



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, March 26, 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 February 26, 2025 Regular Meeting Minutes and February 17, 2025 Special Meeting Minutes
 - b. Extraterritorial Plat for Kelly Connor 9204 Gem View Land
 - c. Brookstone Hills Subdivision Final Plat
 1. Public Hearing on Ordinance 2025-05 Rezone from A-1 Agricultural to R-1 Single-Family Residential for Brookstone Hills Subdivision
 2. Consideration of Ordinance 2025-05 Rezoning of Brookstone Hills Subdivision
 3. Consideration of Final Plat for Brookstone Hills Subdivision
 - d. Conditional Use Permit Application to allow Indoor Commercial Entertainment (café/restaurant) at 100 S First St
 1. Public Hearing on Conditional Use Permit to allow Indoor Commercial Entertainment at 100 S First ST
 2. Consideration of Resolution 2025-03 Conditional Use Permit Application for Indoor Commercial Entertainment at 100 S First St
 - e. Boundary Agreement with the Town of Vermont
 - f. Presentation and Discussion on Proposed Parking Standards for Zoning Code Rewrite
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report

5) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



AGENDA ITEM REPORT

MEETING DATE

March 26, 2025

PREPARED BY

AGENDA ITEM # 3.a

Consideration of February 26, 2025 Regular Meeting Minutes and February 17. 2025 Special Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 02 26 25 Draft Minutes
2. 02 17 25 minutes spec meeting

PLAN COMMISSION AGENDA
Wednesday, February 26, 2025 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: Sarah Best, Nate Gauger, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Peggy Zalucha

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

3) Agenda Items

a. Consideration of January 22, 2025 Meeting Minutes

Udelhoven Motioned Best seconded to approve the minutes of the January 22, 2025 meeting and the Motion carried by unanimous voice vote.

b. Public Hearing: Rezone from R-3 Multi-Family Residential to R-2 Two-Family Residential, Mark Nortman

Public Hearing opened at 7:01 pm. No one spoke with exception to Owen who informed of an email from property owner Steve Smieja at 303 Manor Drive. The vacant parcel will need to be reviewed for a new address. Public Hearing closed at 7:03 pm.

c. Recommendation of rezone application from R-3 Multifamily Residential to R-2 Two-Family Residential for 303 Manor Drive

Gauger Motioned to approve the Rezone from R-3 to R-2 contingent on a new address for the vacant parcel. Zalucha seconded and the Motion carried by unanimous voice vote.

d. Consideration of Preliminary Plat Application by Jeff Grundahl for Brookstone Hills

Owen and Wade Wyser from Wyser Engineering spoke on the proposed subdivision. The packet contents a letter from Village Engineer Rob Wright with his review of the plat requirements and comments. Wyser & Rohr informed of the sanitary concern on lot two, the environmental corridor, and the no build line on the plat. Wyser would like confirmation on the environmental corridor regarding the lots on the east side. Rohr noted that sidewalks are planned for the project. Czyzewski requested a motion on the preliminary plat knowing that the items will be resolved for the final plat. Kidd Motioned to approve the Consideration of Preliminary Plat Application for Brookstone Hills. Zalucha seconded and the Motion carried by unanimous voice vote.

e. Discuss March Meeting Date

Owen informed that spring break is the same week as the March 26th meeting date. Commissioners Kidd, Willis-Remment & Gauger will not be in attendance.

4) Committee Reports:

a. Plan Commission Chair Report

No Report.

b. Village Planner Report

Rohr informed the Commission if they had any further comments on the recodification of Draft Part 1 to email them.

c. Building Inspector Report

Report in Packet.

5) Meeting adjournment.

Best Motioned and Willis-Remment seconded to adjournment at 7:15pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson

PLAN COMMISSION AGENDA
Monday, February 17, 2025 at 6:00 PM

DRAFT MEETING MINUTES

1) Call to order

Chair Ryan Czyzewski called the meeting to order at 6:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

2) Roll call

Members Present: Sarah Best, Nate Gauger, Jill Remmert-Willis, Destinee Udelhoven, Peggy Zalucha, Member Andrew Kidd arrived at the meeting at 7:55pm
Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) Agenda Items

a. Public Comments on Part One of Zoning Code Rewrite

Czyzewski spoke on procedure for public comments. Rohr informed the Commission and audience that this was an overview with discussion and no decisions would be made. Numerous individuals in the audience spoke and concerns were: short-term rentals, accessory dwelling units, setbacks, density, downtown mixed-use, historic preservation and nonconforming situations.

b. Presentation and discussion on Part One of Zoning Code Rewrite

Rohr gave an introduction on Part One (Articles 1-5) and the six main topics for discussion listed in the Memo in the agenda packet. The Commission discussed and gave feedback on Part One, the Memo, and public comments. The Commission gave direction to Village Planner Ben Rohr on the following:

- Mixed Use

Keep downtown approach as drafted (min. nonresidential for first 50' of building)

Use percentage approach for other areas (outside of downtown), but increase min. nonresidential requirement to 40% from 33%

- ADUs

Add square footage and/or percentage maximum for unit size

Require same on-site parking as single-family minimums

Height should be shorter than principal building, capped at 50% of the principal building's roof slope height

Design should generally match existing structure on the lot

- Density

Option B at 1,200 sf/unit was selected, but wanted to know more about what other communities are doing

- Front Loaded Garages

Remove 50% frontage requirement, but retain 8' max projection from the front façade

Define front of the home (already defined in the code, no change)

- Short-Term Rentals

Keep license approach and no longer use CUP

Add notification to neighbors after license is approved that matches zoning amendment approach (300')

Use existing occupancy requirements in the code now instead of more strict approach

- Nonconforming Situations

Keep drafted

- Downtown Building Height

HPC to provide feedback on the height of opera house for PC consideration

c. Public Comments on Tonight's Discussion

Public comments were heard regarding the presentation and discussion.

4) Meeting adjournment.

Gauger Motioned and Zalucha seconded to adjournment at 9:40pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

March 26, 2025

PREPARED BY

AGENDA ITEM # 3.b

Extraterritorial Plat for Kelly Connor 9204 Gem View Land

BACKGROUND

This is an Extraterritorial CSM to create a new buildable lot in the Town of Springdale. Staff have no concerns about the CSM.

RECOMMENDATION

ATTACHMENTS

1. Application
2. Connor ET CSM
3. Parent Parcel



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Gem View - Connor 4 Lot CSM

Project Address 9204 Gem View Lane Parcel Number: 060717390510 & 060720284850

[Access Done Link](#)

Zoning Map

Current Zoning agricultural and woodland preservation area Future Land Use Zoning: single family residential (unsewered)
(select zoning layer in map) *(select future land use layer in map)*

APPLICANT: Kelly Connor	
ADDRESS: 9204 Gem View Lane	
PHONE: (608) 445-2155	EMAIL: kjcginther@gmail.com

OWNER: Kelly Connor	
ADDRESS: 9204 Gem View Lane	
PHONE: (608) 445-2155	EMAIL: kjcginther@gmail.com

PROJECT DESCRIPTION: CSM for the creation of: (2) 4.02 acre RR-4 rural residential lots (Lots 1-2), (1) 11.45 acre RM-8 rural mixed use lot (Lot 3), (1) Remnant parcel to remain AT-35, and deed restricted for no future development (Lot 4).
Additionally, a lot line adjustment to add a 0.09 acre parcel of unplatted lands to (Lot 3) previously known as lot 1 of CSM #11864.

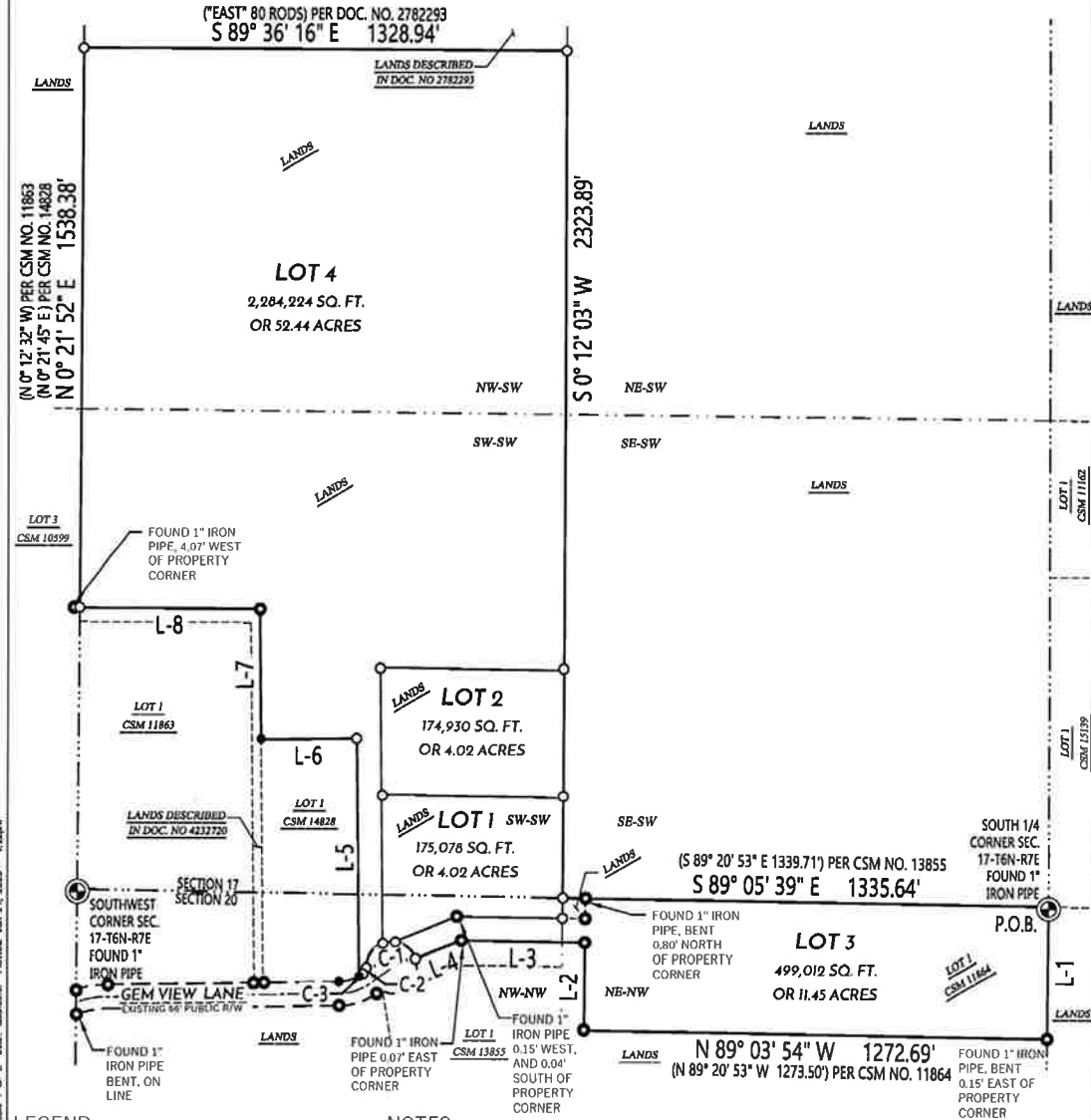
OWNER/APPLICANT SIGNATURE: [Signature] DATE: 2/25/2025

