



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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VILLAGE BOARD AGENDA - PUBLIC HEARING

Wednesday, November 19, 2025 at 5:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Public Comments on Non-Agenda Items*
- 3) Agenda Items
 - a. 2026 Operating Budget and 2026 Capital Improvement Plan
 1. PUBLIC HEARING: 2026 Operating Budget and 2026-2030 Capital Improvement Plan
 2. Consideration of Resolution 2025-15 Adopting 2026 Budget & Authorizing Levy
 3. Consideration of Resolution 2025-16 Adopting 2026-2030 Capital Improvement Plan
 - b. Presentation and Discussion of Zoning Code Rewrite and Draft Zoning Map
- 4) Meeting adjournment.

***Public Comment Policy**

Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to **three minutes**, must be made from the podium, and the speaker must return to the audience after speaking.

- **Non-agenda item comments** are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- **Agenda item comments** are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN *Public Comment Request-Name of Public Body*.

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

November 19, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.a

2026 Operating Budget and 2026 Capital Improvement Plan

BACKGROUND

Following an introduction by Administrator Owen, the Village Board will hold a public hearing and then take action on the 2026 Operating Budget and the 2026-2030 Capital Improvement Plan. There have been no substantial changes since the presentation of the budget at our 11/5 meeting.

RECOMMENDATION

ATTACHMENTS

None

Village of Mount Horeb



Photo Credit: Chief Doug Vierck

2026 Operating Budget and 2026-2030 Capital Improvement Plan

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Village Administrator Budget Message

The 2026 Budget Process brought a renewed focus on our fiscal sustainability, restoring fund balance and a concern for how we continue to fund services in the future. This year's budget marks a dubious anniversary for municipalities; it marks 20 years of budgeting under State imposed levy limits. The first few years weren't terrible, we had some flexibility built in to allow for factors outside of our control such as inflation and other cost increases, but in 2011, those levy limits were further tightened to create even greater restrictions on increasing municipal levies. During this time many other changes and regulations were made to make sure municipalities weren't getting around levy limits and other revenue restrictions with fund transfers and creative account, and with the exception of the 2024 increase in State Shared Revenue, that all happened without any significant increase in financial assistance from the State.

The new change to State Shared Revenue was greatly appreciated and having a formula that creates slow growth in that fund is a welcome change from years of reductions and no increases, but it still doesn't make up for the 20 years of reductions and levy restrictions. The low hanging fruit was plucked long ago. Hard decisions have been made year after year and our municipal staff has done an excellent job of adapting their departments to provide excellent services that our residents expect under these strict limitations.

The budget development process began in June with Department Heads meeting with their respective Committees to review the Department's funding priorities for the upcoming year. Department Heads then met with the Village Administrator and Finance Director to discuss their budget recommendations so staff can continue to provide the same high level of service to our residents, businesses, and visitors. In October, each department head met with the Finance & Personnel Committee to review their initial budget requests and capital improvement plans.

The Finance & Personnel Committee met twice in October to formulate a budget that protects the long-term interests of all Village taxpayers to keep tax rates low, maintain our high-quality service levels, maintain healthy fund balances, accomplish Village set goals, and manage our general obligation debt over the next five years.

By analyzing needs over the next five years and comparing them with realistic revenue expectations, we are able to determine if the decisions we make in 2026 are sustainable. This year we also looked at potential new revenue sources including creating a wheel tax and the potential of a future referendum to exceed our levy limit. The 2026 budget includes funds to work with our financial advisor, Baird, to perform financial forecasting to aid us in making these decisions ahead of the 2027 budget process.

Our 2025 assessed value was at \$1,201,598,000; an increase of 0.77% over 2024. The allowable levy increase for the 2026 Budget is tied to net new construction; for 2025 which is 1.26%, excluding debt levy.

To qualify for the State's Expenditure Restraint Program (ERP) a municipalities' budget must meet two factors, a formula based on net new construction and inflation and exceed \$5/1,00 in tax rate. Our 2025 budget fell under the mill rate qualification for this program eliminating us from the payment for 2026. The ERP payment is a loss of around \$70,000 in revenue from our general fund. Our mill rate continues to drop due to our steady growth in assessed value combined with levy limits.

For Health insurance, we participate in the State of Wisconsin local government program in which employers pay a percentage of the lowest cost plan in our area. For the second straight year GHC was the lowest cost option for our area; the Village portion of health insurance premiums increased 11%. This year at the request of Employees Human Resources Manager Andrea Murleau was able to add some additional providers to our plan options for employees that live in Iowa County to provide more affordable options. Murleau is also looking into State Plan options for high-deductible plan options for employees that don't use the coverages much and want to save on their employee share of premiums.

If you visit other municipalities, you will by and large see the same vehicles, the same equipment doing the work, similar software and computer systems. The thing that sets the Village of Mount Horeb and Mount Horeb Utilities apart are the people that work here. From front line staff up to department heads we are fortunate to have a dedicated, talented, workforce that is a true asset to Mount Horeb. Due to levy limits, we are still trying to play catchup with wages to remain competitive in the Madison employment market. The baseline increase for employees is 2.5% with higher adjustments to a few positions to catch them up with their pay scale and exterior comparables. A large consideration of new revenue sources in future years should be finding ways to adjust our wage scale to be competitive in our market to retain our existing workforce.

This document explains the uses for numerous Village funds and provides the highlights for each fund. The overall levy increase for 2026 is 22%. The budgeted change in the mill rate for 2026 for the Village is projected to increase by 21%, following a 1% increase in 2025, which was after a 33% decrease in 2024. This is the largest increase in mill rate in quite some time, and it still leaves the mill rate below historic levels. The increase in the levy and mill rate for 2026 is driven largely by a legacy project, the purchase of the Lukken farm for park space and housing development. We should see revenue from the sale of the Lukken farm in 2026 which can either be used to offset the debt payment or go towards the expense of developing the park. The budget methodology for predicting future changes in the levy and assessed value uses an annual 2.00% increase due to new construction, if this stays true the mill rate decrease should lessen and flatten out in 2026-2029.

The Finance and Personnel Committee met on October 15th and recommend approval of the 2026 Operating Budget and 2026-2030 Capital Improvement Plan (CIP). The Village Board will receive a presentation on the 2026 budget at the November 5th meeting and set a public hearing for the 2026 Budget and the 2026 – 2030 CIP for a special meeting on November 19, 2025 at 5:00 pm. Public comments on the budget are welcome at the public hearing and anyone with questions or comments are encouraged to contact the Village Administrator prior to the public hearing. You can reach the Village Administrator at 608-437-9409 or nic.owen@mounthorebwi.info. Following the November public hearing, the Board will vote to approve the 2026 Budget and the 2026 - 2030 CIP.

Elected Officials

VILLAGE PRESIDENT: Ryan Czyzewski

VILLAGE TRUSTEES: Ben Jones
Jason Fendrick
Marc Schellpfeffer
Nate Gauger
Sarah Best
Tim White

MUNICIPAL JUDGE: Jody Morey

Village Officials

Administrator: Nicholas Owen ----- 608-437-9409
Attorney: Stafford Rosenbaum Law Office ----- 608-259-2618
Building Inspector: 3C Inspect LLC ----- 608-558-6055
Chief of Police: Doug Vierck----- 608-437-1252
Clerk: Alyssa Gaffney ----- 608-437-9404
Court Clerk: Jean Culberson ----- 608-437-7748
Economic Development Director: Kristen Fish-Peterson ----- 715-581-1452
Electric Superintendent: Jordan Schmitz ----- 608-437-3300
Engineer: Rob Wright ----- 608-833-7373
Finance Director/Treasurer: Denise Schwenn----- 608-437-9408
Governance Coordinator/Deputy Treasurer: Niki Erickson ----- 608-437-9406
Human Resources Director: Andrea Murleau----- 608-437-9402
Fire Chief: Jenny Minter ----- 608-437-5571
Library Director: Jessica Gretzinger ----- 608-437-9378
Outreach Director: Lynn Forshaug----- 608-437-9441
Public Broadcasting Coordinator: Diane Stojanovich----- 608-437-6884 ext 2113
Public Services Director: Jeff Gorman----- 608-437-3351
Recreation Director: Jill Dudley----- 608-437-9451
Water Superintendent: Brian Schult----- 608-437-9431
Wastewater Superintendent: Mike Brace ----- 608-437-3101

Village Funds Definitions, Highlights, and Balances

General Fund: The General Fund includes the operating budget for most Village departments. At the end of each fiscal year, balances in the fund become part of the General Fund Balance. Village policy requires any general fund balance at the end of the fiscal year that is budgeted at more than 25% of the next year's budgeted expenditures, to transfer to the capital projects fund. This money is then used to either offset existing loan payment needs or to help pay cash for future capital projects.

Budget highlights for this fund include:

- The levy allocated to the general fund is down 2.27% from 2025.
- The State of Wisconsin Shared Revenue will increase 3.10% from 2025.
- State transportation aid payment is down \$20,204 from 2025 (-3.25%). State transportation aid is a payment distributed from an overall fund of money determined by the State based on our prior years' investment in street repairs.
- Total revenues for the GF are down 8.5%.
- The fire protection budget increase for 2026 is \$14,875.
- The Police Department budget includes funds for a new officer position. When Chief Vierck started with the Village, he prepared a 5-year plan. That plan included an additional officer in 2025 to help with shift coverage and to allow for a larger pool of officers to grow into supervisor positions. This new position helps Chief Vierck achieve that goal. In order to be able to fund this new position we are proposing eliminating the part-time officer program. Minimal shifts are being filled with the part-time offices we have and the new position will more than offset those hours.
- The budgeted decrease in GF expenditures for the 2026 budget is 1.11%, a second year with a slight decrease in the fund where a majority of Village services are provided.

Park Development Fund: The Village created the "Parkland" Development Fund when the Village implemented a fee to developers who create residential lots. The fee is used to offset the increased demand on park services from the increase in residents. There is an impact fee per each house constructed. The fee is collected prior to issuing a building permit.

Annually we budget around \$10,000 for park equipment and improvements. For 2026 we are also budgeting \$50,000 towards the Grundahl Park Concessions/Storage building and \$60,000 towards the replacement of the playground equipment at Grandma Fosters Park. Even with these large expenditures, with the continued residential growth, the Fund balance is projected to remain stable around \$200,000.

Terrace Tree Fund: The Village requires developers to contribute to the Terrace Tree Fund for the planting of one tree every 50 feet in new subdivisions. We are projecting budgeting \$15,000 from this fund for planting and replacement of street trees. State law permits developers to plant these trees themselves; however, given the quantity discount prices that the Village receives, it is likely developers will continue to contribute to this fund. With continued residential growth this fund is also projected to remain around \$45,000.

