



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

VILLAGE BOARD AGENDA Wednesday, February 5, 2025 at 7:00 PM

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

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll call
- 4) Public Comments – non-agenda items
- 5) Consent Agenda
 - a. Consideration of January 08, 2025 Meeting Minutes
 - b. Consideration of Certified Survey Map for Lot 3, Sienna Hills Subdivision, Rich Eberle
 - c. 2025 Approved Aquatic Center dates and hours of operation
 - d. Consideration of Authorization to bid 2025 Nesheim Water Main Replacement Project
 - e. Consideration of Authorization to bid 2025 Lake St/Co JG Stormwater Basin Project
- 6) Agenda Items
 - a. Appearance by County Executive Agard
 - b. Presentation and Discussion of 2025 Proposed Borrowing for 2025-2026 Street Improvements
 - c. Presentation on Affordable Housing: Kristen Fish-Peterson, Village Economic Development Consultant
- 7) Committee Reports:
 - a. Community Development Authority
 - b. Dane County Cities & Villages Association Report
 - c. Finance/Personnel
 - d. Historic Preservation Committee Report
 - e. Library Board
 - f. Mount Horeb Area Chamber of Commerce

- g. Mount Horeb Area Joint Fire Department
 - h. Parks, Recreation, and Forestry Commission
 - i. Plan Commission
 - j. Public Safety Committee
 - k. Public Works Committee
 - l. School Liaison
 - m. Sustainability and Natural Resources Committee
 - n. Tourism Commission
 - o. Utility Commission
- 8) Village President's report
 - 9) Village Administrator's report
 - 10) Village Clerk's report
 - 11) 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.

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
JANUARY 8, 2025**

The Village Board met in regular session in-person on the above date in the Board Room of the Mount Horeb Municipal Building.

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Present were Trustees Jones, White, Schellpfeffer, Gauger, Scott, and Halverson. Also present were Administrator Nic Owen, Village Clerk Alyssa Gaffney, and Youth-In-Government students Siobahn Mertz and Nola Gilmore.

Public Comments: None

Consent Agenda: Gauger moved, Halverson seconded to approve the following consent agenda items: December 4, 2024 Meeting Minutes; Certified Survey Map for Norsk Ridge, Goninen Living Trust. Motion carried by unanimous voice vote.

Czyzewski moved, Schellpfeffer seconded to move the swearing in of the new police officer up on the agenda, to the next item. Motion carried by unanimous voice vote.

Swearing In of the New Police Officer: Police Chief Doug Vierck introduced new Police Officer Hannah Derrickson. She received her oath from Clerk Gaffney, and recited the Oath of Honor.

Compact Vehicle Ordinance: Owen explained this item. Board members gave their input. Schellpfeffer moved, Halverson seconded to approve the ordinance. Motion carried by unanimous voice vote.

Improper Refuse Disposal: Owen explained this item. Scott moved, White seconded to approve the ordinance. Motion carried by unanimous voice vote.

Committee reports: All committee reports were given, with no action taken.

Village President's report: Czyzewski stated that he invited local representatives to join a future meeting. He also spoke about the citizen nomination process.

Village Administrator's report: Owen spoke about the CDA meeting next week, the Blue Mounds Street project, and looking for property management company to manage the Lukken property rental. He also stated that Park RFP's for the Lukken Farm have been sent out.

Village Clerk's report: Gaffney spoke on details of the Spring Primary election coming up on February 18th, and absentee voting dates.

Adjournment: With no further business before the board, Halverson moved, Schellpfeffer seconded to adjourn @ 7:28pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk

DRAFT



AGENDA ITEM REPORT

MEETING DATE

February 5, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 5.b

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

BACKGROUND

The Plan Commission has reviewed the CSM application from Eberle and are recommending contingent approval. The approval is contingent on completion of all the items identified in Village Engineer Rob Wright's review letter which is included in your packet.

