



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PLAN COMMISSION AGENDA Wednesday, April 24, 2024 at 7:00 PM

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

- 1) Call to order
- 2) Roll call
- 3) Agenda Items
 - a. Consideration of March 27, 2024 Meeting Minutes
 - b. Public Hearing Rezone R-3 Multi-Family Residential to General Plan Development for 109 & 113 Valley Dr & 302 Adams St
 - c. Consideration of Ordinance 2024-07 R-3 Multi-Family Residential to General Development Plan for 109 & 113 Valley Dr & 302 Adams St
 - d. Consideration of 1881 Springdale Street General Development Plan
 - e. Public Hearing on Amending Chapter 17 & Chart 1 Accessory Buildings Height Limitations
 - f. Consideration of Conditional Use Permit 2024-08 Chapter 17 & Chart 1 Accessory Building Height Limitations
 - g. Public Hearing 2011 Springdale St Symdon Motors Conditional Use Permit for Accessory Building Height
 - h. Consideration of Conditional Use Permit Resolution 2024-xx 2011 Springdale St Symdon Motors Accessory Building
 - i. Design Review for accessory structure at 2011 Springdale Street, Symdon Motors
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 1. Zoning Code Rewrite Update
 - c. Building Inspector Report
- 5) 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.



AGENDA ITEM REPORT

MEETING DATE

April 24, 2024

PREPARED BY

AGENDA ITEM # 3.a

Consideration of March 27, 2024 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Draft Minutes 03 27 24 - Joint



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JOINT VILLAGE BOARD AND PLAN COMMISSION AGENDA

Wednesday, March 27, 2024 at 7:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
Village President Ryan Czyzewski called the meeting to order at 7:00pm.
- 2) Roll call
 - a. Village Board
Present were Ryan Czyzewski, Cathy Scott, Marc Schellpfeffer, Nate Gauger, and Tim White. Brett Halverson and Ben Jones were absent. Also present were Administrator Nic Owen and Village Clerk Alyssa Gaffney.
 - b. Plan Commission
Present were Commissioners Ryan Czyzewski, Nate Gauger, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Sarah Best and Jill Remmert-Willis were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, and Assistant Clerk Jean Culberson.
- 3) Agenda Items
 - a. Public Hearing Comprehensive Plan Amendment 109 & 113 Valley Drive & 302 Adams Street
Property owners Rick North and Brad North spoke about the plan. Village Planner Ben Rohr explained exactly what is being considered. The public hearing opened at 7:04pm. Village resident Mica Sloan spoke in support of the project. With no one else wishing to speak, the public hearing closed at 7:05pm. Rohr spoke about the project and fielded questions from the Plan Commission and Village Board.
 - b. PC: Consideration of Resolution 2024-03 Comprehensive Plan Amendment - Valley Drive & Adam Street
Udelhoven motioned, Gauger seconded to PC: Consideration of Resolution 2024-03 Comprehensive Plan Amendment - Valley Drive & Adam Street. Motion carried by unanimous voice vote.
 - c. VB: Consideration of Ordinance 2024-03 Comprehensive Plan Amendment - Valley Drive and Adams Street

Scott motioned, White seconded to VB: Consideration of Ordinance 2024-03 Comprehensive Plan Amendment - Valley Drive and Adams Street. Motion carried by unanimous voice vote.

- d. Public Hearing on Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams
The public hearing opened at 7:08pm. With no one wishing to speak, the public hearing closed at 7:09pm.
- e. PC: Recommendation on Ordinance 2024-04 Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams Street
Gauger motioned, Zalucha seconded to PC: Recommendation on Ordinance 2024-04 Zoning Change R-2 to R-3 109 & 113 Valley Drive & 302 Adams Street. Motion carried by unanimous voice vote.
- f. VB: Consideration of Ordinance 2024-04 Zoning Change R-2 to R-3, 109 & 113 Valley Drive and 302 Adams Street
Schellpfeffer motioned, White seconded to VB: Consideration of Ordinance 2024-04 Zoning Change R-2 to R-3, 109 & 113 Valley Drive and 302 Adams Street. Motion carried by unanimous voice vote.
- g. Village Board Adjournment
With there being no further business before the Village Board, White motioned, Scott seconded to adjourn the Village Board portion of the meeting at 7:11pm Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk

- h. Consideration of February 28, 2024 Meeting Minutes
Gauger Motioned, Zalucha seconded to Consideration of February 28, 2024 Meeting Minutes. Motion carried by unanimous voice vote.
- i. Consideration of Certified Survey Map to combine 3 lots at 109 & 113 Valley Drive & 302 Adams Street
Owen gave an overview of the need to combine lots for townhouses. No discussion. Gauger Motioned, Zalucha seconded to Consideration of Certified Survey Map to combine 3 lots at 109 & 113 Valley Drive & 302 Adams Street. Motion carried by unanimous voice vote.
- j. Public Hearing Conditional Use Permit Zoning Code 17.14(4)(b) Design Requirement 1920 Commerce Drive - Dental Building
Project Manager Charlie McCall and Sketchworks Architecture Designer Rose gave a brief overview of the 7000 square foot proposed dental building. Rohr explained that the code requires the proposed building be located at or within 30 feet of all abutting street right-of-way in the Springdale Corridor. The proposed building is 113 feet from Springdale Street and cannot meet the requirement due to the steep slope of the site. The hearing opened at 7:16pm. There were no public comments and the hearing closed at 7:17pm. Rohr gave a summary of the design review and

recommendations for the proposed dental building. At the request of the Commission, McCall gave a presentation on the project. McCall stated the Mount Horeb Fire Department did not review the access and the signage plan would be a separate submittal. The Commission reviewed and approved the building materials and lighting plan. Zalucha Motioned for the approval of the Conditional Use Permit and Design Review subject to the Village Planner Memorandum recommendations including review of the signage plan at a future meeting. Udelhoven seconded and the Motion carried by unanimous voice vote.

- k. Consideration of Resolution 2024-04 Conditional Use Permit Design Requirement - Proposed Dental Building
Approved with motion in item j.
- l. Public Hearing on Zoning Change PD-1 to General Development Plan 1881 Springdale St
Developer Tim Neitzel and Knothe Bruce Architect Matt Tills gave an overview of the proposed 3-story, 24 unit mixed use building. Rohr gave an overview of the land use. The public hearing opened at 7:47pm. Those who spoke in opposition and/or submitted letters: Donald Taft, Rosemary Kavon and Jason Geiger. Those who registered in opposition: LuAnn Walton. Those who spoke in support: Marc Shellpfeffer. Cathy Scott spoke to question the zoning change and Rohr explained the mixed use on the first floor required the zoning change. The hearing closed at 8:00pm.
- m. Consideration of Ordinance 2024-05 Zoning Change PD-1 to General Development Plan 1881 Springdale St
The Commission discussed the elevations, pedestrian pathways, the triangle shape for truck traffic, and questioned first floor commercial. Tills and Neitzel informed on the common parking agreement and that there was no way to control foot traffic to the grocery store. Neitzel will speak with the owner of Miller's regarding a walkway. Tills questioned what the tenant common space would be considered if residential use on the first floor was removed. Rohr explained and spoke about other conditions that would require the development plan. Gauger motioned to table for elevations and additional discussion at the next meeting. Zalucha seconded and the Motion carried by unanimous voice vote.
- n. Symdon Design Review
Contractor Nick Urumoglu from Cleary Building Corporation gave an overview of the proposed 1200 square foot cold storage building for Symdon Motors. Two issues that are of concern are the impervious surface and the height. The parcel is grandfathered in for the current impervious surface. Urumoglu suggested moving the proposed building to a blacktop location, thus removing the issue. The second issue is the proposed building exceeds the 15-foot maximum height for an accessory structure in the Planned Business Zoning. Rohr presented two options for

the height issue: wait for the future Zoning Ordinance recodification project or amend the current code to allow all districts to exceed the height limits if a conditional use permit is granted. The Commission agreed to proceed with the code amendment and future discussion on impervious surface and the landscaping of the project.

4) Committee Reports:

- a. Plan Commission Chair Report
No Report.
- b. Village Planner Report
Rohr no report. Rohr will be sending a Sun Prairie research study on the property value impact of multi-family adjacent to single-family properties.
- c. Building Inspector Report
No Report.

5) Meeting adjournment.

Zalucha Motioned to adjourn at 8:58pm and Kidd seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

April 24, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Public Hearing Rezone R-3 Multi-Family Residential to General Plan Development for 109 & 113 Valley Dr & 302 Adams St

BACKGROUND

The applicant will need some flexibilities from the approved zoning districts to complete his proposed townhome development. Village Planner Ben Rohr's review of the project is included in your packet. The Plan Commission will hold a public hearing and take action on the rezone application to Planned Development. The developer is planning to bring back the Specific Implementation Plan for consideration at the May meeting.

RECOMMENDATION

ATTACHMENTS

1. 107 Valley PH GDP North Rezone
2. MOUNT HOREB APTS-ELEV
3. MOUNT HOREB APTS-SITE1
4. MOUNT HOREB APTS-SITE2
5. Adams and Valley Townhome GDP 4.24.24

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
April 24, 2024

The Plan Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. The purpose of the hearing is to consider an application from Rick North for a zoning change from R-3 Multi-Family to PD-General Plan Development for three proposed townhouse buildings located in Mount Horeb, WI at:

0606-123-7633-9 109 Valley Dr
0606-123-7622-2 113 Valley Dr
0606-123-7611-5 302 Adams St

The Village Board, by its Plan Commission, will hear all persons concerning all matters and/or objections written or oral at that time.

PUBLISH: Mount Horeb Mail April 4, 2024
 Mount Horeb Mail April 11, 2024



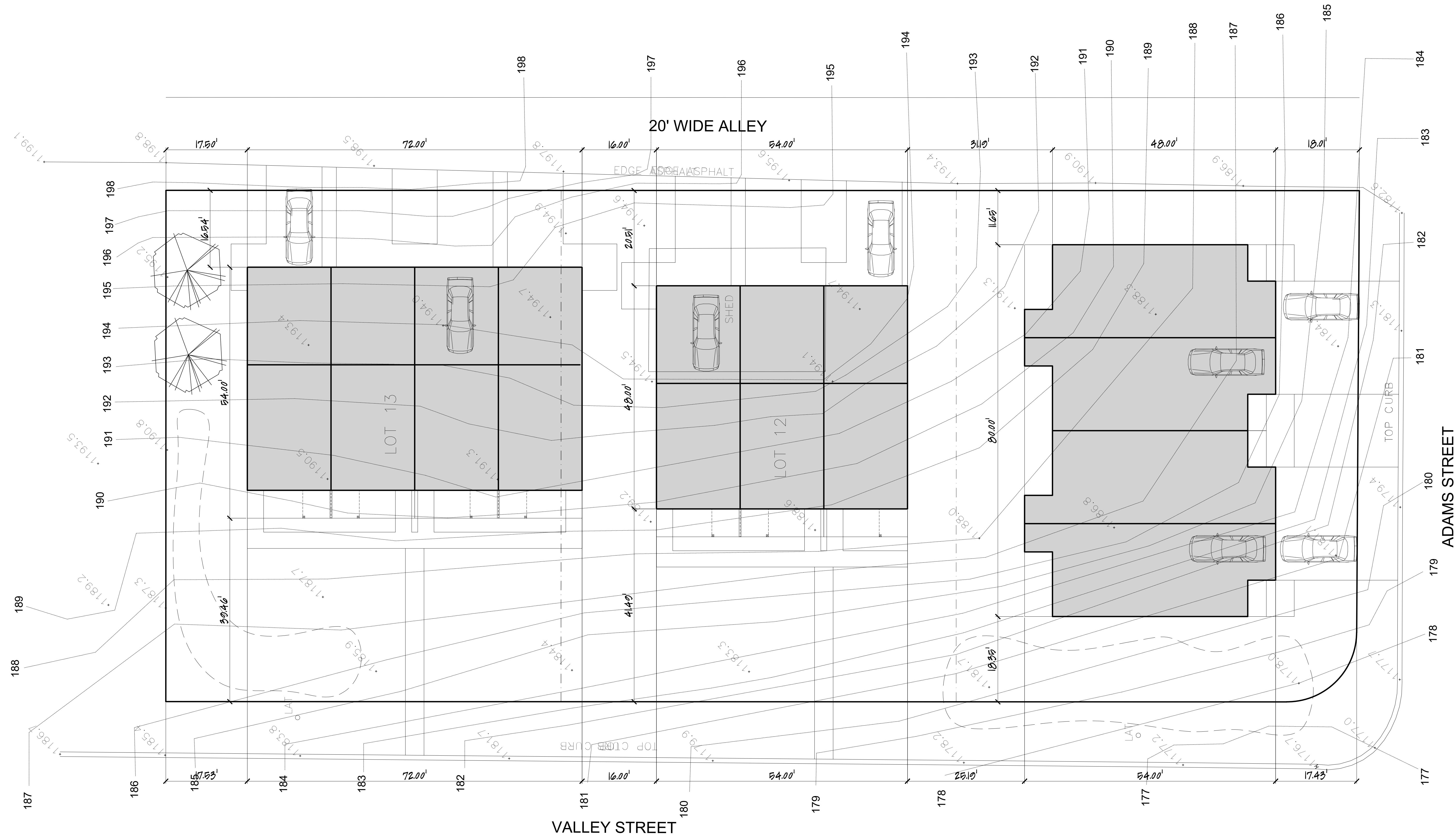
STREET VIEW - VALLEY DRIVE
PRINTED SCALE 1/8" = 1'0" - 24x36 PAPER



STREET VIEW - ALLEY
PRINTED SCALE 1/8" = 1'0" - 24x36 PAPER

ISSUE DATE	
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VALLEY DRIVE TOWNHOUSES MT. HOREB, WISCONSIN	
NORTH DESIGN BUILD LLC 608.405.2297 608.280.9548	
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FILE	
MOUNT HOREB APTS. DWG	
SHEET	

SITE PLAN
PRINTED SCALE 1"=10'-0" 24x36 PAPER



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FILE MOUNT HOREB APTS. DWG	
SHEET	

ISSUE DATE

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SITE DATA		
LOT AREA	28,136	Sq. Ft.
BUILDINGS	9,752	Sq. Ft.
DRIVES, WALKS, PATIO	4,362	Sq. Ft.
TOTAL		
GREEN AREA	14,022 49.8%	Sq. Ft.

SITE PLAN
PRINTED SCALE 1"=10'-0" 24x36 PAPER

VALLEY DRIVE TOWNHOUSES

MT. HOREB, WISCONSIN

The logo for North Design Build LLC is presented within a black rectangular frame. On the left side, the words "NORTH", "DESIGN", and "BUILD" are stacked vertically in a bold, black, sans-serif font, with "LLC" in a smaller font size to the right of "BUILD". To the right of this text is a large, stylized monogram of the letters "NB" in a bold, black, sans-serif font. The "N" and "B" are interconnected, with the "B" having a distinctive shape where the top and bottom loops are open on the right side.

FILE
MOUNT MOREB APTS .DWG
SHEET



To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: April 24, 2024
Re: Proposed Zoning Map Amendment from R-3 Multi-Family Residential Zoning to a Planned Development - General Development Plan (GDP) for 11 Townhome Units at 107 Valley Drive, 111 Valley Drive, and 300 Adams Street for Rick North.

Introduction

Project Overview

Rick North is proposing Planned Development zoning to accommodate 11 townhome units within three different buildings on a 28,136 square foot (0.65-acre) parcel. Formerly three separate lots, the parcels were combined via Certified Survey Map during the March meeting. Additionally, the property received approval of a Comprehensive Plan Amendment to the Multi-Family Residential land use category and rezoning to the R-3 Multi-Family Residential Zoning District at the March meeting.

The property is located at the corner of Valley Drive and Adams Street within an existing mixed-residential neighborhood. This includes multi-family apartments, duplexes, and single-family homes within walking distance of the school campus. The property is currently vacant and has been for many years, awaiting future development. This is considered an infill development project because it's surrounded by existing development on all sides, served by existing Village utilities and infrastructure, and was previously platted.

The proposed project includes three separate buildings that combine for a total of 11 new townhome-style units with individual entries, garages, and access. In summary this includes:

	Number of Units Per Building	Garage Access From	Pedestrian Access From
Building 1 (North)	4	Rear Alley	Valley Drive
Building 2 (Middle)	3	Rear Alley	Valley Drive
Building 3 (South/Adams St.)	4	Adams Street	Adams Street

Each unit (+/- 1,260 square feet) includes a one-car garage, 3 bedrooms, living areas, kitchen, and bathroom. Additionally, the developer is planning to create and establish a condominium plat for the property which will enable each unit to be sold separately and a new condominium association will be formed to fund and perform maintenance within the common areas. This will ensure architectural and aesthetic consistency across the development long-term.

The project is a direct response to the Village's 2021 Housing Report commissioned by the Housing Task Force. The report identified that there are projected increases in new households over the next decade and

a need for more, diverse housing options in Mount Horeb. This type of proposed housing unit is desperately lacking in the Village, and the project will help meet the identified need and advance the recommendations of the Housing Report, in addition to the Village's Comprehensive Plan.

The proposed owner-occupied townhome configuration is unique and desirable for Mount Horeb. It features smaller units and lower price points, in addition to greater densities than would be possible with a single or two-family development. This type of unit configuration has become more popular across Dane County over the past decade, but only a few exist within Mount Horeb today. Further, there are future benefits for residents of this development with the proximity of the site to the school campus, downtown, and nearby parks and open spaces.

The site features both slopping topography and shallow bedrock. This presents challenges related to building configuration, basements, and stormwater management. However, the applicant has utilized the slope and rear-alley on the site to design buildings that work within those constraints. Additionally, the use of stormwater detention and plantings on the north side of the property provides buffer space between this project and the existing single-family home on the adjacent lot.

The project has conceptually been brought before the Plan Commission in January for review and comment and for a Comprehensive Plan Amendment, Zoning Map Amendment, and Certified Survey Map review and approvals in March. The requested General Development Plan (GDP), if approved by the Village, would establish a new zoning on the subject property. It is anticipated that the project will pursue approval of the Specific Implementation Plan (SIP) for design and operational details in May.

Zoning

The site is currently zoned R-3 Multi-Family Residential. Through the proposed GDP rezoning, the property will be establishing a customized GDP and use the R-3 zoning district as the comparable district under the Planned Development.

Section 17.39 lists the permitted and conditional principal and accessory uses of the R-3 Multi-Family Residential zoning district. Currently, the district permits attached single-family townhomes as a permitted by-right land use. All other existing permitted and conditional principal, accessory, and temporary land uses in the R-3 district would remain the same.

Currently, the following standards apply to townhomes (Section 17.20(1)(a)5.):

- May not be split into additional residences.
- Minimum Building Code-required fire-rates wall assembly division shall separate living areas from the lowest level through the roof.
- Individual sanitary sewer and water laterals are required for each dwelling unit.
- No more than 8 and no fewer than 3 townhome dwelling units may be attached per group.
- All units shall be located a minimum of 30 feet from the boundary of the property.
- Minimum parking requirements per Section 17.132.

Section 17.39 provides the bulk dimensions for the R-3 district:

Lot and Density Requirements		
	Village Standards	Proposed
Min. Lot Area*	35,200 sf	28,136 sf
Min. Lot Width	75'	256'
Min. Street Frontage	50'	256' and 110'
Max. Building Height	35'	40'
Min. Landscape Surface Ratio	60%	49%
Max. Impervious Surface Ratio	40%	51%
Minimum Building Setbacks		
	Village Standards	Proposed*
Front or Street (Valley Drive and Adams Street)	30'	39' and 18' (Valley Drive) 18' (Adams Street)
Side (Adjacent SF Home)	15'	17'
Rear (Alley)	25'	16' and 11'

*Minimum 3,200 square feet of lot area required per 3-bedroom unit. 11 total 3-bedroom units equates to a minimum lot area of 35,200 sf required.

Section 17.132 provides the minimum required off-street parking spaces:

Parking Requirements*			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided*
Three-Bedroom+ Units	2.0 stalls/unit	11 units at 2.0 stalls/unit = 22 spaces	22 spaces
Total		22 spaces	22 spaces

*Each unit will have a one-car, attached garage in addition to space for one vehicle to be parked on-site within the driveway. Both garage and driveway parking spaces count towards meeting the on-site parking requirements.

If flexibility is granted in the General Development Plan (zoning) step, a Planned Development can exceed the minimums/maximums as indicated above and incorporate additional permitted land uses.

Comprehensive Plan

The Village's recent amendment to the Comprehensive Plan designates the site in the Multi-Family Residential category, which is defined as, "a variety of residential uses, including multi-family apartment complexes, condominiums, townhouses, and single and two-family residences served by public sanitary sewer and water systems."

The Housing and Neighborhood Chapter goes on to contain design standards for multi-family projects, which includes:

- Incorporate architectural design that fits the context of the surrounding neighborhood.
- Locate parking behind buildings.
- Provide generous landscaping.
- Whenever possible, develop contiguous yards to encourage use by residents and guests.

- Incorporate balconies, porches, varied building and façade setbacks, varied roof design, and bay windows to avoid monotonous facades.

Other relevant goals, objectives, and policies from the plan that align with the proposed development include the following:

- Leverage available platted lots to accommodate new residential development opportunities.
- Provide a variety of housing types, densities, arrangements, and costs to accommodate the needs, desires, and life cycles of existing and future residents.
- Increase the amount, type, and availability of affordable and workforce housing options in the Village.
- Promote infill and redevelopment practices to help diversify the community's housing stock.

Project Ownership

The land is currently owned by the applicant and proposed developer, Rick North.

Background Information about Planned Developments

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility and control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns.
- General Development Plan (GDP) to establish the unique zoning district.
- Specific Implementation Plan (SIP) to approve design and operation details.

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required at a subsequent date. The SIP submittal requires all of the details of development, including specific exterior materials and colors, floor plans, detailed exterior lighting plans, and detailed landscaping plans.

Formal General Development Plan (GDP) Review

Requested Flexibility from Zoning Ordinance Requirements:

The proposed GDP identifies the following items of flexibility from the standards of the R-3 Multi-Family Residential zoning district:

1. The **Minimum Setbacks for Townhome Land Uses** established in Section 17.20(1)(a)5. of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum setbacks for Townhome land uses are 30 feet on all sides. The proposed development has an 11-foot setback from

the eastern property line (alley), 18-foot setback from southern property line (Adams Street), a 17-foot setback from the northern property line (existing home), and 18-foot setback from the western property line (Valley Drive).

2. The **Minimum Front and Street Setback** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum front and street setback is 30 feet. The proposed project has an 18-foot setback from the southern property line (Adams Street) and an 18-foot setback from the western property line (Valley Street).
3. The **Minimum Rear Setback** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum rear setback is 25 feet. The proposed project has an 11-foot setback from the eastern property line (alley).
4. The **Minimum Lot Area** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum lot area required is based on the number of units and the number of bedrooms in each unit (35,200 sf required). The proposed project will have a minimum lot area of 28,136 sf.
5. The **Minimum Landscape Surface Area Ratio and Impervious Surface Area Ratio** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum landscape surface area ratio requirement is 60% and the maximum impervious surface area ratio is 40%. The proposed project has a landscape surface area ratio of 49% and impervious surface area ratio of 51%.
6. The **Maximum Building Height** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum height is 35 feet. The proposed project is 40 feet tall.

Analysis of Requested Flexibilities

The project's proposed flexibilities are needed because of the existing Zoning Ordinance's stringent requirements on multi-family land uses and overly large setback requirements that wouldn't facilitate this type of infill project. Additionally, the project aims to address the Village's housing shortage and documented need for additional, diverse housing formats as illustrated in the Comprehensive Plan.

While the Zoning Ordinance is planned to be rewritten in 2024 to address these specific types of situations and foster new housing opportunities, today the ordinance has stringent requirements (lot sizes, setbacks, height, and open space) for all multi-family land uses. Further, as is common with infill development, there are existing constraints that must be overcome to make the site developable (topography and existing development and infrastructure on all sides). In my opinion, this project is attempting to work within those constraints to deliver a type of project that works best within its existing surroundings and furthers the Village's goals through the use of multiple orientations of buildings, utilization of the alley for access, sloping topography creating a walk-out lower-level opportunity, plantings to buffer the project from existing development to the north, and improved stormwater management.

Documented Housing Shortage:

- Dane County is projected to grow by 20,000 households between now and 2040. All communities in the Dane County region will continue to experience pressure for increased housing if growth continues as projected.
- A lack of housing units priced for members of the workforce will be a constraint on the available labor pool. Additionally, an increase in the proportion of retired residents could indicate a current or future need for housing options suitable for senior citizens.
- 2021 Housing Task Force Survey (1,442 responses):
 - Concerns related to housing costs:
 - Worried that homes in Mount Horeb are becoming too expensive – 66% strongly agree or agree
 - Worried that others I care about will not be able to live in Mount Horeb – 55% strongly agree or agree
 - How much do you agree or disagree with the following statement:
 - Like to see a wider variety of housing options – 60% strongly agree or agree
 - Which type of housing would suit your needs:
 - Condominiums – over 30% for owner and renter respondents
- Average New Housing Units Per Decade in Mount Horeb:
 - 1990-1999 = average of 72 new units per year
 - 2000-2009 = average of 58 new units per year
 - 2010-2020 = average of 37 new units per year
 - 2021 = 37 new units
 - 2022 = 56 new units
 - 2023 = 35 new units + 63 apartments approved (Steve Brown Apartments)

Source: Village of Mount Horeb Housing Task Force Report and Village of Mount Horeb Building Inspector

The documented need for more housing and greater housing diversity in the Village creates the need for land use and density flexibilities as proposed.

Additional Review

The following are observations of the proposed project, many of which will be further reviewed through the SIP stage.

1. **Building Quality:** The proposed GDP provides a high-quality building of sound design and materials that enhance the aesthetic look of the area and site. They are consistent with the surrounding neighborhood.
2. **Project Layout:** The project layout works well within the confines of the existing development patterns surrounding it. Access to all units will come from the alley or Adams Street, stormwater management on-site is improved, and the two different building orientations provide variety on the site and adequate building separation. There are no sidewalks in this area around this project site, but pedestrian connections are proposed between the buildings and Valley Drive.
3. **Project Scale/Number of Units:** The proposed GDP represents a density of 11 dwelling units on 0.65 acres – or about 17 dwelling units per acre. This is generally in line with the densities of the existing multi-family development to the east and south of the proposed project. The existing topography in the Village creates a situation where some multi-story structures seem much larger or

smaller than others due to their exiting grade differences. Overall, due to grade changes on this lot, the proposed height of the new building will be generally consistent with the height of the existing multi-family development around the site, but will appear larger in scale from Valley Drive because the site slopes over 10 feet from east to west.

