



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, July 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 June 26, 2024 Meeting Minutes
 - b. Consider recommendation of Ordinance 2024-12 "An Ordinance Providing for the Direct Annexation of a Portion of the Town of Blue Mounds to the Village of Mount Horeb, Dane County, Wisconsin"
 - c. Recommendation of Certified Survey Map for T Robert and Janet M Ibinger Rev Trust, 920 Norsk Ridge
 - d. Recommendation of Extraterritorial Jurisdiction Certified Survey Map James Leuzinger, Z&L Properties LLC, Red Fox Drive
 - e. Concept Presentation: 301 W Main Street
 - f. Recommendation on MPO Membership
- 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	PREPARED BY
July 24, 2024	

AGENDA ITEM # 3.a

Consideration of June 26, 2024 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Draft Minutes 06 26 24



VILLAGE OF MOUNT HOREB

E. Main Street

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

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

PLAN COMMISSION AGENDA **Wednesday, June 26, 2024 at 7:00 PM**

DRAFT MEETING MINUTES

- 1) Call to order
The Plan Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Ryan Czyzewski called the meeting to order at 7:00pm.
- 2) Roll call
Present were Commissioners Sarah Best, Nate Gauger, Jill Remmert-Willis and Destinee Udelhoven. Andrew Kidd and Peggy Zalucha were absent. Also present were Village Administrator Nic Owen, Vandewalle Associate Planner Sonja Kruesel and Assistant Clerk Jean Culberson.
- 3) Agenda Items
 - a. Consideration of May 22, 2024, Meeting Minutes
Best Motioned, Udelhoven seconded to Consideration of May 22, 2024, Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Recommendation: Specific Implementation Plan for a mixed-use building at 1881 Springdale Street
Knothe Bruce Architect Matt Tills gave an update on the proposed plan. The landscaping plan and stormwater management were still in review, the addition of six biking stalls in the garage, site lighting, the revision to the roof plan reducing the height of the structure to under the 45-foot height, and the pedestrian pathway. The Commission discussed the updates questioning water runoff, lighting, mechanics and pedestrian flow. Owen stated water runoff would be reviewed by the Village Engineer. Tills stated all balcony lighting would be low, the mechanics would be hidden or screened, and signage would address traffic and pedestrian flow. Krusel gave an overview of the staff and Village Planner's recommendations. Best Motioned to recommendation of the Specific Implementation Plan for a mixed-use building at 1881 Springdale Street with the Village Planner's June 26, 2024, Memorandum recommendations including the roof recommendation 5a: finding that the proposed pitched roof is compatible and harmonious with those of existing buildings in the immediate area. Gauger seconded the motion. Motion carried by unanimous voice vote.

- c. Recommendation of Specific Implementation Plan: North Design Build LLC, Valley and Adams Townhomes
Developer and Owner Rick North gave an update on the project including the storm water management and proposed down lighting. The Commission questioned and discussed the facade, the roof windows and false dormers. North agreed to review the texture and color to parts of the structure and removal or review of the gables and windows. Krusel gave an overview of the staff and Village Planner's recommendations and waivers including adding item 7 that elevations shall be revised to remove the dormers and provide for varied building material on the balcony and storage portions of the facade which could be vertical or different colored materials. The Commission agreed Staff to review approval. Gauger Motioned to Recommendation of Specific Implementation Plan: North Design Build LLC, Valley and Adams Townhomes with the Village Planner's April 24, 2024 Memorandum recommendations including adding Item 7. Best seconded the motion. Motion carried by unanimous voice vote.
- d. Concept Presentaton: Brunsell Lumber Cold Storage Building
Wade Wyse gave an overview of a new cold storage building for Brunsell Lumber. The proposed building would be located north of the existing building and would exceed the height and 60% impervious area in the General Industrial zoning requirements. Brunsell is requesting a rezone to Plan Development to resolve the issues. The Commission discussed the current code recodification, the use, current lighting, traffic flow and location of the building. Kruesel gave an overview of what the Commission could approve. The Commission approved the applicant to proceed with the rezone.

4) Committee Reports:

- a. Plan Commission Chair Report
No Report.
- b. Village Planner Report
No Report.
- c. Building Inspector Report
Report in the packet and the recodification meetings are proceeding.

5) Meeting adjournment.

Czyzewski Motioned to adjourn at 7:57pm and Best seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

July 24, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Consider recommendation of Ordinance 2024-12 "An Ordinance Providing for the Direct Annexation of a Portion of the Town of Blue Mounds to the Village of Mount Horeb, Dane County, Wisconsin"

BACKGROUND

Diane Fink has submitted for annexation of 15 acres of land on the South West Side of the Village off of Brookview Trail. The land is being annexed for future development as a residential subdivision which will require rezoning and platt review. The land is contiguous to the existing Village limits and is included in our Urban Service Area. The future land use designation for this property in the Comprehensive Plan is Planned Neighborhood, which is consistent with the proposed use. I'm waiting for confirmation of the ward number for the property, that will be filled in prior to Board approval.

RECOMMENDATION

ATTACHMENTS

1. 14681 Petitioners Submittal
2. Annexation Map
3. Ord 2024-12 Annexation Ordinance Fink

PETITION FOR DIRECT ANNEXATION

TO: Village of Mount Horeb
Attn: Alyssa Gaffney
Village Clerk
Municipal Building
138 E. Main Street
Mount Horeb, WI 53572

Town of Blue Mounds
Attn: Amanda Burghy
Town Clerk
10566 Blue Vista Road
Blue Mounds, WI 53517

The undersigned, constituting 100% of the owners of and electors residing in the following described territory located in the Town of Blue Mounds, Dane County, Wisconsin, lying contiguous to the Village of Mount Horeb, petition the Village Board of the Village of Mount Horeb to annex the territory described below and shown upon the attached map as permitted under Wis. Stat. sec. 66.021, to the Village of Mount Horeb, Dane County, Wisconsin.

The real property of the territory proposed to be annexed is particularly described as provided on the attached **Exhibit A** and as stated below:

UNPLATTED LANDS, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 14; THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST, 1322.19 FEET; THENCE, NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, 1751.26 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 13799, RECORDED IN VOLUME 91 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 175-177 AS DOCUMENT NO. 5096631 (CSM 13799), AND ALSO THE POINT OF BEGINNING; THENCE, ALONG THE WESTERLY LINE OF AFORESAID CSM 13799, SOUTH 33 DEGREES 40 MINUTES 20 SECONDS WEST, 85.00 FEET, THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 31 DEGREES 47 MINUTES 55 SECONDS WEST, 247.12 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 16 DEGREES 47 MINUTES 53 SECONDS WEST 374.93 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 17 DEGREES 54 SECONDS 17 SECONDS WEST, 400.09 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 05 DEGREES 55 MINUTES 11 SECONDS EAST, 170.20 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF UNITED

STATES HIGHWAY 18-151 (U.S.H. 18-151); THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 56 DEGREES 04 MINUTES 47 SECONDS WEST, 30.97 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 50 DEGREES 22 MINUTES 17 SECONDS WEST 100.54 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 56 DEGREES 04 MINUTES 47 SECONDS WEST 483.18 FEET, TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 14; THENCE, ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 15 MINUTES 16 SECONDS EAST, 838.88' TO THE SOUTHWEST CORNER OF BROOKSTONE RIDGE, RECORDED IN VOLUME 57-70A OF PLATS OF DANE COUNTY ON PAGES 277-278 AS DOCUMENT NO. 2844497; THENCE, ALONG THE SOUTH LINE OF SAID BROOKSTONE RIDGE, SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, 891.50 FEET, BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS (+/-) 664,625 SQUARE FEET, OR (+/-) 15.26 ACRES

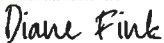
This petition is executed in duplicate for filing one copy with the Village Clerk of the Village of Mount Horeb, Dane County, Wisconsin, and one copy with the Town Clerk of the Town of Blue Mounds, Dane County, Wisconsin. Attached to each copy as **Exhibit B** is a scale map showing the boundary of the above-described real property and showing the relationship of such territory to the Village of Mount Horeb, Dane County, Wisconsin.

The purpose of the proposed annexation is:

The undersigned have entered into an agreement to sell the real property of the proposed annexation territory and the purchaser has requested that the real property be annexed to the Village of Mount Horeb. The purchaser intends to develop the real property and will connect to municipal services located within and available to properties located within the Village.

There are -0- persons residing in the territory.

Dated this 24th day of June 2024.

DocuSigned by:

B444403BE901479
Diane V. Fink

6/24/2024

****All owners and residents (if any) of the territory to be annexed must sign. If the owner is a business entity, all appropriate officers or members of the business entity must sign.**

Exhibit A

Legal Description of Land to be Annexed

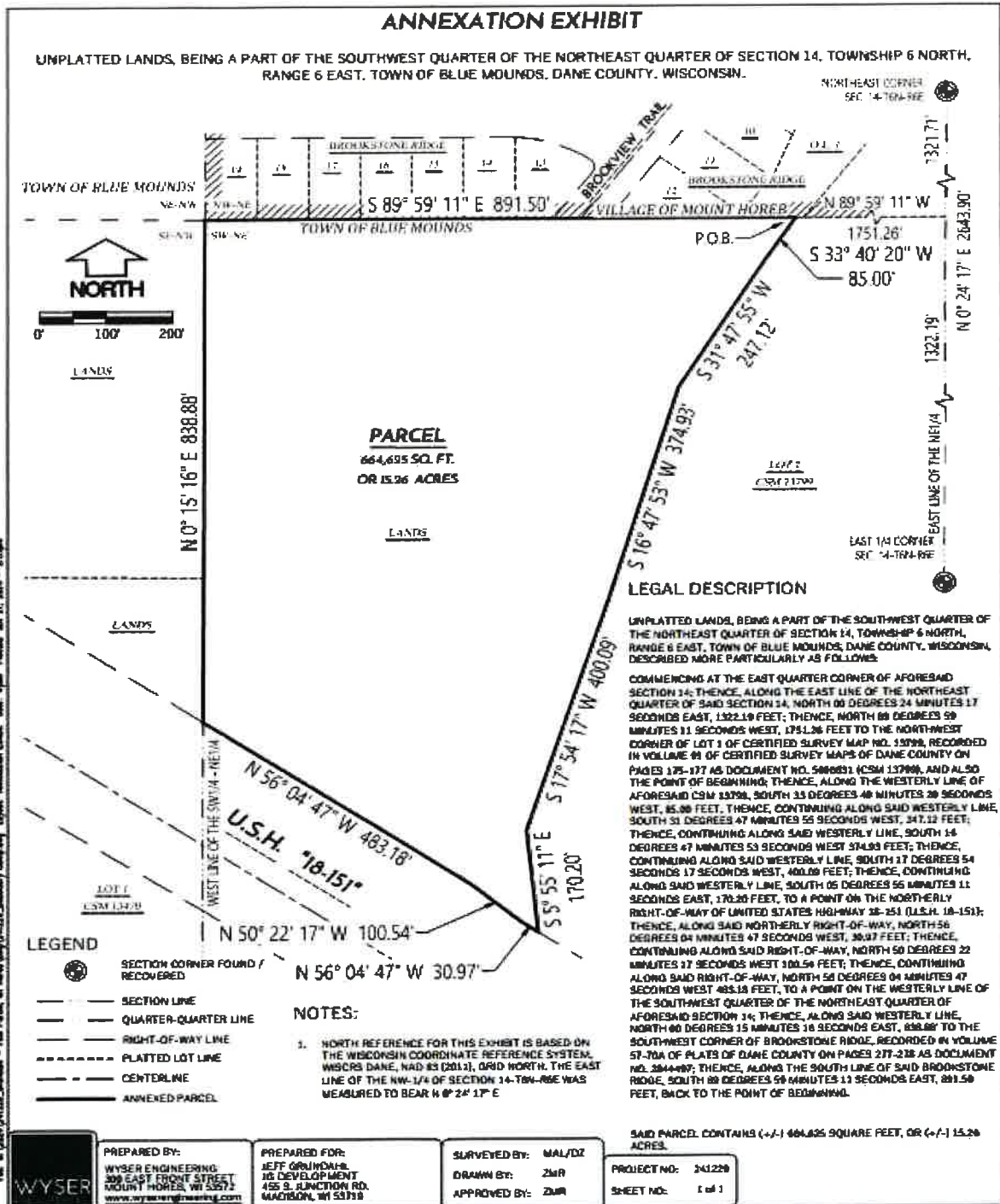
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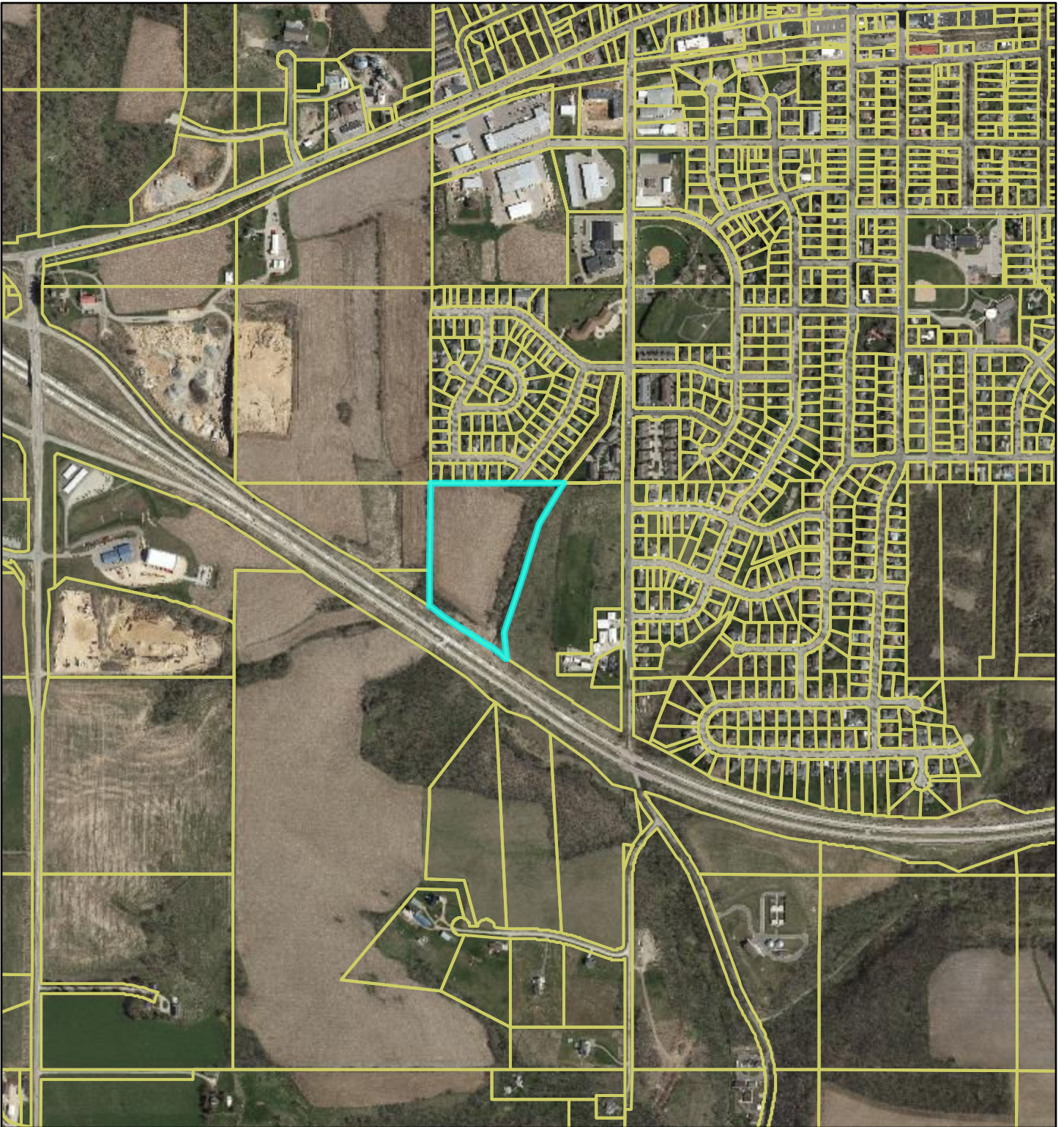
SAID PARCEL CONTAINS (+/-) 664,625 SQUARE FEET, OR (+/-) 15.26 ACRES.

Exhibit B

Scale Map Showing Boundaries of Land to be Annexed

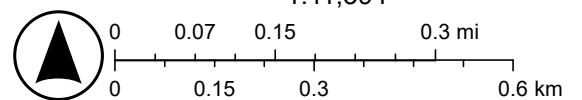


Fink Annexation



7/11/2024, 2:15:15 PM

 Parcels



1:11,394

ORDINANCE 2024-12
VILLAGE OF MOUNT HOREB

AN ORDINANCE PROVIDING FOR THE DIRECT ANNEXATION
OF A PORTION OF THE TOWN OF BLUE MOUNDS TO THE
VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

RECITALS

- A. On or about June 24, 2024, a petition to annex (the “Annexation Petition”) the property described in and shown on Exhibit A (the “Property”) to the Village of Mount Horeb was filed with the Village Clerk by the owner of the Property, Diane Fink (the “Owner”).
- B. On or about June 24, 2024, the Owner owned all of the real property within the Property. No electors reside within the Property. The current population of the Property is zero.
- C. A copy of the Annexation Petition, together with a scale map and a legal description of the Property, was filed with the Wisconsin Department of Administration and the Town Clerk of the Town of Blue Mounds.
- D. The Village has considered the recommendations, if any, that the Department of Administration has made regarding the annexation.

*NOW THEREFORE, the Village Board of the Village of Mount Horeb,
Dane County, do ordain as follows:*

ORDINANCE

- 1. Property Annexed. In accordance with Wis. Stat. § 66.0217, the Village Board approves the annexation of the Property.
- 2. Effect of Annexation. From and after the effective date, the Property shall be a part of the Village of Mount Horeb for any and all purposes provided by law, and all persons coming or residing within such Property shall be subject to all ordinances, rules, and regulations governing the Village of Mount Horeb.
- 3. Ward Designation. From and after the effective date, the Property annexed by this Ordinance shall be incorporated into **Ward No. ____** of the Village.

