



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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

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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, July 9, 2025 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Public Comments
- 3) Consent Agenda
 - a. Consideration of June 11, 2025 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce Report
- 4) Agenda Items
 - a. Update on TID 6 and Set Date for Public Hearing
 - b. Update on Zoning Code Rewrite
- 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.



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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, June 11, 2025 at 6:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
Marc Schellpfeffer called the meeting to order at 6:00 PM. Members present were Todd Fritz, Ryan Czyzewski, Marc Schellpfeffer, Andy Baber & Barb Case. Ben Vondra & Heidi Koprass were absent. Also present were Village Administrator, Nic Owen & Office Assistant/Deputy Clerk, Katie Jelle.
- 2) Consent Agenda
There were no questions or comments regarding the information provided. Motion by Czyzewski to approve the Minutes & Consent Agenda. Seconded by Fritz. All were in favor.
 - a. Consideration of May 14, 2025 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce Report
- 3) Agenda Items
 - a. Consideration of Nonprofit Partnership with JT Klein
Owen summarized the Term Sheet and pointed out the revisions that were made. Owen has reviewed the Term Sheet with the Village Attorney & the Village Financial Advisor. No issues or concerns were found. CDA Member, Ben Vondra was not present but had sent an email stating he was in favor of Affordable Housing going forward as long as we are protected & limiting liability.
To clear up some confusion with the Term Sheet, Kristin Fish-Peterson created a Flow Chart to explain what part the CDA would take in the ownership structure.
Case stated that she thinks that in the future it will be helpful to put into practical application what Affordable Housing means.
Owen asked if J.T. Klein had narrowed down what level of affordability they would be looking at.

The representative from J.T. Klein stated that they were still in discussion over the level of affordable housing. They will likely be between 30-80% AMI.

Fritz motioned to approve the Nonprofit Partnership with JT Klein. Case seconded. All members were in favor.

4) Meeting adjournment.

Czyzewski motioned to adjourn at 6:06 PM. Case seconded. Motion carried.



July 1, 2025

To: Community Development Authority

From: Kristen Fish-Peterson, Economic Development Contracted Staff

Re: Report on work to date

What follows is a list of activities for June:

1. Meetings in person and virtual
 - a. Nic Owen individually (in person, virtually, phone, and emails)
 - b. Good Morning Mount Horeb
 - c. Village Plan Commission meeting
 - d. Meeting regarding TID 6
 - e. Meeting and email follow up with Karakahl developer
 - f. Meeting with Chamber President/CEO
 - g. Direct contact with downtown property owners
 - h. Meeting regarding proposed development at 214+ Main St.

2. Research
 - a. Research for TID 6
 - b. BIDs

3. Writing TID #6 project plan
4. Prep for June Plan Commission Meeting



AGENDA ITEM REPORT

MEETING DATE

July 9, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.a

Update on TID 6 and Set Date for Public Hearing

BACKGROUND

Kristen Fish-Peterson is working on the finishing touches on the project plan for TID 6 and will be providing an updated plan for the packet, which will most likely be added on Monday, July 7th. We will also be scheduling the required public hearing for the TID Plan at the next CDA meeting on Wednesday, August 13th.

RECOMMENDATION

ATTACHMENTS

1. Draft Project Plan TID 6 070725

Project Plan

Tax Incremental District No. 6

Village of Mount Horeb, WI

Organizational Joint Review Board Meeting:

Public Hearing:

Approval by CDA:

Approval by Village Board:

Approval by Joint Review Board:

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1. Statement of Type, Purpose, Orderly Development of Tax Incremental District No. 6

Description of the District

Tax Increment District (TID) No. 6 is being created by the Village of Mount Horeb under the authority provided by Wisconsin Statute Section 66.11-5 “Tax Increment Law” to eliminate blight and stimulate redevelopment of underutilized property on the Village’s east side. One site currently houses the now empty and defunct Karakahl Inn building, has not adapted to changing conditions and now lags in growth and economic dynamics. The purpose and intent of the TIF District is to stimulate investment to redevelop and revitalize this property along the commercial corridor of Springdale St.

A map of the proposed TID No. 6 boundary follows in Section 3. The TID area includes the former Karakahl Inn site as well as the vacant parcel directly west across Perimeter St. The district is being created as a Redevelopment District based on the finding that at least 50% of area by real property within the district is blighted within the meaning of Wisconsin Statute Section 66.1105(2)1a as described below:

A blighted area means any of the following:

“An area, including a slum area in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare”.

The Village recognizes that the creation of TID No. 6 is necessary to facilitate the orderly redevelopment of the subject parcels.

Summary of Findings

As outlined in this Project Plan and the supporting exhibits contained within and added as reference, e.g., 2022 Village of Mount Horeb Comprehensive Plan (including the amendment made in 2024), in accordance with Section 66.1105 of the Wisconsin State Statutes, the following findings are made:

1. But for the creation of TID No. 6, the development and redevelopment projected in the Project Plan A) would not occur, or B) would not occur in the timeframe and manner or with the values of the Village. This statement is made on the following basis and information:
 - a. The property identified in need of redevelopment, rehabilitation and conservation has been vacant and or underutilized for many years due to lack of adapting to changes in normal market conditions, which requires both public and private investment over the long term.
 - b. To help capture opportunities and achieve economic development recommendations within the Comprehensive Plan, the Village of Mount Horeb may need to make significant investments to pay for costs associated with development incentive payments; and other costs.
 - c. It is found that redevelopment is required for revitalization to occur and that the area will not achieve development goals relying on only private investment. Thus, without tax incremental financing being used as a municipal resource, business development and redevelopment will likely not occur.
 - d. Considering Mount Horeb’s history and recent past as well as most commercial development occurring elsewhere in the community (and surrounding communities), the

Village finds that tax incremental financing will provide the means to stimulate new economic activity on this site.

