DEBT SERVICE *(Levy & Amendment Supported)*	ESTIMATED CONTRIBUTION TO TID #3	PRINCIPAL *(4/1)*	INTEREST *(4/1 & 10/1)* *TIC= 3.91%*	LESS: *BID PREMIUM*	TOTAL	PRINCIPAL *(4/1)*	INTEREST *(4/1 & 10/1)* *AVG= 4.00%*	TOTAL	PRINCIPAL *(4/1)*	INTEREST *(4/1 & 10/1)* *AVG= 4.00%*	TOTAL	COMBINED DEBT SERVICE *(Levy & Amendment Supported)*	COMBINED MILL RATE *(B)*	YEAR DUE
2022	2023	$1,543,970	$16,735											$1,560,705	$1.68	2023
2023	2024	$1,484,790	$9,225		$145,625	($83,977)	$61,648							$1,555,663	$1.65	2024
2024	2025	$1,248,625	$17,487	$250,000	$106,250		$356,250							$1,622,362	$1.69	2025
2025	2026	$1,263,564	$7,563	$210,000	$94,750		$304,750		$100,000	$100,000				$1,675,877	$1.72	2026
2026	2027	$1,269,960	$1,594	$220,000	$84,000		$304,000	$115,000	$77,700	$192,700				$1,768,254	$1.79	2027
2027	2028	$1,101,870		$230,000	$72,750		$302,750	$215,000	$71,100	$286,100		$100,000	$100,000	$1,790,720	$1.79	2028
2028	2029	$1,115,418		$240,000	$61,000		$301,000	$210,000	$62,600	$272,600	$100,000	$78,000	$178,000	$1,867,018	$1.84	2029
2029	2030	$911,433		$255,000	$48,625		$303,625	$220,000	$54,000	$274,000	$205,000	$71,900	$276,900	$1,765,958	$1.71	2030
2030	2031	$611,438		$270,000	$35,500		$305,500	$230,000	$45,000	$275,000	$215,000	$63,500	$278,500	$1,470,438	$1.40	2031
2031	2032	$443,488		$280,000	$21,750		$301,750	$240,000	$35,600	$275,600	$225,000	$54,700	$279,700	$1,300,538	$1.22	2032
2032	2033	$456,538		$295,000	$7,375		$302,375	$245,000	$25,900	$270,900	$230,000	$45,600	$275,600	$1,305,413	$1.21	2033
2033	2034	$473,394						$255,000	$15,900	$270,900	$240,000	$36,200	$276,200	$1,020,494	$0.93	2034
2034	2035	$424,725						$270,000	$5,400	$275,400	$250,000	$26,400	$276,400	$976,525	$0.88	2035
2035	2036	$327,100									$260,000	$16,200	$276,200	$603,300	$0.53	2036
2036	2037	$334,900									$275,000	$5,500	$280,500	$615,400	$0.54	2037
2037	2038	$346,800												$346,800	$0.30	2038
		$13,358,010	$52,604	$2,250,000	$677,625	($83,977)	$2,843,648	$2,000,000	$493,200	$2,493,200	$2,000,000	$498,000	$2,498,000	$21,245,462		

(A) This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.
(B) Mill rate based on the 2022 Equalized Valuation (TID-OUT) of $929,808,500 with annual growth of 1.50%.

MOODY'S
INVESTORS SERVICE

CREDIT OPINION
24 May 2023

Send Your Feedback

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Benjamin J VanMetre +1.312.706.9951
VP-Senior Analyst
ben.vanmetre@moodys.com

CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

Village of Mount Horeb, WI

Update following revision of outlook to negative

Summary

The Village of Mount Horeb, WI (Aa3) is a bedroom community outside of Madison (Aaa stable) that manages electric, water and sewer operations in addition to standard governmental services. The village benefits from a strong local economy that supports above average resident income and full value per capita. Financial operations are typically balanced supported by revenue growth from net new construction and growth in utility revenue. Fiscal 2022 (Dec. 31 year-end) closed with very narrow liquidity, however, because of a general fund advance for capital projects and several capital related utility expenditures paid for in cash that management plans to reimburse in 2023. Advances from the general fund will be reimbursed by an upcoming bond sale and a portion of utility receivables have been received to date. The village has several options available to reimburse the water utility for an outstanding $2 million in capital expenses paid in cash. Though plans are not yet set, management reports a likely approach will use a combination of federal stimulus funds, a state loan and possibly additional debt supported by water revenue. Long-term leverage would remain modest even if the full amount were taken out in debt.

The Mount Horeb Waterworks System, WI (A1) serves the Village of Mount Horeb and a few parcels outside of municipal boundaries. The system has a small size of operations, above average service area wealth and strong debt service coverage. The system lacks independent rate-setting authority and legal protections are solid. Liquidity has historically been very strong but was depleted at the end of fiscal 2022 because of the timing of receivables from the state and expected reimbursements to occur in fiscal 2023. Management expects liquidity to be restored in full in fiscal 2023.

On May 24th, Moody's assigned a Aa3 rating to the village's upcoming general obligation note sale and affirmed the village's Aa3 issuer rating, Aa3 general obligation unlimited tax (GOULT) rating on outstanding debt and A1 rating on outstanding water revenue debt. Concurrently, the outlook was revised to negative.