4. Clerk Duties. From and after the effective date, the Village Clerk is hereby directed to provide notice and copies of this Ordinance pursuant to the applicable Wisconsin Statutes.
5. Zoning. From and after the effective date, the Property shall be initially and temporarily zoned in the A-1 Agricultural District pursuant to section 17.34 of the Village Code.
6. Payment to Town of Springdale. Pursuant to Wis. Stat. § 66.0217(14)(a)1., the Village agrees to pay annually to the Town of Springdale, for five (5) years, an amount equal to the amount of property taxes that the Town of Springdale levied on the Property as shown by the 2024 tax roll.
7. Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.
8. Recitals incorporated. The representations and recitations set forth in Recitals are material to this Ordinance and are hereby incorporated into and made a part of this Ordinance as though they were fully set forth in this paragraph.

The above ordinance was duly adopted by a two thirds (2/3) majority vote of the elected members of the Village Board of the Village of Mount Horeb at a meeting held on August 7, 2024.

APPROVED:

By: _____
Ryan Czyzewski, Village President

ATTEST:

By: _____
Alyssa Gross, Village Clerk

Attachment:

Exhibit A – Legal Description and Map of Property to be annexed

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this ____ day of _____, 2024, the above named Ryan Czyzewski and Alyssa Gross, to me known to be the persons who executed the foregoing instrument and acknowledged the same with authority from the Village of Mount Horeb.

(Print name)

Notary Public, State of Wisconsin

My commission: _____

This instrument drafted by:

Bryan Kleinmaier

Stafford Rosenbaum LLP

P.O. Box 1784

Madison, WI 53701-1784

EXHIBIT A

Legal Description and Map of Property

LANDS TO BE ANNEXED TO THE VILLAGE OF MOUNT HOREB

UNPLATTED LANDS, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

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SAID PARCEL CONTAINS(+/-) 664,625 SQUARE FEET, OR(+/-) 15.26 ACRES



AGENDA ITEM REPORT

MEETING DATE

July 24, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.c

Recommendation of Certified Survey Map for T Robert and Janet M Ibinger Rev Trust, 920 Norsk Ridge

BACKGROUND

This is a two lot CSM to divide one existing lot into two. The two new lots meet all zoning standards. We are working with the applicant to either include an easement for future sanitary sewer to the 2nd lot on the CSM or to create a separate easement document for the easement. Staff is comfortable with approval contingent on receipt of the easement.

RECOMMENDATION

ATTACHMENTS

1. 2024-06-25_Certified Survey Map Application
2. 231035_CSM (2024-06-26)



VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884 Fax: (608) 437-3190

APPLICATION FOR A CERTIFIED SURVEY MAP

Date: 06/25/2024

Fee: \$400.00

TO: THE VILLAGE PRESIDENT AND VILLAGE BOARD
138 E Main Street
Mt Horeb WI 53572

The undersigned owner (agent) of the property herein described hereby requests you to consider approval of a certified survey map for the following described property:

(1) Location of property (include street address, outlot, subdivision) _____
950 Norsk Ridge, Lot 1 CSM 11734, Nordic View Addition to Nordic Hills

(2) Owner and Address T Robert & Janet M Ibinger Rev Trust
950 Norsk Ridge
Mount Horeb, WI 53572

(3) The survey contains 2 lots and 5.37 acres.

(4) The proposed zoning, if different, will be _____

All the data required by Section 18.23 of the Subdivision Ordinance (has) (has not) been provided.

SIGNED: _____
(applicant)
Owner

(applicant's interest in the property)

950 Norsk Ridge
Mount Horeb, WI 53572
(applicant's address)

Applicant's Phone: 608-576-9424

Referred to: _____ Date: _____ Approved: _____

Date of Village Board approval: _____

18.61 FEES.

(1) **DEVELOPMENT IMPACT ANALYSIS FEE.** At the time of submitting a Development Impact Analysis Input Form, the developer shall pay a nonrefundable fee of \$250.

(2) **ADMINISTRATIVE AND REVIEW FEES.** At the time of submitting a plat or certified survey application, the developer shall pay the following fees:

(a) PRELIMINARY PLATS.

1. A nonrefundable administrative fee of \$250.
2. A deposit toward engineer review fees of \$100, plus \$50 per lot created up to, and including, 20 such lots and \$20 for each lot in excess of 20.

(b) FINAL PLATS.

1. A nonrefundable administrative fee of \$150.
2. A deposit toward engineer review fees of \$100, plus \$50 per lot created up to, and including, 20 such lots and \$20 for each lot in excess of 20.

(c) CERTIFIED SURVEY MAPS.

1. A nonrefundable administrative fee of \$100.
2. A deposit toward engineer review fees of \$100, plus \$75 per lot created.

(3) **PROFESSIONAL FEES.** In addition to the fees required under subsections (1) and (2) above, each applicant under this section shall reimburse the Village for all professional fees, including reasonable engineering, planning, and legal review fees, incurred by the Village in connection with such application.

(4) **SUBDIVISION IMPROVEMENT AGREEMENTS.** In addition to reimbursing the Village for all engineering and legal expenses incurred in preparing subdivision and certified survey map improvement agreements, the developer shall pay the following fees and deposits. Each development phase within a subdivision shall require a separate agreement.

(a) **Nonrefundable Administrative Fee.**

1. **Plats**

- | | |
|----------------------|-------|
| a. Phase I | \$300 |
| b. Subsequent Phases | \$250 |

2. **Certified Survey Maps**

- | | |
|-------------|-------|
| a. Phase I | \$150 |
| b. Phase II | \$100 |

(b) **Legal Deposit.**

1. **Plats**

- | | |
|----------------------|---------|
| a. Phase I | \$3,000 |
| b. Subsequent Phases | \$2,000 |

- 2. Certified Survey Maps
 - a. Phase I \$1,000
 - b. Subsequent Phases \$750

(c) Engineering Deposit.

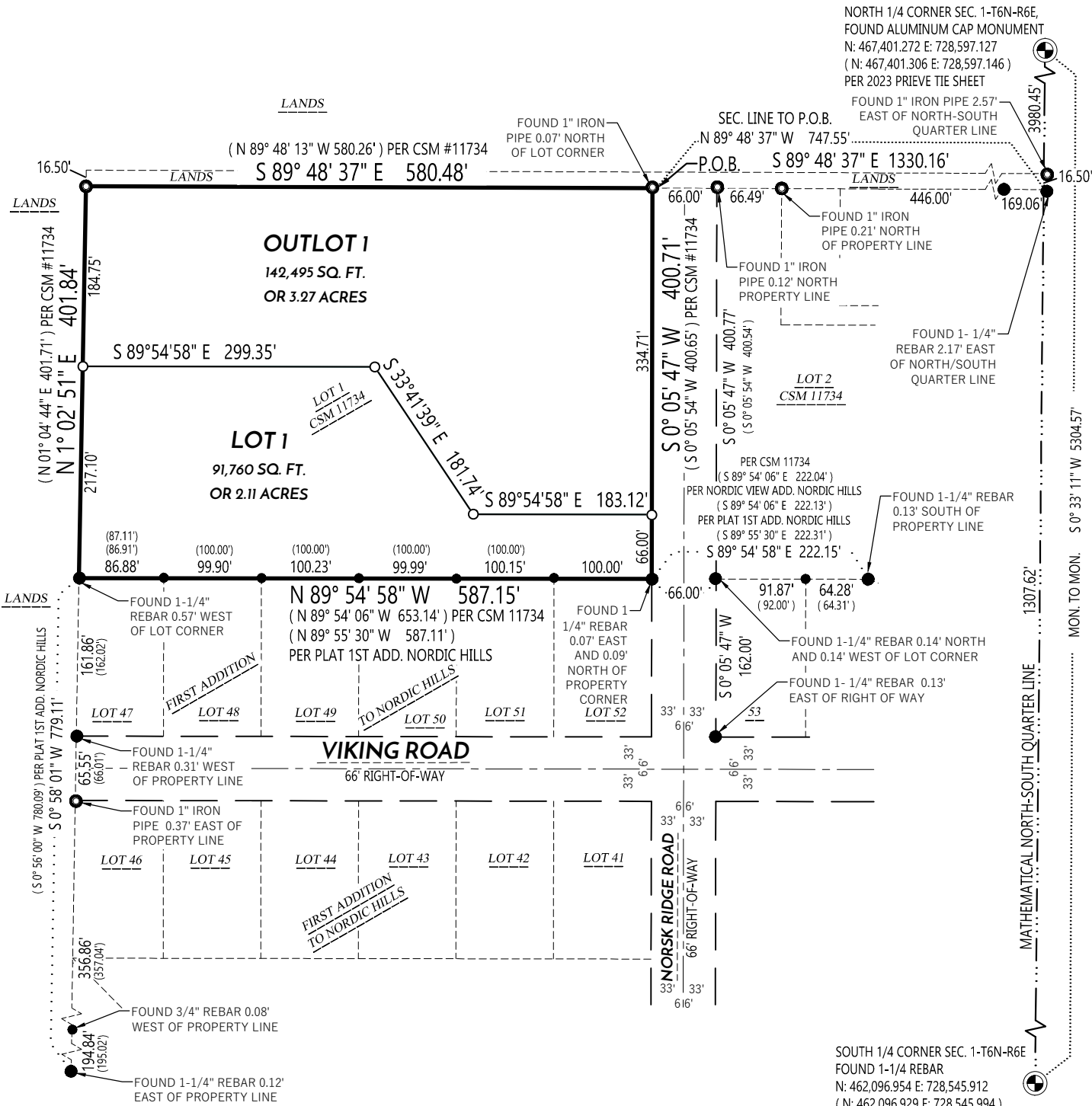
- 1. Plats
 - a. Phase I \$1,500
 - b. Subsequent Phases \$1,000
- 2. Certified Survey Maps
 - a. Phase I \$500
 - b. Subsequent Phases \$400

Upon completion of the Village review of the agreement and acceptance of the implementation of the agreement, the applicant shall reimburse the Village for any costs in excess of the deposit, and any excess deposit shall be returned to the applicant.

File: W:\2023\231035_Buechner - Nordic Hills Subdivision.dwg 231035_CSM.dwg Layout: CSM 1 OF 4 User: Zach Plotted: Jun 26, 2024 - 3:38pm

CERTIFIED SURVEY MAP NO.

LOT 1, OF CERTIFIED SURVEY MAP NO. 117334 RECORDED ON APRIL 19, 2006 IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 11-12 AS DOCUMENT NO. 4182201 BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 1, TOWN 6 NORTH, RANGE 6 EAST, ALL IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



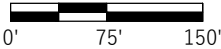
LEGEND

- SECTION CORNER
- FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1 1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF FEBRUARY 8TH, 12TH, AND 14TH 2024.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE MATHEMATICAL NORTH-SOUTH QUARTER OF SECTION 1, T6N, R6E, BEARS S 0°33' 11" W. THE CENTER OF SECTION 1, TOWN 6 NORTH, RANGE 6 EAST, WAS NOT FIELD LOCATED DURING THIS SURVEY AS IT DOES NOT AFFECT THE BOUNDARY OF THIS PARCEL
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 4 FOR EXISTING IMPROVEMENTS & EASEMENT DETAILS.

SOUTH 1/4 CORNER SEC. 1-T6N-R6E
FOUND 1-1/4 REBAR
N: 462,096.954 E: 728,545.912
(N: 462,096.929 E: 728,545.994)
PER 2015 KREBS TIE SHEET



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ROBERT & JANET IBINGER
950 NORSK RIDGE ROAD,
MOUNT HOREB, WI 53572

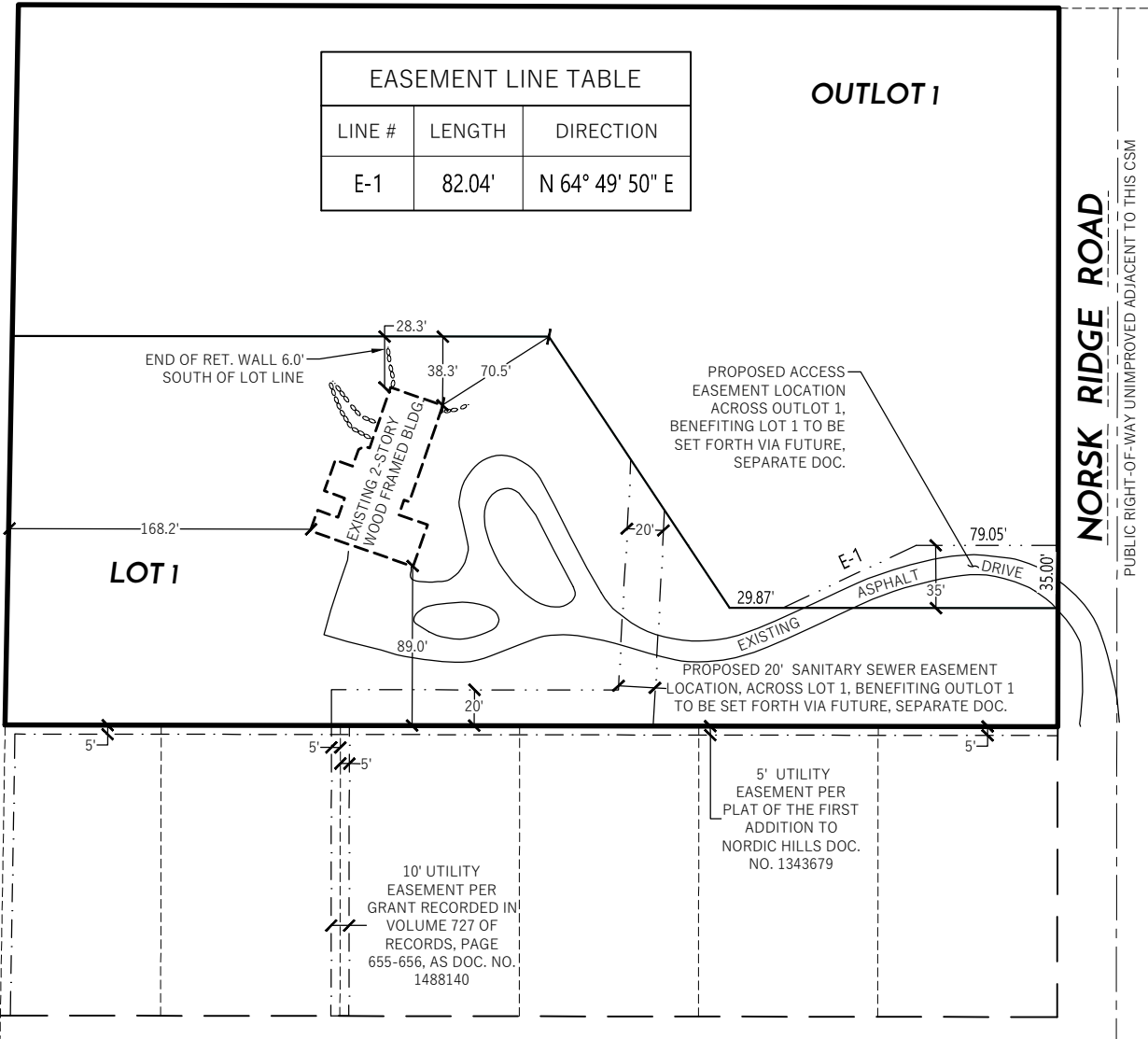
SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231035
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

LOT 1, OF CERTIFIED SURVEY MAP NO. 117334 RECORDED ON APRIL 19, 2006 IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 11-12 AS DOCUMENT NO. 4182201 BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 1, TOWN 6 NORTH, RANGE 6 EAST, ALL IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



LEGEND

NOTES:

CSM BOUNDARY

CSM INTERNAL BOUNDARY

EXISTING BUILDING

RIGHT-OF-WAY LINE

CENTERLINE

SECTION/QUARTER LINE

PLATTED LINE

STONE RETAINING WALL

EXISTING EASEMENT

PROPOSED EASEMENT

RECORDED INFORMATION

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

2. PROPOSED EASEMENTS ARE SHOWN PENDING FUTURE DEVELOPMENT OF OUTLOT 1

WYSER ENGINEERING

PREPARED BY:

WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:

ROBERT & JANET IBINGER
950 NORSK RIDGE ROAD,
MOUNT HOREB, WI 53572

SURVEYED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

MAL/DZ
AMS
ZMR
ZMR

PROJECT NO:

SHEET NO:

231035
2 of 4

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

WISCONSIN

ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN

PROFESSIONAL LAND SURVEYOR

0' 50' 100'

NORTH

Page 21 of 68

CERTIFIED SURVEY MAP NO. _____

LOT 1, OF CERTIFIED SURVEY MAP NO. 117334 RECORDED ON APRIL 19, 2006 IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 11-12 AS DOCUMENT NO. 4182201 BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 1, TOWN 6 NORTH, RANGE 6 EAST, ALL IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

LOT 1, OF CERTIFIED SURVEY MAP NO. 117334 RECORDED ON APRIL 19, 2006 IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 11-12 AS DOCUMENT NO. 4182201 BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 1, TOWN 6 NORTH, RANGE 6 EAST, ALL IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 234,255 SQUARE FEET, OR 5.38 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF ROBERT & JANET IBINGER, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MOUNT HOREB AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



File: W:\2023\231035_Buechner - Nordic Hills Subdivision\dwg\231035_CSM.dwg Layout: CSM 3 OF 4 User: Zach Plotted: Jun 26, 2024 - 4:05pm



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ROBERT & JANET IBINGER
950 NORSK RIDGE ROAD,
MOUNT HOREB, WI 53572

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 23-1035
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2023\231035_Buechner - Nordic Hills Subdivision\dwg\231035_CSM.dwg Layout: CSM 4 of 4 User: Zach Plotted: Jun 26, 2024 - 4:00pm

CERTIFIED SURVEY MAP NO. _____

LOT 1, OF CERTIFIED SURVEY MAP NO. 117334 RECORDED ON APRIL 19, 2006 IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 11-12 AS DOCUMENT NO. 4182201 BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 1, TOWN 6 NORTH, RANGE 6 EAST, ALL IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

T. ROBERT IBINGER AND JANET M. IBINGER JOINT REVOCABLE TRUST, AS OWNER, I HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 TO BE SUBMITTED TO THE VILLAGE OF MOUNT HOREB FOR APPROVAL.

WITNESS THE AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2024

IN THE PRESENCE OF: _____
OWNER: T. ROBERT IBINGER AND JANET M. IBINGER JOINT REVOCABLE TRUST
BY: MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024,

THE ABOVE NAMED _____ MANAGING MEMBER FOR T. ROBERT IBINGER AND JANET M. IBINGER JOINT REVOCABLE TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE OF MOUNT HOREB APPROVAL

THE VILLAGE OF MOUNT HOREB HAS APPROVED THIS CERTIFIED SURVEY MAP.