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

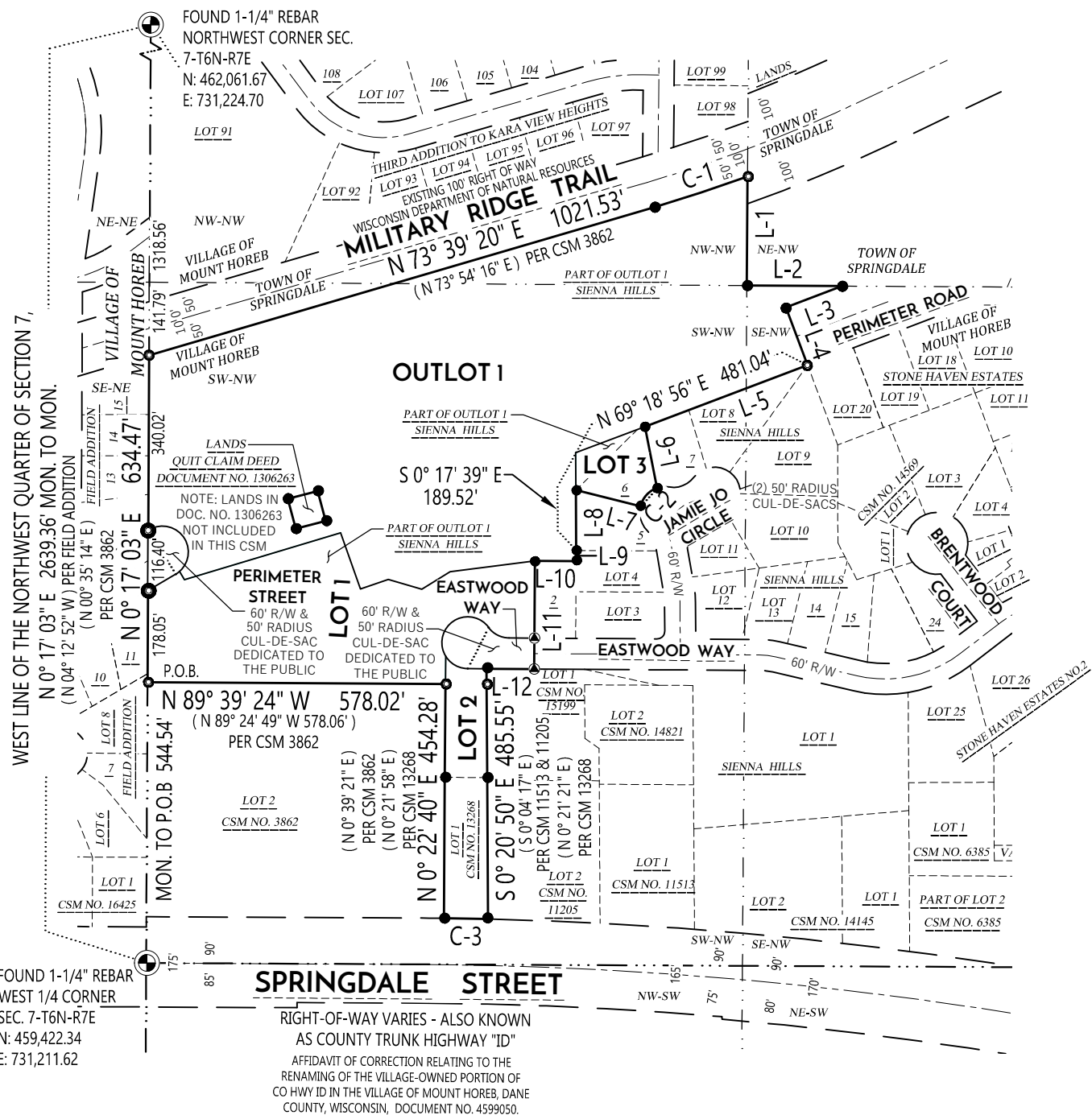
(c) Engineering Deposit.

- 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.

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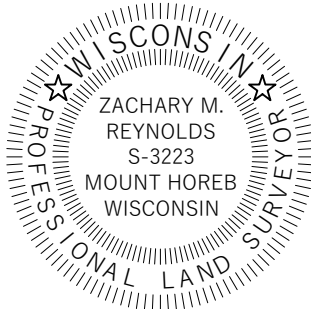


LEGEND

- 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
- 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.

