



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, January 22, 2025 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 December 18, 2024 Meeting Minutes
 - b. Presentation on Affordable Housing: Kristen Fish-Peterson, Village Economic Development Consultant
 - 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
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
 1. Central Business Information Letter
- 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

January 22, 2025

PREPARED BY

AGENDA ITEM # 3.a

Consideration of December 18, 2024 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Draft Minutes 12 18 24

PLAN COMMISSION AGENDA
Wednesday, December 18, 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: Nate Gauger, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Peggy Zalucha

Members Absent: Sarah Best

Others Present: Village Administrator Nic Owen, Assistant Clerk Jean Culberson, Youth in Government Siobhan Mertz

3) Agenda Items

a. Consideration of November 20, 2024 Meeting Minutes

Zalucha Motioned to approve the minutes of the November 20, 2024 meeting, Kidd seconded and the Motion carried by unanimous voice vote.

b. Certified Survey Map for Norsk Ridge, Goninen Living Trust

Owen gave an overview of the CSM to adjust the lot from outlot to a buildable lot. The application includes utility easements and the Building Inspector is to review the driveway.

Zalucha Motioned to approve the Certified Survey Map, Gauger seconded and the Motion carried by unanimous voice vote.

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

Owen gave an overview on the request to divide the current parcel into two parcels. The second lot would be considered a flag lot. Czyzewski read a letter from the property owners who were unable to attend. The CSM does not require a public hearing but public comment is permitted.

The following residents spoke in opposition:

Kurt Nowka-113 N Second St, David Hoffman-202 N Second St, Beth & Mike Rasmussen-109 N Grove St, Jack Lyle-118 N Second St, Mike Rooney-300 N Second St.

The following resident registered in opposition:

Teri Vierima-202 N Second St

The concerns included: if the plat was correct, a review of the historic district, privacy, the flag lot ordinance requiring the attractive arrangement of buildings, greenspace, R-1 Residential, and no communication to residents in the area.

The Commission questioned: if the plat was reviewed and correct, the historic district and if building plans should be present before approval. Zalucha Motioned to table for further review of the request and flag lot ordinance. Czyzewski seconded and the Motion carried by unanimous voice vote.

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

Owen gave an overview on the CSM and advised tabling the request for further review of platting requirements and easements. Zalucha Motioned to table for further review of the request. Gauger seconded and the Motion carried by unanimous voice vote.

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

Owen gave an overview on the exterior work of the building. The Commission questioned the approval of the black-gray siding color, the lighting and the lower portion of the building material. Property owner Josh Zimmer thought the work was approved with the approval of his Grant Renovation application. The Commission agreed to approve the installed siding and lighting. The Thirstea Troll tenant will need to review the color palettes for the yellow door color. The Commission requested staff approval of the stone for the lower portion of the unfinished building. Zalucha Motioned for approval and to include staff approval of the stone. Kidd seconded and the Motion carried by unanimous voice vote.

4) Committee Reports:

a. Plan Commission Chair Report

No report.

b. Village Planner Report

Owen informed on the recodification and the next meeting for review.

c. Building Inspector Report

Report in the packet.

5) Meeting adjournment.

Gauger Motioned and Willis-Remment seconded to adjournment at 8:10pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

January 22, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Presentation on Affordable Housing: Kristen Fish-Peterson, Village Economic Development Consultant

BACKGROUND

Kristen Fish-Peterson recently provided this presentation on affordable housing to the Community Development Authority. With the pending Lukken Farm Development and Zoning Code Rewrite we felt it would be beneficial to bring this presentation to Plan Commission as well.

RECOMMENDATION

ATTACHMENTS

1. Topic 17 Affordable Housing Market

December 2024

Affordable Housing & Workforce Housing



HERITAGE
COMMUNITY
OPPORTUNITY



REDEVELOPMENT
RESOURCES

Affordable According to HUD

- HUD income guidelines say “affordable” is someone not spending more of 30% of their income on housing. There are limits for different programs based on what percent of the Area Median Income (AMI) they are targeting.
- Adjusted for household size, households who make less than 30 percent of AMI are classified as “extremely low income,” households who make below 50 percent of AMI are classified as “very low income,” and households who make below 80 percent of AMI are classified as “low income.”

Section 42 Housing

- Section 42 housing, also known as the Low-Income Housing Tax Credit (LIHTC) program is a federal program that provides tax credits to developers to construct and offer rental housing for low-income families.
- Qualified tenants must have incomes that fall between 30-50% of the AMI and rents must not add up to more than 30% of incomes in that range.
- This is what is referred to as “Affordable Housing” (capital A affordable)



AMI – Dane County

2023 INCOME LIMIT GUIDELINES (CDBG and HOME Funded Programs*)

MEDIAN INCOME -- BY HOUSEHOLD SIZE

SIZE	100%* INCOME	90%* INCOME	80% INCOME (HUD-definition)	70%* INCOME	60%* INCOME	50% INCOME (HUD-definition)	40%* INCOME	30% INCOME (HUD-definition)	20%* INCOME	10%* INCOME
1	\$ 85,500	\$ 76,950	\$ 66,300	\$ 59,850	\$ 51,300	\$ 42,750	\$ 34,200	\$ 25,700	\$ 17,100	\$ 8,550
2	\$ 97,700	\$ 87,930	\$ 75,750	\$ 68,390	\$ 58,620	\$ 48,850	\$ 39,080	\$ 29,350	\$ 19,540	\$ 9,770
3	\$ 109,900	\$ 98,910	\$ 85,200	\$ 76,930	\$ 65,940	\$ 54,950	\$ 43,960	\$ 33,000	\$ 21,980	\$ 10,990
4	\$ 122,100	\$ 109,890	\$ 94,650	\$ 85,470	\$ 73,260	\$ 61,050	\$ 48,840	\$ 36,650	\$ 24,420	\$ 12,210
5	\$ 131,900	\$ 118,710	\$ 102,250	\$ 92,330	\$ 79,140	\$ 65,950	\$ 52,760	\$ 39,600	\$ 26,380	\$ 13,190
6	\$ 141,700	\$ 127,530	\$ 109,800	\$ 99,190	\$ 85,020	\$ 70,850	\$ 56,680	\$ 42,550	\$ 28,340	\$ 14,170
7	\$ 151,500	\$ 136,350	\$ 117,400	\$ 106,050	\$ 90,900	\$ 75,750	\$ 60,600	\$ 45,450	\$ 30,300	\$ 15,150
8	\$ 161,200	\$ 145,080	\$ 124,950	\$ 112,840	\$ 96,720	\$ 80,600	\$ 64,480	\$ 48,400	\$ 32,240	\$ 16,120

* The 30%, 50% and 80% figures are taken from HUD tables. They do not necessarily represent the precise mathematical percentage of the median income base of 100%. The additional % figures are provided for your convenience and are locally derived by formula from the 50% figure. (i.e. 20% of 2x50% median income figure)



“Affordable” housing

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

Workforce Housing

- Workforce housing is a term for affordable housing that's intended to help people with incomes that are too low to afford quality housing near their workplace. It can refer to rental units or ownership of single or multi-family homes.
- Workforce housing is also known as moderate-income or middle-income housing. It's typically targeted at households with incomes between 60% and 120% of the area median income (AMI).



Missing Middle Housing

Missing middle housing is a range of multiunit or clustered housing types, compatible in scale with single-family homes, that help meet the growing demand for walkable urban living, respond to shifting household demographics and meet the need for more housing choices at different price points.