Swimming Pool: For 2026 we are proposing a flat levy at \$42,000. The Parks, Recreation and Forestry Committee reviews fees regularly to verify they are competitive with area municipal pools. Municipal swimming pools historically are not able to operate on their own revenue and require tax contributions and are a highly desired public amenity in the summer months.

Cable TV Fund: The Cable TV Budget is funded entirely by cable franchise fees. Staff will monitor revenues for this fund going forward to account for any reduction in cable tv franchise fees.

SW Dane (Outreach/Nutrition) Fund: The Village collaborates with several neighboring communities to offer area seniors a place for nutritional assistance, meals, and other important services.

The Village will levy \$52,237 to fund operations in 2026; an increase of \$1,669 (3.3%) over 2025. Revenues from other contributing municipalities and Dane County are also expected to increase a similar amount. The Outreach budget was one that took a hit from Dane County's budget cuts this year. Outreach's management is looking at options for increasing revenues during 2026 to make up for the lost revenue.

Library Fund: The Village Board authorizes a tax levy for the library every year and then the Library Board has authority to determine how the money is spent. The Village levy for the Library will increase by 1% for 2026. Library receives funding from several sources including surrounding counties whose residents utilize our library. Total Library revenues for 2026 are budgeted to increase by 2.77%.

The budgeted starting fund balance is projected to decrease by \$14,300 to \$133,172 to help offset expenses. That puts their anticipated year end fund balance at 15%. An internal staff discussion felt a 10% fund balance was a good range for the library to stay around. The fund balance could be changed by unanticipated expenses through the year such as staff changes in health insurance benefits or unanticipated capital expenses.

Employee Retirement Insurance Fund: The Village set up this fund several years ago to cover costs of benefits for qualified employees. The benefit allows a portion of accumulated sick time to convert to cash upon retirement for use specifically to cover health premium costs. After a review of our existing benefits and a survey of desired benefits by our employees, we are again extending this benefit to all employees.

We were able to reduce the levy for this fund to \$30,00 from \$40,00 to help balance the budget and still remain 100% funded 2026. The levy will need slight increases from 2027 through 2030 to cover Village employee sick leave actuarial costs (including Library and Outreach departments).

Tourism Promotion Fund: This fund was established in 2017 for the revenue and expenditures from the room tax. We are considering an increase in the room tax rate from 5% to 8% at tonight's meeting as well as amending the Chamber/Village split from 88/12 to 80/20 beginning in 2026. If approved, the anticipated revenue would increase from \$70,000 to \$144,000, with \$115,200 going to the Chamber of Commerce as the room tax entity to advertise to encourage overnight stays and \$28,800 retained by the Village for administration of the room tax.

Revolving Loan Fund: The Village established this fund in 2010 to help promote economic development in the Village. The Village currently has active loans to Floss Please LLC for the new Mount Horeb Dental for their new facility to the Driftless Social for their renovation of the former Schuberts as a supper club. The loan to Floss Please had a balloon payment at the end of the original 5-year term that ended in 2025 and was extended for another 5-year term. The account carries a small fund balance of \$130,000 that could be offered as a small loan.

General Debt Service Fund: This fund accounts for the debt payments due on Village loans. The debt service levy will increase by \$1,255,687 in 2026 to \$2,957,458. The large increase is due to the debt for the purchase of the Lukken farm and a larger than normal debt issuance needed for street projects. The debt levy will increase again by a \$216,000 in 2027 then level begin to decrease again through 2030.

Debt Types:

- General Obligation Debt – The defining feature of general obligation debt is the source that secures its repayment - an ad valorem tax levied on all taxable property within the limits of the municipality at the time the general obligation is issued. Chapter 67 of the Wisconsin statutes governs the issuance of various obligations generally known as general obligation bonds or notes.
- Revenue Debt – Revenue bonds and notes are payable from the revenues derived from the operation of the water, electric, or sewer utilities. These bonds are not secured by the full faith and credit of the taxing ability of the municipality and as such, they are generally considered a slightly higher risk to investors.

The Village, like all municipalities in the State of Wisconsin, is required to borrow no more than 5% of its equalized assessed value within the community. This limit applies only to general obligation debt. The estimated 2025 equalized value is \$1,293,353,677. This means that the Village can legally borrow \$64,667,684.

The Village will be at 40,47% of its debt limit in 2026, a slight increase over 2025 due to the Lukken Farm purchase and the extra debt needed for street projects. Many municipalities eye that 50% of the legal limit as a healthy standard for debt capacity, so even after a large project like the Lukken purchase, we are still under that level. The debt limit is projected to decrease each year after, to 23.36% of its debt limit in 2030.

TID Debt Service Fund: This fund accounts for debt issued for TID 3 and 5. Tax increment revenues pay for the majority of the payments due from the TID-related loans. A property tax levy makes up the difference between the loan payment and the available increment created within both of the TIDs.

The Village is required to maintain a certain fund balance each year to account for costs associated with prior payments for the TID #3 amendment fund. The balance in this fund is restricted until TID #3 is fully paid off. If TID #3 is in the black at the end of its life, the additional money in the TID #3 fund, up to the balance in this fund plus certain monies already reserved in the General Fund, will become unrestricted. The Village fully complies with this requirement.

Capital Projects Fund: The Village annually funds various capital projects – projects that have a value of \$5,000 or more and that have a useful life of more than one year. This fund tracks all revenues and expenditures for those projects.

The Finance and Personnel Committee are recommending the following non-utility capital projects for 2025:

- Police Computers: \$5,000
- Taser Replacement \$11,986
- Body Camera/Squad Camera System: \$12,500
- Street Replacement Projects: \$2,068,300
- Street Maintenance Projects: \$100,000
- Replace 2014 John Deere 2032 Utility Tractor: \$30,000
- Replace 2019 Tennant Street Sweeper: \$400,000
- Replace Playground Equipment at Grandma Foster's Park: \$74,000.
- Grundahl Park Concession/Storage Building: \$417,000
- Community Center: Rec Center Entrance and Public Restroom Flooring: \$8,000
- Pool Painting (Wading and Plunge Pool): \$12,000
- Waltz Park Sign Replacement: \$5,000
- Waltz Park Shelter Roof Replacement: \$15,000
- Recreation Department: Civic Rec Software: \$10,700
- Library Exterior/Interior Improvements: \$5,000

Total non-utility capital project expenses in 2026 are \$3,177,486, budgeted revenues total \$2,121,300 including debt, equipment trade in, park replacement fund. The total

levy for the Capital Project fund is \$300,000, leaving a deficit of \$856,186. We will likely need to look at borrowing including the deficit in a future capital borrowing or limiting next year's street project to deal with the deficit. Utilities pay for their capital projects directly from their respective depreciation accounts and from issuing revenue bonds.

TID 3 Fund: This fund manages revenues and expenses associated with Tax Increment District (TID) #3. The revenue typically comes from taxes paid within the specific TID jurisdiction, with additional revenues coming from a levy to cover a portion of the shortfall needed between the known debt payment and the revenues coming into the fund from increment created from the base value when the district was created. In addition to the levy, two local developers pay the remaining costs associated with the shortfall. The Village is responsible for 33.86% of the shortfall between the increment collected and any given year's annual debt payment on the loan(s) for the cost of projects already completed. Developers pay 66.14% of the shortfall.

The 2025 increment value in TID #3 is \$70,036,300. This is up \$10,308,900 from 2024.

This TID has always projected as being very tight to whether it will pay off all expenses during its lifetime. With recent growth in the district, it now appears that pending any significant decreases in the mill rate, it will pay off.

TID 3 Amendment Fund: In 2006, the Village approved an amendment to TID 3 and incurred additional expenses. It is unknown if the TID will be able to fully support repayment of these additional expenses (which will only happen after the original TID 3 fund fully covers all of its debt obligations throughout the life of the TID). If this occurs, then the District can remain open in order to repay the costs associated with this fund. Because of the nature of this fund, it will carry a negative balance.

The estimated fund balance at the end of 2025 is projected to be -\$959,325.

TID 5 Fund: TID 5 was created in August of 2016. TID 5 has already seen the development of the Hoff Apartments, the total rehab of 108 S Second Street and 119 S Second Street and the completion of 3 façade and building restorations through our TID funded program. In 2023 a residential façade program was established to assist homeowners withing .5 miles of the TID with exterior improvements. Over the three years of its existence, the program has maxed out its \$25,000 project budget each year. The 2025 increment value in TID #5 is \$51,794,100, an increase of \$4,581,900 over 2024.

Levy

The Village levies from eleven (11) different funds and six (6) of these funds are inter-related due to their connection to the state-imposed levy limit. The following funds are at least partially funded by a levy:

- General Fund
- Library
- Outreach/Nutrition (Senior Center)
- Capital Projects
- Employee Retirement Insurance Fund
- Swimming Pool
- Tax Increment Districts (TID)
- Debt Service
- TID Debt Service

The total combined levy from levy-limit funds cannot be more than the state-imposed limit, which for 2026 is 1.26% more than the levy in 2025. The levy for 2026 complies with this requirement. For 2026, the Village's levy toward the levy limit is \$4,010,491 (excluding debt levy). The total general levy is \$7,022,489 (including debt levy). The total levy amount will be added to the TID increment to determine the total final levy. Not including the TID increment calculations, the general levy is set to increase by 0.3%. Including the levy for debt, the overall levy increases by 22%, or \$1.266 million. This represents an increase of \$405 on a \$400,000 assessed property for the Village portion of the tax bill. The largest part of this increase is for debt payments for the first payments on the Lukken Farm and the first payments on the larger than normal street debt issuance.

Utilities

Electric Utility: This fund is used for the operation of the Village's electric utility. The utility purchases power from WPPI Energy and distributes it to customers within and outside of the Village's corporate limits. Expenses include costs for maintaining two substations and 127 miles of primary distribution lines. In 2023 the Public Service Commission approved a rate increase, the utilities first since 2006. The increase will help us pay for utility upgrades in a new electric substation and major line extension.

Electric utility debt issued \$5,000,000 in debt for the large projects in 2023-2024; the annual debt payment for 2026 is \$341,457. The estimated starting cash balance in the electric fund for 2026 is \$1,362,268 and the estimated ending balance is \$1,392,379.

