VILLAGE OF MOUNT HOREB
E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

COMMUNITY DEVELOPMENT AUTHORITY AGENDA
Wednesday, February 14, 2024 at 6:00 PM

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

1) Call to order
2) Consent Agenda
   a. Consideration of January 10, 2024, Meeting Minutes
   b. Economic Development Director's report
   c. Mount Horeb Area School District report
   d. Mount Horeb Area Chamber of Commerce report
   e. Residential Exterior Improvement Program
3) Agenda Items
   a. Economic Development Presentation:
   b. Discussion on Available Commercial Spaces
   c. Discussion: Creation of TID 6 - Karakahl
4) Meeting adjournment.

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

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COMMUNITY DEVELOPMENT AUTHORITY AGENDA
Wednesday, January 10, 2024 at 6:00 PM

DRAFT MEETING MINUTES

1) Call to order

Marc Schellpfeffer called the meeting to order at 6:00 PM. Members present were Tood Fritz, Ben Vondra, Ryan Czyzewski, Marc Schellpfeffer, Andy Baber & Barb Case. Also present were Village Administrator, Nic Owen, Kristin Fish-Peterson & Office Assistant, Katie Jelle. Karen Tetzlaff was absent.

2) Consent Agenda

There were no questions or comments regarding the information provided. Motion by Czyzewski to approve the Minutes & Consent Agenda, second by Fritz.

a. Consideration of December 13, 2023 Meeting Minutes

b. Economic Development Director's report

c. Mount Horeb Area School District report

d. Mount Horeb Area Chamber of Commerce report

3) Agenda Items

a. Presentation: Downtown Parking Study Findings

Fish-Peterson gave an update on the Parking Study that was conducted. The study began in August. 3 audits were conducted plus 1 weekend audit, Stakeholder Interviews in October & November, an Open House in October & a Steering Committee meeting in January. The Steering Committee will meet again in February & the MSA & Steering Committee will hopefully be ready to present a formal presentation on March 6 with formal recommendations.

Fish Peterson met with 17 stakeholders to discuss parking. Takeaways from the interviews are: Parking isn't an issue now, but may be with the removal of Steve Brown lot. Signage needs to be better, more bike parking needed, consider EV parking, Pedestrian safety, parking restrictions (4 hour, 2 hour, buy-in). Other feedback was ADA accessibility & safety, Fire Truck access, dedicated parking for employees.

b. Zoning Code Rewrite Update

Owen presented an update on the Zoning code re-write. The current Zoning Code is from the 1970s. Owen is working with Vandewahl to update the Zoning codes and rewriting them to be more up to date & modern & to give more flexibility for development.

4) Meeting adjournment.

Vondra moved to adjourn at 6:35 PM, Czyzewski seconded.

REDEVELOPMENT RESOURCES

February 10, 2024

To: Community Development Authority

From: Kristen Fish-Peterson, Economic Development Contracted Staff

Re: Report on work to date

What follows is a list of activities to date:

1. Meetings in person and virtual
    a. Nic Owen individually (in person, phone, and emails)
    b. Village Board, CDA meetings
    c. Joint meeting of Village Board, Chamber and School District
    d. Emails, virtual meetings, and phone calls with prospective new business
    e. Chamber Board meeting
    f. Chamber Business Advocacy Committee meeting
    g. Retention calls on three Mount Horeb (downtown) businesses
    h. Emails with MSA regarding parking study
    i. Planning with Chamber of downtown property and business owner event
    j. Discussions with two housing developers for opportunities in Mount Horeb
    k. Phone call and tour of vacant commercial space in downtown
    l. Virtual meeting with potential developer of Karakahl site and connections (follow up phone calls, research and emails) between owner and developer

2. Research
    a. Land prices and recent sales in and around Mount Horeb
    b. Preparation of training segment and reporting for CDA
    c. Research on Tech Hub grant and how Mount Horeb can participate in effort
    d. Review Lukken counteroffer and appraisal
    e. Review evaluation of Karakahl facility

3. Prep, attendance and follow up at CDA and Village Board meetings.

Board of Education Recap

Resumen de la Junta de Educación

February 6, 2024

St. Valentine's Day is around the corner, Vikings – That means love is in the air! When the Board met last night, they showed a lot of "love" to our 4K Spotlight Student, Leo Beer. Just look at those beautiful smiles!

Our 4K Coordinator, Mrs. **Nicole Tepe**, was on hand to welcome **Leo Beer**, son of Mr. and Mrs. **Shawn and Marie Beer**. Leo attends The Academy of Little Vikings. Leo's teacher, Mrs. **Tara Deglow** (pictured third from the right) said, "Leo goes above and beyond! He is extremely caring and considerate of everyone. He is an amazing friend to have and is a hard worker. Leo is a super-star student! He is a great problem solver when social problems arise and seeks to find win-win solutions for everyone!"

