



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, December 18, 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 November 20, 2024 Meeting Minutes
 - b. Certified Survey Map for Norsk Ridge, Goninen Living Trust
 - c. Recommendation on Certified Survey Map for 114 N 2nd Street, Filkins, Froelich, Field
 - d. Consideration of Certified Survey Map for Lot 3, Sienna Hills Subdivision, Rich Eberle
 - e. Consideration of 114-118 E Main Street - Exterior Siding
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - 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.

PLAN COMMISSION AGENDA
Wednesday, November 20, 2024 at 7:00 PM

DRAFT MEETING MINUTES

1) Call to order

Chair Ryan Czyzewski called the meeting to order at 7:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

2) Roll call

Members Present: Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Peggy Zalucha

Members Absent: Sarah Best, Nate Gauger

Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) Agenda Items

a. Consideration of October 23, 2024 Meeting Minutes

Kidd Motioned to approve the minutes of the October 23, 2024 meeting, Zalucha seconded and the Motion carried by unanimous voice vote.

b. Public Hearing 418, 422 and 426 W Main Street - General Development Plan to Rezone PB to R3 to PD Plan Development

Owen and Rohr gave an overview of the proposed 7 separate buildings that combine for 21-23 zero-lot line residential townhome units. Applicants Aaron Boehnen and Kevin Grivalsky informed that they were still working on details. Boehnen did address a resident letter they received.

Hearing opened at 7:15pm

The concerns expressed were density, height, greenspace, wooded area, stormwater runoff, traffic issues & safety, materials, light pollution, setbacks, lack of plans and communication including assertiveness towards the residents.

The following residents spoke in opposition:

Linda Winter - 104 Orchard Lane, James Brager-409 W Main, Becky Crase-408 W Main, Lauren Ta-428 W Main, Sarah Boatman – 105 Nesheim, David Swimm-106 Nesheim (also submitted a written letter), Ken Scott and Brian Bigler-113 Nesheim, Davina and Steve Penne-208 Nesheim.

The following resident registered in opposition:

Chris Crase-408 W Main

Hearing closed at 7:53pm

c. Consideration of Ordinance rezoning 418, 422 and 426 W Main Street to PD Planned Development

Rohr informed on the multi-family zoning, the Village Engineer is reviewing stormwater management, and the Public Safety Board will review traffic patterns and safety. Rohr advised tabling the project for further review and plans. Grivalsky informed on a new access if they remove unit 1 and the fire department removing unit 12 for a wider exit. The rendering depicting three stories is misleading. The buildings will be two stories. Boehnen

apologized for the lack of communication and assertiveness. The Commission discussed the density and the concerns presented including the public relationship. Zalucha Motioned to table the Consideration of Ordinance Rezoning for further information and plans. Udelhoven seconded and the Motion carried by unanimous voice vote.

d. Request for Waiver of Screening of Vents at 1920 Commerce Drive First Choice Dental

Rohr explained that the design review approval did not show the vents protruding from the roof and the Commission has three options: accept the proposed metal screening structure for covering, accept painting the vents black to blend in with the rooftop, or waive the requirement and allow no screening. Project Manager Charlie McCall from 1848 Construction explained during construction the roof line changed the mechanics. The Commission discussed the alternatives and future painting would need to be based on a complaint for enforcing.

Zalucha Motioned to paint the venting and Willis-Remment seconded. The Motion carried by unanimous voice vote.

e. Consideration of Design Application Windows and Exterior Stairs 303 E Main Street

Rohr explained the extension of the existing exterior stairs is to provide additional safety for the second-floor tenants and is common in the downtown area. The windows were replaced due to the condition of the existing and met all requirements. Owner Saad Murtadhq was in attendance for questions.

Kidd Motioned and Zalucha seconded. The Motion carried by unanimous voice vote.

f. Consideration of 114-118 E Main Street - Exterior Siding

The owner did not attend the meeting. The Commission questioned: the color black, the yellow door and the exterior lighting plan. Owner must attend the December meeting. No action was taken

g. Application for Public Art: Driftless Historium 100 S 2nd Street

Owen informed that the Driftless Historium is planning to install a 30x15 mural on the south wall. The applicant presented two murals, Option A: mural with the Historium logo (considered signage) and Option B: without the logo (considered public art). Owen presented a Public Art Ordinance example from the City of Delvan and proposed the Village review and adopt a similar ordinance. The Commission discussed the murals and considered a plaque be placed next to the mural without the logo and agreed to a Public Art Ordinance.

Zalucha Motioned to accept the Option B mural without a logo and Kidd seconded. The Motion carried by unanimous voice vote.

4) Committee Reports:

a. Plan Commission Chair Report

Czyzewski informed the Commission on issue with the relinquishing of covenants, a possible future discussion.

b. Village Planner Report

No Report and working on the recodification.

c. Building Inspector Report

Reports in the packet.

5) Meeting adjournment.

Czyzewski Motioned and Willis-Remment seconded to adjournment at 9:13pm.

Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

December 18, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Certified Survey Map for Norsk Ridge, Goninen Living Trust

BACKGROUND

Previously, this parcel was separated from the parent parcel to create an outlot to give the owner options for sale of the land. The new owner is submitting this CSM to change this lot from an outlot to a legal lot to allow the construction of a single-family home. The CSM has been reviewed by the Village Engineer and is recommended for approval. The application includes the required utility easements to provide service to the new lot.

RECOMMENDATION

ATTACHMENTS

1. Certified Survey Map Application_2024-12-05
2. 241343_CSM-DRAFT 2024-12-05



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: 12/05/2024

Fee: \$200.00

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) _____
CSM 16618 Outlot 1, north of 950 Norsk Ridge. CSM is to adjust lot from Outlot to buildable lot.

(2) Owner and Address Goninen Living Trust
1804 Three Woods Dr.
Mount Horeb, WI 53572

(3) The survey contains 1 lots and 3.27 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)

(applicant's interest in the property)

1804 Three Woods Dr.

Mount Horeb, WI 53572

(applicant's address)

Applicant's Phone: _____

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

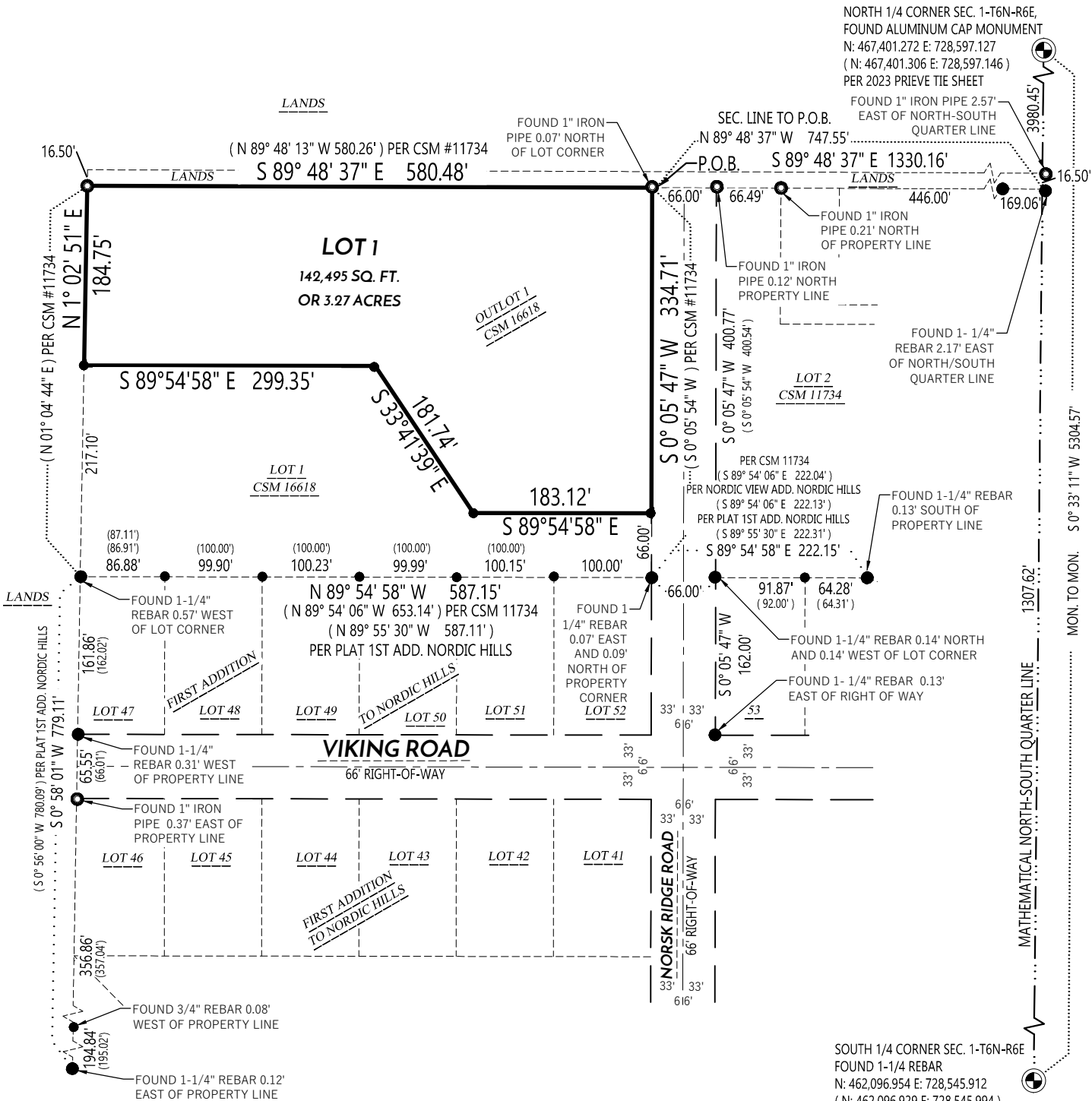
(c) Engineering Deposit.

- 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.

CERTIFIED SURVEY MAP NO.

OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 16618 RECORDED ON OCTOBER 11, 2024 IN VOLUME 125 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 66-69 AS DOCUMENT NO. 5990432 BEING A PART 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.



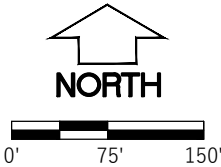
LEGEND

- SECTION CORNER
- FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1 1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CSM 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 NOVEMBER 19TH, 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 LINE FOR 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 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



File: W:\2024\241343_Goninen - Norsk Ridge, Mount Horeb\dwg\241343_CSM.dwg Layout: CSM 1 0F 4 User: aschoefer Plotted: Dec 05, 2024 - 4:12pm



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

PREPARED FOR:
JUSTIN & CATIE GONINEN
1804 THREE WOOD DRIVE,
MOUNT HOREB, WI 53572

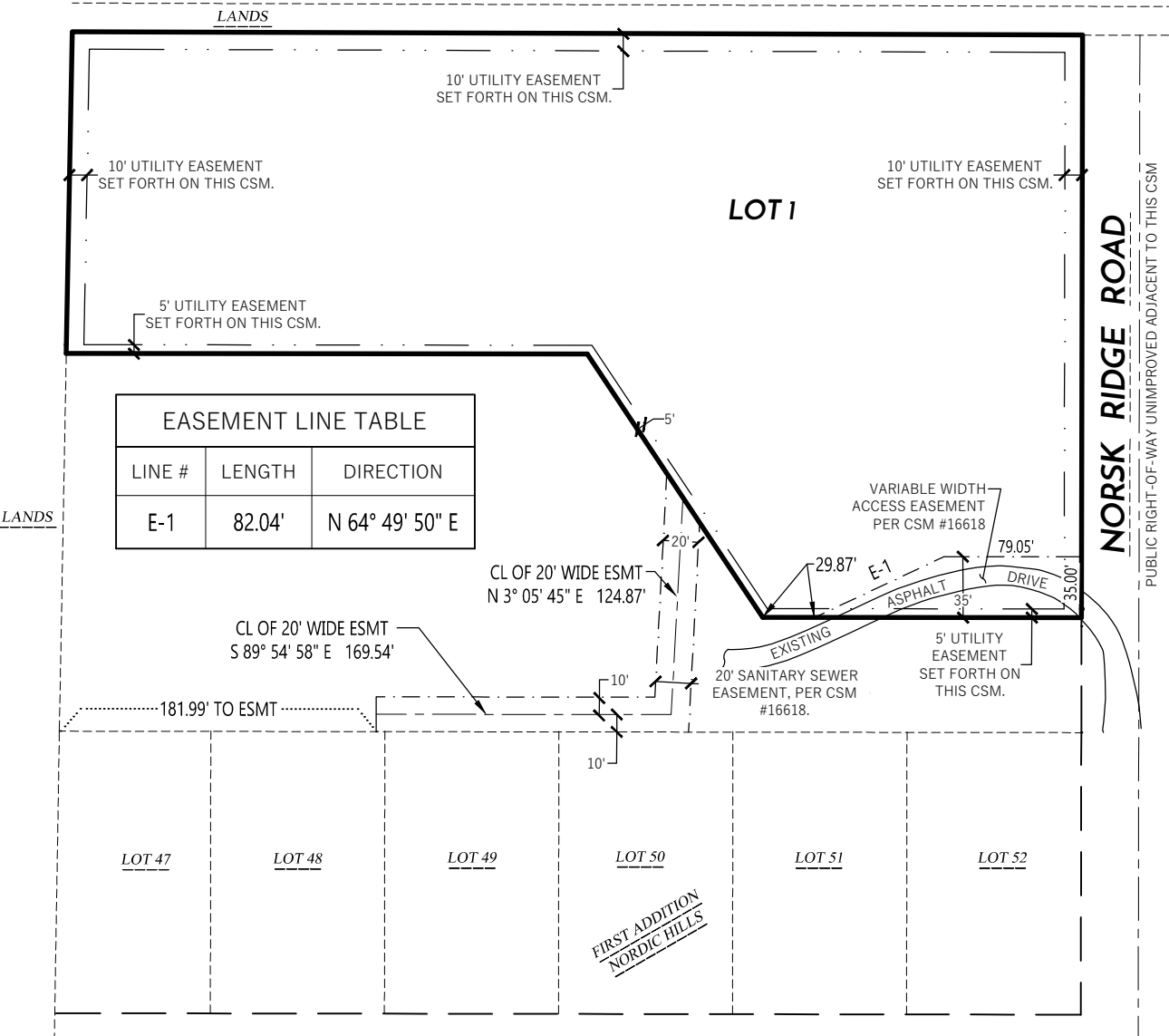
SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 24-1343
SHEET NO: 1 of 4

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

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 16618 RECORDED ON OCTOBER 11, 2024 IN VOLUME 125 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 66-69 AS DOCUMENT NO. 5990432 BEING A PART 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.

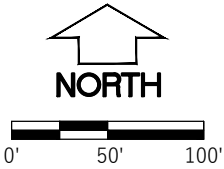


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EDGE OF ASPHALT
- EXISTING EASEMENT
- EASEMENT SET FORTH ON THIS CSM

NOTES:

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



File: W:\2024\241343_Goninen - Norsk Ridge, Mount Horeb\dwg\241343_CSM.dwg Layout: CSM 2 Of 4 User: aschoefer Plotted: Dec 05, 2024 - 4:18pm

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

PREPARED FOR:
JUSTIN & CATIE GONINEN
1804 THREE WOOD DRIVE,
MOUNT HOREB, WI 53572

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

PROJECT NO: 24-1343
SHEET NO: 2 of 4

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

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 16618 RECORDED ON OCTOBER 11, 2024 IN VOLUME 125 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 66-69 AS DOCUMENT NO. 5990432 BEING A PART 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

OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 16618 RECORDED ON OCTOBER 11, 2024 IN VOLUME 125 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 66-69 AS DOCUMENT NO. 5990432 BEING A PART 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 142,495 SQUARE FEET, OR 3.27 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF JUSTIN & CATIE GONINEN, 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

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

PREPARED FOR:
JUSTIN & CATIE GONINEN
1804 THREE WOOD DRIVE,
MOUNT HOREB, WI 53572

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

PROJECT NO: 4-1343
SHEET NO: 3 of 4

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

File: W:\2024\241343_Goninen - Norsk Ridge, Mount Horeb\dwg\241343_CSM.dwg Layout: CSM 4 OF 4 User: aschoefer Plotted: Dec 05, 2024 - 4:22pm



PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: JUSTIN & CATIE GONINEN 1804 THREE WOOD DRIVE, MOUNT HOREB, WI 53572	SURVEYED BY: MAL/DZ DRAWN BY: AMS CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 24-1343 SHEET NO: 4 of 4
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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

CERTIFIED SURVEY MAP NO. _____

OUTLOT 1, OF CERTIFIED SURVEY MAP NO. 16618 RECORDED ON OCTOBER 11, 2024 IN VOLUME 125 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 66-69 AS DOCUMENT NO. 5990432 BEING A PART 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

GONINEN LIVING 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: _____, GONINEN LIVING 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 GONINEN LIVING 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
VILLAGE CLERK, VILLAGE OF MOUNT HOREB

DATE



AGENDA ITEM REPORT

MEETING DATE

December 18, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.c

Recommendation on Certified Survey Map for 114 N 2nd Street, Filkins, Froelich, Field

BACKGROUND

The owners of 114 N 2nd Street are applying for a CSM to divide the current parcel into two separate parcels. The lots both meet the current minimum lot size requirements. The second lot created by this CSM would be considered a Flag Lot; which are allowed per [S18.44 \(13\) of Village Code](#) as infill or redevelopments.

RECOMMENDATION

ATTACHMENTS

1. 2024-11-01_Certified Survey Map Application
2. 241194_CSM DRAFT 11-01-24



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: 11/01/2024

Fee: \$350.00

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) _____
114 N. 2nd St, Lots 3 & 4 of Block 11, Carl Boeck's Plat

(2) Owner and Address Patti J. Filkins, Shelley A. Froelich, Thomas J. Field
N7928 975th St.
River Falls, WI 54022

(3) The survey contains 2 lots and 0.67 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)

(applicant's interest in the property)

(applicant's address)