2. The economic benefits of the Tax Incremental District, as measured by increased employment, business/personal income and property value are sufficient to cover the cost of the improvements.
 - a. As outlined in the Economic Feasibility portion of the Project Plan, 'value increment' (amount of taxes expected to be collected over the life of the District) is sufficient to pay for proposed project costs.
 - b. The improvements made on these properties are likely to enhance the value of surrounding properties
 - c. The proposed project costs serve to directly promote orderly development/redevelopment consistent with the purpose for which the district is created.
 - c. A well-balanced commercial district will host businesses and entertainment but also residential opportunities. It is anticipated that rehab of existing properties and new development will create approximately 84 multifamily residential units providing housing for current and potential new residents.
3. The district creation date for the purpose of allocating tax increment is August 6, 2025.
4. The equalized value of the taxable property within the proposed district plus the proposed value increment of the development and all other existing districts in Mount Horeb does not exceed 12% of the total equalized value of taxable property within the Village.
5. The Project Plan for TID No. 6 is feasible.
6. Improvements in the District are likely to encourage and promote conformity with the Village's Planning policies and procedures.

2. General Description of the District

Boundary Description

Tax Increment District No. 6 is made up of two parcels: parcels # 157/0606-124-0065-1 located at 101 Perimeter Rd., and 157/0606-124-0275-6 (no parcel address noted). These properties total 5.43 acres in size. The properties are split by Perimeter Rd. and the 3.42 acres on the west side is also bordered by Cox St. on the north. A map of the district boundary can be found in the Appendix. The legal description of the property is as follows:

Village of Mount Horeb – TID 6 Boundary

Lands containing all of Lot 2 of Certified Survey Map No. 12149, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 75 of Certified Survey Maps, Page 55, as Document No. 4308289, and part of Outlot 110 Assessor's Plat of Mount Horeb, recorded in Volume 10 of Plats, on Pages 35 to 38, located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 06 North, Range 06 East, Village of Mount Horeb, Dane County, Wisconsin. Described more particularly as follows;

Commencing at the East Quarter Corner of aforesaid Section 12, Thence, along the North line of the Southeast Quarter of said Section 12, North 89 degrees 38 minutes 21 seconds West, 69.45 feet; Thence, South 00 degrees 21 minutes 39 seconds West, 85.20 feet to a point on the South Right-of-Way of Springdale Street and the Point of Beginning; Thence, southwesterly along the West line of Lot 3 of CSM 5968, South 06 degrees 55 minutes 48 seconds West, 322.05 feet; Thence, Southeasterly continuing along said Lot 3, South 44 degrees 32 minutes 09 seconds East, 164.01 feet; Thence, Southwesterly continuing along said Lot 3, South 13 degrees 52 minutes 43 seconds West, 182.25 feet; Thence, Southwesterly continuing along said Lot 3, South 52 degrees 12 minutes 29 seconds West, 107.77 feet; Thence, Westerly continuing along said Lot 3 and extending to the West Right of Way of Perimeter Road, North 89 degrees 35 minutes 34 seconds West, 133.52 feet to a nontangent curve; Thence, Southerly along said Right-of-Way, curving Southerly 56.85 feet on a curve to the left having a radius of 441.36 feet and a long chord that bears South 03 degrees 39 minutes 57 seconds East at 56.81 feet; Thence, continuing along said Right-of-Way, S 00 degrees 11 minutes 59 seconds West, 12.27 feet; Thence, continuing along the South line of the Outlot 110 Assessor's Plat of Mount Horeb, North 89 degrees 35 minutes 58 seconds West, 330.26 feet; Thence, continuing Northerly along said Outlot and extending to the North Right-of-Way of Cox Drive, North 00 degrees 25 minutes 30 seconds West, 524.26 feet; Thence, continuing Easterly along said Right-of-Way and extending to the East Right-of-Way of Perimeter Road, South 89 degrees 37 minutes 16 seconds East, 335.88 feet; Thence, continuing South along said Right-of-Way, South 00 degrees 10 minutes 56 seconds West, 185.28 feet to a tangent curve; Thence, along said Right-of-Way, curving Southerly 3.57 feet on a curve to the left having a radius of 336.68 feet and a long chord that bears South 00 degrees 02 minutes 32 seconds East at 3.57 feet to the Southwest Corner of Lot 1 of CSM 12149; Thence, Southeasterly along the South Line of said Lot 1, South 83 degrees 07 minutes 02 seconds East, 198.27 feet; Thence, along said Lot 1, North 51 degrees 53 minutes 00 seconds East, 25.39 feet; Thence, along said Lot 1, North 06 degrees 55 minutes 48 seconds East, 360.46 feet; Thence, North 89 degrees 45 minutes 43 seconds West, 39.71 feet; Thence, South 00 degrees 23 minutes 54 seconds East, 17.98 feet; Thence, South 89 degrees 21 minutes 53 seconds West, 6.13 feet; Thence, North 00 degrees 36 minutes 56 seconds East, 19.98 feet to the South Right-of-Way of Springdale Street; Thence, along said Right-of-Way, South 89 degrees 32 minutes 59 seconds East, 47.98 feet to the Point of Beginning.

Existing Land Use and Property Conditions

The existing land use map in the Appendix shows the property has the following uses, Business & Office, and Vacant Subdivided Land. The former Karakahl Inn is located on the eastern parcel. The western property is currently undeveloped without trees or other features.

Zoning

The Village of Mount Horeb zoning and future land use for this property has been recently codified in the 2022 Comprehensive Plan, which was adopted by the Village Board and amended in 2024. The properties' current land uses are Business & Office and Vacant Subdivided Land. The future land use for both properties is Planned Mixed Use, which is an appropriate zoning classification. From the Comprehensive Plan, the Planned Mixed-use category is described as follows:

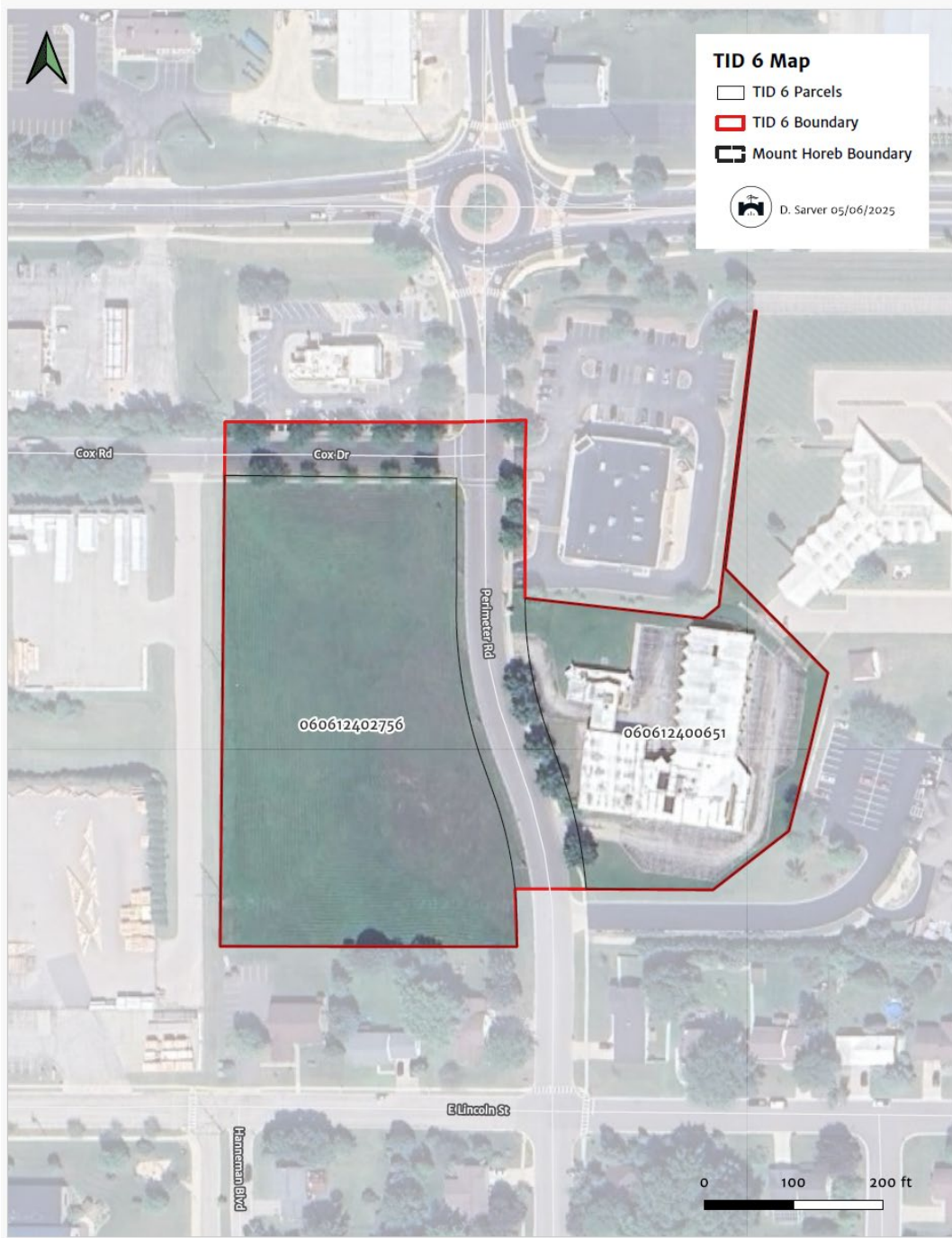
This land use category is designed to blend the Multi-Family Residential, Government and Institutional, Neighborhood Mixed-Use, Planned Business, and Planned Business Park/Planned Industrial land use categories. A combination of existing Village Zoning Districts may be appropriate to implement this future land use category.

Policies and Programs:

- 1. Develop Planned Mixed-Use projects in areas of the Village that would create active live-work environments through inclusion of identifiable centers of activity that can be compatible, mutually beneficial, and can be conveniently reached by a variety of transportation modes including walking. Ensure that public gathering places in the form of public commons, plazas, parks, and pedestrian ways are an integral part of the overall design for these areas.*
- 2. Depending on the specific type of building or buildings proposed, adhere to the appropriate design guidelines of the Neighborhood Mixed-Use, Planned Businesses, Planned Business Park/Planned Industrial, or Multi-Family Residential land use category.*
- 3. Require and provide incentives for sustainable building and site design techniques, particularly progressive stormwater management using best management practices.*

There are no proposed zoning changes or changes to City ordinances planned for this Tax Increment District.

3. Map of Tax Incremental District No. 6 Boundary



4. Statement of the Kind, Number & Location of Proposed Public Works or Improvements within the District

The Village of Mount Horeb intends to include a minimal number of public works projects as a part of TID #6, which will positively impact the redevelopment of the property within the District. The following eligible activities may take place within the district:

A. INFRASTRUCTURE WITHIN THE DISTRICT

Infrastructure projects within the district could include support for sanitary sewer, water, storm water, or other infrastructure as warranted by a proposed development, or to further development goals of the Village of Mount Horeb, including within 1/2 mile of the TID boundaries.

B. STREETSCAPING and SITE IMPROVEMENTS

Streetscaping improvements to improve aesthetics within and surrounding the TID including landscaping, lighting, and other streetscape amenities. Site improvements required to facilitate redevelopment of the property would include but not limited to access drives, parking areas, landscaping, signage, walkways, lighting fencing, renovating existing buildings, demolishing existing buildings, site prep activities, relocating utilities and other related activities.

C. ENVIRONMENTAL STUDIES AND REMEDIATION

Costs associated with environmental studies and associated remediation of contamination would be eligible expenses within TID #6, including but not limited to regulatory fees, wetland and floodplain delineation, and removal of hazardous materials.

D. DEVELOPMENT INCENTIVES/CASH GRANTS TO DEVELOPERS

The Village may enter into agreements with property owners, lessees or developers of land located within the District to stimulate investment for the purpose of supporting and sharing project costs which promote the types of development and redevelopment activities and goals sought to improve the area. The Village may provide incentives in the form of a loan, loan guarantee, land write-down, forgivable loan, or cash grants to property owners and developers to facilitate the development and redevelopment of the sites within TID #6. No monetary incentive will be provided unless and until the Village executes a 'developer agreement' with the recipient of the incentive. Any payments of incentives are considered eligible Project Costs.