Barriers to Missing Middle Housing (MMH)

Planning and Zoning Barriers

- Lack of zoning districts that enable MMH
- The metrics of multifamily or medium density zoning districts hinder MMH
- Ineffective mapping of zones
- Density-based planning and zoning discourage smaller units
- The challenge of parking requirements
- Impact fees make multiple smaller units economically infeasible



Barriers to Missing Middle Housing

- Community and neighborhood opposition
- MMH is not easily classified by industry standards
- Perceived cost inefficiencies for building small
- Additional risks of small condominium projects
 - Condominium liability and construction defect
 - Difficulty for builders to get financing for condos
 - Difficult for buyers to get a mortgage for a condo
 - Cost and complexity of setting up a condo assn. for small projects



Types of Missing Middle Housing

- Duplex – side by side
- Duplex – stacked
- Cottage Court
- Fourplex – stacked
- Townhouse
- Triplex – stacked
- Multiplex medium (mansion apartment)
- Courtyard building
- Live-Work (flexhouse)





AGENDA ITEM REPORT

MEETING DATE

January 22, 2025

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
3. Site Concept
4. RE_CSM Application for 114 N 2nd Street, Mount Horeb - Nic Owen - Outlook



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

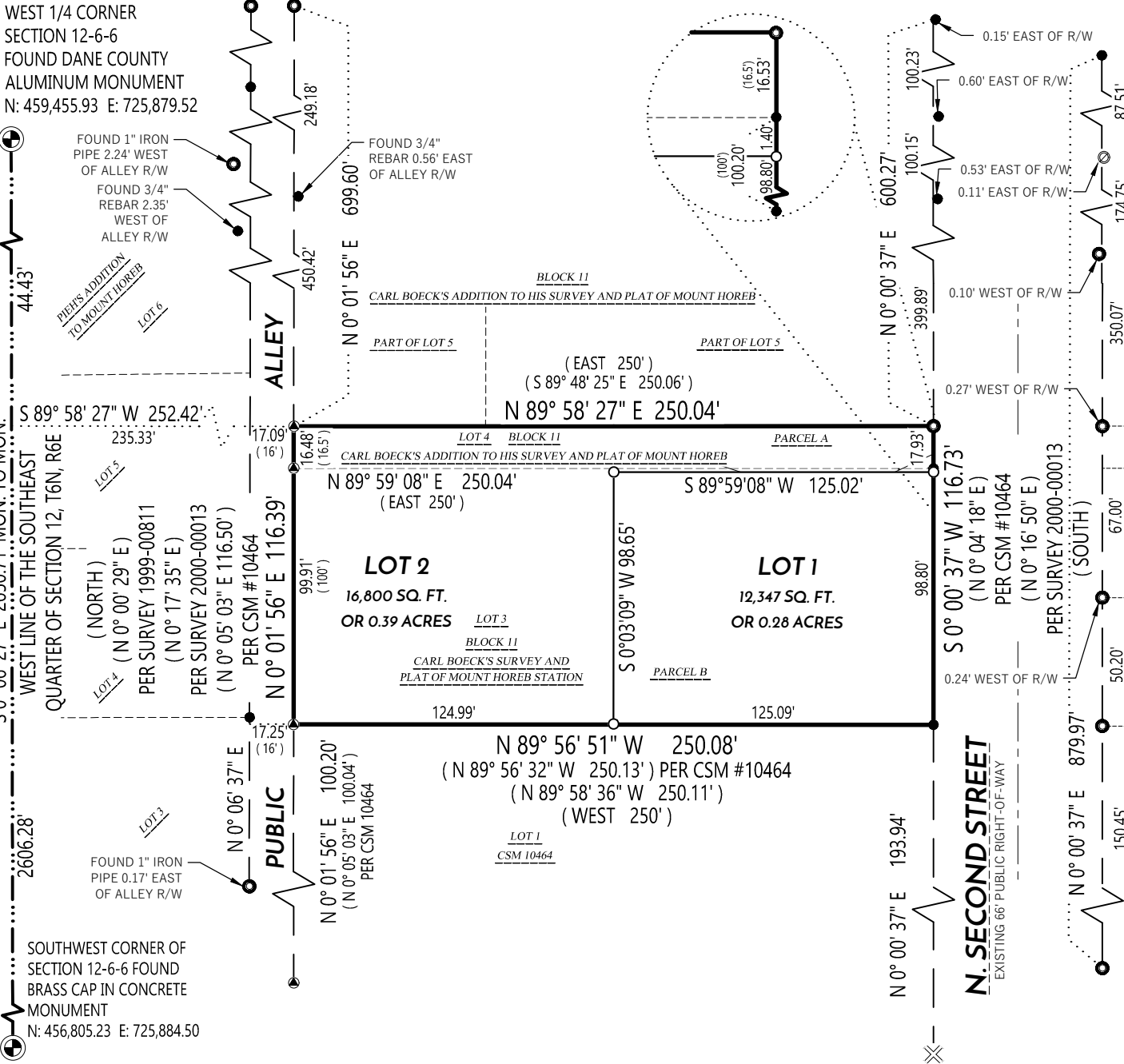
Upon completion of the Village review of the agreement and acceptance of the implementation of the agreement, the applicant shall reimburse the Village for any costs in excess of the deposit, and any excess deposit shall be returned to the applicant.

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

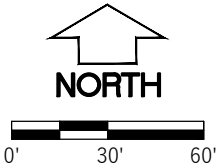


LEGEND

- 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.
- NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, THAT BEARS S 00°06' 27" E
- 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.



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

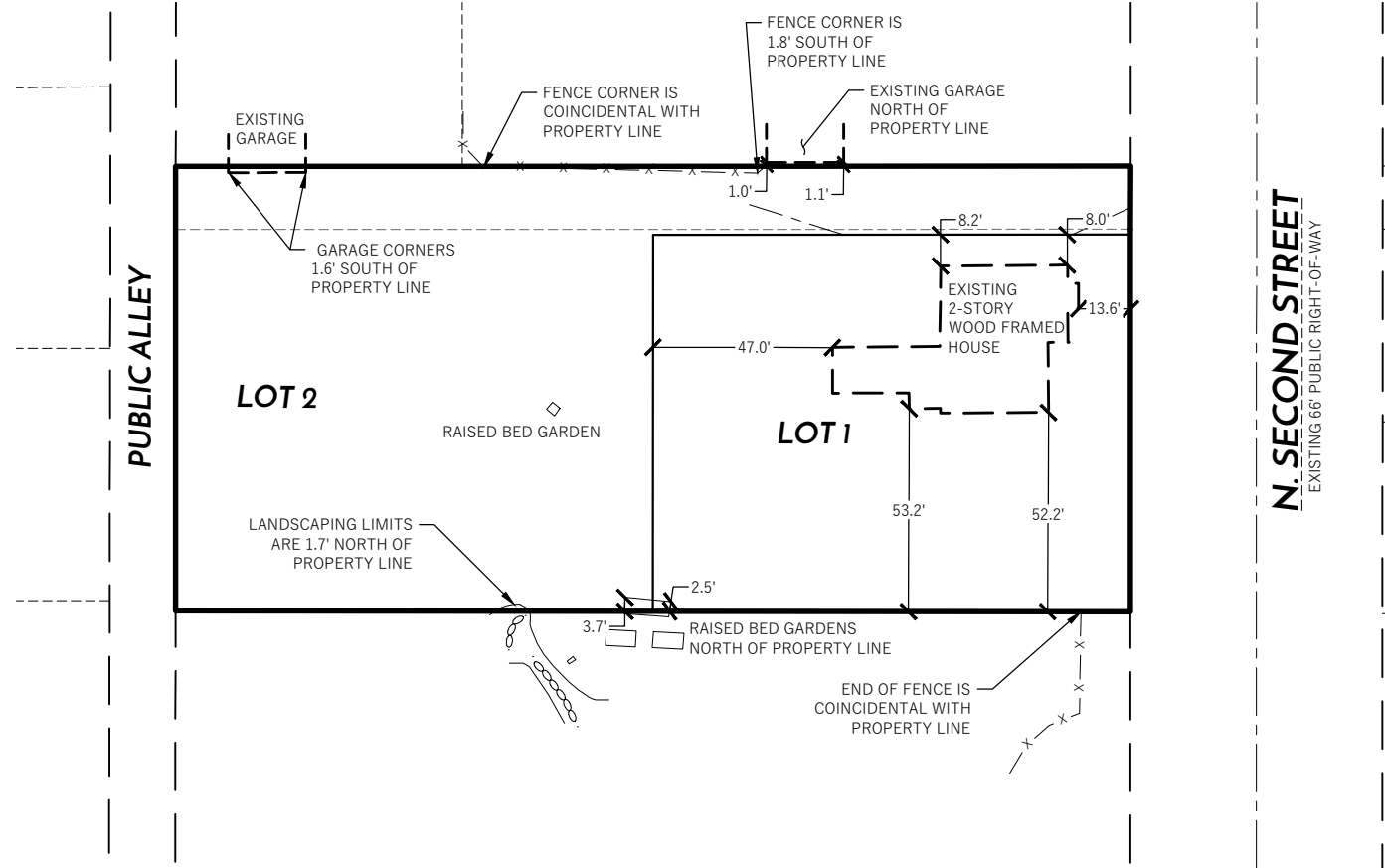
PROJECT NO: 24-1194
SHEET NO: 1 of 4

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

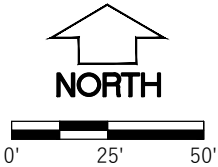


LEGEND

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

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 3 OF 4 FOR PROPOSED EASEMENTS.