Credit strengths

» Above average resident income levels and full value per capita supported by strong regional economic growth (Issuer and GOULT)

» Moderate leverage and fixed costs (Issuer and GOULT)

» Stable operations (Water revenue)

» Strong debt service coverage (Water revenue)

Credit challenges

- » Negative fund balance and narrow liquidity position because of outstanding advances and capital related utility expenditures paid for in cash and not yet reimbursed (Issuer, GOULT and water revenue)
- » Small scale of operations and lack of independent rate-setting authority (water revenue)

Rating outlook

The negative outlook incorporates the risk that the village's utility reimbursements do not occur as planned in fiscal 2023 and that total liquidity across governmental and enterprise funds is not restored to levels commensurate with the rating.

Factors that could lead to an upgrade

- » Sustained trend of improved fund balance and liquidity (Issuer and GOULT)
- » Significant reduction in leverage (Issuer and GOULT)
- » Restoration of liquidity followed by sustained trend of growth in unrestricted cash (Water revenue)
- » Significant expansion and diversification of the customer base (Water revenue)

Factors that could lead to a downgrade

- » Failure to restore general fund reserves or utility liquidity to levels commensurate with the rating (Issuer, GOULT and water revenue)
- » Increases to long-term leverage (Issuer, GOULT and water revenue)
- » Material decrease in debt service coverage (Water revenue)

Key indicators

Exhibit 1

Mount Horeb (Village of) WI

	2019	2020	2021	2022	Aa Medians
Economy					
Resident income ratio (%)	129.5%	130.3%	126.2%	N/A	115.4%
Full Value ($000)	$793,824	$838,224	$912,392	$1,021,582	$2,728,197
Population	7,449	7,494	7,727	N/A	23,462
Full value per capita ($)	$106,568	$111,853	$118,078	N/A	$108,666
Economic growth metric (%)	N/A	0.4%	0.1%	N/A	-0.6%
Financial Performance					
Revenue ($000)	$18,582	$19,252	$19,746	$22,374	$50,065
Available fund balance ($000)	$3,138	$3,346	$4,341	-$834	$25,773
Net unrestricted cash ($000)	$7,113	$6,256	$7,692	$2,485	$34,793
Available fund balance ratio (%)	16.9%	17.4%	22.0%	-3.7%	51.2%
Liquidity ratio (%)	38.3%	32.5%	39.0%	11.1%	69.5%
Leverage					
Debt ($000)	$40,797	$39,069	$37,603	$39,121	$35,801
Adjusted net pension liabilities ($000)	$8,183	$11,040	$14,360	$14,146	$58,004
Adjusted net OPEB liabilities ($000)	$0	$0	$0	$0	$6,701
Other long-term liabilities ($000)	$584	$586	$612	$640	$1,659
Long-term liabilities ratio (%)	266.7%	263.3%	266.3%	240.9%	248.8%
Fixed costs					
Implied debt service ($000)	$2,841	$2,974	$2,798	$2,637	$2,504
Pension tread water contribution ($000)	$256	$160	$119	N/A	$1,672
OPEB contributions ($000)	$0	$0	$0	$0	$193
Implied cost of other long-term liabilities ($000)	$40	$43	$42	$43	$113
Fixed-costs ratio (%)	16.9%	16.5%	15.0%	12.5%	11.2%

For definitions of the metrics in the table above please refer to the US Cities and Counties Methodology or see the Glossary in the Appendix below. Metrics represented as N/A indicate the data were not available at the time of publication. The medians come from our most recently published US Cities and Counties Median Report.
The Economic Growth metric cited above compares the five-year CAGR of real GDP of Dane County to the five-year CAGR of real GDP for the US.
Sources: US Census Bureau, Mount Horeb (Village of) WI's financial statements and Moody's Investors Service, US Bureau of Economic Analysis

Exhibit 2

Mount Horeb Waterworks System, WI					
System Characteristics					
Asset Condition (Net Fixed Assets / Annual Depreciation)	29 years				
System Size - O&M (in $000s)	$600.97				
Service Area Wealth: MFI % of US median	119.44				
Legal Provisions					
Rate Covenant (x)	1.25x				
Debt Service Reserve Requirement	DSRF funded at lesser of standard 3-prong test (Aa)				
Management					
Rate Management	Baa				
Regulatory Compliance and Capital Planning	A				
Financial Strength					
	2018	2019	2020	2021	2022
Operating Revenue ($000)	$1,198	$1,186	$1,246	$1,260	$1,249
System Size - O&M ($000)	$601	$660	$529	$546	$601
Net Revenues ($000)	$675	$597	$770	$770	$1,866
Net Funded Debt ($000)	$1,050	$894	$735	$574	$399
Annual Debt Service ($000)	$184	$180	$182	$183	$181
Annual Debt Service Coverage (x)	3.7x	3.3x	4.2x	4.2x	10.3x
Cash on Hand	516.67	466.59	737.83	925.01	0.00
Debt to Operating Revenues (x)	0.88	0.75	0.59	0.46	0.32

Note: The table represents total debt service coverage, including senior lien revenue bonds and GOULT bonds issued for the water enterprise.
Source: : US Census Bureau; village's audited financial statements

Profile

The Village of Mount Horeb is located in Dane County (Aa1 stable) in south central Wisconsin, approximately 15 miles southwest of Madison.

The Mount Horeb Waterworks System serves the Village of Mount Horeb and a few parcels of land outside of municipal limits. The system is governed by the village council and rate-setting authority lies with the Public Service Commission of Wisconsin. The village owns, operates and maintains 44 miles of distribution mains, two water towers with a total capacity of 700,000 gallons and four wells and reservoirs. Water is treated at the wells before distribution to just over 3,000 customers. The customer base is not concentrated, as 71% of customers are residential, 22% is from irrigation and only 5% are commercial. Billings by usage are similar to the customer makeup. The water utility benefits from ongoing development in the village and a growing resident population.