Strategic Plan Updates – Thanks to our community and staff members for their support in developing our latest plan, *Breakthrough 2032*. Based on your feedback, the Board of Education crafted strategies to enhance our four returning pillars: Learning and Growth; Wellness; Facilities and Finance; and Community Engagement. Details may be found at this link. When the Board visited with business leaders in our community, they heard about the knowledge, skills, and dispositions they seek in young people entering the workforce. As a result, an aspirational vision was created for each MHASD graduate (see left). We will continue to measure our progress as we have done during the Board's second meeting of the month ("Information and Advocacy Reports"). Tell us what you think – I always welcome hearing from you – salernosteve@mhasd.k12.wi.us or 608-437-7010.

In other "action-oriented" items, the Board:

- ⇒ continued their preparations for the forthcoming "Sponsorship and Advertising Guide" by reviewing revisions to Board policy 850, "Public Solicitations/ Promotions on School Premises." This will return for a second reading at the BOE's next meeting. The Guidebook is still on track for a presentation to the full Board this March.
- ⇒ reviewed two personnel policies related to employee records and returning to work after extended absences. Both of these policies included thoughtful input from our staff. These will return for a second reading at the BOE's next meeting.

TIP OF THE HAT AWARD: **Starlyn Olson, Karissa Deutsch, Lisa Elfering, Sarah Gates-Miller, Kathryn Nygaard,** and **Amanda Wagner** (left to right). These loving staff members support our 18+ program at the District's Transition Center. Their goal is to provide life skills and work-based opportunities for graduates with special needs. Recently, they traveled to Epic Systems in Verona to see all that they do and learn about opportunities. If your business would like to partner in a similar way I would welcome hearing from you - salernosteve@mhasd.k12.wj.us!

Wishing you and your family only the very best – I am proud to be a Viking, and I hope you are too!

Board of Education Recap

Resumen de la Junta de Educación

6 de febrero de 2024

El día de San Valentín está a la vuelta de la esquina, vikingos. ¡Eso significa que el amor está en el aire! Cuando la Junta se reunió anoche, mostraron mucho "amor" a nuestro estudiante 4K Spotlight, Leo Beer. ¡Solo mira esas hermosas sonrisas!

Nuestra coordinadora de 4K, la Sra. **Nicole Tepe**, estuvo presente para dar la bienvenida a **Leo Beer**, hijo del Sr. y la Sra. **Shawn y Marie Beer**. Leo asiste a la Academia de los Pequeños Vikingos. La maestra de Leo, la Sra. **Tara Deglow** (en la foto, tercera desde la derecha) dijo: "¡Leo va más allá! Es extremadamente cariñoso y considerado con todos. Es un amigo increíble y es un gran trabajador. ¡Leo es un estudiante súper estrella! ¡Es un gran solucionador de problemas cuando surgen problemas sociales y busca encontrar soluciones beneficiosas para todos!

Actualizaciones del plan estratégico: gracias a nuestra comunidad y a los miembros del personal por su apoyo en el desarrollo de nuestro último plan, Breakthrough 2023. Con base en sus comentarios, la Junta de Educación elaboró estrategias para mejorar nuestros cuatro pilares recurrentes: aprendizaje y crecimiento; Bienestar; Instalaciones y Finanzas; y participación comunitaria. Los detalles se pueden encontrar en este enlace. Cuando la Junta visitó a líderes empresariales de nuestra comunidad, escucharon sobre los conocimientos, habilidades y disposiciones que buscan en los jóvenes que ingresan a la fuerza laboral. Como resultado, se creó una visión de aspiraciones para cada graduado de MHASD (ver a la izquierda). Continuaremos midiendo nuestro progreso como lo hemos hecho durante la segunda reunión del mes de la Junta ("Informes de información y promoción"). Cuéntanos lo que piensas. Siempre agradezco saber de ti – salernosteve@mhasd.k12.wi.us or 608-437-7010.

En otros temas "orientados a la acción", la Junta:

- ⇒ continuaron sus preparativos para la próxima "Guía de Patrocinio y Publicidad" revisando las revisiones a la política 850 de la Junta, "Solicitudes Públicas/Promociones en Instalaciones Escolares". Esto volverá para una segunda lectura en la próxima reunión del BOE. La Guía todavía está en camino de ser presentada ante la Junta en pleno en marzo.
- ⇒ revisó dos políticas de personal relacionadas con los registros de los empleados y el regreso al trabajo después de ausencias prolongadas. Ambas políticas incluyeron aportes reflexivos de nuestro personal. Estos volverán para una segunda lectura en la próxima reunión del BOE.