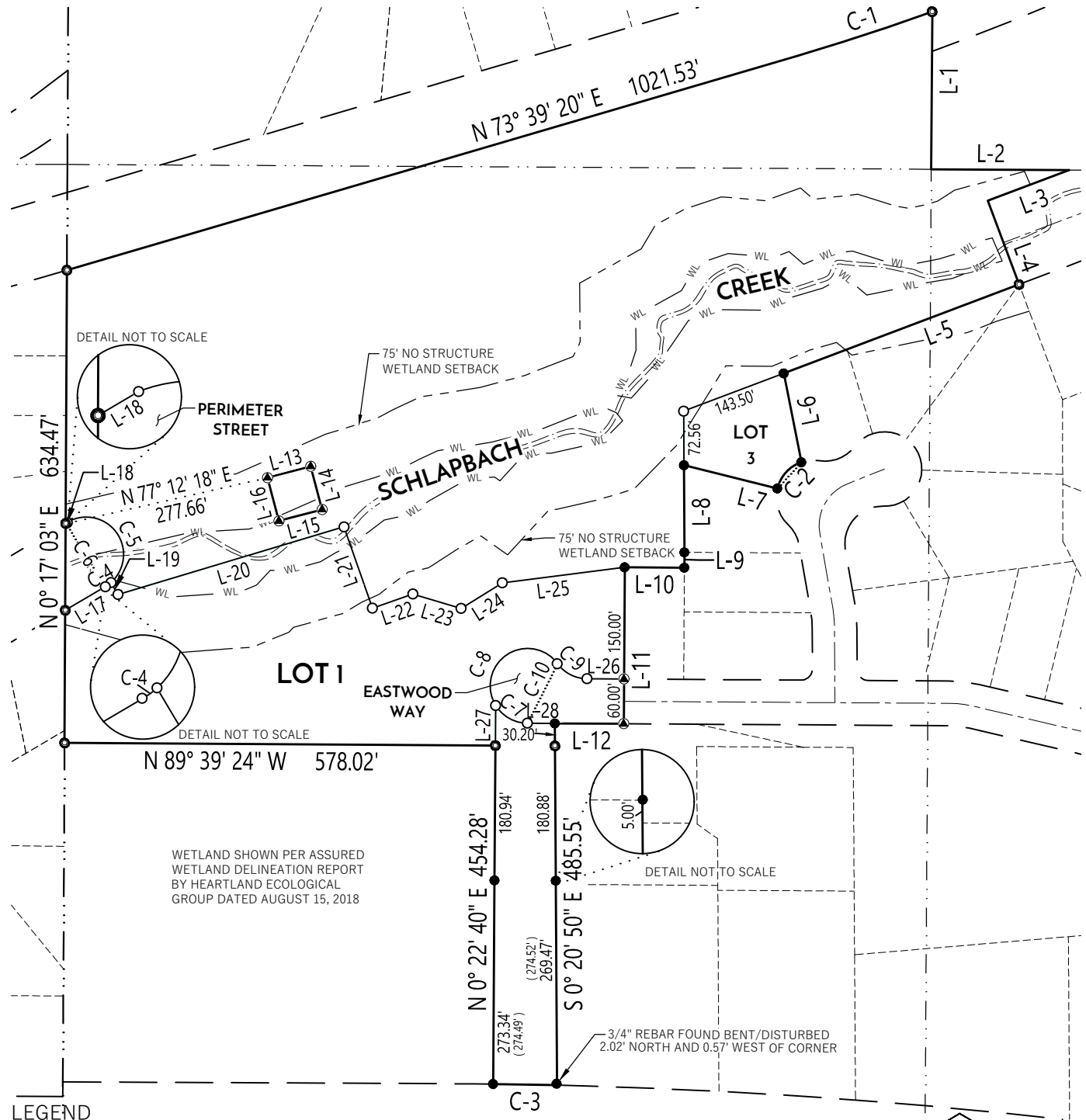


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WYSER ENGINEERING	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	MAL	VOL. _____ PAGE _____
	WYSER ENGINEERING	RICH EBERLE	DRAWN BY:	AMS	
	300 EAST FRONT STREET	6354 COUNTY HIGHWAY DM	CHECKED BY:	ZMR	
	MOUNT HOREB, WI 53572	DANE, WI 53529	APPROVED BY:	ZMR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

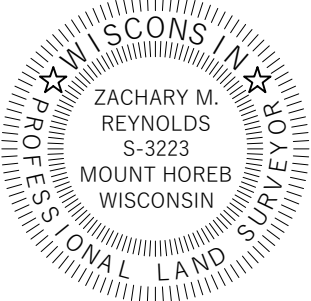
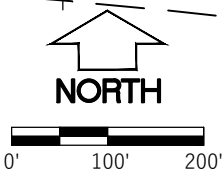
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- 3/4" REBAR FOUND
- FOUND 1-1/4" REBAR
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- CSM INTERIOR BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- SECTION/QUARTER LINE
- PLATTED LINE
- 75' WETLAND SETBACK
- APPROX. EDGE OF WATER
- WL DELINEATED WETLANDS
- () RECORDED INFORMATION



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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
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PER CSM 3862
(N 89° 29' 50" W 111.65')
N 89° 40' 45" W 105.54'

494.43' NW CSM CORNER TO 1/4-1/4 LINE

EAST LINE OF CSM 3862
SHOWN FOR THE PURPOSE OF
PERPETUATING EASEMENTS

EXISTING UTILITY EASEMENT
GRANTED TO THE VILLAGE OF MT. HOREB RECORDED IN VOLUME
19463 OF RECORDS, PAGE 31, AS
DOCUMENT NO. 2371928.

OUTLOT 1

PER DOCUMENT NO. 2371928
(N 71° 49' 28" E 608.63')
N 72° 13' 26" E 608.81'

573° 18' 34" W 604.96'
(S 72° 54' 36" W 604.84')
PER DOCUMENT NO. 2371928

OUTLOT 2

LOT 2

LOT 3

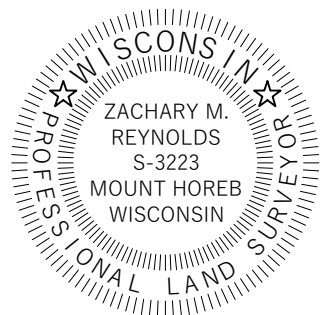
EXISTING UTILITY EASEMENT GRANTED TO THE VILLAGE OF MT. HOREB RECORDED
JULY 10, 1992, IN VOLUME 19463, PAGE 26, AS DOCUMENT NO. 2371925. COINCIDENTAL
TO EXISTING 120' WIDE EASEMENT TO THE VILLAGE OF MT. HOREB FOR THE RIGHT TO
CONSTRUCT AND MAINTAIN A WATER MAIN AND SEWAGE PRESSURE PIPE AS SET
FORTH IN QUIT CLAIM DEED RECORDED IN VOLUME 2223 OF RECORDS, PAGE 79, AS
DOCUMENT NO. 1679861 EASEMENT SET FORTH IN DOCUMENT NO. 1679861.

PER DOCUMENT NO. 1671861
(S 68° 40' W)
ESMNT C/L - N 69° 23' 17" E 723.24'
(S 68° 18' 56" W 725.71')
ESMNT C/L - S 69° 40' W 730' M/L
PER DOCUMENT NO. 1679861

TO C/L ESMNT
54.62'
TO C/L ESMNT
60.00'

40.12'