Detailed credit considerations

Economy: growing tax base near Madison

Mount Horeb's local economy will continue to benefit from its proximity to Madison. Economic growth at the county level is above average for the Midwest with a five-year compound annual growth rate of about 2%, which is on par with the nation. Residents benefit from employment opportunities in and around Madison, which drives above average resident income levels and supports a strong full value per capita. The largest industry sectors that drive the regional economy are government, healthcare, technology and insurance. The unemployment rate in Dane County as of March 2023 was an exceptionally low 1.6%, below both the state and national rates.

Alongside economic growth at the county-level, residential development within the village is strong. Building permits averaged about $24 million annually over the last three years and equalized value increased by more than 12% in 2022, driven by residential appreciation and a large-scale apartment development. The village's steady trend of construction is credit positive because Mount Horeb, like all Wisconsin cities, is limited by statute from raising the property tax levy by the greater of zero or the percentage change in equalized value because of net new construction. Ongoing residential development has contributed to a 9% increase in population over the last decade.

Financial operations: advances and utility capital expenditures deplete liquidity in 2022 and expected to be reimbursed in 2023

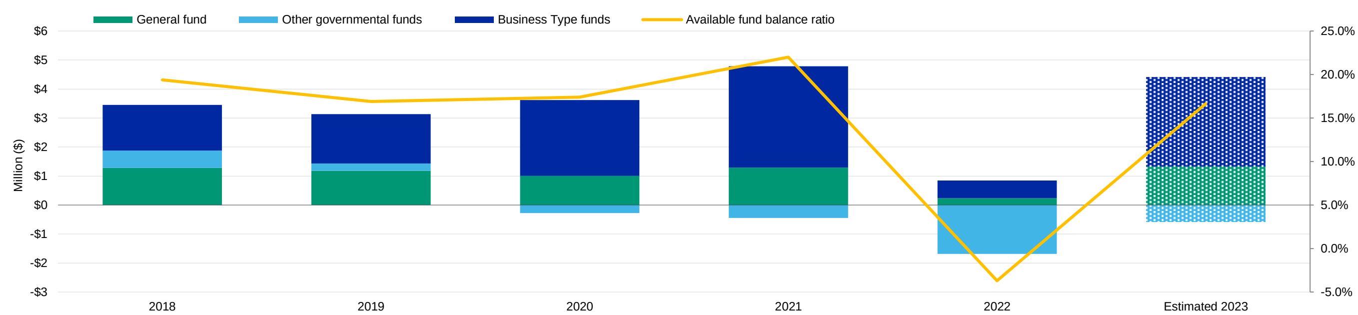
Following years of stable operations, the village closed fiscal 2022 (Dec. 31 year-end) with negative available fund balance and a very narrow cash position across both governmental and business-type activities and plans to reimburse outstanding advances and expenditures in 2023. The village's general fund typically has about $1.2 million in available fund balance and at the close of 2021 the enterprises held $3.5 million in unrestricted cash. Because of the timing of certain construction projects, the village advanced $1 million from the general fund and spent more than $3 million across all utilities with the expectation of reimbursing both governmental and most utility expenditures in 2023. Advances and capital expenditures left the village with a very narrow $230,000 in available fund balance in the general fund, negative fund balance in other governmental funds because of outstanding advances and no unrestricted cash in business-type activities. Because of outstanding receivables and planned reimbursements, fiscal 2022 closed with a fund balance ratio of negative 3.7%.

Management expects fiscal 2023 to close with fund balance in line with historic norms. The village is in the process of issuing GOULT notes that will repay the general fund advance. Roughly $3 million in capital related costs incurred for utility expenditures made in 2022 will likely be repaid through a combination of reimbursements from the State Department of Natural Resources, application of American Rescue Plan Act funds, utility revenue debt and/or a possible state loan. Following reimbursements, unrestricted cash across all utility funds will decline by roughly half a million dollars because of planned capital expenditures in the electric and sewer funds. Additionally, the village is awaiting final approval from the PSC to implement an 8% electric rate increase, which will boost cash availability as the adjustment is likely to go into effect July 1, 2023.

Exhibit 3

Advances and capital expenditures result in negative fund balance in 2022 but will be reimbursed near previous levels in 2023

Available fund balance and business-type net current assets by fund and as a % of total annual revenue



Note: Estimated 2023 fund balance incorporates a full repayment of the general fund advance, receipt of state receivables, water utility reimbursement from bond sale or possible state loan, expected electric rate increase and is net of additional planned utility capital purchases.
Source: Village of Mount Horeb, WI's audited financial statements and Moody's Investors Service

Like many Wisconsin municipalities, the village manages and finances development through various tax increment districts (TIDs) that could pose operating pressure if revenue were to fall short of projections. Mount Horeb has three active TIDs, all of which are generating incremental revenue. At the close of fiscal 2022, the general fund had outstanding advances to TIDs totaling $1.5 million.

Despite a narrow cash position at the close of 2022, the village's enterprises have performed well in recent years and account for 55% of total annual revenue. The city's electric utility makes up about 65% of total enterprise revenue. Following repayment of advances made to the water utility in 2022, the electric enterprise will likely maintain a strong financial profile for several years because of continued customer growth and a planned rate increase in 2023 for the first time since 2009.