ALYSSA GAFFNEY DATE _____
VILLAGE CLERK, VILLAGE OF MOUNT HOREB



PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ROBERT & JANET IBINGER 950 NORSE RIDGE ROAD, MOUNT HOREB, WI 53572	SURVEYED BY: MAL/DZ DRAWN BY: AMS CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 23-1035 SHEET NO: 4 of 4
---	---	---	---

OFFICE OF THE REGISTER OF DEEDS
_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____.
_____ KRISTI CHLEBOWSKI, REGISTER OF DEEDS



AGENDA ITEM REPORT

MEETING DATE

July 24, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

Recommendation of Extraterritorial Jurisdiction Certified Survey Map James Leuzinger, Z&L Properties LLC, Red Fox Drive

BACKGROUND

This Extraterritorial CSM is to split a lot for development in a small business park in the Town of Blue Mounds off of CTH JG. Staff have reviewed and have no concerns with approval.

RECOMMENDATION

ATTACHMENTS

1. Completed Application for CSM ETJ
2. 2024-07-03 220334 Stamped CSM 2024

**APPLICATION
CERTIFIED SURVEY MAP
EXTRATERRITORIAL JURISDICTION**

Date: 7/3/2024 Fee: \$275 (see attached)

The undersigned owner/agent of the described property hereby requests approval of a certified survey map described as follows:

Location of property (town name and section) _____
Blue Mounds - Section 13

Owner Name: James Leuzinger - Z & L Properties, LLC
Address: 2581 WI-92 Trunk
Mount Horeb, WI
Email Address: jamesl@premierbuildingsolutions.biz
Phone: 608-220-7448

The survey contains 1 Lot lots and 3.5 acres.

Proposed zoning, if different, will be Commercial

SIGNED: _____

(applicant)
None, Engineer
(applicant's interest in the property)

Applicant Name (if different from owner): Vierbicher - John Kastner
Address: 999 Fourier Dr., Suite 201
Madison, WI 53717
Email Address: jkas@vierbicher.com
Phone: 262-408-5708

Date of Plan Commission approval: _____

Date of Village Board approval: _____

FEES

18.61 FEES.

(1) **ADMINISTRATIVE AND REVIEW FEES.** At the time of submitting a plat or certified survey application, the developer shall pay the following fees:

(a) **PRELIMINARY PLATS.**

1. A nonrefundable administrative fee of \$250.
2. A deposit toward engineer review fees of \$100, plus \$50 per lot created up to, and including, 20 such lots and \$20 for each lot in excess of 20.

(b) **FINAL PLATS.**

1. A nonrefundable administrative fee of \$150.
2. A deposit toward engineer review fees of \$100, plus \$50 per lot created up to, and including, 20 such lots and \$20 for each lot in excess of 20.

(c) **CERTIFIED SURVEY MAPS.**

1. A nonrefundable administrative fee of \$100.
2. A deposit toward engineer review fees of \$100, plus \$75 per lot created.

(2) **PROFESSIONAL FEES.** In addition to the fees required under subsection (1) above, each applicant under this section shall reimburse the Village for all professional fees, including reasonable engineering, planning, and legal review fees, incurred by the Village in connection with such application.

ORDINANCE NO. 2007-03
VILLAGE OF MOUNT HOREB

AN ORDINANCE TO REPEAL AND RECREATE SECTION 18.11 OF THE CODE OF
ORDINANCES
JURISDICTION IN UNINCORPORATED AREAS

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

1. Section 18.11 of the Code of Ordinances is repealed and recreated to provide as follows:

18.11 JURISDICTION IN UNINCORPORATED AREAS.

(1) Area of Jurisdiction. This Ordinance shall apply throughout the Extraterritorial Land Division Jurisdiction established, and amended from time to time, by a Resolution of the Village Board.

(2) Extraterritorial Land Division Policies. The following policies shall specifically govern the Village's review of divisions of land within its extraterritorial jurisdiction area in order to promote the intent and those purposes set forth in this Chapter:

- a. No such land divisions will be permitted without approval of the Village, in accordance with the procedures in this Chapter as applicable to land divisions within the Village.
- b. Such land divisions will be permitted if not exceeding an overall density of one (1) dwelling unit for 35 acres, exclusive of any farmstead demonstrated by the land divider to the satisfaction of the Village to be existing as of the effective date of this Chapter. Lots for non-residential use will be handled on a case by case basis. The standards used to review these land divisions will be the same as the standards contained in the Dane County Exclusive Agricultural Zoning District Ordinances that are used for considering rezonings. The only exceptions to this policy are when a boundary agreement exists with a neighboring township that dictates otherwise, or lots resulting from the infill of existing subdivisions.
- c. The minimum lot size within the extraterritorial limits of the Village shall be one (1) acre. The maximum lot size shall be five (5) acres. In all instances, the density provisions of paragraph (2).b., immediately above, shall also apply.
- d. The Village will attempt to seek consistency between its Plans and locally adopted Town Plans. To the extent that the policies of the

Village are more restrictive in regard to the protection of the public health, safety, welfare, environmental quality, or in terms of implementing the Village's Comprehensive Plan or Official Map, the Village's policies shall prevail, including the protection of areas planned for rural or natural character in the Village's Plan. All land divisions within extraterritorial limits will be subject to the land reservation or dedication requirements of this Chapter. This specifically means the following:

- (i) Any public right-of-way area identified on the Village's Master Plan or Official Map shall be dedicated in conformance with requirements of this Chapter.
 - (ii) Any waterway or storm water management area identified on the Village's Master Plan or Official Map shall be dedicated in conformance with requirements of this Chapter.
 - (iii) If any lands falling within the limits of an environmental corridor, as mapped by the Village or Dane County, the land divider shall record a public open space easement specifying that the restricted area shall not be further divided or otherwise developed while in the Village's extraterritorial land division area.
- e. Such land divisions shall meet all of the development layout design standards contained in this Chapter.
 - f. Such land divisions shall follow the erosion control requirements established by the Village in this Chapter or in any other ordinance or regulation.
 - g. Such land divisions shall pay the required review fees contained in this Chapter prior to initial placement on the Plan Commission agenda.
 - h. The plat, condominium plat, or certified survey map shall include the entire original parcel of land from which any new lots or parcels are created, and a note shall be placed on the face of the plat or certified survey map indicating areas necessary for placement within a conservation easement or similar development limitation acceptable to the Village, and written in favor of the Village, for compliance with the density standard established herein.

(3) Extraterritorial Land Division Procedures.

- a. In all cases, the time period within which action is required shall not begin until the Town Board, the staff serving the Dane County Zoning Committee, and the Village have received all maps, drawings and data required for plat, condominium plat, or certified survey map approval.
- b. No person shall divide any land located within the Village's extraterritorial land division approval area without first filing an

application and paying the Village's standard land division review fees contained in this Chapter. The timing for filing the application and paying the Village's review fees shall be the same as otherwise required per land division within the Village.

- c. Pre-application Procedure. Before filing an application for approval of a plat or certified survey, the subdivider shall consult with the Village Administrator or the designee of the Village Administrator, and shall prepare the following:
 - (i) A preliminary sketch of the proposed land division for review and comment by Village Staff.
 - (ii) Provide a detailed air photo or map of all natural features on the site, including floodplains, wetlands, drainageways, slopes between 12% and 20% and slopes over 20%, and wooded areas, for review and comment by Village Staff.
 - (iii) This procedure is intended to assist the developer in appraising the objectives of these regulations, the Master Plan, the Official Map and other pertinent Village ordinances. The pre-application information shall be submitted to the Plan Commission for review and approval.
- d. Submittal requirements and review procedures for land divisions within the Village's Extraterritorial Land Division Jurisdiction shall be otherwise identical to those required for land divisions within the Village Limits.

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at its regular meeting held on March 7, 2007. The vote was 7 ayes; 0 nays; 0 absent.

APPROVED:

John A Zimmer, Village President

ATTEST:

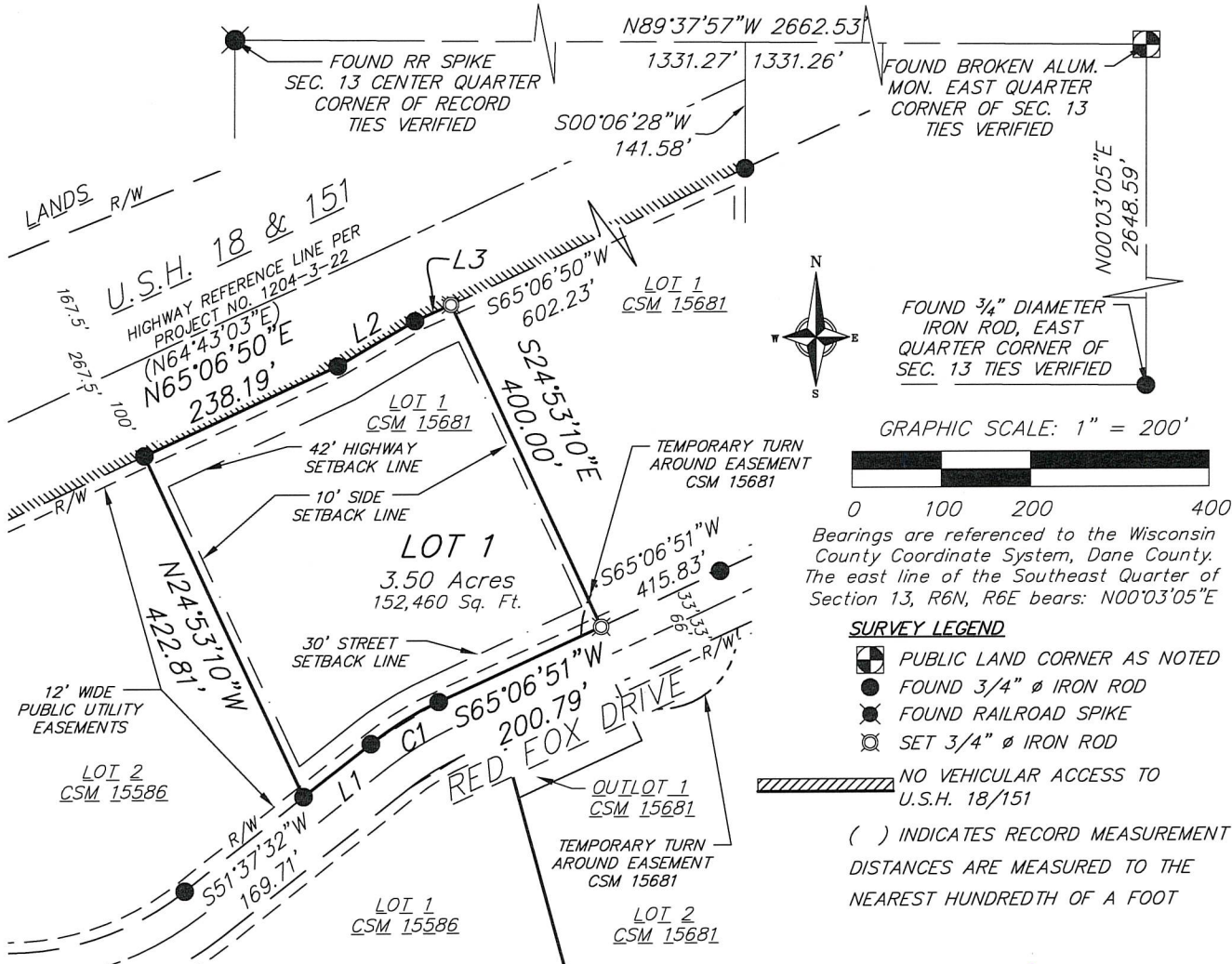
Cheryl J Sutter, Village Clerk

APPROVED: 3/07/2007
PUBLISHED/POSTED: 3/15/2007

©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No

PART OF LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 15681 RECORDED AS DOCUMENT NO. 5719225 IN VOLUME 114, PAGES 1 THROUGH 5 OF CERTIFIED SURVEY MAPS AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 06 NORTH, RANGE 06 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Town of Lisbon, and under the direction of James Leuzinger, Premier Building Solutions I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lot 1 of Dane County Certified Survey Map No. 15681, located in the Northwest Quarter of the Southeast Quarter of Section 13, T6N, R6E, Town of Blue Mounds, Dane County, Wisconsin, containing 3.50 acres of land and is bounded by a line described as follows:

Commencing at a found broken aluminum monument at the east one-quarter corner of said Section 13, T6N, R6E;

Thence, N89°37'57"W, along the north line of the said Southeast Quarter of Section 13, T6N, R6E, 1331.26 feet, to the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 13, T6N, R6E;

Thence, S00°06'28"W, along the east line of the said Northwest Quarter of the Southeast Quarter of Section 13, T6N, R6E, 141.58 feet to a found 3/4" iron rod at the south right-of-way line of U.S.H. 18 & 151;

Thence, S65°06'50"W, along the said south right-of-way line of U.S.H. 18 and 151, 602.23 feet to a set 3/4" diameter iron rod and the Point of Beginning (P.O.B.) of this description.

Thence, S24°53'01"E, 400.00 feet to a set 3/4" iron rod at the northwest right-of-way line of Red Fox Drive and the southeast line of said Lot 1 of Dane County Certified Survey Map No. 15681;

Thence, S65°06'51"W, along the said northwest right-of-way line of Red Fox Drive and the said southeast line of Lot 1 of Dane County Certified Survey Map No. 15681, 200.79 feet to a found 3/4" iron rod at the beginning of a curve to the left;

Thence 89.46 feet, continuing along the said northwest right-of-way line of Red Fox Drive and the said southeast line of Lot 1 of Dane County Certified Survey Map No. 15681, a curve to the left having a radius of 380.00 feet, an included angle of 13°29'19", (a chord of 89.25 feet which bears S58°22'11"W)(C1) to a found 3/4" diameter iron rod at the end of said curve;

Thence, S51°37'32"W continuing along the said northwest right-of-way line of Red Fox Drive and the said southeast line of Lot 1 of Dane County Certified Survey Map No. 15681, 95.76 feet to a found 3/4" iron rod at the southwest corner thereof;

Thence, N24°53'10"W, along the southwest line of said Lot 1 of Dane County Certified Survey Map No. 15681, 422.81 feet, to a found 3/4" diameter iron rod at the southeast right-of-way line of U.S.H. 18 and 151 and the northwest corner of said Lot 1 of Dane County Certified Survey Map No. 15681;

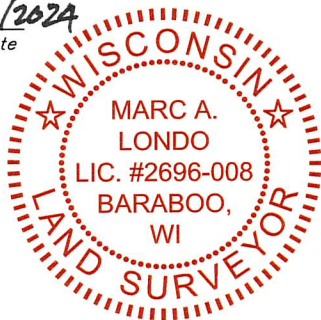
Thence, N65°06'50"E, along the said southeast right-of-way line of U.S.H. 18 and 151 and the northwest line of said Lot 1 of Dane County Certified Survey Map No. 15681, 238.19 feet to a found 3/4" diameter iron rod;

Thence, N59°23'52"E, along the said southeast right-of-way line of U.S.H. 18 and 151 and the northwest line of said Lot 1 of Dane County Certified Survey Map No. 15681, 100.40 feet (L2), to a found 3/4" diameter iron rod;

Thence, N65°06'50"E, along the said southeast right-of-way line of U.S.H. 18 and 151 and the northwest line of said Lot 1 of Dane County Certified Survey Map No. 15681, 44.45 feet (L3), returning to the Point of Beginning;

The above-described parcel contains 152,460 square feet or 3.50 acres.

Marc A. Londo 7/3/2024
Marc A. Londo, WI PLS #2696 Date
Vierbicher Associates, Inc
201 East Main Street, Suite 100
Reedsburg, WI 53959
(608) 524-6468



- SURVEYOR'S NOTES:
1. See Dane County Certified Survey Map No. 15681, for setback lines and easements information.
 2. See sheet 2 of 2 for Line and Curve Tables.
 3. The existing tax parcel number of this parcel is: 010/0606-134-8935-0.
 4. Field work was completed on 7/2/2024.

vierbicher
planners | engineers | advisors



Job #: 220334
Date:
Rev:
Drafted By: mlon
Checked By: sdis

SURVEYED FOR:
James Leuzinger
Premier Building Solutions
2581 WI-92 Trunk
Mt Horeb, WI
53572

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 2

03 Jul 2024 - 7:26a M:\Premier Building Solutions\220334_ Gerber Leisure - Blue Mounds\CADD\220334_CSM 2024.dwg by: mlon ©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No _____

PART OF LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 15681 RECORDED AS DOCUMENT NO. 5719225 IN VOLUME 114, PAGES 1 THROUGH 5 OF CERTIFIED SURVEY MAPS AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 06 NORTH, RANGE 06 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN

OWNER’S CERTIFICATE

I, Scott D. Zahler, Z & L Properties, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We further certify that this Certified Survey Map is required by S. 236.34 Wisconsin Statutes, to be submitted to the Town of Blue Mounds and the Village of Mount Horeb for approval.

IN WITNESS WHEREOF, the said Z & L Properties, LLC, has caused these presents to be signed by Scott D. Zahler, at Mount Horeb, Wisconsin, on this _____ day of _____, 2024.

In the Presence of: Z & L PROPERTIES, LLC

Scott D. Zahler,
Partner, Z & L Properties, LLC

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2024, the above named, Scott D. Zahler, of the above named Z & L Properties, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission Expires: _____

VILLAGE OF MOUNT HOREB APPROVAL

This Certified Survey which falls within the extraterritorial zoning authority of the Village of Mount Horeb is hereby acknowledged and accepted by the Village Board of the Village of Mount Horeb, Dane County, Wisconsin on

this _____ day of _____, 2024.

Alyssa Gross, Village Clerk

TOWN OF BLUE MOUNDS APPROVAL

This Certified Survey, has been duly approved by the Town Board of the Town of Blue Mounds, Dane County, Wisconsin, on

this _____ day of _____, 2024.

Mike Freitag, Town Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2024, at _____ o'clock _____m., and recorded in Volume _____ of Certified Surveys on Pages _____, as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

Line Table		
Line #	Direction	Length
L1	S51°37'32"W	95.76'
L2	N59°23'52"E	100.40'
L3	N65°06'50"E	44.45'

Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	89.46'	380.00'	13°29'19"	89.25'	S58°22'11"W	S65°06'51"W	S51°37'32"W





AGENDA ITEM REPORT

MEETING DATE

July 24, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.e

Concept Presentation: 301 W Main Street

BACKGROUND

The owner of the former Mount Horeb Animal Hospital building at 301 W Main will be present to discuss plans and receive feedback on the demolition and replacement of the existing building.