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

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

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF CERTIFIED SURVEY MAP NO. 11864 RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS ON PAGES 334-335 AS DOCUMENT NO. 4216586, & UNPLATTED LANDS BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

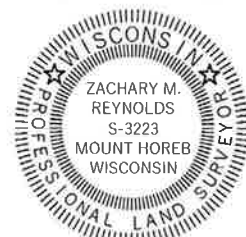


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND, UNLESS NOTED
- 18" x 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- CSM INTERIOR BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- CHORD LINE
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JUNE 12TH, SEPTEMBER 27TH, OCTOBER 29TH, AND DECEMBER 19TH, 2024.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, T6N, R7E, BEARS N 89°05' 39" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 8 FOR SECTION BREAKDOWN.
5. SEE SHEET 4 OF 8 FOR INTERIOR LOT DIMENSIONS.
6. SEE SHEET 6 OF 8 FOR SECTION CORNER MONUMENT COORDINATE TABLE, AND LINE & CURVE TABLES.



File: W:\2024\121275_Kelly Connor - Town of Springdale CSM\DWG\CSM 051817.dwg Layout: Jan 24, 2025 - 4:50pm

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

PREPARED FOR:
KELLY J. CONNOR
9204 GEM VIEW LN
MOUNT HOREB, WI 53572

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

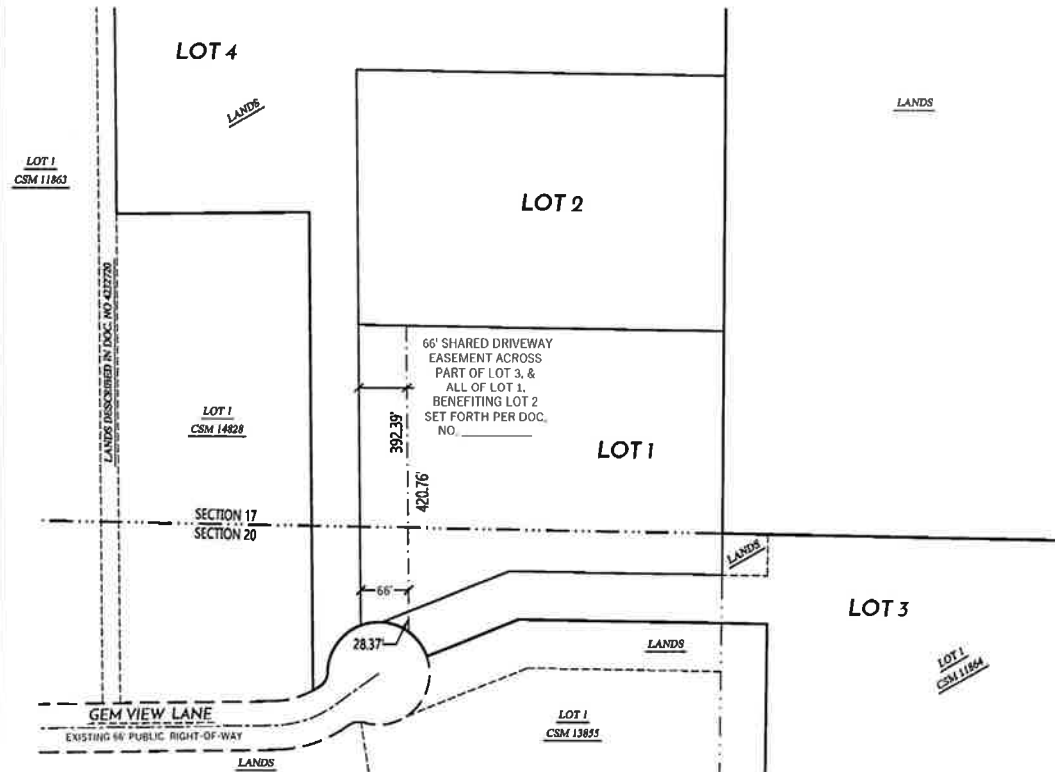
PROJECT NO: 24-1275
SHEET NO: 1 of 8

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

CERTIFIED SURVEY MAP NO. _____

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PROPOSED EASEMENT DETAIL

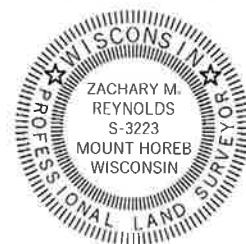
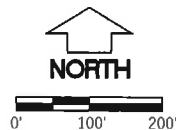


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- EASEMENT CREATED PER THIS CSM

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3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 6 OF 8 FOR SECTION CORNER MONUMENT COORDINATE TABLE, AND LINE & CURVE TABLES.



File: W:\2024\241275_Kelly Connor - Town of Springdale CSM\WCS\CSM 11864.dwg Layout: CSM 5 of 8 User: zacharyr Plotfile: Jan 24, 2025 - 4:23pm

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

PREPARED FOR:
KELLY J. CONNOR
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MOUNT HOREB, WI 53572

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

PROJECT NO: 24-1275
SHEET NO: 5 of 8

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

EXHIBIT "A"

SHARED DRIVEWAY EASEMENT

LEGAL DESCRIPTION

PART OF LOT 1, & LOT 3 CERTIFIED SURVEY MAP NO. _____, RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____, AS DOCUMENT NO. _____, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 1, CSM NO. _____; THENCE, ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 05 MINUTES 38 SECONDS EAST, 66.02 FEET; THENCE, SOUTH 00 DEGREES 38 MINUTES 04 SECONDS EAST, 420.76 FEET, TO A POINT ON THE CURVING NORTHERLY RIGHT-OF-WAY OF GEM VIEW LANE; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, 69.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, THE CHORD BEARS NORTH 82 DEGREES 18 MINUTES 45 SECONDS WEST, FOR 66.70 FEET, TO THE SOUTHWEST CORNER OF AFORESAID LOT 1; THENCE, ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, 412.88 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT AREA CONTAINS 26,986 SQUARE FEET, OR 0.62 ACRES

NOTE: INCLUDED TO SHOW SPATIAL RELATIONSHIPS ONLY; SOME TEXT MAY BE ILLEGIBLE

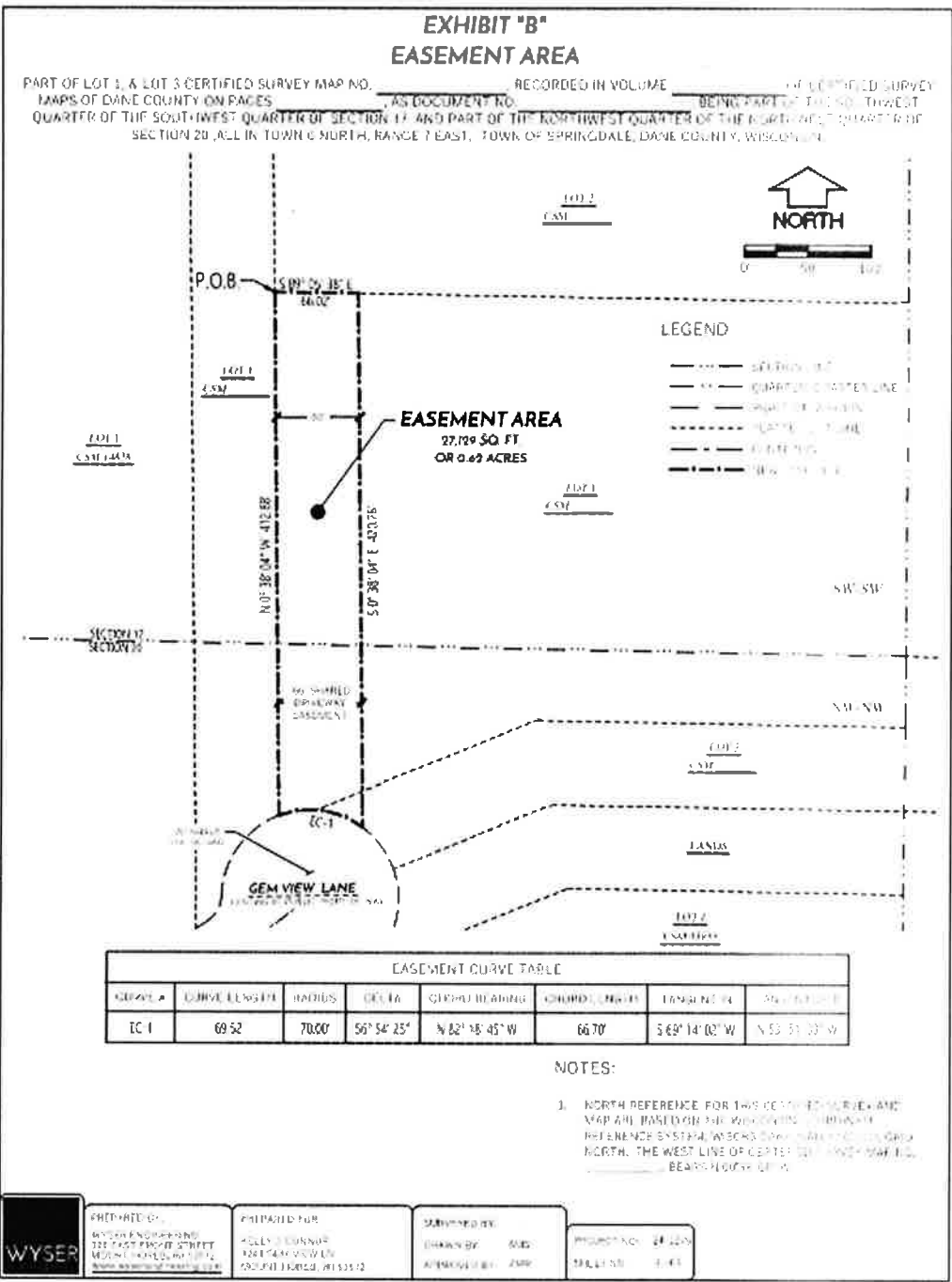


EXHIBIT "A"