PREMIO PUNTA DEL SOMBRERO: **Starlyn Olson**, **Karissa Deutsch, Lisa Elfering**, **Sarah Gates-Miller**, **Kathryn Nygaard** y **Amanda Wagner** (de izquierda a derecha). Estos cariñosos miembros del personal apoyan nuestro programa para mayores de 18 años en el Centro de Transición del Distrito. Su objetivo es brindar habilidades para la vida y oportunidades laborales a graduados con necesidades especiales. Recientemente, viajaron a Epic Systems en Verona para ver todo lo que hacen y conocer las oportunidades. Si a su empresa le gustaría asociarse de manera similar, le agradecería saber de usted - salernosteve@mhasd.k12.wj.us!

Le deseo a usted y a su familia lo mejor. Estoy orgulloso de ser vikingo y espero que usted también lo esté.

February 5, 2024

WEEKLY MEMBER NEWSLETTER

MOUNT HOREB AREA CHAMBER OF COMMERCE

Chamber Board | Chamber Trustees | Event Media Kits | Member Guides | Refer a New Member!

Happy Monday!

We are looking forward to **Good Morning, Mount Horeb** this **Wednesday** at **8:00am** at **Martinson Hall at Buck & Honey's**. We will hear from **Hi Point Steakhouse**, **Daily Harvest Designs**, and the **Mount Horeb Public Library**. I hope you'll join us! **Register here.**

Then on **Thursday** we are going to celebrate the **Grand Opening & Ribbon Cutting Ceremony** for **Firefly Events Decor & Flowers**! They will be offering specials all day (see more details below), and then the ribbon cutting ceremony will take place at **4:00pm**. I hope you can stop by and celebrate with us! **Register here**.

The weekend of **Scandihoovian** is finally here! Unfortunately, we don't have the snow or cold weather we enjoyed last year, so we are making some adjustments. What we do know is that it is going to be a fun weekend full of quirky goings-on! Be sure to check the schedule of chamber events and local business events on the **Community Calendar**. We are also looking for **volunteers** to help us out! If you have some time this weekend, please **sign up here**. We appreciate your support!

A big thank you to our **Scandihoovian Sponsors**: Buck & Honey's, Firefly Events Decor & Flowers, SIFT & Winnow, Open House Imports, Academy of Little Vikings, American Family Insurance Walton & Associates, Norsk Golf Club, Driftless Historium, Sons of Norway, and our **Trustee Sponsors** who make all of our events possible! Thank you!

(And don't forget to buy your **Red Hat** or **Scandi-Cap** **here**!)

Next **Tuesday, February 13**, is our second session of our **Power Up** professional development series about **Buying/Selling Small Businesses**. Even if you missed the first session, you can join us for a deeper exploration of this topic, which will take place **online** at **1:00pm. Register here.**

We are also looking forward to our **6th Annual Awards Dinner** on **March 7** at **Martinson Hall at Buck & Honey's**! We are once again hosting a **Wine Pull**, and so we are looking for donations of bottles of wine valued between $20 - $100. You will be recognized at the event for your donation! Submit your Wine Pull Donation **here**.

We are also planning to host our popular **Silent Aution** during the Awards Dinner, and so we are also seeking donations for that. You can submit your **Silent Auction Donation** **here**. Thank you for your generosity!

I will be out of the office today and tomorrow for the kick-off meeting for my fellowship through the US Chamber in Washington, DC. I will return to work on Wednesday. If you need anything before then, please reach out to **Teddi** or **Jessie**.

Have a great day!

Rachel LaCasse-Ford, President/CEO
rlacasseford@trollway.com
608-437-5914
Schedule a Meeting with Me!

UPCOMING MEETINGS

February 8
Business Advocacy Committee

February 15
Membership Committee

February 20
Tourism Events Committee

Every Monday
Online Office Hours
with Rachel!

MEMBER NEWS

Mount Horeb UMC Welcomes the Rev. Becky Rokitowski as New Pastor

Mount Horeb United Methodist Church welcomes the Rev. Becky Rokitowski as its new pastor. She comes to Mount Horeb from Tallahassee, Florida, where she was associate pastor at Saint Paul's United Methodist Church.

Read More

COMMUNITY CALENDAR

Scandihoovian Red Hat Coloring Contest
Jan 29-Feb 8
Submitted By: **Mount Horeb Public Library**

Makeup Lesson at Lekko Beauty
Feb 7
Submitted By: **Lekko Beauty**

FREE Tea and Coloring
Feb 9
Submitted By: **Telsaan Tea**

Downtown Troll Town Scavenger Hunt!
Feb 9-11
Submitted By: **Driftless Historium**

Family Bingo Night
Feb 9
Submitted By: **Mount Horeb Rec Department**

Open House & Client Appreciation with Ashley at Restaino Homes
Feb 10
Submitted By: **Ashley at Restaino Homes**

Paint Your Own Gnome (Or take one home!)
Feb 10
Submitted By: **Center Ground Studios**

How do I submit a News Release?

HOT DEAL SPOTLIGHT

Directory Listing Special
Valid: **Feb 1 - Feb 29**
Submitted by: **Shelley's Social Media**

How do I submit a Hot Deal?