4. **Architecture:** The proposed GDP as depicted on the elevations has a pitched roof which fits well in the context of the existing homes in the area. Overall, variation in materials, heights, projections from the façade, glazing, and roof pitch provide articulation along each façade.
5. **Site Design:** The proposed GDP as depicted on the site plan provides access to each unit from the alley and Adams Street and on-site parking within garages and driveways. The applicant has worked within the confines of the existing site topography to provide access from the alley and integrate ground floor walk-outs to those units facing Valley Drive.
6. **Landscaping:** The proposed GDP does not currently include a landscaping plan, but the specific plan for the site will be submitted and reviewed as part of the SIP process.
7. **Lighting:** The proposed GDP does not currently include a lighting plan, but the specific plan for the site will be submitted and reviewed as part of the SIP process.
8. **Signage:** The proposed GDP does not include any exterior signage. The specific signage plan for the site will be submitted and reviewed as part of the SIP process, if any is desired.
9. **Requested Zoning Flexibility:** I support granting flexibility for setbacks and bulk dimensional standard requirements because of the following. First, the Zoning Ordinance standards are clearly outdated and do not reflect the Village's goals, objectives, and priorities as outlined within the 2022 Comprehensive Plan. Second, the project helps meet the housing shortage experienced across Mount Horeb and increases the diversity of the Village's housing stock. Finally, the existing site configuration and surrounding built environment are leveraged to improve the development through walk-out lower levels, access off the alley and Adams Street, and plantings utilized as a buffer between existing lower-density development to the north. Overall, the proposed development provides a unique and high-quality infill residential development within Mount Horeb.

Village Planner's Recommendations Regarding the GDP

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including 1-9, below:

1. The proposed flexibility to allow a minimum building setback for Townhome land uses less than 30 feet down to 11 feet along the eastern property line (alley), 18 feet on the southern property line (Adams Street), 17 feet on the northern property line (existing home), and 18 feet on the western property line (Valley Drive) should be granted as proposed in the GDP submittal.

2. The proposed flexibility to allow a minimum front and street setbacks less than 30 feet should be granted to 18 feet on the southern property line (Adams Street) and 18 feet on the western property line (Valley Street) as proposed in the GDP submittal.
3. The proposed flexibility to allow minimum rear setbacks less than 25 feet should be granted to 11 feet on the eastern property line (alley) as proposed in the GDP submittal.
4. The proposed flexibility to allow the minimum lot area to be less than 35,200 square feet should be granted to 28,136 square feet as proposed in the GDP submittal.
5. The proposed flexibility to allow the minimum landscape surface area ratio to be less than 60% should be granted to 49% as proposed in the GDP submittal and the proposed flexibility to allow the maximum impervious surface ratio to be greater than 40% should be granted to 51% as proposed in the GDP submittal.
6. The proposed flexibility to allow maximum building heights greater than 35 feet should be granted to 40 feet as proposed in the GDP submittal.
7. The Village's design review standards be applied through the SIP phase of project review.
8. The applicant shall establish a condominium plat for the property and establish a condominium association for the property to be reviewed and approved by staff.
9. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



AGENDA ITEM REPORT

MEETING DATE

April 24, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

Consideration of 1881 Springdale Street General Development Plan

BACKGROUND

At last month's meeting, the Commission asked for additional details to show how the proposed mixed-use building will fit in next to the residential homes to the south. The applicant has provided the details which are included in your packet. The applicant also has revised the renderings and layout to reflect the addition of additional commercial space on the first floor of the building. A statement was also made by a member of the public regarding the effects of multifamily developments on the value of nearby single-family homes. I'm including in your packet a study recently conducted by the City of Sun Prairie that shows that multifamily developments do not negatively affect the value of nearby homes.

RECOMMENDATION

ATTACHMENTS

1. 2024-04-16 - 2363 Context Sections
2. 2024-04-18 - 1881 Springdale St - GDP Supplement (2)
3. 1881 Springdale Street Mixed Use Building GDP 4.24.24 (3)
4. 1881 Springdale Street - March Summary 4.24.24 (1)
5. Sun Prairie Housing Values Study Report March 2024 (1)



knothe • bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for GDP Submittal - January 30, 2024
Plan Review - April 16, 2024

PROJECT TITLE
**Mixed-Use
Development**

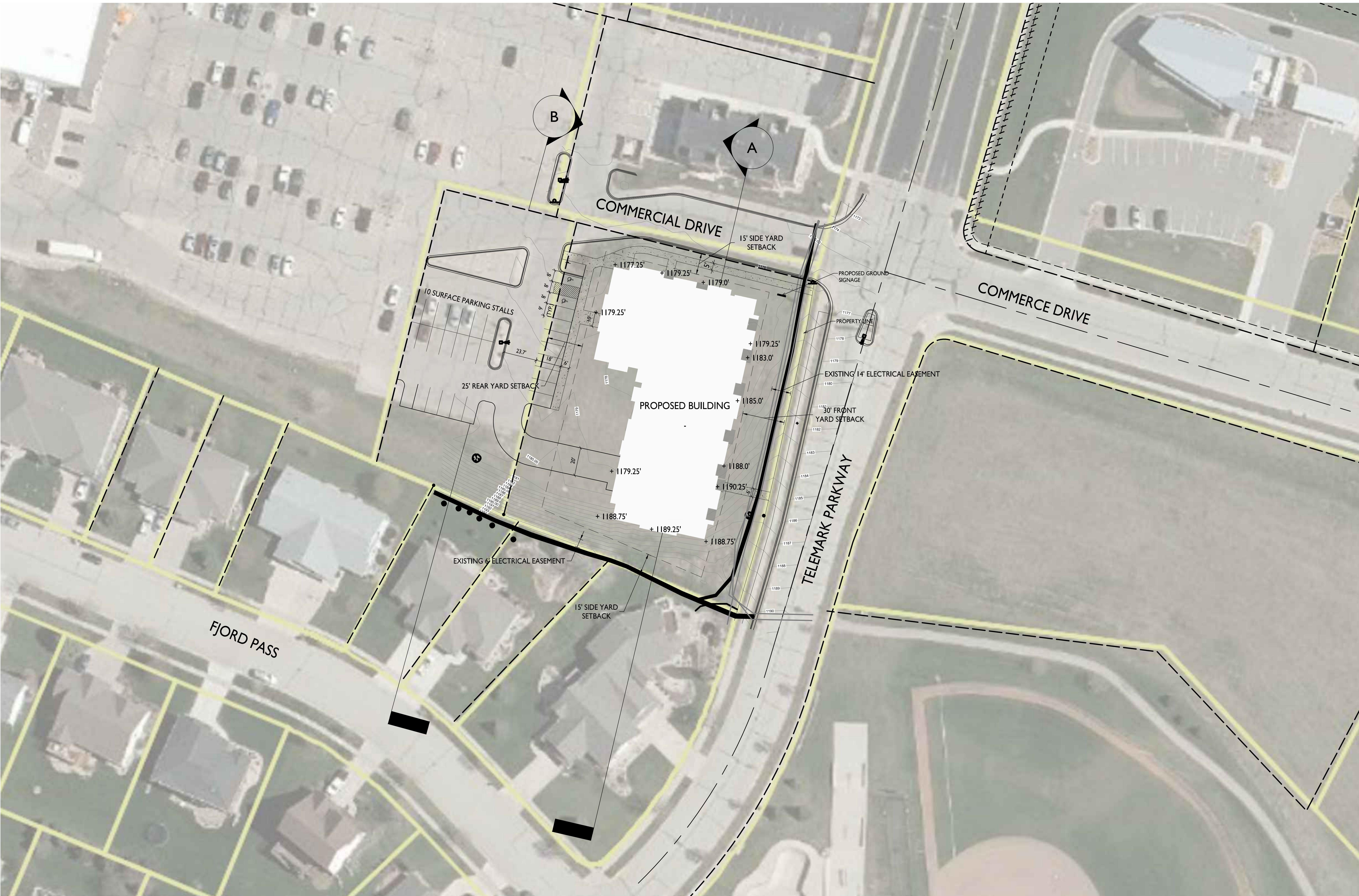
1881 Springdale Street,
Mount Horeb, WI
SHEET TITLE
Site Plan

SHEET NUMBER

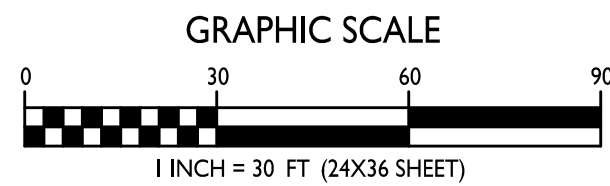
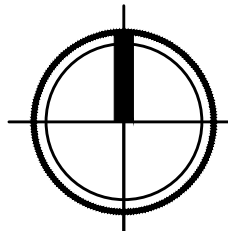
C-1.1

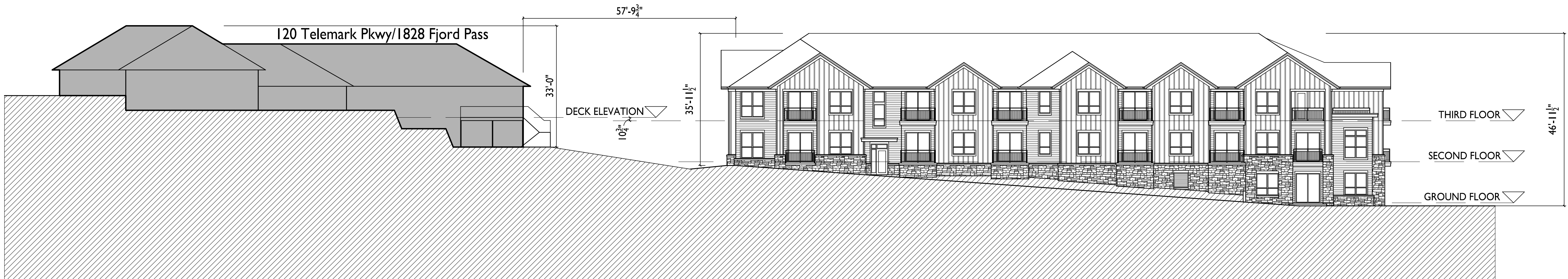
PROJECT NO. **2363**

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I
C-1.1
SITE PLAN
1" = 30'-0"





A SITE SECTION FACING EAST ALONG TELEMARK PKWY

1/16" = 1'-0"



B SITE SECTION FACING WEST ALONG PARKING LOT

1/16" = 1'-0"

ISSUED

Issued for GDP Submittal - January 30, 2024
Plan Review - April 16, 2024

PROJECT TITLE

Mixed-Use
Development

1881 Springdale Street,
Mount Horeb, WI

SHEET TITLE

Site Sections

SHEET NUMBER

A-2.3

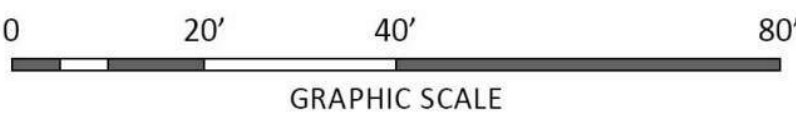
PROJECT NO.

2363

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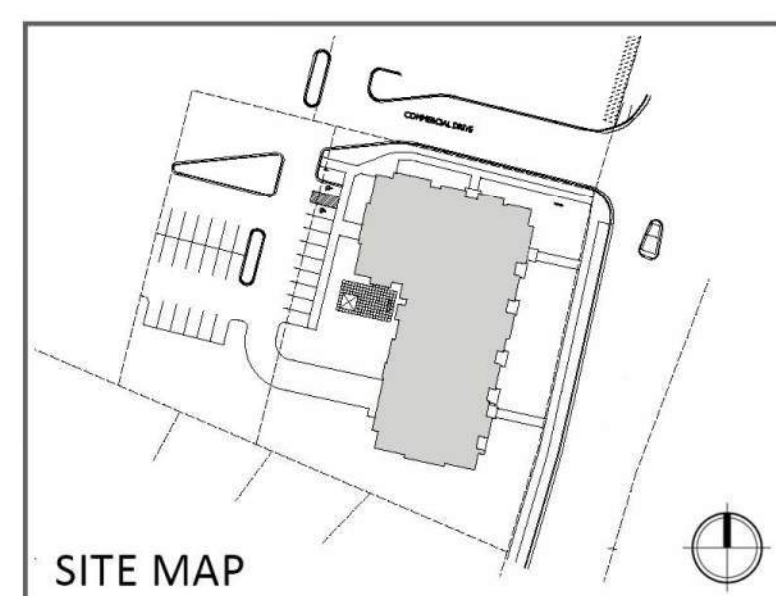
Site Development Data:	
Zoning	GDP/PD
Densities:	
Lot Area	40,445 S.F./0.93 ACRES
Dwelling Units	23 units
Lot Area / D.U.	1,758 S.F./ D.U.
Density	25 units/Acre
Lot Coverage:	
Building Footprint	MAX. 40%
Community Patio	16,199 S.F.
Paving Footprint	736 S.F.
Total Footprint	5,046 S.F.
	21,981 S.F. (54.3%)
Building Height	3 stories, +/- 47'-0"
Floor Area Calculations:	
First Floor	5,264 S.F.
Second Floor	14,331 S.F.
Third Floor	11,771 S.F.
Total:	31,366 S.F.
Parking Garage	10,084 S.F.
Commercial Area	2,117 S.F.
Dwelling Unit Mix:	
Studio	4 (17%)
One Bedroom	8 (35%)
Two Bedroom	11 (48%)
Total Dwelling Units	23
Vehicle Parking Stalls:	
Parking Garage	23
Surface	5
Commercial	5
Total	33 stalls
Parking Ratio	1.43 stalls/unit



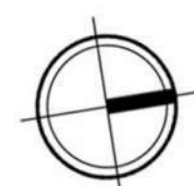
SITE PLAN



LEGEND	
	CIRCULATION
	AMMENITY
	STUDIO
	1 BEDROOM
	2 BEDROOM
	MECH./STORAGE
	GARAGE
	TRASH/RECYCLE
	COMMERCIAL
	ROOF DECK



0 2' 4' 8' 16' 32'
GRAPHIC SCALE



SECOND FLOOR PLAN

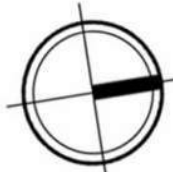
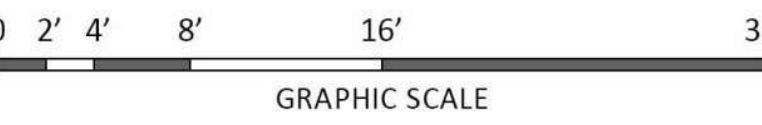
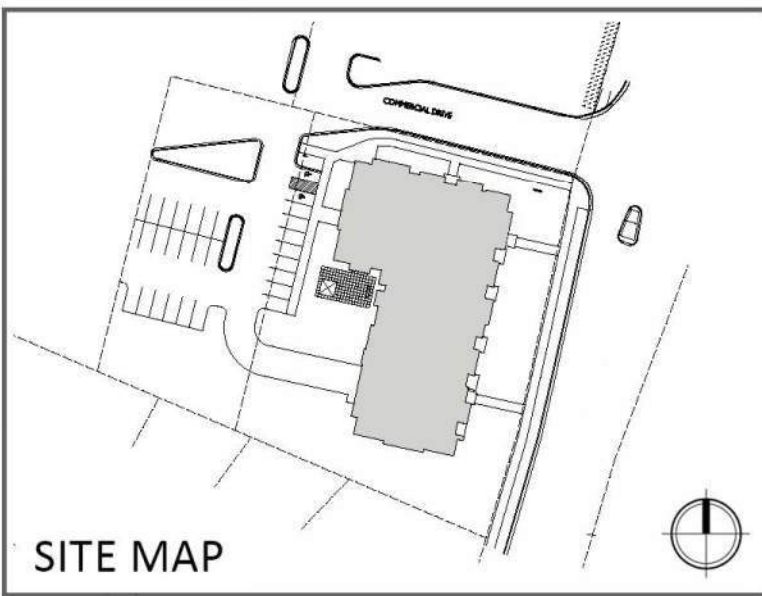
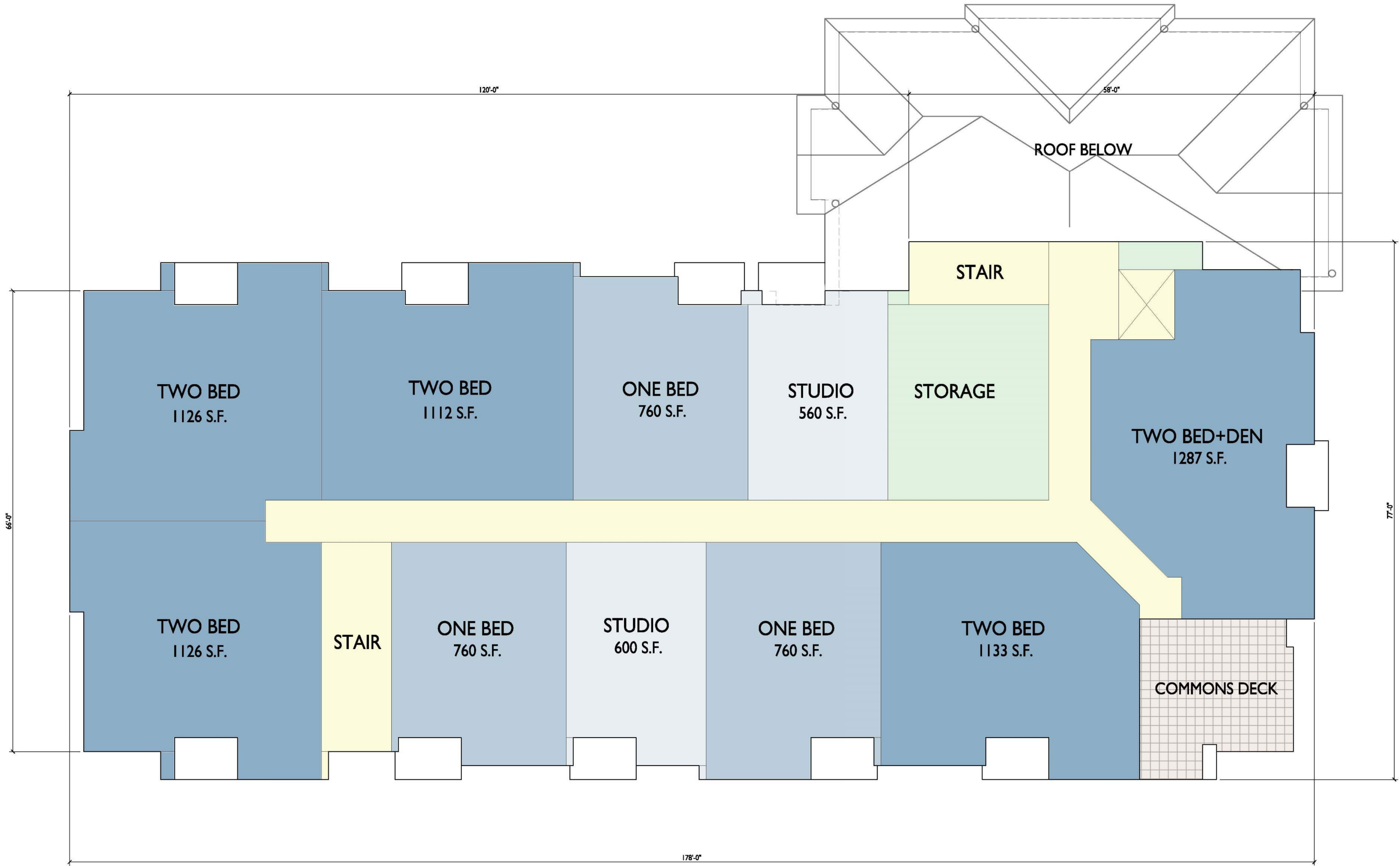
MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP SUBMITTAL | 04.18.2024 | #2363



LEGEND

- CIRCULATION
- AMMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- MECH./STORAGE
- GARAGE
- TRASH/RECYCLE
- COMMERCIAL
- ROOF DECK



THIRD FLOOR PLAN

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI
GDP SUBMITTAL | 04.18.2024 | #2363



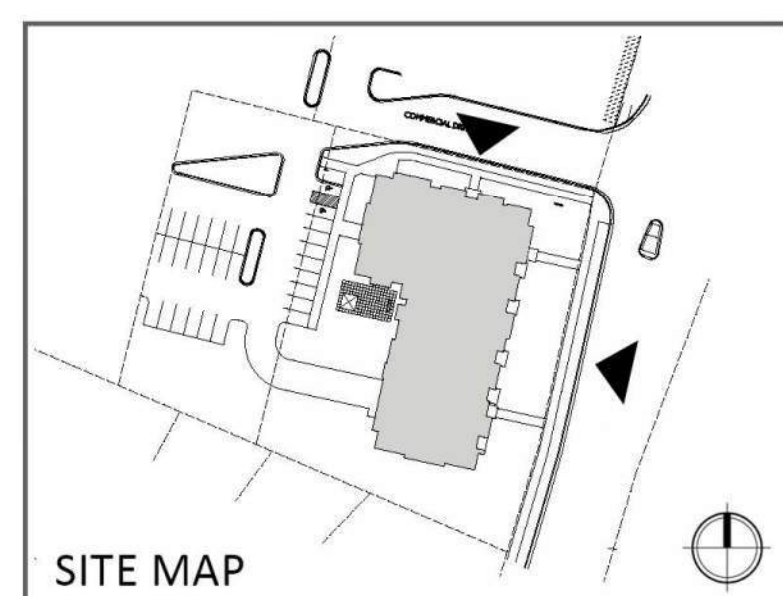


EAST ELEVATION ALONG TELEMAR PARKWAY



NORTH ELEVATION

ELEVATIONS



0 2' 4' 8' 16' 32'
GRAPHIC SCALE

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP SUBMITTAL | 04.18.2024 | #2363



To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: April 24, 2024
Re: **UPDATED** Proposed Zoning Map Amendment from Planned Development with underlying Planned Business (PB) zoning to a modified Planned Development - General Development Plan (GDP) for a 3-Story Mixed-Use Building at 1881 Springdale Street for MMI, LLC.

Please see my overview memo of key changes from the March meeting. This memo reflects those changes made, the public comments received, and additional materials provided by the applicant.

Introduction

Project Overview

MMI, LLC (Tim Neitzel) is proposing a modification to the existing Planned Development zoning to accommodate a three-story mixed-use building with 23 multi-family housing units and 2,117 square feet of commercial space on an existing 0.9-acre parcel and adjacent 0.5-acre parcel. The project is proposed on the west side of Telemark Parkway within the Miller & Sons Supermarket shopping center complex. One property is currently a vacant greenfield site, and the other is currently utilized as overflow parking for the shopping center. Single-family and two-family homes exist to the south, Miller and Sons Supermarket and parking areas exist to the west, multi-tenant commercial development exists to the north, and the developing Cape Commons industrial and commercial area exists to the east.

The proposed mixed-use building will be a combination of market rate multi-family apartments (4 studio units, 8 one-bedroom units, and 11 two-bedroom units) and leased commercial space (2,117 sf). The mixed-use building will include a shared outdoor patio, exercise room, and rear yard greenspace/patio for the residential tenants. In-building and surface vehicle parking are provided for both uses. Pedestrians can access the site from a planned sidewalk connection to Telemark Parkway that extends the full length of the northern property line and another sidewalk further to the south.

The project is a direct response to the Village's 2021 Housing Report commissioned by the Housing Task Force. The report identified that there are projected increases in new households over the next decade and a need for more housing options. It also surveyed residents and over 50% of respondents stated that there weren't enough rental options in the Village today. The proposed range of multi-family unit types within the project will help meet the identified need and advance the recommendations of the Housing Report, in addition to the Village's Comprehensive Plan.

The 0.9-acre property is entirely vacant and has been for many years, awaiting future development. The 0.5-acre property to the west (under the same ownership) is utilized as overflow parking for the larger shopping center complex. This project is considered to be an infill development because the property is surrounded by existing development on three sides and future planned development on the other (to the east).

The property features both slopping topography and shallow bedrock. This presents challenges related to underground parking and has created the need for in-building, first floor parking. However, the applicant has utilized the slope in the building design to effectively screen the first-floor parking on two sides of the structure.

The proposed mixed-use building is unique and desirable for Mount Horeb. It features both leased commercial space and multi-family apartments within the same structure. While common throughout other communities in Dane County, only a few have been proposed within Mount Horeb. This type of development in this location also provides great benefits to the new residents where they can walk to nearby amenities (shopping, daycare, and park).

Finally, there are opportunities to leverage existing on-site parking to accommodate the parking demand anticipated from this type of project. First floor parking will be exclusively for residents, but visitors and commercial patrons will have the ability to park on-site and on the adjacent property in areas that are currently underutilized. A proposed cross access easement between the two lots and improvements to the western lot's surface parking will accommodate this shared parking situation.

The project has conceptually been brought before the Plan Commission in January for review and comment. GDP consideration occurred at the March meeting and was tabled for further consideration at the April meeting. Today, the requested General Development Plan (GDP), if approved by the Village, would establish the new zoning on the subject property. It is anticipated that the project will pursue approval of the Specific Implementation Plan (SIP) for design and operational details in May.

Zoning

The site is currently zoned Planned Development with an approved GDP and underlying Planned Business (PB) zoning. The original GDP was approved in 2005 for the site and has there have been several lot reconfiguration and amendments to it since that time. Below is a summary of those previous actions (also see the attached Appendix for more information):

- 2004 – GDP concept was brought before the Village to accommodate a group development for the multi-building commercial development planned. A Traffic Impact Analysis was done as part of this initial concept review.
- 2005 – GDP and CSM approved by the Village for a slightly different configuration of lots and buildings as you see today, but this established the Planned Business underlying zoning district.
- 2007-2008 – GDP amended by the Village related to a larger grocery store building being permitted. However, there were no impactful changes to the lot configuration or uses.
- 2011 – CSM was approved by the Village that created the lot layout you see today. In order to approve this CSM and create Lot 4 (1875 Springdale Street – small western parcel), the GDP was permitted this lot to have a paved surface setback of 0' and a permitted principal Off-Site Parking land use.
- 2012 – GDP was amended and the SIP approved by the Village for the grocery store development. This included a defined truck route through the parking area and Lot 4, in addition to a landscaping

and lighting plan that impacted Lot 4. It also approved a shared parking situation for the entire development. To note, Village Engineer comments from this approval included the western most parking lot island on Lot 4 be a concrete curbed island.