Applicant's Phone: _____

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

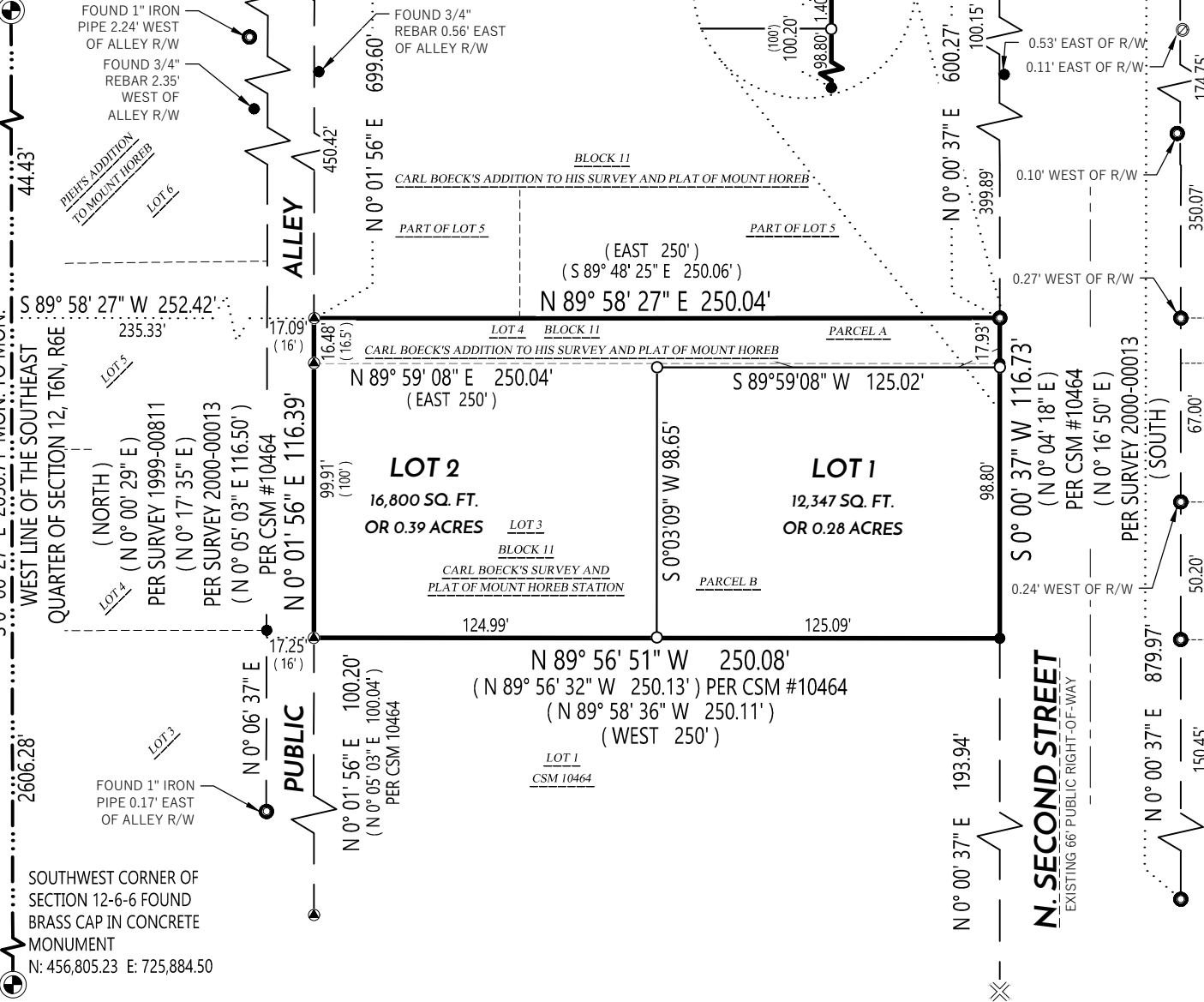
Upon completion of the Village review of the agreement and acceptance of the implementation of the agreement, the applicant shall reimburse the Village for any costs in excess of the deposit, and any excess deposit shall be returned to the applicant.

File: W:\2024\241194_Irene Field LLC - 114 N 2nd St. Mount Horeb\DWG\241194_CSM.dwg Layout: CSM 1 OF 4 User: aschaefer Plotted: Nov 01, 2024 - 2:44pm

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 3 OF CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION OF SECTION 12.T.6, R.6 AND CARL BOECK'S SURVEY AND PLAT OF CARL BOECK'S ADDITION TO SAID MOUNT HOREB STATION RECORDED IN VOLUME A. OF PLATS ON PAGE 41, AS DOCUMENT NO. 157120, & LOT 4, BLOCK 11, OF CARL BOECK'S ADDITION TO HIS SURVEY AND PLAT OF MOUNT HOREB RECORDED IN VOLUME A. OF PLATS ON PAGE 44, AS DOCUMENT NO. 180243, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, ALL IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

WEST 1/4 CORNER
SECTION 12-6-6
FOUND DANE COUNTY
ALUMINUM MONUMENT
N: 459,455.93 E: 725,879.52

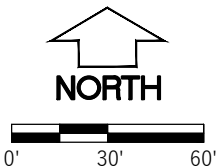


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND UNLESS NOTED
- CHISELED CROSS FOUND
- SURVEY NAIL FOUND
- RAILROAD SPIKE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- CSM BOUNDARY INTERNAL
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF FEBRUARY 5TH & 19TH, 2024.
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- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 4 FOR EXISTING IMPROVEMENTS.
- SEE SHEET 3 OF 4 FOR PROPOSED EASEMENTS.

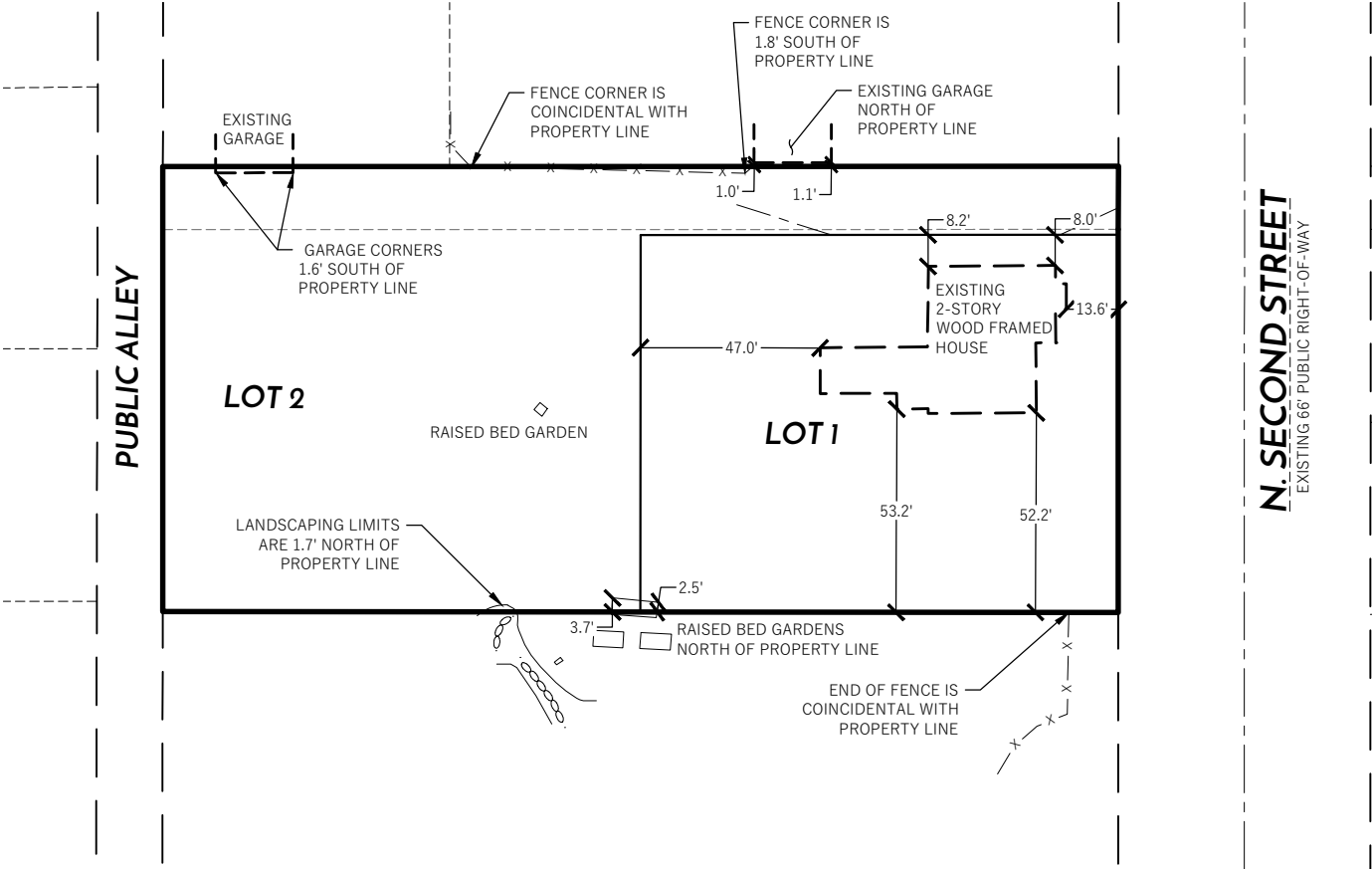


WYSER ENGINEERING	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: IRENE FIELD LLC N7928 975TH ST. RIVER FALLS, WI 54022	SURVEYED BY: MAL-DZ DRAWN BY: AMS CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 24-1194 SHEET NO: 1 of 4	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 3 OF CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION OF SECTION 12.T.6, R.6 AND CARL BOECK'S SURVEY AND PLAT OF CARL BOECK'S ADDITION TO SAID MOUNT HOREB STATION RECORDED IN VOLUME A. OF PLATS ON PAGE 41, AS DOCUMENT NO. 157120, & LOT 4, BLOCK 11, OF CARL BOECK'S ADDITION TO HIS SURVEY AND PLAT OF MOUNT HOREB RECORDED IN VOLUME A. OF PLATS ON PAGE 44, AS DOCUMENT NO. 180243, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, ALL IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS DETAIL

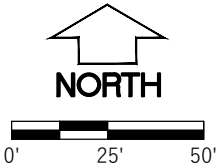


LEGEND

- CSM BOUNDARY
- CSM BOUNDARY INTERNAL
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING BUILDING
- STONE WALL
- EXISTING FENCE
- EXISTING GROUND FEATURE LIMITS

NOTES:

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- SEE SHEET 3 OF 4 FOR PROPOSED EASEMENTS.