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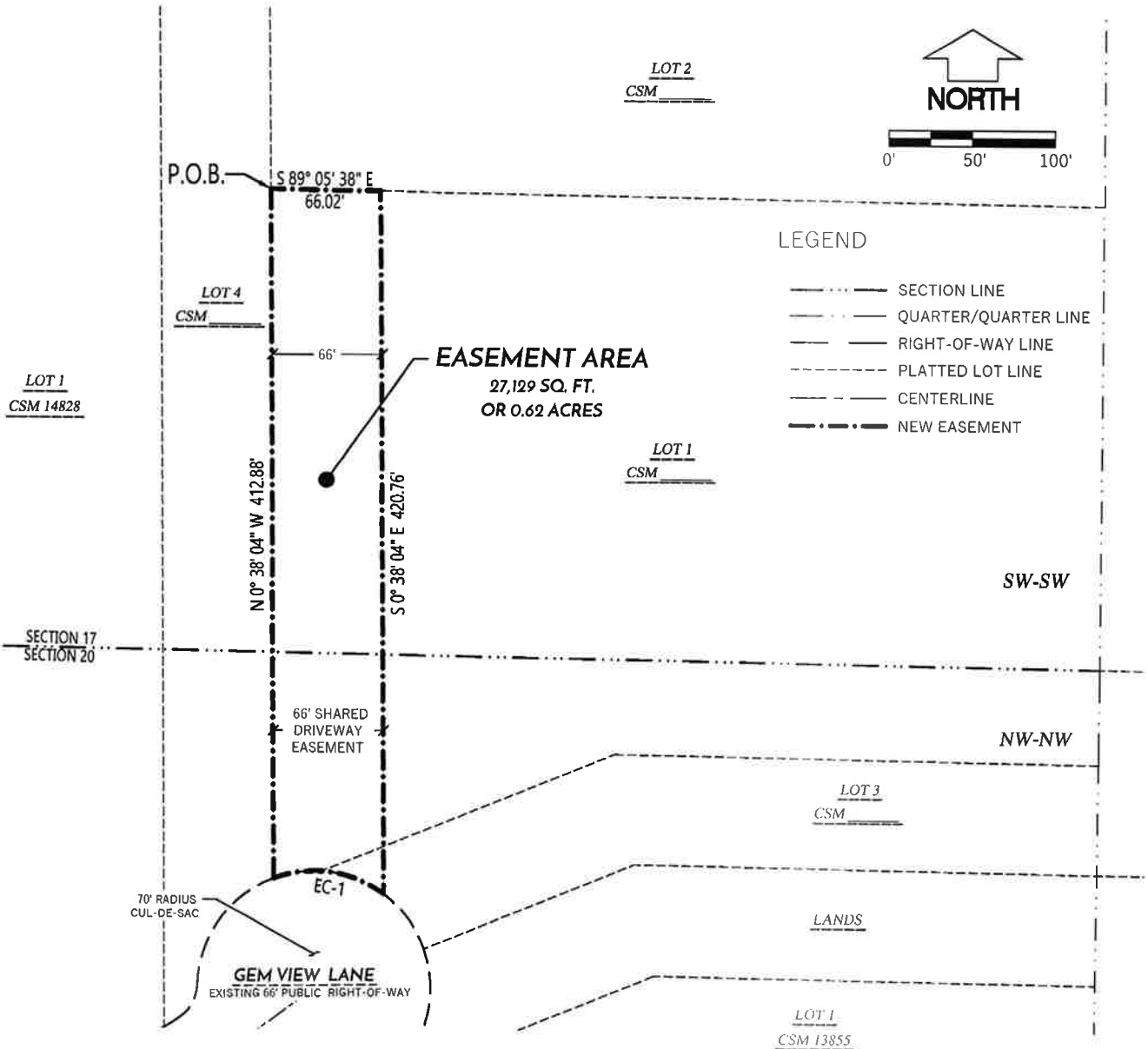
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SAID EASEMENT AREA CONTAINS 26,986 SQUARE FEET, OR 0.62 ACRES

EXHIBIT "B"

EASEMENT AREA

PART OF LOT 1, & LOT 3 CERTIFIED SURVEY MAP NO. _____, RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____, AS DOCUMENT NO. _____, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.



EASEMENT CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
EC-1	69.52'	70.00'	56° 54' 25"	N 82° 18' 45" W	66.70'	S 69° 14' 02" W	N 53° 51' 33" W

NOTES:

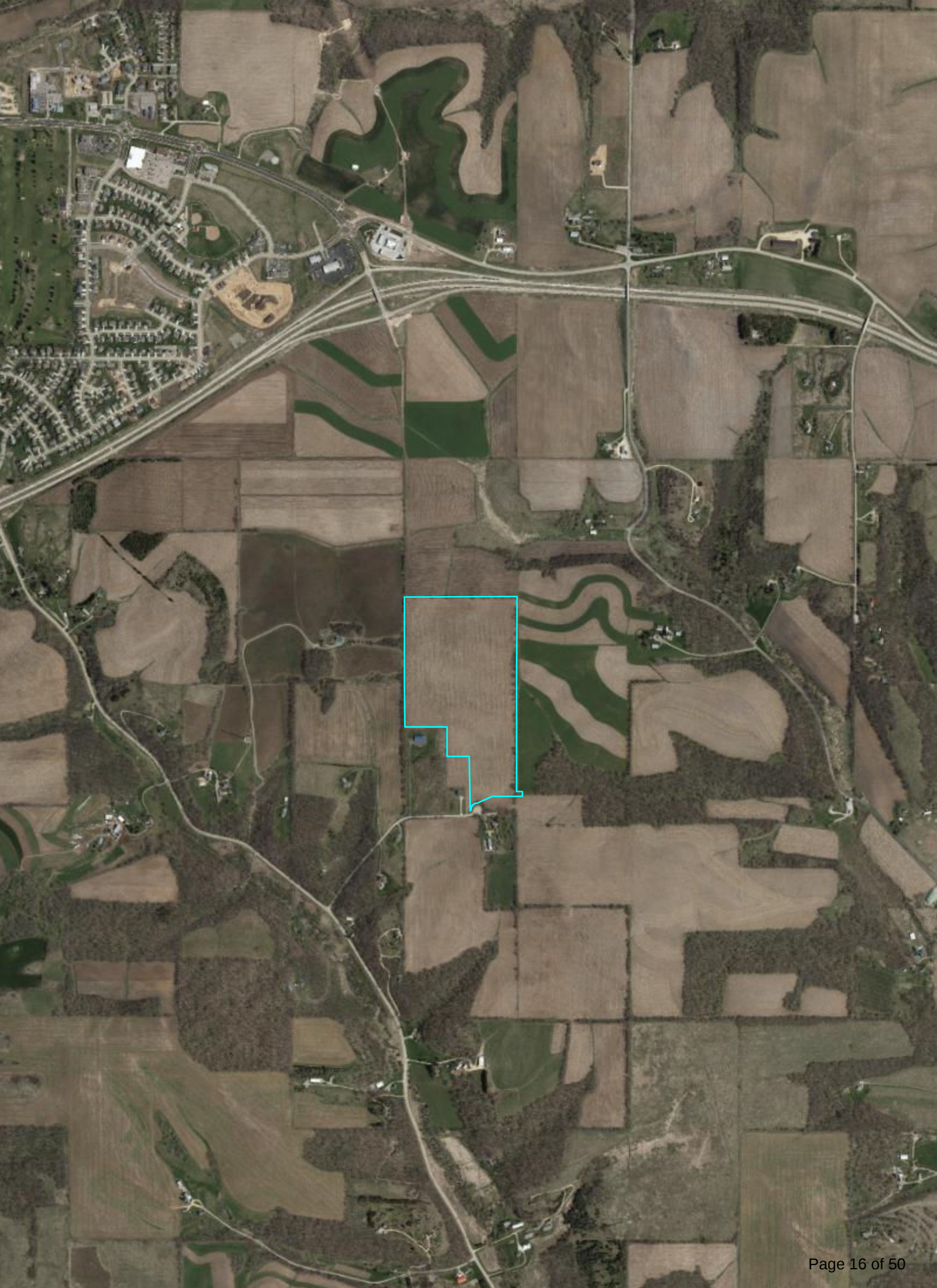
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PREPARED FOR:
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MOUNT HOREB, WI 53572

SURVEYED BY: ---
DRAWN BY: AMS
APPROVED BY: ZMR

PROJECT NO: 24-127a
SHEET NO: 1 of 1





AGENDA ITEM REPORT

MEETING DATE

March 26, 2025

PREPARED BY

AGENDA ITEM # 3.c

Brookstone Hills Subdivision Final Plat

BACKGROUND

The Plan Commission will hold a public hearing and take action on a request for the rezoning of the undeveloped land to R-1 Single-Family Residential for the development of 16 single-family lots associated with a final plat application. Following action on the rezoning, the Plan Commission will discuss and take action on the final plat application. The rezoning request is consistent with the Planned Neighborhood future land use designation for this property in our Comprehensive Plan. We received one public comment from a neighbor opposed to the project that was unable to attend tonight. Their email is included in your packet.

Village Engineer Rob Wright review comments from the preliminary plat are included in your packet and should be included if a motion is made to approve the final plat. The comments are technical in nature and staff is comfortable with them being approved administratively.

RECOMMENDATION

ATTACHMENTS

1. Fink rezone Agric to A-1 300 Letter
2. Plan-Commission-Application.2
3. 24-1229_Final_Plat-DRAFT 02-14-25
4. ord 2025-05 Brookstone Hills Rezone
5. LTR 2025-0221 Prelinary Plat Review

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
March 26, 2025

The Plan Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. The purpose of the hearing is to consider an application from Norsk Development for a zoning change from A-1 Agriculture to R-1 Single-Family Residential for a proposed 16 lot single-family residential subdivision. Property further described as Parcel Number 157/0606-141-9051-1 Mount Horeb, WI.



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

PUBLISH: February 27, 2025 Mount Horeb Mail
March 6, 2025 Mount Horeb Mail

PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the proposed rezone. Please contact Village Administrator Nic Owen at 608 437-6884 ext 2109 or email nic.owen@mounthorebwi.info with any questions.