Rotary SuperBrunch
Feb 11
Submitted By: **Mount Horeb Rotary**

Making a Planet-Friendly Farm Bill
Feb 12
Submitted By: **Mount Horeb Sustainability Committee**

See More Events on the Community Calendar

How do I submit an Event?

Volunteer for
SCANDiHOOViAN
FEBRUARY 10

MEMBER EVENTS
member events

Good Morning, Mount Horeb
Martinson Hall

Date: **February 7 @ 8:00am**
First Wednesday of the Month

Speakers:
Hi Point Steakhouse
Daily Harvest Designs
Mount Horeb Public Library

Register
Registration is appreciated but not required.
Open to members and non-members.

2024 Session Sponsorship are Available!
Sign Up Here

Power Up! Professional Development Series
Virtual Session

Power Up is a new series developed by our Professional Development Committee.

Each quarter will feature a new theme and we'll hear from experts in our community.

Q1 Session 2 - We will meet online for this session and take a deeper dive into Buying/Selling Small Businesses.

Date: **February 13 @ 1:00pm**
Speaker: **Paul Onsager, esq.**
Onsager Law Office
Topic: **Buying/Selling a Small Business**
(See more details below)

Register
Please register ahead of time.

----Upcoming Sessions This Quarter----
Q1 Session 3 (Mar 12 @ 1pm) will an online interactive session where you can talk to our expert, ask questions, and share your experiences. **Register here**.

Congratulations to **Hi Point Steakhouse**, who celebrated a **Grand Reopening** and **Ribbon Cutting** last week! Thank you to all who were able to attend!

Firefly Events
DECOR & FLOWERS

You Are Invited

Grand OPENING

& Ribbon Cutting

Thursday, February 8

Grand Opening All Day 8am - 9pm
Women's Scarves BOGO Free
10% Off Entire Store
Ribbon Cutting @ 4pm

Firefly Events Decor & Flowers
109 N 8th St.
Mount Horeb, WI 53572

MOUNT HOREB
AREA CHAMBER OF COMMERCE

REGISTER HERE

ADVOCACY
advocacy

Recent Meetings

Joint School/Village/Chamber Board Meeting

The Chamber, Village, and School hosted their first annual joint-board meeting on January 29. Each entity provided an update on work being done through the Community Coalition, as well as an update on our respective strategic plans.

Recording | Minutes

Upcoming Public Meetings & Discussion Topics

Mon, Feb 5 @ 7:00pm - School Board Meeting
The board will vote to approve the hiring of Craig Smith as the new School-to-Career Coordinator. They will also vote to approve the 2032 strategic plan.
Agenda

Wed, Feb 7 @ 7:00pm - Village Board Meeting
The board will vote on the appointments for the new Historic Preservation Commission. They will also consider awarding the bid for the upcoming zoning code rewrite. The future of the Karakahl Country Inn is under consideration. The board will also consider the 2023 village strategic plan.
Agenda

POWERUP

PROFESSIONAL DEVELOPMENT SERIES

MOUNT HOREB AREA CHAMBER OF COMMERCE

QUARTER 1 - SESSIONS 1, 2, 3

BUYING/SELLING A SMALL BUSINESS

Are you an advisor to small business owners? Are you a small business owner or do you aspire to be a small business owner? Start your new year off right with an opportunity to mingle and network with other small business owners and members of the Chamber.

These three one-hour sessions will provide valuable information on business succession planning for small business owners, as well as information for those interested in buying or selling a small business interest. Get your questions answered! Reserve your spot today!

COST: $10 / $0 FOR CHAMBER MEMBERS

PRESENTER: PAUL ONSAGER, ESQ., ONSAGER LAW OFFICE

SESSION 1: TUES, JAN 23 @ 8AM-9AM, GRANDSTAY HOTEL
SESSION 2: TUES, FEB 13 @ 1PM-2PM, VIRTUAL SESSION
SESSION 3: TUES, MAR 12 @ 1PM-2PM, VIRTUAL SESSION

REGISTER ONLINE: WWW.MOUNTHOREBCHAMBER.COM

REGISTER HERE

WORKFORCE DEVELOPMENT

resources

SEEKING BUSINESSES INTERESTED IN

Youth Apprenticeship

Are you hiring? Are you looking to build up the workforce pipeline in your industry and in your community?

Youth Apprenticeship is a great way to meet your immediate workforce needs while also preparing future generations for fulfilling careers.

- Youth Apprenticeship is available to high school juniors and seniors
- Students work a minimum of 450 paid hours of employment, 10-15 hours/week, often during the school day
- Students enroll in pathway-specific concurrent related instruction, and can earn industry certifications and/or dual credit

The high school is currently looking for business partners in the following industries: welding, plumbing, information technology, marketing, business administration, and education.

Interested in Learning More?