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DRAWN BY: AMS
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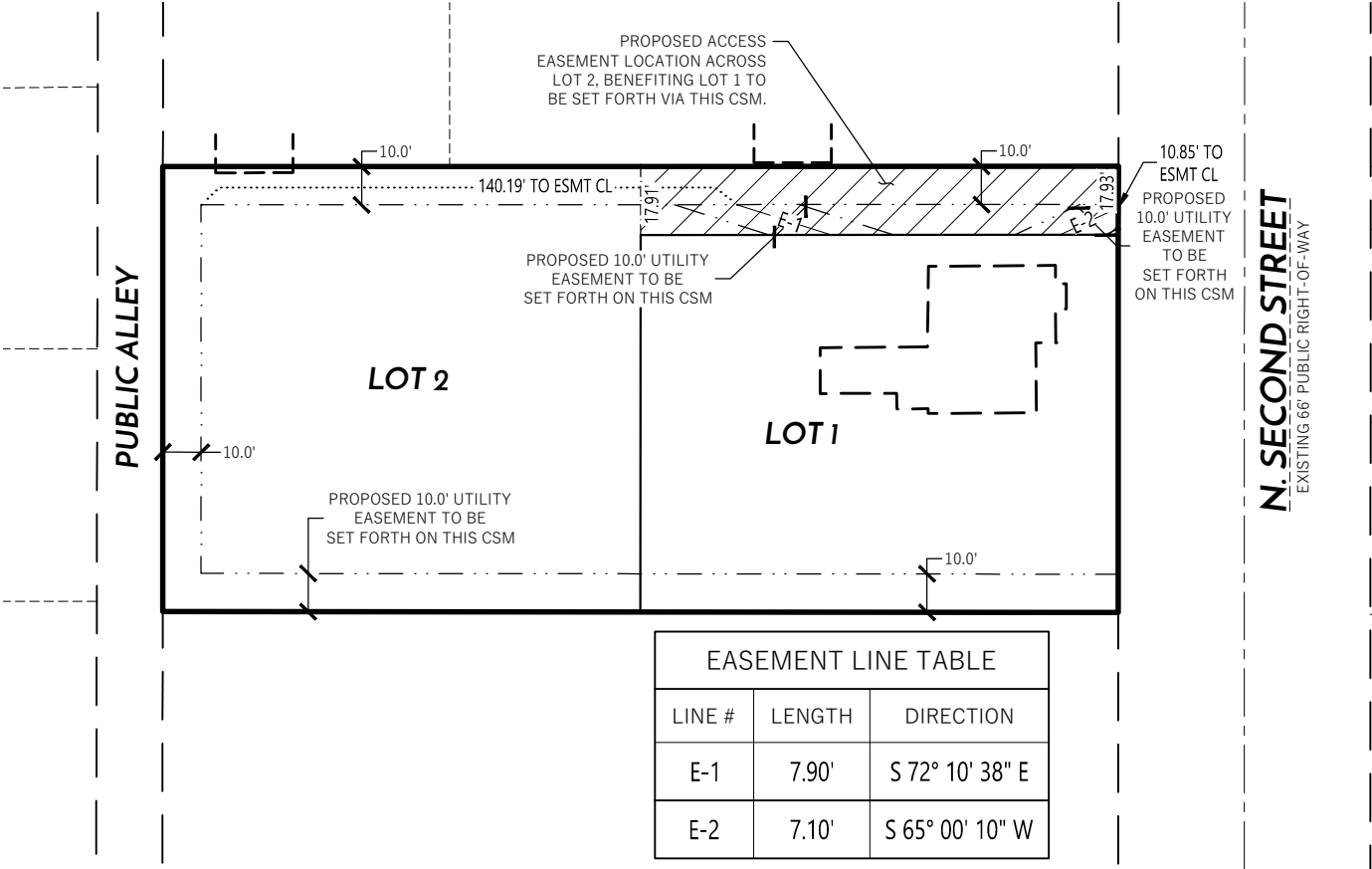
PROJECT NO: 24-1194
SHEET NO: 2 of 4

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

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PROPOSED EASEMENTS DETAIL

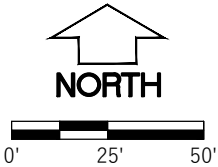


LEGEND

- CSM BOUNDARY
- CSM BOUNDARY INTERNAL
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING BUILDING
- PROPOSES UTILITY EASEMENT
- PROPOSES ACCESS EASEMENT

NOTES:

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DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 24-1194
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
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File: W:\2024\241194_Irene Field LLC - 114 N 2nd St. Mount Horeb\DWG\241194_CSM.dwg Layout: CSM Job Sheet User: aschaefer Plotted: Nov 01, 2024 - 2:47pm

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LEGAL DESCRIPTION

PER PREFERRED TITLE, TITLE COMMITMENT FILE NO. 123110195 DATED: NOVEMBER 20, 2023 AT 7:44 A.M.

PARCEL A:

LOT 4, BLOCK 11, CARL BOECK'S ADDITION TO HIS SURVEY AND PLAT OF MT. HOREB, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

PARCEL B:

LOT 3, BLOCK 11, CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION OF SEC. 12 T.6 R.6 AND CARL BOECK'S SURVEY AND PLAT OF CARL BOECK'S ADDITION TO SAID MOUNT HOREB STATION, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 29,147 SQUARE FEET OR 0.67 ACRES.

OWNER'S CERTIFICATE

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.

BY: _____
_____ MANAGING MEMBER
IRENE FIELD, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

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

THE ABOVE NAMED MANAGING MEMBER OF IRENE FIELDS, 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

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

ALYSSA GAFFNEY DATE _____
VILLAGE CLERK, VILLAGE OF MOUNT HOREB

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF IRENE FIELD LLC, 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 DATE _____
WISCONSIN PROFESSIONAL LAND SURVEYOR



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



PREPARED BY:
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MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
IRENE FIELD LLC
N7928 975TH ST.
RIVER FALLS, WI 54022

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

PROJECT NO: 24-1194
SHEET NO: 4 of 4



AGENDA ITEM REPORT

MEETING DATE

December 18, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

Consideration of Certified Survey Map for Lot 3, Sienna Hills Subdivision, Rich Eberle

BACKGROUND

Eberle has submitted this CSM to separate one existing lot and to add land from an outlot onto a lot currently owned by Rule Construction. The CSM for the Rule lot would enlarge the building footprint to allow for a larger home to be constructed. The CSM is more complex than normal CSM's due to the utility easements and the outlot is also zoned differently than the lot that it is adding land to. Additionally, the CSM is also separating a parcel on the south side of the development, between Culvers and Sloan Implement, which may trigger platting requirements. The Village Engineer is working with the developer's engineer and will provide comments next week prior to the meeting.

RECOMMENDATION

ATTACHMENTS

1. Certified Survey Map Application-2024-12-05
2. 18-0532_ CSM DRAFT (2024-12-05)



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: 12/05/2024

Fee: \$350.00

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) _____
Sienna Hills Subdivision - Lot 3; creation of Lot 1 & Outlot 2

(2) Owner and Address Sienna Hills LLC (Rich Eberle)
6354 County Hwy DM
Dane, WI 53529

(3) The survey contains 4 lots and 18.73 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)

(applicant's interest in the property)

6354 County Hwy DM
Dane, WI 53529
(applicant's address)

Applicant's Phone: _____

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

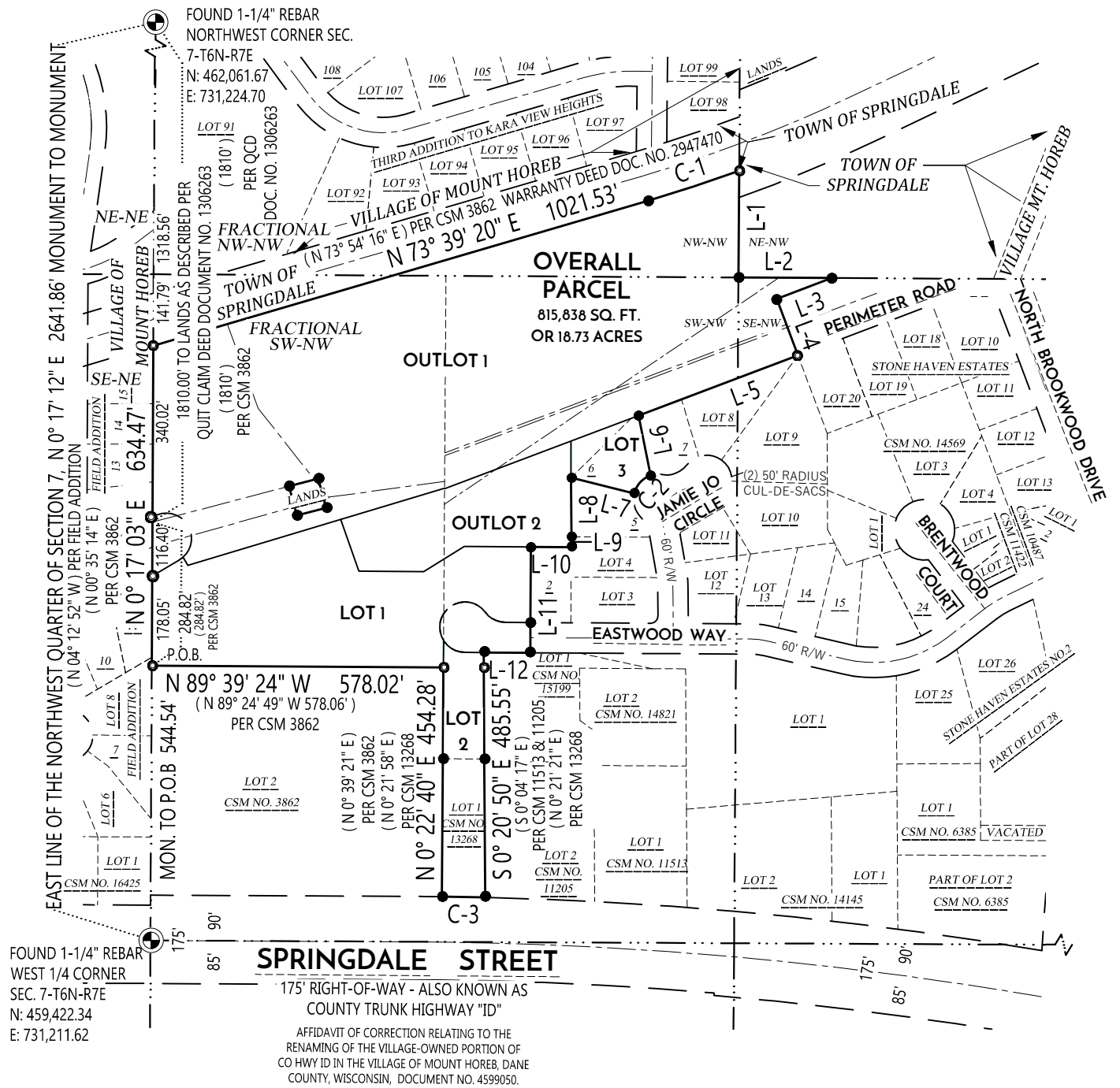
(c) Engineering Deposit.