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

PLAN COMMISSION APPLICATION

PROJECT NAME: _____

Project Address _____ Parcel Number: _____

[Access Dane Link](#)

Zoning Map

Current Zoning _____ Future Land Use Zoning: _____
[\(select zoning layer in map\)](#) [\(select future land use layer in map\)](#)

APPLICANT:	
ADDRESS:	
PHONE:	EMAIL:

OWNER:	
ADDRESS:	
PHONE:	EMAIL:

PROJECT DESCRIPTION: _____

OWNER/APPLICANT SIGNATURE: _____ DATE: _____

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-
☐ Certificate of Appropriateness (for Central Business Zoning)	No Fee	
☐ Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	Schedule	
☐ Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	Schedule	
☐ Comprehensive Plan Amendment	\$150.00	Class One
☐ Conditional Use Permit (changes in USE of property)	\$150.00	Class Two
☐ Conditional Use Permit (planned development district)	\$200.00	Class Two
☐ Design Review	\$100.00	
☐ General Development Plan (GDP)	\$200.00	
☐ Specific Improvement Plan (SIP)	\$300.00	
☐ Zoning Amendment (changes in zoning)	\$150.00	Class Two
☐ Zoning Amendment (planned development district)	\$200.00	Class Two

Developer Deposit:

An escrow deposit is required in accordance with the Development Application Agreement.

Total Fee Paid:

Date: _____

Fee Waived By:

Preliminary Plat

Final Plat

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

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

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

Application submittals should include:

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

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

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

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

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the “Agreement”) is made and entered into this ____ day of _____, _____, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the “Village”), and _____ (the “Applicant”).

RECITALS

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

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

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

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

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

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

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

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

To Applicant: _____

Email: _____

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

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

VILLAGE OF MOUNT HOREB

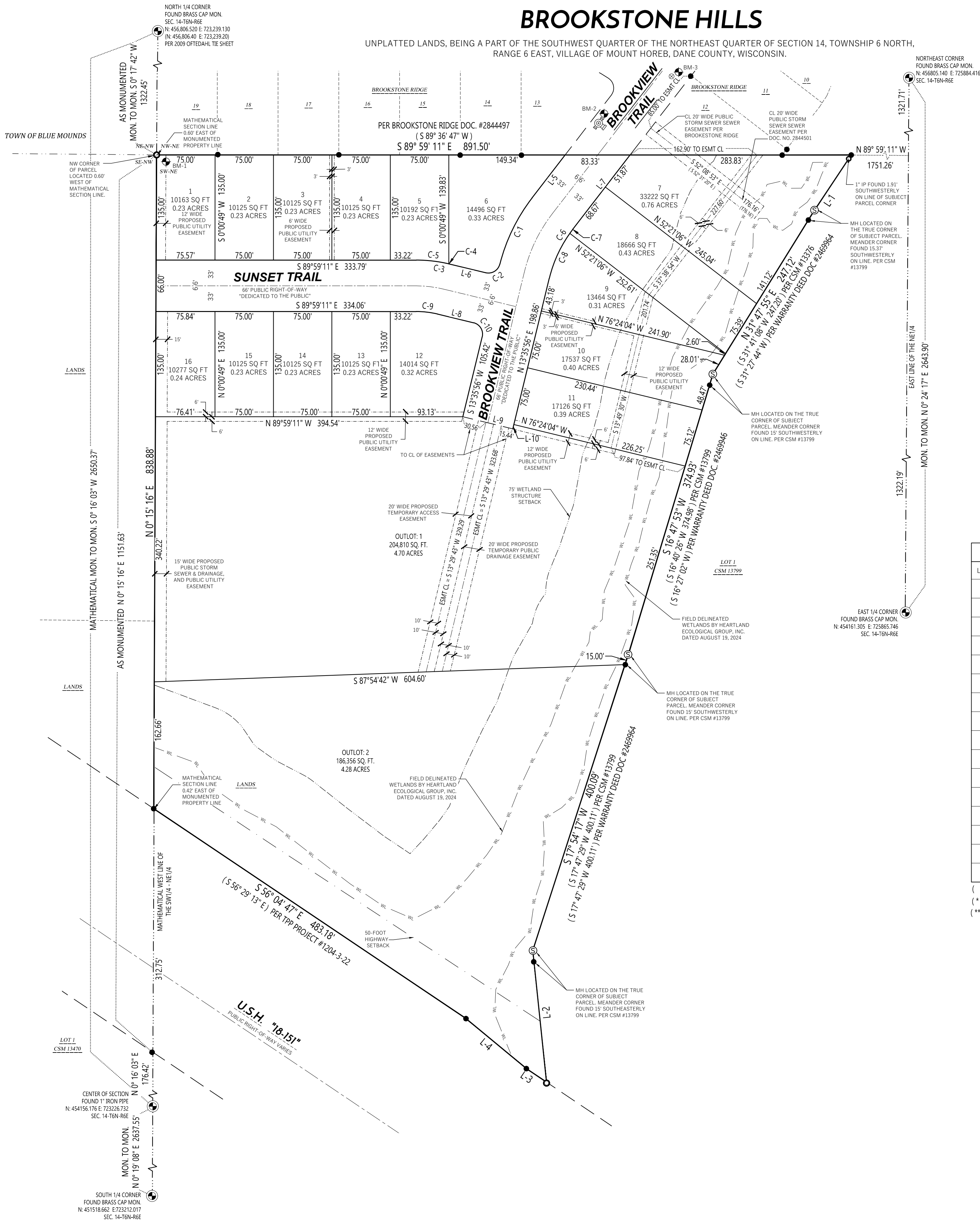
By: _____
Nicholas W Owen
Administrator

APPLICANT

By: _____
Print name: _____
Title: _____

BROOKSTONE HILLS

UNPLATTED LANDS, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



LEGEND

●	FOUND PLSS SECTION MONUMENT TYPE NOTED	—	PLAT BOUNDARY LINE
●	FOUND 3/4" REBAR	—	RIGHT-OF-WAY
●	FOUND 1-1/4" REBAR	—	INTERIOR LOT LINES
○	FOUND 1" IRON PIPE UNLESS NOTED	---	PLATTED LINE
⊗	CHISELED "X"	---	CENTERLINE
⊗	EXISTING FIRE HYDRANT	---	EASEMENT
⊗	VERTICAL BENCHMARK	---	SECTION/QUARTER LINE
(XXX)	RECORDED AS	---	QUARTER/QUARTER LINE
		---	VILLAGE/TOWNSHIP LINE
		---	SETBACKS (TYP.)
		---	RIGHT-OF-WAY (EXISTING)
		---	DELINEATED WETLANDS

NOTES

- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JUNE 11TH, JUNE 14TH, JUNE 20TH, JULY 1ST, JULY 16TH, & JULY 25TH, 2024.
- ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR = 1.55 LBS./LIN. FT.
- OUTLOT 1 IS PRIVATE AND RESERVED FOR FUTURE DEVELOPMENT WITH TEMPORARY STORMWATER MANAGEMENT AND ACCESS EASEMENTS BEING GIVEN OVER A PORTION OF IT TO ACCESS OUTLOT 2.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE ZONE, (WISCONSIN DANE) NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, NAD 83 (2011), GRID NORTH - THE NORTH LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 14 BEARS S 89° 59' 11" E
- UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVE THE RIGHT TO SERVE THE AREA. THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, HIS AGENT OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
- ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
- CURRENT PARCEL ZONING IS A-3 AGRICULTURAL FOR THE ENTIRE PARCEL, PROPOSED ZONING FOR LOTS 1-16 IS R-1 SINGLE FAMILY RESIDENTIAL. THE EXISTING ZONING FOR OUTLOT 1, AND OUTLOT 2, A-3 IS TO REMAIN.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	85.00'	S 33° 40' 20" W
()	(84.90')	(S 33° 35' 00" W)
(*)	(84.90')	(S 33° 27' 24" W)
L-2	170.20'	S 5° 55' 11" E
()	(170.20')	(S 5° 55' 11" E)
(*)	(171.12')	(S 06° 15' 37" E)
L-3	30.97'	N 56° 04' 47" W
(**)	-	(N 56° 29' 13" W)
L-4	100.54'	N 50° 22' 17" W
(**)	(100.50')	(N 50° 46' 35" W)
L-5	69.65'	S 37° 38' 54" W
L-6	47.51'	N 76° 32' 37" W
L-7	120.54'	N 37° 38' 54" E
L-8	47.46'	S 76° 24' 04" E
L-9	66.00'	S 76° 24' 04" E
L-10	5.68'	N 13° 35' 56" E

() PER CSM #13799
(*) PER WARRANTY DEED DOC #2469964
(**) TPP PROJECT #1204-3-22

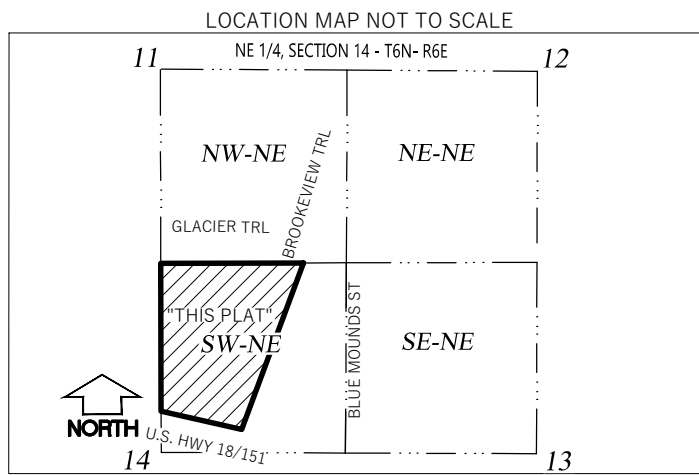
CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	95.28'	233.00'	23° 25' 48"	S 25° 56' 00" W	94.62'	S 37° 38' 54" W	S 14° 13' 06" W
C-2	23.36'	15.00'	89° 14' 17"	S 58° 50' 15" W	21.07'	S 14° 13' 06" W	N 76° 32' 37" W
C-3	42.94'	183.00'	13° 26' 34"	N 83° 15' 54" W	42.84'	N 76° 32' 37" W	N 89° 59' 11" W
C-4	0.79'	183.00'	0° 14' 46"	N 76° 40' 00" W	0.79'	N 76° 32' 37" W	N 76° 47' 23" W
C-5	42.15'	183.00'	13° 11' 48"	N 83° 23' 17" W	42.06'	N 76° 47' 23" W	N 89° 59' 11" W
C-6	70.10'	167.00'	24° 02' 58"	N 25° 37' 25" E	69.58'	N 37° 38' 54" E	N 13° 35' 56" E
C-7	6.33'	167.00'	2° 10' 18"	N 36° 33' 45" E	6.33'	N 37° 38' 54" E	N 35° 28' 37" E
C-8	63.77'	167.00'	21° 52' 40"	N 24° 32' 16" E	63.38'	N 35° 28' 37" E	N 13° 35' 56" E
C-9	27.74'	117.00'	13° 35' 07"	S 83° 11' 37" E	27.68'	S 89° 59' 11" E	S 76° 24' 04" E
C-10	23.56'	15.00'	90° 00' 00"	S 31° 24' 04" E	21.21'	S 76° 24' 04" E	S 13° 35' 56" W

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	1158.52	1.5" IRON PIPE LOCATED AT THE NORTHWEST CORNER OF THE SOUTH WEST QUARTER OF THE NORTHEAST QUARTER
BM - 2	1150.71	TOP NUT OF HYDRANT LOCATED ON THE NORTHWEST SIDE OF BROOKVIEW TRAIL, NORTH OF THE PARCEL.
BM - 3	1149.01	CHISELED "X" IN THE SIDE WALK LOCATED ON THE SOUTHEAST SIDE OF BROOKVIEW TRAIL, NORTH OF THE PARCEL

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53122
www.wyserengineering.com

SUBDIVIDER:
JEFF GRUNDAHL
JO DEVELOPMENT
455 S. JUNCTION RD.
MADISON, WI 53719

OWNER:
JEFF GRUNDAHL
JO DEVELOPMENT
455 S. JUNCTION RD.
MADISON, WI 53719

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, DENISE SCHWENN, BEING THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE TREASURER OF THE VILLAGE OF MOUNT HOREB, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF,

THIS _____ DAY OF _____, 20____, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF BROOKESTONE HILLS.