Contact Jodie Baber, YA Coordinator
baberjodie@mhasd.k12.wi.us (608) 437-7028

MOUNT HOREB COMMUNITY COALITION

DCYA Dane County School Consortium Youth Apprenticeship Initiative

MEMBER EVENTS

member events

6TH ANNUAL
AWARDS DINNER
Mount Horeb Area Chamber of Commerce
MARCH 7 • MARTINSON HALL AT BUCK & HONEY'S • 150 ATTENDEES
THE NEXT chapter

6TH ANNUAL

AWARDS DINNER

Mount Horeb Area Chamber of Commerce

PENNING A NEW CHAPTER

TICKETS

Individual $55

Couple $95

Table of 6 ..... $250

Table of 8 ..... $300

Includes dinner & 1 drink ticket per person.

SPONSORSHIPS

Food & Drink Sponsor $350

Table of 6 ● Business Logo on Signage at Buffet Station & at Bar
Logo on Drink Tickets ● Logo on Event Program
Mentioned and Tagged on Social Media ● Mentioned at Event

Entertainment Sponsor $300

4 Tickets ● Business Logo on Signage Near Entertainment
Logo on Event Program ● Mentioned and Tagged on Social Media
Mentioned at Event

Wine Pull Sponsor $250

2 Tickets ● Business Logo on Signage At Wine Pull Station
Logo on Event Program ● Mentioned and Tagged on Social Media
Mentioned at Event

Silent Auction Sponsor $200

1 Tickets ● Business Logo on Signage At Silent Auction Table
Logo on Event Program ● Mentioned and Tagged on Social Media
Mentioned at Event

RESERVE TICKETS & SPONSOR

● **Deadline: February 17**

BUY TICKETS & SPONSOR

DONATE A BOTTLE OF WINE

DONATE TO SILENT AUCTION

EXPOSURE
exposure

2024 MOUNT HOREB AREA COMMUNITY GUIDE

We are excited to partner with Finger Publishing Company, Inc. (formerly News Publishing, Inc.) on the layout, printing, and distribution of our Community Guide! This expanded redesign will feature three key sections: Living Here (residents and relocation), Visiting Here (tourism), and Growing Your Business Here (economic development). The Visiting Here section will also be run and distributed as a standalone piece. Chamber members will be listed in the publication's Member Directory.

$1,075 | Prime Full Page

7.25" Wide x 9.75" Tall

Inside Front Cover, Inside Back Cover, Back Cover

$975 | Full Page

7.25" Wide x 9.75" Tall

Limited Pages Available

$625 | Half Page

7.25" Wide x 4.75" Tall -OR- 3.5" Wide x 9.75" Tall

$475 | Banner

7.25" Wide x 2.5" Tall

Limited Banners Available

$375 | Quarter Page

3.5" Wide x 4.75" Tall

$225 | Twelfth Page

3.5" Wide x 2.5" Tall

MOUNT HOREB
AREA CHAMBER OF COMMERCE

For more information or to place your ad, contact:

Lisa Kueter-Anderson

(608) 225-3738

adsales12@fingerpub.com

Deadline: March 15

DOWNLOAD PRICE GUIDE

LIGHT POLE BANNER SPONSORSHIP

Show your Mount Horeb pride by sponsoring a light pole banner in the Village. Two different sizes are available. There are limited sponsorships available.

One side of the banner will have the Mount Horeb design as shown to the right and one side will be your customized message.

Color of banner can not be guaranteed. The banner will be red, grey, or white.

2X5 DOWNTOWN BANNER **$150.00**

Only 30 sponsorships are available.

2X7 BANNER **$200.00**

Larger banners can be found on West Main Street and Springdale Street.

MOUNT HOREB
AREA CHAMBER OF COMMERCE

RESERVE YOUR BANNER

MAXIMIZE YOUR MEMBERSHIP

tips to help you make the most of your chamber membership

The 2024 Membership Guide, Trustee Guide, and Tourism Events Sponsorship Guide are here!

Download your copy today!

2024 Member Event Sponsorship Guide is coming soon!

Need Troll Maps?

You can submit a request for **Troll Maps, Community Guides, Sugar River Valley Maps,** and **Relocation Guides** on our website!

Fill out the request, and in the **comment box**, let us know how many of each publication you would like.

If you'd like to **pick up** the items at the Mount Horeb Welcome Center, let us know that in the comment box. Otherwise, we will **mail them** to you or **drop them off**.

SUBMIT REQUEST

BUSINESS FINANCING OPPORTUNITIES

business financing opportunities

Mount Horeb Revolving Loan Fund

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

Mount Horeb Revolving Loan Fund Manual

Tax Incremental Financing Districts
There are several Tax Incremental Financing Districts in Mount Horeb. There are special funding opportunities in the different districts.
A TID Manual, Joint Review Board Common Questions

Please contact Nic Owen, Village Administrator, for additional information.