Development incentives are intended to be applied to project improvements such as site preparation, environmental studies and possible remediation, stormwater management, parking lot improvements, infrastructure to serve the development, and other typical redevelopment costs.

The Village of Mount Horeb prefers development financing assistance in the form of a "Developer-Financed" incentive, also known as a "Pay-As-You-Go" incentive.

E. PLANNING, PROMOTION AND DEVELOPMENT

Promotion and development of TID #6 including professional services for planning, recruitment, marketing /advertising costs, administrative costs and support of development organizations responsible for promotion of the District are all eligible expenses under this section. Proportionate costs related to creating or amending other Village planning or engineering studies which include land area within this District, and costs related to establishing or amending developer agreements are eligible expenses.

F. REAL ESTATE INSPECTION, ACQUISITION, VACATING AND RELOCATION FOR PUBLIC WORKS AND OTHER TID ELIGIBLE PROJECTS

This may include, but is not limited to purchase of fee title, easements, inspections, appraisals, consultant fees, closing costs, real estate commissions and fees in lieu of commissions, surveying and mapping, lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs are not applicable at the point of creation of the district as there are no businesses or residents occupying either property.

G. CONTRIBUTIONS TO THE VILLAGE'S COMMUNITY DEVELOPMENT AUTHORITY (CDA)

The Village may provide funds to its Community Development Authority, (CDA) to be used for administration, planning, and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan.

H. ADMINISTRATIVE / ORGANIZATIONAL COSTS

Imputed administrative costs including but not limited to a portion of the salaries of Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, grant applications, professional assistance with the creation, amendment, and general administration of TID #6 over the life of the District. Also included as an eligible expense is all creation and annual fees charged by the Wisconsin Department of Revenue related to the District.

I. FINANCING COSTS

Interest, financing fees, bond discounts, bond redemption premiums, legal opinions, ratings capitalized interest, bond insurance and other expenses related to financing TID #6 are eligible expenses.

The eligible expenses and related activities identified above will allow the Village to fully implement the project plan for TID #6. The Village may or may not expend funds within each category listed above but retains the right to do so by including the eligible expense categories in this plan. These projects may be implemented by the Village in varying degrees and at various times throughout the life of the District, and activities will be in accordance with this project plan, the Village's Comprehensive Plan and any other appropriate planning documents applicable to the area.

A map showing proposed improvements for TID No. 6 is below. Location of proposed infrastructure improvements are identified on the map. Pursuant to Wisconsin Statute Section 66.1105(2)(f)(1)(n), the Village may undertake projects within a one-half (1/2) mile radius of the boundary of the District and fund those projects through Tax Increment Financing, provided that:

1. The project area is located within the corporate boundary of the Village; and
2. The projects are eligible TID expenses within this project plan; and
3. The expenditure is made within the expenditure period; and
4. Prior approval of the expenditure must be obtained from the Joint Review Board.

Any of the projects identified in this Project Plan may be implemented within one half mile of the boundary of the District upon adoption of this plan and authorization of the Village Board, in accordance with items 1-4 above. The one-half mile radius from the boundary is depicted on the map which follows, entitled, "Proposed Improvements and Half Mile Radius".

5. Proposed Improvements and Half Mile Radius



6. Parcel List and Analysis

There are two parcels which comprise this Tax Increment District:

1. Parcel Number – 157/0606-124-0065-1
2. Parcel Number – 157/0606-124-0275-6

Table 1 – Parcel List
Village of Mount Horeb Tax Increment District No. 6

Base Property Information			2024 Assessment Information				Equalized Value			Classification Description	Future Land Use	District Classification	
Parcel Number	Street Address	Owner	Acreage	Land	Improvement	Total	Equalized Value Ratio	Land	Improvement	Total			
157/0606-124-0065-1	101 Perimeter Rd	Mount Horeb Acquisitions, LLC	1.96	\$ 211,200	\$ 52,200	\$ 263,400	0.9580	\$ 220,460	\$ 54,489	\$ 274,949	Commercial	Planned Mixed Use	Blighted
157/0606-124-0275-6	N/A	BVD, LLC	3.47	\$ 402,300	\$ -	\$ 402,300	0.9580	\$ 419,938	\$ -	\$ 419,938	Commercial	Planned Mixed Use	Vacant/ Blighted
Totals			5.43	\$ 613,500	\$ 52,200	\$ 665,700		\$ 640,398	\$ 54,489	\$ 694,887			

7. Equalized Value Test

The following calculations demonstrate that the Village expects to follow Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$125,655,087. This value is less than the maximum of \$152,144,340 in equalized value that is permitted for the Village.

Table 2 – Equalized Value Calculation
Village of Mount Horeb – Tax Increment District No. 6

Base Value		
2024 Base Value of the Village of Mount Horeb		\$1,267,869,500
12% of Base Value		\$152,144,340
2024 Value of Property within TIDs		
TID 3	\$	57,309,000
TID 5	\$	67,651,200
Base Value of properties in TID 6	\$	694,887
Equalized Value within a TID	\$	125,655,087
Percent Value within TIDs		9.911%
Value available to get to 12%	\$	26,489,253

8. List of Estimated Project Costs and Expenditures

The Project Plan for TID No. 6 is not meant to be a final budget for the district, but a guide within which to work. The table below lists estimated / proposed expenditures by category. The Wisconsin Department of Revenue requires project costs to be presented in this manner per pe-209, which indicates project costs should be “estimated expenditures expected for each major category of public improvements”. These estimates have been made without exact engineering or design studies or proper bids for the work.

Project Categories	Year Proposed	1/2 mile or utilities outside boundary	Project Costs	Non TID Project Costs
Utilities	2027	Utility Extension	\$ 500,000	\$ 3,000,000
Incentives to Developers	as needed	No	\$ 7,000,000	
Contribution to the CDA	annually	No	\$ 50,000	
Financing Costs	2027	No	\$ 30,000	
Administration	annually	No	\$ 45,000	

Costs are estimates based on recent similar projects and based on 2024 numbers. With fluctuations in interest rates and changing construction costs, estimates could change. The Village reserves the right to increase or decrease project costs within budgeted categories without changing the overall total (simply moving costs from one budgeted category to another) or amending the Project Plan.