RECOMMENDATION

ATTACHMENTS

1. SSLA-DRAWINGS-5-29-24-11X17
2. SPS-Elevation Sketch_Color Palette 2-19-24

301 West Main Street
Mount Horeb, WI 53572

SP-1	SITE PLAN (PROPOSED), DRAWING INDEX
SP-2	SITE PLAN (EXISTING)
S-1	FOUNDATION PLAN
A-1	MAIN FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	ROOF PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	SCHEMATIC BUILDING SECTION
A-7	WALL SECTION

PROPOSED LAUNDRY MAT ON MAIN FLOOR
LEVEL WITH SINGLE-FAMILY RESIDENCE ON
SECOND FLOOR LEVEL.

CONSTRUCTION TYPE:	VB
BUILDING FOOTPRINT:	3,209 S.F.
NO. OF FLOORS:	2
OCCUPANCY GROUP:	B, R-2
SPRINKLERED:	NONE
SOIL BEARING:	2,000 psf ASSUMED
BUILDING CODE:	IBC 2015
RISK CATAGORY: TABLE 1604.5	II

SITE AREA:	XXXX S.F.	(0.00 ACRE)
FOOTPRINT AREA:	XXXX S.F.	(00.0%)
PARKING AREA:	XXXX S.F.	(00.0%)
SIDEWALK AREA:	XXXX S.F.	(00.0%)
GREEN SPACE AREA:	XXXX S.F.	(00.0%)

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY NOT
FOR CONSTRUCTION



SITE PLAN (PROPOSED)

SCALE: 1" = 10'-0"
2022/DRAWINGS.DWG
DATE:

and Design
Alliance
Arcel

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

SURPLUS SUDS
301 West Main Street
Mount Horeb, WI 53572

DRAWING NAMES

SITE PLAN (PROPOSED)

REVISIONS

PROJECT DATA

DATE: 5/29/2024

DRAWN BY: J.K.

SHEET NO.

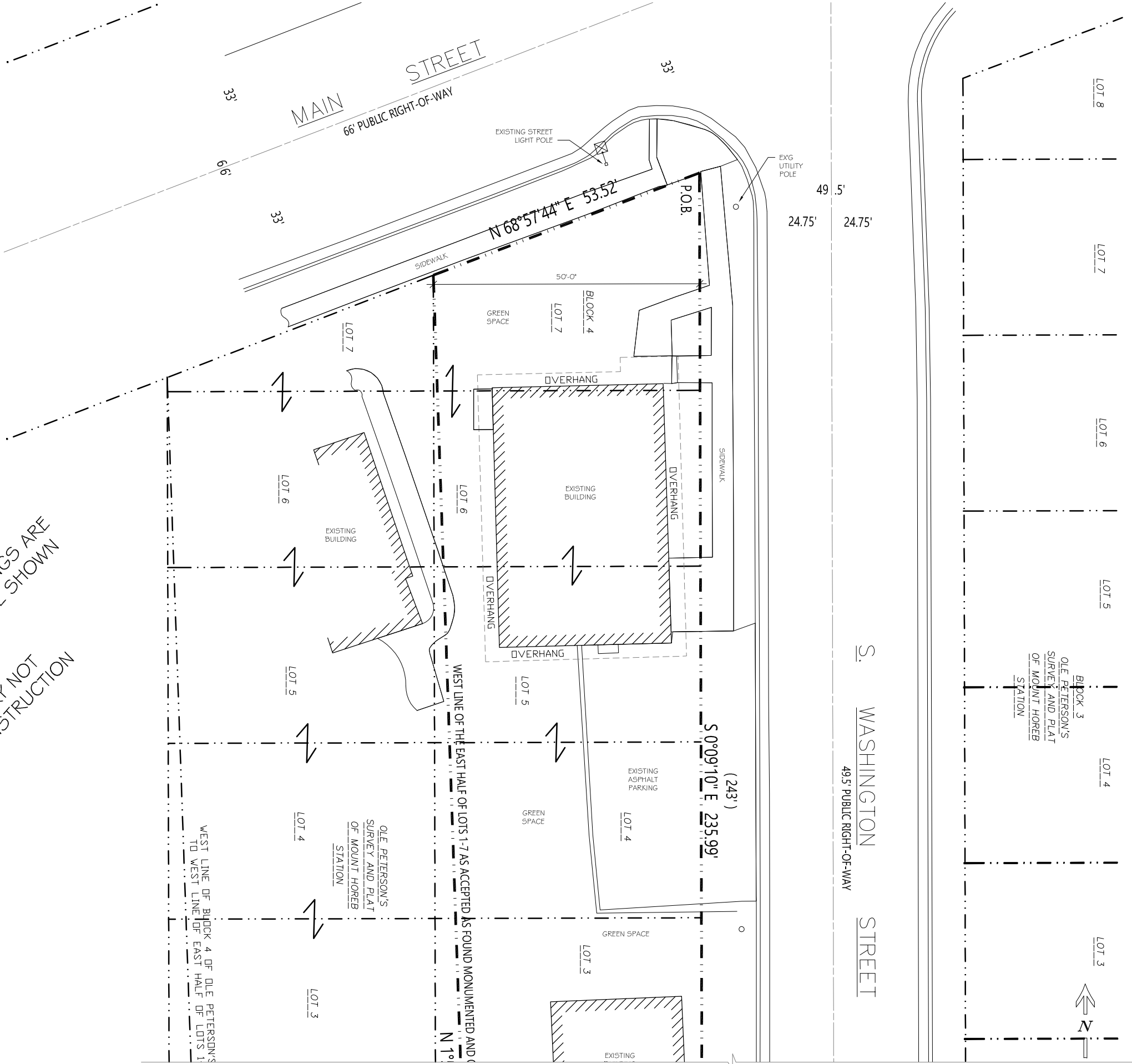
SP-1

Page 33 of 68

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SP2

SITE PLAN (EXISTING)

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DATE:

DRAWING NAMES

SITE PLAN (EXISTING)

REVISIONS

PROJECT DATA

DATE: 5/29/2024

DRAWN BY: J.K.

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SP-2

Page 34 of 68

SURPLUS SUDS
301 West Main Street
Mount Horeb, WI 53572

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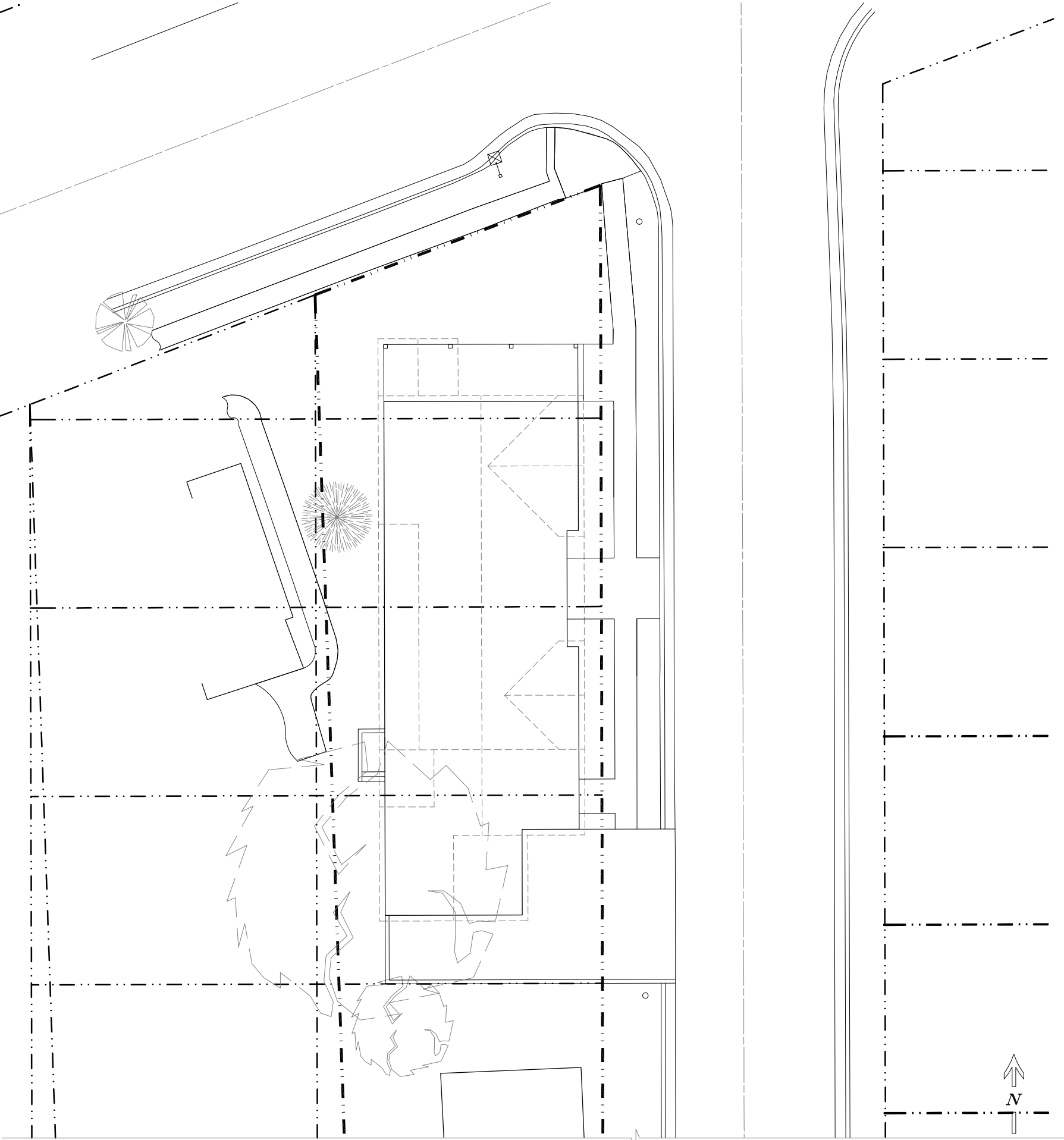
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LANDSCAPE PLAN (PROPOSED)

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DATE:

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LANDSCAPE PLAN (PROPOSED)

REVISIONS

PROJECT DATA

DATE: 5/29/2024

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Page 35 of 68

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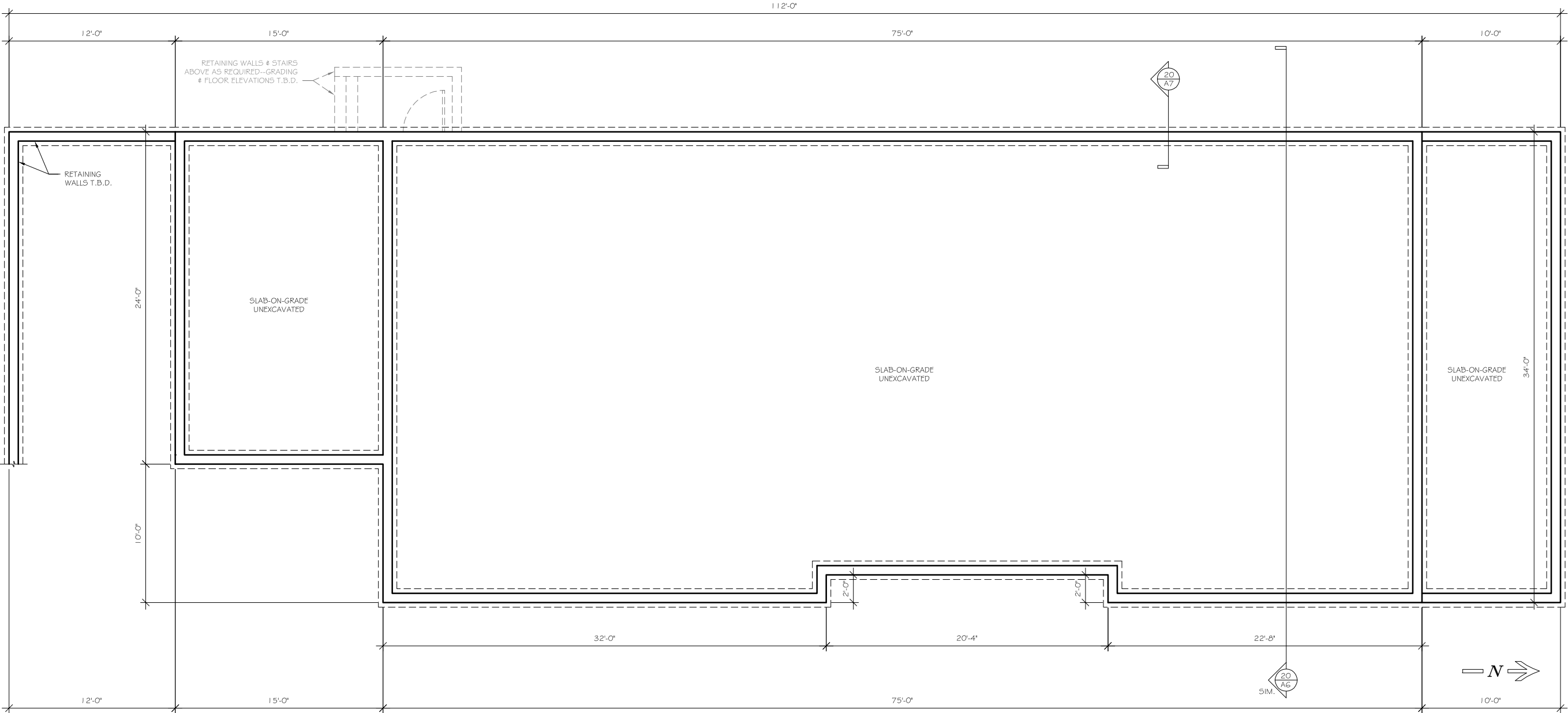
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FOUNDATION PLAN

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FOUNDATION PLAN

REVISIONS

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Page 36 of 58

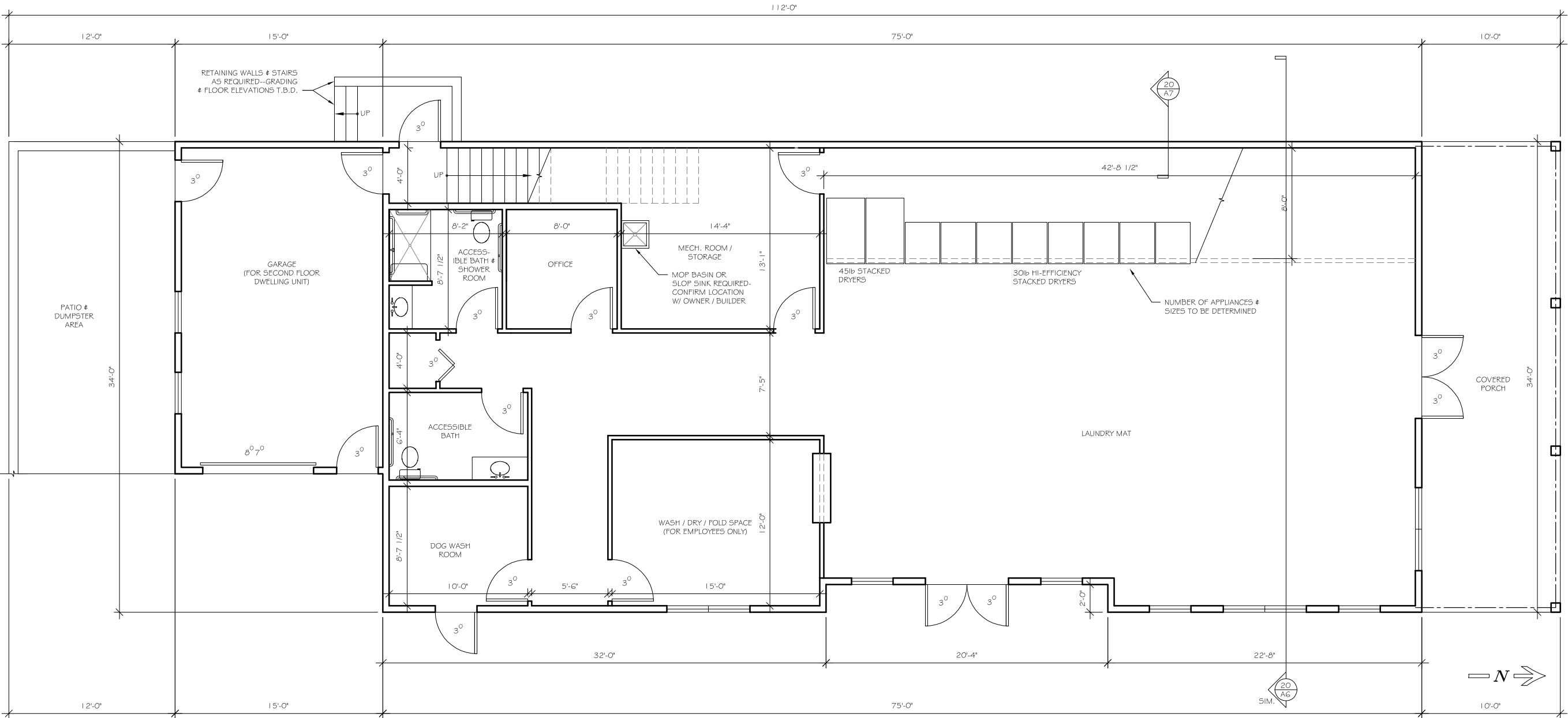
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MAIN FLOOR PLAN

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DATE:

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301 West Main Street
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MAIN FLOOR PLAN