- 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.

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LEGEND

SECTION CORNER
FOUND / RECOVERED

3/4" REBAR FOUND

FOUND 1-1/4" REBAR

1" IRON PIPE FOUND

2" IRON PIPE FOUND

3/4" REBAR SET 1.50 LB/FT

CSM BOUNDARY

CSM INTERIOR BOUNDARY

RIGHT-OF-WAY LINE

CENTERLINE

SECTION/QUARTER LINE

PLATTED LINE

EXISTING EASEMENT

EASEMENT CREATED PER THIS CSM

RECORDED INFORMATION

- NOTES:
1.

FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS JANUARY 14TH, MARCH 4TH AND 25TH, APRIL 8TH AND 22ND, 2019 AND MARCH 27TH, 2020.
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3.

4.

5.

NORTH

0' 150' 300'

WYSER ENGINEERING

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

PREPARED FOR:
RICH EBERLE
6354 COUNTY HIGHWAY DM
DANE, WI 53529

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

PROJECT NO: 180532
SHEET NO: 1 of 10

VOL. _____ PAGE _____

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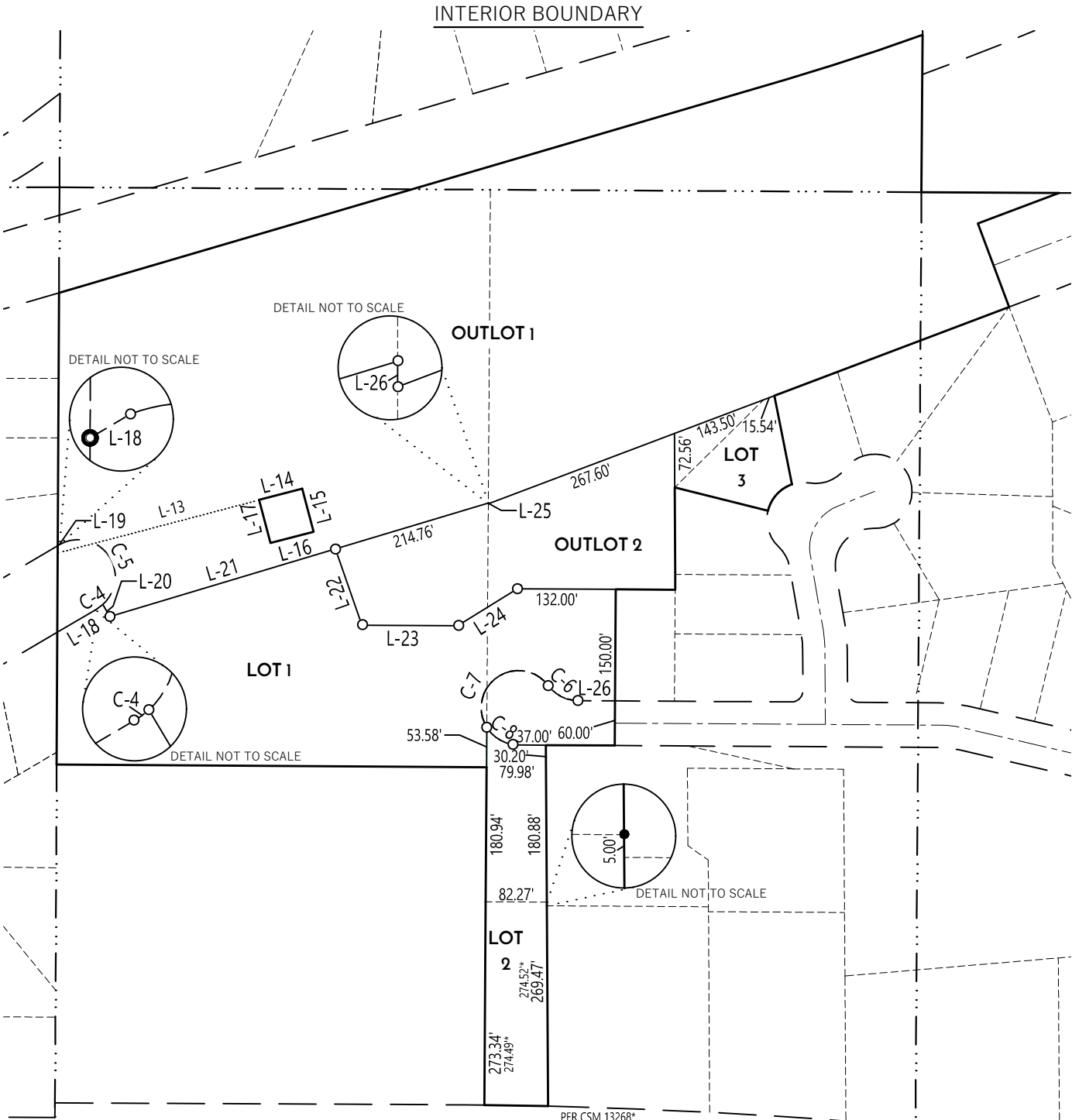
C.S.M. NO. _____

Page 25 of 39

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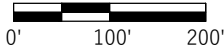


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- FOUND 1-1/4" REBAR
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- CSM INTERIOR BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- EASEMENT CREATED PER THIS CSM RECORDED INFORMATION

NOTES:

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5. SEE SHEET 7 OF 8 FOR SECTION CORNER MONUMENT COORDINATE TABLE.



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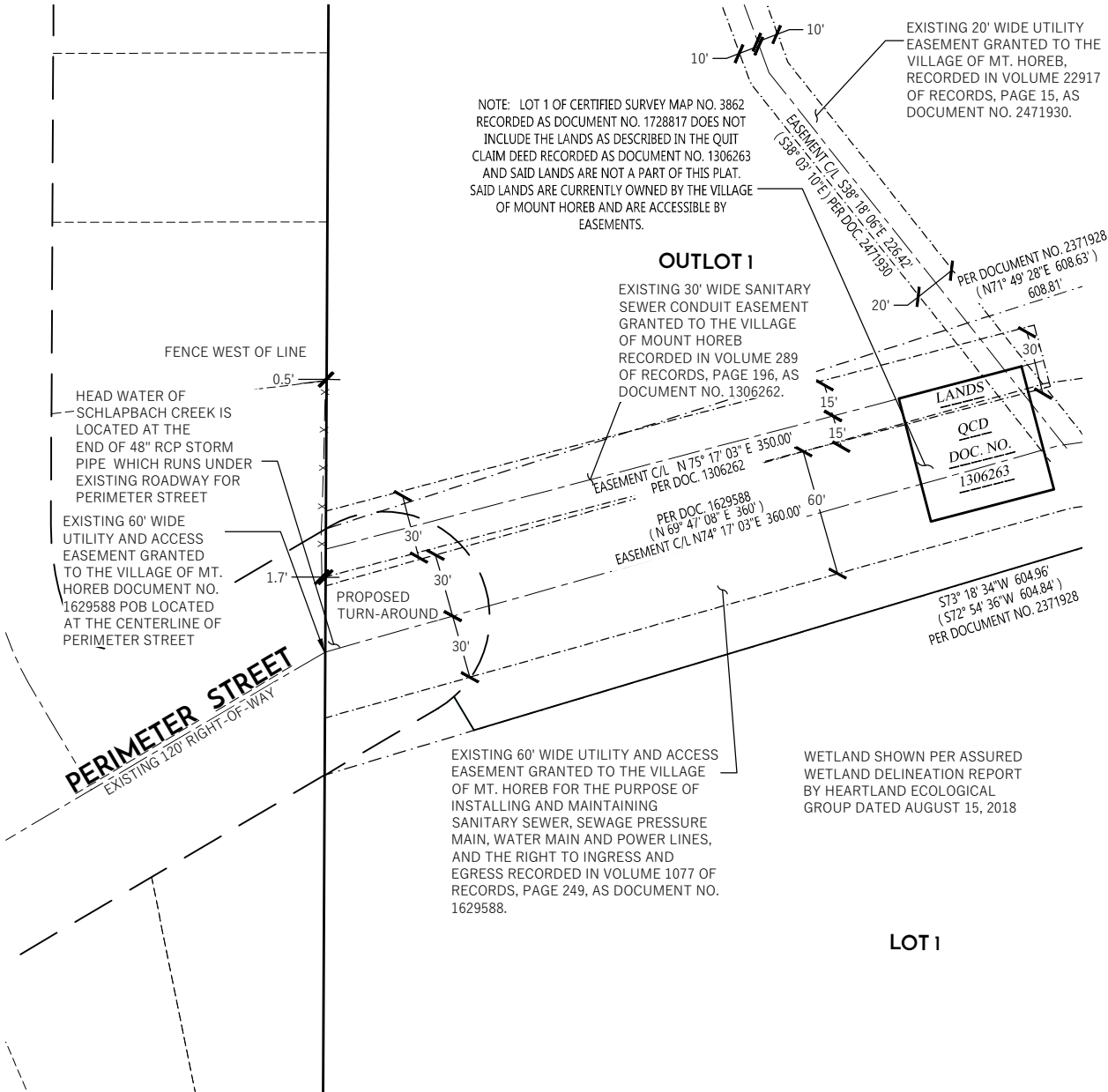
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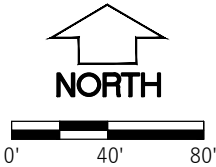