The electric utility's capital projects in 2026 are:

- Replace 1995 Air Compressor: \$15,000. (That's not a typo, that is the correct year) 50% share with water utility
- Work Order Software: \$20,000
- Wally Road Substation Regulators: \$250,000
- Wire Replacement: \$90,000

Water Utility: This fund is for the operation of the Village's water utility. The water utility operates two water towers with 700,000 gallons of elevated water storage capacity, 600,000 gallons of ground level storage capacity, has over 231,000 linear feet of water mains, and operates four wells.

The Water Utility issued \$3 million in new debt to reimburse for costs from the lead line replacement project and the 2023 water main replacements and \$2.2 million in 2025 through the Wisconsin DNR Clean Water Fund, a program that provides low interest loan for water system upgrades to replace old watermains that have experienced many breaks over the years. Total water-related debt payments in 2026 are \$465,361. The estimated starting cash balance in the water fund for 2026 is \$3,908,363 and the estimated ending balance is \$3,844,200.

The water utility's capital projects in 2026 are:

- System Leak Detection: \$5,000
- Replace 1995 Air Compressor: \$15,000, 50% share with Electric
- Replace 2016 Chevy 1500: \$63,000
- Meter replacements: \$110,000
- Hydraulic Valve Turner: \$13,000
- Watermain Replacement (part of street project): \$1,050,000
- Well Scales and Fluoride Pump Replacement: \$17,000

Sewer Utility: This fund is used for the operation of the Village's sewer utility. The utility operates the wastewater treatment plant, 236,782 feet of sewer main, and eleven lift stations. Total sewer-related debt payments in 2026 are \$1,106,418. We project payments to remain level through 2026. The estimated starting cash balance in the sewer fund for 2026 is \$ 2,334,773 and the estimated ending balance is \$2,507,718.

The sewer utility's capital projects in 2026 are:

- Replace 2016 Ford F150 4x4: \$45,000
- Sewer Main and Manhole Lining/Rehab: \$150,000

RESOLUTION 2025-15

**A RESOLUTION ADOPTING THE 2026 BUDGET
AND AUTHORIZING A LEVY AGAINST TAXABLE PROPERTY**

WHEREAS, the Board of Trustees of the Village of Mount Horeb has reviewed the attached "VILLAGE OF MOUNT HOREB 2026 FUND SUMMARY", and has reviewed the proposed revenues and expenditures on the accompanying individual Fund Summaries; and

WHEREAS, the 2026 Proposed Budget and notice of the November 19, 2025 public hearing was published in the Mount Horeb Mail on October 30, 2025 to fully comply with requirements of Section 65.90 (3), Wis. Stats.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Mount Horeb to adopt the 2026 proposed budget as attached, with the following totals:

Total Revenues for all Funds	\$33,411,658
Total Expenditures for all Funds	\$33,431,891
Total General Tax Levy	\$7,022,489
TID Increment	\$1,586,132
Total Property Tax Contribution	\$8,608,621

Introduced and passed this 19th day of November 2025.

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

RESOLUTION 2025-16

**A RESOLUTION ADOPTING THE 2026-2030
VILLAGE CAPITAL IMPROVEMENT PLAN**

WHEREAS, the Board of Trustees of the Village of Mount Horeb understands the importance of long-term capital planning as a budget tool to manage finances over a period of several years; and

WHEREAS, the Board of Trustees of the Village of Mount Horeb has reviewed the attached Mount Horeb Capital Improvement Plan 2026 thru 2030;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Mount Horeb adopts the 2026 thru 2030 Capital Improvement Plan.

Introduced and passed this 19th day of November 2025.

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

November 19, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Presentation and Discussion of Zoning Code Rewrite and Draft Zoning Map

BACKGROUND

Planner Ben Rohr will review the draft zoning code rewrite and zoning map for the Village Board. With the Plan Commission meeting at 7:00 we may not have time to get through the full code tonight and will plan to wrap up at 6:30 and continue the discussion at a future meeting. Included in your packet are Rohr's executive summary, the zoning code rewrite and proposed zoning map.

RECOMMENDATION

ATTACHMENTS

1. Village of Mount Horeb Zoning Code Rewrite Executive Summary 11.19.25
2. Mount Horeb Zoning Code Rewrite Full Draft Review 11.19.25
3. Mt Horeb Proposed Zoning Map - 8-19-25

Village of Mount Horeb

Draft Zoning Ordinance Review

Executive Summary

November 19, 2025

Process

Public Meetings/Discussions	Timing
Issues Identification and Evaluation Report	May 22, 2024
Zoning Districts, Bulk Dimensional Standards, and Land Uses	July 24, 2024
Residential Density and Impervious Surfaces	September 26, 2024
Full Part 1	February 14, 2025
Parking	March 26, 2025
Zoning Map and Other Committee Feedback	May 5, 2025
May Follow-Up and Landscaping and Exterior Design	June 30, 2025
Signage	October 13, 2025
Full Draft Zoning Code	October 29, 2025
HPC Full Draft Zoning Code	November 11, 2025
Village Board Full Draft Zoning Code	TODAY
Plan Commission Recommendation	December 17, 2025
Village Board Adoption	January 7, 2026

Process Goals

- Implement the Comprehensive Plan
- Modernize ordinance and its regulations
- Improve user-friendliness, flexibility, and predictability

Outcomes of Meetings/Discussions

May 22, 2024: Issues Identification and Evaluation Report

- Combined Comprehensive Plan process feedback with existing code evaluation to identify key issues to be addressed, including:
 - Need for new zoning districts
 - Update bulk dimensions (setbacks, lot sizes, heights, etc.)
 - Accommodate missing middle housing formats
 - Increase user-friendliness and improve predictability
 - Explore areas to allow in-family suites and ADUs
 - Reduce the need for planned development districts
 - Update accessory and temporary use regulations

- Defined exterior building design and landscaping standards
- Allow a mix of uses
- Update and standardize performance standards
- Address parking requirements
- Make the zoning ordinance compliant with state and federal laws
- Reduce the need for conditional uses in response to Wisconsin Act 67
- Update the sign code
- Update definitions for increased clarity
- Advance community sustainability objectives
- Comments to be addressed within the process:
 - How is the Historic Preservation Committee involved in reviewing projects?
 - Is there a required process for concept review and public input moving forward?
 - Need to have a defined density approach rather than a moving target.
 - How does the Plan Commission get involved early with larger-scale projects?
 - Should the Village allow neon for downtown signs?

June 24, 2024: Zoning Districts, Bulk Dimensional Standards, and Land Uses

- Reviewed draft zoning district, bulk dimensional standards, and land use translation tables (existing vs. proposed), in addition to the draft land use definitions.
 - Zoning districts: combined/removed unneeded districts, created new districts to address key issues, and renamed all zoning districts
 - Bulk dimensions: retained some standards, reduced lot sizes and setbacks to enable greater flexibility, simplified standards, and created some new standards
 - Land uses: added new modern land uses, removed many conditional uses, and retained the organization of land uses into groups (residential, commercial, mixed use, institutional, industrial, etc.)
- Discussion feedback:
 - Residential Density (p.101)
 - Didn't like the idea of using bulk dimensional standards (height, lot coverage, and setbacks) as the only basis for maximum density and would like to retain a similar minimum lot size per dwelling unit approach in the new code.
 - Downtown Building Height (p.103)
 - Retain existing maximum heights (50') for Main Street and taller buildings could be in other areas of downtown off Main Street (60').
 - Garage Setbacks (p.101)

- Don't want to require the garage to be behind the principal structure. Instead, provide some flexibility to have the garage extend to a defined distance in front of the structure.
- Impervious Surface Ratio (p.101-106)
 - Agree with increasing it, but would like to see what other communities are doing as a comparison.

September 26, 2024: Residential Density and Impervious Services

- Residential density: evaluated options for residential densities in comparison to past projects and existing standards (p.101)
 - Leaning toward a 1,200-sf minimum lot size per unit and could consider a tiered approach by unit type as part of this standard.
 - Requested visual examples of this in practice and how it could impact projects.
- Impervious surfaces: evaluated options for increased impervious surface ratios based on a comparison of other communities and existing standards (p.101-106)
 - Reduce the larger single-family district to 50% ISR and the two-family district to be in line with the other communities compared.

February 14, 2025: Full Part 1 Review

- Article 1: Introduction (p.1)
 - New code purpose, rules of interpretation, and general provisions
- Article 2: Establishment of Zoning Districts (p.5)
 - New base districts, modified Planned Unit Development district, and retention of existing Overlay Districts
- Article 3: Land Use Regulations (p.21)
 - Updated land use definitions with new example diagrams and regulations
- Article 4: Bulk Regulations (p.100)
 - New bulk dimensional standards and unique situation provisions
- Article 5: Nonconforming Situations (p.112)
 - New nonconforming approach for structures, lots, and sites
- Discussion feedback:
 - Mixed Use (p.48)
 - Keep downtown approach as written (first 50' facing the street must be nonresidential).
 - Use percentage approach for other areas, but increase min. to 40% from 33%.
 - ADUs (p.80)
 - Add square footage or percentage maximum (75% or 800 sf, whichever is less).

- Require same 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.
- Did not change setbacks (principal still apply).
- Density (P.101)
 - Option B of 1,200 sf/unit was selected.
 - Did not change density for infill and downtown properties (1,200 sf/unit across all areas).
- Front Loaded Garages (p.101)
 - Remove max. 50% frontage requirement, but retain 8' max projection from the front façade.
 - Define front of the home (already defined in the draft, no change).
- Short-Term Rentals (p.92)
 - Keep license approach and no longer use Conditional Use Permit process.
 - Add notification to neighbors after license that matches zoning amendment approach (300').
 - Use existing occupancy regulations instead of proposed more strict approach.
- Nonconforming Situations (p.112)
 - Keep as drafted (all existing structures, lots, and sites are legal).
- Downtown Building Height (p.103)
 - The Historic Preservation Commission will provide feedback on the height of Opera House.

March 26, 2025: Parking Standards

- Goals: clear standards for each land use, reduce parking minimums, explore parking maximums
- Discussion feedback:
 - Residential Parking (p.124-125)
 - Keep lower minimums as drafted (1 per studio/1-bed, 1.5 per 2+ bed).
 - Commercial Parking (p.124-125)
 - Keep lower minimums as drafted (1 per 500 sf), but remove the maximums as they are not needed at this time.
 - Industrial Parking (p.124-125)
 - Keep consistent minimums as drafted (1 per employee), but remove the maximums as they are not needed at this time.
 - Downtown Parking (p.124-125)

- Only multi-family land uses should have required minimum parking (threshold of density for this trigger).
- Plan Commission can require a parking study for higher density projects.
- Minimum residential standards are reduced from other areas to be 1 stall per unit.
- All other land uses maintain the existing standard where there are no minimum parking requirements.