- 2014 – Village approved the removal of the easement that was established with a previous CSM, running east-west across the site.

The large tuck access route previously approved does cross the western property associated with the proposed development (Lot 4). The proposed development retains the triangular-shaped parking lot island in the northwest corner to facilitate this access to continue as approved and includes curbing around that island to reflect the Engineer comments in 2012. The other proposed improvements to the parking area on the western parcel will not impact the tuck access route, shared parking situation, or the previously approved GDP.

Through the proposed GDP rezoning, the property will be modifying the existing GDP and using the Planned Business (PB) zoning district as the comparable district under the Planned Development.

Section 17.42(2) lists the permitted and conditional principal and accessory uses of the Planned Business (PB) zoning district. Currently, the PB district permits mixed-use commercial and residential buildings under the Commercial Apartments accessory land use category. Because the multi-family associated with this project is considered to be an additional principal use on-site, the proposed Planned Development would change the regulation of Multi-Family land uses (Apartments) from requiring a conditional use permit to being allowed as a permitted by-right principal use.

All other existing permitted and conditional principal, accessory, and temporary land uses in the PB district would remain the same. As often occurs when there are multiple uses proposed for a single property, a project can have two principal uses (residential and commercial).

Currently, multi-family dwelling units are limited by Section 17.20(1)(a)7. Apartment Land Uses, to the following standards:

- No more than 8 dwelling units in a building.
- Any building containing more than 4 dwelling units shall provide additional site design features such as underground parking, architectural elements, landscaping, and/or on-site recreational facilities.
- All apartment units shall be located a minimum of 30 feet from the boundary of the property.

Section 17.42(7) provides the bulk dimensions for the PB district:

Lot and Density Requirements		
	Village Standards	Proposed*
Min. Lot Area	20,000 sf	40,445 sf
Min. Lot Width	75'	175'
Min. Street Frontage	50'	250'
Max. Number of Floors	4 floors	3 floors
Max. Building Height	45'	47'
Min. Landscape Surface Ratio	25%	54%
Max. Impervious Surface Ratio	75%	46%
Max. Floor Area Ratio	0.30	0.77

Minimum Building Setbacks		
	Village Standards	Proposed*
Front or Street	20'	30'
Side (nonresidential)	10' or 0'	15'
Side (residential)	10'	30'
Rear	25'	30'
Paved Surface (all sides)	10'	0' (west), 5' (north), >30' (south)
Accessory Structures	5'	NA
Building Separation	20'	>20'

*Only includes 1881 Springdale Street (parcel # 060707304291).

Section 17.132 provides the minimum required off-street parking spaces:

Parking Requirements			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided*
Efficiency Unit	1.0 stalls/unit	4 units at 1.0 stalls/unit = 4 spaces	23 in-building spaces 30 surface spaces
One-Bedroom Unit	1.5 stalls/unit	8 units at 1.5 stalls/unit = 12 spaces	
Two- Bedroom+ Units	2.0 stalls/unit	11 units at 2.0 stalls/unit = 22 spaces	
General Commercial Standards	1 stall/300 sf	2,117 sf = 7 spaces	
Total		45 spaces	53 spaces

*In-building parking is proposed for only residents within the new building and surface parking is proposed for residential visitors and commercial patrons. The applicant has indicated that a cross access/shared parking agreement will be establish with the right for residential and commercial users of the eastern property to park within the western property's existing parking area (also planned to be improved).

If flexibility is granted in the General Development Plan (zoning) step, a Planned Development can exceed the minimums/maximums as indicated above and incorporate additional permitted land uses.

Comprehensive Plan

The Village's 2022 Comprehensive Plan designates the site in the Planned Mixed Use category which is defined as "a carefully controlled mix of commercial, office, mixed use, light assembly, and/or multi-family uses, with approvals granted only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans. Development should comply with detailed design standards included in the Economic Development Chapter." Further, the Comprehensive Plan indicates that Planned Mixed Use projects should create active live-work environments that can be conveniently reached by a variety of transportation modes, including walking.

The Economic Development Chapter goes on to contain design standards for mixed-use projects, which includes:

- Utilization of common driveways serving more than one commercial use
- High-quality landscaping treatments throughout the site

- Parking on the side or rear of buildings
- Safe, convenient, and separated bicycle and pedestrian facilities and access
- High-quality building materials and lighting incorporated

Other relevant goals, objectives, and policies from the plan that align with the proposed development include the following:

- Support mixed use development projects as designated on the Future Land Use Map that integrate non-residential and residential uses into high-quality, unified places.
- Identify opportunities for and actively encourage infill and redevelopment opportunities in areas where existing utilities and infrastructure are available.
- Provide a variety of housing types, densities, arrangements, and costs to accommodate the needs, desires, and life cycles of existing and future residents.
- Promote infill and redevelopment practices to help diversify the community's housing supply.
- Guide new housing to areas within the Village with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
- Encourage residential uses be incorporated into upper-story downtown buildings, infill, redevelopment, and new commercial/office development to increase the viability and vitality of the community.

Project Ownership

The land is currently owned by the applicant and proposed developer, MMI, LLC (Tim Neitzel).

Background Information about Planned Developments

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility and control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns.
- General Development Plan (GDP) to establish the unique zoning district.
- Specific Implementation Plan (SIP) to approve design and operation details.

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required at a subsequent date. The SIP submittal requires all of the details of development, including specific exterior materials and colors, floor plans, detailed exterior lighting plans, and detailed landscaping plans.

Formal General Development Plan (GDP) Review

Requested Flexibility from Zoning Ordinance Requirements:

The proposed GDP identifies the following items of flexibility from the standards of the Planned Business (PB) zoning district:

1. The **Permitted Principal Land Use** established for the PB district in Section 17.42 of the Zoning Ordinance only allows multi-family uses as an accessory use. Multi-Family is proposed to be the principal land uses for this project (in addition to commercial). Specifically, Commercial Apartments are permitted as an accessory land use. The proposed use contains two principal land uses - multi-family (Apartments) and commercial (to be determined).
2. The **Maximum Number of Dwelling Units Limit** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum number of dwelling units per building is 8 for Apartment land uses. The proposed use is 23-units in one building.
3. The **Minimum Setbacks for Apartment Land Uses** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum setbacks for Apartment land uses are 30 feet on all sides. The proposed development has a 15-foot setback from the northern property line.
4. The **Maximum Floor Area Ratio** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum floor area ratio is 0.30. The proposed project will have a floor area ratio of 0.77 (this calculation only includes the eastern lot with the proposed mixed-use building).
5. The **Maximum Building Height** established for PB the district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum building height requirement is 45 feet. The proposed project is 47 feet tall.
6. The **Minimum Paved Surface Setback** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum paved surface setback from all property lines is 10 feet. The proposed project will have a 0-foot paved surface setback from western property line (shared parking lot on adjacent property to the west) and a 5-foot paved surface setback from the northern property line (sidewalk).

Analysis of Requested Flexibilities

The project's proposed flexibilities are needed because of existing Zoning Ordinance's stringent requirements on Apartment and mixed-use land uses and the configuration of adjacent properties that facilitate the need for a Planned Development to accommodate this type of infill project. Additionally, the project aims to address the Village's housing shortage and documented need for additional, diverse housing formats as illustrated in the 2022 Comprehensive Plan.

While the Zoning Ordinance is planned to be rewritten in 2023 to address these specific types of situations and foster new housing opportunities, today the ordinance has stringent requirements (units per building, setbacks, and mixing of uses) for Apartment land uses and mixed-use buildings. Further, the ordinance's current floor area ratio standards are oriented to only accommodate one-story, suburban

commercial buildings and do not reflect the Village's desire to allow multi-story, mixed-use development. Finally, as is common with infill development, there are existing constraints that must be overcome to make the site developable. In my opinion, this project is attempting to work within those constraints to deliver a type of project that works best within its existing surroundings and furthers the Village's goals through the use of the topography to shield the in-building parking, accommodating stormwater management facilities to improve infiltration, and utilize shared parking in existing underutilized surface parking areas.

The proposed building height analysis provided by the applicant also shows the relationship of the subject site to existing structures to the south. Due to grade changes, the proposed new building is 2 feet taller than the existing homes, even though the new building is three stories in height. The use of the grade changes and separation distances between the structures allows the proposed project to act as a transition between lower density residential uses to the south and more intensive commercial uses to the north.

Documented Housing Shortage:

- Dane County is projected to grow by 20,000 households between now and 2040. All communities in the Dane County region will continue to experience pressure for increased housing if growth continues as projected.
- A lack of housing units priced for members of the workforce will be a constraint on the available labor pool. Additionally, an increase in the proportion of retired residents could indicate a current or future need for housing options suitable to senior citizens.
- 2021 Housing Task Force Survey (1,442 responses):
 - In your opinion, are there a sufficient number of options in Mount Horeb for the following types of people?
 - Renters, with families. 59% said definitely not or probably not.
 - Renters, in general. 55% said definitely not or probably not.
- Average New Housing Units Per Decade in Mount Horeb:
 - 1990-1999 = average of 72 new units per year
 - 2000-2009 = average of 58 new units per year
 - 2010-2020 = average of 37 new units per year
 - 2021 = 37 new units
 - 2022 = 35 new unit + 63 apartments approved (Steve Brown Apartments)

Source: Village of Mount Horeb Housing Task Force Report and Village of Mount Horeb Building Inspector

The documented need for more housing and greater housing diversity in the Village create the need for land use and density flexibilities as proposed.

Additional Review

The following are observations of the proposed project, many of which will be further reviewed through the SIP stage.

1. **Building Quality:** The proposed GDP provides a high-quality building of sound design and materials that enhance the aesthetic look of the area and site. They are consistent with similar projects approved in Mount Horeb and around Dane County.
2. **Project Layout:** The project layout works well within the confines of the existing development patterns surrounding it. The majority of setbacks are met, and all minimum parking requirements are

met (with the utilization of the western property's existing surface parking area). No new driveway will be needed as ingress and egress will occur via the existing driveway from Telemark Parkway serving the larger commercial development area and new pedestrian connections will be provided to the site.

3. **Project Scale/Number of Units:** The proposed GDP represents a density of 23 dwelling units on 0.93 acres – or about 25 dwelling units per acre. This represents lower densities than the previously approved Gorman Affordable Housing project in 2019-20 and the 1800 Springdale Street mixed-use project in 2022. This project's density is also lower than the approved Steve Brown Apartments project downtown in 2023 and is below the typical density of 30 to 40 dwelling units per acre for three-story buildings served by in-building/under-building parking. The existing topography in the Village creates a situation where some multi-story structures seem much larger or smaller than others due to their exiting grade differences. Overall, due to grade changes, the proposed height of the new building will be generally consistent with the height of the existing homes located to the south, but will appear larger in scale from Telemark Parkway/Springdale Street roundabout.
4. **Architecture:** The proposed GDP as depicted on the elevations has a pitched roof which fits well in the context of the existing homes to the south and several of the commercial developments fronting Springdale Street. The outlier in this area will be the Miller and Sons Supermarket that has a flat roof. Overall, variation in materials, heights, projections from the façade, glazing, and roof pitch provide articulation along each façade.
5. **Site Design:** The proposed GDP as depicted on the site plan provides vehicle, pedestrian, and bicycle access to the project and parking for all modes. It also includes both indoor and outdoor recreational amenities for residents and visitors. Due to anticipated increases in traffic volume using the commercial drive entry to the site from Telemark, the Village will explore additional pedestrian crossing improvements at the intersection.
6. **Landscaping:** The proposed GDP provides preliminary landscaping plans as depicted on the elevations and site plan. Parking lot, property line, and building foundation landscaping look to meet Village standards and will provide screening to the existing homes to the south. The specific plan for the site will be submitted and reviewed as part of the SIP process.
7. **Lighting:** The proposed GDP does not include an exterior lighting plan. The specific lighting plan for the site will be submitted and reviewed as part of the SIP process.
8. **Signage:** The GDP proposes a ground-mounted sign at the northeast corner of the site and on-building wall signs for the commercial tenant. The specific signage plan for the site will be submitted and reviewed as part of the SIP process.
9. **Requested Zoning Flexibility:** I support granting flexibility for the use, density, and intensity requirements because of the following. First, the Zoning Ordinance standards are clearly outdated and do not reflect the Village's goals, objectives, and priorities as outlined within the 2022 Comprehensive Plan. Second, the project helps meet the housing shortage currently in the Village and increases the diversity of the Village's housing stock. Finally, the existing site configuration and surrounding built environment are leveraged to improve the development through shielding the in-building parking via grade changes, accommodating new stormwater management on-site, and utilizing shared parking in an area currently

underutilized for surface parking. The proposed development provides a unique and high-quality infill mixed-use development within Mount Horeb.

Village Planner's Recommendations Regarding the GDP

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including 1-9, below:

1. The proposed flexibility to allow Apartments as principal by-right land use in the PB zoning district should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow the maximum building size to exceed 8 dwelling units per building should be granted up to 23 dwelling units as proposed in the GDP submittal.
3. The proposed flexibility to allow a minimum building setback less than 30 feet down to 15 feet along the northern property line should be granted as proposed in the GDP submittal.
4. The proposed flexibility to allow a maximum floor area ratio greater than 0.30 should be granted up to 0.8 as proposed in the GDP submittal.
5. The proposed flexibility to allow a maximum height greater than 45 feet tall should be granted up to 47 feet as proposed in the GDP submittal.
6. The proposed flexibility to allow a minimum paved surface setback less than 10 feet should be granted down to zero feet along the west property line and 5 feet along the northern property line as proposed in the GDP submittal.
7. The Village's design review standards be applied through the SIP phase of project review.
8. The applicant shall obtain a cross access easement between parcel 06070730441 and 060707304291 to allow residential and commercial parking to be permitted on both properties.
9. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

Appendix

Lot Development History

000001

CERTIFIED SURVEY MAP

BEING A DIVISION OF PART OF LOT 3, NORTH CAPE COMMONS, AS RECORDED IN VOLUME 58-057A OF PLATS, ON PAGES 303-308, AS DOC. No. 3965915, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 7, T6N, R7E, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

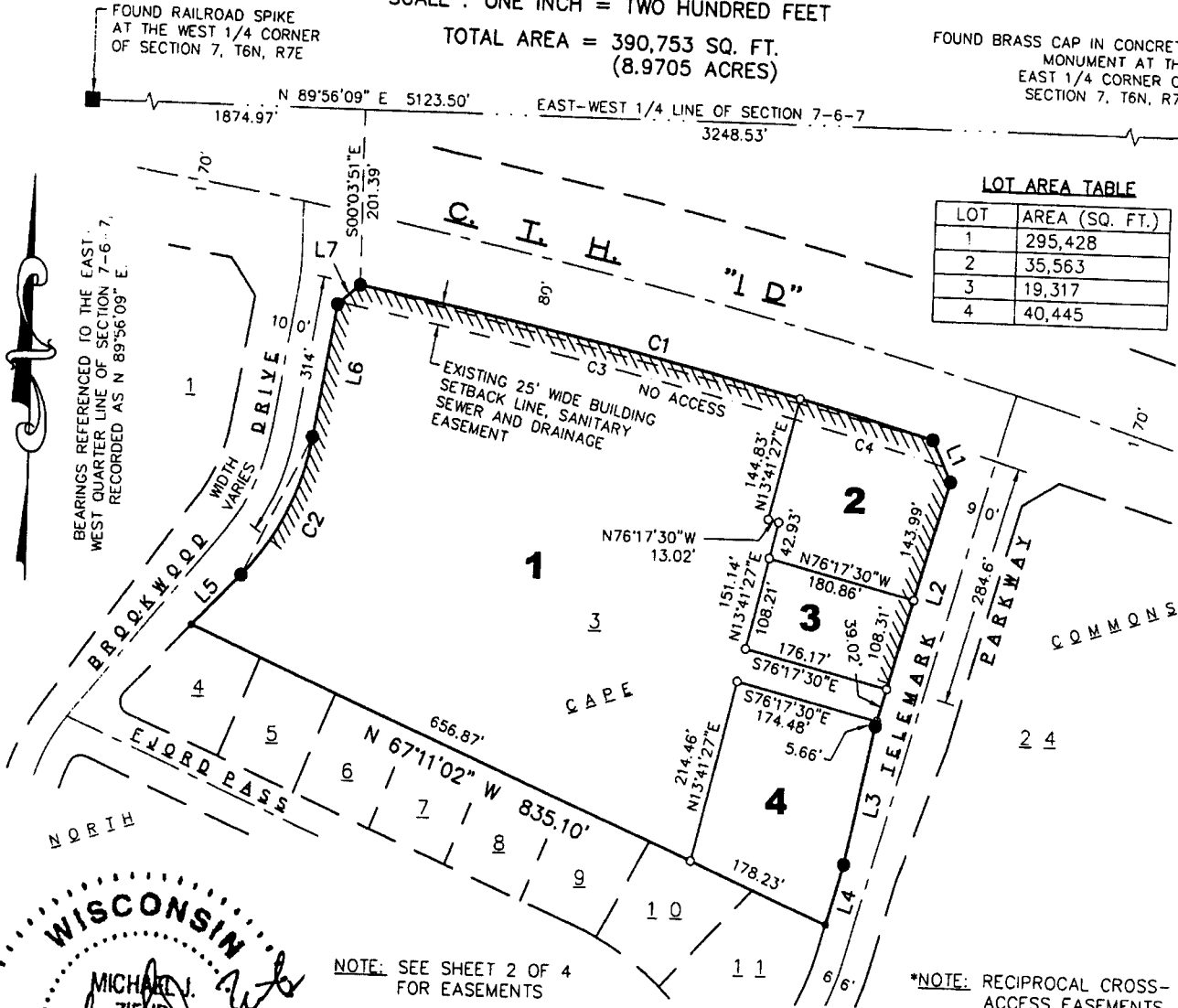


SCALE : ONE INCH = TWO HUNDRED FEET

TOTAL AREA = 390,753 SQ. FT.
(8.9705 ACRES)

FOUND RAILROAD SPIKE
AT THE WEST 1/4 CORNER
OF SECTION 7, T6N, R7E

FOUND BRASS CAP IN CONCRETE
MONUMENT AT THE
EAST 1/4 CORNER OF
SECTION 7, T6N, R7E



LOT AREA TABLE

LOT	AREA (SQ. FT.)
1	295,428
2	35,563
3	19,317
4	40,445

NOTE: SEE SHEET 2 OF 4
FOR EASEMENTS

*NOTE: RECIPROCAL CROSS-
ACCESS EASEMENTS
BETWEEN LOTS 1, 2,
3 AND 4.



4-27-2005
Revised: 5-12-2005
Revised: 7-15-2005
Revised: 8-30-2005
Revised: 9-23-2005

LEGEND

- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET,
WT. 1.50 lbs./ft.

DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

NO ACCESS ALLOWED

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 25°29'49" E	52.23'
L2	S 16°10'22" W	296.98'
L3	S 11°58'51" W	164.16'
L4	S 16°10'22" W	73.00'
L5	N 44°31'35" E	82.84'
L6	N 09°33'51" E	156.71'
L7	N 48°42'23" E	35.30'

CURVE DATA

NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC	CHORD	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	05°22'50"	S 77°07'18" E	7559.49	709.91	709.65	S 79°48'43" E	S 74°25'53" E
C2	34°57'43"	N 27°02'42.5" E	300.00	183.06	180.23	N 09°33'51" E	N 44°31'35" E
C3	04°06'50"	S 77°45'19" E	7559.49	542.76	542.64		
C4	01°16'01"	S 75°07'03" E	7559.49	167.15	167.15		

MAP NO. 11540

DOCUMENT NO. 4113718

VOLUME 70 PAGE 191

PLOT VIEW: PAGE1

\\projects\\NEI07\\csm\\csm-NEI07-revised.dwg

SURVEYED FOR:

T-SQUARED, LLC
C/O TIM NEITZEL
5301 VOGES ROAD
MADISON, WI 53718

SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

NEI07
SHEET 1 OF 4

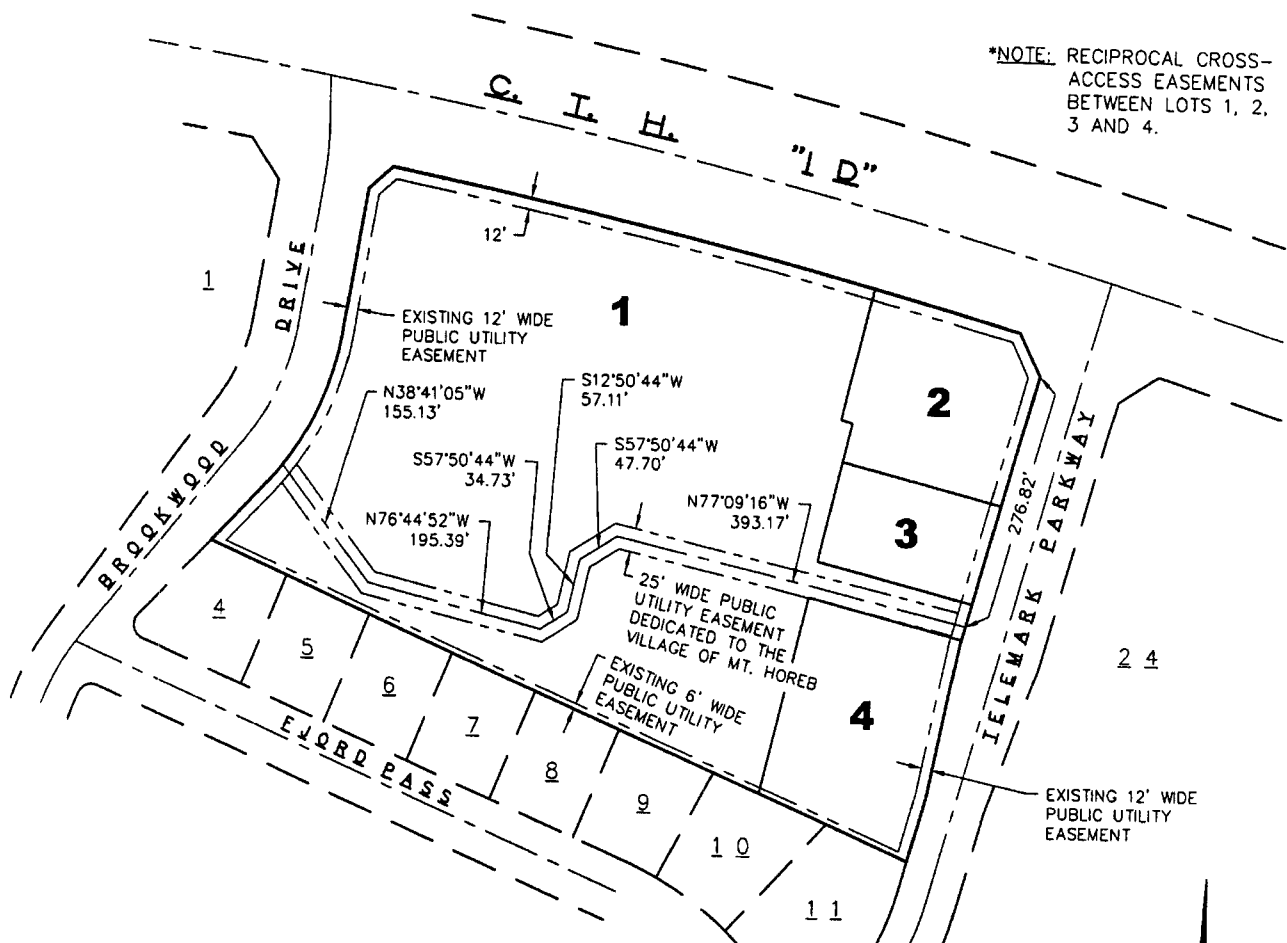
CERTIFIED SURVEY MAP

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0 100 200 400 600

SCALE : ONE INCH = TWO HUNDRED FEET

EASEMENT DETAILS



ACCEPTANCE OF DEDICATION

The Village of Mt. Horeb hereby accepts the dedication as shown on this Certified Survey Map.