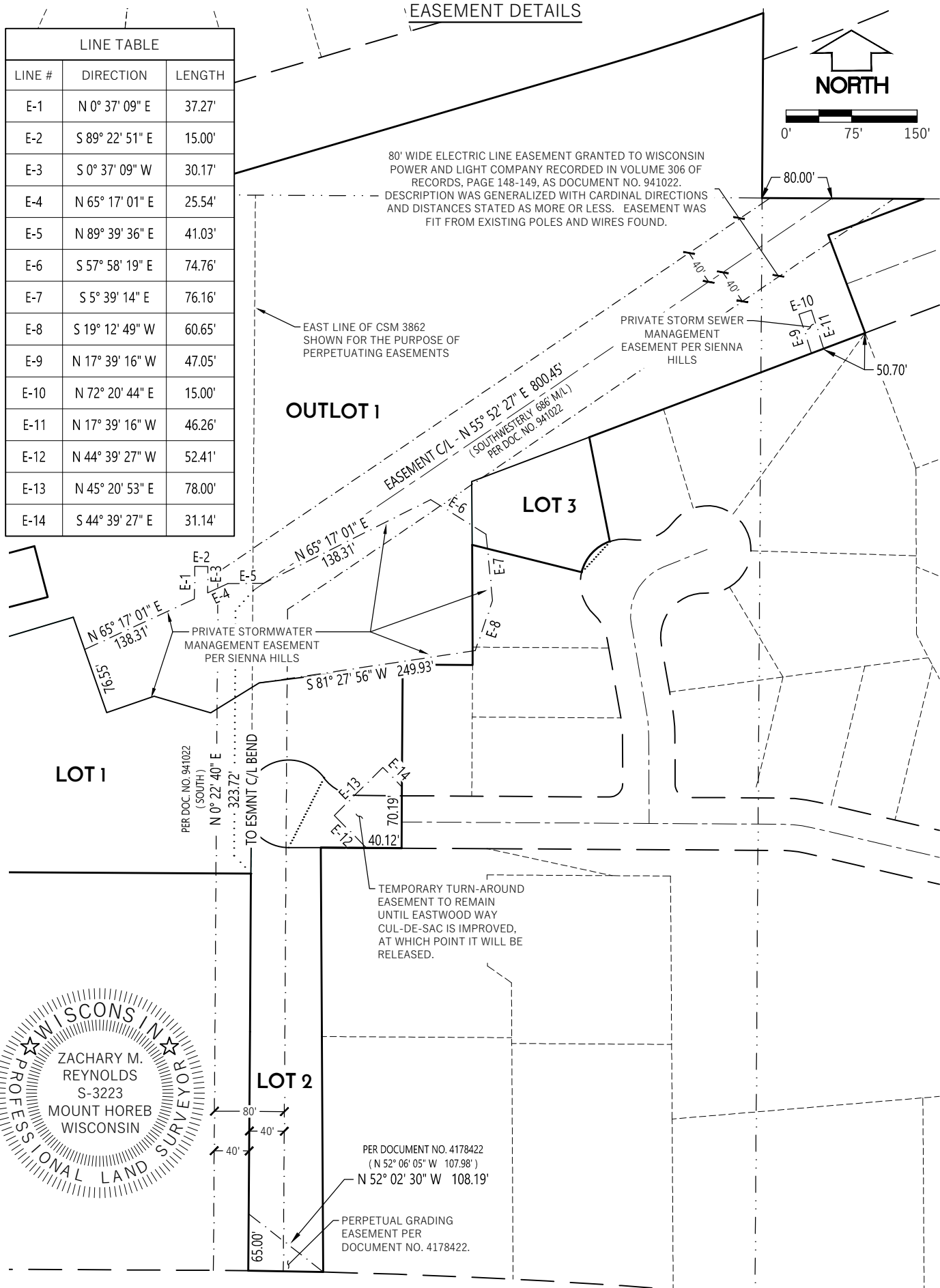
=====	CSM BOUNDARY
=====	CSM INTERIOR BOUNDARY
=====	RIGHT-OF-WAY LINE
-----	CENTERLINE
-----	SECTION/QUARTER LINE
-----	PLATTED LINE
-----	QUARTER/QUARTER LINE
-----	EXISTING EASEMENT LINE
()	RECORDED INFORMATION