May 5, 2025: Zoning Map and Other Village Committee Feedback Review

- Process of creating the new map: direct translation of most comparable existing districts, parcel-by-parcel analysis to uncover issues, reviewed in depth with staff, and reviewed with Plan Commission
- Changes from existing map: complete set of new zoning districts, corrected existing mismatched zoning, and includes some downzoning, but mostly upzoning to enable more options
- Application of new districts: residential districts where those occur today to match existing, mixed-use districts along commercial corridors and where they exist today, industrial districts in areas where those occur today, open space districts where those exist today, and other districts for future use (if needed)
- Discussion feedback:
 - Draft Zoning Map
 - Reviewed how the map was created, fielded questions, and no requested changes were identified.
 - Cottage Courts (p.40)
 - Desire to create a zoning district and land use for this development format. Plan Commission would like to review it again.
 - Downtown Parking (p.124-125)
 - Keep the previous downtown parking approach from the March meeting, outside of one change – allow the downtown parking requirements for multi-family to be met through the use of on-site and off-site parking, if the off-site parking is not a public lot (10 units is threshold for multi-family parking standards).
 - Downtown Residential Density (p.103)
 - Remove the 1,200 sf/unit density metric for any property zoned DMU to allow flexibility for redevelopment of small lots.
 - Downtown Building Height (p.103)
 - Roofline of Opera House is the maximum height permitted downtown (need to confirm, but think it's around 48').

- Plan Commission would like to allow 4 stories to take place.
- Need to determine the elevation of the Opera House roof line to apply in the DMU district as properties to the south of Main Street (down the hill) could go higher than a foot-based metric if they are lower than the roofline.

June 30, 2025: May Follow-Up and Landscaping and Exterior Design

- Article 7: Exterior Building Design Standards (p.153)
 - New standards that require certain materials by façade and articulation
 - Provides metric-based standards (ex. percentage of the façade)
- Article 8: Landscaping (p.171)
 - New standards that apply to different areas of the site using a point-based system
 - Provides clear standards, but flexibility in implementing them within a given site
- Discussion feedback:
 - Downtown Building Height (p.103)
 - The Historic Preservation Commission recommended the maximum height be 40’ to retain the Opera House as the tallest building on the Main Street corridor.
 - The Plan Commission debated the maximum height approach and there were mixed opinions. The direction given was to include the following within the draft and discuss it further:
 - Maximum height of 50’ and 4 stories for properties fronting on Main Street.
 - Maximum height of 60’ for buildings located in other areas of downtown, not fronting on Main Street.
 - Require a front façade stepback on the fourth floor for any building 3 stories or greater.
 - Cottage Courts (p.40)
 - Keep the proposed new zoning district and land use as drafted, but change the name to “Pocket Neighborhood” and edit the example graphic to include additional sidewalks, different unit sizes, units with and without garages, and a combination of different unit types.
 - Site Plan/Design Review Approach (p.226)
 - Keep the proposed approach as drafted, but consider if there is an appropriate area to include language like “creating and maintaining an attractive appearance” and if triggers are needed for requiring a Traffic Study.
 - Exterior Design Standards (p.153)

- 40” hard durable base should only be a requirement for the street and public facing portions of the façade (i.e. parking lot), not the entire building.
 - Retain the tower element requirement on Springdale Street and add a map where this requirement applies.
 - Change the language to be clearer that there are no design standards for single and two-family land uses.
 - Add the proposed public art ordinance by reference to the new Zoning Code.
 - Need further discussion on the ground floor façade parking requirement. It could be something like a percentage of the ground floor façade can be in-building parking for higher-density projects only.
 - Retain the language as drafted for prohibiting primary colors and do not add any new language about limiting black to only be used as an accent color.
 - Allow metal roofs, but ensure that fasteners are not visible and unarticulated metal roofs are not permitted (shack style design or other examples).
 - Allow canopy roofs to have any kind of pitch and no longer require them to have the same pitch as the principal building. However, retain requirements for canopies to match materials and colors of the principal structure.
 - Bring back the proposed approach on how downtown projects will be handled to the Plan Commission for discussion to determine how the HPC fits into the new system.
 - For the new downtown design standards, soften the language to allow for exterior materials and surface features to be replaced with the same type of appearance, but not necessarily require identical materials and features.
- Landscaping Standards (p.171)
 - The Plan Commission agreed with the proposed new approach.
 - The only requested change was to provide 2x the point totals for saving of mature vegetation and retain the 1.5x point incentive for native plantings as proposed.
 - Permeable pavement incentives were discussed, but not ultimately recommended as a component of the landscaping standards because they tend to fail over time and become impervious surface that doesn’t accomplish the community’s goals.

October 13, 2025: Signage Standards

- Article 9: Signage (p.190)
 - Goals: become compliant with federal law (content-neutral), reduce ambiguity, consolidate similar sign types, create summary tables, retain what's working
 - Grouping: three overarching sign groups with a set of sign categories and sign types within each (four summary tables)
 - Changes: changed sign names (content-neutral), consolidated redundant sign types, retained existing standards for most sizes, locations, and number per building, increased user-friendliness with summary table, clearly prohibited signs in the right-of-way and off-premise, and reduced approval time with staff review and approval process for all signs.
- Discussion feedback:
 - Content-Neutrality (p.197)
 - Keep the proposed approach for sign naming, grouping, and prohibition of off-site signs.
 - Add new sign type for interior community-oriented signs (ex. baseball outfield fence sign) to be the only sign type that permits off-site signs and that's only permitted within the Institutional Zoning District.
 - Staff Approvals (p.204)
 - Keep the proposed approach that signs are reviewed and approved by Village staff.
 - Add clarification that Metal Plaque Signs are only related to historic structures and keep them being reviewed and approved by the Historic Preservation Committee.
 - Add into the process that the Plan Commission can assist with sign interpretations, if needed.
 - Wall Signs (p.197)
 - Keep the proposed approach.
 - Downtown Color Pallet (p.204)
 - Keep the proposed approach where no color pallet consistency being required for downtown signs.
 - Add a new standard that includes downtown signs can only use bright, neon, bold, metallic, etc. colors as an accent up to 20% of the total sign area. If proposed to be greater, then Plan Commission review and approval required.
 - Add a new standard that signs using neon or exposed bulbs must come before the Plan Commission for review and approval, footcandle standards at the property line are exempt for downtown sign lighting, and require a maximum lumen level of downtown signs with auto diming

requirements. Ensure sign and lighting sections are consistent within the new ordinance.

- Other
 - Define distance for inside building wall signs.
 - Look into the proposed approval, construction, and sign permit validity timeframes to ensure they are all consistently applied and work together.
 - Clarify the minimum color and materials standard to include language about complementing the building façade, maintaining legibility, and avoiding visual clutter.
 - Provide an opportunity for monument sign bases to have greater material choice flexibility than just masonry and aluminum. Change to be consistent with tables in permitting durable all weather materials.
 - Remove the requirement for mortar joint masonry fastening only, but keep mortar joint masonry fastening requirements for historic structures. Allow mounting hardware to be visible as it can be a unique design feature.
 - Change the reference from the Zoning Board Appeals to the Plan Commission for interpretations and variances for signs.
 - Allow projected signs and window signs within the multi-family zoning districts.

October 29, 2025: Full Draft Code Review

- Overview of full draft code: review of past meetings and discussion outcomes reflected within the draft.
- Introduction to other elements not previously reviewed:
 - Article 6: Performance Measures (p.117-151)
 - Group developments (multiple buildings per lot)
 - Access, visibility, driveway, traffic circulation, and loading standards
 - Parking standards (discussed during multiple meetings)
 - Exterior lighting, storage, and screening standards
 - On-going compliance standards: vibration, noise, air pollution, odor, glare, fire, toxic materials, and electromagnetic emissions
 - Fencing and swimming pool standards
 - On-site recreational standards (for multi-family)
 - Article 10: Administration and Procedures (p.212-240)
 - Process steps associated with each procedure in the code
 - Article 11: Definitions (p.240-259)
 - Terms used throughout the code for interpretation purposes
- Discussion feedback:

- Downtown Building Height (p.103)
 - Change the maximum height to 40' and 3 stories for properties fronting on Main Street. Front setback after second story.
 - Change the maximum height to 50' and 4 stories for buildings located in other areas of downtown, not fronting on Main Street. Front setback after third story.
- Downtown Parking Ratios (p.124-125)
 - Change the parking standard for any residential land use with 10 or more units to be a parking ratio of 1.2 stalls/unit
- Exterior Lighting (p.135)
 - Add dark sky provisions into the existing framework of the lighting code (purpose statement, reduced lighting levels, requirements for extinguishing lighting at night).
- Historic Preservation Commission (p.16)
 - Move HPC duties and role from Historic Preservation Overlay section to Article 10 to match other bodies
 - Add the HPC as another body that can host a concept review in Article 10
- DMU Zoning District Design Requirements (p.162)
 - Seek guidance from the HPC on the DMU district color pallet. The existing color pallet is listed in the code right now.
 - Adjust the purpose statement of this section to include language similar to the existing [Central Business District](#) that talks about historical context and surroundings.
- Fences (p.146)
 - Work with staff to revise the nonresidential fence standards along Springdale Street for double frontage lots.

November 11, 2025: HPC Full Draft Code Review

- Overview of full draft code: review of Historic Preservation Commission sections of the full draft code.
- Discussion feedback:
 - Historic Preservation Overlay (p.16)
 - Add language to specify what happens if nomination is denied to match other processes in the code (reapply in 6 months).
 - Retain powers, duties, etc. in this section, but add another section in Article 10 that cross references where these standards can be found.
 - Neighborhood Mixed Use Heights (p.103)
 - Change the maximum height to 40' and 3 stories to match changes made within the Downtown Mixed Use zoning district along Main Street.

- DMU Zoning District Design Requirements (p.162)
 - Remove “multi-story structure” from the design theme description and defer to the bulk dimensional standards for the zoning district.
 - Reword the color pallet requirements to include language about matching the era of building construction, restoration, or historical significance and list potential color pallets that would achieve this requirement.
 - Remove inconsistent language about ground floor residential that’s in conflict with the mixed-use building requirements for the district.
- DMU Zoning District Design Review (p.168)
 - Clearly outline the process for HPC involvement for both locally-designated (HPC review and approval) and non-locally-designated properties (HPC input, PC review and approval).
- Other
 - Very minor typo and wording revisions within the Historic Preservation Overlay, DMU Zoning District Design Requirements, and DMU Zoning District Design Review sections.