John Zimmer
 John Zimmer, Village President

Cheryl Sutter
 Cheryl Sutter, Village Clerk

State of Wisconsin }
 County of Dane } ss

Personally came before me this 26 day of September, 2005, the above named John Zimmer, Village President and Cheryl Sutter, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Virginia L. Johnson
 Notary Public, State of Wisconsin

My Commission expires: 11-04-07

MAP NO. 11540

DOCUMENT NO. 4113718

VOLUME 70 PAGE 192

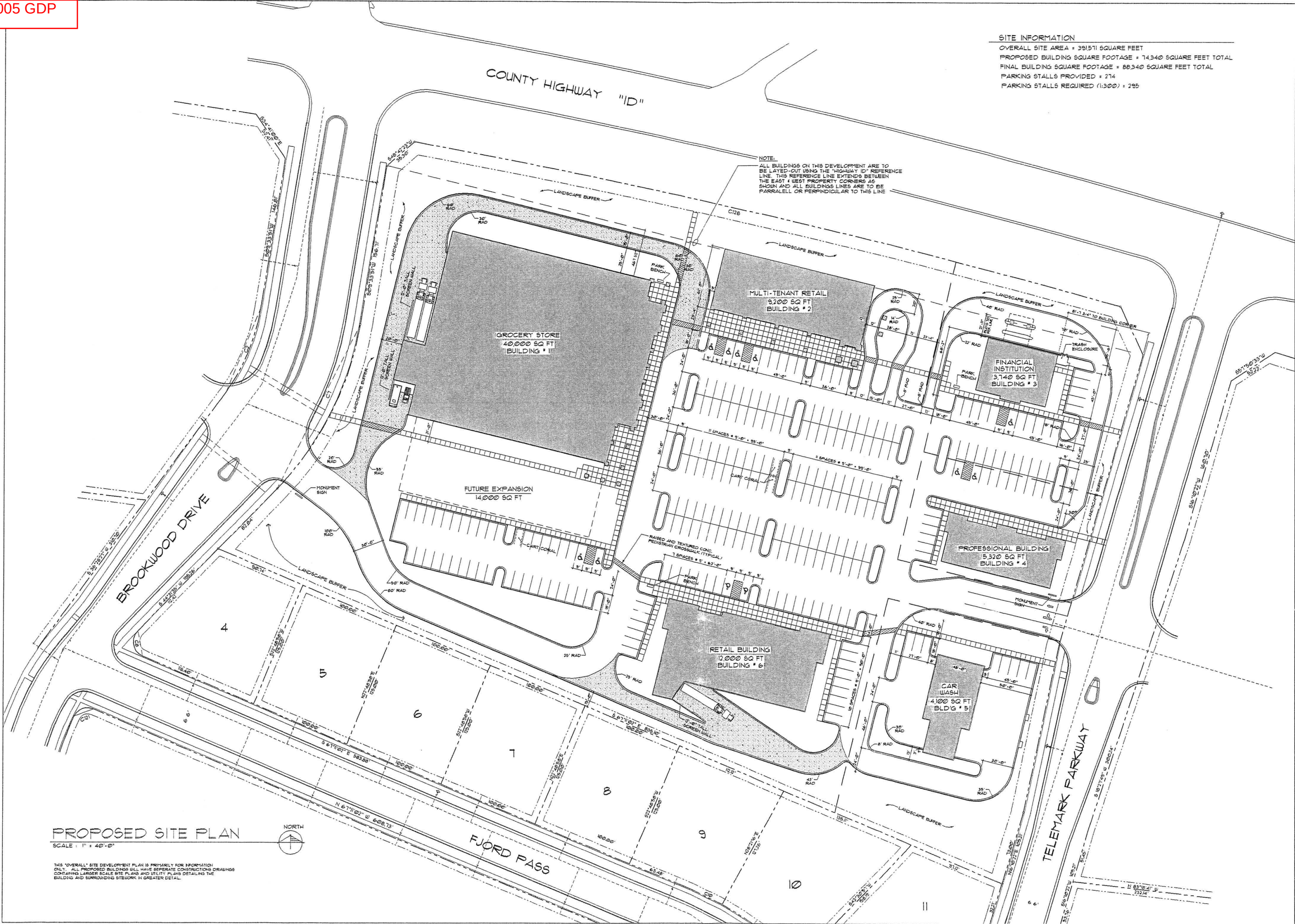
PLOT VIEW: PAGE2

\projects\NEI07\csm\csm-NEI07-revised.dwg

SURVEYED BY:

CALKINS ENGINEERING, LLC
 5010 VOGES ROAD
 MADISON, WI 53718
 (608) 838-0444

NEI07
 SHEET 2 OF 4



SITE INFORMATION
OVERALL SITE AREA = 391,571 SQUARE FEET
PROPOSED BUILDING SQUARE FOOTAGE = 74,340 SQUARE FEET TOTAL
FINAL BUILDING SQUARE FOOTAGE = 88,340 SQUARE FEET TOTAL
PARKING STALLS PROVIDED = 274
PARKING STALLS REQUIRED (1:300) = 295

NOTE:
ALL BUILDINGS ON THIS DEVELOPMENT ARE TO BE LAYED-OUT USING THE "HIGHWAY D" REFERENCE LINE. THIS REFERENCE LINE EXTENDS BETWEEN THE EAST & WEST PROPERTY CORNERS AS SHOWN AND ALL BUILDING LINES ARE TO BE PARALLEL OR PERPENDICULAR TO THIS LINE.

TJK
DESIGN AND
CONSTRUCTION

634 West Main Street
Madison, WI 53703
608-251-1090
FAX 608-251-1092

COPYRIGHTED DRAWING
THIS DOCUMENT OR THE INFORMATION HEREIN IS NOT TO BE REPRODUCED, DISTRIBUTED, USED OR DISCLOSED EITHER IN WHOLE OR PART UNLESS AUTHORIZED BY TJK DESIGN AND CONSTRUCTION CO., INC.

PROPOSED SITE FOR:
**MT. HOREB
DEVELOPMENT**
MT. HOREB, WISCONSIN

C-1.1

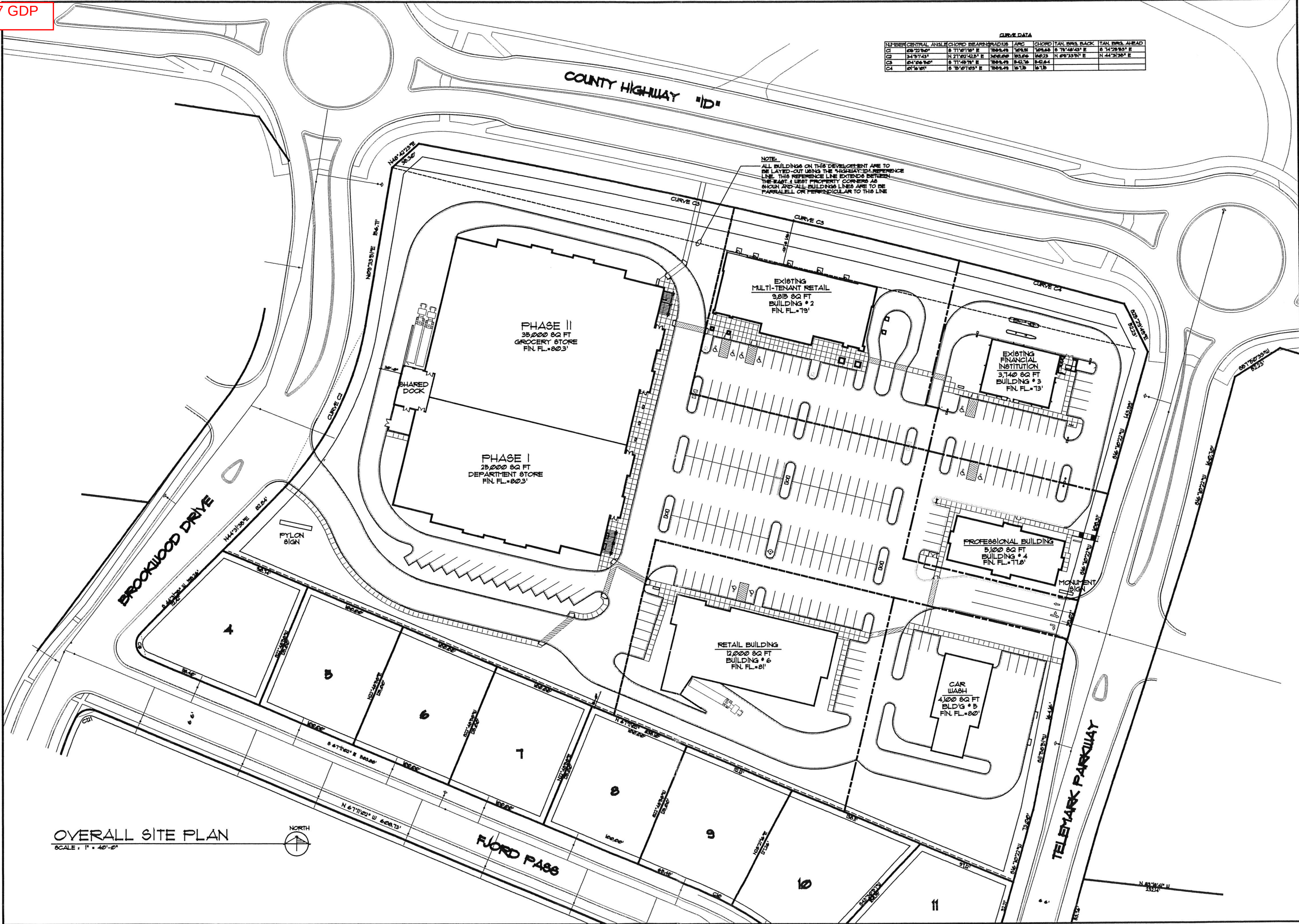
5.18.05

PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

THIS "OVERALL" SITE DEVELOPMENT PLAN IS PREPARED FOR INFORMATION ONLY. ALL PROPOSED BUILDINGS WILL HAVE SEPARATE CONSTRUCTION DRAWINGS CONTAINING LARGER SCALE SITE PLANS AND UTILITY PLANS DETAILING THE BUILDING AND SURROUNDING SITEWORK IN GREATER DETAIL.

CURVE DATA									
NUMBER	CENTRAL ANGLE	CHORD BEARS	RADIUS	ARC	CHORD	TAN. BRS. BACK	TAN. BRS. AHEAD		
C1	68°22'50"	6°11'41" E	789.49	109.81	109.81	6°19'48" E	6°14'28" E		
C2	34°15'43"	N 27°02'42" E	340.69	103.66	103.66	N 08°33'51" E	N 44°33'50" E		
C3	64°28'50"	6°11'48" E	789.49	109.81	109.81				
C4	67°16'31"	6°19'41" E	789.49	109.81	109.81				

NOTE:
ALL BUILDINGS ON THIS DEVELOPMENT ARE TO
BE LAYED-OUT USING THE "HIGHWAY 10" REFERENCE
LINE. THIS REFERENCE LINE EXTENDS BETWEEN
THE EAST & WEST PROPERTY CORNERS AS
SHOWN AND ALL BUILDING LINES ARE TO BE
PARALLEL OR PERPENDICULAR TO THIS LINE



OVERALL SITE PLAN

SCALE: 1" = 40'-0"





Stock No. 26273

CERTIFIED SURVEY MAP No. 13196

BEING A DIVISION OF LOT 1 AND LOT 3, CERTIFIED SURVEY MAP NUMBER 11540, AS RECORDED IN VOLUME 70 OF CERTIFIED SURVEY MAPS, ON PAGES 191-194, AS DOCUMENT NUMBER 4113718, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 06 NORTH, RANGE 07 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

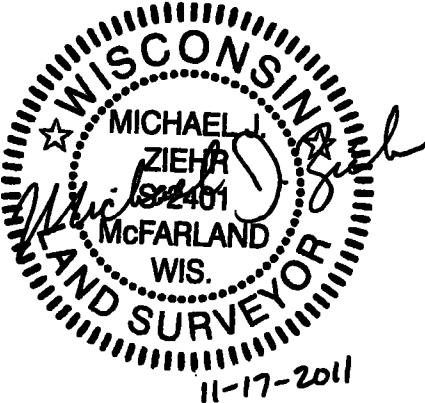
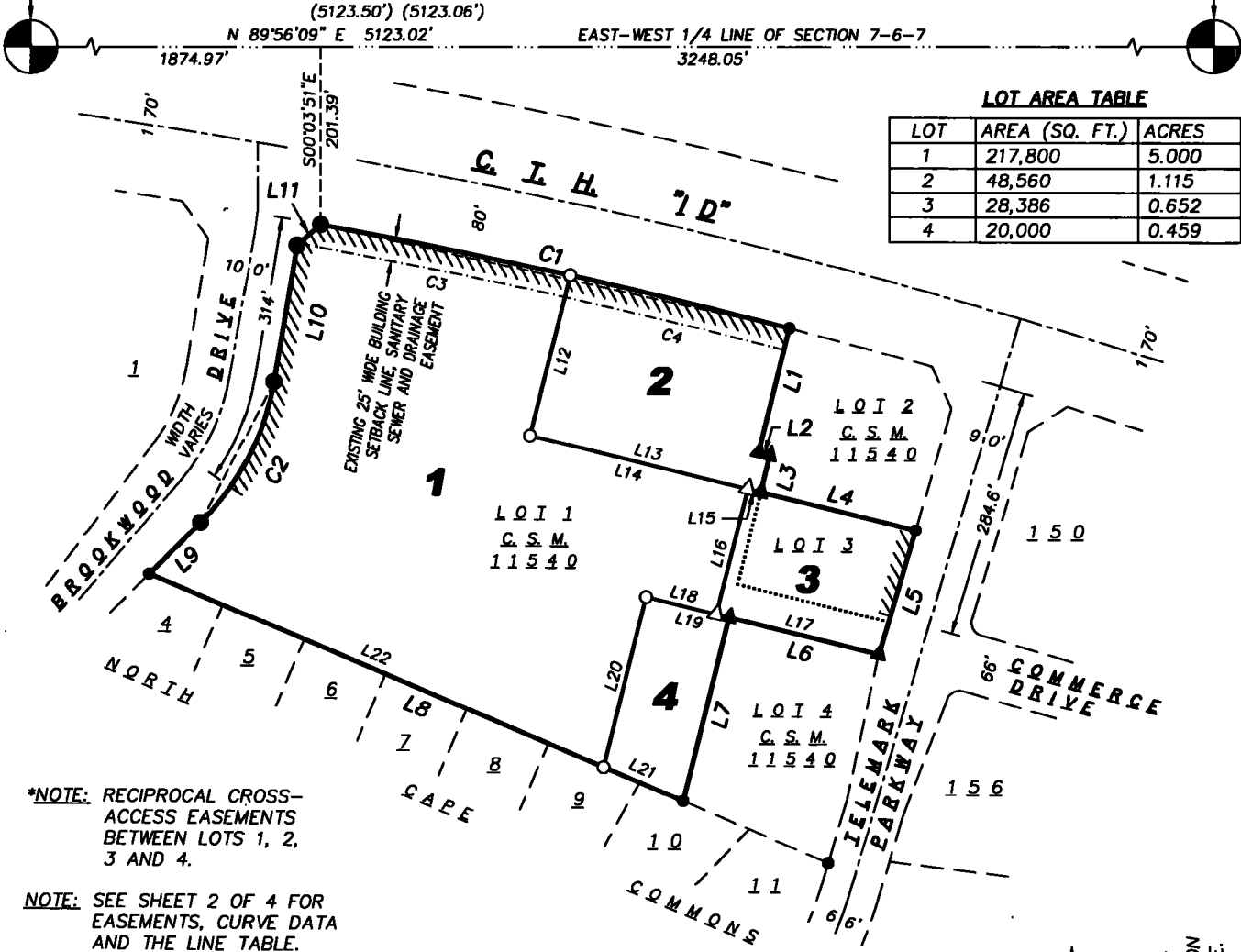
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SCALE: ONE INCH = TWO HUNDRED FEET

TOTAL PLATTED AREA = 314,745 SQ. FT.
(7.2255 ACRES)

FOUND BRASS CAP IN CONCRETE MONUMENT AT THE EAST 1/4 CORNER OF SECTION 7, T6N, R7E

FOUND 1-1/4" SOLID IRON ROD AT THE WEST 1/4 CORNER OF SECTION 7, T6N, R7E



LEGEND

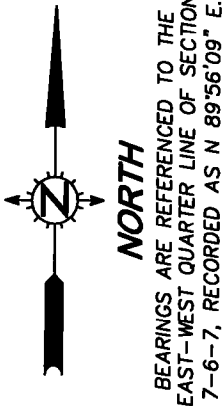
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
- SURVEY MARKER NAIL FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- SURVEY MARKER NAIL SET
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

PREVIOUSLY PLATTED LINE



NO ACCESS ALLOWED



C.S.M. No. 13196

Doc. No. 4814633

Vol. 85 Page 27

SURVEYED FOR:
National Construction, Inc.
4070 Brigham Road
Blue Mounds, WI 53517

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



SNYDER & ASSOCIATES
Engineers and Planners

FN: NC101
DATE: 10-06-11
REVISIONS:

SHEET
1 OF 4

Plot View: Sheet1

Drawing Name: P:\PROJECTS\N\NC101\Survey\CSM\NC101-csm.dwg



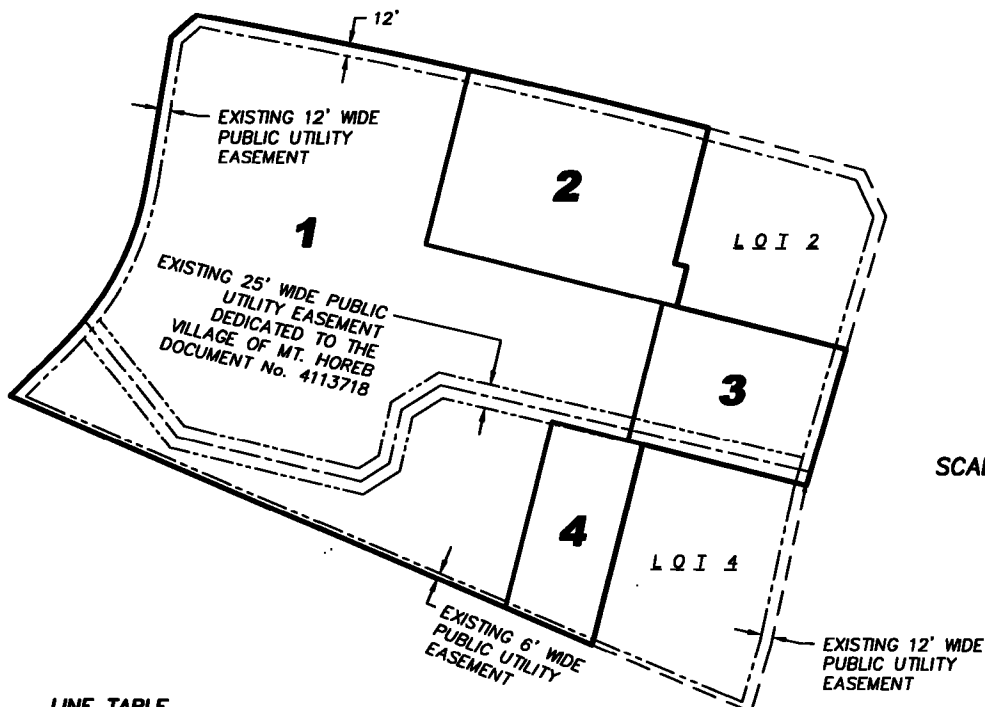
Stock No. 26273

CERTIFIED SURVEY MAP No. 13196

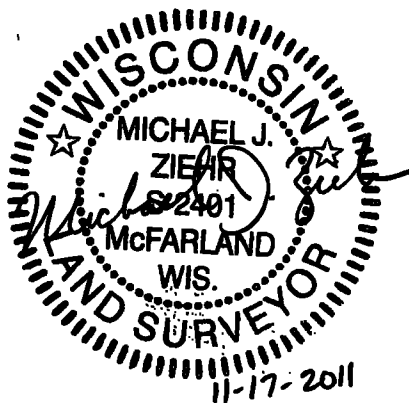
BEING A DIVISION OF LOT 1 AND LOT 3, CERTIFIED SURVEY MAP NUMBER 11540, AS RECORDED IN VOLUME 70 OF CERTIFIED SURVEY MAPS, ON PAGES 191-194, AS DOCUMENT NUMBER 4113718, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 06 NORTH, RANGE 07 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

CURVE DATA

NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC	CHORD	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	04°06'50"	S 77°45'19" E	7559.49'	542.76'	542.64'	S 79°48'43" E	S 75°41'54" E
C2	34°57'43"	N 27°02'42.5" E	300.00'	183.06'	180.23'	N 09°33'51" E	N 44°31'35" E
C3	02°10'52"	S 78°43'18" E	7559.49'	287.76'	287.74'		
C4	01°55'58"	S 76°39'53" E	7559.49'	255.00'	254.99'		

EASEMENT DETAILS**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 13°41'27" W	144.98'
L2	S 76°17'30" E	13.02'
L3	S 13°41'27" W	42.93'
L4	S 76°17'30" E	180.86'
L5	S 16°10'22" W	147.33'
L6	N 76°17'30" W	174.48'
L7	S 13°41'27" W	214.46'
L8	N 67°11'02" W	656.87'
L9	N 44°31'35" E	82.84'
L10	N 09°33'51" E	156.71'
L11	N 48°42'23" E	35.30'
L12	S 13°54'23" W	186.63'
L13	S 76°22'21" E	268.71'
L14	S 76°22'21" E	253.56'
L15	S 76°22'21" E	15.15'
L16	S 13°42'29" W	147.18'
L17	N 76°17'30" W	189.67'
L18	N 76°17'30" W	81.56'
L19	N 76°17'30" W	96.75'
L20	S 13°41'27" W	198.95'
L21	N 67°11'02" W	98.00'
L22	N 67°11'02" W	558.87'



C.S.M. No. 13196

Doc. No. 4814633

Vol. 85 Page 28

SURVEYED FOR:

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4070 Brigham Road
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SURVEYED BY:

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5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

**SNYDER & ASSOCIATES**

Engineers and Planners

Plot View: Sheet2

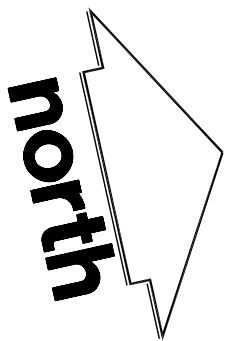
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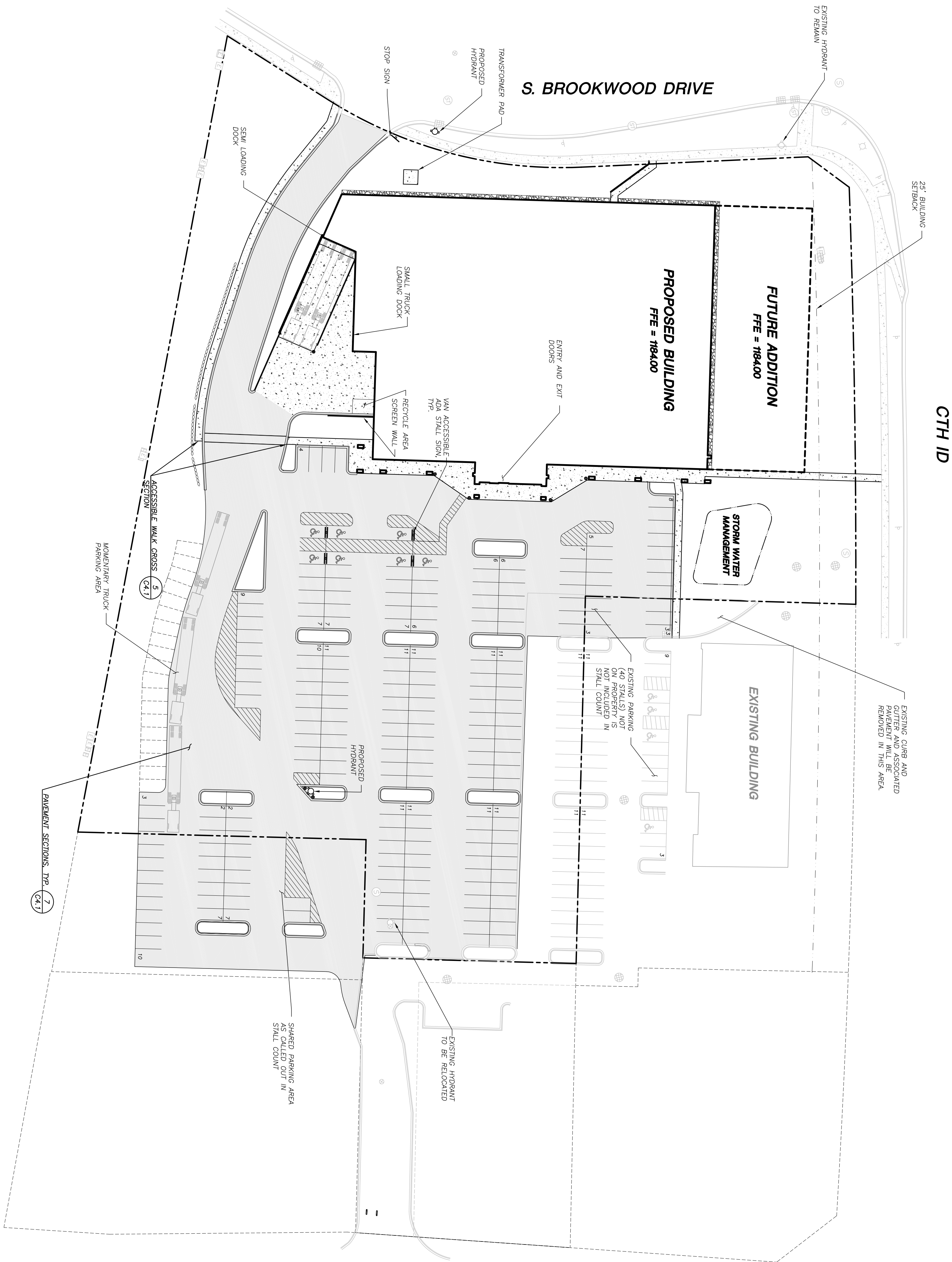
DATE: 10-06-11

REVISIONS:

**SHEET
2 OF 4**



2012 GDP



LEGEND (PROPOSED)	
---	PROPERTY LINE
=====	BUILDING LINE
-----	FUTURE BUILDING LINE
=====	BOLLARD
-----	EDGE OF CONCRETE
-----	FUTURE PAVEMENT AREA
-----	STORMWATER AREA
=====	18" CONCRETE CURB & GUTTER
=====	PROPOSED CONCRETE PAVEMENT
=====	PROPOSED ASPHALT PAVEMENT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER VILLAGE OF MT. HOREB REQUIREMENTS.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY OPERATIONS BY THE OWNER/CONTRACTOR FROM THE DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

SITE INFORMATION BLOCK	
Site Address	1853 BUS HWY 18/151, MOUNT HOREB, WI
Site Acreage (Total)	5.00 (EXCLUDING ROW)
Number of Building Stories	1
(above grade)	- FT.
Building Height	40,000 S.F.
Total Square Footage of Grocery Store	14,000 S.F.
Total Square Footage of Future Addition	958 S.F.
Total Square Footage of Truck Dock	205
Use of property	Commercial/Retail
Number of employees	205
Number of parking stalls (Building Property Only):	205
Large car	7
Accessible	212
Total on property	24
Number of parking stalls (Proposed Shared Lot):	24
Large car	10,292 S.F.
Existing Impervious Surface Area	0.05
Full Build Out:	154,296 S.F.
Proposed Impervious Surface Area Ratio	0.71

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADIUS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER WITHIN THE PUBLIC RIGHT OF WAY SHALL BE 30" STANDARD CURB AND GUTTER.
4. ALL PRIVATE CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER.
5. USE 4" WIDE, HIGH VISIBILITY WHITE PAINT FOR STALL LINES.
6. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
7. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
"BUILDING RELATIONSHIPS WITH A COMMITMENT TO EXCELLENCE THROUGH TRUST, QUALITY AND EXPERIENCE."

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2295 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:
NATIONAL CONSTRUCTION INC.