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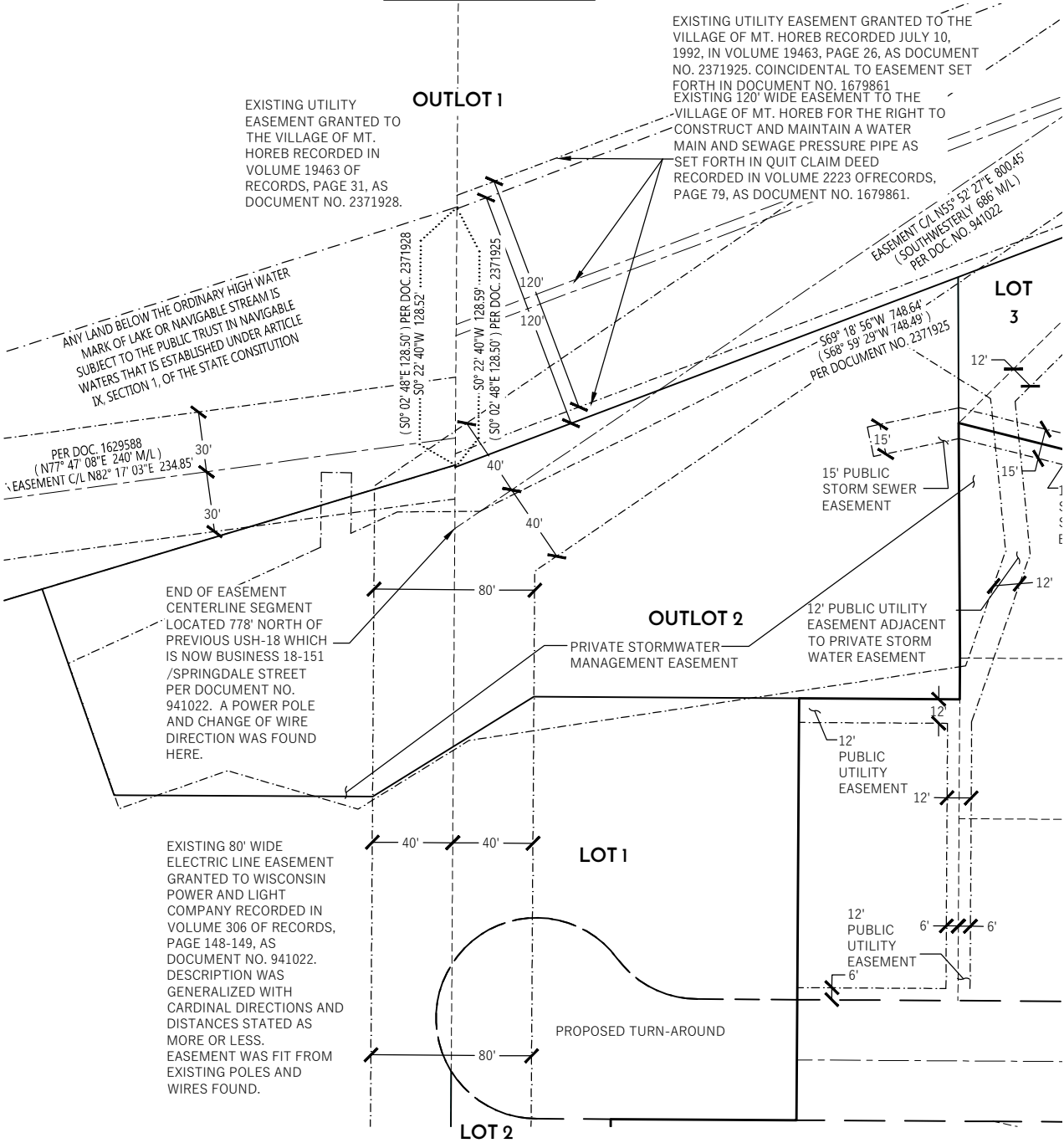
PROJECT NO: 180532
SHEET NO: 3 of 10

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

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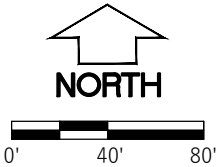


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File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 4 OF 10 User: aschoefer Plotted: Dec 05, 2024 - 2:26pm



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

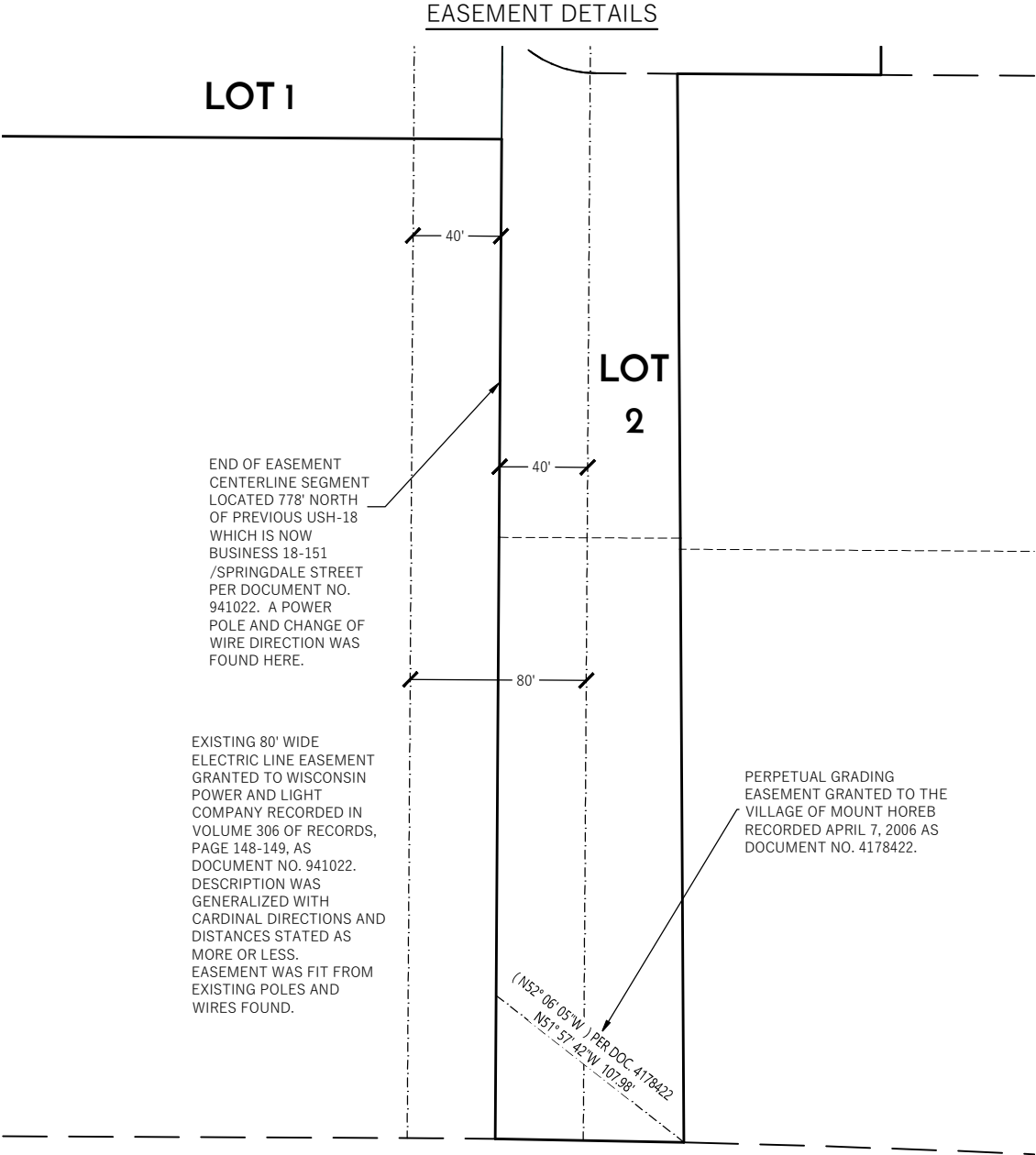
PREPARED FOR:
RICH EBERLE
6354 COUNTY HIGHWAY DM
DANE, WI 53529

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

PROJECT NO: 180532
SHEET NO: 4 of 10

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1 SIENNA HILLS PLAT RECORDED AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268 RECORDED AS DOCUMENT NO. 4863525, EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT HOREB RECORDED AS DOCUMENT NO. 1306263, ALL BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL LOCATED IN FRACTIONAL SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

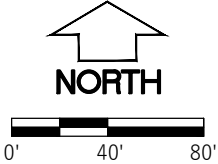


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- FOUND 1-1/4" REBAR
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- CSM INTERIOR BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- EASEMENT CREATED PER THIS CSM
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS JANUARY 14TH, MARCH 4TH AND 25TH, APRIL 8TH AND 22ND, 2019 AND MARCH 27TH, 2020.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, T6N, R6E, BEARS S 89°38' 20" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 2-8 OF 10 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY, LOTS 1-3 OUTLOTS 1-3, AND EASEMENTS.
- SEE SHEET 7 OF 8 FOR SECTION CORNER MONUMENT COORDINATE TABLE.



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PREPARED FOR:
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6354 COUNTY HIGHWAY DM
DANE, WI 53529

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

PROJECT NO: 180532
SHEET NO: 5 of 10

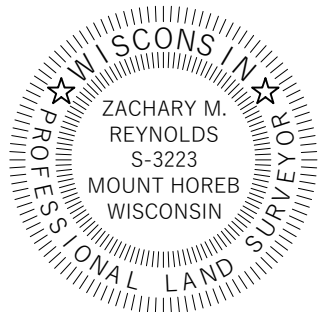
VOL. _____ PAGE _____
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[illegible]

	SECTION CORNER
	FOUND / RECOVERED
	3/4" REBAR FOUND
	FOUND 1-1/4" REBAR
	1" IRON PIPE FOUND
	2" IRON PIPE FOUND
	3/4" REBAR SET 1.50 LB/FT
	CSM BOUNDARY
	CSM INTERIOR BOUNDARY
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	PLATTED LINE
	EXISTING EASEMENT
	BARB WIRE FENCE
	EASEMENT CREATED PER THIS CSM
	RECORDED INFORMATION

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5. SEE SHEET 7 OF 8 FOR SECTION CORNER MONUMENT COORDINATE TABLE.