Next Steps

- Plan Commission Public Hearing and Recommendation: 12/17/25
- Village Board Adoption: 1/7/26

Village of Mount Horeb Zoning Ordinance Rewrite

Village Board
November 19, 2025



Project Timeline

Meeting Number	Plan Commission Public Meetings/Discussions	Timing
1	Issues Identification and Evaluation Report	May 22, 2024
2	Zoning Districts, Bulk Dimensional Standards, and Land Uses	July 24, 2024
3	Residential Density and Impervious Surfaces	September 26, 2024
4	Full Part 1	February 14, 2025
5	Parking Standards	March 26, 2025
6	Zoning Map and Other Committee Feedback	May 5, 2025
7	May Follow-Up and Landscaping and Exterior Design	June 30, 2025
8	Signage Standards	October 13, 2025
9	Full Draft Zoning Code	October 29, 2025
10	HPC Full Draft Zoning Code	November 11, 2025

2022 Comprehensive Plan

Recommended the Village rewrite the Zoning Ordinance to:

- Accommodate a variety of housing options
- Reflect law changes
- Facilitate mixed-use development
- Enable infill and redevelopment
- Reduce CUPs and need for PDs



2022 Village of MOUNT HOREB COMPREHENSIVE PLAN

ADOPTED: MARCH 30, 2022



VILLAGE OF
MOUNT HOREB

VANDEWALLE &
ASSOCIATES INC.

Project Purpose and Goals

- Implement the Comprehensive Plan
- Modernize the ordinance and its regulations
- Improve user-friendliness, flexibility, and predictability

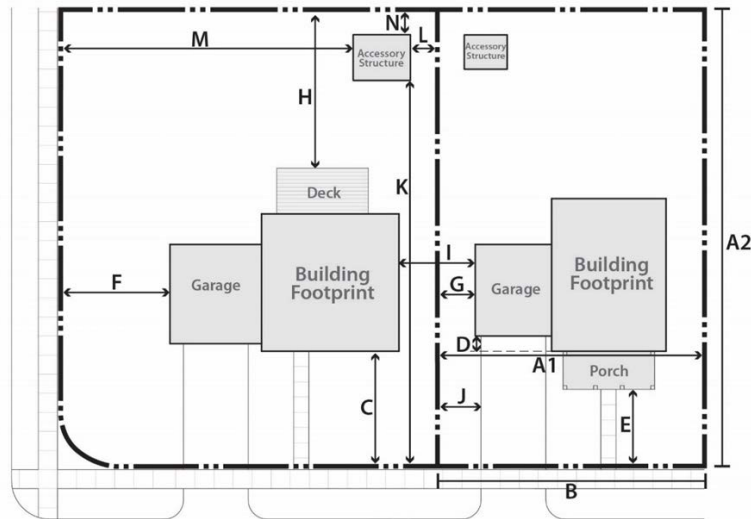


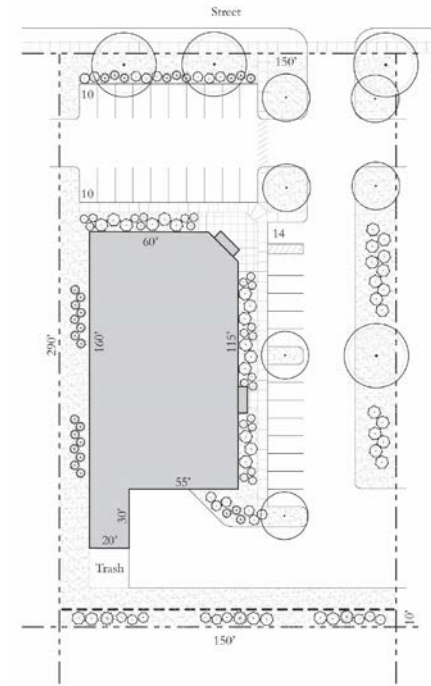
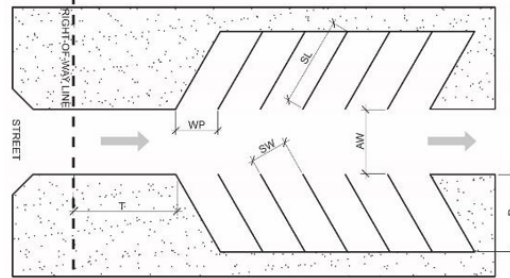
Figure 10.06.06d: Parking Layout Dimensions

Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9'	9'	9'	9'	9'
Stall Width Parallel to Aisle (WP)	20'	12'6"	10'3"	9'3"	9'
Stall Depth to Wall (D) ¹	9'	18'	18'	18'	18'
Stall Length (SL)	18'	25'	22'	20'	18'6"
Cross Aisle Width for 1-way traffic flow (AW)	14'	14'	16'	23'	24'
Cross Aisle Width for 2-way traffic flow with angled parking	24'	24'	24'	24'	24'
Throat Length (right-of-way to parking angle) (T) ²	Figure 10.06.06i				

Notes:

¹Stall Depth (D) may be reduced by 2 feet, provided vehicle overhang is located over a landscaped area or pedestrian walk if said walk is oversized to provide a minimum of 5 feet of clear pedestrian access and a concrete curb or wheel stop is provided to protect vegetation and pedestrians.

²In no case shall the throat length be less than the required setback.



Meeting Summaries

Issues Identification and Evaluation

Identified Issues and Recommended Solutions

- New districts, bulk standards, etc.
- Allow diverse housing
- Improve user-friendliness, predictability, and consistency
- New metric-based standards and improved definitions
- Become compliant with laws, modernize standards

Village of Mount Horeb Zoning Ordinance Evaluation Key Issues and Recommendations May 22, 2024

Executive Summary

Zoning has been in place within Mount Horeb for over 60 years. However, a rewrite of the ordinance hasn't taken place for several decades. Instead, there have been a patchwork of amendments completed over time that has resulted in an ordinance that is outdated in many areas relative to modern development standards and has created a wide variety of inconsistencies between different sections.

The Comprehensive Plan (adopted in 2022) recommends a full zoning code rewrite because many of the issues the Village faces cannot be addressed without modernizing the entire code. The principal goals of the Zoning Ordinance rewrite project are to implement the Comprehensive Plan, modernize the code, and make the code more user-friendly, flexible, and predictable. With these goals in mind, Vandewalle & Associates has reviewed the Comprehensive Plan and the existing Zoning Ordinance to identify overarching issues and recommendations to be addressed within the new Zoning Ordinance.

Project Timeline

Village staff and the Plan Commission will oversee the process, gather input, and assist in the development of the new Zoning Ordinance. It is anticipated that several Plan Commission meetings over the next year will involve Zoning Ordinance working sessions, which will all be open to the public for participation. The project kicked-off in April 2024 and is expected to be completed in the summer of 2025. The overarching project tasks and timelines are listed below:

Timing	Project Phase
Spring/Summer 2024	Evaluate Existing Zoning Ordinance and Develop New Zoning Districts
Summer/Fall 2024	Prepare Draft Zoning Ordinance
Fall/Winter 2024	Review Draft Zoning Ordinance with Village Staff, Plan Commission, and Village Board
Winter/Spring 2025	Revise Draft Ordinance and Map
Summer 2025	Prepare for Adoption of the New Zoning Ordinance and Map

Zoning Districts, Bulk Standards, and Land Uses

- Started with translation tables (existing vs. proposed new)
- Discussed key policy questions (density, height, setbacks, etc.)

Mount Horeb Zoning District Translation Tables
DRAFT 7.16.24

Existing Zoning District	Proposed New Zoning District	Future Land Use Map Category
R-1 Single-Family	SF-1 Single-Family Residential SF-2 Single-Family Residential	Single-Family Residential (Sewered) Planned Neighborhood
R-2 Two-Family	TF-1 Two-Family Residential	Two-Family Residential Planned Neighborhood
R-3 Multi-Family	MF-1 Multi-Family	Multi-Family Residential Planned Neighborhood
R-4	MF-2 Multi-Family	Multi-Family Residential Planned Neighborhood Planned Mixed-Use
New	MH-1 Mobile Homes	Mobile Home Residential
MSB Main Street Business NB Neighborhood Business	NMU Neighborhood Mixed-Use	Main Street Mixed Use Neighborhood Mixed Use Planned Neighborhood Planned Mixed Use
PB Planned Business	CMU Corridor Mixed Use	Planned Business Planned Mixed Use Planned Business Park/Planned Industrial
CB Central Business PO Planned Office	DMU Downtown Mixed Use Remove	Central Mixed Use
New	INST Institutional	Government and Institutional Parks and Recreation
PI Planned Industrial	BP Business Park	Planned Business Park/Planned Industrial Planned Mixed Use
I-1 Restricted Industrial	LI Light Industrial	Planned Business Park/Planned Industrial
I-2 General Industrial	HI Heavy Industrial	General Industrial Heavy Industrial
A-1 Agricultural	AG Agricultural	Agriculture
RB Recreation Business	Remove	
CO-1 Conservancy	CON Conservancy PR Parks and Recreation	Conservancy Parks
New	AO Adult Oriented Business	
New	IOA Intensive Outdoor Activity	Extraction

Existing Zoning District Category	RESIDENTIAL					
	ZONING DISTRICTS					
Existing Zoning District:	SF-1	SF-2	TF-1	MF-1	MF-2	MH-1
Purpose of the Zoning District:	R-1	New	R-2	R-3	R-4	New
↓ Zoning Standards ↓	Single Family Residential	Single Family Residential	Two Family Residential	Multifamily Residential	Multifamily Residential	Mobile Homes
Density and Intensity Limits:						
Max impervious surface %	60% (40%)	75%	75% (40%/65% for zero lot line)	70% (40%)	75% (40%)	50%
Lot Requirements:						
Minimum Lot Area <small>(square feet)</small>	7,200 (10,000)	5,000	5,000 (10,000)	10,000 (Based on unit mix of multifamily (note 1))	20,000 (Based on unit mix of multifamily (note 1))	7,200
Minimum Lot Width** <small>(feet at front setback line)</small>	60 (75)	50	50 or 25 (75 (25 per du))	75 or 25 (75)	75 or 25 (75)	
Minimum Lot Frontage at Right-of-Way (see note 1)	30 (50/40)	30	30 (50/40 or 20/15 per du)	30 (50/40)	50 (50/40 per	
Principal Building Setbacks:						
Minimum Front Street and Street Side Corner Setback <small>(for principal building)</small>	20 (30)	15	20 (30)	20 (30)	20	