REVISIONS

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Page 37 of 68

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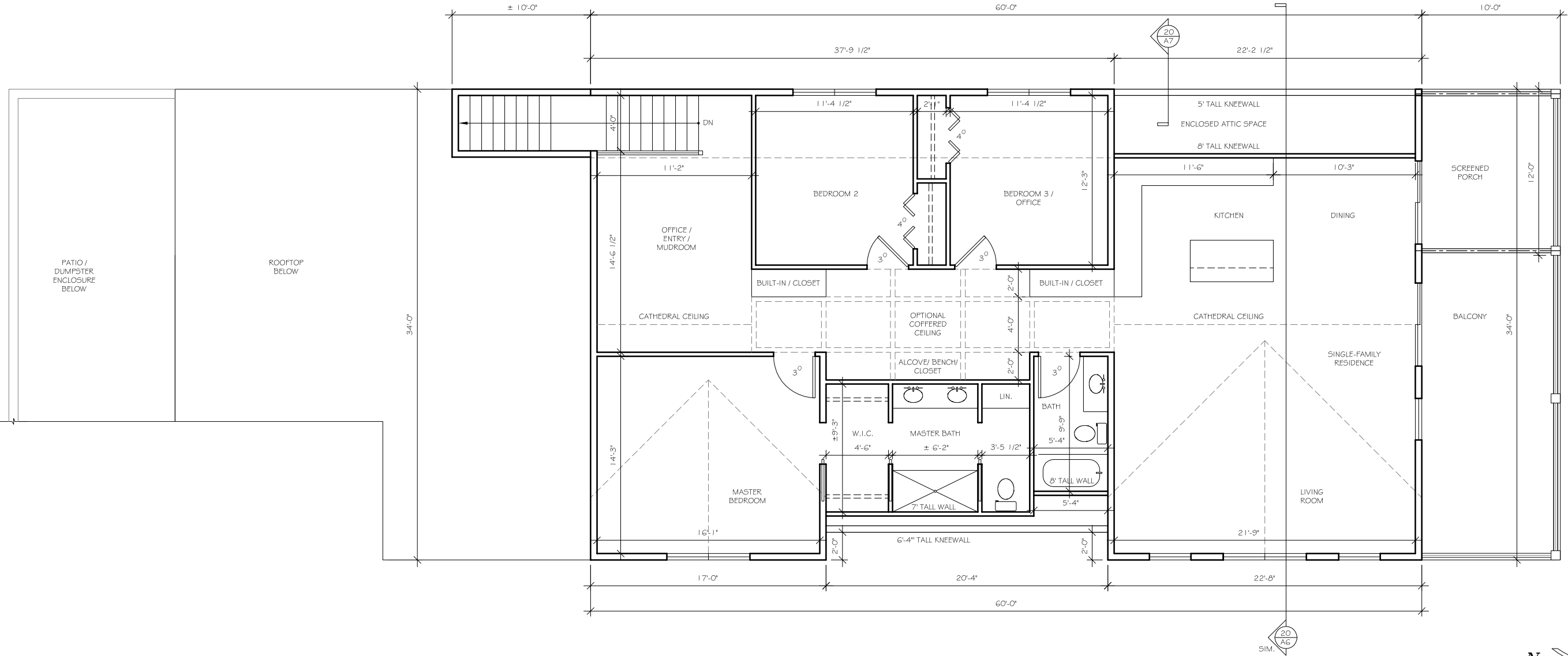
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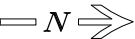
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
2022/DRAWINGS.DWG
DATE:



SURPLUS SUDS
301 West Main Street
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SECOND FLOOR PLAN

REVISIONS

PROJECT DATA

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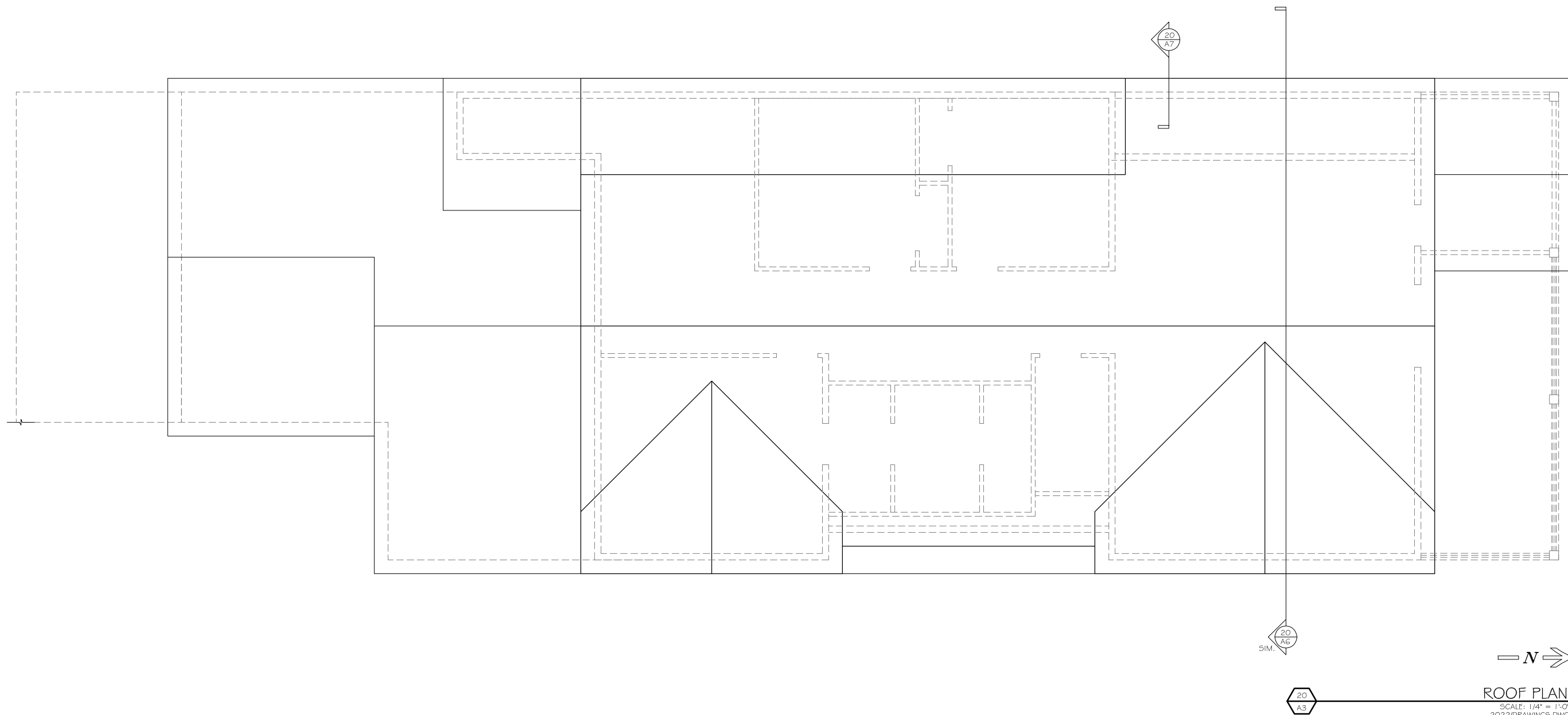
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ROOF PLAN
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ROOF PLAN

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Page 39 of 68

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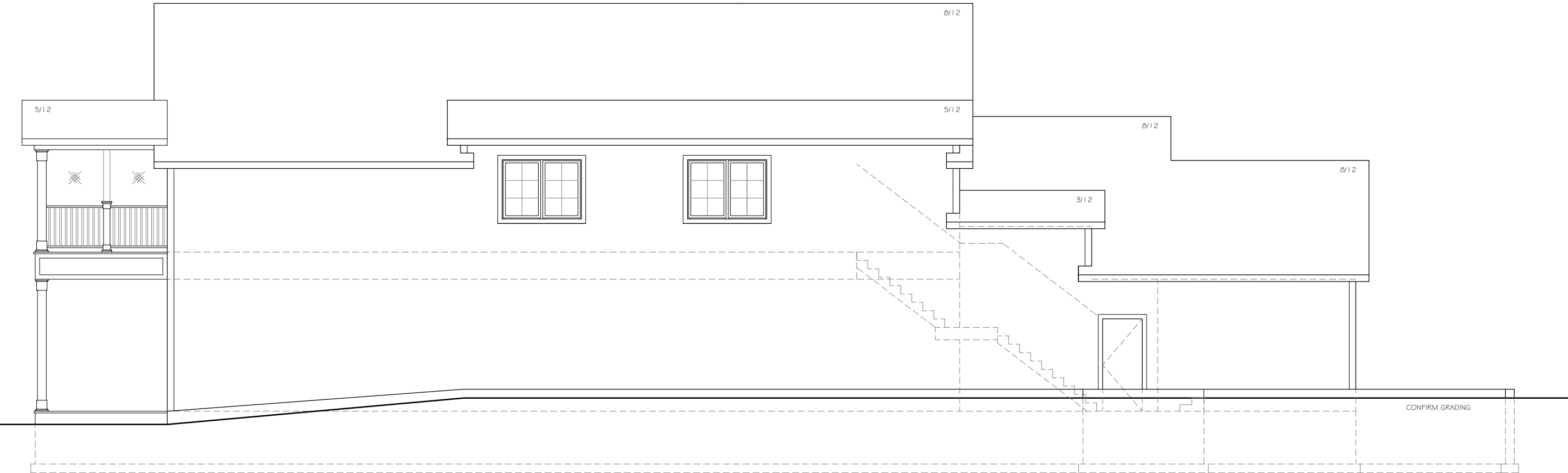
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EAST ELEVATION

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WEST ELEVATION

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ELEVATIONS

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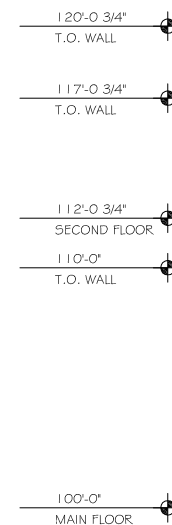
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Page 41 of 68

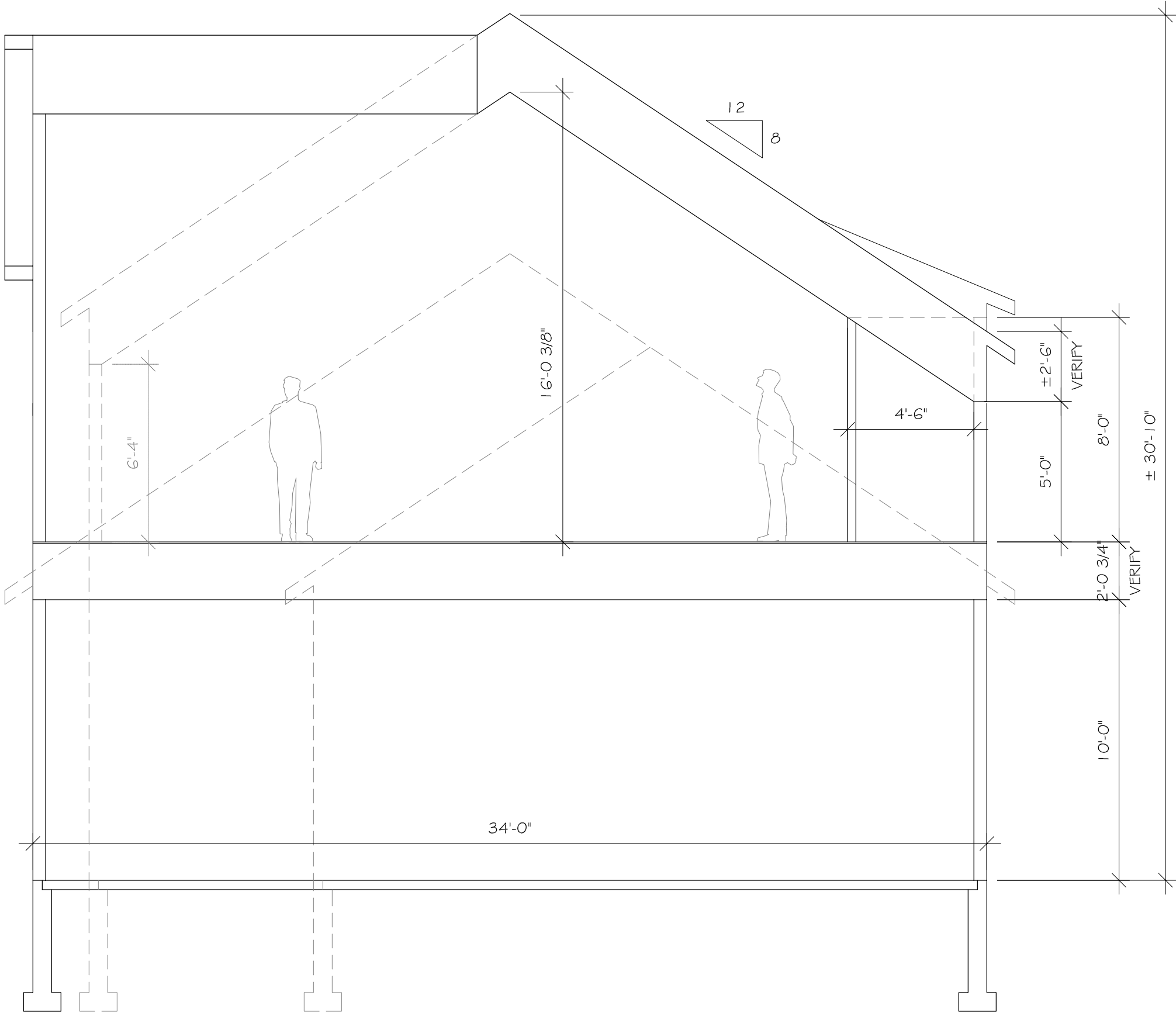
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SCHEMATIC BUILDING SECTION

REVISIONS

PROJECT DATA

DATE: 5/29/2024

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Page 42 of 68

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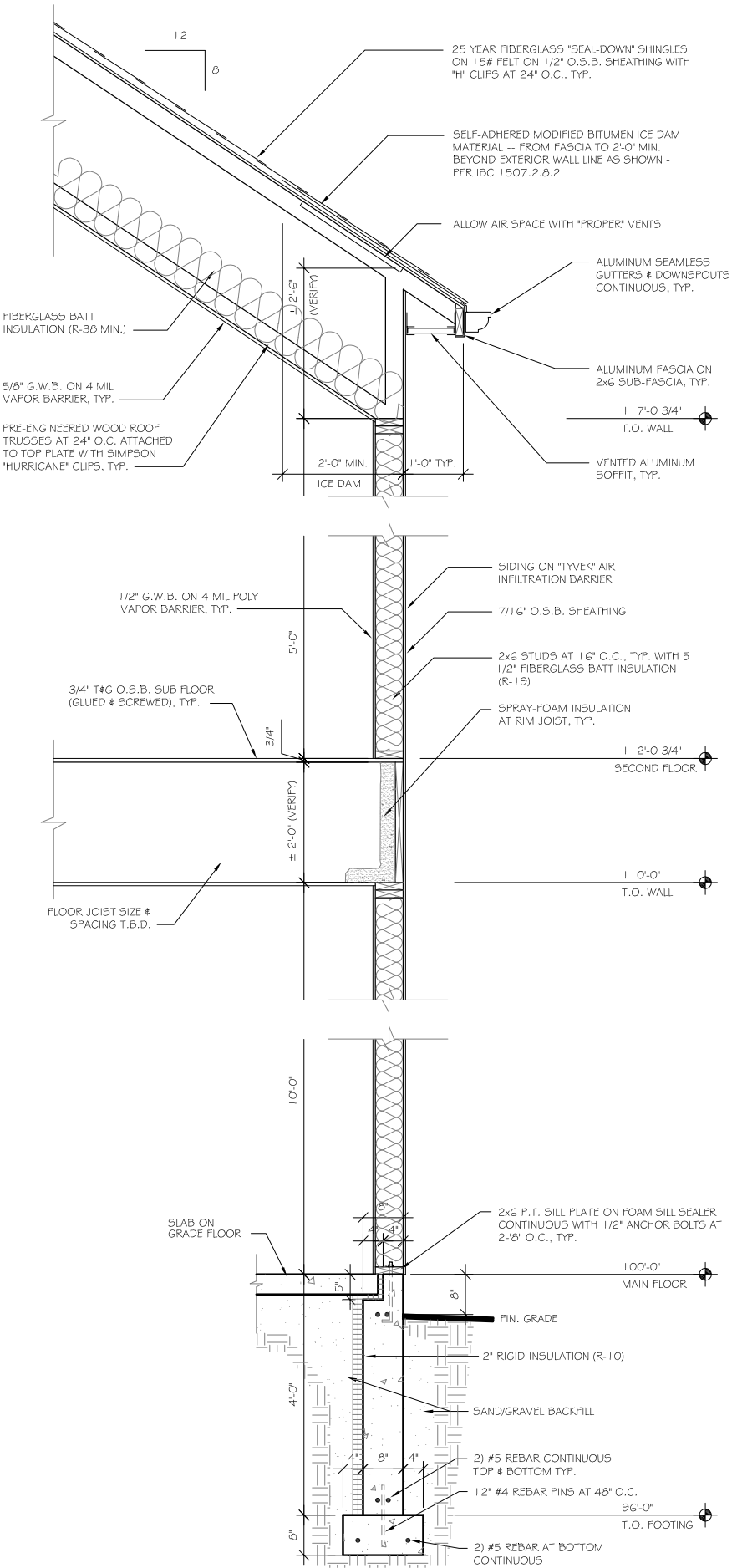
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A7

WALL SECTION
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DRAWING NAMES

WALL SECTION

REVISIONS

PROJECT DATA

DATE: 5/29/2024

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MASONRY BASE --
RED BRICK



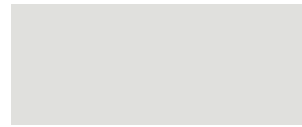
MAIN SIDING --
"BOOTHBAY BLUE"
BY JAMES HARDIE
SMART SIDE



ROOF --
DARK GREY
SHINGLES



ACCENT SIDING --
"SANDSTONE BEIGE" BY
JAMES HARDIE SMART SIDE



TRIM SIDING --
"ARCTIC WHITE" BY JAMES
HARDIE SMART SIDE



SURPLUS SUDS
EAST ELEVATION



AGENDA ITEM REPORT

MEETING DATE

July 24, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.f

Recommendation on MPO Membership

BACKGROUND

In May, Alexandra Andros, Director of the [Greater Madison Metropolitan Planning Organization](#) (MPO) made a presentation on what the MPO could offer Mount Horeb. I have included her presentation from that night as a refresher. In the months since, I have had discussions with other members and thought about how the MPO membership would be beneficial to Mount Horeb. Aside from the access to grant opportunities, the MPO staff's expertise at all levels of transportation planning would be a valuable asset to the Village. As we continue to look at plans for growth and redevelopment, they can assist us with analyzing how this development would affect traffic patterns and make sure we are planning for current and future developments. Additionally, the MPO is well versed in alternative forms of transportation, such as cycling. Between the desire to encourage alternative forms of transportation to reduce the number of cars driven downtown and trying to encourage Military Ridge Trail users to leave the trail and visit our downtown businesses, we would have immediate projects that the MPO can help us with. With an estimated membership fee of \$4,000 annually, the Village will easily see that in the benefits of the use of MPO staff on projects.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

July 24, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.b.1

Zoning Code Rewrite Update

BACKGROUND

Village Planner Ben Rohr will walk us through the first draft of the proposed new zoning districts, land use descriptions and bulk dimension tables.