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

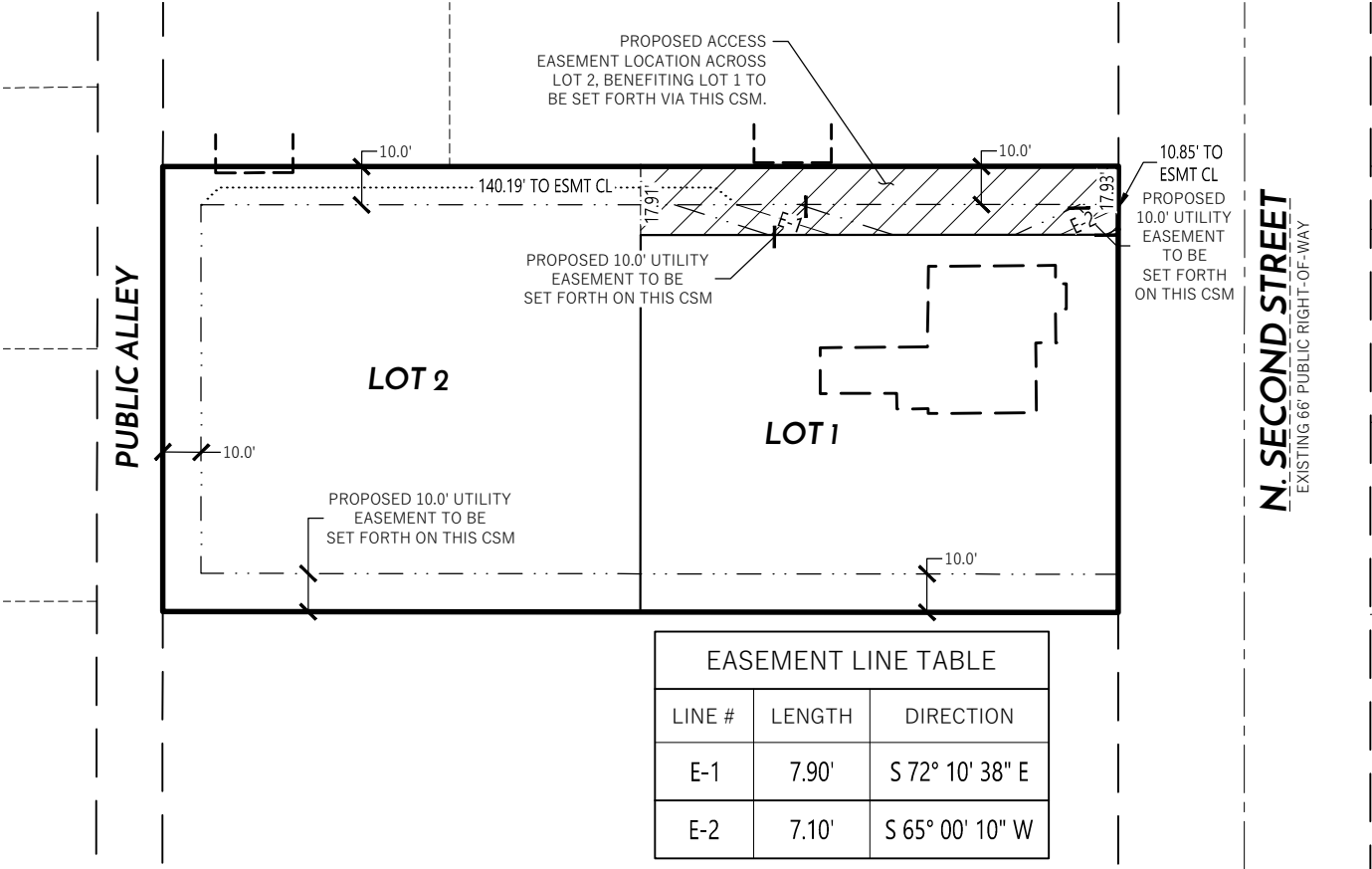
PROJECT NO: 24-1194
SHEET NO: 2 of 4

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.

PROPOSED EASEMENTS DETAIL

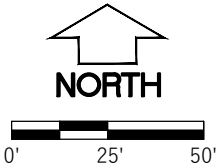


LEGEND

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

NOTES:

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



File: W:\2024\241194_Irene Field LLC - 114 N 2nd St. Mount Horeb\DWG\241194_CSM.dwg Layout: CSM 3 OF 4 User: aschaefer Plotted: Nov 01, 2024 - 3:13pm



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: 2 of 4

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

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

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.

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:
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

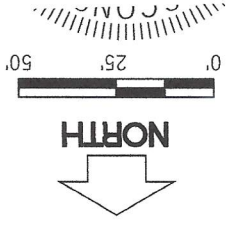
PROJECT NO: 24-1194
SHEET NO: 4 of 4

LEGEND

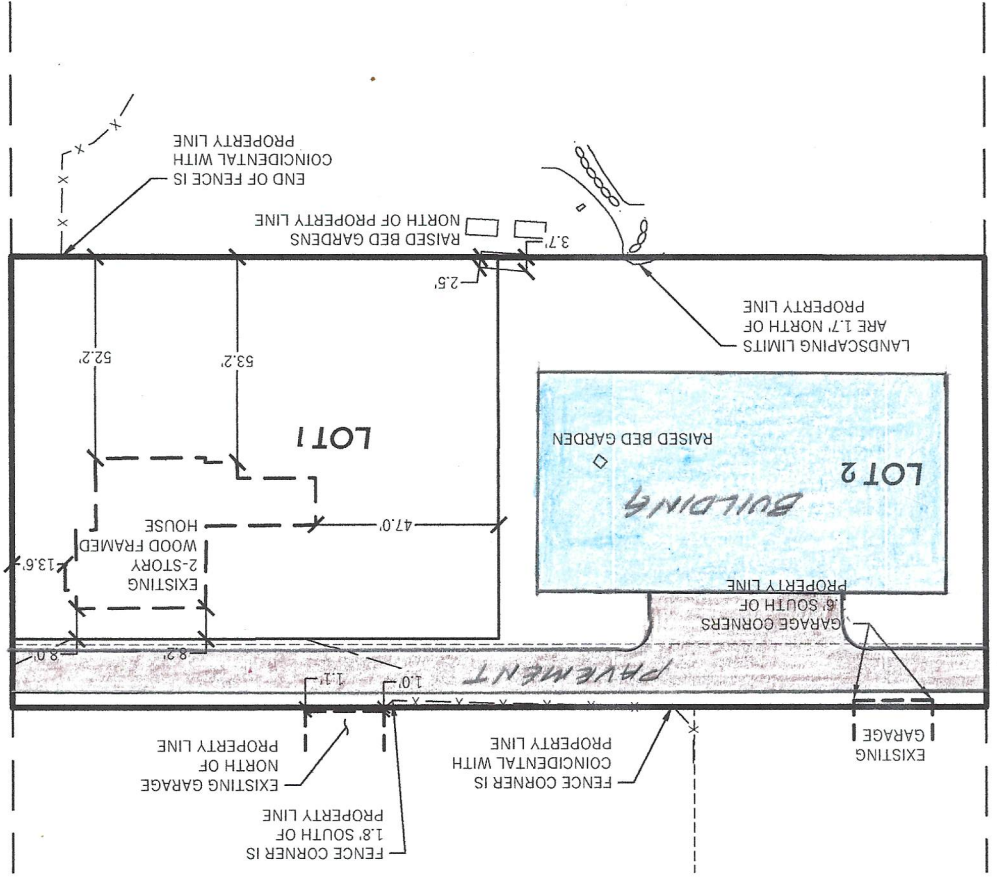
- CSM BOUNDARY
- CSM BOUNDARY INTERNAL
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING BUILDING
- STONE WALL
- EXISTING FENCE
- EXISTING GROUND FEATURE LIMITS

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 4 FOR PROPOSED EASEMENTS.



N. SECOND STREET
EXISTING 66' PUBLIC RIGHT-OF-WAY



PUBLIC ALLEY

RE: CSM Application for 114 N 2nd Street, Mount Horeb

From Robert Wright <Robert.Wright@smithgroup.com>

Date Tue 1/21/2025 9:42 AM

To Nic Owen <Nic.Owen@mounthorebwi.info>

Cc 50581.001@smithgroup.tonicdm.com <50581.001@smithgroup.tonicdm.com>

Hi Nic –

Thank you for forwarding Mr. Hoffman's email.

1. I cannot speak to the arrangement of the building as a site plan was not provided with the submission of the CSM. Normally a site plan is not required as part of CSM submission, however it appears that the flag lots have some added language that would require review of the layout.
2. The Public Alley will provide access for vehicles. We do not see any issue for pedestrians or bicyclists across the front east end of the lot that the flag attaches to 2nd Street.
3. A stormwater management Plan was not provided with the CSM. Single Family residential CSM are not required to provide a stormwater management plan as a condition of CSM approval per Chapter 20. However, if we determine that the infill development may cause a significant increase in downstream runoff, we can request this. Due to the added language related to drainage located in the flag lot approval, the site plan submitted should detail drainage patterns and if excess of 4000 sqft of disturbance will be undertaken.
4. We can not offer a recommendation on the privacy as this will require site plan review.