VILLAGE OF MOUNT HOREB

Village of Mount Horeb
(608) 437-6884
mounthorebwi.info

BUSINESS EDUCATIONAL OPPORTUNITIES

business educational opportunities

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

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

SCORE

SBDC Wisconsin

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

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

PUTTING DREAMS to WORK Since 1987
WWBIC
ENTREPRENEURSHIP
FINANCIAL IMPACT
- EDUCATION
- LENDING
- COACHING

Small Business Resources
COVID-19 Loan Program
WWBIC On-Demand Classes
Business Financing
Other Resources

Visit: www.wwbic.com

RESOURCES
learn more!

Chamber
Chamber Talk Blog
Member Portal
Events Calendar
News Releases

Village
Village of Mount Horeb

Regional
MadREP
Public Health Madison + Dane County
Dane County Buy Local
Wisconsin Small Business Development Center (SBDC)

Connect with Us!

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

MOUNT HOREB
AREA CHAMBER OF COMMERCE
TRUSTEES

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

community and take pride in being community leaders.

I'm Interested in becoming a Chamber Trustee

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

Unsubscribe rlacasseford@trollway.com

Update Profile |Constant Contact Data Notice

Sent byinfo@trollway.compowered by

Try email marketing for free today!

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
February 14, 2024	

AGENDA ITEM # 2.e

Residential Exterior Improvement Program

BACKGROUND

The updates have all been made and the Residential Exterior Improvement Program has been posted to the Village website and shared out on social media. The deadline for applications is April 1. We have already received 1 application.

RECOMMENDATION

ATTACHMENTS

None

Training Module 15

Current Housing Market and Environment

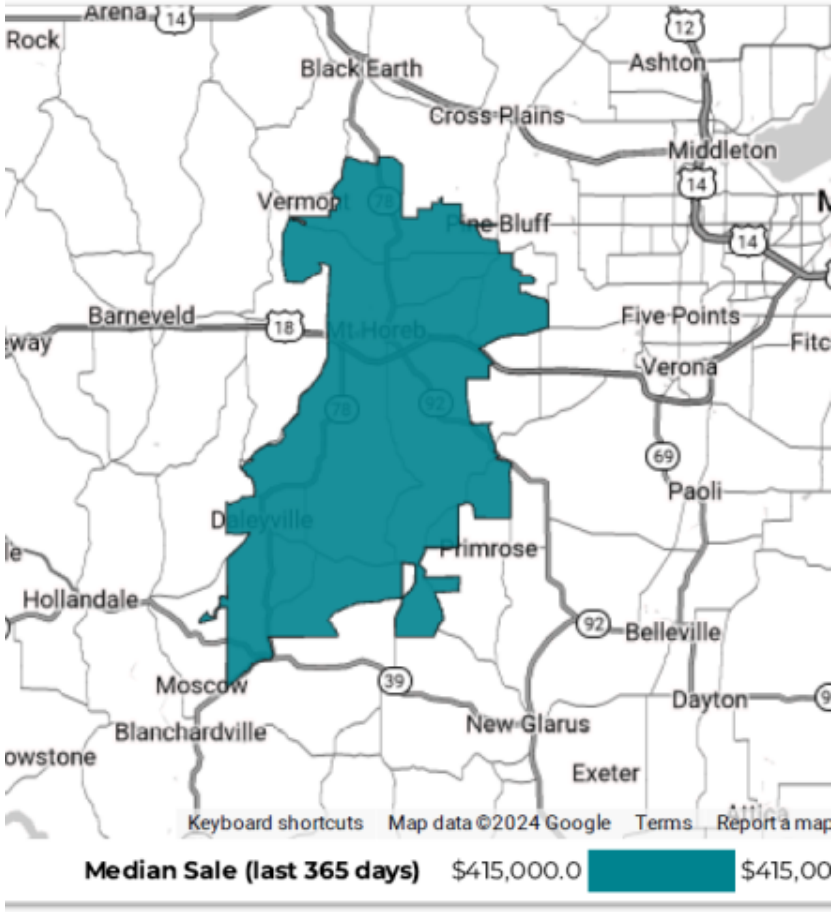
2021 Housing Task Force Report

- **Recommendation:** It is recommended that the Village promote the construction of **155 housing units priced to target households making 60-100% of area median income** within the next five years, to meet current demand.
- **Recommendation:** It is recommended that the Village promote the construction of **100 income-qualified workforce rental units**, to be constructed within the next five years, priced to target workers earning 60-100% of area median income. This number is based on the current housing gap for renter households at various income levels below 100% AMI and anticipating future growth in demand. (51 units developed by Gorman in 2023)

2021 Housing Task Force (cont.)

- **Recommendation:** In recognition that **senior housing** is much needed, the Task Force recommends that the Village conduct additional needs assessments to determine the appropriate number and type of senior housing units to construct and prioritize construction of affordable units.
- **Recommendation:** It is recommended that the Village work to identify land and developers for **smaller infill development projects.**
- **Recommendation:** It is recommended that the Village work to identify land and developers for **larger development projects** (for example, 20 plus units, rental or owner occupied). Lukken Property
- **Recommendation:** It is recommended that the Village work with developers to build **small scale real estate ownership projects** (condos, pocket neighborhood, co-housing, cooperatives and neighborhood scale units).