RECOMMENDATION

ATTACHMENTS

1. PC Draft Mount Horeb Land Use Descriptions and Examples
2. PC Draft Mount Horeb Zoning District Translation Table
3. PC Draft Mt Horeb Bulk Dimensions Tables
4. PC Draft Mt Horeb Land Uses

DRAFT Village of Mount Horeb Zoning Ordinance
Land Use Descriptions

Date: July 16, 2024

Table of Contents

Principal Land Uses 2

 Residential Land Uses 2

 Mixed-Use Buildings 3

 Commercial Land Uses 3

 Institutional Land Uses..... 6

 Industrial Land Uses..... 7

 Storage Land Uses..... 8

 Transportation Land Uses 8

 Telecommunication Land Uses 9

 Extraction and Disposal Land Uses 9

 Energy Production Land Uses 10

 Agricultural Land Uses 10

Accessory Land Uses and Structures..... 12

 Accessory Land Uses 12

Temporary Land Uses and Structures..... 14

 Temporary Land Uses 14

Principal Land Uses

Residential Land Uses	
Apartment/Multiplex	This dwelling unit type consists of a single structure with three or more individual attached dwelling units.
Boarding House Living Arrangement	A residential land use where occupancy of a dwelling unit is shared by six or more unrelated adult individuals.
Duplex	This dwelling unit type consists of two separate Single Family Dwelling Units, each having a private individual exterior entrance or private interior entrance from a shared foyer, and no shared internal access other than entry foyers and halls. Similar to Twin Houses, Duplexes are attached side-by-side units, each with a ground floor and roof. Unlike Twin Houses, the two dwelling units in a Duplex are located on one lot.
Manufactured Home	A type of dwelling unit suitable for year-round occupancy designed to be towed as a single unit or in sections, with or without a permanent foundation, with walls of rigid, un-collapsible construction, and with water supply, sewage disposal, and electrical convenience. A Manufactured Home includes both a “mobile home” and a “manufactured home” as defined by Wisconsin Statutes. Any similar dwelling unit which has its own motor and/or remains on wheels shall be considered a recreational vehicle. A modular home is a home meeting the Uniform Building Code that is transported to the building site in sections, does not have a permanent chassis, and is permanently mounted on a permanent foundation. A modular home is regulated as a single family dwelling unit.
Manufactured Home Park	This land use is a form of residential development which is exclusively reserved for individually sold or rented air right pads containing Manufactured Homes. Each Manufactured Home must meet the requirements of the manufactured home definition.
Single Family Dwelling Unit	This dwelling unit type consists of a fully detached single family residence which is located on an individual lot. Single family dwelling units are designed for one family and have no roof, wall, or floor in common with any other dwelling unit. A single family dwelling that contains an in-family suite is still considered a single family dwelling.
Townhouse	This dwelling unit type consists of attached structures, each having private, individual access. This dwelling unit type may be located on its own lot or within a group development. Each dwelling unit shares at least one common wall with an adjacent dwelling unit.
Twin House	This dwelling unit type consists of two separate Single Family Dwelling Units, each having a private individual exterior entrance or private interior entrance from a shared foyer, and no shared internal access other than entry foyers and halls. Similar to Duplexes, Twin Houses are attached side-by-side units, each with a ground floor and roof. Unlike Duplexes, each dwelling unit in a Twin House is located on a separate lot.
Two Flat	This dwelling unit type consists of a single structure with two separate Single Family Dwelling Units, each having a private individual exterior entrance or private interior entrance from a shared foyer, and no shared internal access

	other than entry foyers and halls. Two Flats are attached units within a single structure with one unit above the other.
--	--

Mixed-Use Buildings	
Live/Work Building	A multi-unit building, typically arranged in a townhouse format, in which each unit contains a commercial use on the ground floor with a residential use on upper floors, with both uses occupied by the same resident/business operator. The commercial use is typically interconnected to the residential use with an internal stair or elevator.
Mixed Use Building	A building containing a mix of principal commercial land uses and principal residential land uses.

Commercial Land Uses	
Adult-Oriented Entertainment Business	An adult bookstore, adult theater, adult massage parlor, adult sauna, adult entertainment center, adult cabaret, adult health or sport club, adult steam room or bathhouse facility, or any other business in which the primary business activity is characterized by emphasis on matters depicting, describing, or relating to nudity, sexual conduct, sexual excitement, or sadomasochistic abuse.
Artisan Production Shop	A building or portion thereof used by 10 or fewer artists or artisans for the creation, preparation, display and sale of unique (rather than mass-produced) individually crafted items including artwork, jewelry, custom furniture, woodwork, sculpture, glass, metal, pottery, leathercraft, hand-woven articles, and related items, as either a principal use or accessory use.
Bed and Breakfast	Bed and Breakfasts are places of lodging that provide rooms for rent in the owner's personal residence, are occupied by the owner at the time of rental, and where the only meal served to guests is breakfast.
Campground	Campgrounds include any facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or recreational vehicles, including recreational vehicle overnight stays in parking lots and other similar locations not in campgrounds.
Commercial Animal Boarding	Facilities where short-term and/or long-term animal boarding is provided, including commercial kennels, commercial stables, and animal shelters. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory and do not require separate consideration.
Commercial Animal Daycare	Facilities where short-term pet daycare is provided. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory and do not require separate consideration.
Commercial Indoor Lodging	Facilities where overnight housing in individual rooms or suites of rooms is provided, with each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens and may also provide indoor recreational. Restaurant, lounge, fitness centers, and other on-site facilities available to non-lodgers are considered principal uses and therefore require review as a separate land use.

Commercial Kitchen	A building or portion thereof used for the preparation of food that can be rented or used as a classroom by different organizations, businesses, or individuals. Products produced on site may be sold off site.
Drive-Through and In-Vehicle Sales or Service	Land uses where sales and/or services are conducted to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include, but are not limited to, drive-in facilities, drive-through facilities, fuel stations, and car washes.
Golf Course	An area of land developed and maintained for golfing, including related facilities and amenities.
Group Daycare Center (9+ Children)	Facilities which provide childcare services for 9 or more children. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, group daycare centers are considered a separate principal use and require review as such.
Indoor Commercial Entertainment	Land uses which provide restaurants, taverns, and entertainment services entirely within an enclosed building. Such activities often have the potential to be associated with nuisances related to amplified music, noise, lighting, trash, and late operating hours that extend significantly later than most other commercial land uses. Examples of such land uses include, but are not limited to, restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.
Indoor Maintenance Service (Non-Vehicle)	Facilities where maintenance and repair service is provided and all operations are located entirely within an enclosed building, including the repair of clocks, vacuum cleaners, and small appliances. This shall not include Vehicle Sales or Vehicle Service and Repair land uses.
Indoor Sales or Service	The sale and/or display of merchandise or equipment or non-personal or non-professional services, entirely within an enclosed building. Includes general merchandise stores, grocery stores, butcher, sporting goods stores, antique stores, gift shops, laundromats, bakeries, copy and printing centers, photo processing centers, and other uses meeting this definition.
Indoor Shooting Range	Land use which provides an indoor shooting range service entirely within an enclosed building. Such activities often have the potential to be associated with nuisances related to amplified noise and lighting, safety and security, and late operating hours that extend significantly later than most other commercial land uses
Intensive Outdoor Activity	Land uses located on private or public property that require intensive lighting and generate regional traffic and noise beyond property lines. Intensive outdoor activity land uses may include, but are not limited to, amusement parks, water parks, fairgrounds, outdoor stadiums, go cart tracks, paint ball, race tracks, ski hills, drive-in theaters, and tournament-oriented athletic facilities.
Office	Indoor Offices where the primary function is the handling of information or administrative services. Office uses do not typically provide services directly to customers on a walk-in basis.

Outdoor Commercial Entertainment	Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Outdoor commercial entertainment land uses may include, but are not limited to outdoor eating and drinking areas, sand volleyball courts, outdoor assembly areas, and outdoor swimming pools associated with another principal land use. Note that high-attendance facilities oriented to non-resident users or attendees and intensively lit tournament oriented outdoor facilities are considered intensive outdoor activity land uses.
Outdoor Sales and Display	Land uses where the sale and display of merchandise or equipment is conducted outside of an enclosed building on more than a temporary basis. Examples include, but are not limited to, outdoor garden centers, outdoor recreation equipment sales, monument sales, flea markets, and manufactured and mobile housing sales. If the permanent Outdoor Sales and Display area is less than 250 square feet and is secondary to an Indoor Sales or Service use, such use shall instead be considered Incidental Outdoor Sales and Display. Outdoor Display on a temporary basis shall be regulated by Temporary Outdoor Sales under Section X.
Outdoor Maintenance Service (Non-Vehicle)	Facilities where maintenance and repair service is provided and where all or any portion of the operation is located outside of an enclosed building. This shall not include Vehicle Sales or Vehicle Service and Repair land uses.
Personal or Professional Service	Indoor service land uses where the primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples of such uses include establishments where customers make an appointment, such as professional services, insurance or financial services, realty offices, small scale by-appointment medical offices and clinics, veterinary clinics, barber shops, beauty shops, and related land uses including ancillary on site production of items used in the provision of such services, as defined by the Incidental Light Industrial accessory use (see Section X).
Physical Activity Studio	All land uses which provide a facility for training, instruction, and physical activity within an enclosed building. Such activities often have operating hours which extend significantly earlier or later than most other commercial land uses, and often employ amplified music to set training tempo. Examples of such land uses include health or fitness centers, all forms of training studios (yoga, dance, art, martial arts, gymnastics, etc.), and music schools.
Vehicle and Boat Sales	The sale and display of vehicles and/or boats for sale or rent outside of an enclosed building. Such land uses also include an ancillary repair shop associated with the vehicle display lot and sales building.
Vehicle Service and Repair	Facilities where vehicle service and/or repair is provided entirely within an enclosed building, including unlicensed or inoperable vehicles used for spare parts.
Water Related Recreation	Water-related recreational facilities such as marinas, yacht clubs, bait shops, boat launching ramps, boat slips, boat storage, docking facilities, boat liveries and rentals, and boat repair and maintenance facilities, including gasoline pumps for marine use.

Institutional Land Uses	
Active Outdoor Recreation	Recreational land uses which involve active recreational activities. Such land uses include tennis courts, basketball courts, ball diamonds, football fields, soccer fields, neighborhood parks, tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses, and similar land uses.
Community Living Arrangements	Facilities provided for in Wis. Stats. 62.23(7)(i), including community living arrangements for adults as defined in Wis. Stats. 46.03(22), community living arrangements for children as defined in Wis. Stats. 48.743(1), foster homes as defined in Wis. Stats. 48.02(6), and adult family homes and community-based residential facilities (CBRFs) as defined in Wis. Stats. 50.01(1g). Community Living Arrangements do not include Boarding Houses, Group Daycare Centers, nursing homes, homeless shelters, hospitals, prisons, or jails. Community Living Arrangement facilities are regulated depending upon their capacity as provided for in Wis. Stats. 62.23(7)(i)1.-5., provided any such regulations do not violate federal or state housing or anti-discrimination laws.
Small Scale Public Services and Utilities	The erection, construction, alteration, or maintenance by public utilities or municipal or other governmental agencies and private utilities, of underground and overhead lines and pipes for gas, electric, telephone, communications, cable television, steam, public water supply, sanitary sewage collection, stormwater detention or conveyance, or other comparable utilities. Small Scale Public Services and Utilities include such above-surface facilities as poles, guide wires, fire alarm boxes, water hydrants, lift stations, utility posts, police call boxes, cabinets, vaults, and standpipes. Small Scale Public Services and Utilities do not include larger utility facilities included under Large Scale Public Services and Utilities, such as electric substations, wastewater treatment plants, well houses, and water towers.
Indoor Institutional	Indoor public and not for profit recreational facilities (such as gyms, swimming pools, libraries, museums, and community centers), government facilities, schools, churches, homeless day shelters, hospitals and walk-in clinics, nonprofit clubs, nonprofit fraternal organizations, convention centers, private institutional businesses, jails, prisons, and similar land uses.
Institutional Residential	Residential development designed to accommodate Institutional Residential land uses, such as convents, monasteries, dormitories, fraternities, sororities, senior housing, retirement homes, assisted living facilities, nursing homes, hospices, convalescent homes, limited care facilities, rehabilitation centers, homeless shelters (with or without meal service), and similar land uses not considered to be Community Living Arrangements under Sections 300.03.13(7-9) of this ordinance or under the provisions of Wis. Stats. 62.23.
Large Scale Public Services and Utilities	Large scale facilities such as public works facilities and garages, wastewater treatment plants, potable water treatment plants, public and/or private utility substations, water towers, well houses, and similar land uses involving buildings and/or fenced enclosures. This does not include uses listed under Small Scale Public Services and Utilities.
Outdoor Open Space Institutional	Cemeteries, privately held permanently protected green space areas, open grassed areas not associated with any particular active recreational land use, and similar land uses.

Passive Outdoor Recreation	Recreational land uses which involve passive recreational activities, such as arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, picnic areas, picnic shelters, botanical gardens, fishing areas, and similar land uses.
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Industrial Land Uses	
Heavy Industrial	Industrial activities that may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; and may involve materials which pose a significant safety hazard. Examples include, but are not limited to: fruit, vegetable, grain, dairy, and meat product producer and by-product producers; slaughterhouses; tanneries; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; plastic refinement and raw plastics material production; petroleum and coal product producers; asphalt, concrete or cement producers; stone, clay, or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; recycling facilities not involving the on-site storage of salvage materials; and large-scale alcoholic beverage producers exceeding the production limits in Chapter 125, Wisconsin Statutes.
Indoor Food Production and Processing	Any business whose principal activity is the growing, production, or wholesaling of products that are either grown or stored on-site or shipped to the site for indoor production purposes. This land use also includes the following activities: the seasonal display of plants and related products outdoors; the farming of aquatic plants and animals under controlled conditions utilizing recirculating (closed) system technology; and aquaponics, which is the symbiotic cultivation of plants and aquatic organisms in a recirculating system. This land use does not include Heavy Industrial uses such as slaughterhouses or other related production uses that may have the potential to create certain nuisances which are detectable at the property line or may involve materials which pose a significant safety hazard.
Light Industrial	Facilities where all operations, with the exception of loading, are conducted entirely within an enclosed building. Such land uses are not associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line, and do not pose a significant safety hazard (such as danger of explosion). Examples include, but are not limited to manufacturing and or assembly of clothing, furniture, cabinetry, electronic components, motorized equipment assembly, production of plastic products and components from plastics pellets and related material refined or produced off-site, and mass-produced arts and crafts. Industrial land uses may conduct indoor sales as an accessory use provided that the requirements of Section X are complied with.
Medium Industrial	Facilities where the majority of operations, with the exception of loading and some outdoor storage of raw materials or finished products, are conducted entirely within an enclosed building. Such land uses are not associated with

	nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line, and do not pose a significant safety hazard (such as danger of explosion). Examples include, but are not limited to manufacturing and or assembly of clothing, furniture, cabinetry, electronic components, motorized equipment assembly, production of plastic products and components from plastic pellets and related material refined or produced off-site, and mass-produced arts and crafts. These land uses may conduct indoor sales as an accessory use provided that the requirements of Section X are complied with.
Production Greenhouse	Any business in which the principal activity is the growing and wholesaling of plants or plant byproducts such as flowers, shrubbery, trees, and horticultural and floricultural products (not including fruits and vegetables) that are grown or stored within an enclosed building or structure constructed chiefly of glass or glasslike material, cloth, or other permanent material. Such uses also often involve the seasonal display of plants and related products outdoors.

Storage Land Uses	
Indoor Storage and Wholesaling	Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses.
Outdoor Storage and Wholesaling	Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an Outdoor Storage and Wholesaling land use. Examples of this land use include, but are not limited to, storage yards, equipment yards, lumber yards, and coal yards.
Personal Storage Facility	Also known as “mini-warehouses,” these land uses are oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned storage area.

Transportation Land Uses	
Airport	Transportation facilities providing takeoff, landing, servicing, storage, and other services to any type of air transportation. Takeoffs and landings of any type of air vehicle (including ultralight aircraft, hang gliders, parasails, and related equipment) within the jurisdiction of this Chapter shall occur only in conjunction with an approved Airport.
Distribution Center	Facilities oriented to the short-term indoor storage and possible repackaging and reshipment of materials involving the activities and products of a single user. Retail outlets associated with this use shall be considered accessory uses.
Freight Terminal	Land and buildings representing either end of one or more truck carrier line(s) which may have some or all of the following facilities: yards, docks, management offices, storage sheds, buildings and/or outdoor storage areas, freight stations,

	and truck maintenance and repair facilities, principally serving several or many businesses requiring trans-shipment.
Heliport	An area designed to be used for the landing or takeoff of helicopters including operations facilities, such as maintenance, loading and unloading, storage, fueling, or terminal facilities.
Off-Site Parking Lot	Off-Site Parking Lots include any areas used for the temporary surface parking of vehicles which are fully registered, licensed, and operable.
Off-Site Structured Parking	Commonly referred to as a parking ramp or parking garage, Off-Site Structured Parking is a type of parking structure for the temporary parking of vehicles which are fully registered, licensed, and operable. Off-Site Structured Parking is stand-alone, multi-level parking area in which one or more levels are supported above the lowest level. A parking structure may also include underground parking spaces. Parking structures that are incorporated into the same building as a separate principal land use shall be regulated as On-Site Structured Parking.
Transit Center	A building, structure, and/or area designed and used for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another. Examples include, but are not limited to, bus stations, train stations, and park and ride stations.

Telecommunication Land Uses	
Communication Tower	Any structure that is designed and constructed for the purpose of supporting one or more antennas for communication purposes such as cellular telephones or similar, including self-supporting lattice towers, guyed towers, or monopole towers. For satellite dishes and antennas accessory to a principal use, see the Satellite Dish or Personal Antenna and Towers accessory land use definitions. Height shall be measured from finished grade to the highest point on the tower or other structure, including the base pad. This definition includes the mobile service support structure, supports, and equipment buildings.