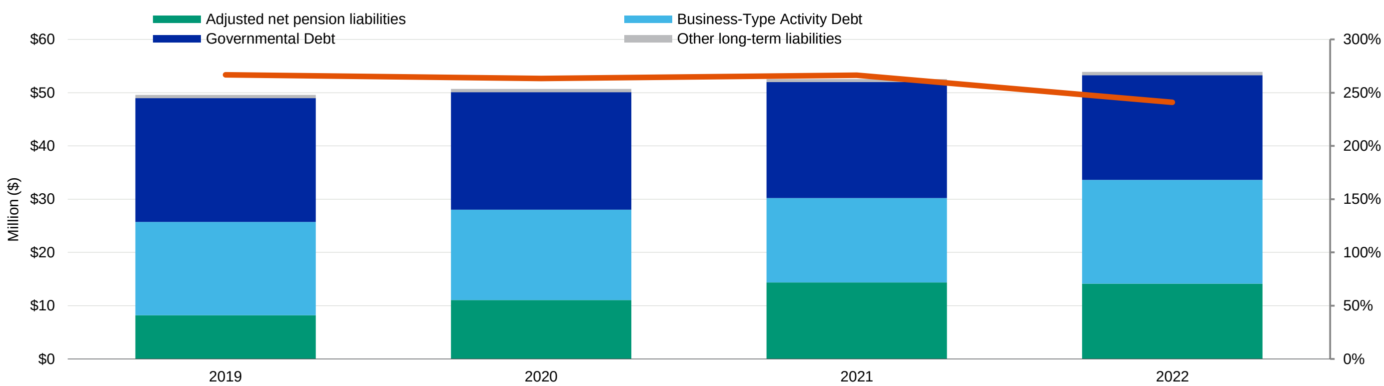
The Mount Horeb Waterworks Enterprise had debt service coverage of 10.3x in fiscal 2022. Coverage will moderate but is likely to remain strong should the utility issue debt in 2023 to reimburse capital expenditures. Following planned reimbursements for capital expenditures in 2022, management estimates that net unrestricted cash in the water enterprise will be about $1.8 million or 1,125 days cash on hand relative to 2022 operating expenses. The enterprise will further benefit from a 3% rate increase planned for either 2023 or 2024. The modest water rate increase will be the first since 2016.

Liquidity
The village closed 2022 with $2.5 million in net unrestricted cash, representing a narrow 11% of total annual revenue (see financial operations above).

Leverage: moderate leverage and fixed costs

Mount Horeb's long-term liabilities are moderate and likely to remain so because of routine issuances for streets and utility projects to keep pace with village growth. Outstanding debt will increase by $2 million to $4 million in 2023 for streets projects and to repay capital costs incurred and paid in cash in 2022. The village is currently in the process of issuing just over $2 million in GOULT notes and the remaining debt to repay expenditures is likely to be supported by net revenue of the water enterprise and could be up to $2 million. If the village issues the full $2 million or takes out a commensurate amount in state loans, long-term liabilities incorporating outstanding debt and pensions will remain moderate at 250% of total annual revenue. At the close of 2022, adjusted fixed costs were a moderate at 12.5%.

Exhibit 4
Leverage is moderate and comprised mostly of debt
Long-term liabilities by type and as a % of total annual revenue



Source: Moody's Investors Service

The water enterprise holds about half a million in debt supported by net revenue of the system. Because most water revenue debt has matured, outstanding debt is a modest 0.3x of operating revenue. If the utility issues an additional $2 million, debt would be closer to a more moderate 2.5x revenue. Legal provisions include a rate covenant of 1.25 times current annual debt service and an additional bonds test of 1.25 times maximum annual debt service (MADS). The reserve requirement is funded at the standard 3-prong test. At the close of fiscal 2022, the reserve account totaled $179,000.

Legal security
Outstanding GOULT debt is backed by the village's full faith and credit pledge. Debt service is payable from a designated property tax levy that is unlimited as to rate or amount.

Outstanding water revenue bonds are payable from net revenue of the water system.

Debt structure
All outstanding debt of the village and the water enterprise is long-term and fixed rate. Payout is faster than average with 87% of principal retired within 10 years.

Debt-related derivatives
The village has no exposure to any debt-related derivatives.

Pensions and OPEB
The village participates in the Wisconsin Retirement System (WRS), a statewide cost-sharing plan. Contributions are determined using a level contribution actuarial method in an effort to keep employer and employee contribution rates at a level percentage of payroll

over time, and are set at 100% of the plan's funding requirement. As a result, WRS remains one of the best-funded public employee retirement systems in the country. The village does not have liabilities associated with other post-employment benefits.

ESG considerations

The Village of Mount Horeb, WI's overall ESG Credit Impact Score of CIS-2 reflects neutral to low exposure to environmental and social risk and moderate exposure to governance risks.

Environmental

Mount Horeb's Environmental Issuer Profile Score is (E-2), reflecting neutral to low exposure to environmental risks across all categories, including physical climate risk, carbon transition, natural capital, waste and pollution. Data from Moody's Climate on Demand indicates that the projected water stress for the village is above average, though this measure does not account for the village's groundwater resources, which is the primary water source in this part of Wisconsin. A heavy reliance on groundwater can, however, occasionally present risks such as rising levels of nutrients and other contaminants which could require additional treatment.

Social

Mount Horeb's Social Issuer Profile Score is (S-2), reflecting neutral to low exposure to social risks. The village benefits from a growing population, above average labor force participation and a high degree of educational attainment among residents.