701 E. WASHINGTON AVE.
MADISON, WI

PROJECT:
MILLER & SONS SUPERMARKET - MOUNT HOREB

PROJECT LOCATION:
VILLAGE OF MT. HOREB DANE COUNTY, WI

JSD PROJECT NO.: 09-3507

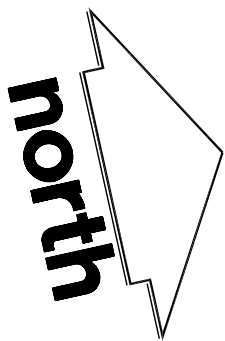
SEAL/SIGNATURE:

DESIGN:	DOS	02-10-12
DRAWN:	DOS	02-10-12
APPROVED:	WPN	-
PLAN MODIFICATIONS:		
VILLAGE OF MT. HOREB	02-27-12	
VILLAGE OF MT. HOREB	03-30-12	
CLIENT SUBMITTAL	04-18-12	
CLIENT SUBMITTAL	05-01-12	
CLIENT SUBMITTAL	06-01-12	

DIGESTERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 238-1181
Hearing Impaired TDD (800) 542-2289
www.DiggerShHotline.com

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1.0



CTH ID

S. BROOKWOOD DRIVE

FUTURE ADDITION
FFE = 718400

PROPOSED BUILDING
FFE = 718400

STORM WATER
MANAGEMENT

EXISTING BUILDING

SMALL TRUCK
LOADING DOCK

PROPOSED
HYDRANT

RED MOVEMENT SHOWS
TRUCKS BACKING INTO DOCK
FROM EXISTING SITE

YELLOW MOVEMENT SHOWS
TRUCKS BACKING INTO DOCK

LEGEND (PROPOSED)	
	PROPERTY LINE
	BUILDING LINE
	FUTURE BUILDING LINE
	BOLLARD
	EDGE OF CONCRETE
	FUTURE PAVEMENT AREA
	STORMWATER AREA
	18" CONCRETE CURB & GUTTER
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

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PROJECT:
**MILLER & SONS
SUPERMARKET -
MOUNT HOREB**

PROJECT LOCATION:
VILLAGE OF MT. HOREB
DANE COUNTY, WI

JSD PROJECT NO.: 09-3507

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THE SAME FOR ACCURACY, THE ENGINEER AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	DOS	02-10-12
DRAWN:	DOS	02-10-12
APPROVED:	WPM	-
PLAN MODIFICATIONS:		
VILLAGE OF MT. HOREB		02-27-12
VILLAGE OF MT. HOREB		03-30-12
CLIENT SUBMITTAL		04-18-12
CLIENT SUBMITTAL		05-01-12
CLIENT SUBMITTAL		06-01-12

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Milwaukee Area (414) 238-1181
Hearing Impaired TDD (800) 542-2289
www.DigestersHotline.com

SHEET TITLE:
**TRUCK TURNING
MOVEMENTS**

SHEET NUMBER:
EXHIBIT

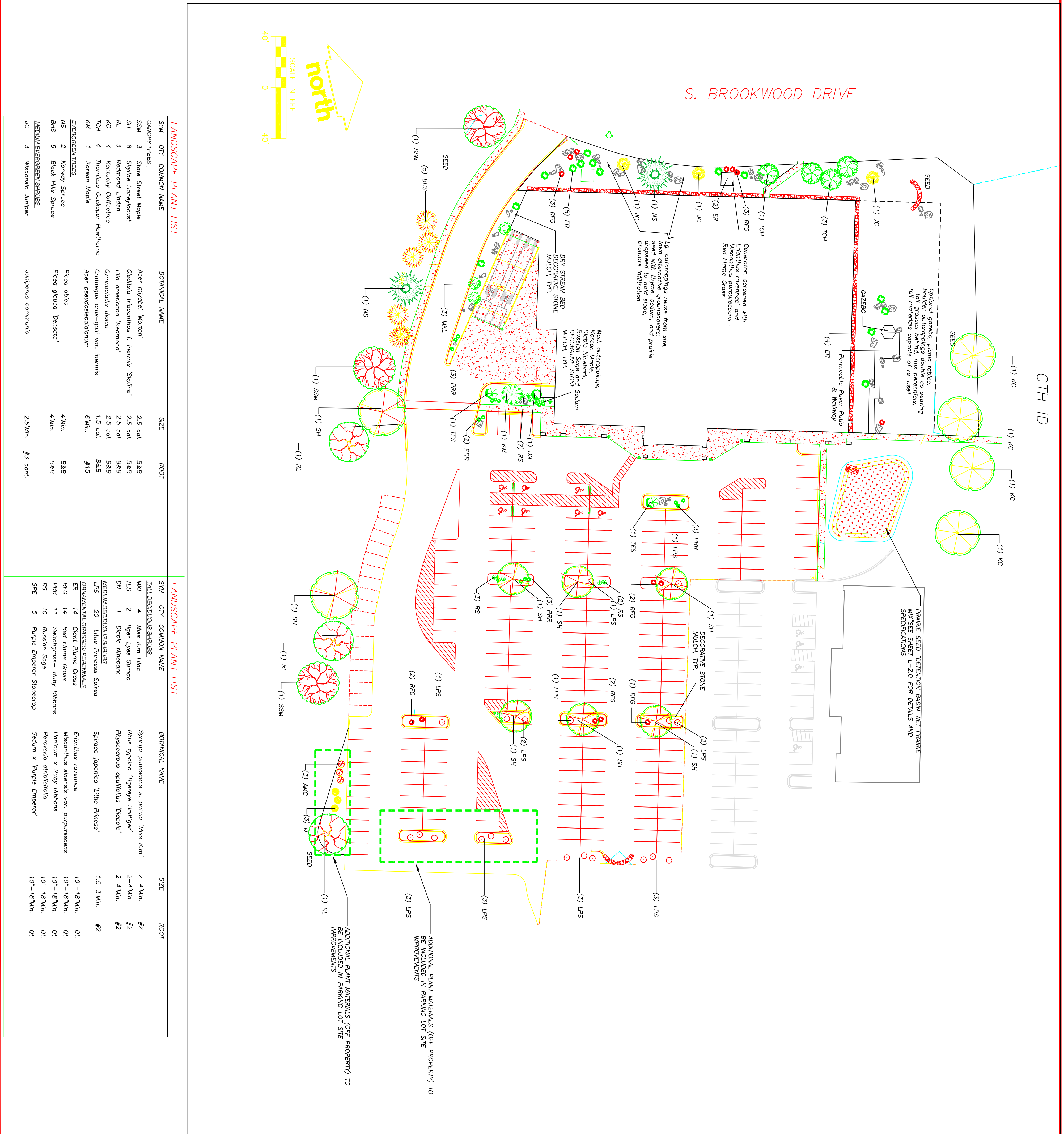
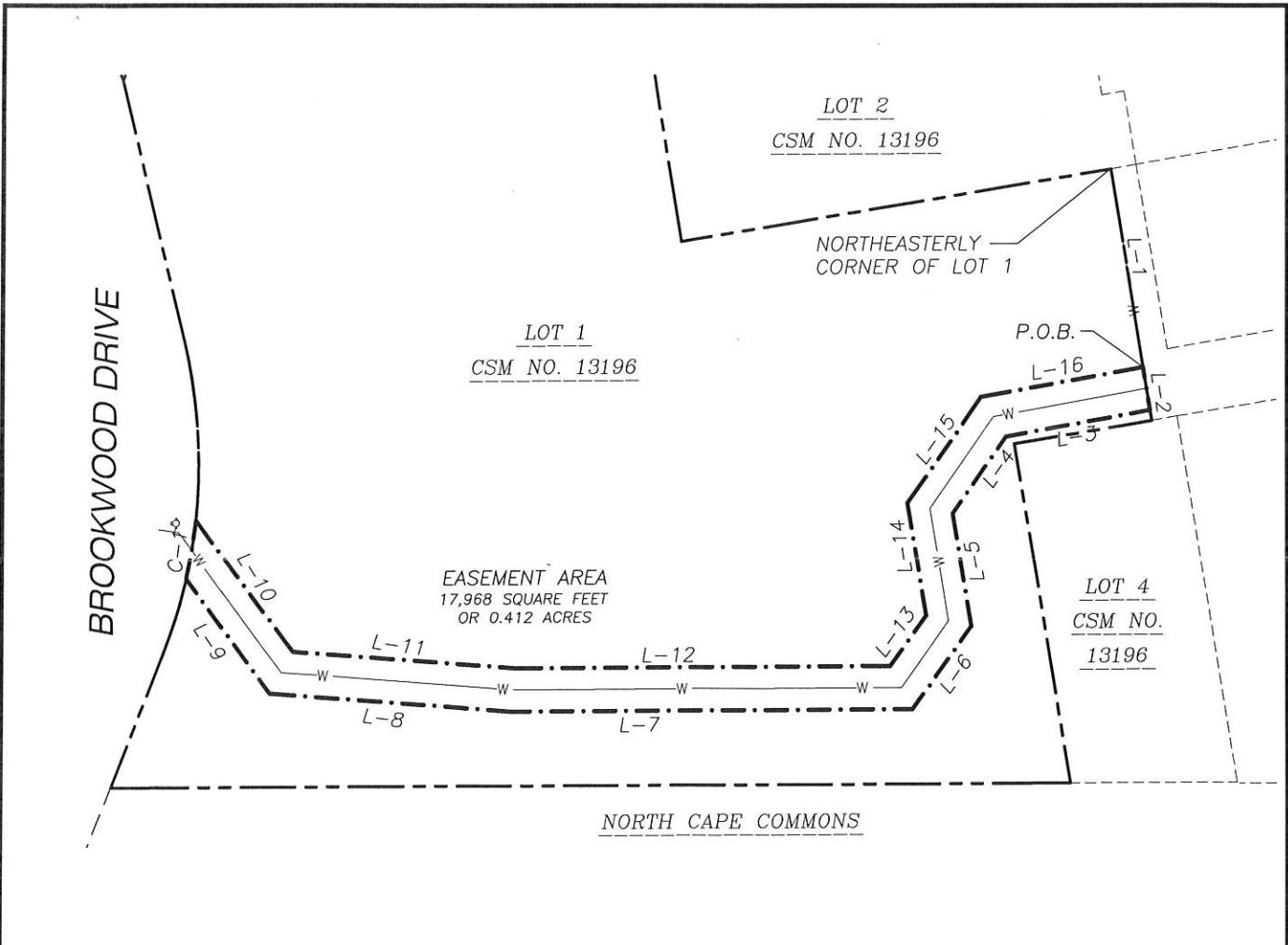
[illegible]

EXHIBIT A



LEGEND

- HYDRANT
- EASEMENT LINE
- PARCEL BOUNDARY
- PLATTED LOT LINE
- WATER LINE
- P.O.B. POINT OF BEGINNING

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTHWESTERLY LINE OF LOT ONE, C.S.M. No. 13196, RECORDED AS N 67°11'02" W.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 11, 2012.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 13°42'29" E	115.99'
L-2	S 13°42'29" E	25.00'
L-3	N 77°09'20" W	85.53'
L-4	S 58°16'06" W	54.51'
L-5	S 13°43'51" W	66.33'
L-6	S 58°41'27" W	58.70'
L-7	N 67°14'49" W	233.54'
L-8	N 62°39'26" W	140.77'
L-9	N 13°32'23" W	82.61'
L-10	S 13°32'23" E	95.31'
L-11	S 62°39'26" E	128.35'
L-12	S 67°14'49" E	219.78'
L-13	N 58°41'27" E	35.60'
L-14	N 13°43'51" E	66.22'
L-15	N 58°16'05" E	75.00'
L-16	S 77°09'20" E	96.16'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	34.76'	300.00'	06°38'22"	34.74'	N 32°28'36" E

EXHIBIT

PART OF LOT 1, CERTIFIED SURVEY MAP No. 13196 AS RECORDED IN VOLUME 85, ON PAGES 27-30, AS DOCUMENT No. 4814633, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 06 NORTH, RANGE 07 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

NATIONAL CONSTRUCTION, INC.
701 E. WASHINGTON AVE.
MADISON, WI 53703

PROJECT NO: 09-3507

FILE NO: A-256

FIELDBOOK/PG: -

SHEET NO: 1 OF 1

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: WPW



SCALE: 1" = 100'

J:\2009\093507\dwg\09-3507_Exhibit(2).dwg



MEMORANDUM

To: Village of Mount Horeb
From: Village Planner, Ben Rohr, AICP
Date: April 24, 2024
Re: 1881 Springdale Street – March Meeting Summary and April Update Overview

Background

During the March Plan Commission meeting, the General Development Plan for the project was reviewed. Following the public hearing and discussion by the Plan Commission, the project was tabled to provide additional time for the applicant to revise the proposed plans. This document provides a summary of the public hearing and discussion, in addition to a high-level summary of the applicant's proposed changes as detailed within my GDP memo.

Public Hearing Comments

During the public hearing, the following topics were mentioned and brought forward to the Plan Commission:

- The Zoning Ordinance's Planned Development Purpose section references a need to use this tool to create economic viability of the project and that is not the case for this site.
- The existing Planned Development on the site was for a single-story commercial use and this project is not compatible or consistent with that or the neighbor's views within the existing homes to the north.
- Neighbors had the expectation that when those homes were built and they moved in that a business would be located on this site, not a 3-story apartment building that doesn't fit the site's context.
- When these lots were developed, the Village indicated to those individuals that development of this site would be consistent with the other commercial uses of the larger area.
- Support for this type of development, but not in this location.
- Office uses would be better suited for this site and location.
- There is increased traffic and nuisance associated with a multi-family development and the amount of people living there.
- Support this project and uses. Believe that this project does fit within the site context and larger commercial development area.
- There should be increased commercial use on the first floor, especially in the area near the corner of Telemark Parkway and the commercial site's entry point.
- Multi-family buildings would negatively impact the property value of the homes to the north and those homes are some people's highest value asset.

Other Public Comments Received

- An additional public comment letter was sent to the Village by a neighboring resident dated April 8, 2024. There are six reasons documented in the letter in opposition to the proposed development. The letter is attached for review and consideration by the Plan Commission.

Plan Commission Request of the Applicant

1. Eliminate the 2-bedroom apartment on the first floor near the intersection of Telemark Parkway and commercial entrance to instead be another commercial use.
2. Provide elevations that show the proposed building in relationship to the height of the existing buildings to the north and grade change between the sites.
3. Provide additional connectivity for pedestrians across the site (between stores and proposed building) for residents to utilize.

April Plan Updates

1. The applicant has reoriented the first floor of the building to include additional commercial space instead of the 2-bedroom apartment that was shown in the March materials.
 - a. The northern elevation of the building now includes two commercial tenant spaces (1,460 sf and 865 sf). All residential units are now located only on the second and third floors.
2. The applicant has provided an elevation analysis showing the proposed building, the grade changes, and the existing elevations of the homes to the north. The analysis shows:
 - a. There is approximately 48-58 feet between the existing homes and proposed new structure.
 - b. The grade change along Telemark Parkway creates a situation where the existing homes are 2 feet shorter than the proposed building, even though the proposed new building is multiple stories.
 - c. The grade change from the Miller and Son's parking lot creates a situation where the existing homes are taller than the proposed building, even though the proposed new building is multiple stories.
 - d. The existing decks on the rear side of the homes are approximately the same height as the upper story of the proposed new building.
3. No changes have been made related to providing connectivity for pedestrians across the larger site. This could be further addressed within the SIP portion of the process, if desired.

April 8, 2024

Village of Mount Horeb
Attention: Mr. Nic Owen, Village Administrator
138 East Main Street
Mount Horeb, WI 53572

Dear Mr. Owen,

If I were not eight states away from this meeting, I would be here in full force to oppose the proposed zoning change for construction at 1881 Springdale Street, an out lot in the Miller's grocery store center. The proposed development is right in the back yard of a number of homeowners who will be adversely impacted by the proposed three-story mixed-use structure. I am one of those homeowners.

Here are six reasons why the proposed zoning request should be denied:

1. **TRUST.** The homeowners who will be impacted by the proposed change in zoning trusted the Village's original land use and zoning plan when we put down our roots on Fjord Pass. We were aware that development of the buildings adjacent to the Miller's grocery store parking lot was not complete. It was also clear that the use and design standards for the area would be consistent with the other buildings. We trusted that the Village would respect homeowners who relied on that information when they bought their homes and that the Village would maintain the design integrity, not bite on the first shiny object put before it by outside interests.
2. **LOCATION.** As homeowners, we recognize that all people want their own places to call home. We do not oppose this the construction of new housing, but oppose the location of this project. There are many other places in the Village of Mt. Horeb where this structure can be built and fit in with its neighborhood. The developers can certainly find other sites that are compatible with their proposal.
3. **CONSISTENCY.** The existing commercial structures in the Miller's retail complex are tasteful, low-profile and blend in well with the adjacent residential neighborhood. A three-story structure in this location will be an ugly, out-of-place eyesore and compromise the original intent of the Village to develop this area.
4. **HOURS OF OPERATION.** When we homeowners on Fjord Pass bought our homes, we were aware of the existing commercial buildings in the Miller's complex. Those businesses have business hours. A 24-unit apartment building does not have business hours and does NOT fit in with the neighborhood.
5. **VIOLATION OF VILLAGE POLICY.** Your own code (Section (b) of 17.49 PD-1 Planned Development District states that its provisions apply for "areas of the community experiencing a lack of significant investment." If you know the neighborhood in question well, you know that it is NOT experiencing a lack of investment. To the contrary, single-family and tasteful commercial development has been brisk.
6. **VIOLATION OF DEVELOPMENT CHARACTER.** Section 6(a) in the same code indicates that a project may be considered if it is "compatible with the physical nature of the site, with particular concern for the presentation of natural features and open space." There are no three-story structures in the area of the Miller's complex. The closest apartment buildings in the area are

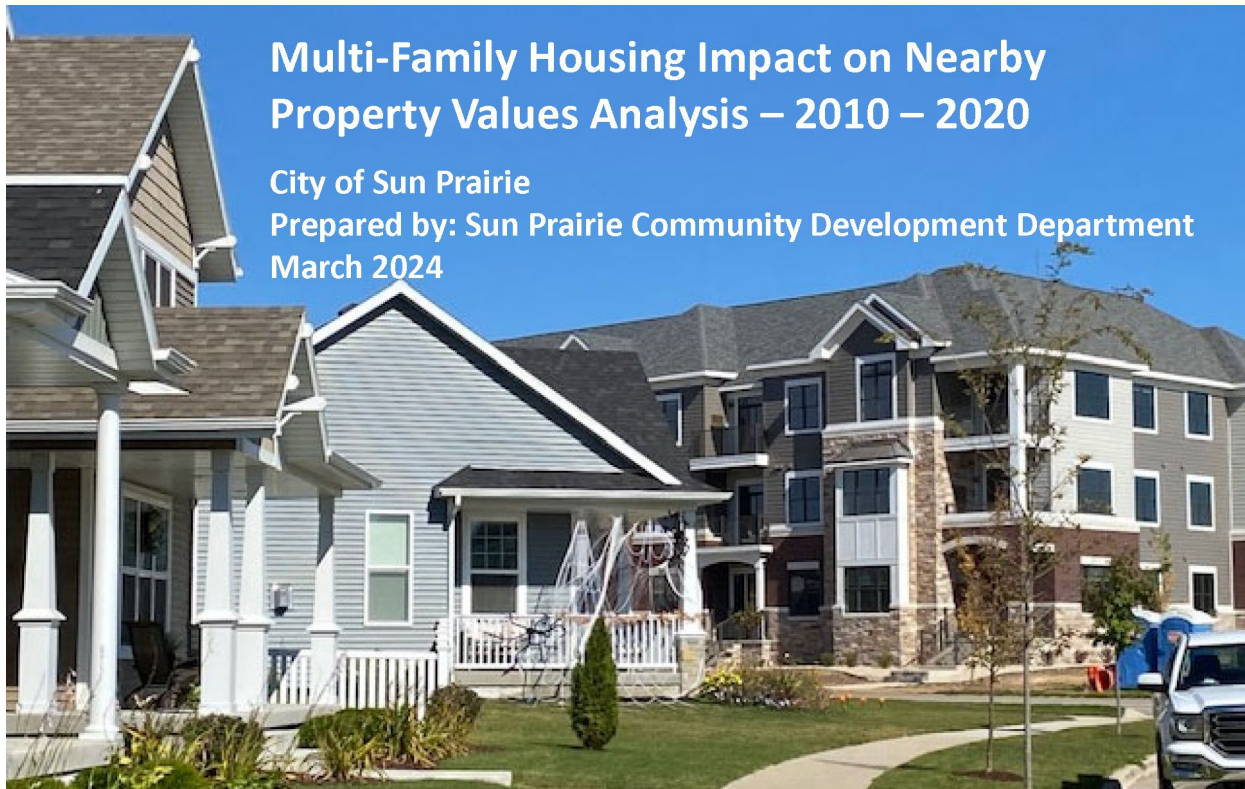
clustered with other apartment buildings. How can the Village agree the proposed structure is compatible on the proposed site? If the Village does not want to abide by its own code, why do you have it?

Bottom line: Do the right thing. Preserve the trust nearby homeowners placed in you when they bought their homes. Abide by your own code. Build the apartment structure, but build it somewhere else where it fits in and does not need variances and zoning changes to be compatible.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael V. Varney", with a stylized flourish at the end.

Michael V. Varney
1824 Fjord Pass



Background

In an effort to meet high demand in a regional and local housing market that is experiencing strong growth and a scarcity of housing supply, developers continue to promote development of new market rate and affordable multi-family units within the City of Sun Prairie and surrounding communities. The City's strategic planning goals established by the City Council prioritize efforts and actions that help to address housing supply and affordability, as well. However, such proposals are often met with opposition from neighboring property owners, neighborhood associations, and, on occasion, other developers with development interests in surrounding properties. While there are typically a variety of concerns raised at public hearings and neighborhood meetings on such projects, there is a predominant fear among many regarding the potential negative impacts of multi-family development on neighboring property values.

Although there is little evidence to support the notion that market rate and affordable multi-family development has a negative effect on nearby single-family property values, this continues to be a strong narrative at Plan Commission and City Council meetings from residents opposed to such development projects in their neighborhoods. Across the Nation, numerous studies have been conducted to try to substantiate this claim and measure such impacts, but largely such studies have found that there is no relationship between single-family property values and proximity to multi-family or affordable housing. However, it should be noted that any type of poorly managed or designed development, whether residential, commercial, or otherwise, can have a negative impact on property values and neighborhood perception. This emphasizes the importance of good planning and design, and building maintenance/management. Please see Appendix A for a summary of studies and general findings of some of these national efforts.

City of Sun Prairie staff has found that sharing the results of such national studies has provided little comfort to concerned residents. Unless corroborated locally, many feel that such studies are not applicable to the Sun Prairie housing market. To many, it is commonly accepted that a negative relationship exists between single-family homes in close proximity to multi-family development and neighboring property values, and it is assumed to be true for many despite there being little, if any, data to support this position.

This analysis is not intended to duplicate the prior studies on this topic noted above within Sun Prairie. Limited staff time and resources do not allow the completion of an extensive study at this time. Instead, this is an effort to look at actual single-family home sales data within Sun Prairie to determine whether there is any reason to suspect that our local experience is any different from the conclusions reached by the research studies that have been completed nationwide on the topic, and whether more detailed analysis locally is warranted.

Summary

This analysis sought to study actual sales of single-family homes within the City of Sun Prairie between 2010 and 2020 to determine whether homes located close to multi-family housing appreciated in value at a different rate than those located farther away from multi-family properties. Homes that sold multiple times over the course of the decade were selected, and rates of appreciation compared between properties in the following categories: 1) those properties located less than 300 feet from multi-family development; 2) those located between 300 and 1,000 feet of multi-family development; and 3) those located more than 1,000 feet away from multi-family sites. The findings of this analysis do not support the notion that multi-family development has a negative impact on surrounding property values. In fact, a higher percentage of homes located within 300 feet of multi-family sites saw annual appreciation rates of over 4% than those located farther away, as illustrated in the following table:

Annual Appreciation Breakdown						
Annual Appreciation	<300'		300' - 1000'		>1000'	
	#	%	#	%	#	%
0-2%	97	39%	251	40%	308	45%
2-4%	68	28%	207	33%	240	35%
4-6%	41	17%	93	15%	79	12%
>6%	41	17%	79	13%	59	9%
Total # records	247		630		686	

Of the 247 homes located within 300 feet of multi-family housing that sold multiple times during the decade, 34% of them appreciated at an annual rate of 4% or higher. Although the number of properties with multiple sales in the other geographies were greater, only 28% of homes located within 300 to 1,000 feet and 21% of homes located beyond 1,000 feet from multi-family sites appreciated at this rate.

Staff does not believe that there is enough data and evidence here to support the notion of a positive causal relationship between property values and proximity to multi-family development. However, the

results do strongly support the applicability of the findings found nationally to our local Sun Prairie housing market. It does not appear that the values of single-family homes are negatively affected when located near multi-family housing.

Methodology

The following outline describes in more detail the steps involved in the analysis of this issue using local home sales data available to the Assessing Department. The analysis was a combined effort by the City's Community Development, Assessing, GIS and IT staffs.

Data Collection

- Staff obtained a multi-family point file from the Madison Metropolitan Planning Organization (MPO), with MF locations from 2016. The data was verified and updated by staff to establish the multi-family districts upon which the study was based.
- Staff obtained Market Drive assessing data from City Assessor, which included data on all property sales that occurred in the City between 2010 and 2020, as well as an evaluation of sales as to whether they were valid, arms-length transactions.
- The current City Parcel file from early 2020 was used for the analysis.

Data Processing and Screening

- Market Drive data was modified in the following manner:
 - The database was first modified to remove all but single-family parcels.
 - Further modification included the removal of all parcels that did not experience multiple sales over the course of the decade from 2010 to 2020.
 - The database was screened further to remove transactions deemed to not be arms-length transactions per Market Drive.
- The multi-family point file from the MPO was used to select and identify parcels with multifamily buildings.
- Once the multi-family parcels were established, three distinct cohorts were established using GIS based on distance from the multifamily parcels. Cohorts established were 1) all properties within 300 ft. of multi-family parcels, 2) those located between 300 ft. and 1,000 ft. from multi-family parcels, and 3) all other parcels located beyond 1,000 ft. from multi-family parcels.
- The selected single family Market Drive parcels were analyzed to derive an average annual appreciation using the formula $100 \times ((\text{lastPrice}/\text{firstPrice})^{(1/\text{years})} - 1)$. This formula was derived from: <https://www.aqua-calc.com/calculate/home-value-appreciation>
- The Market Drive database was joined with the Sun Prairie parcel database to assign each parcel an average appreciation by year.
- Obvious outliers that appeared to be foreclosure 'flips' with wide disparity in sales prices were investigated and removed from the analysis where warranted. Some parcels were discovered to be 'parent' parcels that included a prior sale of a much larger original development parcel for a larger subdivision. In both cases, these sales had wide disparities in sales prices, and did not represent comparable sales of homes over time. These parcels were removed from the study.