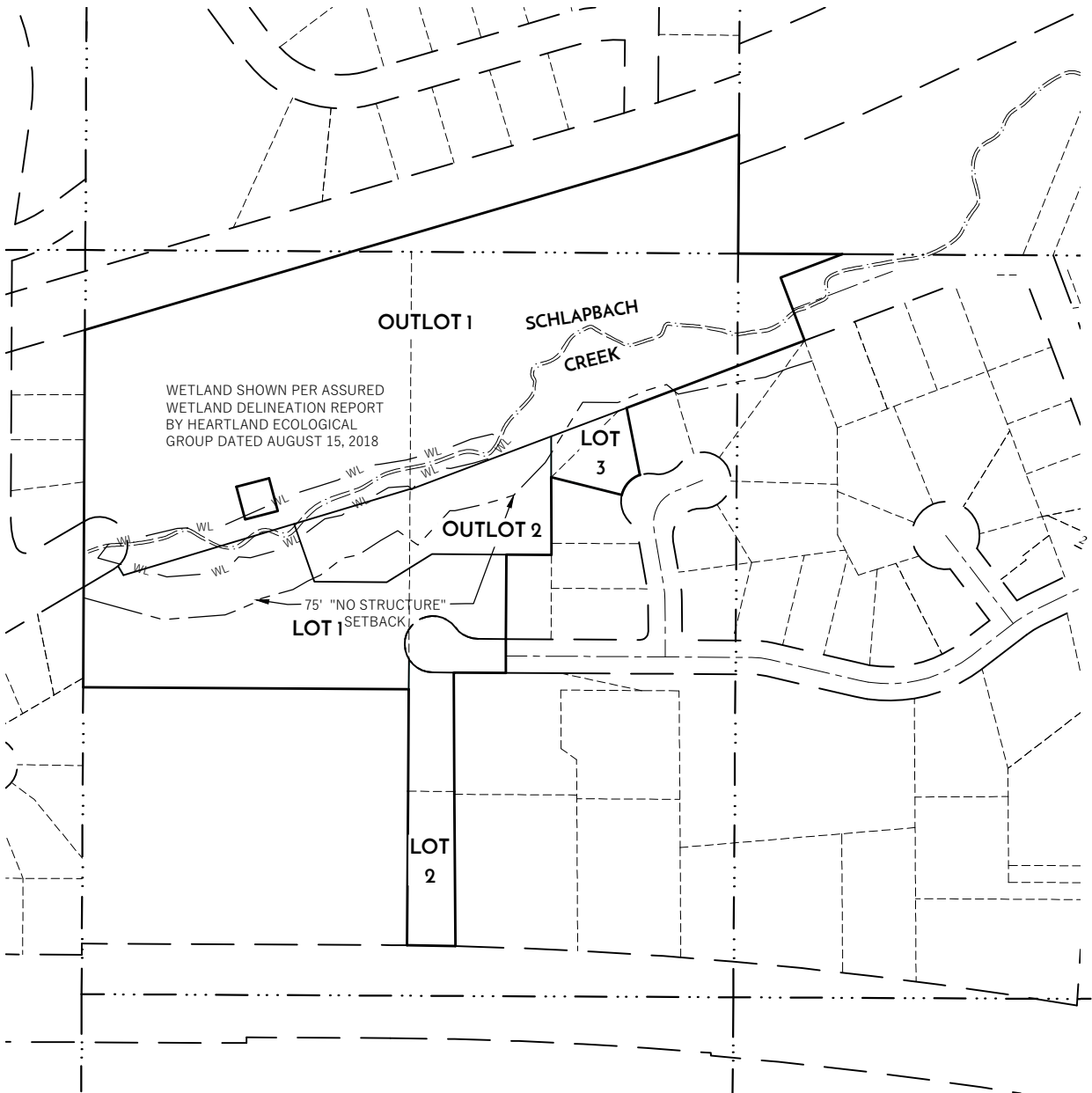


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WETLAND LOCATION & SETBACK

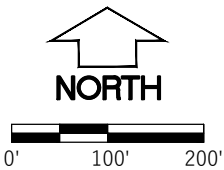


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- FOUND 1-1/4" REBAR
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- WL — DELINEATED WETLANDS
- NO STRUCTURE SETBACK
- EDGE OF WATER (APPROX.)
- CSM BOUNDARY
- CSM INTERIOR BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
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CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	190.31'	2914.93'	3° 44' 27"	N 71° 47' 07" E	190.28'	N 73° 39' 20" E	N 69° 54' 54" E
(*****)		2914.93'		N 72° 09' 56" E	176.94'		
C-2	49.76'	50.00'	57° 01' 14"	S 42° 31' 16" W	47.73'	S 71° 01' 52" W	S 14° 00' 39" W
C-3	85.75'	7729.42'	0° 38' 08"	N 88° 57' 55" W	85.75'	N 89° 16' 59" W	N 88° 38' 51" W
(**)	85.74'	7729.49'	0° 38' 08"	N 88° 57' 24" W	85.74'		
C-4	46.34'	50.00'	53° 06' 05"	S 26° 50' 14" W	44.70'	S 53° 23' 16" W	S 0° 17' 12" W
C-5	126.75'	50.00'	145° 14' 27"	S 19° 13' 57" E	95.43'	N 88° 08' 49" E	S 53° 23' 16" W
C-6	46.36'	50.00'	53° 07' 47"	N 63° 05' 34" W	44.72'	N 36° 31' 40" W	N 89° 39' 27" W
C-7	152.98'	50.00'	175° 17' 58"	S 55° 49' 21" W	99.92'	S 31° 49' 38" E	N 36° 31' 41" W
C-8	50.76'	50.00'	58° 10' 17"	S 60° 54' 47" E	48.61'	S 89° 59' 55" E	S 31° 49' 38" E

LOT AREAS		
LOT #	AREA SQ. FT.	AREA ACRES
LOT 1	151,743	3.48
LOT 2	40,378	0.93
LOT 3	16,840	0.39
O.L. 1	520,100	11.94
O.L. 2	66,323	1.52

LINE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L-1	211.65'	S 0° 22' 18" W	L-14	60.00'	N 75° 17' 03" E
(*****)	212.66'	S 0° 44' 40" W	(***)	60'	N 75° E
L-2	184.81'	S 89° 40' 45" E	(****)	60'	N 75° 35' 14" E
(*)		S 89° 25' 50" E	L-15	60.00'	S 14° 42' 57" E
(*****)	184.17'	S 89° 25' 50" E	(***)	60'	S 15° E
L-3	116.53'	S 69° 18' 56" W	(****)	60'	S 15° 35' 14" E
(*)	115.89'	S 69° 40' W	L-16	60.00'	S 75° 17' 03" W
L-4	120.00'	S 20° 34' 14" E	(***)	60'	S 75° W
(*)		S 20° 20' 00" E	(****)	60'	S 75° 35' 14" W
L-5	337.53'	S 69° 18' 56" W	L-17	60.00'	N 14° 42' 57" W
L-6	121.66'	S 11° 13' 22" E	(***)	60'	N 15° W
L-7	129.14'	N 75° 59' 21" W	(****)	60'	N 15° 35' 14" W
L-8	116.96'	S 0° 17' 39" E	L-18	62.09'	N 59° 27' 10" E
L-9	20.56'	S 0° 20' 33" W	L-19	2.32'	S 59° 30' 04" W
L-10	80.00'	N 89° 39' 27" W	L-20	18.51'	S 30° 29' 56" E
L-11	210.00'	S 0° 20' 33" W	L-21	531.29'	N 73° 18' 34" E
L-12	92.49'	N 89° 39' 27" W	L-22	108.69'	N 19° 18' 43" W
L-13	280.00'	N 75° 17' 03" E	L-23	128.64'	N 89° 39' 24" W
(***)		N 75° E	L-24	94.47'	S 58° 14' 40" W
(*****)		N 75° 35' 14" E	L-25	1.01'	S 0° 22' 40" W
			L-26	49.79'	N 89° 39' 27" W

* PER STONE HAVEN ESTATES
** PER CSM NO. 13268
*** PER QCD DOCUMENT NO. 1306263
**** PER CSM 3862
***** PER WARRANTY DEED DOCUMENT NO. 2947470