Governance

Mount Horeb's Governance Issuer Profile Score is (G-3), reflecting moderate exposure to governance risks. The village's policy credibility and effectiveness poses moderate risk related to interfund advances and cash flow timing that has, at times, left the village with very narrow liquidity. The village's largest revenue source for governmental operations is property taxes, which are subject to a cap that limits increases to growth in net new construction. The village has a fund balance policy of maintaining between 20% to 25% of general fund expenditures, which it has not always met.

Rating methodology and scorecard factors

The US Cities and Counties Rating Methodology includes a scorecard, which summarizes the rating factors generally most important to city and county credit profiles. Because the scorecard is a summary, and may not include every consideration in the credit analysis for a specific issuer, a scorecard-indicated outcome may or may not map closely to the actual rating assigned.

The assigned rating differs from the scorecard rating. The assigned rating reflects the expectation that the village's fund balance and liquidity will be restored in fiscal 2023 following planned reimbursements.

Exhibit 5
Mount Horeb (Village of) WI

	Measure	Weight	Score
Economy			
Resident income ratio	126.2%	6.3%	Aaa
Full value per capita	132,209	6.3%	Aa
Economic growth metric	0.1%	6.3%	Aaa
Financial Performance			
Available fund balance ratio	-3.7%	50.0%	B
Liquidity ratio	11.1%	6.3%	Ba
Institutional Framework			
Institutional Framework	Aa	6.3%	Aa
Leverage			
Long-term liabilities ratio	240.9%	12.5%	A
Fixed-costs ratio	12.5%	6.3%	Aa
Notching factors			
No notchings applied			
Scorecard-Indicated Outcome			Baa3
Assigned Rating			**Aa3**

The complete list of outstanding ratings assigned to the Mount Horeb (Village of) WI is available on their issuer page. Details on the current ESG scores assigned to the Mount Horeb (Village of) WI are available on their ESGView page.
Sources: US Census Bureau, Mount Horeb (Village of) WI's financial statements and Moody's Investors Service

Appendix

Exhibit 6

Key Indicators Glossary

	Definition	Typical Source*
Economy		
Resident income ratio	Median Household Income (MHI) for the city or county, adjusted for Regional Price Parity (RPP), as a % of the US MHI	MHI: US Census Bureau - American Community Survey 5-Year Estimates RPP: US Bureau of Economic Analysis
Full value	Estimated market value of taxable property in the city or county	State repositories; audited financial statements; continuing disclosures
Population	Population of the city or county	US Census Bureau - American Community Survey 5-Year Estimates
Full value per capita	Full value / population	
Economic growth metric	Five year CAGR of real GDP for Metropolitan Statistical Area or county minus the five-year CAGR of real GDP for the US	Real GDP: US Bureau of Economic Analysis
Financial performance		
Revenue	Sum of revenue from total governmental funds, operating and non-operating revenue from total business-type activities, and non-operating revenue from internal services funds, excluding transfers and one-time revenue, e.g., bond proceeds or capital contributions	Audited financial statements
Available fund balance	Sum of all fund balances that are classified as unassigned, assigned or committed in the total governmental funds, plus unrestricted current assets minus current liabilities from the city's or county's business-type activities and internal services funds	Audited financial statements
Net unrestricted cash	Sum of unrestricted cash in governmental activities, business type activities and internal services fund, net of short-term debt	Audited financial statements
Available fund balance ratio	Available fund balance (including net current assets from business-type activities and internal services funds) / Revenue	
Liquidity ratio	Net unrestricted cash / Revenue	
Leverage		
Debt	Outstanding long-term bonds and all other forms of long-term debt across the governmental and business-type activities, including debt of another entity for which it has provided a guarantee disclosed in its financial statements	Audited financial statements; official statements
Adjusted net pension liabilities (ANPL)	Total primary government's pension liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Investors Service
Adjusted net OPEB liabilities (ANOL)	Total primary government's net other post-employment benefit (OPEB) liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Investors Service
Other long-term liabilities (OLTL)	Miscellaneous long-term liabilities reported under the governmental and business-type activities entries	Audited financial statements
Long-term liabilities ratio	Debt + ANPL + ANOL + OLTL / Revenue	
Fixed costs		
Implied debt service	Annual cost to amortize city or county's long-term debt over 20 years with level payments	Audited financial statements; official statements; Moody's Investors Service
Pension tread water contribution	Pension contribution necessary to prevent reported unfunded pension liabilities from growing, year over year, in nominal dollars, if all actuarial assumptions are met	Audited financial statements; Moody's Investors Service
OPEB contribution	City or county's actual contribution in a given period	Audited financial statements
Implied cost of OLTL	Annual cost to amortize city or county's other long-term liabilities over 20 years with level payments	Audited financial statements; Moody's Investors Service
Fixed-costs ratio	Implied debt service + Pension tread water + OPEB contributions + Implied cost of OLTL / Revenue	

*Note: If typical data source is not available then alternative sources or proxy data may be considered. For more detailed definitions of the metrics listed above please refer to the US City and Counties Methodology.