Zoning District Category	RESIDENTIAL					
	ZONING DISTRICTS					
Proposed Zoning District:	SF-1	SF-2	TF-1	MF-1	MF-2	MH-1
Existing Zoning District:	R-1	New	R-2	R-3	R-4	New
Purpose of the Zoning District:	Single Family Residential	Single Family Residential	Two Family Residential	Multifamily Residential	Multifamily Residential	Mobile Homes
Residential Land Uses						
Apartments/Multiplexes				P (P)	P (P)	
Boarding House Living Arrangement			C	C	C	
Duplex			P (P)	P (C)	P	
Manufactured Home				C		P
Manufactured Home Park				C		P
Single Family Dwelling Unit	P (P)	P	P (P)	P (P)	P	P
Townhouse				P (P)	P (P)	
Twin House			P (P)	P (C)		
Two-Flat			P (P)	P (C)		
Mixed-Use Land Uses						
Live/Work Unit				C	C	
Mixed Use Building						
Commercial Land Uses						

Existing vs. New Zoning Districts

Existing Zoning District	Draft New Zoning District
Residential	
R-1 Single-Family	SF-1 Single-Family Residential SF-2 Single-Family Residential
R-2 Two-Family	TF-1 Two-Family Residential
R-3 Multi-Family	MF-1 Multi-Family
R-4 Multi-Family	MF-2 Multi-Family
New	MH-1 Mobile Homes
Mixed Use	
MSB Main Street Business NB Neighborhood Business	NMU Neighborhood Mixed-Use
PB Planned Business	CMU Corridor Mixed Use
CB Central Business	DMU Downtown Mixed Use
PO Planned Office	Remove
New	INST Institutional

Existing Zoning District	Draft New Zoning District
Industrial	
PI Planned Industrial	BP Business Park
I-1 Restricted Industrial	LI Light Industrial
I-2 General Industrial	HI Heavy Industrial
Open Space	
A-1 Agricultural	AG Agricultural
RB Recreation Business	Remove
CO-1 Conservancy	CON Conservancy PR Parks and Recreation
Other	
New	AO Adult Oriented Business
New	IOA Intensive Outdoor Activity

Residential Density and Impervious Surfaces

- Evaluated options based on comparison analysis and existing standards

Proposed Dwelling Unit Density Approach For Multi-Family (3+ Units)

Lot Area Per Dwelling Unit for Multi-Family Existing Vs. Proposed

	Existing	Proposed	Typical Actual Unit Size*
Studio/1-Bedroom	1,800 sf	1,000 sf	500-900 sf
2-Bedroom	2,900 sf	1,000 sf	1,000 sf - 1,300 sf
3-Bedroom	3,200 sf	1,000 sf	1,300 sf
4-Bedroom	4,300 sf	1,000 sf	1,300 sf +

*Based on recent submitted projects in Mount Horeb over the past 5 years.

New Approach Example

Example 8-Unit Building		
	Existing	Proposed
Total Units	8	8
Total Lot Area Needed (SF)	14,400-34,400	8,000
Total Lot Area Needed (Acres)	0.33-7.9	0.2

New Approach Comparison

	1881 Springdale Street		300 Adams Street		Steve Brown Apartments		1800 Springdale Street		Gorman Project	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Total Units	23	23	11	11	63	63	40	40	51	51
Total Lot Area Needed (SF)	53,500	23,000	35,200	11,000	134,300	63,000	93,800	40,000	135,500	51,000
Total Lot Area Needed (Acres)	1.2	0.5	0.8	0.3	3.1	1.4	2.2	0.9	3.1	1.2
Total Lot Area Provided (SF)	39,204	39,204	28,136	28,136	32,530	32,530	62,726	62,726	112,891	112,891
Total Lot Area Provided (Acres)	0.9	0.9	0.6	0.6	0.7	0.7	1.4	1.4	2.6	2.6
Meets Standards	No	Yes	No	Yes	No	No	No	Yes	No	Yes

Potential Options

- Utilize the same figure (proposed 1,000 sf of lot size per dwelling unit) for any multi-family land use in the Village
- Reduce lot size per dwelling unit requirement for downtown area (smaller lots)
- Utilize form-based approach for small scale multi-family (MF-1 district) and 1,000 sf standard for larger scale multi-family (MF-2)

Proposed Impervious Surface Standards Approach

New Approach Comparison

	Mount Horeb (Existing)	Mount Horeb (Proposed)	Middleton (2023)	Fort Atkinson and Jefferson (2020-21)	Oregon (2006)	Cross Plains (2016)
SF	40%	60%-75%	45%-70%	50%-70%	50%-70%	55%-65%
TF	40%-65%	75%	55%-70%	70%	50%	65%
MF	40%	70%-75%	70%-80%	70%	50%	70%
Small MU	60%-90%	80%	75%	75%	70%	65%
Corridor MU	75%	75%	80%	75%-80%	60%-75%	70%
Downtown MU	100%	100%	100%	90%-100%	100%	100%

Findings

- Existing standards are very low in comparison to other communities (especially for residential)
- Proposed standards are more in line with newer codes

Full Part 1 Review

Reorganization

- Article 1: Introduction
 - Article 2: Zoning Districts
 - Article 3: Land Use Regulation
 - Article 4: Bulk Regulation
 - Article 5: Nonconforming Situations
-
- Discussed key policy questions
 - Mixed-use buildings, ADUs, density, garages, short-term rentals, non-conforming situations

DRAFT

VILLAGE OF MOUNT HOREB, WISCONSIN

CHAPTER 17: ZONING ORDINANCE

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Article II: Establishment of Zoning Districts.....	9
Article III: Land Use Regulations.....	25
Article IV: Bulk Regulations.....	97
Article V: Nonconforming Situations.....	109

Draft

2/5/2025

Zoning Map

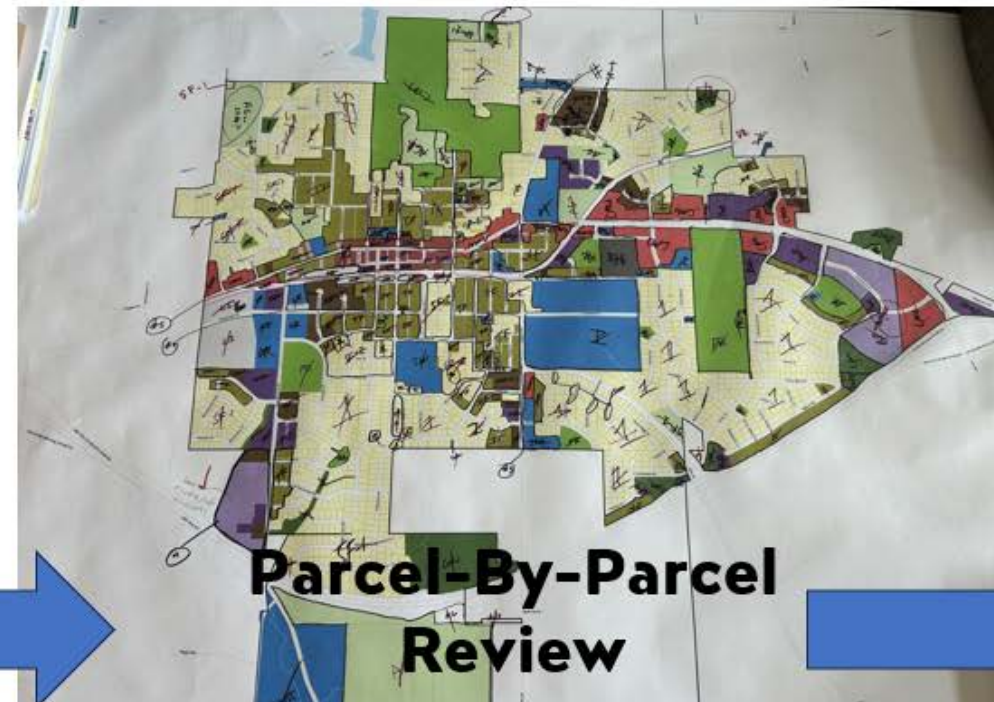
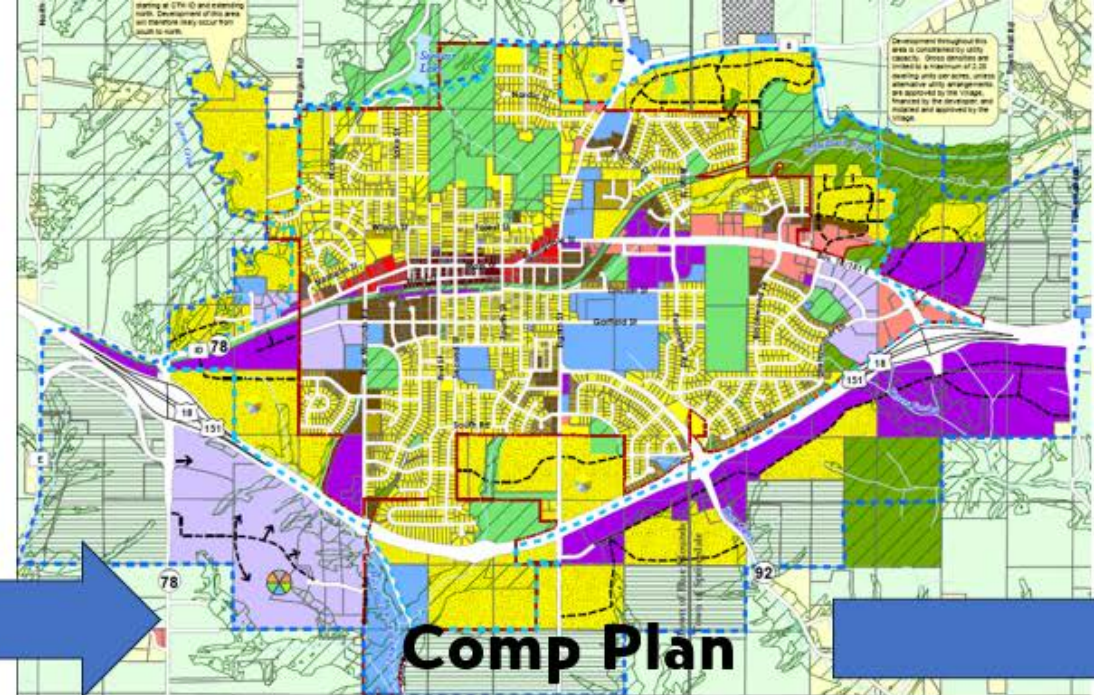
- **Reviewed approach of developing the new map**
 1. Preserve all existing zoning rights
 2. Match existing use
 3. Match surroundings
 4. Implement the Comprehensive Plan
- **Goal = blend each together**
 - Additionally, new ordinance makes all lots, structures, and site fully legal conforming (can maintain existing and rebuild as existing)
 - Only new construction is subject to the new ordinance