We think that it is best if a detailed site plan that depicts the above items is submitted for review and approval concurrently with the CSM in order for the Plan Commission to make a more informed decision.

Please let me know if you have any questions.

Thank you,

Rob

ROBERT WRIGHT

PE – HI, IA, IL, MN, ND, OH, WI

Senior Principal | Civil Engineer

C 608.212.1063

T 608.327.4433

SMITHGROUP



AGENDA ITEM REPORT

MEETING DATE

January 22, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

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

BACKGROUND

With the amendments made to the CSM presented last month Village Engineer is recommending approval of the attached CSM with some contingencies. Wright is preparing a letter detailing his recommended contingencies.

RECOMMENDATION

ATTACHMENTS

1. Certified Survey Map Application-2024-12-05
2. 180532_CSM (12-30-24)
3. Wright CSM Review Lot 3 Sienna Hills



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

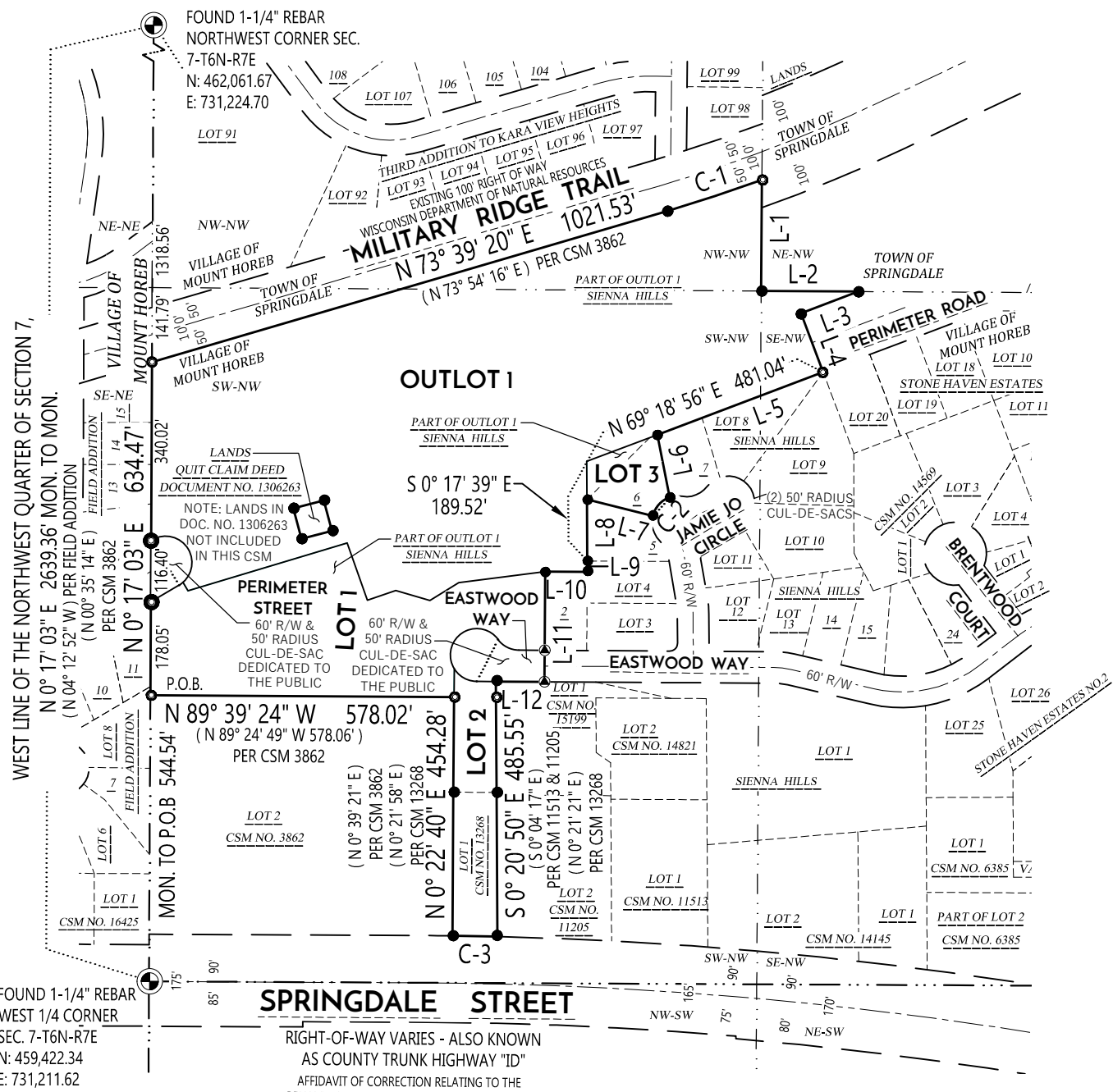
(c) Engineering Deposit.

- 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.

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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.

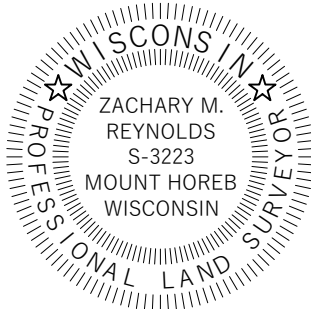


LEGEND

- 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
- QUARTER/QUARTER LINE
- 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, 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 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, T6N, R7E, BEARS N 0° 17' 03" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 2-6 OF 10 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY, LOTS 1-3 OUTLOT 1, AND EASEMENTS.
- SEE SHEET 7 OF 10 FOR LINE, CURVE, AND LOT AREA TABLES.

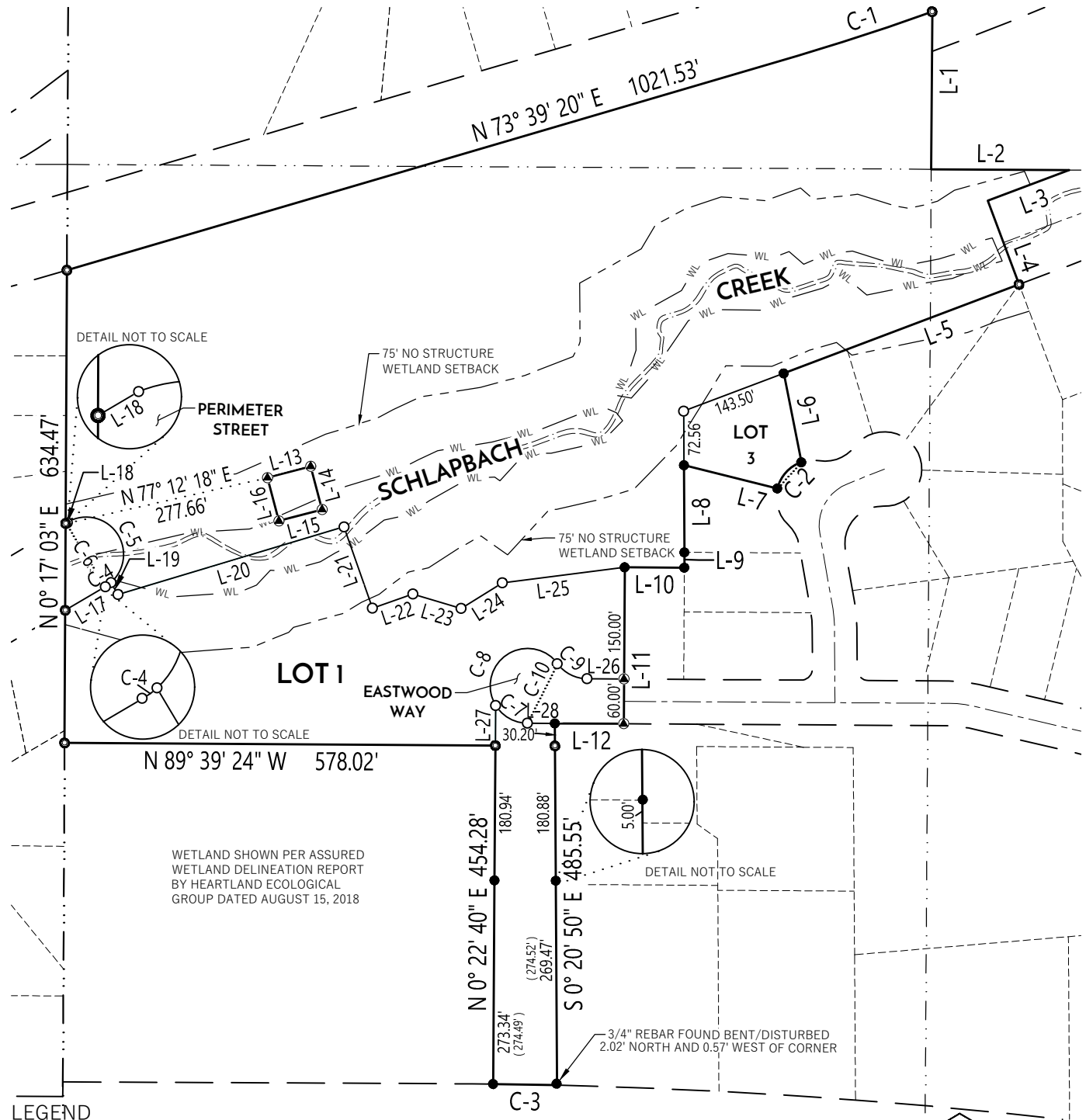


File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 1 OF 10 User: zreyolds Plotted: Dec 30, 2024 - 12:26pm