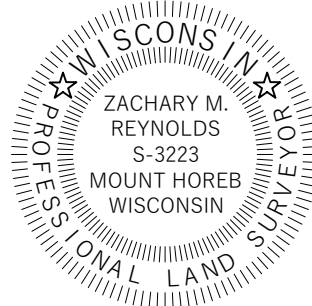
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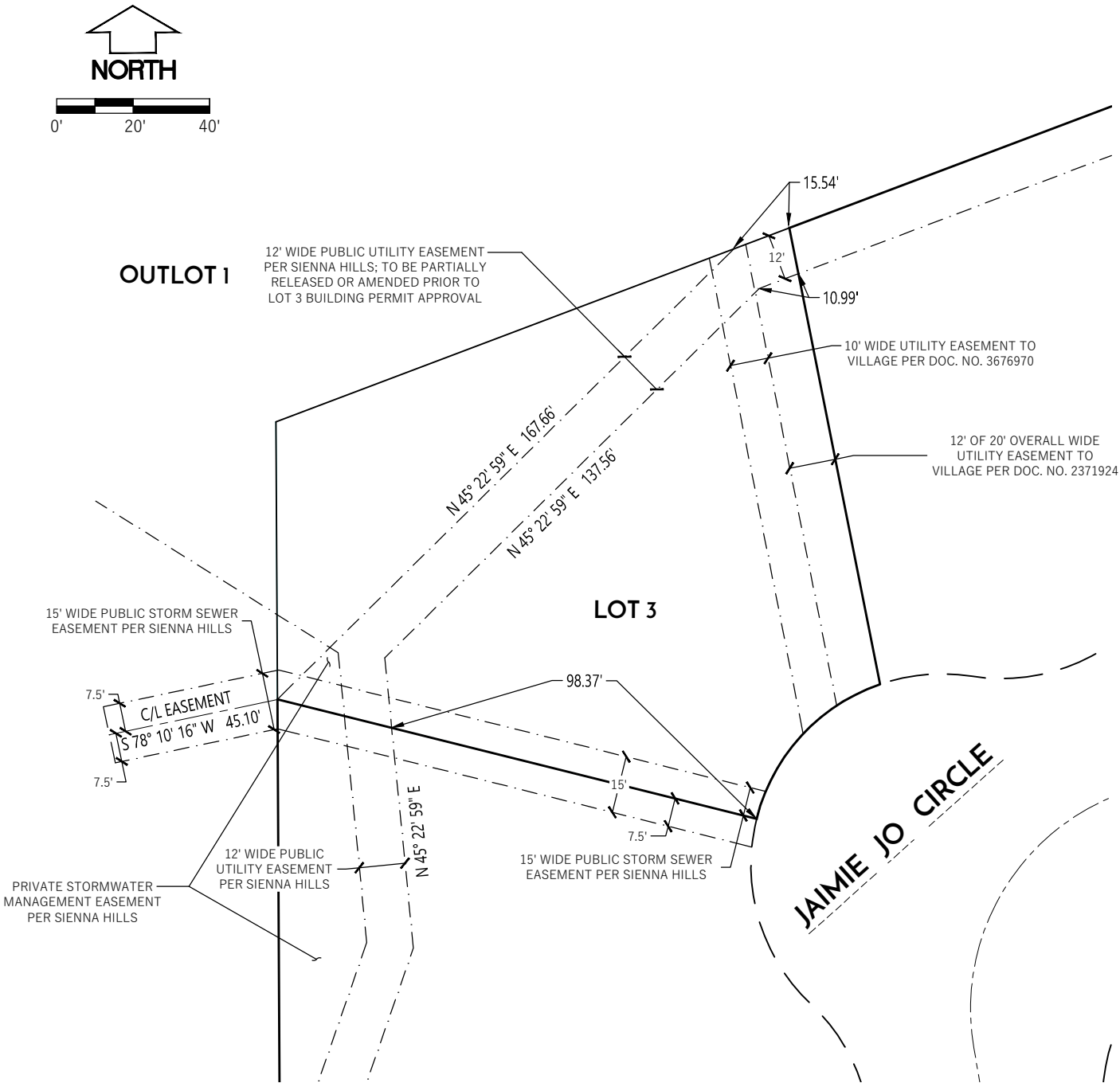


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	MOUNT HOREB, WI 53572	DANE, WI 53529	APPROVED BY:	ZMR	
	www.wyserengineering.com				
			PROJECT NO:	180532	
			SHEET NO:	4 of 10	

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EASEMENT DETAILS



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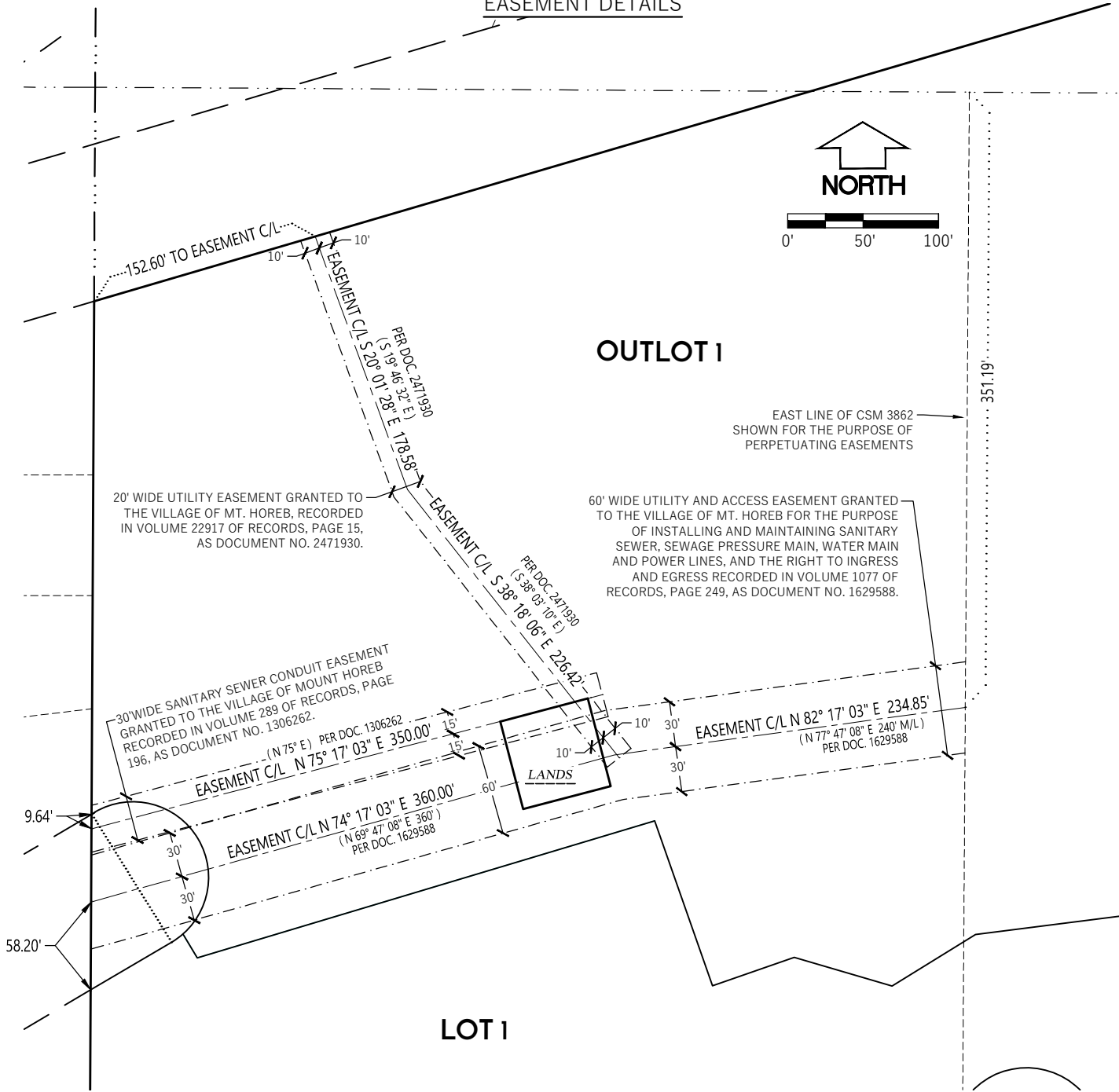
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CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	190.31'	2914.93'	3° 44' 27"	N 71° 47' 07" E	190.28'	N 73° 39' 20" E	N 69° 54' 54" E
C-2	49.76'	50.00'	57° 01' 14"	S 42° 31' 16" W	47.73'	S 71° 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					