The above list of public works and other projects are the projected activities of the District currently. The nature and pace of development within the District may dictate additions or deletions from the above list of projects and improvements. In the event any of the projects are not allowed under Wisconsin State Statutes 66.1105 by an opinion of counsel or court of record, then such projects will be deleted from this plan and the remainder of the projects shall be deemed eligible projects for purposes of the Project Plan. The Village reserves the right to implement only those projects that remain economically viable as the project period proceeds.

9. Economic Feasibility of TID No. 6

Since Tax Increment District No. 6 is a two-site district and it is proposed to fund a single development project on each site and limited public infrastructure projects, it is feasible to analyze without the distraction of a significant number of unknown and complicating factors.

The development of a new, multifamily complex will be the initial development generating revenue within the district. This is the first anticipated development which will generate incremental tax over the proposed 27-year life of the District.

It is anticipated that construction will commence in 2026 and be completed and ready for occupancy as soon as feasible according to the proposed construction schedule. For tax increment calculation purposes, it was assumed the first tax year for the new development will be 2028.

Inflation Rate: Property value inflation is assumed to be 1% over the life of the District. This will provide a conservative estimate, and any inflationary gains will be beneficial to the value and subsequent tax revenue for the district.

Full Value Tax Rate: The tax rate used to calculate taxes on the development within TID No. 6 is \$15.99. This has been held constant throughout the life of the district for consistency purposes. Should the tax rate fluctuate, the corresponding revenue and cash flow of the district will fluctuate proportionately.

**Table 4 - Development Assumptions
Village of Mount Horeb Tax Increment District No. 6**

Construction Year	JT Klein Dev.	BVD, LLC	Annual Total
1 2025			
2 2026	\$ 18,000,000		\$ 18,000,000
3 2027			
4 2028			
5 2029			
6 2030		\$10,000,000	\$ 10,000,000
7 2031		\$10,000,000	\$ 10,000,000
8 2032			
9 2033			
10 2034			
11 2035			
12 2036			
13 2037			
14 2038			
15 2039			
16 2040			
17 2041			
18 2042			
19 2043			
20 2044			
21 2045			
22 2046			
23 2047			
24 2048			
25 2049			
26 2050			
27 2051			
Total	\$ 18,000,000	\$20,000,000	\$ 38,000,000

Village of Mount Horeb Tax Increment District No. 6

Type of District	Blight/ Rehabilitation	Base Value	\$ 694,887
District Creation Date	6-Aug-25	Appreciation Factor	0.50%
Valuation Date	1/1/2025	Base Tax Rate	15.99
Max Life (Years)	27	Rate Adjustment Factor	-1.00%
Expenditure Period Termination	8/6/2052	Tax Exempt Discount Rate	3.00%
Final Year	2052	Taxable Discount Rate	4.00%

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2025		0 2026	\$ -	\$ -	2027	15.99	\$ -
2 2026	\$ 18,000,000	2027	\$ -	\$ 18,000,000	2028	15.99	\$ 287,876
3 2027	\$ -	2028	\$ 90,000	\$ 18,090,000	2029	15.99	\$ 289,315
4 2028	\$ -	2029	\$ 90,450	\$ 18,180,450	2030	15.99	\$ 290,762
5 2029	\$ -	2030	\$ 90,902	\$ 18,271,352	2031	15.99	\$ 292,216
6 2030	\$ 10,000,000	2031	\$ 91,357	\$ 28,362,709	2032	15.99	\$ 453,608
7 2031	\$ 10,000,000	2032	\$ 141,814	\$ 38,504,523	2033	15.99	\$ 615,807
8 2032		2033	\$ 192,523	\$ 38,697,045	2034	15.99	\$ 618,886
9 2033		2034	\$ 193,485	\$ 38,890,530	2035	15.99	\$ 621,981
10 2034		2035	\$ 194,453	\$ 39,084,983	2036	15.99	\$ 625,091
11 2035		2036	\$ 195,425	\$ 39,280,408	2037	15.99	\$ 628,216
12 2036		2037	\$ 196,402	\$ 39,476,810	2038	15.99	\$ 631,357
13 2037		2038	\$ 197,384	\$ 39,674,194	2039	15.99	\$ 634,514
14 2038		2039	\$ 198,371	\$ 39,872,565	2040	15.99	\$ 637,687
15 2039		2040	\$ 199,363	\$ 40,071,928	2041	15.99	\$ 640,875
16 2040		2041	\$ 200,360	\$ 40,272,287	2042	15.99	\$ 644,079
17 2041		2042	\$ 201,361	\$ 40,473,649	2043	15.99	\$ 647,300
18 2042		2043	\$ 202,368	\$ 40,676,017	2044	15.99	\$ 650,536
19 2043		2044	\$ 203,380	\$ 40,879,397	2045	15.99	\$ 653,789
20 2044		2045	\$ 204,397	\$ 41,083,794	2046	15.99	\$ 657,058
21 2045		2046	\$ 205,419	\$ 41,289,213	2047	15.99	\$ 660,343
22 2046		2047	\$ 206,446	\$ 41,495,659	2048	15.99	\$ 663,645
23 2047		2048	\$ 207,478	\$ 41,703,138	2049	15.99	\$ 666,963
24 2048		2049	\$ 208,516	\$ 41,911,653	2050	15.99	\$ 670,298
25 2049		2050	\$ 209,558	\$ 42,121,212	2051	15.99	\$ 673,649
26 2050		2051	\$ 210,606	\$ 42,331,818	2052	15.99	\$ 677,018
27 2051		2052	\$ 211,659	\$ 42,543,477	2053	15.99	\$ 680,403
							\$ 15,213,274

Table: Cash Flow

TID #6 CASH FLOW (ANNUAL INFLATION)