Extraction and Disposal Land Uses	
Composting	Land uses devoted to the collection, storage, processing, and/or disposal of vegetation or food waste.
Extraction	Land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities.
Indoor Recycling Facility	Land uses providing indoor materials recycling services including materials unloading, materials storage, materials sorting, and materials shipping. This land use does not involve any outdoor activities.
Salvage or Junkyard	Land or structure used for a salvaging operation including but not limited to: the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of unlicensed and/or inoperable vehicles intended for scraping or recycling. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use. This shall not include Vehicle Service and Repair.

Sand and Mineral Processing	Land or structure used for processing sand or minerals, extracted on-site or transported to the site, that removes the desired product from the mineral or enhances the characteristics of the sand or mineral.
Waste Disposal/Landfill	Waste disposal facilities are any facilities and/or areas used for the disposal of solid wastes including those defined by Wis. Stats. 289.01(33), but not including Composting operations or Indoor Recycling operations.

Energy Production Land Uses	
Large Solar Energy System	Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Large Solar Energy Systems are the only principal land use permitted on a property and are designed primarily to generate energy for commercial sale off-site.
Large Wind Energy System	Equipment and associated facilities that convert and then store or transfer energy from the wind into usable forms of energy. Large Wind Energy Systems have a total installed nameplate capacity of more than 300 kW or consist of individual wind turbines that have an installed nameplate capacity of more than 100 kW each.

Agricultural Land Uses	
Agricultural Service	Operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used or produced by agricultural operations. Examples of such land uses include, but not limited to, agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities; commercial dairies; food processing facilities; canning and other packaging facilities; and agricultural waste disposal facilities (except commercial Composting uses).
Community Garden	Community Garden areas for cultivation and related activities divided into one or more plots to be cultivated by more than one operator or member. These areas may be on public or private lands.
Cultivation	Operations primarily oriented to the on-site, outdoor raising of plants for commercial purposes. Cultivation includes the raising of trees as a crop to be replaced with more trees after harvesting, such as in nursery or Christmas tree operations. The raising of plants for consumption by farm animals is considered Cultivation if said plants are consumed by animals which are located off-site.
Market Garden	An area for cultivation and related activities, including on-site sales of crops grown on-site and cultivated by more than one operator or member. These areas may be on public or private lands.
Husbandry	All operations primarily oriented to the on-site raising and/or use of animals at an intensity of less than one animal unit per acre. This includes horses, cattle, sheep, goats, llamas (and related species), deer, antelope, swine, fowl (including chickens, turkeys, ducks, geese, peacocks, guinea hens, game birds), aquatic species (including fish, shellfish, crustaceans, echinoderms, plants, and algae), and any animals typically hunted or trapped. Apiaries are also considered Husbandry land uses. This excludes animals typically kept as pets and commonly available at commercial pet stores (e.g.,

	domestic dogs and cats, fish, small rodents, reptiles, amphibians, tropical/exotic birds), in addition to Residential Apiary accessory land uses (see Section X).
Livestock Sales Facilities	All operations primarily oriented to the on-site sale of animals.
Intensive Agriculture	All operations primarily oriented to the on-site raising and/or use of animals at an intensity equal to or exceeding one animal unit per acre and/or agricultural activities requiring structures, equipment and/or infrastructure specific to one operation rather than to farming in general. Examples of such land uses include feed lots, hog farms, poultry operations, aquaculture, and other operations meeting this criterion.
On-Site Agricultural Retail	The sale of agricultural products grown exclusively on the site. The sale of products grown or otherwise produced off-site shall not be permitted within On-Site Agricultural Retail operations and shall be regulated as a distinct land use. Packaging and equipment used to store, display, package, or carry products for the convenience of the operation or its customers (such as egg cartons, baskets, containers, and bags) shall be produced off-site.
Selective Cutting	Selective cutting land uses include any operation associated with the one-time, continuing, or cumulative clearing, cutting, harvesting, or other destruction of trees (including by fire) where the extent of such activity is limited to an area (or combined areas) of less than or equal to 30% of the woodlands on the property (or up to 100% for developments approved prior to the effective date of this chapter). Selective cutting activity shall be limited to areas located within development pads which are designated on recorded plats or certified survey maps. The destruction of trees in an area in excess of this amount of the woodlands on the property shall be considered clear-cutting
Clear Cutting	Clear-cutting land uses include the one-time, continuing, or cumulative clearing, cutting, harvesting, or other destruction (including by fire) of trees in an area (or combined areas) of more than 30% of the woodlands on a property (or up to 100% for developments approved prior to the effective date of this chapter). Clear-cutting is permitted only as a conditional use within the jurisdiction of this chapter. Areas which have been clear-cut as a result of intentional action following the effective date of this chapter without the granting of a conditional use permit are in violation of this chapter and the property owner shall be fined for such violation (in accordance with the provisions of § 17.178) and shall be required to implement the mitigation standards required for the destruction of woodlands solely at his/her expense, including costs associated with site inspection to confirm the satisfaction of mitigation requirements. Areas which have been clear-cut unintentionally as a result of fire shall not subject the owner of the property to fines associated with the violation of this chapter, but shall require the satisfaction of mitigation requirements at the owner's expense, including cost associated with site inspection to confirm the satisfaction of mitigation requirements.

Accessory Land Uses and Structures

Accessory Land Uses	
Accessory Dwelling Unit	Residential dwellings located directly above the ground floor of a building used for an office, commercial, or institutional land use, or a residential dwelling unit located on the same lot as a single-family dwelling unit, either in the same building as the single-family dwelling unit or in a detached building.
Communication Antenna	Devices used for the transmission or reception of electromagnetic waves, attached to a Communication Tower, building, or alternative tower structures, including associated equipment buildings/cabinets.
Company Cafeteria	A food service operation which provides food only to company employees and their guests.
Detached Residential Accessory Structure	Detached buildings accessory to a residential use including but not limited to buildings used to shelter parked passenger vehicles (including garages) and workshops, greenhouses, boathouses, and pool houses, per the Building Code.
Electric Vehicle Charging	Includes all indoor and outdoor charging facilities for electric and hybrid electric vehicles. This land use is typically accessory to on-site parking, off-site parking, driveways, or indoor parking facilities.
Farm Residence	A Farm Residence is a single family detached dwelling unit located on the same property as any of the principal agricultural land uses listed in Section 23-76.
Home Occupation	Economic activities performed within a residential dwelling unit. Examples include personal and professional services, handicrafts, and retail conducted online. Home Occupations are intended to provide a means to accommodate a small home-based family or professional business without the necessity of a rezoning from a residential to a business district. Home Occupations are limited to low intensity businesses and businesses with limited overlap of customer visits.
Incidental Commercial Entertainment	Outdoor commercial entertainment which is incidental to a principal land use, such as a Restaurant, Tavern, or In-Vehicle Sales and Service, on the same site.
Incidental Indoor Sales	Retail sales activity conducted exclusively indoors which is incidental to a principal land use such as Indoor Storage and Wholesaling on the same site.
Incidental Light Industrial	Light industrial activities conducted exclusively indoors which is incidental to a principal land use, such as Indoor Sales or Service, on the same site. Light industrial activities shall be less than 50% of the gross floor area.
Incidental Outdoor Display and Sales	The sale and display of merchandise or equipment outside of an enclosed building and is incidental to a principal commercial or industrial land use.
Incidental Outdoor Storage	Outdoor storage which is incidental to a principal land use, such as Indoor Sales or Service, on the same site.
In-Family Suite	An area within a dwelling unit that may contain separate kitchen, dining, bathroom, laundry, living, and sleeping areas, including exterior porches, patios, and decks. In addition to the required internal physical connection, separate outdoor access or separate access to the garage may be provided. However, external entries serving as the primary or only access to the In-Family Suite are prohibited.

In-Home Daycare (4-8 children)	Occupied residences in which a licensed person or persons provide childcare for 4 to 8 children. The care of less than four children is not subject to the regulations of this Chapter. State Law Reference: Section 66.1017(1)(a), Wisconsin Statutes.
Migrant Employee Housing	Migrant Employee Housing include any facility subject to the regulation of Wisconsin Statutes, Section 103.90(3)(a).
Nonresidential Accessory Structure	Structures primarily used to shelter business vehicles or to store maintenance equipment for the subject property.
On-Site Parking Lot	On-Site Parking Lots are any areas located on the same site as the principal land use which are used for the temporary surface parking of vehicles which are fully registered, licensed, and operable.
On-Site Structured Parking	Structured parking which is accessory to a principal land use such as Apartments, Office, and Mixed Use Buildings, and which is incorporated into the same building as the principal land use. Stand-alone structured parking that is not integrated with another land use shall be regulated as On-Site Structured Parking.
Personal Antenna and Towers	Devices used for the transmission or reception of electromagnetic waves, external to or attached to the exterior of any building. This definition includes the structure, supports, and equipment buildings. This land use applies to antenna and towers for personal use. Examples include amateur radio antenna and personal television antenna.
Residential Apiary	The assembly of one or more colonies of honeybees on a single residential lot.
Residential Chickens	The keeping of chickens including accommodating and raising chickens, defined as a domestic fowl of the subspecies <i>Gallus gallus domesticus</i> , in covered enclosures (coops) and fenced enclosures (runs).
Residential Kennel	An enclosed structure designed for the keeping of dogs that is accessory to a residential use.
Residential Stable	An accessory structure that is designed for the keeping of equines for the private use of the occupants of the principal dwelling and their guests, but in no event for hire.
Satellite Dish	A bowl-shaped antenna with which signals are transmitted to or received from a communications satellite. This land use applies to dishes for personal use and private use.
Short-Term Residential Rental	Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.
Small Solar Energy System	Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Small Solar Energy Systems are accessory to a principal land use on a property and are designed primarily to generate energy for said principal land use.
Small Wind Energy System	A wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics which will be used primarily to reduce on-site consumption of utility power. Small wind energy systems have a total installed nameplate capacity of 300 kW or less and consist of individual

	wind turbines that have an installed nameplate capacity of not more than 100 kW.
Optional Minor Accessory Structures (Arbor-Walkway/Steps)	Structures are those features that are generally less than 16 feet in high and less than 120 sf in area and which, in the opinion of the Building Inspector, are similar in size, character and function to those listed. Obstructions are those features that are integral to or otherwise permanently attached to the principal structure. Other integral or attached features, which in the opinion on the Building Inspector are not similar to those listed in this table, shall comply with the principal building setbacks.

Temporary Land Uses and Structures

Unless stated otherwise below, temporary uses are limited to 90 days per calendar year. Certain temporary uses may be extended in duration through the conditional use process.

Temporary Land Uses	
Farmer's Market	Farmer's Markets include the temporary or occasional outdoor retail sales of farm produce, plants and flowers, bakery goods, and/or crafts from vehicles or temporary stands located within a parking lot.
Garage or Estate Sale	Any temporary display of used household goods for sale on a property customarily used as a residence. Such sales are also commonly referred to as rummage sales or yard sales.
Temporary Farm Product Sales/Roadside Stand	This land use includes the temporary outdoor display and sale of farm products, typically from a roadside stand.
Temporary Moving Container (Residential)	Portable storage containers designed and used primarily for the temporary storage of household goods and other such materials for use on a limited basis on residential property.
Temporary On-Site Construction Storage, Contractor's Office, or Real Estate Sales Office	Includes any structure or outdoor storage area designed for the on-site storage of construction equipment and/or materials for an active construction project. Includes any structure containing an on-site construction management office for an active construction project. Includes any building which serves as an on-site sales office for a development project.
Temporary Outdoor Assembly	Includes any organized outdoor assembly of persons such as outdoor weddings, wedding receptions, or tent meetings.
Temporary Outdoor Sales	Includes the display of any items outside the confines of a building but not in a public right-of-way, which is not a permitted or conditional use or a special event otherwise regulated by the Municipal Code. Examples of this land use include, but are not limited to, sidewalk sales, seasonal garden shops, tent sales, Christmas tree sales, and fireworks sales. Food and/or beverage trucks, carts, stands, or trailers are regulated as Outdoor Commercial Entertainment.
Temporary Outdoor Storage Container (Nonresidential)	Enclosed, lockable storage containers such as shipping containers, semi-trailers, storage pods, or other fully enclosed trailers for use on a limited basis on a nonresidential property. Other forms of temporary outdoor storage containers are prohibited.
Temporary Refuse Container	Includes any receptacle or container used for the temporary disposal of refuse on-site usually in the form of a dumpster or other similarly large metal container

	associated with a construction, remodeling, moving, or other similar project on-site.
Temporary Relocatable Building	Includes any manufactured building that serves as a temporary building for less than six months.
Temporary Shelter Structure	These shelters are typically supported by poles, have a fabric or plastic roof and/or sides, and may be used for short-term, temporary storage of vehicles and other personal property. This does not include camping tents or permanent Residential Accessory Structures.
Temporary Vehicle Sales	Includes the sale of personal vehicles and equipment on trailers such as ATVs, snowmobiles, motorcycles horse trailers, campers, etc.

Mount Horeb Zoning District Translation Tables
DRAFT 7.16.24

Existing Zoning District	Proposed New Zoning District	Future Land Use Map Category
R-1 Single-Family	SF-1 Single-Family Residential SF-2 Single-Family Residential	Single-Family Residential (Sewered) Planned Neighborhood
R-2 Two-Family	TF-1 Two-Family Residential	Two-Family Residential Planned Neighborhood
R-3 Multi-Family	MF-1 Multi-Family	Multi-Family Residential Planned Neighborhood Planned Mixed-Use
R-4	MF-2 Multi-Family	Multi-Family Residential Planned Neighborhood Planned Mixed-Use
New	MH-1 Mobile Homes	Mobile Home Residential
MSB Main Street Business NB Neighborhood Business	NMU Neighborhood Mixed-Use	Main Street Mixed Use Neighborhood Mixed Use Planned Neighborhood Planned Mixed Use
PB Planned Business	CMU Corridor Mixed Use	Planned Business Planned Mixed Use Planned Business Park/Planned Industrial
CB Central Business	DMU Downtown Mixed Use	Central Mixed Use
PO Planned Office	Remove	
New	INST Institutional	Government and Institutional Parks and Recreation
PI Planned Industrial	BP Business Park	Planned Business Park/Planned Industrial Planned Mixed Use
I-1 Restricted Industrial	LI Light Industrial	Planned Business Park/Planned Industrial General Industrial
I-2 General Industrial	HI Heavy Industrial	General Industrial Heavy Industrial
A-1 Agricultural	AG Agricultural	Agriculture
RB Recreation Business	Remove	
CO-1 Conservancy	CON Conservancy PR Parks and Recreation	Conservancy Parks
New	AO Adult Oriented Business	
New	IOA Intensive Outdoor Activity	Extraction

	DRAFT NEW VILLAGE OF MOUNT HOREB ZONING STANDARDS																				
Existing Zoning District Category	RESIDENTIAL ZONING DISTRICTS						BUSINESS ZONING DISTRICTS						INDUSTRIAL ZONING DISTRICTS			OTHER ZONING DISTRICTS					
	SF-1	SF-2	TF-1	MF-1	MF-2	MH-1	NMU	Business	CMU	DMU	Institutional	Business	BP	LI	HI	AG	Business	CON	PR	AO	IOA
Existing Zoning District	R-1	New	R-2	R-3	R-4	New	MSB	NB	PB	CB	New	PO	PI	I-1	I-2	A-1	RB	CO-1	New	New	New
Purpose of the Zoning District																					
↓ Zoning Standards ↓	Single Family Residential	Single Family Residential	Two Family Residential	Multifamily Residential	Multifamily Residential	Mobile Homes	Neighborhood Mixed Use	Neighborhood Business	Corridor Mixed Use	Central Business	Institutional	Planned Office	Business Park	Light Industrial	Heavy Industrial	Agricultural	Recreation Business	Conservancy	Parks and Recreation	Adult Entertainment	Intensive Outdoor Activity
Density and Intensity Limits:																					
Max impervious surface %	60% (40%)	75%	75% (40%)/65% for zero lot line	70% (40%)	75% (40%)	50%	80% (90%)	60%	75% (75%)	100% (100%)	75%	75	75% (75%)	75% (60%)	75% (60%)	25% (n/a)		10% (n/a)	25%	75%	75%
Lot Requirements:																					
Minimum Lot Area (square feet)	7,200 (10,000)	5,000	5,000 (10,000)	10,000 (Based on unit mix of multifamily (note 1))	20,000 (Based on unit mix of multifamily (note 1))	7,200	None (2,400)	10,000	15,000 (20,000)	None (2,000)	10,000	20,000	20,000 (40,000)	20,000 (20,000)	40,000 (40,000)	None (5 acres)	n/a	None (n/a)	1 Acre	1 Acre	1 Acre
Minimum Lot Width** (feet at front setback line)	60 (75)	50	50 or 25 (75 (25 per du))	75 or 25 (75)	75 or 25 (75 (20 per du))	60	24 (24)	75	75 (75)	None (24)	60	75	100 (100)	100 (100)	100 (100)	150 (200)	n/a	None (n/a)	100	100	100
Minimum Lot Frontage at Right-of-Way (see note 1)	30 (50/40)	30	30 (50/40 or 20/15 per du)	30 (50/40)	50 (50/40 or 20/15 per du)	30	20 (50/40)	50/40	50 (50/40)	None (n/a)	30	50/40	50 (50/40)	50 (50/40)	50 (50/40)	50 (50/40)		None (50/40)	50	50	50
Principal Building Setbacks:																					
Minimum Front Street and Street Side Corner Setback (for principal building)	20 (30)	15	20 (30)	20 (30)	20 (30)	20	10 (20)	20	20 (20)	Min: 0 Max: 10 (0)	20	20	25 (25 (see note 9))	25 (10)	25 (10)	30 (30)		None (30)	20	25	25
Minimum Porch Setback - Front and Street Side Setback (for principal building)	10	10	10	10	10	10	N/A	-	N/A	N/A	N/A	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Side Yard Setback - Interior**	8 (8/20 combined or 16 combined in old village area. Note 2 for corner lots)	6	8 or 0 (8/20 combined or 16 combined in old village area. Note 2 for corner lots)	8 or 0 (15)	10 or 0 (15)	8	5 (8) (note 4)	8 min/20 combined	10 or 0 (10)	Min: 0 Max: 10 (0)	8	10	15 (15 abutting nonresidential / 20 abutting residential)	20 (30)	30 (30)	30 (30)		None (30)	20	20	20
Minimum Rear Yard Setback (for principal building)	20 (40 or 30 in old village area)	No Alley: 20 Alley: 5	No Alley: 20 Alley: 5 (35)	No Alley: 20 Alley: 5 (25)	25 (25)	20	20 (20 residential, 30 nonresidential)	25	20 (25)	Min: 0 Max: 10 (0)	25	25	20 (30)	20 (20)	20 (20)	30 (30)		None (30)	20	20	20
Maximum Building Height (for principal building)	35/2.5 stories (35/2.5 stories)	35/2.5 stories	35/2.5 stories (35/2.5 stories)	36/3 stories (35/2.5 stories)	60/5 stories (35/2.5 stories)	18	36/3 stories (n/a)	35	60/5 stories (45/4 stories)	Min: 20/1.5 stories Max: 60/5 stories (50 max/20 min)	48/4 stories	45	60/5 stories (50)	60/5 stories (35)	60/5 stories (35)	35/2.5 stories (35/2.5 stories)		None (35)	20	36/3 stories	50/4 stories
Maximum Floor Area Ratio (for site)	None (None)	None (None)	None (None)	None (None)	None (None)	None (None)	None (1.5)	0.27	None (0.3)	None (0)	None	-	None	None	None	None	-	None	None	None	None
Minimum Building Separation (for principal building)	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code	-	See Building Code (0 or 20)	See Building Code	See Building Code	-	See Building Code	See Building Code	See Building Code	See Building Code	-	See Building Code	See Building Code	See Building Code	See Building Code
Minimum Principal Dwelling Unit Structure Area (for principal building)	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code	-	See Building Code	See Building Code	See Building Code	-	N/A	N/A	N/A	See Building Code	-	N/A	N/A	N/A	N/A
Minimum Front-Loaded Garage Setback (for attached garages)	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	-	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	-	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	None	-	None	N/A	N/A	N/A
Accessory Building Requirements:																					
Minimum Front Yard and Street Side Corner Setback (for accessory building)	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	-	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	-	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	Even with or behind the principal building	-	None	None	Even with or behind the principal building	Even with or behind the principal building
Minimum Building Separation (accessory to principal structure)	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code	See Building Code		See Building Code	See Building Code	See Building Code		See Building Code	See Building Code	See Building Code	See Building Code		See Building Code	See Building Code	See Building Code	See Building Code
Minimum Side Yard Setback (for accessory building)	5 (5 or 3 in old village area)	5	5 (5 or 3 in old village area)	5 (5)	5 (5)	5	5 (5)	5	5 (5)	5 (5)	5	5	10 (3 or 10 feet from alley)	10 (10)	10 (10)	45 (45)	-	None (10)	10	10	10
Minimum Rear Yard Setback (for accessory building)	5 (5 or 10 from alley)	5	5 (5 or 10 from alley)	5 (5 or 10 from alley)	5 (5 or 10 from alley)	5	5 (5)	5	5 (5)	5 (5)	5	5	10 (3 or 10 feet from alley)	10 (10)	10 (10)	45 (45)	-	None (10)	10	10	10
Maximum Building Height* (for accessory building)	15 or 24 (15)	15 or 24	15 or 24 (15)	15 or 24 (15)	15 or 24 (15)	15 or 24	15 or 24 (15)	15	15 or 24 (15)	15 or 24 (15)	15 or 24	15	60 (60)	60 (60)	60 (60)	100 (100)	-	None (60)	45	15 or 24	60
Minimum Pavement Setback - Street or Right-of-Way (all pavement)	10	10	10	10	10	10	10	10	10 (10)	0 (0)	10	-	10	10	10	10	-	None	10	10	10
Minimum Pavement Setback - Side and Rear yard (all pavement)	2	2	2	2	2	2	2	5	5 (5)	0 (0)	5	-	5	5	5	5	-	None	5	5	5