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WYSER ENGINEERING
300 EAST FRONT STREET
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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

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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
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CERTIFIED SURVEY MAP NO. _____

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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
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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

February 5, 2025

PREPARED BY

Jill Dudley, Recreation Director

AGENDA ITEM # 5.c

2025 Approved Aquatic Center dates and hours of operation

BACKGROUND

The Parks, Recreation and Forestry Commission have approved the Aquatic Center dates for the 2025 season.

RECOMMENDATION

ATTACHMENTS

1. 2025 Proposed Aquatic Center Dates and Hours



Mount Horeb Recreation Department

105 North Grove Street, Mount Horeb, WI 53572
Phone: 608.437.3400 | Email: jill.dudley@mounthorebwi.info

Aquatic Center Information

2024 Aquatic Center Dates and Hours of Operation

Dates:

June 7 – August 18, 2024

CLOSED: July 23 (tri-county swim meet)

Open Swim:

Monday through Thursday (non swim lesson days) 1:00-7:00pm

Monday through Thursday (swim lesson days): 1:00-6:00pm

Friday through Sunday: 1:00-7:00pm (on Friday, July 26, hours will be 1:00-6:00pm due to swim lessons)

CHANGES: July 2 (11:00am-3:00pm)

Swim Lessons:

Session #1: Monday through Thursday, June 17 – June 27

Session #2: Monday through Thursday, July 8 – July 18

Session #3: Monday through Thursday, July 22 – August 1 (no evening swim lessons on July 23, evening swim lesson make-up on Friday, July 26)

Session #4: Monday through Thursday, August 5 – August 15

Morning times = 10:45-11:20am and 11:25am-12:00pm

Evening times = 6:15–6:50pm and 6:55-7:30pm

2025 Proposed Aquatic Center Dates and Hours of Operation

Dates:

June 11 – August 17

Open Swim:

Monday through Thursday: 1:00-6:00pm

Friday through Sunday: 1:00-7:00pm

Swim Lessons:

Session #1: Monday through Thursday, June 16 – June 26

Session #2: Monday through Thursday, July 7 – July 17

Session #3: Monday through Thursday, July 21 – July 31

Session #4: Monday through Thursday, August 4 – August 14

Morning times = 10:45-11:20am and 11:25am-12:00pm

Evening times = 6:15–6:50pm and 6:55-7:30pm

Pool Parties:

Saturdays and Sundays (June 21 – August 10): 10:30am-12:00pm and 7:15-8:45pm

- No morning party rentals on June 21, July 12, and July 19 (swim team meets)



AGENDA ITEM REPORT

MEETING DATE

February 5, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 5.d

Consideration of Authorization to bid 2025 Nesheim Water Main Replacement Project

BACKGROUND

State statutes require the Village board approve an authorization to bid prior to advertising infrastructure projects. The Nesheim water main replacement project would replace aging water main that was bedded in poor soil which have caused an unusually high number of water main breaks recently.

RECOMMENDATION

ATTACHMENTS

1. LTR 2025-0130 Request for Auth to Bid Nesheim WM Rehab

SMITHGROUP

January 30, 2025

Nic Owen
Village Administrator
VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572

Re Contract 25-100 – Nesheim Water Main Rehabilitation (Nesheim Trail, Orchard Lane, Oak Tree Drive, Shady Court, Ravine Road, Long View Avenue, Mound View Circle, Oak Tree Court)
SmithGroup Project No. 14940.000
SDWLP Project No. 5161-04 (Replace WMs on Oak Tree/Ravine/Long View/Mound/Nesheim)
Authorization to Bid

Dear Mr. Owen,

The above referenced neighborhood has experienced several water main breaks per year due to corrosive pipe bedding used during the original installation of the system. The above referenced project includes installation of new ductile iron water mains, water main valves, hydrants, water services, and roadway and curb patching as required for utility work. Additionally, spot repair of damaged sections of sanitary sewer and select sanitary manhole replacements will be completed with the project.