Source: Moody's Investors Service

REPORT NUMBER 1368176

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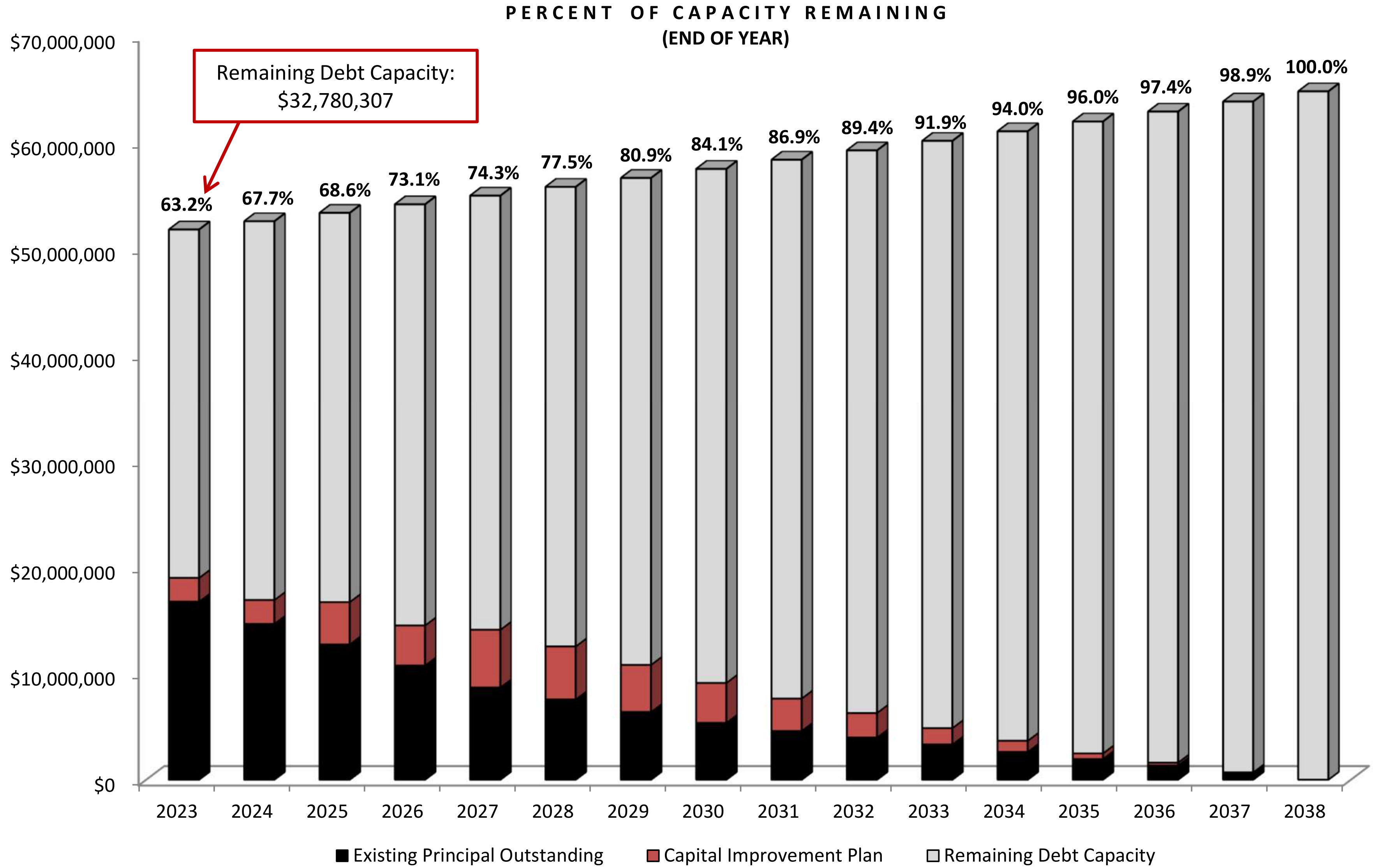
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

MOODY'S INVESTORS SERVICE

Village of Mount Horeb

HYPOTHETICAL DEBT CAPACITY AS OF 12/31



Note: Future capacity based on the 2022 Equalized Valuation (TID-IN) of $1,021,582,400 with annual growth of 1.50%.

Prepared by Robert W. Baird & Co. Incorporated S:\Public Finance\municipalities\mount horeb vg wi\debt service\2023\ds7 mount horeb vg final.xlsx /tjw 6/6/2023

2022 Spending
Summary of Final Pay Requests by project:

Project	Vendor	Water Costs: Mains	Services	Hydrants	Cost of Retirement	**Total 2022**	
22-101	S&L Underground	$ 259,428.00	$ 38,315.00	$ 37,808.00	$ 12,458.00	**$ 348,009.00**	Joint project with Public services (streets)-this is Water portion
22-102	S&L Underground	$ 273,002.45	$ 32,728.90	$ 55,544.00	$ 15,000.00	**$ 376,275.35**	Joint project with Public services (streets)-this is Water portion
22-103	Rule Construction, LTD	$ 412,975.00	$ 161,282.50	$ 71,100.00	$ 3,600.00	**$ 648,957.50**	Lead service project Utility side-106 services replaced on UTILITY side Utility Commission approved 07.12.2023, not complete. Total project cost is $874,772
22-104	Rule Construction, LTD	$ 384,880.80	$ 171,906.00	$ 76,000.00	$ 4,750.00	**$ 637,536.80**	
Smithgroup invoices (overhead)		$ 74,090.00	$ 22,514.00	$ 13,391.53	$ -	**$ 109,995.53**	
Total		$ 1,404,376.25	$ 426,746.40	$ 253,843.53	$ 35,808.00	**$ 2,120,774.18**	Spending Included in negative cash balance $(1.3K) as of 12.31.2022