DATE DENISE SCHWENN, VILLAGE TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF BROOKESTONE HILLS.

DATE ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF VILLAGE CLERK, VILLAGE BOARD RESOLUTION

STATE OF WISCONSIN)
DANE COUNTY) ss.

RESOLVED THAT THIS PLAT KNOWN BROOKSTONE HILLS, LOCATED AS BEING UNPLATTED LANDS, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, WAS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF MOUNT HOREB.

I, ALYSSA GAFFNEY, DO HEREBY CERTIFY THAT I AM THE DULY APPOINTED, QUALIFIED AND ACTING CLERK OF THE VILLAGE OF MOUNT HOREB, AND THAT THIS PLAT WAS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF MOUNT HOREB, DANE COUNTY WISCONSIN, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID BROOKSTONE HILLS FOR PUBLIC USE BY:

RESOLUTION NO. _____, ADOPTED ON THIS _____ DAY OF _____, 20____.

DATE ALYSSA GAFFNEY, VILLAGE CLERK

OWNER'S CERTIFICATE OF DEDICATION

_____, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
VILLAGE BOARD, VILLAGE OF MOUNT HOREB
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____.

IN PRESENCE OF:

BY: _____,
MANAGING MEMBER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED MANAGING MEMBER OF _____, LLC, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____.

CONSENT OF MORTGAGEE

_____, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS _____ DAY OF _____, 20____

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED BANKING ASSOCIATION, _____,

AUTHORIZED OFFICER
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 315: LAND DIVISION AND SUBDIVISION - VILLAGE OF MOUNT HOREB ORDINANCES AND UNDER THE DIRECTION OF _____ LLC., I HAVE SURVEYED, DIVIDED AND MAPPED BROOKESTONE HILLS; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 14; THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, NORTH 00 DEGREES 24 MINUTES 17 SECONDS EAST, 1322.19 FEET; THENCE, NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, 1751.26 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 13799, RECORDED IN VOLUME 91 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 175-177 AS DOCUMENT NO. 5096631 (CSM 13799), AND ALSO THE POINT OF BEGINNING; THENCE, ALONG THE WESTERLY LINE OF AFORESAID CSM 13799, SOUTH 33 DEGREES 40 MINUTES 20 SECONDS WEST, 85.00 FEET, THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 31 DEGREES 47 MINUTES 55 SECONDS WEST, 247.12 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 16 DEGREES 47 MINUTES 53 SECONDS WEST 374.93 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 17 DEGREES 54 SECONDS 17 SECONDS WEST, 400.09 FEET; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 05 DEGREES 55 MINUTES 11 SECONDS EAST, 170.20 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY 18 151 (U.S.H. 18-151); THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 56 DEGREES 04 MINUTES 47 SECONDS WEST, 30.97 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 50 DEGREES 22 MINUTES 17 SECONDS WEST 100.54 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 56 DEGREES 04 MINUTES 47 SECONDS WEST 483.18 FEET, TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 14; THENCE, ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 15 MINUTES 16 SECONDS EAST, 838.88' TO THE SOUTHWEST CORNER OF BROOKSTONE RIDGE, RECORDED IN VOLUME 57-70A OF PLATS OF DANE COUNTY ON PAGES 277-278 AS DOCUMENT NO. 2844497; THENCE, ALONG THE SOUTH LINE OF SAID BROOKSTONE RIDGE, SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, 891.50 FEET, BACK TO THE POINT OF BEGINNING.

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

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

DATE



SUBDIVIDER:
JEFF GRUNDAHL,
JG DEVELOPMENT
455 S. JUNCTION RD.
MADISON, WI 53719

OWNER:
JEFF GRUNDAHL,
JG DEVELOPMENT
455 S. JUNCTION RD.
MADISON, WI 53719



SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20

Department of Administration

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20__ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF PLATS,

ON PAGE(S) _____.

REGISTER OF DEEDS

**VILLAGE OF MOUNT HOREB
ORDINANCE 2025-05**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY
FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL

BROOKSTONE HILLS SUBDIVISION

WHEREAS, an application from Norsk Development to rezone, parcel 0606-141-9051-1, has been filed with the Village of Mount Horeb; and

WHEREAS, the applicant is requesting that the zoning classification of proposed 16 lot Brookstone Hills Subdivision be changed from A-1 Agricultural District to R-1 Single Family Residential District for lots 1-16; and

WHEREAS, pursuant to sec. 62.23(7) Stats., the Village Plan Commission held a public hearing regarding the zoning request on March 26, 2025, which was preceded by the publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, after the public hearing, the Village Plan Commission determined that changing the zoning classification of the property from A-1 Agricultural District to R-1 Single Family Residential would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommended that the zoning classification of the property be changed; and

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission.

NOW THEREFORE, pursuant to sec. 62.23(7) Stats., and Chapter 17 of the Village Code, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, ordains as follows:

Section 1. Subject to Section 2, the zoning classification of the above referenced property is hereby changed from A-1 Agricultural District to R-1 Single Family Residential District for lots 1-16 and the Zoning Map of the Village shall be amended accordingly.

Section 2. Ordinance shall take effect upon approval by the Village Board of the final plat for Brookstone Hills Subdivision, and approved final plat is recorded with the Register of Deeds for Dane County, Wisconsin.

The above and foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at its regular meeting held on April 2, 2025.

APPROVED:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____

SMITHGROUP

February 21, 2025

Nic Owen – Village Administrator
Village Hall
138 E. Main Street
Mount Horeb, WI 53572

Re Fink Plat – Brookstone Hills – Preliminary Plat Review

Dear Nic,

We have reviewed the Preliminary Plat submission provided to us on 2/10/25 with conformance with the requirements of the subdivision code and offer the following comments.

1. Zoning:
 - a. The existing zoning on this property is A-3.
 - b. Note 9 of the Preliminary Plat incorrectly lists the proposed lots and future zoning. We understand the following zoning is proposed, but not included in this current application submittal:
 - i. R-1 for Lots 1 – 16
 - ii. Outlot 1 will be zoned in the future to R-3
 - iii. Outlot 2 will be dedicated to the public and remain as A-3
 1. Village should discuss how that they want this to be zoned – potential for Conservancy Zoning to be more appropriate.
 - c. Zoning of the adjacent parcels has not been depicted.
2. The Boundary of the Plat is depicted.
 - a. As a note, several of the R-1 residential lots (7-11) include the land east across the drainageway. This was discussed during the preliminary plat conference on January 13, 2025 and the developer has chosen to have the lots encompass this greenway.
 - b. The future Owners of those lots shall be made aware that the maintenance of this area is the responsibility of the Owner by note on the face of the Plat as well as notation describing the limited use of this area.
 - c. The area should be placed in an environmental corridor if it is not already.
3. The Preliminary Plat should be submitted to the following for necessary easements:
 - a. Village Electric Utility
 - b. Madison Gas & Electric Co (MG&E). MG&E has been requesting easements behind the street rights-of-way for the installation of gas main.
 - c. Mount Horeb Telephone
 - d. Proposed utility easements are to be shown on the preliminary plat.
4. Confirm existing easement on Lot 7 does not require extension or modification.
5. The easement for the sanitary sewer along the eastern boundary of the plat has not been depicted.
6. Show e
7. This plat is subject to the area connection fee for the West Side Sewer Interceptor in the amount of **\$317.00** per acre payable prior to recording a final plat.
8. This plat is subject to park fees at the current amount required per dwelling unit. Park fees will be calculated based on the fee schedule in effect at the time a final plat is submitted.

SMITHGROUP

9. This plat is subject to a fee for street trees. The street tree fee will be calculated based of the fee schedule in effect at the time a final plat is submitted.
10. This plat must conform to the requirements of DNR Administrative Rule NR-151 and Village Ordinance. A meeting was held with WiDNR, CARPC, Wyser, and the Village Engineer on 2/10/2025 to develop concurrence between the review agencies on acceptable management practices.
11. Drainage arrows shall depict general flow direction of water on all lots.
12. Prior to recording a final plat, the developer shall execute a developer agreement for the required improvements and pay all required fees.
13. Prior to land disturbing activities, the developer shall have an approved construction site erosion control plan and post construction stormwater management plan.
14. The developer should be responsible for the cost of relocating any existing utilities necessary for the improvement of this plat.
15. Village Ordinance 18.30
 - a. Village Limits to be clearly identified. Town of Blue Mounds is located westerly of the Plat boundary. There is a line type depicted in the legend for this but it is not shown.
 - b. Urban Service Area
 - i. The proposed plat is within the urban service area of the Village and is consistent with the Village Plan
 - c. Add labels of the Owners of the abutting unplatted lands.
 - d. Add Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto, together with any legally established center line elevations, based upon or established by the best available data.
 - e. Add location, size and invert elevation the existing sanitary or storm sewers, culverts and drainpipes; the location of manholes, catch basins, hydrants, power and telephone poles; and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto.
 - f. Add labels of the approximate dimensions of all lots and outlots.
 - g. When requested by the Village, a draft of a protective covenant whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.
16. Any existing Environmental Corridors or steep slopes should be depicted on the preliminary plat.
17. Required buffer strips shall be depicted.
18. Development Plans depicting the following:
 - a. Sanitary Sewer
 - b. Water Main
 - c. Drainage and Storm Sewer
 - d. Street Grades
 - e. Existing Easements (East Side?)