WYSER ENGINEERING	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	MAL	VOL. _____ PAGE _____
	WYSER ENGINEERING	RICH EBERLE	DRAWN BY:	AMS	
	300 EAST FRONT STREET	6354 COUNTY HIGHWAY DM	CHECKED BY:	ZMR	
	MOUNT HOREB, WI 53572	DANE, WI 53529	APPROVED BY:	ZMR	
	www.wyserengineering.com				
			PROJECT NO:	180532	DOC. NO. _____
			SHEET NO:	1 of 10	C.S.M. NO. _____

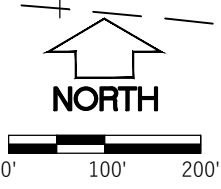
CERTIFIED SURVEY MAP NO.

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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
- SECTION/QUARTER LINE
- PLATTED LINE
- 75' WETLAND SETBACK
- APPROX. EDGE OF WATER
- WL DELINEATED WETLANDS
- () RECORDED INFORMATION



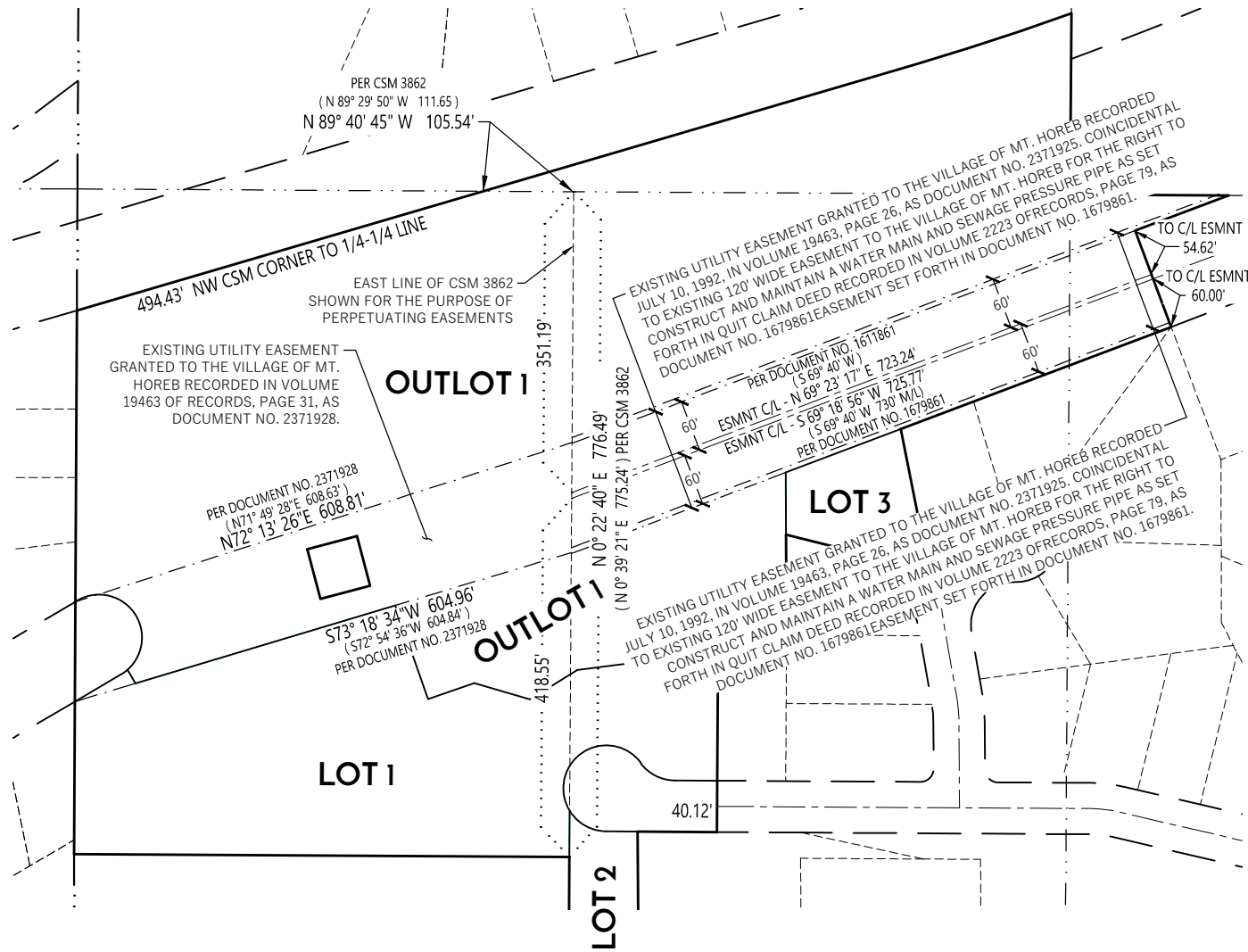
File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 2 OF 10 User: zreynolds Plotted: Dec 27, 2024 - 2:31pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	MAL	VOL. _____	PAGE _____
	WYSER ENGINEERING	RICH EBERLE	DRAWN BY:	AMS	DOC. NO. _____	
	300 EAST FRONT STREET	6354 COUNTY HIGHWAY DM	CHECKED BY:	ZMR	PROJECT NO: 180532	
	MOUNT HOREB, WI 53572	DANE, WI 53529	APPROVED BY:	ZMR	SHEET NO: 2 of 10	C.S.M. NO. _____
	www.wyserengineering.com					

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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.

EASEMENT DETAILS



LEGEND

- CSM BOUNDARY
- CSM INTERIOR BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- QUARTER/QUARTER LINE
- EXISTING EASEMENT LINE
- () RECORDED INFORMATION



0' 100' 200'