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LEGAL DESCRIPTION

A CONSOLIDATION AND REDIVISION OF OUTLOT 1 SIENNA HILLS PLAT RECORDED AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268 RECORDED AS DOCUMENT NO. 4863525, EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT HOREB RECORDED AS DOCUMENT NO. 1306263, ALL BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL LOCATED IN FRACTIONAL SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWED:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 7; THENCE ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 7 NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 544.54 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 1 OF CSM 3862 ALSO BEING THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WEST QUARTER LINE ALSO BEING THE WEST LINE OF SAID LOT 1 OF CSM 3862 NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 634.47 FEET TO THE SOUTHERLY LINE OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES RIGHT-OF-WAY FOR MILITARY RIDGE TRAIL, FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE, ALONG SAID SOUTHERLY MILITARY RIDGE TRAIL RIGHT-OF-WAY NORTH 73 DEGREES 39 MINUTES 20 SECONDS EAST, 1021.53 FEET TO A POINT OF TANGENT CURVE IN SAID RIGHT-OF-WAY; THENCE, CONTINUING NORTHEASTERLY 190.31 FEET ALONG SAID MILITARY RIDGE TRAIL RIGHT-OF-WAY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2914.93 FEET AND LONG CHORD THAT BEARS NORTH 71 DEGREE 47 MINUTES 07 SECONDS EAST, FOR 190.28 FEET TO A POINT ON THE NON-TANGENT EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE, ALONG SAID EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 00 DEGREES 22 MINUTES 18 SECONDS WEST, 211.65 FEET TO THE NORTH LINE OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SOUTH 89 DEGREES 40 MINUTES 45 SECONDS EAST, 184.81 FEET TO A POINT OF INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERIMETER ROAD; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PERIMETER ROAD SOUTH 69 DEGREES 18 MINUTES 56 SECONDS WEST; 116.53 FEET TO THE WESTERLY RIGHT-OF-WAY LIMITS OF PERIMETER ROAD; THENCE, ALONG SAID WESTERLY LIMITS SOUTH 20 DEGREES 34 MINUTES 14 SECONDS EAST, 120.00 FEET TO THE NORTHWEST CORNER OF LOT 20 OF STONE HAVEN ESTATES RECORDED IN VOLUME 52 OF PLATS OF DANE COUNTY ON PAGE 32 AS DOCUMENT NO. 1665591; THENCE, SOUTH 69 DEGREES 18 MINUTES 56 SECONDS WEST, 337.53 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SIENNA HILLS PLAT RECORDED IN VOLUME 61-046A OF PLATS OF DANE COUNTY ON PAGES 262-264 AS DOCUMENT NO. 5734382; THENCE, SOUTH 69 DEGREES 18 MINUTES 56 SECONDS WEST, 337.53 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID SIENNA HILLS PLAT; THENCE, SOUTH 11 DEGREES 13 MINUTES 22 SECONDS EAST, 121.66 FEET ALONG THE EAST LINE OF LOT 6 TO THE SOUTHEAST CORNER OF LOT 6 OF AFORESAID PLAT, WHICH IS ALSO A POINT OF THE NORTHRLY RIGHT-OF-WAY ON JAMIE JO CIRCLE; THENCE, SOUTHWESTERLY 49.76 FEET ALONG SAID RIGHT-OF-WAY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND LONG CHORD THAT BEARS SOUTH 42 DEGREES 31 MINUTES 16 SECONDS WEST, FOR 47.73 FEET TO THE NORTHEAST CORNER OF LOT 5 OF AFORESAID PLAT; THENCE, ALONG THE NORTH LINE OF SAID LOT 5 NORTH 75 DEGREES 59 MINUTES 21 SECONDS WEST, 129.14 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 5. THENCE, ALONG THE WEST LINE OF SAID LOT 5, SOUTH 0 DEGREES 17 MINUTES 39 SECONDS EAST, 116.96 FEET TO THE NORTHWEST CORNER OF LOT 4 OF AFORESAID PLAT; THENCE, ALONG THE WEST LINE OF SAID LOT 4, SOUTH 0 DEGREES 20 MINUTES 33 SECONDS WEST, 20.56 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE, NORTH 89 DEGREES 39 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2 OF AFORESAID PLAT 80.00 FEET; THENCE, SOUTH 0 DEGREES 20 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, 210.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 15199 RECORDED IN VOLUME 108 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 66-72 AS DOCUMENT NO. 5508555; THENCE, ALONG THE NORTH LINE OF SAID CSM 15199 NORTH 89 DEGREES 39 MINUTES 27 SECONDS WEST, 92.49 FEET TO NORTHWEST CORNER OF SAID CSM 15199; THENCE ALONG THE WEST LINE OF SAID CSM 15199 AND THEN, THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 13268 RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGE 260 AS DOCUMENT NO. 4863525, SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, 485.55 FEET TO A POINT OF TANGENT CURVE ON THE RIGHT-OF-WAY OF SPRINGDALE STREET, ALSO KNOWN AS COUNTY TRUNK HIGHWAY "ID"; THENCE, CONTINUING NORTHWESTERLY 85.75 FEET ALONG SAID SPRINGDALE STREET RIGHT-OF-WAY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7729.42 FEET AND LONG CHORD THAT BEARS NORTH 88 DEGREE 57 MINUTES 55 SECONDS WEST, FOR 85.75 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3862 RECORDED IN VOLUME 16 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGE 57 AS DOCUMENT NO. 1728817; THENCE, ALONG THE EAST LINE OF AFORESAID LOT 2 OF CERTIFIED SURVEY MAP 3862 NORTH 00 DEGREES 22 MINUTES 40 SECONDS EAST, 454.28 FEET THE SOUTH LINE OF AFORESAID LOT 1 OF CSM 3862; THENCE, ALONG SAID SOUTH LINE OF LOT 1 OF CSM 3862 NORTH 89 DEGREES 39 MINUTES 24 SECONDS WEST, 578.02 FEET BACK TO THE POINT OF BEGINNING.

ABOVE DESCRIBED AREA CONTAINS 815,838 SQUARE FEET OR 18.73 ACRES INCLUDING RIGHT-OF-WAY. 795.384 SQUARE FEET OR 18.26 ACRES EXCLUDING RIGHT-OF-WAY. ABOVE DESCRIBED AREA EXCLUDES THE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED ON OCTOBER 3, 1971 IN VOLUME 289 OF RECORDS ON PAGE 197 AS DOCUMENT NO. 1306263.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF RICH EBERLE, 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 _____



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SHEET NO: 10 of 10

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1 SIENNA HILLS PLAT RECORDED AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268 RECORDED AS DOCUMENT NO. 4863525, EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT HOREB RECORDED AS DOCUMENT NO. 1306263, ALL BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL LOCATED IN FRACTIONAL SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

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.

BY: _____
RICH EBERLE

STATE OF WISCONSIN) SS
DANE COUNTY) SS

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

THE ABOVE NAMED OWNER, RICH EBERLE, 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
VILLAGE CLERK, VILLAGE OF MOUNT HOREB

DATE



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

December 18, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.e

Consideration of 114-118 E Main Street - Exterior Siding

BACKGROUND

Continued discussion with the applicant on the siding color and trim for the rehabilitation of their building.

RECOMMENDATION

ATTACHMENTS

1. Building Views 114-118 E Main
2. Approved Color Black
3. Central Business Zoning - Color Palettes

New Exterior



Previous Exterior



Building Inspector

From: Kathy Hagen on behalf of Kathy.Hagen@mounthorebwi.info
Sent: Thursday, March 24, 2016 8:34 AM
To: MHCourt; Building Inspector
Cc: Nic Owen
Subject: Approved Color Black

Kelly and Jean -

Last night the Plan Commission approved to add black to the list of acceptable colors for the downtown CB Central Business historic district. Staff will be able to approve the color unless you feel the use of black is excessive in which case we can refer to the Plan Commission for determination.

Kathy L Hagen
Assistant Administrator
Village of Mount Horeb
138 E Main Street
Mount Horeb WI 53572
608 437-6884 ext 108

VICTORIAN

1900's

IT WAS A PERIOD OF CONTRASTS. Natural shades of sand, stone, slate and earth, on homes designed in the style of a Gothic Revival. Accents were everything, with ornate windows, doors and cornices painted in vivid hues that featured every ornament. And whether you're faithfully restoring a home in perfect detail, or simply love the look, our Victorian Preservation Palette® has all the authentic colors you need.



Backwood Dark Red SW 3801
Backwood Red SW 3803
Backwood Terra Cotta SW 3805
Backwood Rose Beige SW 3804
"TerraCotta" Wood Yellow



Backwood Dark Brown SW 3806
Backwood Medium Brown SW 3807
Backwood Brown SW 3808
Backwood Beige SW 3809



Backwood Shutter Green SW 3809
Backwood Sash Green SW 3810
Backwood Blue Green SW 3811
Backwood Jade SW 3812



Backwood Dark Green SW 3814
Backwood Olive SW 3815
Backwood Antique Gold SW 3816
Downing Straw SW 3817



Backwood Golden Oak SW 3818
Backwood Gray SW 3819
Downing Sand SW 3820
Downing Stone SW 3821

ARTS & CRAFTS

1900's

IT WAS PURELY USEFUL, AND SIMPLY BEAUTIFUL. But the Arts & Crafts Movement was more than California bungalows and Prairie School villas. It was a blend of Victorian windows, Queen Anne oak, Colonial columns, Gothic half-timbering. Mission dormers and bungalow brackets—all painted in the deep, rich Regency colors. And whether you're a craftsman parlor, or you just like the look, our Preservation Palette® has all the colors you need for utilitarian beauty.



Baycroft Yellow SW 3822
Baycroft Maple SW 3824
Craftsman Brown SW 3825
Quarterround Oak SW 3826



Hammered Silver SW 3840
Baycroft Copper Red SW 3829
Polished Mahogany SW 3836
Aurora Brown SW 3837



Baycroft Mist Gray SW 3844
Baycroft Brass SW 3843
Baycroft Suede SW 3842
Weathered Shingle SW 3841



Bungehausen Gray SW 3845
Baycroft Bronze Green SW 3846
Baycroft Rustic Green SW 3847
Baycroft Pewter SW 3848

Mount Horeb Central Business
Color Palettes

CLASSICAL/COLONIAL

1800

IT IS THE TRUE AMERICAN STYLE. First created by Thomas Jefferson, this balanced blend of 18th century neoclassicism and 19th century romanticism emulated the spirit of a new nation with its leanings toward Ancient Greek and Roman style. Yellowish whites were used to simulate ancient marble. Rookwood Shutter green was used on outside blinds for its resemblance to the bronze shutters of Renaissance buildings. It's a style that continues in popularity today, and you'll find every authentic shade in our Preservation Palette®.



Classical White SW 3829
Classical Yellow SW 3843
Classical Gold SW 3831
Colonial Revival Gray SW 3823



Colonial Revival Tan SW 3828
Colonial Revival Stone SW 3827
Colonial Revival Green Stone SW 3826
Colonial Revival Sea Green SW 3825

possible palettes



BODY: Classical Yellow SW 3843
TRIM: Classical White SW 3829
ACCENT: Colonial Revival Tan SW 3828
BODY: Colonial Revival Stone SW 3827
TRIM: Colonial Revival Tan SW 3828
ACCENT: Classical White SW 3829



BODY: Colonial Revival Gray SW 3823
TRIM: Colonial Revival Sea Green SW 3825
ACCENT: Classical Gold SW 3831

Samples approximate the actual paint color.
Some colors limited to select product lines.

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1-800-4SHERWIN

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CS 3/05

Page 38 of 39



Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

November 2024

Year to Date

244 - Building permits have been issued for
general construction since Jan . 1St

19 - New UDC permit since Jan 1st

27 -General permits in November

1 - New UDC single family homes
since November 1st

Large Commercial projects currently active

- Upland Hills Remodel
is Ongoing
- MARC Project started
- Dental Clinic/
Commerce St

- First Choice Dental is
completed