Existing Footnotes

Note 1

Note 2

Note 3

Note 4

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

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

Excess of 15 feet in height by conditional use permit process only.

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

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.

New Footnotes

*15' or 24' if the building adheres to principal setbacks

**0' for Share lot line situations

Page 63 of 68

	DRAFT NEW VILLAGE OF MOUNT HOREB ZONING STANDARDS																				
Zoning District Category	RESIDENTIAL						BUSINESS						INDUSTRIAL			OTHER					
	ZONING DISTRICTS						ZONING DISTRICTS						ZONING DISTRICT			ZONING DISTRICT					
	SF-1	SF-2	TF-1	MF-1	MF-2	MH-1	NMU	Recreation	CMU	DMU	INST	Recreation	BP	LI	HI	AG	Recreation	CON	PR	AO	IOA
Proposed Zoning District:	R-1	New	R-2	R-3	R-4	New	MSB	NB	PB	CB	New	PO	PI	I-1	I-2	A-1	RB	CO-1	New	New	New
Existing Zoning District:																					
Purpose of the Zoning District:	Single Family Residential	Single Family Residential	Two Family Residential	Multifamily Residential	Multifamily Residential	Mobile Homes	Neighborhood Mixed Use	Neighborhood Business	Corridor Mixed Use	Central Business	Institutional	Planned Office	Business Park	Light Industrial	Heavy Industrial	Agricultural	Recreation Business	Conservancy	Parks and Recreation	Adult Entertainment	Intensive Outdoor Activity
Residential Land Uses																					
Apartments/Multiplexes				P (P)	P (P)		P		P	P											
Boarding House Living Arrangment			C	C	C		C (C)	C	C	C (C)	C										
Duplex			P (P)	P (C)	P		P (C)	C													
Manufactured Home				C		P															
Manufactured Home Park				C		P															
Single Family Dwelling Unit	P (P)	P	P (P)	P (P)	P	P	P (P)	P		P						P					
Townhouse				P (P)	P (P)		P		P	P											
Twin House			P (P)	P (C)			P (C)	C													
Two-Flat			P (P)	P (C)			P (P)	C													
Mixed-Use Land Uses																					
Live/Work Unit				C	C		P		P	P	P										
Mixed Use Building							P (C)	C	P (C)	P (C)	P										
Commercial Land Uses																					
Adult-Oriented Entertainment Business																				P	
Artisan Production Shop							P		P	P	P		P	P (P)	P (P)	P					
Bed and Breakfast	C	C	C (C)	C (C)			P (C)	C	P (C)	P (C)											
Campground									C									C	P		P
Commercial Animal Boarding														P (P)	P						
Commercial Animal Daycare													P	P	P						
Commercial Indoor Lodging							P		P (C)	P (C)		C	P (C)								
Commercial Kitchen									P	P	P			P	P						
Drive-Through & In-Vehicle Sales or Service								C	P (C)	C		C	P (C)	P (C)							
Golf Course									P										P		
Group Daycare Center (9+ children)							P (C)	C	P (C)	P (C)	P	C	P (C)	P (C)							
Indoor Commercial Entertainment							P (C)	C	P (C)	P (C)		C	P	P (C)		C					P
Indoor Maintenance Service							P (P)	P	P (P)	P (P)	P		P	P (P)	P (P)	P					P
Indoor Sales or Services							P (P)	P	P (P)	P (P)	P	C	P (C)	P (P)	P (P)						P
Indoor Shooting Range															C						C
Intensive Outdoor Activity															C						P
Office							P (P)	P	P (P)	P (P)	P	P	P (P)	P (P)	P (P)						P
Outdoor Commercial Entertainment							C (C)	C	C (C)	C (C)	C		C (C)	C	C				C		P
Outdoor Sales and Display							C (C)		C (C)	C (C)			C	P (P)	P (P)						P
Outdoor Maintenance Service														P (P)	P (P)						P
Personal or Professional Service							P (P)	P	P (P)	P (P)	P	P	P (P)	P (P)	P (P)						
Physical Activity Studio							P		P	P	P		P (C)	P							
Vehicle & Boat Sales									P				P	P (P)	P						
Vehicle Service and Repair									P (C)					P (P/C)	P (P)						

	DRAFT NEW VILLAGE OF MOUNT HOREB ZONING STANDARDS																				
Zoning District Category	RESIDENTIAL						BUSINESS						INDUSTRIAL			OTHER					
Proposed Zoning District:	SF-1	SF-2	TF-1	MF-1	MF-2	MH-1	NMU	Remain	CMU	DMU	INST	Remain	BP	LI	HI	AG	Remain	CON	PR	AO	IOA
Existing Zoning District:	R-1	New	R-2	R-3	R-4	New	MSB	NB	PB	CB	New	PO	PI	I-1	I-2	A-1	RB	CO-1	New	New	New
Purpose of the Zoning District:	Single Family Residential	Single Family Residential	Two Family Residential	Multifamily Residential	Multifamily Residential	Mobile Homes	Neighborhood Mixed Use	Neighborhood Business	Corridor Mixed Use	Central Business	Institutional	Planned Office	Business Park	Light Industrial	Heavy Industrial	Agricultural	Recreation Business	Conservancy	Parks and Recreation	Adult Entertainment	Intensive Outdoor Activity
Institutional Land Uses																					
Active Outdoor Recreation	P (P/C)	P	P (P/C)	P (P/C)	P	P	P (P)	P	P (P)	P (P)	P	P	P (C)	P	P	P (C)	P	C	P		P
Community Living Arrangment 1-8	P (C)	P	P (C)	P (P)	P	P	P (C)	C	P	P	P										
Community Living Arrangment 9-15	C	C	C	P (P)	P	C	C (C)	C	C (C)	C (C)	C (C)	C									
Community Living Arrangment 16+				C (C)	C		C (C)	C	C	C	C	C									
Small Scale Public Services and Utilities	P (C)	P	P (C)	P (C)	P	P	P (P)	P	P (P)	P (P)	P	P	P (P)	P (C)	P (C)	P (C)		P (C)	P	P	P
Indoor Institutional	C		C	C			P (C)	C	P (C)	P (C)	P	C	P (C)	P (P/C)	P (P)	C			P		
Institutional Residential				C	C		(C)	C	(C)	(C)	C	C	C (C)								
Large Scale Public Services and Utilities							P	P	P	P	P		P (C)	P (C)	P (C)	P			P		
Outdoor Open Space Institutional	P (P)	P	P (P)	P (P)	P	P	P (C)	C	P (C)	P (C)	P	C	C						P		P
Passive Outdoor Recreation	P	P	P	P	P	P	P (P)	P	P (P)	P (P)	P	P	P (P/C)	P	P	P	P	P	P		P
Industrial Land Uses																					
Heavy Industrial														P/C	P (P/C)						P
Indoor Food Production and Processing														P (P/C)	P (P/C)						P
Light Industrial													P	P (P/C)	P (P/C)						P
Production Greenhouse													P	P (P)	P						P
Storage Land Uses																					
Indoor Storage and Wholesaling													P	P (P)	P (P/C)						P
Outdoor Storage and Wholesaling														C	C (P/C)						P
Personal Storage Facility									C					P	P						
Transportation Land Uses																					
Airport												C									P
Distribution Center														P (P)	P (C)						P
Freight Terminal														P	P						P
Heliport													C	C (C)	C (C)						P
Off-Site Parking Lot				C	C		C		C	P (P)	C		C	C	C				P		P
Off-Site Structured Parking				C	C		C		C	C	C		C	C	C						P
Transit Center									C	C	C		C	C	C						P
Telecommunications Land Uses																					
Communication Tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C (C)	C	C	C	C	C
Extraction and Disposal Land Uses																					
Composting														C	C						P
Extraction																					P
Indoor Recycling Facility														C	C						P
Salvage or Junkyard																					P
Sand and Mineral Processing																					P
Waste Disposal/Landfill																					P
Energy Production Land Uses																					
Large Solar Energy System															C						
Large Wind Energy System															C						
Agricultural Land Uses																					
Agricultural Services																					
Community Garden	P (C)	P	P (C)	P (C)	P	P	P (C)	C	P (C)	P (C)	P	C	P	P (C)	P (C)	P (C)	P (C)	C	C (C)	P	P
Cultivation	C	C	C (C)	C (C)	C	C	C (C)	C	C (C)	C (C)	C	C	C (C)	C (C)	C (C)	P (P)	C	C (C)	C		P
Market Garden	C (C)	C	C (C)	C (C)	C	C	P (C)	C	P (C)	P (C)	P	C	P (C)	P (C)	P (C)	P (C)	C	C	P		P
Husbandry																					
Livestock Sales Facilities																					
Intensive Agriculture																					
On-Site Agricultural Retail																					
Selective Cutting	P		P	P			P	P	P	P		P	P	P	P	P	P	P			
Clear Cutting	C		C	C			C	C	C	C		C	C	C	C	C	C	C			

	DRAFT NEW VILLAGE OF MOUNT HOREB ZONING STANDARDS																				
Zoning District Category	RESIDENTIAL						BUSINESS						INDUSTRIAL			OTHER					
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Existing Zoning District:	R-1	New	R-2	R-3	R-4	New	MSB	NB	PB	CB	New	PO	PI	I-1	I-2	A-1	RB	CO-1	New	New	New
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Accessory Land Uses																					
Accessory Dwelling Unit	P	P	P	P			P														
Communication Antenna	P	P	P	P	P	P	P		P		P			P	P	P		P		P	P
Company Cafeteria									P	P (P)	P								P		
Detached Residential Accessory Building	P (P)	P	P (P)	P (P)	P (P)	P	P (P)	P	P (P)	P (P)	P	P		P	P				P		
Electric Vehicle Charging	P	P	P	P	P	P	P		P	P	P			P	P				P		P
Farm Residence								P	P			P									
Home Occupation	P (P)	P	P (P)	P (P)	P (P)	P	P (P)	P	P (P)	P (P)	P	P		P	P						
Incidental Commercial Entertainment							P		P	P	P			P							
Incidental Indoor Sales							P		P	P	P			P (P)	P				P		P
Incidental Light Industrial							P (C)	C	P (C)	P (C)	P			P	P						
Incidental Outdoor Display and Sales							P		P (C)	P	P			P	P				P		P
Incidental Outdoor Storage									P		P				P						P
In-Family Suite	P	P	P	P	P	P	P														
In-Home Daycare (Less than 9)	P (P)	P	P (P)	P (P)	P	P	P		P	P	P										
Migrant Employee Housing																					
Nonresidential Accessory Structure							P (P)	P	P (P)	P (P)	P	P		P (P)	P (P)				P	P	P
On-Site Parking Lot	P	P	P	P	P	P	P (P)	P	P (P)	P (P)	P	P		P (P)	P	P			P	P	P
On-Site Structured Parking				P	P		P		P	P	P			P	P						
Personal Antenna and Towers	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Residential Apiary	P	P	P	P	P	P	P											P			
Residential Chickens	P	P	P	P	P	P	P														
Residential Kennel	P	P	P																		
Residential Stable																					
Satellite Dish	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Short-Term Residential Rental	P (C)	P	P (C)	P (C)	P (C)	P	P (C)	C	P (C)	P (C)	P	P		P (C)	P (C)			P	P	P	P
Small Solar Energy System	P	P	P	P	P	P	P							P	P			P	P	P	P
Small Wind Energy System	P	P	P	P	P	P	P		P	P	P			P	P			P	P	P	P
Optional Minor Accessory Structures																					
Arbor/Trellis	P	P	P	P	P	P	P		P	P	P			P	P			P	P	P	P
Awning/Canopy	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Basketball Hoop	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Bay Window/Balcony	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Birdbath, Bird House, or Birdfeeder	P	P	P	P	P	P	P		P	P	P			P	P			P	P	P	P
Chimney	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Clothes Line	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Decorative Pond	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Eaves and Gutters	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Elevated Deck/Porch	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Fire Escape	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Flag Pole	P	P	P	P	P	P	P		P	P	P			P	P			P	P	P	P
Fountain	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Garden, Residential Composting, Raised Garden Bed, Landscape Area, Rain Garden, or Bioswale	P (P)	P	P (P)	P (P)	P (P)	P	P (P)		P (P)	P (P)	P (P)			P (P)	P (P)			P	P	P	P
Gazebo/Picnic Shelter	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Greenhouse	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Little Food Pantry	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Little Library	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Mechanical Equipment	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Outdoor Kitchen	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Patio/Freestanding Deck	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Paved Play Court	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Picnic Table/Bench	P	P	P	P	P	P	P		P	P	P			P	P			P	P	P	P
Recreational Paved Path/Boardwalk/Platform	P	P	P	P	P	P	P		P	P	P			P	P			P	P	P	P
Refuse Enclosure	P	P	P	P	P	P	P		P	P	P			P	P				P	P	P
Seasonal Decorations	P	P	P	P	P	P	P		P	P	P			P	P			P	P	P	P
Statue/Art Object	P	P	P	P	P	P	P		P	P	P			P	P			P		P	P
Stoop/Landing	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Swimming Pool	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Swing Set/Play Equipment	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Treehouse	P	P	P	P	P	P	P		P	P	P			P	P					P	P
Walkways/Steps	P	P	P	P	P	P	P		P	P	P			P	P			P	P	P	P

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Temporary Land Uses																					
Farmer's Market							P		P	P	P								P		
Garage or Estate Sale	P	P	P	P	P	P	P		P							P					
Temporary Farm Product Sales/Roadside Stand							P	P	P				P			P	P				
Temporary Moving Container (Residential)	P	P	P	P	P	P	P		P	P	P		P	P	P	P					
Temporary On-Site Construction Storage, Project Office, and Real Estate Sales Office	P	P	P	P	P	P	P	P	P (P)	P	P	P (P)	P (P)	P	P	P (P)	P		P	P	P
Temporary Outdoor Assembly	P	P	P	P	P	P	P (P)	P	P (P)	P	P	P	P (P)	P	P	P (P)	P	P	P	P	P
Temporary Outdoor Sales							P	P	P				P				P				
Temporary Outdoor Storage Container (non-res.)							P		P	P	P		P	P	P	P		P	P	P	P
Temporary Refuse Container	P	P	P	P	P	P	P		P	P	P		P	P	P	P		P	P	P	P
Temporary Relocatable Building							P (P)	P	P (P)	P	P	P	P (P)	P	P	P (P)	P		P		P
Temporary Shelter Structure																					
Temporary Vehicle Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

JUNE 2024

Month to Date

136- Building permits have been issued for general construction since Jan . 1st 7- new UDC permit

Year to Date

136-General permits since Jan. 1st
7- New UDC single family homes
since Jan. 1st

Large Commercial projects currently active

- Upland Hills Permits
have been issued
- MARC Project started
- Dental Clinic/
Commerce St

- First Choice Dental
Permits have been issued