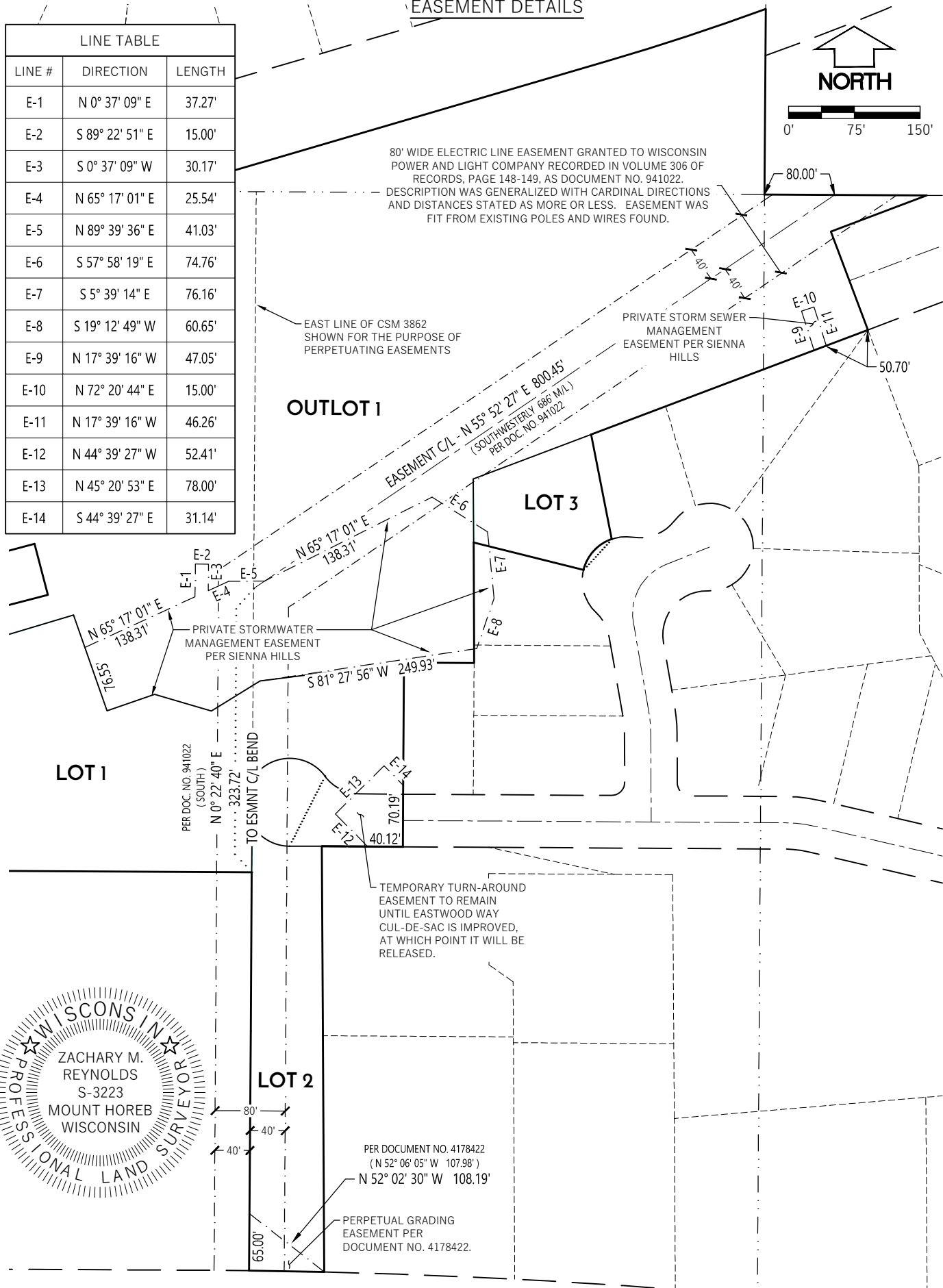


File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 3 OF 10 User: zreynolds Plotted: Dec 27, 2024 - 2:32pm

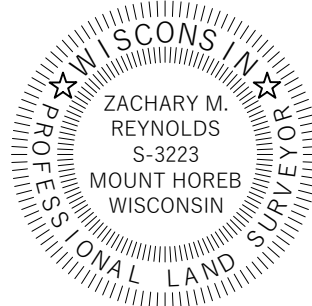
	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	MAL	VOL. _____ PAGE _____
	WYSER ENGINEERING	RICH EBERLE	DRAWN BY:	AMS	
	300 EAST FRONT STREET	6354 COUNTY HIGHWAY DM	CHECKED BY:	ZMR	
	MOUNT HOREB, WI 53572	DANE, WI 53529	APPROVED BY:	ZMR	
	www.wyserengineering.com		PROJECT NO:	180532	DOC. NO. _____
			SHEET NO:	3 of 10	C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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.



File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG(Survey)\18-0532_CSM-2024.dwg Layout: CSM 4 OF 10 User: zreynolds Plotted: Dec 27, 2024 - 2:33pm

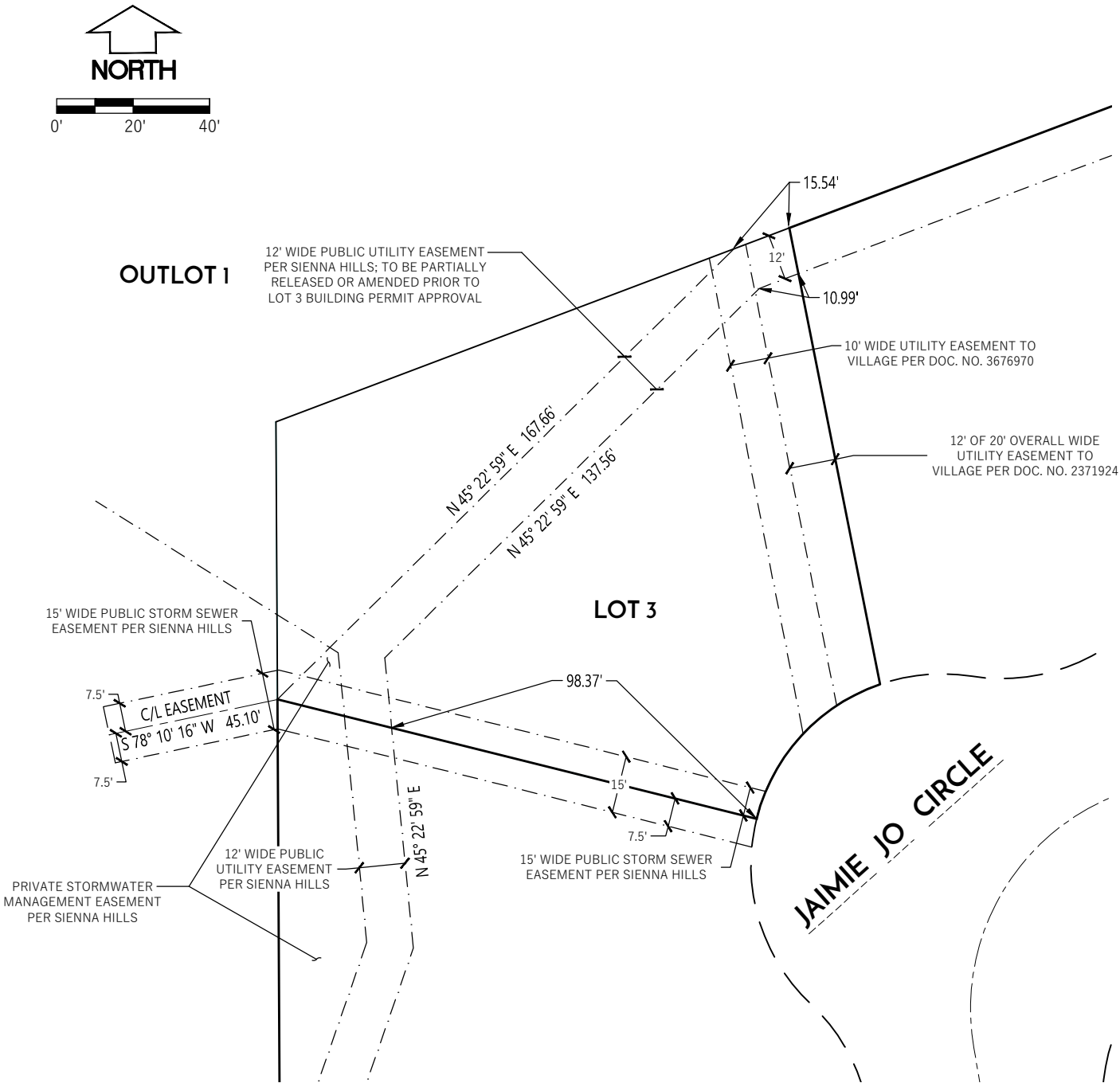


	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	MAL	VOL. _____ PAGE _____
	WYSER ENGINEERING	RICH EBERLE	DRAWN BY:	AMS	DOC. NO. _____
	300 EAST FRONT STREET	6354 COUNTY HIGHWAY DM	CHECKED BY:	ZMR	C.S.M. NO. _____
	MOUNT HOREB, WI 53572	DANE, WI 53529	APPROVED BY:	ZMR	
	www.wyserengineering.com				PROJECT NO: 180532
					SHEET NO: 4 of 10

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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.

EASEMENT DETAILS



File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 5 of 10 User: zreynolds Plotted: Dec 27, 2024 - 2:33pm