Zoning Map

- **Reviewed process of creating the map**
 1. Directly translated existing zoning districts to the closest comparable new districts (ex. R-1 = SF-1 or SF-2)
 2. Parcel by parcel review to uncover any issues (ex. commercial building zoned industrial)
 3. Reviewed approach and map with staff
 4. Reviewed approach and map with PC

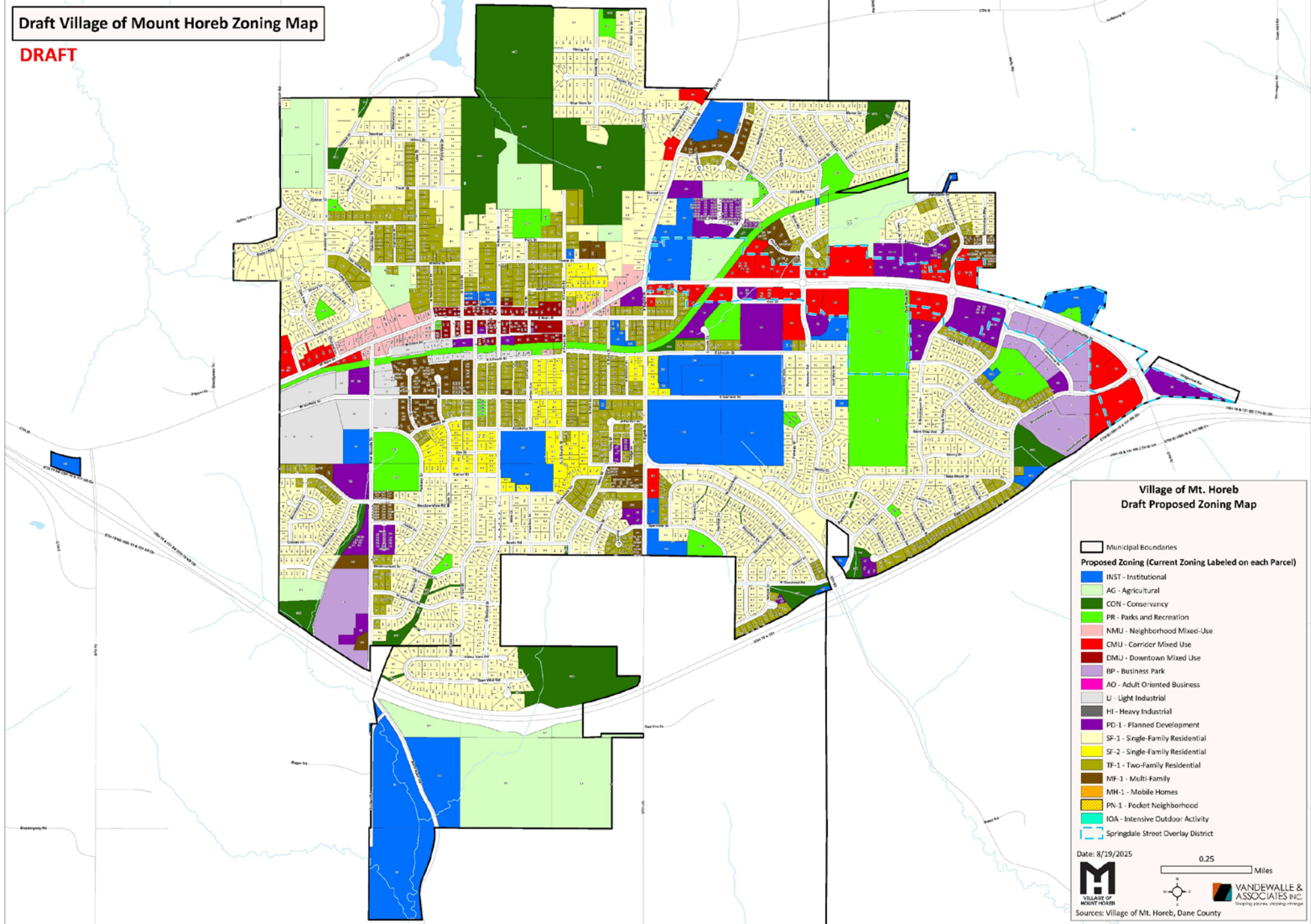
Zoning Map

- Discussed key changes
 - **Complete set of new districts**
 - At least in name, every parcel is being rezoned
 - **Mix of upzoning and downzoning situations on the new map**
 - Downzoning: decreases density or reduces permitted uses
 - Upzoning: increases density or increases permitted uses
 - **Goal = minimize downzoning situations and maximize upzoning situations**
 - Provide greater opportunities in the future vs. less



Draft Village of Mount Horeb Zoning Map

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Village of Mt. Horeb Draft Proposed Zoning Map

Municipal Boundaries

Proposed Zoning (Current Zoning Labeled on each Parcel)

- I-1 - Institutional
- AG - Agricultural
- CON - Conservancy
- PR - Parks and Recreation
- N-1 - Neighborhood Mixed-Use
- CMU - Corridor Mixed Use
- DMU - Downtown Mixed Use
- BP - Business Park
- AO - Adult Oriented Business
- LI - Light Industrial
- HI - Heavy Industrial
- PD-1 - Planned Development
- SF-1 - Single-Family Residential
- SF-2 - Single-Family Residential
- TF-1 - Two-Family Residential
- MF-1 - Multi-Family
- MH-1 - Mobile Homes
- PN-1 - Pocket Neighborhood
- IOA - Intensive Outdoor Activity
- Springdale Street Overlay District

Date: 8/19/2025

0.25 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping people, shaping change.

Sources: Village of Mt. Horeb, Dane County

Parking

- **Goals:** clear standards for each land use, reduce parking minimums, explore parking maximums
- Discussed key policy questions:
 - Establishing maximums
 - Reducing minimums
 - Downtown standards

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 Arrangement	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 Use 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 adequate 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 patrons 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 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Vehicle & Boat Sales	4 spaces, plus 1 space per 500 sf of floor area over the first 1,000 sf	1 space per employee on the largest work shift	None
Vehicle Service and Repair	1 space per 300 sf of gross floor area, plus adequate 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
Vehicle Service and Repair	4 spaces, plus 1 space per 500 sf of floor area over the first 1,000 sf	1 space per employee on the largest work shift	None

Discussed key feedback:

- Cottage courts
- Downtown parking
- Downtown residential density
- Downtown building height

Village Zoning Code Rewrite Comments

The Village's Historic Preservation Commission (HPC) and Community Development Authority (CDA) have reviewed the portions of part one of the zoning code rewrite pertaining to the areas of code that affect their respective committees. Their comments are provided in this memo for consideration.

HPC

- Height – The committee discussed tying the maximum height to the height of the opera house. Buildings off main street could have more stories if the street level was lower, but the top floor could not exceed the opera house roofline. Chair Schellpfeffer suggested looking at the Carmel Indiana Arts and Design District. The commission would like to see visuals on step backs for upper levels for the downtown.
- The committee agreed with the 50-foot commercial requirement for the first floor downtown.
- Historic Preservation Overlay District – overall like, want to make sure language is consistent with required Certified Local Government Language. They also wonder about the language on master builder vs local builder.
- ADU – the committee agreed that ADU's would be ok in historic districts as long as it fit the neighborhood.

CDA

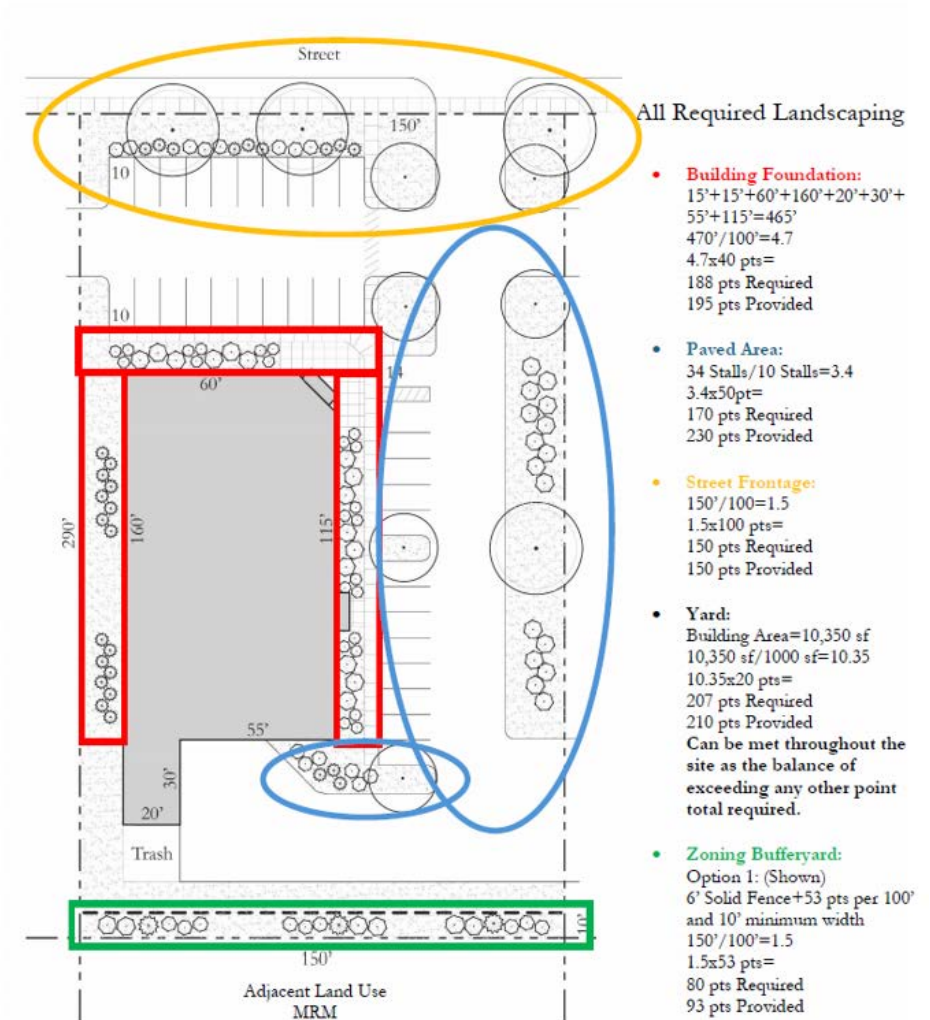
- The CDA supports the minimum requirements for 33% commercial use in mixed use buildings outside of downtown and the front 50 feet of buildings in downtown.
- CDA Supports the addition of ADU's to create an alternate form of affordable housing.
- Density: The CDA is concerned that the proposed density standards of 1,000-1,200 sq. ft. of lot area per dwelling unit will not allow for downtown infill developments to be financially feasible. The CDA believes these mixed-used infill projects would be better suited if held to bulk density standards, where the density is determined by the lot setback and maximum floors allowed.
 - A good density example is the Hoff Apartment building. Many feel this is a good example of an infill development that fits well with its surroundings. The Hoff Apartments comes in at 399 sq. ft/unit, and