The Current Market



	# of Sales / Count			
Month	2021	2022	2023	2024
January	4	7	7	8
February	10	7	3	-
March	8	13	4	-
April	11	9	6	-
May	11	11	8	-
June	10	14	18	-
July	12	15	13	-
August	8	21	11	-
September	14	12	7	-
October	8	8	5	-
November	10	4	10	-
December	9	7	6	-

Current market (cont.)

Sale Price / Median				
Month	2021	2022	2023	2024
January	$328,000	$324,500	$440,000	$552,500
February	$385,000	$381,743	$335,000	-
March	$344,900	$360,000	$325,000	-
April	$331,000	$474,900	$430,000	-
May	$365,000	$500,100	$430,000	-
June	$350,100	$439,000	$450,000	-
July	$345,000	$425,000	$429,900	-
August	$356,000	$360,100	$465,000	-
September	$370,000	$399,999	$379,900	-
October	$406,000	$520,000	$584,900	-
November	$344,900	$534,604	$407,500	-
December	$475,000	$370,000	$420,000	-

New Listings / Count				
Month	2021	2022	2023	2024
January	11	10	2	5
February	11	11	12	-
March	13	24	14	-
April	19	18	18	-
May	7	17	13	-
June	14	19	13	-
July	21	15	5	-
August	9	9	11	-
September	13	9	10	-
October	5	7	6	-
November	6	4	3	-
December	4	2	1	-

$/Square Foot Over Time

2024 Market Outlook – Dane County

- Daryl Fairweather, chief economist for Redfin, agrees that rates will fall, but she cautions that the decline won't be smooth. "I think there will be swings …. but the trend will be, on average, down.“ Experts still predict that the 30-year mortgage will end the year above 6% and will likely not fall to the sub-4% levels seen from 2019 and into 2022.

Mortgage rate forecasts for 2024

Fannie Mae, Mortgage Bankers Association and National Association of Realtors predict that mortgage rates will drop in 2024.

	2024 Q1	2024 Q2	2024 Q3	2024 Q4
Fannie Mae	7.1%	7.0%	6.9%	6.7%
MBA	7.1%	6.6%	6.3%	6.1%
NAR	7.5%	6.9%	6.5%	6.3%

Percentages are the predicted quarterly average rate for the 30-year fixed-rate mortgage in Freddie Mac's weekly survey.