If you have any questions, please feel free to call or email to discuss.



Robert S. Wright, P.E.
Senior Principal
Village Engineer



AGENDA ITEM REPORT

MEETING DATE

March 26, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

Conditional Use Permit Application to allow Indoor Commercial Entertainment (café/restaurant) at 100 S First St

BACKGROUND

The applicant is converting the building from an office use to a retail and would like to include space for a restaurant or café. This type of use is a conditional use in the Downtown Central Business zoning district. They do not have formalized plans for this yet but would like to get approval for this use in the building. I received a call from a neighboring business and property owner and once they found out the CUP was for a restaurant/cafe they had no concerns.

RECOMMENDATION

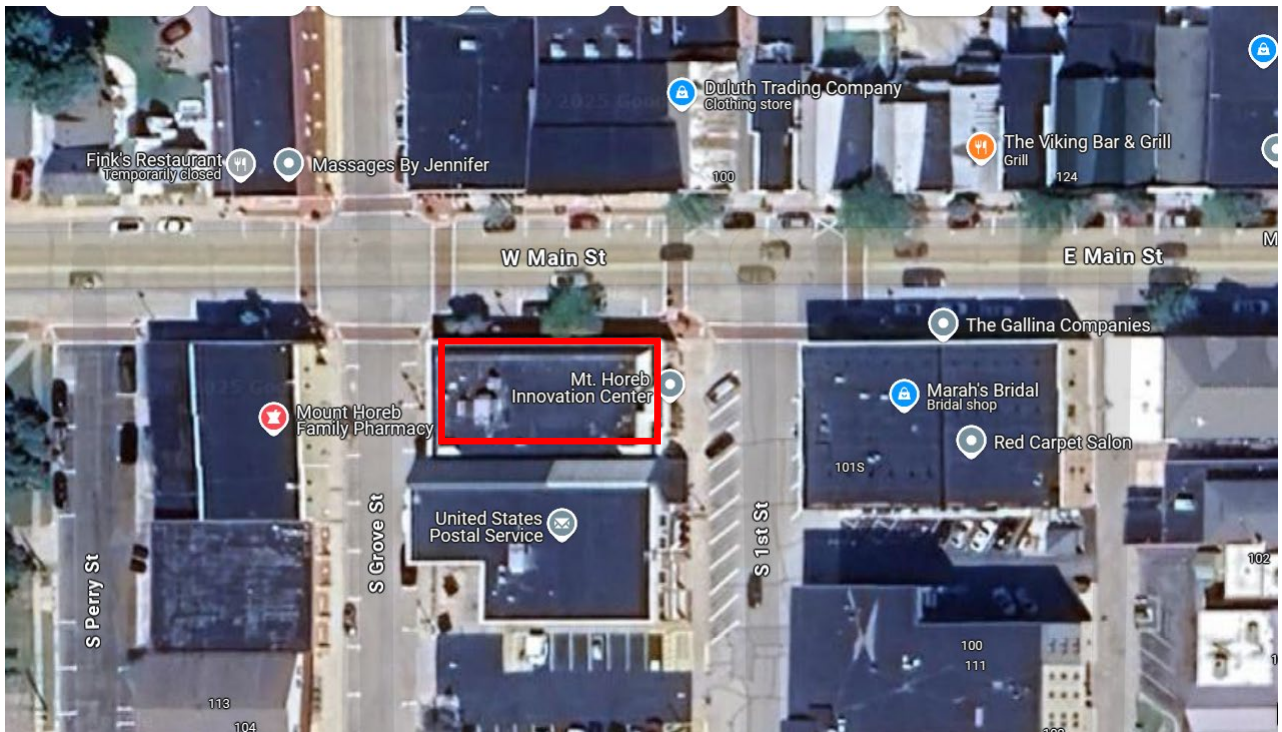
ATTACHMENTS

1. 100 S First PH 300 letter
2. Conditional Use Narrative 100S 022425
3. Mount Horeb Innovation Center- Site Plan
4. reso 2025-03 CUP 100 S First St Indoor Entertainment

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
March 26, 2025

The Plan Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. The purpose of the hearing is to consider a Conditional Use Permit Application from Nick Badura from Sketchworks Architects for Indoor Commercial Entertainment at 100 S First St, Mount Horeb, WI. Parcel 0606-123-2116-5.

The Plan Commission will hear all persons concerning all matters and/or objections written or oral pertaining thereto at that time.



PUBLISH: Mount Horeb Mail March 6, 2025
March 13, 2025

PROPERTY OWNERS: – You received this public hearing notice as you own property within 300 feet of the above request. You are welcome to join the public hearing or contact the Village Administrator with any questions at (608) 437-9409 or email nic.owen@mounthorebwi.info.

Conditional Use Narrative

Narrative Description:

The current Use at 100S 1st Street "Mount Horeb Innovation Center", is "Office". Previously remodeled in appx 2014 by Duluth Trading Co. It has Common Cafeteria Areas, Seating in Atrium, 3 Floor Elevator.

The office areas are cubicles. Office Space demand in the general Madison and surrounding areas has considerably decreased over the past several years. We have had a diminishing occupancy in the building, two Main Tenant have exited in last 90 days, which make up appx 50% of the rentable area. The Post Office is located in the lower rear, and we have gotten a really great relationship with the team there. And it is always a high foot traffic area and a positive experience for the public.

We see this location and building at 100 S 1st to be a Central Traffic Area to the Business District downtown. We wish to enhance that.

Building ownership sought out Rachel LaCasse-Ford at the Chamber of Commerce for Ideas for the downtown, and also Kristen Fish-Peterson to establish an understanding of the downtown direction. We have learned that there is an interest in energizing the downtown area with more visitor activity to support local businesses. Also keep the Business District intact and retain the Historical Nature of the area.

The "Innovation Center" naming is confusing. We get calls frequently of people wanting to visit, or know what it is. It was intended in the past to be an Incubation Center for small businesses. Had very good intents and purposes. We have advertised this last year all year, and did not get any prospective small business tenant options.

I am a Business Owner in Madison, and Resident of Mount Horeb. I have always visited downtown, lived in, raised children, and lived in Mount Horeb/Verona area.

We have visited and talked to many businesses in the area. We can see the foot traffic on weekends. We believe we can enhance the Experience and provide much support and attraction to the Business District, all the Businesses there, and the local Community by converting this building to a usable Open Commerce Location.

The building Total Square Footage is 23,200 SF. Consists of 7000 SF on Main Floor, Appx 7000 SF on the Upper Floor, and 3000 SF in basement. Once cubicles are removed, these areas are an open concept. And easily convertible to larger spaces.

We intend go a couple of different directions with the space. Pop up shows, such as Art Events, Trade Events, Class Gatherings (Crochet, Art, Seminars) are in demand. We would like to set up permanent sections of the space for Retail Displays by local artists, and artists sourced from other areas. These could be Craft items, Paintings, and all things Made by Maker's. The area in the lower level was used as a Church the past few years, which provided for 60 or more people at a time. Areas like this can be utilized for Private Events and Classes.

All these uses will provide additional people visiting the areas, staying, and also frequenting the local downtown establishments for Food and Beverage. It would be our intention to partner with the downtown business with cross-benefit activities.

As part of this conversion, a Food and Beverage area on the Main Floor will be installed. This is general sitting areas, Entertainment areas, and Food and Beverage Services. We do not have any vendors yet to provide these services. Will submit conditional Use Applications for these.

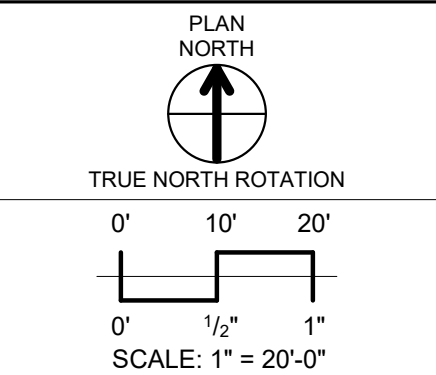
Our Architects at Sketchworks Architects in Middleton have done a complete Code Review on the building. We have submitted plans for a Sprinkler installation in the building (which was previously non-sprinklered), provide the proper Entry/Egress, Bathrooms, and Facilities to accommodate an "Assembly" Use and "Mercantile" traffic.

Exterior of building and signage would be a future proposed change to the building adhering to local requirements.

Hours of Operation are unknown at this time. It seems more weekend traffic and evenings is most likely.

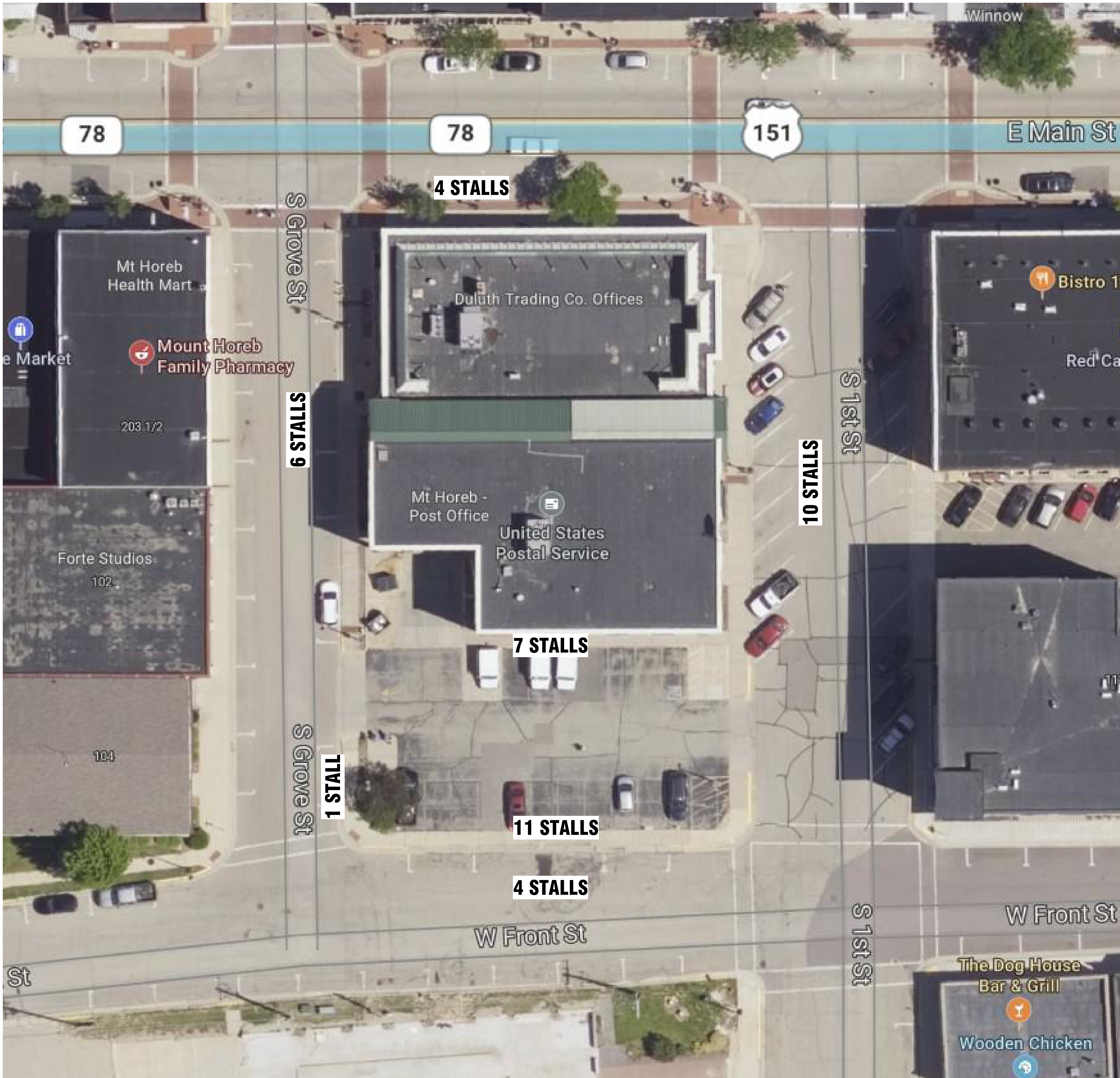
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PROJ. #:	24128-02
© SKETCHWORKS ARCHITECTURE 2024	