Data Analysis and Presentation

- Properties within each cohort were sorted into bins for comparison, as follows: properties that appreciated between 0-2% annually, those appreciating between 2-4% annually, those appreciating between 4-6% annually, and those appreciating at a rate of more than 6% annually.

- Results were mapped to view the location of higher and lower appreciating properties visually, to make sure there did not seem to be any location factors affecting the data outside of proximity to multi-family parcels. Maps for each cohort are provided in Appendix B.
- The number of results in each bin were counted and percentages in each bin derived and reported in the following table:

Annual Appreciation Breakdown						
Annual Appreciation	<300'		300' - 1000'		>1000'	
	#	%	#	%	#	%
0-2%	97	39%	251	40%	308	45%
2-4%	68	28%	207	33%	240	35%
4-6%	41	17%	93	15%	79	12%
>6%	41	17%	79	13%	59	9%
Total # records	247		630		686	

Conclusions

The results of the analysis suggest that the findings of numerous nationwide studies are applicable to Sun Prairie: the values of single-family homes do not appear to be negatively affected when located near market rate or affordable multi-family housing. As with any type of use, residential or otherwise, poorly managed and/or designed developments can have a negative impact on surrounding property values and neighborhood perception. To this end, proactive planning, appropriate design, continued investment, and good property management are critical factors in maintaining/increasing property values.

Appendix A – Summary of Pertinent Research Studies

- A. [Effects of Multi-Family Housing on Property Values, Crime and Code Violations in Little Rock, 2000 – 2016](#). UALR Center for Public Collaboration. January 19, 2017

Summary: “The results indicate that: 1) Subsidized multi-family housing has a positive effect on the sales prices of single-family within 1000 feet and reduces the vulnerability of properties within 2000 feet to property crime. 2) Most forms of non-subsidized market-rate housing, including condominiums, market-rate apartments, and senior and assisted-living facilities, have either no effect or a positive effect on the sales prices of single family homes within 2000 feet. 3) Small (fewer than 5 buildings) market-rate apartment complexes, subsidized apartment complexes, and dormitories have either no effect on the vulnerability of properties within 2000 feet or they reduce crime vulnerability. 4) Large (five or more) market-rate apartment complexes and condominiums appear to increase the vulnerability of properties within 1000 feet to violent crime. The causal mechanism for this finding remains unclear. 5) Senior and assisted living apartments appear to increase the vulnerability of properties within 1000 feet to property crime. 6) Insufficient evidence exists at this time to determine the effect of multi-family housing on the vulnerability of nearby properties to code violations.”

- B. [The Impact of Multifamily Development on Single Family Home Prices in the Greater Boston Area](#). Master’s Thesis Arah Schuur, MIT. May 19, 2005

Summary: “Using data on the sales of single-family homes from 1987 until 2005, regression analyses were used to construct hedonic price models for the impact and control areas. This model was used to create a sales price index over time. The trend in the index of the impact zone and the control area was compared in the years immediately preceding the permitting of the multifamily development and the years following completion of the development in order to determine if the multifamily development affected sales prices in the impact zone. In the four cases for which there was appropriate data, no negative effects in the impact zone were found.”

- C. [Assessing the Impact of Affordable Housing on Nearby Property Values in Alexandria, Virginia](#). Christina Plerhoples Stacy and Christopher Davis, Metropolitan Housing and Communities Policy Center at the Urban Institute. April 22, 2022

Summary: “We find that affordable units in the city of Alexandria are associated with a small but statistically significant *increase* in property values of 0.09 percent within 1/16 of a mile of a development, on average—a distance comparable to a typical urban block. ... These findings should ease residents’ concerns about the impact of affordable housing on neighborhoods and bolster support for increased development.”

- D. [The Impact of High-Density Apartments on Surrounding Single-Family Home Values in Suburban Salt Lake County](#). Kem C. Gardner Policy Institute at the University of Utah. February 2021.

Summary: “This study found apartments built between 2010 and 2018 have not reduced single-family home values in suburban Salt Lake County. In response to accelerating housing prices over the last decade, the market continues to shift to denser development to slow this trend. However, denser development continues to be a politically controversial topic on city council agendas as existing residents often bring up negative impacts on home values. Single-family homes located within 1/2 mile of a newly constructed apartment building experienced higher overall price appreciation than those homes farther away.”

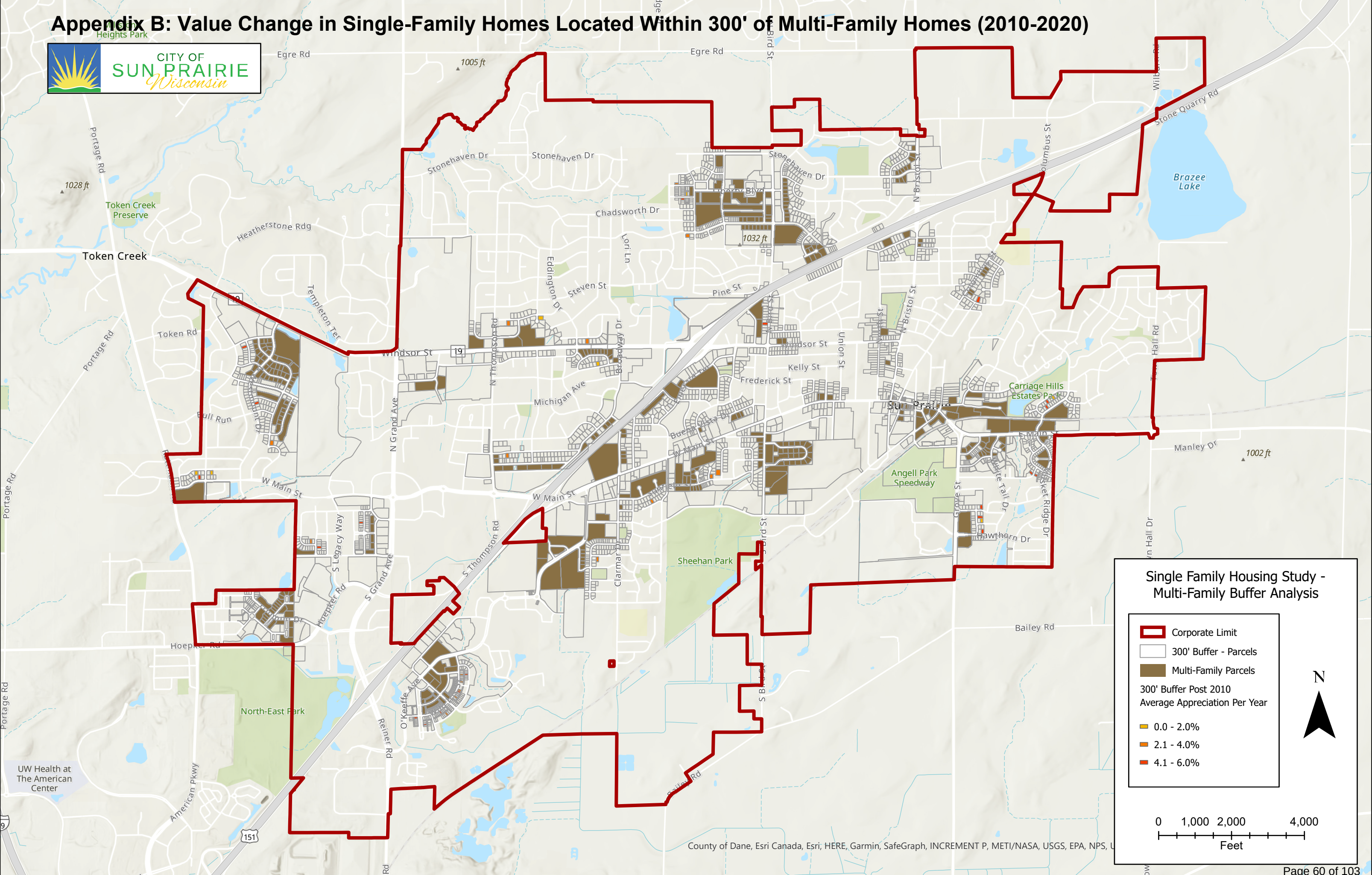
- E. [Does Federally Subsidized Rental Housing Depress Neighborhood Property Values?](#) Journal of Policy Analysis and Management, Vol. 26, No2 (Spring, 2007).

Summary: “Few communities welcome federally subsidized rental housing, with one of the most commonly voiced fears being reductions in property values. Yet there is little empirical evidence that subsidized housing depresses neighborhood property values. This paper estimates and compares the neighborhood impacts of a broad range of federally subsidized rental housing programs, using rich data for New York City and a difference-in-difference specification of a hedonic regression model. We find that federally subsidized developments have not typically led to reductions in property values and have, in fact, led to increases in some cases. Impacts are highly sensitive to scale, though patterns vary across programs.”

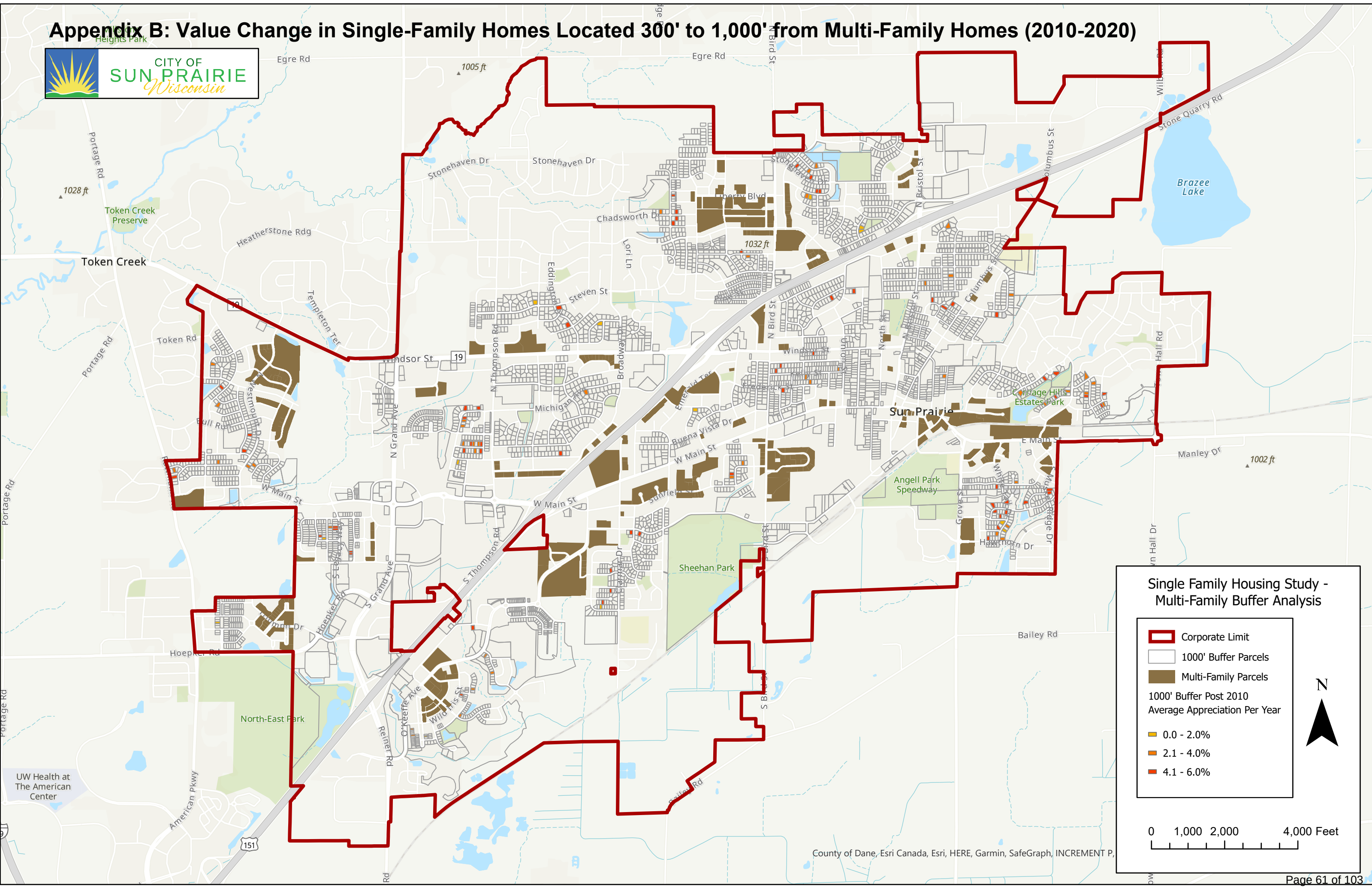
- F. [Low Income Housing Tax Credit Housing Developments and Property Values](#). The Center for Urban Land Economics Research – The University of Wisconsin. June 2002.

Summary: “Our results for Wisconsin are generally consistent with results in other studies: we have not been able to find evidence that Section 42 developments cause property values to deteriorate. The exception is Milwaukee County, where properties that are distant from the developments seem to appreciate more rapidly, although the magnitude of the effect is small. We have found no evidence of an impact in Waukesha and Ozaukee, and find evidence that properties in Madison near Section 42 developments appreciate more rapidly.”

Appendix B: Value Change in Single-Family Homes Located Within 300' of Multi-Family Homes (2010-2020)



Appendix B: Value Change in Single-Family Homes Located 300' to 1,000' from Multi-Family Homes (2010-2020)



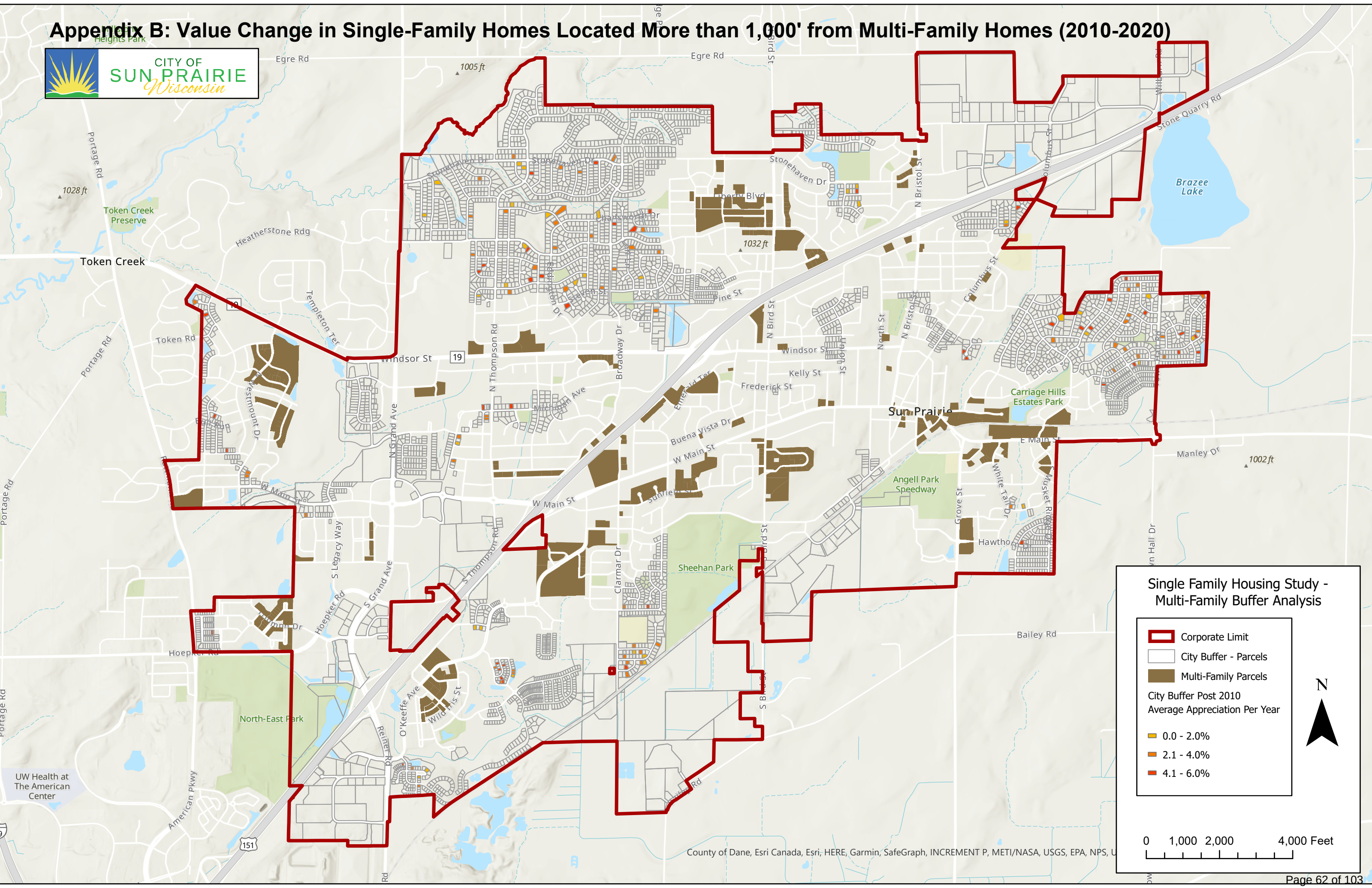
Single Family Housing Study - Multi-Family Buffer Analysis

- Corporate Limit
- 1000' Buffer Parcels
- Multi-Family Parcels
- 1000' Buffer Post 2010 Average Appreciation Per Year
 - 0.0 - 2.0%
 - 2.1 - 4.0%
 - 4.1 - 6.0%



0 1,000 2,000 4,000 Feet

Appendix B: Value Change in Single-Family Homes Located More than 1,000' from Multi-Family Homes (2010-2020)



Single Family Housing Study - Multi-Family Buffer Analysis

- Corporate Limit
- City Buffer - Parcels
- Multi-Family Parcels
- City Buffer Post 2010 Average Appreciation Per Year
 - 0.0 - 2.0%
 - 2.1 - 4.0%
 - 4.1 - 6.0%



0 1,000 2,000 4,000 Feet

County of Dane, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, U.S. Department of the Interior, U.S. Geological Survey



AGENDA ITEM REPORT

MEETING DATE

April 24, 2024

PREPARED BY

AGENDA ITEM # 3.e

Public Hearing on Amending Chapter 17 & Chart 1 Accessory Buildings Height Limitations

BACKGROUND

Previously, the Village amended the code to create a Conditional Use Permit Process to allow accessory structures in residential zoning districts to exceed the maximum 15-foot height. Last month a site plan was submitted requesting an accessory building in Planned Business zoning that exceeds the maximum 15-foot height limit. We were not able to consider the application as it was not allowed and there was no conditional use process. Plan Commission will hold a public hearing and make a recommendation to the Village Board on a code amendment allowing accessory structures in all zoning districts to exceed the maximum height limit through a Conditional User Permit application. Currently, the maximum height for most zoning districts is 15 feet, except in industrial districts which allow a maximum of 60-feet and the agricultural district which allow a 100-foot maximum. One thing to keep in mind with the approval is that recent state legislation makes it extremely difficult to deny a Conditional Use Permit, but we are covered by this ordinance by including the provision that the accessory structure cannot exceed the height of the principal structure.

RECOMMENDATION

ATTACHMENTS

1. Accessory Structure Heights - Zoning Ordinance Amendments 4.24.24
2. Chapter 17 ph accessory building height All Districts
3. Ord 2024-08 Accessory Building Height Amended
4. Ord 2024-08 Chart 1 amended



VANDEWALLE & ASSOCIATES INC.

MEMORANDUM

To: Village of Mount Horeb
From: Village Planner, Ben Rohr, AICP
Date: April 24, 2024
Re: Accessory Structure Height Zoning Ordinance Amendments

Background

In 2018, the Village addressed accessory structure heights in the R-1, R-2, and MSB zoning districts. This included a provision that allowed accessory buildings to exceed the 15-foot height limit, with a Conditional Use Permit. In recent discussions related to a potential project on an existing developed commercial property, the applicant wished to exercise the same provision to increase the height of an accessory structure. However, this is not possible because the language in Section 17.16(5) specifically states:

“Height limitations. No accessory building in an R-1 or R-2 Residential District or Main Street Business District shall exceed 15 feet in height, as measured from the floor to the midpoint between the eaves and the peak, unless a conditional use permit is granted. The accessory building will not be allowed to exceed the elevation of the principal structure on the lot. In all other zoning districts, accessory buildings shall comply with the height limits set forth in Chart 1 of this chapter.”

Chart 1 is the code’s summary table of all lot, yard, and building requirements for all zoning districts. Commercial zoning districts (NB, PB, CB, and PO) have a maximum 15-foot height limit for all accessory structures. For comparison, the industrial zoning districts (I-1, I-2, and PI) have a maximum 60-foot height limit for all accessory structures.

The proposed amendment would create a uniform approach in addressing exceptions to accessory building heights across all zoning districts via the Conditional Use Permit process. All other accessory structure requirements would remain in place to provide the Village with an opportunity to consider height exceptions on an individual case-by-case basis.

Comprehensive Plan Consistency

Within the 2022 Village of Mount Horeb Comprehensive Plan, several goals, objectives, and strategies align with the proposed Zoning Ordinance Amendment. These include:

- Promote a future land use pattern that contains a logical and sustainable mix of uses and building types.
- Guide development to promote efficient land use patterns.

- Maintain high standards in the Zoning Ordinance for buildings, landscaping, signage, building materials, and parking areas.
- As necessary, prepare updates and revisions to the Zoning and Subdivision Ordinances to reflect land use and community character goals.
- Promote non-residential development opportunities with visibility and access via the east and west USH 18/151 interchanges.

While accessory building height isn't explicitly talked about within the Comprehensive Plan, the proposed amendments in conjunction with the Village's high quality design standards advance many of the ideas above. I believe that the proposed Zoning Ordinance Amendment is consistent with the Village's Comprehensive Plan.

Proposed Zoning Ordinance Amendments

All proposed revised language is below.

17.16(5) Accessory Buildings and Uses.

Height limitations. No accessory building in ~~any district an R-1 or R-2 Residential District or Main Street Business District~~ shall exceed ~~the height limits set forth in Chart 1 of this chapter~~ 15 feet in height, as measured from the floor to the midpoint between the eaves and the peak, unless a conditional use permit is granted. The accessory building will not be allowed to exceed the elevation of the principal structure on the lot. ~~In all other zoning districts, accessory buildings shall comply with the height limits set forth in Chart 1 of this chapter.~~

Chart 1 Lot, Yard, and Building Requirements

Footnote 13: ~~Accessory building maximum height may be exceeded up to the evaluation of the principal structure on the lot. Excess of 15 feet in height~~ by conditional use permit process only.

~~Add Footnote 13 to all Accessory Building Maximum Heights listed for each zoning district.~~

Village Planner's Recommendation

Adapting the Accessory Building Height requirements to be uniform across all zoning districts provides greater consistency in the application of the ordinance. It may have been an omission in 2018 when the related code amendment was done to this section because it's likely that there have been requests in the past for accessory building height exceptions in other districts.

While utilizing a Conditional Use Permit process to handle this type of situation is not a recommended long-term solution, it does make sense given the timing of the full Zoning Code Rewrite project just getting started. A more holistic approach to how the Village handles accessory structure heights will be addressed through that process. However, I recommend adopting this interim approach for consistency reasons at this time.

ZONING CODE

17 Attachment 2

Village of Mount Horeb

Chart 1

Lot, Yard and Building Requirements

[Amended 5-3-2000 by Ord. No. 2000-05; 4-5-2006 by Ord. No. 2006-08; 9-6-2006 by Ord. No. 2006-23; 1-3-2007 by Ord. No. 2007-01; 1-2-2008 by Ord. No. 2008-02; 7-8-2009 by Ord. No. 2009-18; 11-6-2013 by Ord. No. 2013-10; 8-3-2016 by Ord. No. 2016-01; 9-5-2018 by Ord. No. 2018-08; 10-3-2018 by Ord. No. 2018-11; 7-10-2019 by Ord. No. 2019-03]

Add Footnote 13 for All Zoning Districts

	Min. Lot Area (square feet)	Min. Lot Width (feet) (at front setback line)	Min. Street Frontage at Right-of-Way (feet)	Max. Building Height (feet)/ Size	Max. Impervious Surface (%)	Principal Building Min. Front Yard (feet)	Principal Building Min. Side Yard (feet)	Principal Building Min. Rear Yard (feet)	Accessory Building Max. Height (feet)	Accessory Building Min. Distance from Side Lot Line (feet)	Accessory Building Min. Distance from Rear Lot Line (feet)	Design Review Required
Old Village Area R-1 and R-2 17.73	10,000	75	50/40	35/2.5 stories	40	30	8 min./ 16 combined ²	30	15 ¹³	3	5 ¹¹	No
R-1	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./ 20 combined ²	40	15 ¹³	5	5 ¹¹	No
R-2 (single family, 2-flats, duplex)	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./ 20 combined ²	35	15 ¹³	5	5 ¹¹	No
R-2 (zero lot line)	10,000 ³	Total of 75/min. 25 per individual dwelling	Total of 50/40 min. 20/15 per individual dwelling ¹	35/2.5 stories	65	30	0/8 ⁴	35	15 ¹³	5	5 ¹¹	No
R-3	See Note #5	75	50/40 ¹	35/2.5 stories	40	30	15	25	15	5	5 ¹¹	Yes
R-3 (townhouses/ zero lot line)	See Note #5	75	50/40 ¹	35/2.5 stories	40	30	15	25	15	5	5 ¹¹	Yes

MOUNT HOREB CODE

	Min. Lot Area (square feet)	Min. Lot Width (feet) (at front setback line)	Min. Street Frontage at Right-of-Way (feet)	Max. Building Height (feet)/ Size	Max. Impervious Surface (%)	Principal Building Min. Front Yard (feet)	Principal Building Min. Side Yard (feet)	Principal Building Min. Rear Yard (feet)	Accessory Building Max. Height (feet)	Accessory Building Min. Distance from Side Lot Line (feet)	Accessory Building Min. Distance from Rear Lot Line (feet)	Design Review Required
R-4	See Note #5	Total of 75/min. 20 per individual dwelling	Total of 50/40 min. 20/15 per individual dwelling ¹	35/2.5 stories	40	30	15	25	15	5	5 ¹¹	Yes
MSB	2,400	24	50/40 ¹	N/A	90	As existing as of January 1, 2009	8 ⁴	20 ¹⁰	15 ¹³	5	5	Yes
NB	10,000	75	50/40 ¹	35/5,000 square feet for ground floor	80	20	8 min./ 20 combined ²	25	15	5	5	Yes
PB ⁷	20,000	75	50/40 ¹	45/ See Group Developments	75	20	10	25	15	5	5	Yes
CB	2,000	24	N/A	50 max/ 20 min.	N/A	N/A	N/A	N/A	15	5	5	Yes
PO	20,000	75	50/40 ¹	45/ See Group Developments	75	20	10	25	15	5	5	Yes
I-1	20,000	100	50/40 ¹	35	60	10	30	20	60	10	10	Yes
I-2	40,000	100	50/40 ¹	35	60	10	30	20	60	10	10	Yes
P1	40,000	100	50/40 ¹	50	75	25 ⁹	15/30 ¹²	30	60	3 ¹¹	3 ¹¹	Yes
A-1	5 acres ⁸	200	50/40 ¹	35/2.5 stories	N/A	30	30	30	100	45	45	No
CO-1	N/A	N/A	50/40 ¹	35	N/A	30	30	30	60	10	10	Yes
PD-1	3 acres ⁸	See PD-1 for regulations determination										

NOTES:

ZONING CODE

- ¹ Minimum street frontage of 50 feet on a regular street, and 40 feet for a cul-de-sac for individual attached dwellings a minimum of 20 feet on a regular street and 15 feet on a cul-de-sac applies.
- ² For corner lots, the sides yard adjacent to the street shall not be less than 30 feet for residential properties and 20 feet for commercial properties.
- ³ Total of 10,000 square feet before the structure is divided and then lots must be a minimum of 4,000 square feet.
- ⁴ The lot line adjacent to a common wall will be 0 feet from side yard or will meet the Building Code and Fire Code in the case of V-shaped duplexes and twin homes. See also, § 17.20(1)(a)2 and (1)(a)3. **[Amended 3-3-2021 by Ord. No. 2021-02]**
- ⁵ For multifamily dwelling units, the following minimum square footage of lot area applies:
 - Efficiency and 1 bedroom: 1,800 square feet.
 - 2 bedroom units: 2,900 square feet.
 - 3 bedroom units: 3,200 square feet.
 - 4 or more bedroom units: 4,300 square feet.The minimum lot area for single family and two-family shall be the same as in the R-2 District.
- ⁶ For townhomes split into individual attached dwellings, the minimum lot area shall be equivalent to the formula for all multifamily dwellings, above, and the minimum lot width shall be 20 feet for interior units and 30 feet for end units.
- ⁷ Shopping centers require a minimum area of three acres, a minimum street frontage of 400 feet, a minimum 100-foot front yard setback, a minimum of 40-foot rear yard setback and a minimum of 40-foot side yard setback.
- ⁸ For residential unit only.
- ⁹ Minimum 40-foot front yard setback for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
- ¹⁰ Minimum of 20 feet from a nonresidential rear lot line and a minimum of 30 feet from a residential rear lot line.
- ¹¹ Minimum of 10 feet from an alley.
- ¹² Minimum of 20 feet setback from residential side lot line, and 15 feet from nonresidential side lot line.
- ¹³ Excess of 15 feet in height by conditional use permit process only.