2024 Market Outlook – Dane County

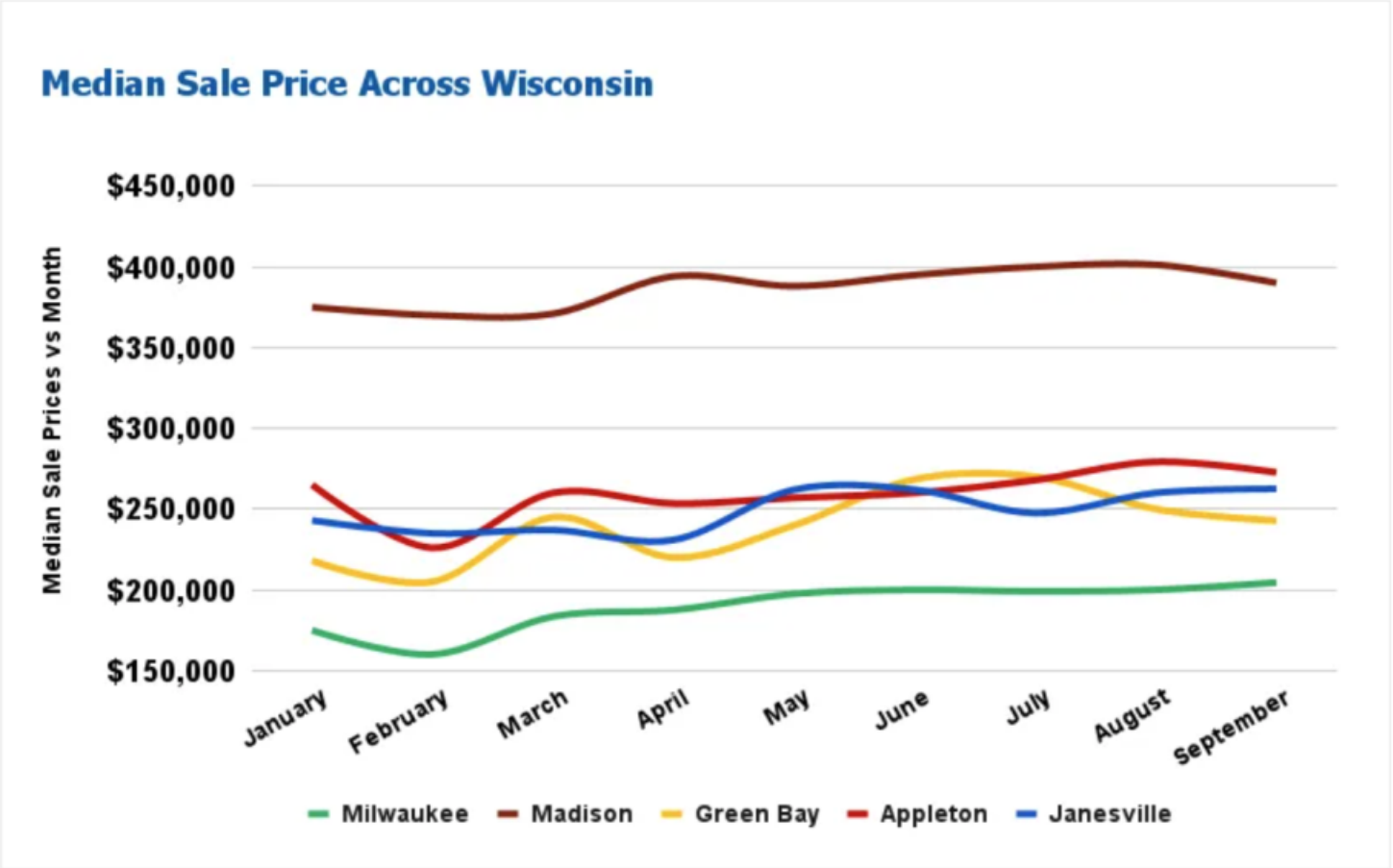
- Experts are predicting fewer homes on the market
  - Sellers are not interested in finding a new home and financing at current rates
- More construction of single-family homes
- Demand for single-family homes to continue to be strong
- With new construction at current costs, it will be difficult to achieve “affordable” single-family homes without incentives or creative financing

“Affordable” housing

- Mount Horeb has a median household income of approximately $90,000
  - At 100% of MHI, an “affordable” payment would buy a house costing less than $350,000 (with 20% down, $2,500, interest rate at 7%, includes taxes + ins).
  - At 60% of MHI, an “affordable” home under the same circumstances would cost $200,000 (with 20% down, $1,530, interest rate at 7%, incl. taxes + ins).
- These homes are difficult to find in Mount Horeb.

In Dane County

- Even though listings in January are up 20%, there is still only 1.02 months of inventory on the market.
  - It could be even less because this counts builders listing vacant lots with a plan to construct a new home, so there would be a longer wait to move in
  - Average home price in Dane County is $400,000
- Statewide there are 2 months of supply on the market and the average home price is $297,200.



What does this mean for Mount Horeb?

- There is a significant opportunity to fill new homes with new residents
- The market for sales of single-family homes is strong at a market rate, and even stronger at a below-market rate
- Work needs to be done to help homes be “affordable” to the workforce
- These homes can be constructed for less money, (less sq. footage, on smaller lots), employers can incentivize new home purchases by employees, agencies can offer interest rate buy-downs, municipalities can offer cheaper land.
- What are other create ways to make housing more affordable?

Available Commercial Space

Mount Horeb, WI

February 2024

Downtown

- For sale – 303 E. Main St.
- For lease
- small office space in 220 E. Main St. (former Christmas House)
- 2,500 sq. ft. 2nd floor, 126 E. Main St. (above Bargain Nook)
- Small space available - 100 S. First Street (Innovation Center)
- 113 E. Main St. – Board & Brush space
- 209 E. Main St. - space within Skal building
- 219 E. Main St. – Sjolinds
- 513 Springdale St. - small building formerly occupied by One Event

Outside downtown

- Space for lease in Viking Plaza
- 6,000-11,375 sq. ft. available

- 1217 Springdale St – 3,200 sq. ft. available

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
February 14, 2024	

AGENDA ITEM # 3.c

Discussion: Creation of TID 6 - Karakahl

BACKGROUND

The Village Board has issued a repair or raze order for the building at 101 Perimeter Road, the Karahakl Country Inn. The order provides the owners with 30 days to get contracts in order to repair the building, otherwise the Village has the option of ordering the building to be razed. We have also had conversations with developers interested in redeveloping the site. Creating a Tax Increment Financing District (TID) for the site could help provide the funds necessary to assist with redevelopment of the site.

The process for creation of a new TID includes public hearings as well as approval from the Joint Review Board, which is a committee made up of representatives from the Village, School District, County and Madison College. The process generally takes 60-90 days.

RECOMMENDATION

ATTACHMENTS

None