ARCHITECTURAL SITE PLAN

AS101



1 ARCHITECTURAL SITE PLAN

RESOLUTION 2025-03

CONDITIONAL USE PERMIT TO ALLOW INDOOR COMMERCIAL ENTERTAINMENT IN THE CB CENTRAL BUSINESS DISTRICT

WHEREAS, an application for a Conditional Use Permit to allow indoor commercial entertainment for a proposed café/restaurant at 100 S First Street, parcel 0606-123-2116-5, has been filed with the Village of Mount Horeb by Tyler Marks-Brickpoint Properties; and

WHEREAS, said property is currently zoned CB Central Business in which the Zoning code 17.43(2)(b) states that Indoor Commercial Entertainment is a permitted conditional use; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on March 26, 2025, after due notice as required by law; and

WHEREAS, the Plan Commission is recommending approval of the following Conditional Use from Village Code 17.43(2)(b).

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the interest of the general public to allow the desired exception of said property, as hereinafter set forth, as a Conditional Use; and

WHEREAS, the proposed use is consistent with the Village of Mount Horeb Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow Indoor Commercial Entertainment at 100 S First Street is hereby granted.

Introduced and passed this 2nd day of April 2025.

By: _____
Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

March 26, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.e

Boundary Agreement with the Town of Vermont

BACKGROUND

Our Extraterritorial Committee members previously met with representatives from the Town of Vermont and discussed a potential boundary agreement. The original agreement proposed by Vermont included requirements on the Village updating their recently adopted comprehensive plan and restricting our annexation into Vermont completely. The Committee was not comfortable with those requirements and proposed a looser format that gave Vermont extra time to review any annexation of town land being considered by the Village. The proposed agreement reflects the discussions from that meeting and has been reviewed and ok'd by Town of Vermont representatives.

Village Planner Ben Rohr reviewed the agreement ahead of this meeting and provided the following comments:

For items 1.a and 1.c, I would change them to be:

A. Approve rezonings and land divisions for residential, agricultural, and open space purposes only in a location, density, and design consistent with the 2017 Town of Vermont Comprehensive Plan *within the Village's Extraterritorial Jurisdiction*.

C. Not approve further rezoning to commercial, industrial, or business zoning districts, except where limited to the low-impact small businesses allowed in the County's Limited Commercial Zoning District and where otherwise consistent with the 2017 Town's Comprehensive Plan *within the Village's Extraterritorial Jurisdiction*.

This would mean that the agreement would need to be updated anytime the Town changed their Comp Plan (amendment or full update), if the change impacted any lands within the Village ETJ. If the Town does what they say they are going to do and stays rural, there shouldn't be any issues updating this agreement based on any changes to the Comp Plan that they make. However, if they start trying to grow near the Village and show that on a future Comp Plan change, then the Village can renegotiate the deal at that time.



AGENDA ITEM REPORT

RECOMMENDATION

ATTACHMENTS

1. Mount Horeb Vermont Agreement

INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE TOWN OF VERMONT AND THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN RE: BOUNDARY AND LAND USE MATTERS

The Village of Mount Horeb (the “Village”) and the Town of Vermont (the “Town”) in Dane County, Wisconsin, desire to enter into this Agreement to promote intergovernmental cooperation and communication. Therefore, having determined it to be in the public interest, and under the authority of Wis. Stat. § 66.0301, the Village and the Town agree that over the term of this Agreement:

1. Town Responsibilities.

- a. Approve rezonings and land divisions for residential, agricultural, and open space purposes only in a location, density, and design consistent with the Town of Vermont Comprehensive Plan.
- b. Not approve any subdivision plats.
- c. Not approve further rezoning to commercial, industrial, or business zoning districts, except where limited to the low-impact small businesses allowed in the County’s Limited Commercial Zoning District and where otherwise consistent with the Town’s Comprehensive Plan.

2. Village Responsibilities.

- a. Provide notification to the Town in writing, and provide a copies of all applications, petitions, and supporting materials, if one of the following events occurs:
 - i. A petition to annex lands from the Town to the Village, or from lands in a town adjacent to the Town to the Village, is filed with the Village.
 - ii. The Village plans to apply to the Capital Area Regional Planning Commission (“CARPC”) to add land to the Village’s Urban Service Area, which land would come from the Town or from lands in a town adjacent to the Town.
- b. Allow the Town the opportunity to provide written comments on either event listed in subsection a. within three months between the date the Village provides such written notification to the Town and the date of Village Board takes action to either annex the associated land or authorize its staff to apply to CARPC to expand the Urban Service Area into the associated land, unless the Town agrees in writing to a lesser time period or to end the review period if already commenced.

3. Agreement Term. This Agreement shall be effective from the date it signed by the second of the two parties to a date that is ten (10) years following that effective date.

IN WITNESS WHEREOF, the Parties certify that this Agreement has been duly approved by their respective boards in accordance with state and local laws, rules, and regulations; and each has

VILLAGE OF MOUNT HOREB
Dane County, Wisconsin

Date _____

By _____
Ryan Czyzewski, Village President

Date

By _____
Alyssa Gaffney, Village Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2025, Ryan Czyzewski, Village President, and Alyssa Gaffney, Village Clerk, of the Village of Mount Horeb, Wisconsin, a Wisconsin municipal corporation, to me know to be such Village President and Village Clerk of said corporation, and acknowledged to me that they executed the foregoing instrument as such officers as the Agreement of said corporation, by its authority.

Notary Public, State of Wisconsin
My Commission _____.



AGENDA ITEM REPORT

MEETING DATE

March 26, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.f

Presentation and Discussion on Proposed Parking Standards for Zoning Code Rewrite

BACKGROUND

To attempt to efficiently work our way through the second part of the zoning code rewrite, we are attempting to tackle some items individually at regular meetings. This month we decided to present and discuss the proposed parking standards. A chart comparing the proposed standards with the existing is included with your packet along with a memo from Village Planner Ben Rohr.

RECOMMENDATION

ATTACHMENTS

1. Draft Parking Standards Memo 3.26.25
2. Village of Mount Horeb Draft Parking Standards Table 3.26.25

Village of Mount Horeb Zoning Code Rewrite Overview of Draft Parking Requirements Table

Content Included in the Draft Parking Requirements Table

The draft Zoning Code provides parking requirements based on land uses. The first draft of the new parking standards has been completed and will be discussed during the Plan Commission meeting.

- Column A lists the Land Uses within the draft Zoning Code where the parking requirements apply.
- Column B lists the existing parking requirements for each land use.
- Columns C and D list the proposed new minimum and maximum parking requirements for each land use.

In reflection of the goals, policies, and recommendations within the Village's Comprehensive Plan, the proposed new parking standards are designed to require less parking than today (lower minimums) and potentially provide a cap on the amount of parking that can be provided (maximums).

The parking requirements generally fall into one of the following types of ratios. These ratios were chosen to reduce the administrative burden of calculating overcomplicated formulas:

- Parking spaces per dwelling unit
- Parking spaces per square feet of gross floor area
- Parking spaces per employee on the largest work shift
- Parking spaces per person at the maximum capacity

This memo contains three big picture topics for Plan Commission discussion to obtain feedback on the approach to these requirements. However, based on Plan Commission review of the draft parking requirements, staff and V&A are available to discuss any other portions of the draft desired.

Topics for Discussion

1. Creating Parking Maximums

Nearby communities have begun to adopt parking maximums in addition to minimum requirements. Mount Horeb's existing Zoning Code does not require maximums. This leaves the Village with no mechanism to prevent a project from having excessive parking. The draft Zoning Code generally allows 50% more parking than the required minimum and also includes language that allows the Plan Commission to reduce minimums or exceed maximums depending on additional data being provided such as a parking study. This approach gives the Village another tool to make sure the parking provided on site is right-sized for the project. A potential downside to this approach is that minimums and maximums together create a narrow window associated with how much parking is permitted for a given land use, which some communities view as too restrictive.

Please circle your opinion on the following approach:

Keep Approach

Remove Approach

Need To Modify Approach

Comments: _____

2. Reducing Parking Minimums for Residential and Commercial Uses

The Village's Comprehensive Plan recommends reducing minimum parking requirements as part of the Zoning Code rewrite (Chapter 12, Zoning Ordinance Recommendation #13). The draft parking requirements lower the minimums for residential and commercial uses. This is a widely recognized best practice for zoning code reforms and has many positive effects, including:

- Promote walkability of key commercial and residential areas
- Reduce impervious surfaces, runoff, and stormwater issues.
- Increase the tax base (parking lots are among the lowest taxable value in the Village)
- Reduce costs of new construction

Reducing minimum parking standards for **residential land uses**. Please circle your opinion on the following approach:

Keep Approach

Remove Approach

Need To Modify Approach

Comments: _____

Reducing minimum parking standards for **commercial land uses**. Please circle your opinion on the following approach:

Keep Approach

Remove Approach

Need To Modify Approach

Comments: _____

3. Downtown Parking Requirements

The existing Zoning Code does not require minimum on-site parking standards for any property within the downtown zoning district, unless the Plan Commission requires on-site parking as part of a Conditional Use or PUD process.