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: 5 of 10

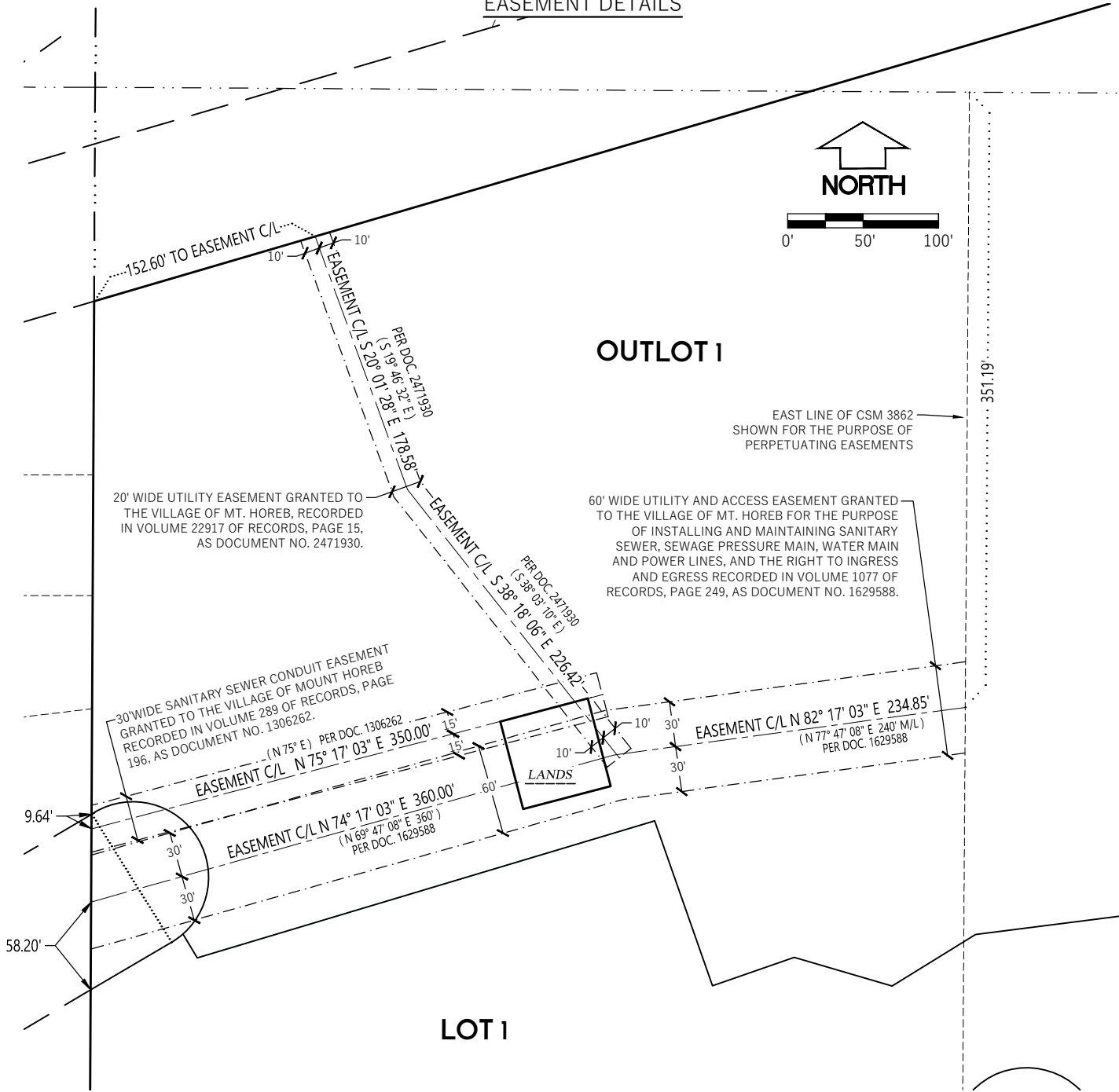
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 6 of 10 User: zreynolds Plotted: Dec 27, 2024 - 2:34pm

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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.

EASEMENT DETAILS



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: 6 of 10

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

File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 7 of 10 User: zreynolds Plotted: Dec 27, 2024 - 2:34pm

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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.

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
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'	7729.49'	0° 38' 08"	N 88° 57' 55" W	85.75'	N 88° 38' 51" W	N 89° 16' 59" W
(**)	85.74'			N 88° 57' 24" W	85.74'		
C-4	9.67'	50.00'	11° 04' 53"	N 53° 57' 38" E	9.66'	N 59° 30' 04" E	N 48° 25' 11" E
C-5	147.41'	50.00'	168° 55' 07"	N 36° 02' 22" W	99.53'	N 48° 25' 11" E	S 59° 30' 04" W
C-6	157.08'	50.00'	180° 00' 00"	N 30° 29' 56" W	100.00'	N 59° 30' 04" E	S 59° 30' 04" W
C-7	50.96'	50.00'	58° 23' 33"	N 60° 27' 40" W	48.78'	N 89° 39' 27" W	N 31° 15' 54" W
C-8	152.49'	50.00'	174° 44' 15"	S 56° 06' 14" W	99.89'	N 31° 15' 54" W	S 36° 31' 38" E
C-9	46.36'	50.00'	53° 07' 48"	S 63° 05' 33" E	44.72'	S 36° 31' 38" E	S 89° 39' 27" E
C-10	203.44'	50.00'	233° 07' 48"	N 26° 54' 27" E	89.44'	N 89° 39' 27" W	S 36° 31' 38" E

LOT AREAS		
LOT #	AREA SQ. FT.	AREA ACRES
LOT 1	150,518	3.46
LOT 2	40,384	0.93
LOT 3	16,840	0.39
O.L. 1	587,569	13.49

LINE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L-1	211.65'	S 0° 22' 18" W	L-14	60.00'	S 14° 42' 57" E
(*****)	212.66'	S 0° 44' 40" W	(***)	60'	S 15° E
L-2	184.81'	S 89° 40' 45" E	(****)	60'	S 15° 35' 14" E
(*)		S 89° 25' 50" E	L-15	60.00'	S 75° 17' 03" W
(*****)	184.17'	S 89° 25' 50" E	(***)	60'	S 75° W
L-3	116.53'	S 69° 18' 56" W	(****)	60'	S 75° 35' 14" W
(*)	115.89'	S 69° 40' W	L-16	60.00'	N 14° 42' 57" W
L-4	120.00'	S 20° 34' 14" E	(***)	60'	N 15° W
(*)		S 20° 20' 00" E	(****)	60'	N 15° 35' 14" W
L-5	337.53'	S 69° 18' 56" W	L-17	62.12'	N 59° 27' 10" E
L-6	121.66'	S 11° 13' 22" E	L-18	2.32'	S 59° 30' 04" W
L-7	129.14'	N 75° 59' 21" W	L-19	18.51'	S 30° 29' 56" E
L-8	116.96'	S 0° 17' 39" E	L-20	316.54'	N 73° 18' 34" E
L-9	20.56'	S 0° 20' 33" W	L-21	115.81'	N 19° 19' 49" W
L-10	80.00'	N 89° 39' 27" W	L-22	57.30'	S 70° 47' 25" W
L-11	210.00'	S 0° 20' 33" W	L-23	67.63'	N 73° 33' 46" W
L-12	92.49'	N 89° 39' 27" W	L-24	65.07'	S 58° 17' 06" W
L-13	60.00'	N 75° 17' 03" E	L-25	165.57'	S 82° 44' 04" W
(***)	60'	N 75° E	L-26	49.49'	N 89° 39' 27" W
(****)	60'	N 75° 35' 14" E	L-27	54.00'	N 0° 22' 40" E
* PER STONE HAVEN ESTATES			L-28	37.00'	N 89° 39' 27" W
** PER CSM NO. 13268					
*** PER QCD DOCUMENT NO. 1306263					
**** PER CSM 3862					
***** PER WARRANTY DEED DOCUMENT NO. 2947470					



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: 7 of 10

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

File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 8 of 10 User: zreynolds Plotted: Dec 27, 2024 - 2:34pm

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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.