2023 Spending
Summary of Final Pay Requests by project:

Project	Vendor	**Total 2023**	
23-100	Rule Construction, LTD	$ 525,920.00	Lead service replacements Utility Side Main Street-actual bid
23-101	Oak Valley, Beth Circle & South St	$ 200,000.00	Water Main and Material Time ($200K in material costs right now), project in place/joint project with Public Services (streets)
22-104	Rule Construction, LTD	$ 237,235.20	Project additional costs to complete 22-104 per 2022 bid
		$ 963,155.20	
	Nesheim Subdivision	$ 1,400,000.00	Not out for bid yet, engineers still working on, late fall and possibly could be rolled into next year

Summary of Spending

$ 2,120,774.18	2022 Projects
$ 963,155.20	2023 Projects in process
$ (600,000.00)	ARPA Funds
$ 2,483,929.38	

Village of Mount Horeb / Mount Horeb Utilities
2023-2026 Capital Improvement Plan

	2022 Expense	2022 Other Revenue	2022 Levy/Rate	2023 Expense	2023 Other Revenue	2023 Levy/Rate
UTILITIES						
Water						
#26 2010 Chev K25	75,000	7,000	68,000			
1995 Air Compressor 50%			-	-		-
Tower #3 Cleaning	12,000		12,000			-
Tower #6 Clearning	2,000		2,000			-
System Leak Detection	4,200		4,200	5,000		5,000
Main Replacement			-	1,390,257	1,390,257	-
Well #5 Inspection (2026)			-			-
Lead Service Replacements	1,420,000	1,420,000	-			-
Meter Replacements	43,000		43,000	110,000		110,000
Well #3 Reroof (2022)	30,000		30,000			-
Well #4 Reroof (2025)			-			-
Water Total	**1,586,200**	**1,427,000**	**159,200**	**1,505,257**	**1,390,257**	**115,000**

VILLAGE OF MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 6.c

Consideration of Resolution 2023-03: Budget Amendment

BACKGROUND

This is the annual budget amendment to update costs that have come differently than projected since the budget was adopted.

RECOMMENDATION

ATTACHMENTS

1. reso 2023-03 Budget amendment 2023

VILLAGE OF MOUNT HOREB
RESOLUTION 2023-03

BUDGET AMENDMENT

BE IT RESOLVED that the Village Board of the Village of Mount Horeb authorizes an amendment to the 2023 Village Budget to transfer funds as follows:

Account Number	Account Name	Increase	Decrease
CAPITAL PROJECTS FUND-EXPENSE			
400-551400-820	Community Center Improvements	$20,000	

The increase is due to carryover of funds from 2022 related to the Recreation department porch remodel; originally was budgeted in 2021 and work is occurring in 2023.

Account Number	Account Name	Increase	Decrease
SOUTHWEST DANE OUTREACH-REVENUE			
230-473600-000	County Grants – Outreach Program	$10,165	
230-473610-000	County Grants – Nutrition Program	$2,995	
230-473618-000	County Grants – Catered Meals	$2,059	

The increase is due to Dane County increasing funding after the original budget was approved.

Account Number	Account Name	Increase	Decrease
SOUTHWEST DANE OUTREACH-EXPENSE			
230-546200-210	Contractual – Catered Meals	$3,170	

The increase is due to Dane County increasing catered meals funding after the original budget was approved.

Account Number	Account Name	Increase	Decrease
LIBRARY-EXPENSE			
240-551100-XXX	Operating Expenditures	$29,812	

The increase is due to incorrect budget used for initial approval, and was not realized until after the original budget was approved.

Account Number	Account Name	Increase	Decrease
LIBRARY-REVENUE			
240-437XXX, 467XXX, 469XXX	Library Aid and misc.	$3,170	

The increase is due to an increase in library aid after the original budget was approved.

Account Number	Account Name	Increase	Decrease
TID #3-REVENUE			
450-411200-000	Property Taxes-TID Increment	$9,067	

The increase is due to actual TID#3 increment being higher than budgeted.

<u>GENERAL FUND TID #4 CLOSE OUT</u>

100-411100-000	Property Taxes – Final closeout	$10,634

The increase is due to one time additional TID#4 increment due to close out

<u>TID #5-REVENUE</u>

460-411200-000	Property Taxes-TID Increment	$65,540

The increase is due to actual TID#5 increment being higher than budgeted.

Introduced and passed this 7th day of June, 2023.

____

Ryan Czyzewski, Village President

ATTEST:

____

Alyssa Gaffney, Village Clerk

VILLAGE OF MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	Ryan Czyzewski, Village Board President

AGENDA ITEM # 6.d

Discussion/Consideration: Designation of ARPA Funds

BACKGROUND

There has been some discussion that the compromise on increasing the Federal debt ceiling will include a provision that the Federal Government can take back any unspent American Rescue Plan Act (ARPA) funds from municipalities. Since the Village claimed the funds as lost revenue, we have flexibility in how the funds are used. We also feel that we should not be punished for taking our time and using the funds wisely. To avoid the risk of losing these funds, staff would like the Board to consider designating these funds to either the General Fund Balance or we could use the remaining funds to help offset the cash deficit in the water fund.