The Engineer's Estimate for the water main work is \$1,842,100 and the sanitary work is \$250,000; the total project estimate is \$2,092,100.

Wisconsin DNR has awarded Village of Mount Horeb financial assistance from the Safe Drinking Water Loan Program for the water main portion of the project. The Village will receive a subsidized loan at 55% of the market rate for \$2,187,720 (\$1,842,100 for construction + \$98,320 for planning/design + \$93,800 for construction management/engineering).

The anticipated bid schedule is as follows:

- Advertisement for Bids: February 13 & February 20, 2025
- Bid Opening: February 28, 2025 at 11:00am
- Bid Award: March 5, 2025 Village Board Meeting
- Bid Award Issued to Contractor: March 6, 2025
- Pre-Construction Conference/Notice to Proceed: TBD based on successful bidder schedule
- Final Construction Completion: November 15, 2025

SmithGroup requests the Village Board provide Authorization to Bid the above referenced project at the February 5, 2025 meeting.

Sincerely,



Heather Brose, P.E. - WI
Associate | Civil Engineer



AGENDA ITEM REPORT

MEETING DATE

February 5, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 5.e

Consideration of Authorization to bid 2025 Lake St/Co JG Stormwater Basin Project

BACKGROUND

Village Staff has been working with Dane County on storm water project to control water that runs from the Village on Lake Street out to County JG and Stewart Lake. They were finally able to have a conference call with Dane County on the scheduling this week and we need to authorize staff to bid the project tonight to meet Dane County's schedule. We will be applying for a Dane County Urban Stormwater Grant to help fund our portion of the project and fortunately for us, the county share of these grants has just increased from 50% to 60%.

RECOMMENDATION

ATTACHMENTS

1. MEM 2025-0131 Stewart Lake Park - Board Request

PROJECT Lake Street / Stewart Lake Park Stormwater Improvements DATE 1/31/2025

PROJECT NO. 50581.000

SUBJECT Request for Authorization to Bid

PREPARED BY Robert Wright

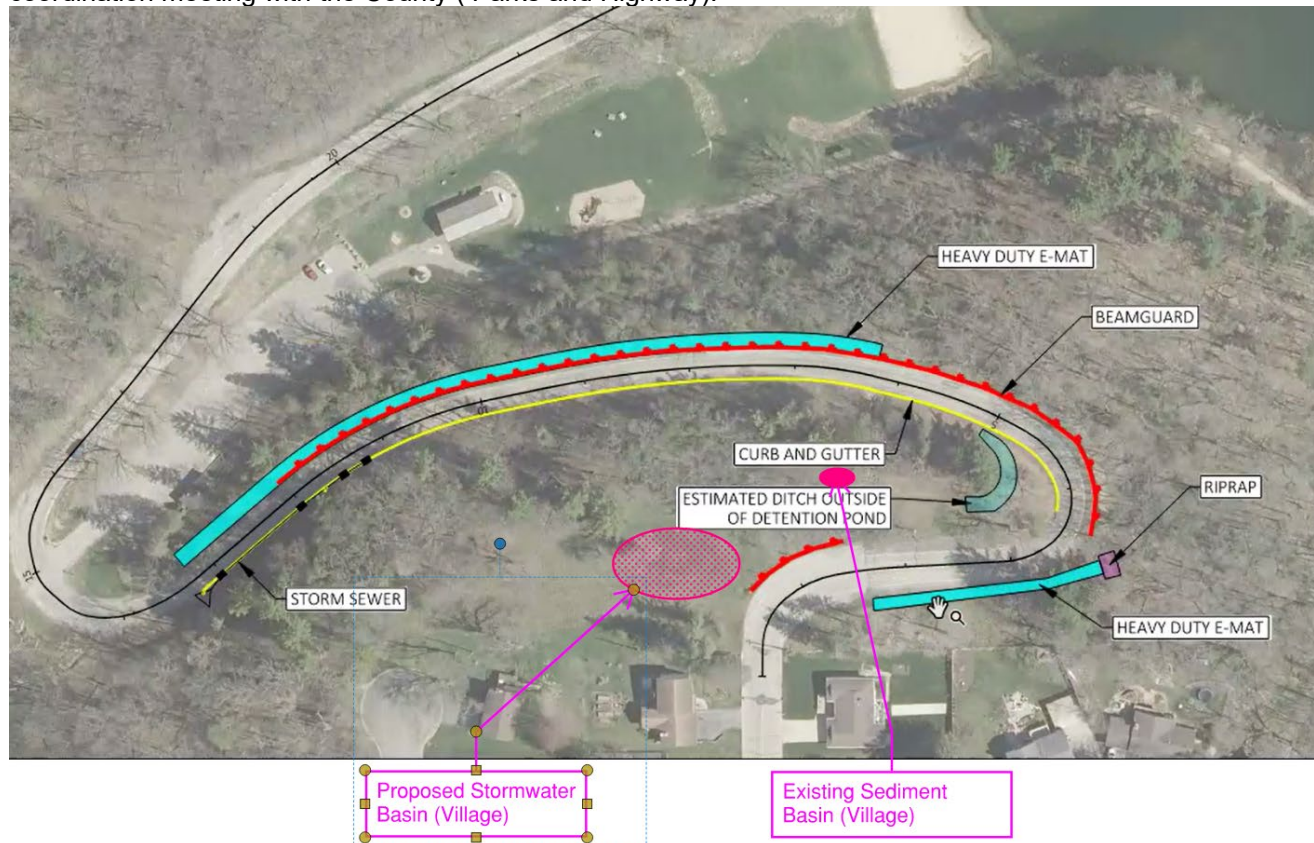
NAME	COMPANY
Nic Owen	Village of Mt Horeb
Jeff Gorman	Village of Mt Horeb

NOTES

We have been working with the County Highway Department, Dane County Parks, Dane County Land and Water Resources, and the Village Public Services related to the Dane County Highway Department's road rehabilitation of CTH JG northerly of the Village Limits.