LEGAL DESCRIPTION

A CONSOLIDATION AND REDIVISION OF LOT 6 AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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 NORTHWEST QUARTER OF SAID SECTION 7, NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 544.54 FEET TO THE SOUTHWEST CORNER OF AFORESAID OUTLOT 1, AND THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WEST LINE OF THE NORTHWEST QUARTER, AND ALSO THE WEST LINE OF SAID OUTLOT 1, NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 634.47 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1, AND A POINT ON 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 THE NORTH LINE OF SAID OUTLOT 1 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 73 DEGREES 39 MINUTES 20 SECONDS EAST, 1021.53 FEET TO THE START OF TANGENT CURVE; THENCE, CONTINUING ALONG SAID NORTH LINE AND SOUTHERLY RIGHT-OF-WAY, 190.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2914.93 FEET, THE CHORD BEARS NORTH 71 DEGREE 47 MINUTES 07 SECONDS EAST, 190.28 FEET TO A POINT ON THE NON-TANGENT EAST LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00 DEGREES 22 MINUTES 18 SECONDS WEST, 211.65 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE, ALONG THE NORTH LINE OF SAID 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 ON PAGE 32 AS DOCUMENT NO. 1665591, ALSO BEING THE NORTHEAST CORNER OF LOT 8 OF AFORESAID SIENNA HILLS; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 8 AND THEN THE NORTHERLY LINE OF LOT 7, SIENNA HILLS, SOUTH 69 DEGREES 18 MINUTES 56 SECONDS WEST, 337.53 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 6, SIENNA HILLS; THENCE, ALONG THE EASTERLY LINE OF SAID LOT 6, SOUTH 11 DEGREES 13 MINUTES 22 SECONDS EAST, 121.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, AND ALSO A POINT ON THE CURVING, NORTHERLY RIGHT-OF-WAY ON JAMIE JO CIRCLE; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, 49.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THE CHORD BEARS SOUTH 42 DEGREES 31 MINUTES 16 SECONDS WEST, FOR 47.73 FEET TO THE SOUTHERNMOST CORNER OF LOT 6; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 6, NORTH 75 DEGREES 59 MINUTES 21 SECONDS WEST, 129.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6 AND ALSO THE NORTHWEST CORNER OF LOT 5, SAID SIENNA HILLS; THENCE, ALONG THE WEST LINE OF SAID LOT 5, SOUTH 00 DEGREES 17 MINUTES 39 SECONDS EAST, 116.96 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID SIENNA HILLS; THENCE, ALONG THE WEST LINE OF SAID LOT 4, SOUTH 00 DEGREES 20 MINUTES 33 SECONDS WEST, 20.56 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID SIENNA HILLS; THENCE, ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89 DEGREES 39 MINUTES 27 SECONDS WEST, 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE, ALONG THE WEST LINE OF SAID LOT 2, AND THEN ALONG A SOUTHERLY EXTENSION OF SAID WEST LINE, ALSO BEING THE WESTERLY EXTENTS OF THE EASTWOOD WAY RIGHT-OF-WAY, SOUTH 00 DEGREES 20 MINUTES 33 SECONDS WEST, 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 THE NORTHWEST CORNER OF SAID CSM 15199; THENCE, ALONG THE WEST LINE OF SAID CSM 15199 AND THEN A SOUTHERLY EXTENSION OF SAID WEST LINE, SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, 485.55 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 AS DOCUMENT NO. 4863525, ALSO BEING A POINT ON THE CURVING, NORTHERLY RIGHT-OF-WAY OF SPRINGDALE STREET, ALSO KNOWN AS COUNTY TRUNK HIGHWAY "ID"; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, 85.75 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 7729.42 FEET, THE CHORD BEARS NORTH 88 DEGREE 57 MINUTES 55 SECONDS WEST, 85.75 FEET TO THE SOUTHEAST 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 (CSM 3862); THENCE, ALONG THE EAST LINE OF SAID LOT 2 OF CSM 3862, NORTH 00 DEGREES 22 MINUTES 40 SECONDS EAST, 454.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 OF CSM 3862; THENCE, ALONG THE NORTHLINE OF SAID LOT 2 OF CSM 3862, NORTH 89 DEGREES 39 MINUTES 24 SECONDS WEST, 578.02 FEET BACK TO THE POINT OF BEGINNING.

ABOVE DESCRIBED AREA CONTAINS 815,837 SQUARE FEET OR 18.73 ACRES INCLUDING RIGHT-OF-WAY. 795,400 SQUARE FEET OR 18.26 ACRES EXCLUDING RIGHT-OF-WAY. ABOVE DESCRIBED AREA EXCLUDES THE LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED ON OCTOBER 3, 1971 IN VOLUME 289 OF RECORDS ON PAGE 197 AS DOCUMENT NO. 1306263.



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: 8 of 10

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

File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 9 of 10 User: zreynolds Plotted: Dec 27, 2024 - 2:35pm

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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.

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



OWNER'S CERTIFICATE

SIENNA HILLS, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE VILLAGE OF MOUNT HOREB FOR APPROVAL.

BY: _____
RICH EBERLE, MANAGING MEMBER
SIENNA HILLS, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED
MANAGING MEMBER FOR SIENNA HILLS, LLC, 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



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: 9 of 10

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

File: W:\2018\180532_Eberle - Mt. Horeb Development\DWG\Survey\18-0532_CSM-2024.dwg Layout: CSM 10 of 10 User: zreynolds Plotted: Dec 30, 2024 - 12:29pm

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOT 6, AND OUTLOT 1, SIENNA HILLS, RECORDED IN VOLUME 61-046A OF PLATS, ON PAGES 262-264 AS DOCUMENT NO. 5734382, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 13268, RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS ON PAGES 259-261 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

RULE CONSTRUCTION LTD, 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: _____
DAVID RULE, MANAGING MEMBER
RULE CONSTRUCTION LTD

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED

MANAGING MEMBER FOR RULE CONSTRUCTION, LTD., DAVID RULE, 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



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: 10 of 10

RE: Sienna Hills CSM

From Robert Wright <Robert.Wright@smithgroup.com>

Date Tue 1/21/2025 10:00 AM

To Nic Owen <Nic.Owen@mounthorebwi.info>

Cc 50581.001@smithgroup.tonicdm.com <50581.001@smithgroup.tonicdm.com>

Hi Nic,

We have review the CSM for the Sienna Hills Outlots and reconfiguration of the residential lot:

1. This CSM has dedicated ROW to the public for a turnaround on Eastwood Way and Permitter Road
 - a. A Developer's Agreement is required to outline responsibility for the public improvements
 - b. Some of the public improvements on Eastwood Way were not completed in the previous agreement – such as the wall among the south side.
2. Lot 3 CSM has several easements that are noted to be released prior to Lot 3 permit approval. Please not the importance of this to occur.
3. Lot 2 is between the Culvers and John deere and has several easements as well as a drainageway running through this lot. A detailed site plan will be required in order for the developer to prove that there will not be any issue in his development of the parcel.
 - a. The lot is being rezoned to PI and matches the existing parcel being joined to the south. This Parcel was Zoned PI due to the TID requirements and to our knowledge, must be maintained as PI as shown in the rezone.
 - b. A stormwater management plan to be completed to address the on and offsite water that development will impact.
4. Lot 1 is being maintained as AG zoning and we are not aware of development at this time. Further easements and a development plan will be required, along with a rezone, at the time when the Owner wishes to improve the lot.

At this time we would approve with the following:

- Developer's Agreement required due to dedication of public improvements
- Stormwater required for Lot 2. A detailed site plan required prior to issuance of permits that addresses the stormwater and existing easements.
- Emphasis on easement vacation on Lot 1

ROBERT WRIGHT

PE – HI, IA, IL, MN, ND, OH, WI
Senior Principal | Civil Engineer

C 608.212.1063
T 608.327.4433



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
January 22, 2025	
AGENDA ITEM # 4.c	
Building Inspector Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	



AGENDA ITEM REPORT

MEETING DATE

January 22, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.c.1

Central Business Information Letter

BACKGROUND

Attached is a letter that we provide to new businesses in the Downtown to make them aware of the special requirements of the CB-Central Business Zoning District.

RECOMMENDATION

ATTACHMENTS

1. Central Business Information Letter



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

The CB Central Business District is designed to accommodate retail services and office uses characteristic of the original "downtown" area and has special historic and aesthetic interest and value which reflects the village's economic, social and architectural history. In order to maintain and preserve our downtown the Village established the CB Central Business District Code of Ordinances. The following is a list of pertinent CB codes for your information.

CB Central Business District Code of Ordinances

New businesses must apply for a Zoning Certificate prior to commencing business.

[Chapter 17.13](#) of the Municipal Code requires that a Zoning Certificate application be submitted stating the proposed use so that it can be reviewed for compliance with permitted uses ([Chapter 17.43](#)) within the CB Zoning District. The application should also identify the responsible parties in the business for contact purposes. *There is no fee for this application.*

Signs ([Chapter 17.174](#))

A sign permit is required for alteration or installation of any sign erected in the Village of Mt. Horeb. Signs must comply with the code for limits in size, location, height, lighting and material of construction. In addition, a permit is needed for any sign altered or modified in order to bring the sign into code compliance. The permit fee for the sign is \$50. (Where more than one business will be located a Master Signage Plan may be required.)

Signs extending over the Village Right-of-Way ([Chapter 17.177](#))

Property or business owners having signs which extend over the Village Right-of-Way must maintain liability insurance protecting the public that uses the right-of-way. Proof of adequate liability insurance must be provided to the Village along with a fee of \$10 for each sign on an annual basis. See Sign Encroachment Requirements for STH 78 (Main Street). *The DOT is not permitting any new signs that encroach right-of-way (see Procedure for Sign Encroachment Requests).*

Any alteration to a structure in the CB District requires approval. ([Chapter 17.43](#))

Any alteration or change in appearance to any structure within the CB Zoning District requires Plan Commission approval prior to beginning the alterations. The application for **Certificate of Appropriateness** must be submitted. *There is no fee for this review.* Alterations requiring review include any alteration to the appearance of the structure, additions of or changes to doors or windows, and changes in paint colors or roofing colors. (The Building Inspection Dept. has approved color palettes available if you wish to change a paint color.) Repainting or reroofing without any change to appearance or color may be done without approval however a building permit may be required

Sidewalk Café permit ([Chapter 12.09](#))

Each property owner selling or offering to sell any food or beverage on public property must first obtain a permit. The Sidewalk Café permit must be renewed annually on or before April 14 of each year. The annual fee for the permit is \$30 and must be accompanied by a list of regulations that must be adhered to at all times when the permit is active.

Revised April 2015