RECOMMENDATION

ATTACHMENTS

1. Copy of 2022-03 ARPA Planning

Village of Mount Horeb
ARPA Spending
Award = $788,572.89

What	Who Benefits	Committee (or Dept Head) Overseeing	Why (Top 1-3 reasons)	When	Total Cost	$ Committed	$ ARPA Request	Plan if ARPA funds not received
New Village Website (with online form capability) & Agenda Management platform	Employees, residents and business owners using the website	Finance & Personnel (or Nic)	Enhance communication, increase efficiency	2022	$ 30,000	$ 30,000	$ 30,000	General Fund reserves would be used
Replacement of lead service lines	All residents?	Utility Commission	Safety, cost savings	2022	$ 1,420,000	$ 1,420,000	$ 600,000	Issue additional debt / use more reserves
Rec Dept/Senior Center, Park Shelters, and Aquatic	Employees, volunteers	Parks, Recreation and Forestry	Security, tracking entry/usage	2023	$ 16,000	$ -	$ 16,000	Capital Budget Request
Mountain Bikes for PD Patrol	Residents, tourists at events	Public Safety	Crowd control, silent night patrols	2023	$ 8,000	$ -	$ 8,000	Capital Budget Request
Updated Dictation Equipment	Employees	Public Safety	More efficient for admin staff	2023	$ 2,200		$ 2,200	Capital Budget Request
Ionization Air Purification System	Library Patrons and employees	Library Board	Cleaner air for library users and staff	2022	$ 11,554	$ 11,554	$ 11,554	Already paid from Library Reserves
Reimburse Covid Expenses	Library Patrons and employees	Library Board	Sanitation and safety	2019-2(	$ 4,243	$ 4,243	$ 4,243	Already paid from Library Budget
Outdoor Pavilion	Library Patrons	Library Board	Outodoor programing area	2023	$ 40,000		$ 40,000	Capital Budget Request
HR Tracking Software	Employees	Finance & Personnel (or Nic)	Ease burden on hiring, reduce risk of incidents	2022				
Senior Center Chairs	Seniors, community room users	Lynn/Outreach Board	Chairs are worn and unstable	2022	$ 5,000		$ 5,000	Capital Budget Request
Substation Improvements	Utility Customers	Utility Commission	Improve Electric system, increase reliablity	2023	$ 300,000	$ 300,000	$ 150,000	Utility Budget/Debt
Electric Transformers	New utility Customers	Utility Commission	Have new transformers ready for new develop	2023	$ 60,000	$ 60,000	$ 30,000	Utility Budget
New Electric Meters	New utility Customers	Utility Commission	Have new meters ready for new customers	2023	$ 36,000	$ 36,000	$ 10,000	Utility Budget
Wifi hot spots for parks	Park Users	Parks, Recreation and Forestry	Expand wifi availablity	2022	$ 10,000		$ 10,000	Captial budget or skip purchase
Online Application Software	Village Staff	Finance & Personnel (or Nic)	Improved efficiency and effecitveness of hiring	2023	$ 6,000		$ 6,000	Captial budget or skip purchase
Barriers for Front Counter	Village Staff and residents	Finance & Personnel (or Nic)	Permanent barries to increase safety	2023	$ 10,000		$ 10,000	Captial budget or skip purchase
Grand Total of Requests							**$ 932,997**	

Notes:
Consider other funding sources that may be available

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	Ryan Czyzewski, Village Board President

AGENDA ITEM # 6.e

Consideration of Resolution 2023-07: Urging State Legislature to Provide Funding for Local Governments

BACKGROUND

Reso 2023-07 is being prepared by Ryan per email 6/1/23.

RECOMMENDATION

ATTACHMENTS

1. reso 2023-07 Resolution Urging the State Legislature to provide necessary funding for local governments and maintain local control

RESOLUTION NO. 23-07

RESOLUTION URGING THE STATE LEGISLATURE TO PROVIDE NECESSARY FUNDING FOR LOCAL GOVERNMENTS AND MAINTAIN LOCAL CONTROL

WHEREAS, in response to overwhelming calls from communities, professional associations, and residents from across Wisconsin to make reforms to the State's system of local government revenue sharing, Governor Tony Evers and members of the State Legislature have put forward proposals in the current legislative session that seek to make these needed reforms including the Governor's 2023-2025 Biennial Budget Recommendations, Assembly Bill 245, and Senate Bill 301.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Mount Horeb recognizes and appreciates the hard work, dedication, and seriousness that the Governor and members of the State Legislature have taken with the substantial reforms to local government finance that have already been put forward in this legislative session; and

BE IT FURTHER RESOLVED, that the Village Board of Mount Horeb calls on the State Legislature to build on the proposals in Assembly Bill 245 and Senate Bill 301 by further increasing the amount of shared revenue available to local governments thereby ensuring a long-term reliable and sustainable solution is in place; and

BE IT FURTHER RESOLVED, that proposals in Assembly Bill 245 and Senate Bill 301 which further restrict or eliminate local control, including prohibitions on local advisory referendums, requiring one size fits all thresholds on maintaining public safety services, prohibiting contracting preferences for certain protected classes, restricting local health officials and local governments' ability to respond to health emergencies, and restricting local control over quarries, be withdrawn; and

BE IT FURTHER RESOLVED, the Village Clerk is hereby directed to send a copy of the adopted resolution to Mount Horeb’s Legislative Delegation and the Governor.

Adopted, approved, and recorded June 7, 2023.

____
Ryan Czyzewski
President

ATTEST:

____
Alyssa Gaffney
Village Clerk

(SEAL)

VILLAGE OF MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 6.f

Discussion/Consideration: Change of Date for July Board Meeting

BACKGROUND

The regular meeting date for July falls on July 5th, staff is wondering if we should stay on that date or reschedule.

RECOMMENDATION

ATTACHMENTS

None

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 7.b

Community Development Authority

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 7.m

Sustainability and Natural Resources Committee

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None

VILLAGE OF MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 7, 2023	

AGENDA ITEM # 7.n

Dane County Cities & Villages Committee Report

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None