Former Karakahi Site and adjacent property - Village of Mount Horeb, WI

Current Year	2025	Spending Years Remaining	22	Inflation Rate	1.00%
TIF Creation Year	2025	Collection Years Remaining	27	Tax Rate (2025)	0.01599
Total Years of Spending Life	22	Village Infrastructure Cost	\$500,000	First Full Year on Tax Rolls	2027
Total Years of Collections	27	Developer Incentive Payment	\$0	First Full Year of Increment	2028
Final Expenditure Year	2052	Total Village Borrowing	\$500,000	Base Value (2025)	\$694,887

estimate-change to actual when known													50.00%	40%	0.00%	4.00%	
TIF Year	Calendar Year	Annual Value Added	Cumulative Value Added	Total Value	Mill Rate	Inflation Factor	Total Inflated Value	Value Increment	Total Taxes	Projected Tax Increment	Infra-structure Debt Payment	Developer PAYGO Payment	Developer PAYGO Payment	Annual Contribution to TIF	Annual Balance to Village (with Interest)	Cumulative TID Balance	Net Present Value of Annual TID Contribution
0	2025	\$0	\$0	\$694,887	0.01599	1.000	\$694,887	\$0	\$12,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2026	\$0	\$0	\$694,887	0.01599	1.010	\$701,836	\$6,949	\$11,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2027	\$18,000,000	\$18,000,000	\$18,694,887	0.01599	1.020	\$18,881,836	\$18,186,949	\$11,222	\$111	\$0	\$0	\$44	\$67	\$67	\$67	\$62
3	2028	\$0	\$18,000,000	\$18,694,887	0.01599	1.030	\$19,261,361	\$18,566,474	\$301,921	\$290,809	\$18,650	\$143,910	\$0	\$128,249	\$128,249	\$128,316	\$114,013
4	2029	\$0	\$18,000,000	\$18,694,887	0.01599	1.041	\$19,453,974	\$18,759,087	\$307,989	\$296,878	\$33,425	\$143,910	\$0	\$119,543	\$119,543	\$247,859	\$102,186
5	2030	\$10,000,000	\$28,000,000	\$28,694,887	0.01599	1.051	\$30,158,615	\$29,463,728	\$311,069	\$299,958	\$37,900	\$143,910	\$0	\$118,148	\$118,148	\$366,007	\$97,109
6	2031	\$10,000,000	\$38,000,000	\$38,694,887	0.01599	1.062	\$41,075,402	\$40,380,515	\$462,236	\$471,125	\$37,200	\$143,910	\$116,006	\$174,009	\$174,009	\$540,016	\$137,522
7	2032	\$0	\$38,000,000	\$38,694,887	0.01599	1.072	\$41,486,156	\$40,791,269	\$656,796	\$645,684	\$36,400	\$143,910	\$186,150	\$279,225	\$279,225	\$819,240	\$212,168
8	2033	\$0	\$38,000,000	\$38,694,887	0.01599	1.083	\$41,901,018	\$41,206,131	\$663,364	\$652,252	\$35,600	\$143,910	\$189,097	\$283,645	\$283,645	\$1,102,886	\$207,257
9	2034	\$0	\$38,000,000	\$38,694,887	0.01599	1.094	\$42,320,028	\$41,625,141	\$669,997	\$658,886	\$34,800	\$143,910	\$192,070	\$288,106	\$288,106	\$1,390,991	\$202,419
10	2035	\$0	\$38,000,000	\$38,694,887	0.01599	1.105	\$42,743,228	\$42,048,341	\$676,697	\$665,586	\$34,000	\$143,910	\$195,070	\$292,606	\$292,606	\$1,683,597	\$197,674
11	2036	\$0	\$38,000,000	\$38,694,887	0.01599	1.116	\$43,170,661	\$42,475,774	\$683,464	\$672,353	\$33,200	\$143,910	\$198,097	\$297,146	\$297,146	\$1,980,743	\$193,020
12	2037	\$0	\$38,000,000	\$38,694,887	0.01599	1.127	\$43,602,367	\$42,907,480	\$690,299	\$679,188	\$32,300	\$143,910	\$199,191	\$298,787	\$298,787	\$2,279,529	\$186,621
13	2038	\$0	\$38,000,000	\$38,694,887	0.01599	1.138	\$44,038,391	\$43,343,504	\$697,202	\$686,091	\$31,300	\$143,910	\$200,352	\$300,528	\$300,528	\$2,583,058	\$182,291
14	2039	\$0	\$38,000,000	\$38,694,887	0.01599	1.149	\$44,478,775	\$43,783,888	\$704,174	\$693,063	\$30,300	\$143,910	\$201,541	\$308,312	\$308,312	\$2,891,369	\$178,042
15	2040	\$0	\$38,000,000	\$38,694,887	0.01599	1.161	\$44,923,563	\$44,228,676	\$711,216	\$700,104	\$29,300	\$143,910	\$202,758	\$313,137	\$313,137	\$3,204,506	\$173,874
16	2041	\$0	\$38,000,000	\$38,694,887	0.01599	1.173	\$45,372,798	\$44,677,911	\$718,328	\$707,217	\$28,200	\$143,910	\$210,043	\$315,064	\$315,064	\$3,519,570	\$168,215
17	2042	\$0	\$38,000,000	\$38,694,887	0.01599	1.184	\$45,826,526	\$45,131,639	\$725,511	\$714,400	\$27,000	\$143,910	\$213,396	\$320,094	\$320,094	\$3,839,664	\$164,328
18	2043	\$0	\$38,000,000	\$38,694,887	0.01599	1.196	\$46,284,791	\$45,589,904	\$732,766	\$721,655	\$25,800	\$143,910	\$216,778	\$325,167	\$325,167	\$4,164,831	\$160,512
19	2044	\$0	\$38,000,000	\$38,694,887	0.01599	1.208	\$46,747,639	\$46,052,752	\$740,094	\$729,983	\$24,600	\$143,910	\$220,189	\$330,284	\$330,284	\$4,495,114	\$156,767
20	2045	\$0	\$38,000,000	\$38,694,887	0.01599	1.220	\$47,215,116	\$46,520,229	\$747,495	\$736,394	\$23,400	\$143,910	\$223,629	\$335,444	\$335,444	\$4,830,558	\$153,092
21	2046	\$0	\$38,000,000	\$38,694,887	0.01599	1.232	\$47,687,267	\$46,992,380	\$754,970	\$743,858	\$22,200	\$143,910	\$225,139	\$337,709	\$337,709	\$5,168,267	\$148,198
22	2047	\$0	\$38,000,000	\$38,694,887	0.01599	1.245	\$48,164,140	\$47,469,253	\$762,519	\$751,408	\$21,000	\$143,910	\$228,719	\$343,079	\$343,079	\$5,511,346	\$144,764
23	2048	\$0	\$38,000,000	\$38,694,887	0.01599	1.257	\$48,645,781	\$47,950,894	\$770,145	\$759,033	\$19,800	\$0	\$0	\$759,033	\$759,033	\$6,270,380	\$307,960
24	2049	\$0	\$38,000,000	\$38,694,887	0.01599	1.270	\$49,132,239	\$48,437,352	\$777,846	\$766,735	\$18,600	\$0	\$0	\$766,735	\$766,735	\$7,037,114	\$299,120
25	2050	\$0	\$38,000,000	\$38,694,887	0.01599	1.282	\$49,623,561	\$48,928,674	\$785,624	\$774,513	\$17,400	\$0	\$0	\$774,513	\$774,513	\$7,811,628	\$290,533
26	2051	\$0	\$38,000,000	\$38,694,887	0.01599	1.295	\$50,119,797	\$49,424,910	\$793,481	\$782,369	\$16,200	\$0	\$0	\$782,369	\$782,369	\$8,593,997	\$282,192
27	2052	\$0	\$38,000,000	\$38,694,887	0.01599	1.308	\$50,620,995	\$49,926,108	\$801,416	\$790,304	\$15,000	\$0	\$0	\$790,304	\$790,304	\$9,384,302	\$274,091
TOTAL		\$38,000,000							\$16,701,662	\$16,388,947	\$696,175	\$2,878,200		\$9,384,302	\$9,384,302		\$4,734,048
											Use of TIF		4%	18%	21%	57%	
											Net Present Value (5%)		\$1,655,768				

10. Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

11. Estimate of Property to be Devoted to Retail Businesses

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail businesses at the end of the District's maximum expenditure period.

12. Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances: The proposed Project Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map: The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for commercial and residential development.

Building Codes and Ordinances: Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

13. Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Implementation of this Plan will not require relocation of individuals or business operations. Should implementation of this Plan require future relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

14. How Creation of the Tax Increment District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in this Plan will promote the orderly development of the Village by creating opportunities for commercial development, workforce and senior affordable housing, and providing appropriate financial incentives for private development projects. Using tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the development will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community, such as increased residential options and increased employment opportunities.

15. List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to the properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-costs:

- Sewer capacity upgrades \$500,000

16. Legal Opinion Advising Whether the Plan is Complete and Complies with Wis Stat. § 66.1105(4)(f)

Legal Opinion to come from Village Attorney



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 9, 2025	Nicholas Owen, Administrator

AGENDA ITEM # 4.b

Update on Zoning Code Rewrite

BACKGROUND

At the Special Plan Commission Meeting on June 30th the Plan Commission directed Planner Rohr to include a maximum height of 50 feet for the downtown zoning district with a stepback requirement after the third floor. Additionally, they approved of the inclusion of the creation of a special district allowing pocket neighborhoods (previously referred to as cottage neighborhoods). The Plan Commission also provided preliminary feedback on the process for design review of commercial projects, design and landscaping standards. Additional sections of part two that have yet to be covered are signage standards and administrative procedures. Not a lot of part two touch areas of concern for the CDA, but if items come up that we feel would be beneficial for the CDA to provide input on, we will add those items to future agendas.

RECOMMENDATION

ATTACHMENTS

1. Draft Cottage Court Zoning Text

Draft Cottage Court Zoning Text 6.30.25

Land Use Requirements

- (2) **Cottage Courts:** This land use type consists of a grouping of small residential buildings that may include Single-Family Dwelling Units, Duplex/Twin Houses, or Townhouses. Cottage Courts may include each dwelling unit on an individual lot or where all dwelling units are located on a single lot.

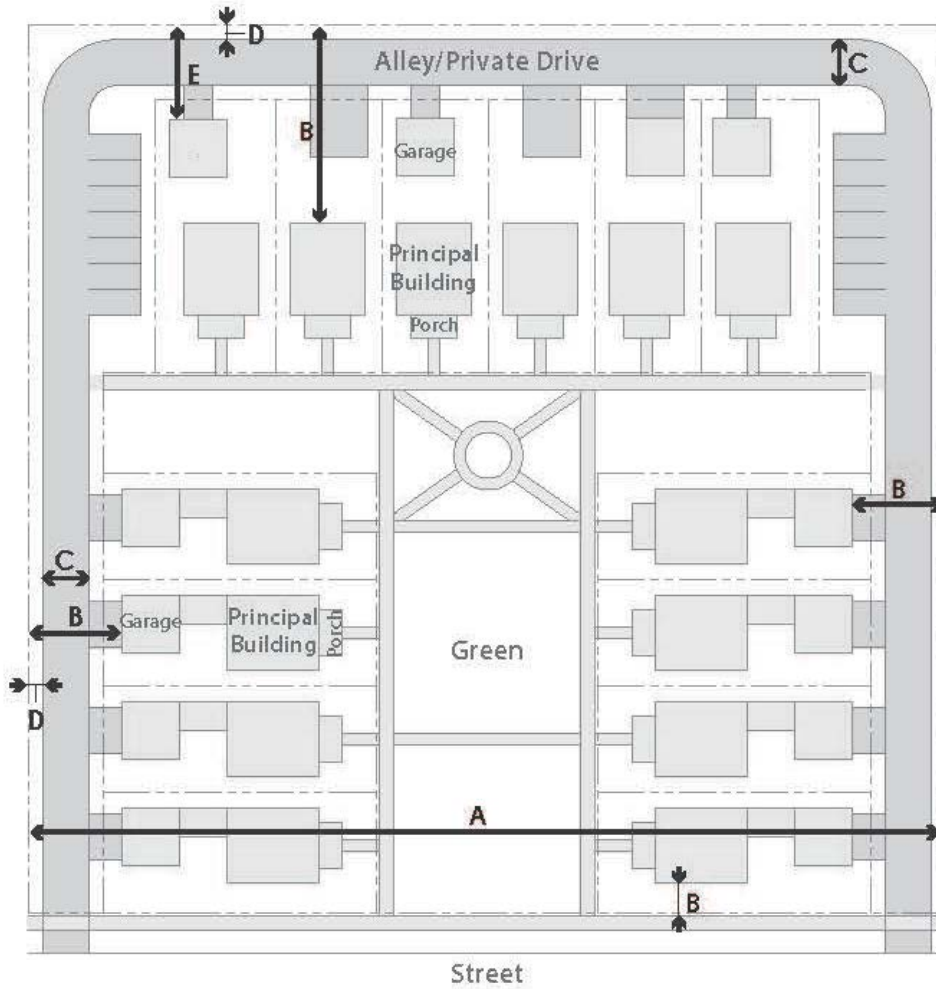
Regulations:

- (a) Cottage Courts shall contain a common open space that is centrally located within the dwelling unit configuration. The common open space shall be accessible by each dwelling unit and a minimum of 60 percent of all dwelling units shall have the front door and front porch directly facing and accessible from the common open space. The common open space shall not be used as a stormwater management facility. See Section 17.06.41 for on-site recreation space requirements.
- (b) Attached or detached garages shall not face public streets or the common open space. All units shall have a minimum 6-foot deep porch located on the front façade of each individual dwelling unit.
 1. When Cottage Courts include individual lots for each dwelling unit, all other accessory structures are prohibited on any lot that contains a dwelling unit. Any common area lots may include any other accessory structure permitted within the zoning district and does not require a principal structure to be located on said lot.
 2. When Cottage Courts include a common form of ownership on a single lot, accessory structures shall meet all requirements of the zoning district.
- (c) A Cottage Court shall meet all fire access requirements, including a minimum 20-foot-wide all-weather paved surface to access all individual dwelling units.
- (d) In the case where any dwelling unit is under separate ownership, evidence that covenants specifying respective obligations with regard to any common structures, such as the shared wall, roof, and other inseparable improvements, is required. When attached dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, use, and maintenance, shall be dealt with by private covenants and deed restrictions and the approving authorities shall not be held responsible for the same.
- (e) All development shall comply with the requirements of the Municipal Code.
- (f) Minimum and maximum required parking: See Section 17.06.06. Off-street parking stalls may be located in attached or detached garages, driveways, or in common parking areas or shared access garages.
- (g) The following figure is intended to provide a graphic depiction of the setback and dimensional requirements for Cottage Court land uses. Specific requirements can be found in Sections 17.04.11 to 17.04.14 under the density, intensity, and bulk requirements for each residential zoning district.

Figure 17.03.06b: Cottage Court

Key to Figure

- A Minimum Lot Frontage at Right-of-Way
- B Minimum Peripheral Setbacks (Front Yard, Street Side Corner, Porch, Side Yard, or Rear Yard)
- C Minimum Fire Access (all weather paved surface access)
- D Minimum Pavement Setback (lot line to pavement excluding driveway entrance)
- E Minimum Peripheral Accessory Building Setbacks (Front Yard, Street Side Corner, Side Yard, or Rear Yard)



Bulk Dimensional Requirements

	CC-1
	<i>Cottage Court Residential</i>
	Density and Intensity Limits
Maximum Impervious Surface Percentage	65% for district 90% for individual lots for each dwelling unit
Maximum Lot Dwelling Unit Density (1)	Based On Minimum Lot Area Provided (1)
	Lot Requirements:
Minimum Lot Area (2)	None
Minimum Lot Width (at front setback line) (2)	None
Minimum Lot Frontage at Right-of-Way	30 ft (6)
	Principal Building Setbacks
Minimum Front Yard and Street Side Corner Setback	See footnote 7
Minimum Porch Setback - Front and Street Side Setback	See footnote 7
Minimum Side Yard Setback – Interior	See footnote 7
Minimum Rear Yard and Attached Deck Setback (3)	See footnote 7
Maximum Building Height	35 ft or 2.5 stories
Minimum Building Separation (on same lot)	See Building Code
Minimum Principal Dwelling Unit Structure Area	See Building Code
Minimum Front-Loaded Garage Setback (for attached garages) (4)	None
	Accessory Building Requirements
Minimum Front Yard and Street Side Corner Setback	See footnote 7
Minimum Building Separation (on same lot)	See Building Code
Minimum Side Yard Setback	See footnote 7
Minimum Rear Yard Setback	See footnote 7
Maximum Building Height (5)	15 ft or 24 ft
	Minimum Pavement Setbacks
Minimum Pavement Setback - Street or Right-of-Way	10 ft
Minimum Pavement Setback - Side and Rear Yard	5 ft

1. Accessory Dwelling Units and In-Family Suites are permitted in the SF-1, SF-2, TF-1, MF-1, and NMU Zoning Districts. For any land use with three or more dwelling units in the same structure or within the CC-1 Zoning District, maximum lot density is equal to 1 dwelling unit per 1,200 sq ft of lot area provided.

2. When individual attached dwelling units are located on separate parcels, the minimum combined lot area of both parcels shall be the minimum figures stated above. When individual attached dwelling units are located on separate parcels, the minimum lot width and side setback shall be the second figure stated above.

3. Districts are designed to allow alleys in the rear of the lot. See Chapter 18 Subdivision and Platting Regulations for minimum alley dimensions.

4. Front porches are not considered part of the front plane of the principal structure. These standards shall only apply to the front yard and not the street side yard on a corner lot.

5. Accessory structures that only meet minimum accessory structure setbacks have a maximum height of 15 feet. Accessory structures that meet minimum principal structure setbacks have a maximum height of 24 feet. No accessory structure shall be taller than the principal structure on the lot. See Section 17.03.06(3)(b) for Cottage Court land uses.

6. Minimum lot frontage shall not apply to a Cottage Court that includes individual lots for each individual dwelling unit. All dwelling units within a Cottage Court shall meet all fire access requirements, including a minimum 20-foot-wide all-weather paved surface to access all individual dwelling units.

7. Along all peripheral property lines that directly abut a non-Cottage Court land use, the minimum principal building setback shall be 10 feet, and the minimum accessory structure setback shall be 5 feet.