The draft Zoning Code proposes no minimum on-site parking standards for any property within the downtown district and the removal of the Plan Commission requirement provision (far fewer CUPs and PUDs with new code). The benefits of this approach include:

- Flexibility for infill development, redevelopment, and land use changes within existing buildings

- Less surface parking in the downtown area, which creates more walkability
- Lower cost for new projects
- Higher tax base
- Ability for developers to customize their project to the parking needs based on the overall market

A potential downside of this approach is furthering the perceived downtown parking problem. However, the 2023 Downtown Parking Study concluded that there are 912 parking spaces available downtown (323 on-street, 589 off-street). On the typical morning, approximately 40% of those spaces are full. Additionally, 48% of those spaces are full on the typical mid-day, and 27% of those spaces are full on the typical evening. The study recommended 75% utilization as a good “rule-of-thumb” for not having enough parking. Based on this study’s findings, we have proposed continuing the approach of not requiring on-site downtown parking.

Please circle your opinion on the following approach:

Keep Approach

Remove Approach

Need To Modify Approach

Comments: _____

Additional Comments:

Do you have any additional questions or concerns about the draft Parking Requirements?

Existing and Proposed Parking Standards

Land Uses	Existing Standards	Proposed Minimum Standards	Proposed Maximum Standards
Residential Land Uses			
Apartments/Multiplex, Townhouse	1 per studio, 1.5 per one-bedroom, 2 per two-bedroom+	1 per studio/1-bedroom, 1.5 per 2+ bedroom	None
Boarding House Living Arrangment	1 space per room for rent, plus 1 space per employee on the largest shift	1 space per room for rent	None
Duplex, Twin House, Two-Flat	1 per studio, 1.5 per one-bedroom, 2 per two-bedroom+	1 per dwelling unit	None
Single Family Dwelling Unit, Manufactured Home, Manufactured Home Park	1 per studio, 1.5 per one-bedroom, 2 per two-bedroom+	1 per dwelling unit	None
DMU Zoned Lots (Downtown Mixed Use)			
All Land Uses in the DMU Zoning District	None	None	None
Mixed-Use Land Uses			
Mixed Use Building, Live/Work Unit	Per each individual land use	Per the minimum of each individual land use	Per the maximum of each individual land use
Commercial Land Uses			
All Commercial Land Uses, Unless Specified Below		1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Adult-Oriented Entertainment Business	1 per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Artisan Production Shop	1 space per 300 sf of gross floor area, plus adquate space for all customers and employees	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Bed and Breakfast	1 space per bedroom, plus 1 space for each 8 units	1 space per each bedroom, plus 1 per dwelling unit	1.5 space per each bedroom, plus 1 per dwelling unit
Campground	1.5 space per campsite	1 space per campsite	None
Commercial Animal Boarding	1 space per 1,000 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Commercial Animal Daycare	1 space per 1,000 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Commercial Indoor Lodging	1 space per bedroom, plus 1 space for each 8 units	1 space per room for rent, plus 1 space for each employee on the largest work shift	1.5 spaces per room for rent, plus 1 space for each employee on the largest work shift
Commercial Kitchen	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Drive-Through & In-Vehicle Sales or Service	1 space per 50 sf of gross floor area	Refer to the parking requirements of the other land use activities on the site, such as Indoor Sales and Service land uses for a gas station/convenience store, or Office land uses for a bank.	Refer to the parking requirements of the other land use activities on the site, such as Indoor Sales and Service land uses for a gas station/convenience store, or Office land uses for a bank.
Golf Course	1 space per 4 partrons at maximum capacity, for any use requiring over 5 spaces	1 per 500 square feet of gross floor area, 1 space for each employee on the largest shift	None
Group Daycare Center (9+ children)	1 space per 5 students, plus one space per employee on the largest shift	1 space for each employee on the largest work shift	1.5 spaces for each employee on the largest work shift
Indoor Commercial Entertainment	1 space per 3 seats or 1 space per 3 persons at maximum capacity or 1 space per 35 sf of gross floor area, whichever is greater	1 space for every 5 persons at the maximum capacity	1.5 space for every 5 persons at the maximum capacity
Indoor Maintenance Service	1 space per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Indoor Sales or Services	1 space per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Indoor Shooting Range	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Intensive Outdoor Activity	n/a	1 space per 5 expected patrons at maximum capacity	1.5 spaces per 5 expected patrons at maximum capacity
Office	1 space per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Outdoor Commercial Entertainment	1 space per 3 seats or 1 space per 3 persons at maximum capacity or 1 space per 35 sf of gross floor area, whichever is greater	1 space for every 5 persons at the maximum capacity	1.5 space for every 5 persons at the maximum capacity
Outdoor Sales and Display	1 space per 300 sf of gross floor area	1 space per 1,000 square feet of gross outdoor display area	1.5 space per 1,000 square feet of gross outdoor display area
Outdoor Maintenance Service	1 space per 300 sf of gross floor area	1 space for each employee on the largest work shift	1 space for each employee on the largest work shift
Personal or Professional Service	1 space per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Vehicle & Boat Sales	1 space per 300 sf of gross floor area, plus adequate space for all customers and employees	1 space per employee on the largest work shift	None
	4 spaces, plus 1 space per 500 sf of floor area over the first 1,000 sf		
Vehicle Service and Repair	1 space per 300 sf of gross floor area, plus adequate space for all customers and employees	1 space per employee on the largest work shift	None
	4 spaces, plus 1 space per 500 sf of floor area over the first 1,000 sf		

Institutional Land Uses			
Active Outdoor Recreation, Passive Outdoor Recreation	1 space per 4 patrons at maximum capacity, for any use requiring over 5 spaces	Determined by the Zoning Administrator	Determined by the Zoning Administrator
Community Living Arrangement 1-8, 9-15, 16+	3 spaces, 4 spaces, 1 space per 3 residents	1 space per employee on the largest work shift	1.5 spaces per employee on the largest work shift
Small Scale Public Services and Utilities	none	none	none
Indoor Institutional	unique requirements for libraries, museums, schools, churches, places of assembly, and funeral homes	Determined by the Zoning Administrator	Determined by the Zoning Administrator
Institutional Residential	1 per studio, 1.5 per one-bedroom, 2 per two-bedroom+	Determined by the Zoning Administrator	Determined by the Zoning Administrator
Large Scale Public Services and Utilities	1 space per employee on the largest shift, plus 1 space per company vehicle, plus 1 space per 500 sf of gross office floor area	1 space per employee on the largest work shift	1.5 spaces per employee on the largest work shift
Outdoor Open Space Institutional	unique requirements for libraries, museums, schools, churches, places of assembly	none	none
Industrial Land Uses			
All Industrial Land Uses		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Heavy Industrial	1 space per each employee on the largest work shift, plus 1 space for each business vehicle, plus 1 space per 500 sf of office or sales gross floor area	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Food Production and Processing	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Light Industrial	1 space per each employee on the largest work shift, plus 1 space for each business vehicle, plus 1 space per 500 sf of office or sales gross floor area	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Medium Industrial	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Production Greenhouse	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Storage Land Uses			
All Storage Land Uses		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Storage and Wholesaling	1 space per 2,000 sf of gross floor area, plus adequate space for all customers and employees	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Outdoor Storage and Wholesaling	1 space per 10,000 sf of gross storage area, plus 1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Personal Storage Facility	1 space for each employee on the largest work shift.	1 space for each employee on the largest work shift.	1.5 spaces for each employee on the largest work shift.
Transportation Land Uses			
Airport	1 space per employee on the largest shift, plus 1 space per every 5 passengers based on average daily ridership	Determined by the Zoning Administrator	Determined by the Zoning Administrator
Distribution Center	1 space per each employee on the largest work shift	1 space per each employee on the largest work shift	1.5 spaces per each employee on the largest work shift
Freight Terminal	1 space per each employee on the largest work shift	1 space per each employee on the largest work shift	1.5 spaces per each employee on the largest work shift
Heliport	1 space per employee on the largest shift, plus 1 space per every 5 passengers based on average daily ridership	none	none
Off-Site Parking Lot	none	none	none
Off-Site Structured Parking	none	none	none
Transit Center	n/a	Determined by the Zoning Administrator	Determined by the Zoning Administrator
Telecommunications Land Uses			
Communication Tower	1 space per each employee on the largest work shift.	none	none
Extraction and Disposal Land Uses			
All Extraction and Disposal Land Uses		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Composting	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Extraction	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Recycling Facility	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Salvage or Junkyard	1 space per 20,000 sf of gross storage area, plus 1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Sand and Mineral Processing	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.

Waste Disposal/Landfill	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Energy Production Land Uses			
Large Solar Energy System, Large Wind Energy System	n/a	none	none
Agricultural Land Uses			
Agricultural Services	1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Community/Market Garden	none	none	none
Cultivation	1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Husbandry	1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Livestock Sales Facilities	none	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Intensive Agriculture	1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
On-Site Agricultural Retail	1 space per employee on the largest shift, plus 4 spaces for customers	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Accessory and Temporay Uses			
Accessory Dwelling Units	n/a	1 per dwelling unit	none
Home Occupation	2 spaces for business use	1 space per non-resident employee	none
Short-Term Residential Rental	1 space per bedroom	2 spaces per rental unit, 1 space per 3+ bedrooms within each rental unit	none
All Other Accessory Uses	None, except as required for the principal land use	None, except as required for the principal land use	None, except as required for the principal land use
All Temporary Uses	None, except as required for the principal land use	None, except as required for the principal land use	None, except as required for the principal land use
Bicycle Parking Standards			
Multi-Family and Nonresidential Land Uses	1 space per 10 parking stalls, up to 20 total bicycle parking spaces	1 space per 10 parking stalls, up to 20 total bicycle parking spaces	none
Notes			
1. Minimum parking requirements may be reduced by the Plan Commisison through the Conditional Use, Planned Development, or Site Plan review process based on a Parking Study.			
2. Maximum parking requirements may be exceeded by the Plan Commission through the Conditional Use process based on a Parking Study and meeting defined criteria such as use requires greater parking demand, etc.			
3. Joint parking facilities may be approved by the Plan Commission to reduce the minimum required parking on-site.			
4. Additional bicycle parking may be approved by the Plan Commission to reduce the minimum required parking on-site.			

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

February 2025

Year to Date

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

1 - New UDC single family homes since January

3- New UDC Single family homes in February

18- New permits total in February

Large Commercial projects currently active

- MARC Project
Has been
Completed

- BeeHive New
Building Permit
has been issued