Accessory buildings are not permitted to encroach upon any easement and are not permitted in the front yard except in Zoning District A-1 with an 80-foot setback required or on certain corner lots with a conditional use permit in the residential zoning districts per Section 17.16(8)

For properties adjacent to a limited access highway or the Military Ridge Trail right-of-way, where extra lot depth has been provided in accordance with Ch. 18.40(3)(a) of this Code and the same is noted on the plat, the 30 feet immediately adjacent to such highway or right-of-way shall not be counted to meet any minimum side or rear yard requirement.

PUBLIC HEARING
VILLAGE OF MOUNT HOREB
April 24, 2024

The Plan Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. The purpose of the hearing is to consider proposed revisions to Chapter 17 Zoning Code and Chart 1 height limitations. No accessory building in any district shall exceed the height limits set forth in Chart 1 of this chapter, as measured from the floor to the midpoint between the eaves and the peak, unless a conditional use permit is granted. The accessory building will not be allowed to exceed the elevation of the principal structure on the lot.

Be it further notified that the Plan Commission will hear all persons concerning all matters and/or objections written or oral pertaining thereto at that time.

PUBLISH: Mount Horeb Mail April 4, 2024
Mount Horeb Mail April 11, 2024

ORDINANCE NO. 2024-08
VILLAGE OF MOUNT HOREB

AN ORDINANCE TO AMEND CHART 1,
AND CHAPTER 17 OF THE CODE OF ORDINANCES
RELATING TO ACCESSORY BUILDING HEIGHT

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

Chapter 17 of the Code of Ordinances is amended as follows: **(amendments in bold)**

Chart 1 is amended at the points where the column labeled "Accessory Building Max. Height (ft.)" intersects with the rows labeled R-3, R-3(townhouses/zero lot line), R-4, NB, PB, CB, PO, I-1, I-2, PI, A-1, CO-1, PD-1 to 15¹³.

Chart 1 footnote 13 is amended to **If greater than maximum height Excess of 15 feet in height** by Conditional Use Permit process only

17.16 ACCESSORY BUILDINGS AND USES.

(5) HEIGHT LIMITATIONS. No accessory building in ~~an R-1 or R-2 Residential~~ **any** District shall exceed 15 feet in **the maximum** height, as measured from the floor to the midpoint between the eaves and the peak, unless a Conditional Use Permit is granted. The accessory building will not be allowed to exceed the elevation of the principal structure on the lot. ~~In all other zoning districts accessory buildings shall comply with the height limits set forth in Chart 1 of this chapter.~~

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its meeting held on May 1, 2024.

By:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____

CHART 1 Mount Horeb Lot, Yard, and Building Requirements(Am. #2000-05; #2006-08; #2006-23; #2007-01; #2008-02; 2009-18; #2013-10; 2016-01; #2018-08; #2018-11, 2021-02, 2024-08)

	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.) (at front setback line)	Min. Street Frontage at Right-of-Way (ft.)	Max. Building Height (ft.)/Size	Max. Impervious Surface (%)	Principal Building Min. Front Yard (ft.)	Principal Building Min. Side Yard (ft.)	Principal Building Min. Rear Yard (ft.)	Accessory Building Max. Height (ft.)	Accessory Building Min. Distance from Side Lot Line (ft.)	Accessory Building Min. Distance from Rear Lot Line (ft.)	Design Review Required
Old Village Area R-1 & R-2 17.73	10,000	75	50/40	35/2.5 stories	40	30	8 min/16 combined ²	30	15 ¹³	3	5 ¹¹	No
R-1	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./20 combined ²	40	15 ¹³	5	5 ¹¹	No
R-2 (single family, 2-flats, duplex)	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./20 combined ²	35	15 ¹³	5	5 ¹¹	No
R-2 (zero lot line)	10,000 ³	Total of 75/Min. 25 per individual dwelling	Total of 50/40 Min. 20/15 per individual dwelling ¹	35/2.5 stories	65	30	0/8 ⁴	35	15 ¹³	5	5 ¹¹	No
R-3	See footnote #5	75	50/40 ¹	35/2.5 stories	40	30	15	25	15 ¹³	5	5 ¹¹	Yes
R-3 (townhouses/ zero lot line)	See footnote #6	Total of 75/Min. 20 per individual dwelling	Total of 50/40 Min. 20/15 per individual dwelling ¹	35/2.5 stories	40	30	0/8 ⁴	25	15 ¹³	5	5 ¹¹	Yes
R-4	See footnote #5	Total of 75/Min. 20 per individual dwelling	Total of 50/40 Min. 20/15 per individual dwelling ¹	35/2.5 stories	40	30	15	25	15 ¹³	5	5 ¹¹	Yes
MSB	2,400	24	50/40 ¹	N/A	90	As existing as of January 1, 2009	8 ⁴	20 ¹⁰	15 ¹³	5	5	Yes
NB	10,000	75	50/40 ¹	35/5,000 s.f. for ground floor	60	20	8 min./20 combined ²	25	15 ¹³	5	5	Yes
PB ⁷	20,000	75	50/40 ¹	45/See Group Developments	75	20	10	25	15 ¹³	5	5	Yes
CB	2,000	24	N/A	50 max./20 min.	N/A	N/A	N/A	N/A	15 ¹³	5	5	Yes
PO	20,000	75	50/40 ¹	45/See Group Developments	75	20	10	25	15 ¹³	5	5	Yes
I-1	20,000	100	50/40 ¹	35	60	10	30	20	60 ¹³	10	10	Yes
I-2	40,000	100	50/40 ¹	35	60	10	30	20	60 ¹³	10	10	Yes
PI	40,000	100	50/40 ¹	50	75	25 ⁹	15/30 ¹²	30	60 ¹³	3 ¹¹	3 ¹¹	Yes
A-1	5 acres ⁸	200	50/40 ¹	35/2.5 stories	N/A	30	30	30	100 ¹³	45	45	No
CO-1	N/A	N/A	50/40 ¹	35	N/A	30	30	30	60 ¹³	10	10	Yes
PD-1	3 acres ⁸	SEE PD-1 FOR REGULATIONS DETERIMINATION										
¹ Minimum street frontage of 50 feet on a regular street, and 40 feet for a cul de sac. For individual attached dwellings a minimum of 20 feet on a regular street and 15 feet on a cul de sac applies. ² For corner lots, the side yard adjacent to the street shall not be less than 30 feet for residential properties and 20 feet for commercial properties ³ Total of 10,000 square feet before the structure is divided and then lots must be a minimum of 4,000 square feet. ⁴ The lot line adjacent to a common wall shall be 0 feet from side yard, or shall meet the Building Code and Fire Code in the case of V-Shaped Duplexes and Twin Homes. See also, Sections 17.20(1)(a)2 and (1)(a)3. ⁵ For multifamily dwelling units, the following minimum square footage of lot area applies: Efficiency and 1 bedroom—1,800 s.f. 2 bedroom units—2,900 s.f. 3 bedroom units—3,200 s.f. 4 or more bedroom units—4,300 s.f. The minimum lot area for single family and two-family shall be the same as in the R-2 District. ⁶ For townhomes split into individual attached dwellings, the minimum lot area shall be equivalent to the formula for all multifamily dwellings, above, and the minimum lot width shall be 20 feet for interior units and 30 feet for end units. ⁷ Shopping centers require a minimum area of 3 acres, a minimum street frontage of 400 feet, a minimum 100 foot front yard setback, a minimum of 40 foot rear yard setback, and a minimum of 40 foot side yard setback. ⁸ For residential use only. ⁹ Minimum 40 foot front yard setback for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet. ¹⁰ Minimum of 20 feet from a nonresidential rear lot line and a minimum of 30 feet from a residential rear lot line. ¹¹ Minimum of 10 feet from an alley. ¹² Minimum of 30 feet setback from residential side lot line, and 15 feet from nonresidential side lot line. ¹³ Excess of 15 feet in height Exceeding maximum height identified requires approval of a Conditional Use Permit. NOTES: Accessory buildings are not permitted to encroach upon any easement and are not permitted in the front yard except in zoning district A-1 with an 80 foot setback required. For properties adjacent to a limited access highway or the Military Ridge Trail right-of-way, where extra lot depth has been provided in accordance with Ch. 18.40(3)(a) of this Code and the same is noted on the plat, the 30 feet immediately adjacent to such highway or right-of-way shall not be counted to meet any minimum side or rear yard requirement.												



AGENDA ITEM REPORT

MEETING DATE

April 24, 2024

PREPARED BY

AGENDA ITEM # 3.g

Public Hearing 2011 Springdale St Symdon Motors Conditional Use Permit for Accessory Building Height

BACKGROUND

The Plan Commission will hold a public hearing and make a recommendation to the Village Board on a CUP application to allow Symdon Motors to construct a storage building in excess of the 15-foot maximum height restriction, if the Plan Commission approves the previous item on the zoning code amendment. Approval of the CUP would be contingent on Village Board approval of the zoning amendment as well. Planner Ben Rohr's memo on this topic is included in your packet.

RECOMMENDATION

ATTACHMENTS

1. 2011 Springdale Symdon ph accessory CUP
2. SYMDON MOTORS - WRITTEN NARRATIVE FOR PLAN COMM (2) (2)
3. Symdon Accessory Structure CUP and Design Review Memo for Plan Commission 4.24.24 (1)

PUBLIC HEARING
VILLAGE OF MOUNT HOREB
April 24, 2024

The Plan Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. The purpose of the hearing is to consider a Conditional Use Permit application from Symdon Motors to allow an accessory building in excess of 15 feet in height at 2011 Springdale Street, parcel 0607-074-9621-1.

Be it further notified that the Plan Commission will hear all persons concerning all matters and/or objections written or oral pertaining thereto at that time.

PUBLISH: Mount Horeb Mail April 4, 2024
 Mount Horeb Mail April 11, 2024



P.O. BOX 930220
VERONA, WI 53593-0220
(608) 845-9700 / Fax (608) 845-7070
www.clearybuilding.com



To: Village of Mount Horeb Plan Commission

From: Cleary Building Corporation: Nick Urumoglu

Date: February 26, 2024

Re: Design Review for Proposed Cold Storage Building at Symdon Motors 2011 Springdale Street

Written Narrative:

Property owner: Ron Symdon

Address: 2011 Springdale Street
Mount Horeb, WI, 53572

Construction Contractor: Cleary Building Corporation – Nick Urumoglu

Address: 190 Paoli Street
Verona, WI, 53593

The purpose of this written narrative is to provide background to The Village of Mount Horeb Plan Commission regarding the Design review for a new Cold Storage Building to serve Symdon Motors at 2011 Springdale Street, located at the Southwest corner of the Springdale Street and Lillehammer Lane. The proposed building would be 30 feet wide by 40 feet long for a total of 1,200 square foot. The proposed building has an eave height of 15' 4" with a peak height of 20' 4" and a mean height average of 17' 10". The proposed cold storage building is a Post Frame structure with corrugated steel exterior using exposed fasteners for both siding and roofing finishes. These materials are similar to the exterior finish of the two existing buildings. The east face of the proposed building contains two overhead doors. The North sidewall contains a single man door. The other two sides of the building are blank walls. The proposed building would serve as additional unoccupied cold storage for Symdon Motors.

The proposed cold storage building would be built at the South West corner of the existing asphalted parking lot. Approx. three parking stalls or approximately 540 square feet of existing asphalt would be removed for the proposed building to be built over that area. Given the existing asphalt is an impervious surface, the new building itself will add only approximately 660 square feet of new impervious surface. All non-impervious green space disturbed by construction is planned to be return to its existing state as typical lawn grass.

built with pride before the  *is applied*



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: April 24, 2024
Re: Village Planner's Site Plan and Design Review Comments for a Proposed Accessory Structure for Symdon Motors at 2011 Springdale Street.

Introduction

The applicant, Nick Urumoglu, on behalf of Symdon Motors is proposing a new accessory structure on the existing car dealership site. The property is located at the interchange of USH 18/151 and Springdale Street, west of Kwik Trip, east of the GrandStay Hotel, south of Lillehammer Lane and north of USH 18/151.

The proposed structure is 1,200 square feet in the southwest corner of the site on the existing paved parking area. The structure will be used for storage of equipment and vehicles and will not be climate controlled. The project came before the Plan Commission in March for concept review.

The site is zoned Planned Business, which allows accessory structures up to 15 in height. The principal land use of the property will remain the same and no other changes to the property are proposed.

If the proposed Zoning Ordinance Amendments are approved, an accessory building in the Planned Business district can exceed the minimum height requirements with approval of a Conditional Use Permit. Today, the applicant is seeking review and action on the Conditional Use, Site Plan, and Design Review.

The Village's Zoning Ordinance defines accessory uses, buildings, or structures as, "a use, building, or structure on the same lot of record with and of a nature customarily incidental and subordinate to the principal use, building, or structure."

This review is based on the plan set dated April 15, 2024. Any requirement that is not met is underlined.

Zoning District, Land Use, and Site Layout Requirements

The Subject Property has Planned Business (PB) Zoning:

- The principal land use is not proposed to change on the property and will remain the same as today.
- The following requirements apply to accessory structures in the PB district:
 - No accessory structure may be constructed on a lot which doesn't have principal structure = met

- Accessory structures must comply with the setback requirements in Chart 1 = met, see below
- The maximum height of all accessory structures is limited to 15', unless a Conditional Use Permit is granted. Accessory structures may not exceed the elevation of the principal structure on the site = met, see below
- PB Zoning District intensity (coverage) and bulk (setback and height) requirements for accessory structures are all met.

Village Standard Type	Village Standard Minimums/Maximums	Proposed Development
Height*	15'	20' 4"
Side Lot Setback	5'	40'
Rear Lot Setback	5'	144'
Site Impervious Surface**	75%	80%

*Height may be exceeded with the approval of a Conditional Use Permit up to the height of the principal structure on the lot. The principal structure height on the lot today is approximately the same height as the proposed accessory structure.

**Overall site impervious surface is not proposed to be increased with the new accessory structure. Per Section 17.85, existing nonconforming sites are granted legal conforming status. The result is that the site currently exceeds the maximum impervious surface limit, but because the new accessory structure is not adding any new impervious surfaces, the legal conforming status is retained for the overall site.

- Site Design, Landscaping, and Signage: Except for those areas noted below, all Design Review requirements are met. If acceptable to the Plan Commission, these will require explicit waivers from the Design Review Requirements. These issues are discussed in detail in the Recommendations Section, below.

Conditional Use Permit Review

All proposed conditional uses must be evaluated based on the review standards of Section 17.57 of the Zoning Ordinance. Section 17.57 states that no application for a conditional use shall be recommended for approval by the Plan Commission, or granted by the Village Board, unless the Commission finds that all the following six conditions are present. These conditions are presented below, in plain text, with my evaluation comments following each condition are underlined.

- (1) That the establishment, maintenance, or operation of the conditional use shall not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. I believe this condition is met. The proposed accessory structure does not have an impact on the community's public health, safety, morals, comfort, or general welfare.
- (2) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use, and the proposed use is compatible with the then existing use of adjacent land. I believe this condition is met. The proposed development complements the existing structures on the site and allows for a reduction in outdoor uses associated with site's existing operations, which will improve the appearance of the site and compatibility of it with adjacent property uses.

- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. I believe this condition is met. The proposed development will not be seen from USH 18/151 due to the elevation of the site related to the roadway. The accessory structure may be visible from Lillehammer Lane and the GrandStay Hotel. However, some existing screening is located near the western property line and the location of the proposed new accessory structure. Additionally, the accessory structure is nearly 400' from the GrandStay Hotel and approximately 300' from Lillehammer Lane. Together, this will mitigate the impacts of the structure on neighboring properties.
- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
I believe this condition is met. The proposed accessory structure will not require any new infrastructure and the Village Engineer has concluded that the stormwater management of the site is adequate to accommodate the new structure via existing infrastructure.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
I believe this condition is met. The proposed accessory structure will not require any new ingress or egress and will use the existing site's access points. No new traffic will be produced by the proposed structure.
- (6) That the conditional use shall conform to all applicable regulations of the (zoning) district in which it is located.
This condition is met. Outside of the need for a Conditional Use Permit to allow a taller accessory structure on the site, the proposed development meets all zoning district requirements.

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 project complies with 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. No grading changes are proposed.
- 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. No grading changes are proposed.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.

- This requirement is met. No grading changes are proposed.

2. Existing Site Vegetation and Other Natural Features:

- 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. No existing vegetation is proposed to change on-site.
- 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. No grading changes are proposed.

3. Site Layout Relation to Abutting Streets:

- 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. The proposed site layout remains unchanged, outside of removing less than 10 parking spaces. The site already exceeds all parking minimums.
- The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - The site layout meets this requirement.

4. Building Setbacks:

- 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.
 - This requirement is met on all sides of the proposed building.
- 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.
- 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:

- 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, if the Conditional Use is granted for the accessory height increase.

- 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 accessory structure is 1,200 square feet.

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 not met. However, the structure is small in context to the site and existing structures. It also matches the architectural design of the other existing buildings on-site. I recommend waiving this requirement.
- 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 not met. However, the structure is small in context to the site and existing structures. It also matches the architectural design of the other existing buildings on-site. I recommend waiving this requirement.
- 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 for a one-story structure.
- 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 not met. Metal wall panels are proposed on the accessory structure. However, the structure is small in context to the site and existing structures. It also matches the architectural design of the other existing buildings on-site. I recommend waiving this requirement.
- 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.
 - This requirement is not met. No decorative base is proposed. However, the structure is small in context to the site and existing structures. It also matches the architectural design of the other existing buildings on-site. I recommend waiving this requirement.

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 structure using grey colors.
 - 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.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is not met. However, the structure is small in context to the site and existing structures. It also matches the architectural design of the other existing buildings on-site. I recommend waiving this requirement.

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. None of those materials are proposed.
- 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. None proposed.

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. Another existing structure on the lot includes a similar pitched roof to the proposed accessory structure.
- 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 not met. However, the structure is small in context to the site and existing structures. It also matches the architectural design of the other existing buildings on-site. I recommend waiving this requirement.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - This requirement is not applicable.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement is met. None 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. None 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. None proposed.
- c. Backlighting is prohibited.
 - This requirement is met. No backlighting is proposed.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement is not applicable. None proposed.

- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement is not applicable. None proposed.
- 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 not applicable. None proposed.

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. None 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. None 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. None 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. The structure matches the existing buildings on-site.
- 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 not applicable. None 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.
 - No light fixture specifications have been submitted. It is unknown if 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.
 - No light fixture specifications have been submitted. It is unknown if this requirement is met.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - No photometric plans have been submitted. It is unknown if this requirement is met.

- 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.
 - No photometric plans have been submitted. It is unknown if this requirement is met.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - This requirement is met. None proposed.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - This requirement is met. None proposed.
- 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 met. None proposed.

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. None proposed.
- 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. None proposed.

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 not applicable. No changes proposed.
- 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.
 - This requirement is not applicable. No changes proposed.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is not applicable for an accessory structure.
- 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 not applicable for an accessory structure.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is not applicable for an accessory structure.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - This requirement is met. The minimum traffic circulation changes will not impact existing traffic circulation patterns.
- 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 met. The minimum traffic circulation changes will not impact existing traffic circulation patterns.
- 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 proposed.
- 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. No changes proposed.

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 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. No changes proposed.
- 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 for an accessory structure.

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 not met. Some existing screening is already in place along the western property line near the location of the proposed accessory structure. I recommend this requirement is waived.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - This requirement is not met. Some existing screening is already in place along the western property line near the location of the proposed accessory structure. I recommend this requirement is waived.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - This requirement is not met. Some existing screening is already in place along the western property line near the location of the proposed accessory structure. I recommend this requirement is waived.

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 not applicable. No changes proposed.
- 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 not applicable. No changes proposed.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement is not applicable. No changes proposed.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is not applicable. No changes proposed.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - This requirement is not applicable. No changes proposed.

Village Planner's Recommendations:

I recommend the Plan Commission approve the following:

1. Approval of the Conditional Use to permit an accessory structure taller than the maximum requirements in the Planned Business Zoning District.
2. Site Plan and Design Review packet, including waivers for:
 - a. 7.a. and b.: Allow the façade of the accessory structure to be unarticulated and have no regularly spaced windows and doors provided.
 - b. 8.a. and b.: Allow metal wall panels and a non-decorative base along all facades.
 - c. 10.a.: Allow non-decorative doors on the facades.
 - d. 12.b.: Allow a metal roof.
 - e. 25.a.-c.: Allow the accessory structure to have no building foundation landscaping.
3. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. Light fixture specifications.
 - b. Photometric plans that extend to the property line.
4. An erosion control checklist is provided by the applicant and approved by the Village Engineer.
5. Any other comments or recommendations of the Village Engineer, Village Fire Department, and/or Plan Commission.



AGENDA ITEM REPORT

MEETING DATE

April 24, 2024

PREPARED BY

AGENDA ITEM # 3.i

Design Review for accessory structure at 2011 Springdale Street, Symdon Motors

BACKGROUND

Plan Commission will consider the design review application for the new storage unit at Symdon Motors. Village Planner Ben Rohr's comments on the building design are included in the previous item regarding the CUP.

RECOMMENDATION

ATTACHMENTS

1. Plan Commission Application - SYMDON MOTORS (1)
2. 14-0121_2024 Impervious Area Exhibit REVISED
3. SYMDON MOTORS - COLORED ELEVATIONS AND FLOOR PLAN (1) (2)



VILLAGE OF MOUNT HOREB
Zoning Administrator 608-437-9409
138 East Main Street
Mount Horeb, WI 53572

PLAN COMMISSION APPLICATION

PROJECT NAME: SYMDON MOTORS - COLD STORAGE BUILDING.