The County project entails mill and overlay, new beam guard, limited curb and gutter installation, riprap and stormwater improvements.

The Village has a small sediment basin directly north of the Village Limits located on the Stewart Lake Park County Property. Due to existing stormwater issues, an additional basin has been planned to be installed at the north end of Lake Street. A schematic of the improvements is depicted below from the 1/30/2025 coordination meeting with the County (Parks and Highway).



There has been significant erosion along CTH JG due to discharge of waters from Lake Street. This project aims to slow the discharge from the storm sewers on Lake Street to a lower velocity and rate to stem the erosion as well as further reduce sediment load to Stewart Lake.

Working with County Parks, Water Resources, and the Highway Department, we have a preliminary design for a new dry Stormwater Basin to be located on the County Park land north of the Village Limits and discharged easterly. This will then be treated secondarily by the existing sediment basin. A small amount of pipe work and patching will be completed at the end of Lake Street / CTH JG.

Dane County Water Resources has a non-point source stormwater management grant available with a 60/40 cost share that we have received good feedback that the Village would be funded. Current Engineers Estimate is below \$100,000.

An easement will be granted by Dane County for the basin to the Village. The Village will be the responsible party for the maintenance.

Schedule:

Dane County Highway is going to advertise their project for bids on 2/28/2025. They are strongly requesting concurrent construction for the Village's improvements in order limit roadway closures and damage to new asphalt.

In order for SmithGroup to meet the timeline, we will need to complete design and contract documents quickly. We request that the Village Board provide Authorization to Bid the above referenced project at the February 5, 2025 meeting.

We will work on completion of a Grant Application for Village submission to Dane County for cost sharing concurrently with Contract Document completion.



AGENDA ITEM REPORT

MEETING DATE

February 5, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 6.a

Appearance by County Executive Agard

BACKGROUND

Newly Elected Dane County Executive Agard will be in attendance to provide an update on Dane County's activities for 2025.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

February 5, 2025

PREPARED BY

AGENDA ITEM # 6.b

Presentation and Discussion of 2025 Proposed Borrowing for 2025-2026 Street Improvements

BACKGROUND

Village Financial Advisor Kevin Mullen of Robert W. Baird & Co. will be in attendance to share information prepared for planned borrowing in 2025 for 2025-2026 Street Improvement Projects. Mullen, Finance Director Schwenn, and Administrator Owen have been working together to gather information in preparation for calculating potential needs and impacts for bi-annual borrowing planned for 2025.

RECOMMENDATION

ATTACHMENTS

1. Street Project Planning vs Actual Capital Outlay 2021-2028 Rev 011425.

Debt Service vs. Spending Comparison

Street Projects 2021 to 2028

**Funds are borrowed in odd years to cover borrowing year and year following.*

Year	Street Projects		Actual Capital		Borrowing Variance (short)/over
	per Budget	Actual Borrowed Funds	Project-Street Impr Outlay		
2021	\$ 700,000.00	\$ 2,375,000.00	\$ 1,264,963.00		
2022	\$ 700,000.00		\$ 1,810,159.00	\$	(700,122.00)
2023	\$ 897,000.00	\$ 2,250,000.00	\$ 1,685,310.00		
2024	\$ 728,000.00		\$ 1,169,000.00	\$	(604,310.00)
	<u>\$ 3,025,000.00</u>	<u>\$ 4,625,000.00</u>	<u>\$ 5,929,432.00</u>	<u>\$</u>	<u>(1,304,432.00)</u> 4-Year Totals

\$ 1,482,358.00 Actual 4-year Average Street Impr Outlay

Year	Street Project Cost Bid per SmithGroup	Borrowing PROPOSED	Comments
2025	\$ 1,909,738.00	\$ 5,282,425.00	*2025+2026 Cost Bids for project work per SmithGroup (Oct 2024) *Recoup overspent Capital Funds from 2021-2024, \$1.3M
2026	\$ 2,068,255.00		
2027	\$ 1,697,310.00	\$ 2,059,625.00	2027 Prospective Borrowing per Project Cost Bid for 2025-2028 priced by SmithGroup, Oct 2024.
2028	\$ 362,315.00		
2029	\$ 114,742.00		



AGENDA ITEM REPORT

MEETING DATE

February 5, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 6.c

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 and Plan Commission. With the pending Lukken Farm Development and Zoning Code Rewrite we felt it would be beneficial to bring this presentation to the Board 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	PREPARED BY
February 5, 2025	
AGENDA ITEM # 7.a	
Community Development Authority	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	



AGENDA ITEM REPORT

MEETING DATE

February 5, 2025

PREPARED BY**AGENDA ITEM # 7.m**

Sustainability and Natural Resources Committee

BACKGROUND**RECOMMENDATION****ATTACHMENTS**

None