Project Address 2011 SPRINGDALE STREET

Parcel Number: 060707496211

[Access Dane Link](#)

Zoning Map

Planned Commercial

Current Zoning PB - PLANNED BUSINESS

Future Land Use Zoning: ~~PB - PLANNED BUSINESS~~

[\(select zoning layer in map\)](#)

[\(select future land use layer in map\)](#)

APPLICANT: NICK URUMOGLU - CLEARY BUILDING CORP	
ADDRESS: 190 Paoli Street Verona, WI, 53593	
PHONE: 608-577-8950	EMAIL: NURUMOGLU@CLEARYBUILDING.COM

OWNER: RON SYMDON	
ADDRESS: 2011 SPRINGDALE STREET, MT. HOREB, WI, 53572	
PHONE: 608-437-5555	EMAIL: RSYMDON@SYMDON.NET

PROJECT DESCRIPTION: CONSTRUCT NEW 30' X 40' X 15' 4" COMMERCIAL COLD STORAGE BUILDING

OWNER/APPLICANT SIGNATURE: Nicholas C. Urumoglu **DATE:** 2-26-2024

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-	Developer Deposit:
☐ Certificate of Appropriateness (for Central Business Zoning)	No Fee		An escrow deposit is required in accordance with the Development Application Agreement.
☐ Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐ Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐ Comprehensive Plan Amendment	\$150.00	Class One	Total Fee Paid: _____
☒ Conditional Use Permit (changes in USE of property)	\$150.00	Class Two	
☐ Conditional Use Permit (planned development district)	\$200.00	Class Two	Date: _____
☒ Design Review	\$100.00		
☐ General Development Plan (GDP)	\$200.00		Fee Waived By: _____
☐ Specific Improvement Plan (SIP)	\$300.00		
☐ Zoning Amendment (changes in zoning)	\$150.00	Class Two	
☐ Zoning Amendment (planned development district)	\$200.00	Class Two	

noted on calendar. A schedule of deadlines can be found on the Zoning page of the Village website: [Plan Commission Calendar](#). **Consultation with the Village Administrator is highly encouraged to discuss procedure and necessary forms prior to any submittal.**

Note: applications requiring a public hearing will be scheduled for a hearing according to the publication deadline, with action considered at the scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Village Administrator for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Class One = Published in newspaper for one week / Class Two = Published in newspaper for two weeks

Application submittals should include:

- 1) Fully executed **Plan Commission Application**
- 2) Fully executed **Development Application Agreement** (attached)
 - A development agreement is a voluntary contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development.
- 3) Full payment for all associated fees
- 4) Written narrative of the proposed project
- 5) One electronic copy of **full submittal**
 - emailed to (2 parties) Nic.Owen@mounthorebwi.info and mhbbuildinginspector@mounthorebwi.info,
 - or provided to our offices on a USB device or submitted via downloaded file

All **submittals** must contain the following to be considered complete:

- 1) Written narrative must include:
 - a. Owner and/or developer names and addresses
 - b. Where applicable; architect and/or engineer names and addresses
 - c. Description of proposed uses
 - d. Calculation indicating total site size, building floor area, number of parking stalls, amount of impervious surface, and amount of non-impervious green space
- 2) A scaled site plan which must include:
 - a. Name of project and date of plan preparation
 - b. Scale of drawing and north arrow
 - c. Property boundaries
 - d. Where applicable; both the one hundred (100) year recurrence interval floodplain and the floodway delineations
 - e. Where applicable; wetlands as delineated in the WDNR Wetland Inventory and 75' setback line from such wetlands
 - f. Existing and proposed easements on the subject property
 - g. Adjoining public street rights-of-way, street pavements, and sidewalk locations; existing and proposed driveways and curb cuts; and parking and loading areas
 - h. Location of existing and proposed building footprints with building and yard setback lines indicated
 - i. Location and size of any existing or proposed signs and fencing
 - j. Location and type of all outdoor lighting proposed to illuminate the site; including a photometrics plan of the site ([See Village Code Chapter 17.14 \(4\)](#))
- 3) Building Plans which must include:
 - a. Elevation drawing of each new or remodeled building façade, indicating height,

- materials and building dimensions
 - b. Colored renderings of all façades of the principal building showing the proposed colors
 - c. Building materials samples (upon request)
- 4) Grading and Stormwater Management Plan, including:
- a. Existing and proposed topography shown at a contour interval of not less than two (2) feet at National Geodetic Vertical Datum
 - b. Location and dimension of Stormwater retention or detention basins and/or stormwater conveyances
- 5) Landscape Plan that meets all landscaping standards ([See Village Code Chapter 17.14\(25-27\)](#))
- 6) Parking Calculations
- 7) Escrow fees as outlined in the Development Application Agreement
- 8) Erosion Control and Stormwater Management Application and fees. *No person may begin a land disturbing construction activity or land developing activity subject to this division until the person has paid the Erosion Control Review and Inspection fee.
- 9) Erosion Control Plan
- 10) Signage Plan ([Village Code Chapter 17.171](#))
- 11) Design Review guideline ([See Village Code Chapter 17.14](#))
- 12) Refer to [Mount Horeb Village Code Chapter 17-Zoning Code](#) for all supporting details of required documentation.

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the “Agreement”) is made and entered into this 26th day of February, 2024, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the “Village”), and Nicholas C. Urumoglu (the “Applicant”).

RECITALS

- A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village’s jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the “Development”).
- B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.
- C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village’s discretion and that the Applicant’s compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.
- D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (*e.g.*, engineers, attorneys, accountants, planners, and other professionals).

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the Village and the Applicant agree as follows:

- 1. *Recitals.* The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
- 2. *Applicant to Reimburse Village Review Costs.* The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village’s review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (*e.g.*, engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as “Review Costs.” Village staff time shall be charged at current rates.

3. *Deposit Required to Fund Reimbursement Account.*

- a. To ensure that funds are readily available to the Village for reimbursement of the Review Costs as provided in paragraph 2 above, the Applicant shall deposit with the Village an amount determined by the Village Zoning Administrator to be used to pay the Review Costs (the “Deposit”). The Village Zoning Administrator shall use the following table as a guide to determine the amount of the Deposit:

- (1) Small additions (<2,500 sf) shall require a \$1,500 Deposit.
- (2) Small-sized projects (<5,000 sf) shall require a \$3,500 Deposit.
- (3) Medium-sized projects (<10,000 sf) shall require a \$5,500 Deposit.
- (4) Large-sized projects (>10,000 sf) shall require a \$10,000 Deposit.
- (5) In addition to the amounts identified in (1) through (4), any Development that requires a development agreement or tax incremental financing assistance from the Village shall require an additional \$5,000 to \$10,000 Deposit.

All Deposit amounts shall be determined by the Village Zoning Administrator in his/her sole discretion and are not subject to challenge by the Applicant. Generally small additions will be less than 2,500 square feet, small projects less than 5,000 square feet, medium projects less than 10,000 square feet and large projects are over 10,000 square feet.

- b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.
- c. The Deposit may be provided in the form of cash, a certified check, cashier’s check, personal check, or some other form as approved by the Village.
- d. The required Deposit must be made by the Applicant upon execution of this Agreement.
- e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.
- f. The Village shall place and maintain the Deposit in a segregated, non-interest-bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the “Reimbursement Account”).

4. *Village Withdrawals from the Reimbursement Account.*
- a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
 - b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
 - c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
 - d. Any amounts remaining in the Reimbursement Account after the Village has taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.
5. *Authority/Binding Effect.* The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the Village and the Applicant, and that all necessary and enabling resolutions have been enacted. This Agreement shall bind the heirs, successors and assigns of the Applicant and the Village.
6. *Notification of Parties.*

Any notices to be provided under this Agreement may be made by delivery in person, by First Class mail, or by electronic mail (request a read receipt required) as provided below:

To Village: Village of Mount Horeb
 Village Administrator
 138 East Main Street
 Mount Horeb, WI 53572
 Email: Nic.Owen@mounthorebwi.info

To Applicant: Cleary Building Corp
ATTN: Nick Urumoglu
190 Paoli Street
Verona, WI, 53593
Email: nurumoglu@clearybuilding.com

7. *Severability.* If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.
8. *Amendment, Withdrawal, or Release.* This Agreement may be withdrawn, amended or released only by a written document duly executed by both parties.
9. *Effective Date.* This Agreement shall be effective commencing on the date indicated in the first paragraph above.

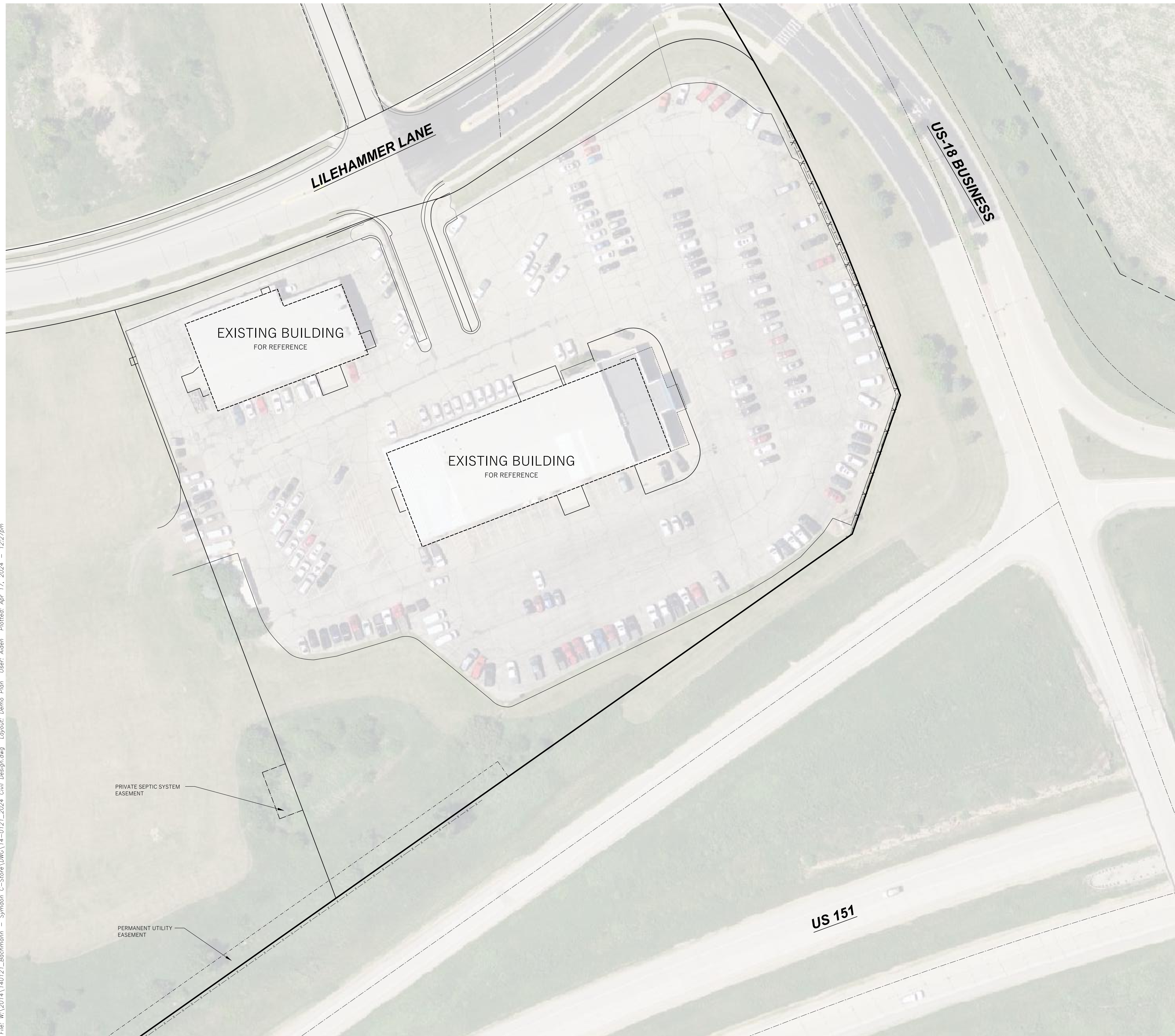
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the duly authorized individuals and officers below.

VILLAGE OF MOUNT HOREB

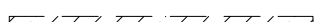
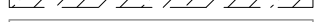
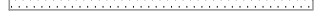
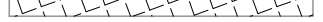
By: _____
Nicholas W Owen
Administrator

APPLICANT

By: Nicholas C. Urumoglu
Print name: Nicholas C. Urumoglu
Title: Building Sales Specialist - Cleary Building Corp



LEGEND (PROPOSED)

	SUBJECT PARCEL PROPERTY LINE
	CONSTRUCTION LIMIT LINE
	CONSTRUCTION FENCE
	NEW BUILDING (FOR REFERENCE)
	SAWCUT LIMITS
	ASPHALT ONLY REMOVAL AREA
	FULL SECTION ASPHALT REMOVAL AREA
	CONCRETE REMOVAL AREA
	CURB AND GUTTER REMOVAL
	RETAINING WALL REMOVAL AREA
	UTILITY REMOVAL
	TREE REMOVAL



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

2/26/2024
SYMDON MOTORS, INC
Doc ID: 8316620240226115440
Job ID: 2023105415

Elevations & Floor Plan

Customer Information

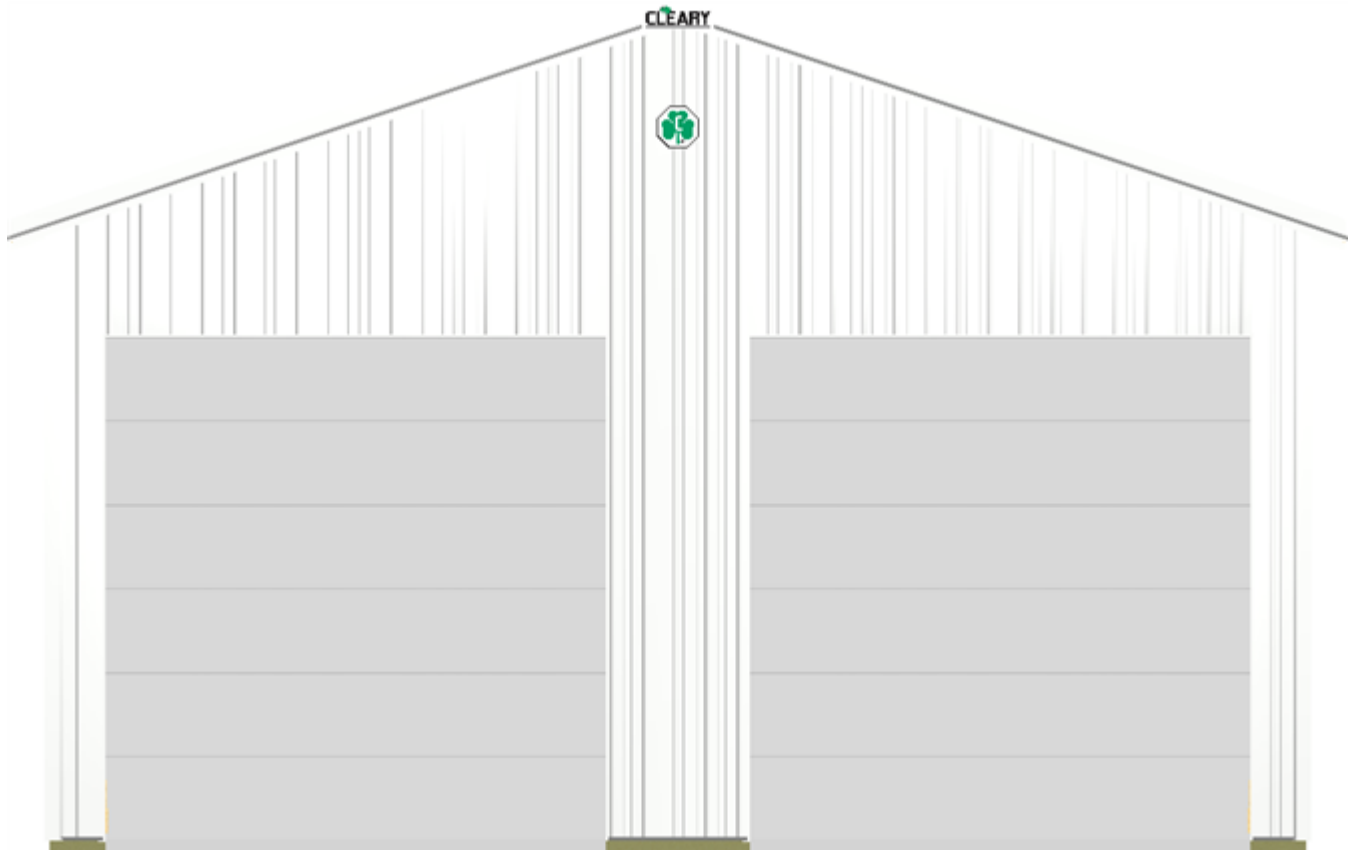
Building Specification For:

SYMDON MOTORS, INC
2011 SPRINGDALE ST
MOUNT HOREB, WISCONSIN 53572
Home Phone: () -
Cell Phone: (608) 437-5555
Email: RSYMDON@SYMDON.NET

Building Site Location:

Location: N/A
Tenant: N/A
2011 SPRINGDALE ST
MOUNT HOREB, WISCONSIN 53572
County: DANE

Elevations for Building 1



East End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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West End Wall 2 on Building 1

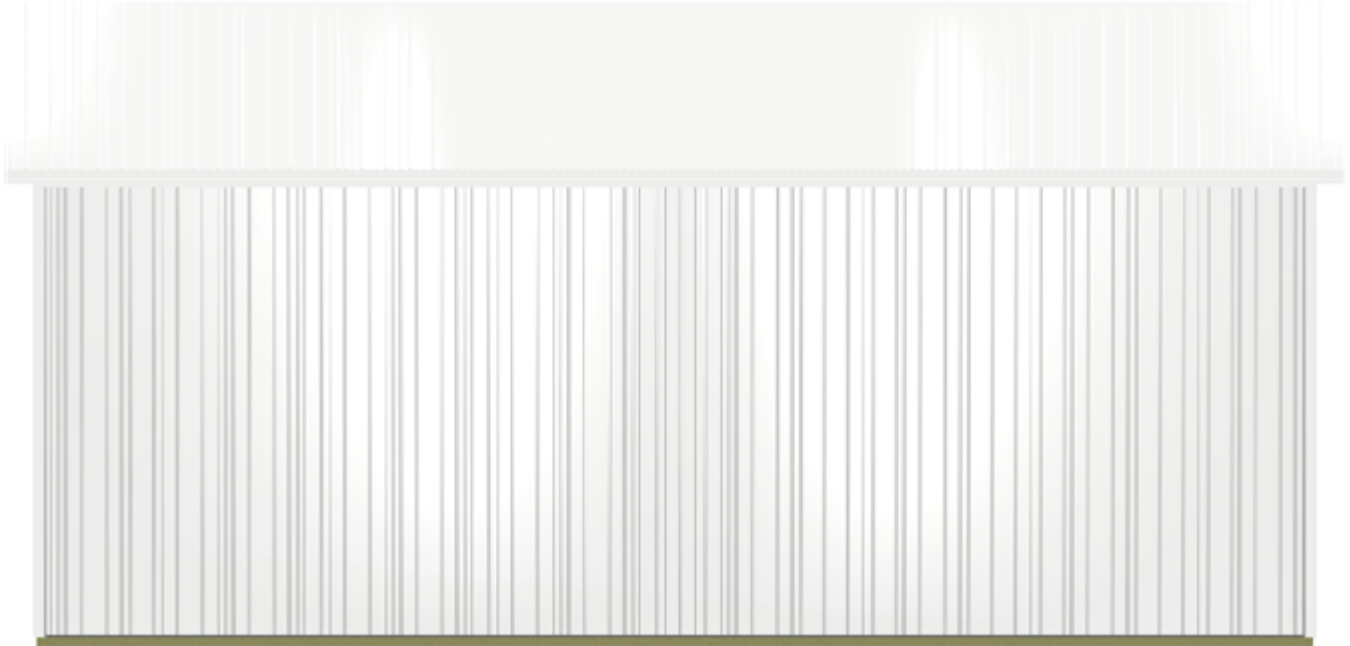
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South Side Wall 1 on Building 1

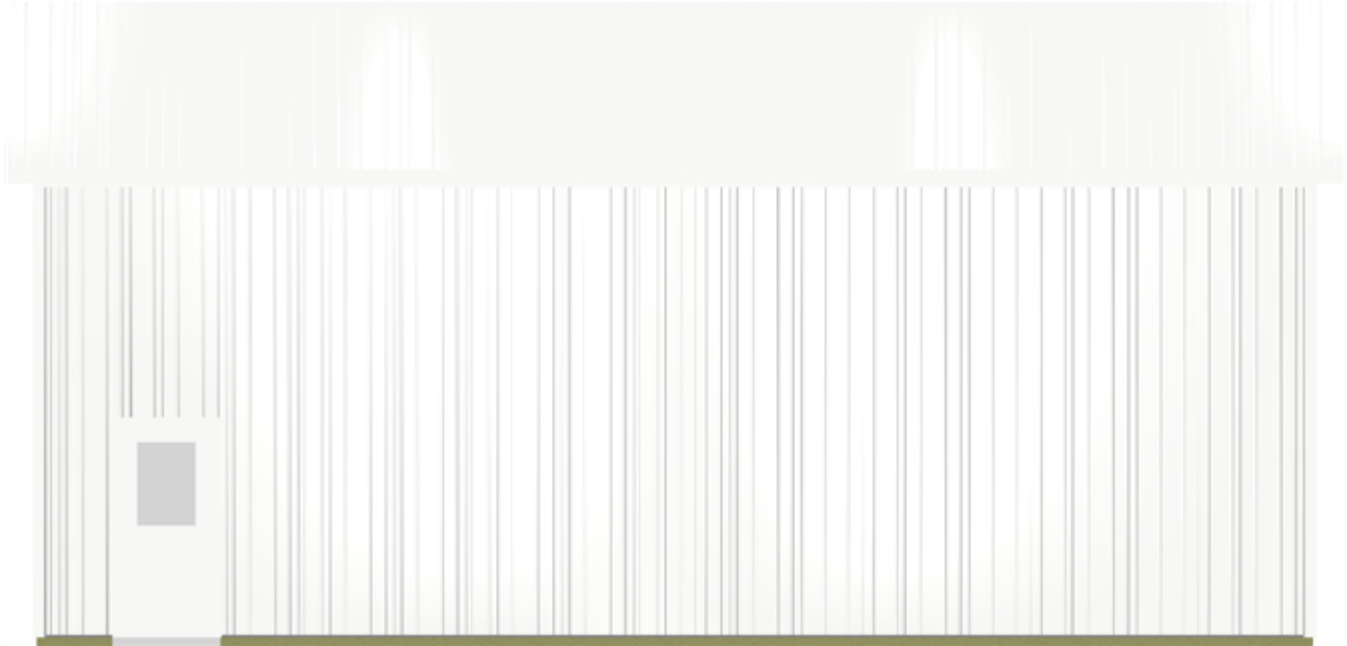
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Elevations & Floor Plan

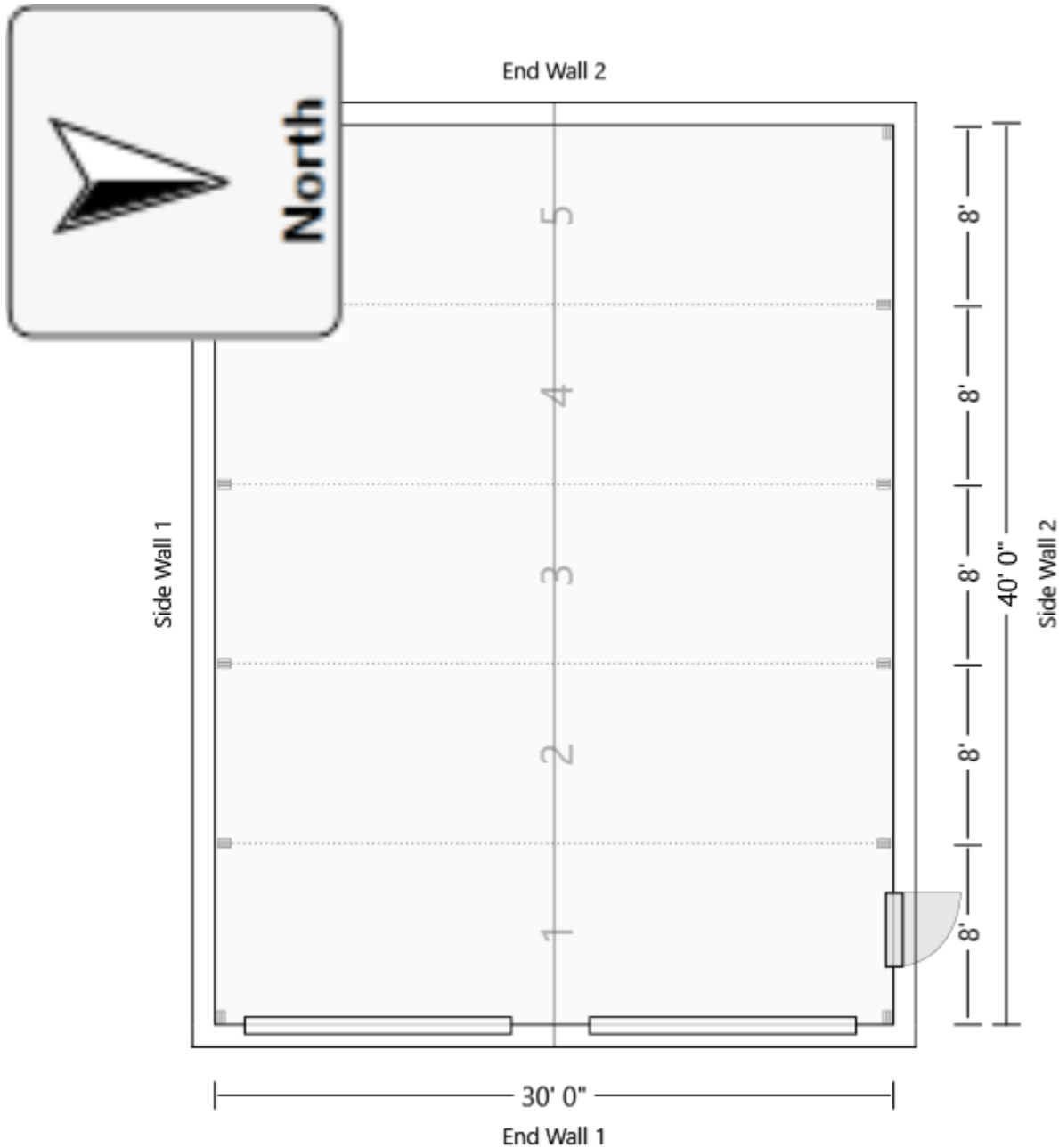


North Side Wall 2 on Building 1

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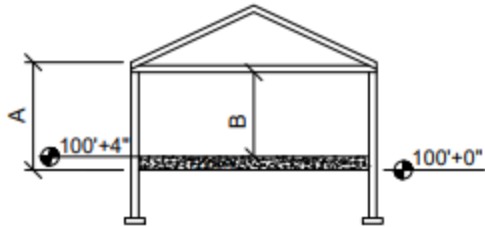
Elevations & Floor Plan

Floor Plan



Elevations & Floor Plan

Interior Clearances and Exterior Heights



Standard Lower Chord Truss (SLC)

Interior Clearances:

"B"=Clearance from finished floor to bottom of truss: **13' 8"**
(Clearance is reduced by the thickness of any ceiling and the thickness of any floor covering)

Exterior Heights:

"A" = Actual Eave Height: **15' 4"**
Roof Peak Height: **20' 4"**
Roof Pitch: **4/12**

Top of concrete floor must be at 100'+4" for this foundation type. If thicker concrete floor is desired, the extra thickness will be below the 100'+0" mark.



AGENDA ITEM REPORT

MEETING DATE

April 24, 2024

PREPARED BY

AGENDA ITEM # 4.b.1

Zoning Code Rewrite Update

BACKGROUND

Planner Ben Rohr will go over the zoning code rewrite process and what Plan Commissioners should expect from the process.

RECOMMENDATION

ATTACHMENTS

None

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

March 2024

Month to Date

49 - Building permits have been issued for general construction since Jan. 1st 2- new UDC permit

Year to Date

49-General permits since Jan. 1st
2- New UDC single family homes
since Jan. 1st

Large Commercial projects currently active

- Upland Hills Permits
have been issued

-First Choice Dental
Permits have been issued