Exterior Design and Landscaping

- **Article 7: Exterior Design**
 - New material and articulation standards in metric-form
- **Article 8: Landscaping**
 - New site area, point-based system



Sample Landscaping Diagram



Signage

• Article 9: Signage

- Renamed sign types and grouped sign types by common features
- Clearly defined prohibited signs
- Created summary tables
- Made all staff review

Figure 17.09.11(1): Business Sign--Permanent Group²

Sign Categories & Sign Types	Sign Permit Required and Approver (see Section 17.09.27)	Number of Signs Allowed	Sign Locations Allowed	Sign Face Materials Allowed	Sign Lighting Allowed	Sign Area Formula	Sign Area & Height Maximums for Zoning Districts:			
							1 & 2 Family Residential SF-1, SF-2, TF-1, PN-1, MH	Multi-Family Residential MF-1, MF-2	Non-Residential and Mixed-Use INST, NMU, CMU, BP, LI, HI, PR, CON, AO, IOA, AG	Downtown DMU
A. Freestanding Sign Category^{1,2} Choose 1 of the following Sign Types.										
1. Monument Sign ^{1,2,4,10}	Yes: For each new sign. Village staff approval.	1 sign per street frontage	Minimum height of sign = minimum distance from the right-of-way ¹⁰	Durable, all-weather materials in all districts. ¹²	Standard. ^{4,5}	1 sf of sign area per 1 ft of street frontage	Not allowed	40 sf area 6 ft height	100 sf area 12 ft height	40 sf area 8 ft height
2. Dual-Post Sign ^{1,2,4,10}							Not allowed	Not allowed	40 sf area 8 ft height	
3. Pylon Sign ¹⁸							Not allowed	Not allowed	Not allowed	
4. Freestanding Canopy Sign ^{16,17}							None. Use max area. ¹⁷	See Footnote 17	Not allowed	
B. On-Building Sign Category^{1,2} Choose 2 of the following Sign Types.										
1. Wall Sign ^{1,2,3,4,6,8,10}	Yes: For each new sign. Village staff approval.	1 sign per business per street frontage	Sign shall not extend above parapet or fascia. Minimum overhang rules. ^{4,4,4,10} Sign may not project within 2 feet of curb.	Durable, all-weather materials in all districts.	Standard. ⁵	1 sf of sign area per 1 ft of building facade length	Per formula.			
2. Awning Sign ^{1,2,3,4,6,8,10}							Not allowed			
3. Canopy Sign ^{1,2,3,4,6,8,10}							Not allowed			
4. Marquee Sign ^{1,2,3,4,6,8,10}							40 sf area			
5. Projecting Sign ^{1,2,3,4,6,10}							32 sf area			
C. Pedestrian Sign Category^{1,2}										
1. Suspended Sign ^{1,2,4,8,10}	Yes: For each new sign. Village staff approval.	1 for each customer entrance.	Minimum overhang rules. ^{4,8,8,10}	Durable, all-weather materials in all districts.	Ambient or Gooseneck.	None. Use max area.	Not allowed	10 sf area		
D. Changeable Copy Sign Category^{1,2}										
1. Menu Board Sign ^{1,2,15}	Yes: For each new sign. Village staff approval.	1 for each business.	Within 10 ft of customer entrance. ^{8,12} Minimum 5' from the right-of-way. ¹⁰	Durable, all-weather materials in all districts.	Internal.	None. Use max area.	Not allowed			
2. Sandwich Board Sign ^{1,2,13}							8 sf area/4 ft height/2 ft width			
3. Bulletin Board Sign ¹⁴							32 sf area/6 ft height			
4. Drive Thru Sign ^{1,2,4,11}							1 per drive thru lane	Drive-thru ¹¹	Standard. ^{4,5}	Not allowed

Footnotes Containing Additional Development Requirements:

- Refer to Section 17.09.05 for definitions and rules for each Sign Category (lettered), and each Sign Type (numbered).
- Available to land uses identified in Section 17.03.08. No signs are permitted in the Conservancy Zoning District.
- The number of permitted on-building signs may be transferred from one wall to another, but the total combined sign area on the receiving wall shall still be limited by its length ratio of said wall.
- Electronic Message Signs (of up to 50% of the sign area) are permitted for this Sign Type in nonresidential districts. See Section 17.09.08.
- "Standard" means the following forms of sign lighting: ambient, backlit, internal, and gooseneck.
- Any sign that encroaches into the 5TH 76 (Main Street) right-of-way shall be subject to the requirements in Section 17.09.10. Within the DMU zoning district, Awnings and Canopies may extend from the attached facade into the right-of-way up to 6 feet and shall be a minimum of 6 feet above grade (Section 17.03.26(7)).
- Even business shall be quantified a minimum of 50 square feet of Wall Sign area, regardless of the business's actual building facade length.
- Sign copy shall be horizontally and vertically centered on the face of the awning, canopy, or marquee. Sign copy shall not extend above or below an awning or marquee but may extend up to 12" in height above the canopy face.
- Bottom of sign shall be a min. of 14 feet above a drive, alley, street, parking space or other vehicle surface; a min. of 8 feet above a sidewalk, patio, or other ground-level surface, and a max. of 3 feet from the building. Wall Signs shall not project more than 12 inches horizontally beyond the edge of any wall or other surface to which they are mounted.
- Signs must be located on-site and must not be located within any street right-of-way (which includes the entire public sidewalk and street terrace area), except for footnote 6 and 13, or vision triangle without a permit from the Village Engineer.
- Drive Thru Signs shall conform to the location requirements for Drive-Through and In-Vehicle Sales or Service land uses (see Section 17.03.10(9)). Drive Thru Signs shall be located within 15 feet of the building, sign copy shall not be viewable from the public right-of-way or an adjacent residential land use. Sign type may be either freestanding or wall mounted and must meet noise and lighting standards in the zoning code. A max. 96 sf of total Drive Thru Signs is permitted per business.
- Sign must be designed of materials complementary to and harmonious with the building and site and must be closely integrated with site landscaping.
- Signs shall only be located on a sidewalk and be no more than 3 feet from the property line, shall provide a minimum width of five feet of unobstructed public pedestrian walkway, and shall only be displayed during the hours of operation for on-site land use.
- Sign type only permitted for an institutional land uses (see Section 17.03.12).
- Menu Board Signs shall be securely affixed to the exterior wall of the building and shall not extend more than 4" from the wall on which it is mounted.
- Any In-Vehicle Sales and Service land use is permitted to include illuminated fuel price signage as a changeable copy or Electronic Message Sign. Such signs shall count toward the site's maximum permitted sign area.
- Only permitted for in-vehicle sales and service land uses. Signage shall be permitted on all sides of the freestanding canopy and limited to a max. height of 20% of the facade's vertical height (up to 12'). Sign copy shall be limited to a max. of 12 square feet per facade facing a public right-of-way.
- Pylon Signs are prohibited in the Village of Mount Horeb.

Abbreviations: ft = feet max = maximum min = minimum sf = square feet C.U.P. = Conditional Use Permit P.C. = Plan Commission

Example Sign Diagrams:

Full Draft Code Review (PC Direction)

- **Additional policy direction provided:**
 - Reduce draft downtown building height
 - 3 stories on Main, 4 stories off Main
 - Increase draft downtown parking standards
 - 1.2 stalls per unit
 - Increase draft exterior lighting standards
 - Dark sky
 - Other minor revisions/edits

Full Draft Code Review (HPC Direction)

- **Additional policy direction provided:**
 - Outlining the process
 - Locally-designated historic = HPC review and approval
 - Non-locally-designated historic = HPC input, PC review and approval
 - Nomination reapplication in the event of denial
 - Add HPC reference with other bodies established in Article 10
 - Improve consistency and clarity
 - NMU max height to match DMU
 - Design theme
 - Color pallet
 - Ground floor residential
 - Other minor revisions/edits

Discussion Outcomes

Policy Outcomes (In Draft Code)

- **Residential density** = 1,200 sf/unit (none downtown)
- **Garage setbacks** = no 50% max, 8' in front of principal structure
- **Impervious surfaces** = increasing percentages
- **Mixed use** = 40% ground floor nonresidential, downtown first 50' ground floor nonresidential facing the street
- **ADUs** = max. size, min. parking, height below principal structures, design to match
- **Short-Term Rentals** = license, no CUP, neighbor notification, use existing occupancy standards

Policy Outcomes (In Draft Code)

- **Residential parking** = lower minimums (1 per studio/1-bed, 1.5 per 2+ bed)
- **Commercial parking** = lower minimums (1 per 500 sf)
- **Industrial parking** = similar minimums (1 per employee)
- **Downtown parking** = multi-family min. 1.2 per unit, none for other uses (same as today)
- **Parking maximums** = none
- **Pocket Neighborhoods** = new zoning district and land use
- **Downtown height** = 40' on Main Street, 50' off Main Street, stepback for top floor

Policy Outcomes (In Draft Code)

- **Exterior Design** = new approach
 - Retain tower element on Springdale Street
 - 40” hard durable base fronting street and parking lot
 - No standards for SF and TF
 - Ground floor in-building parking
 - Prohibit primary colors
 - Allow metal roofs
 - Allow flat or pitched canopy roofs
 - Downtown
 - PC review and approval = all projects
 - HPC input = all projects
 - HPC review and approval = local historic properties

Policy Outcomes (In Draft Code)

- **Landscaping** = new approach, 2x point values for existing 1.5x point values for native plants
- **Lighting** = dark sky standards
- **Signage** =
 - Staff approval, PC interpretations
 - New wall sign approach
 - No downtown color pallet requirement, 20% accent for bright colors PC review above that
 - Neon and exposed bulbs require PC review
 - Clarification on minor points

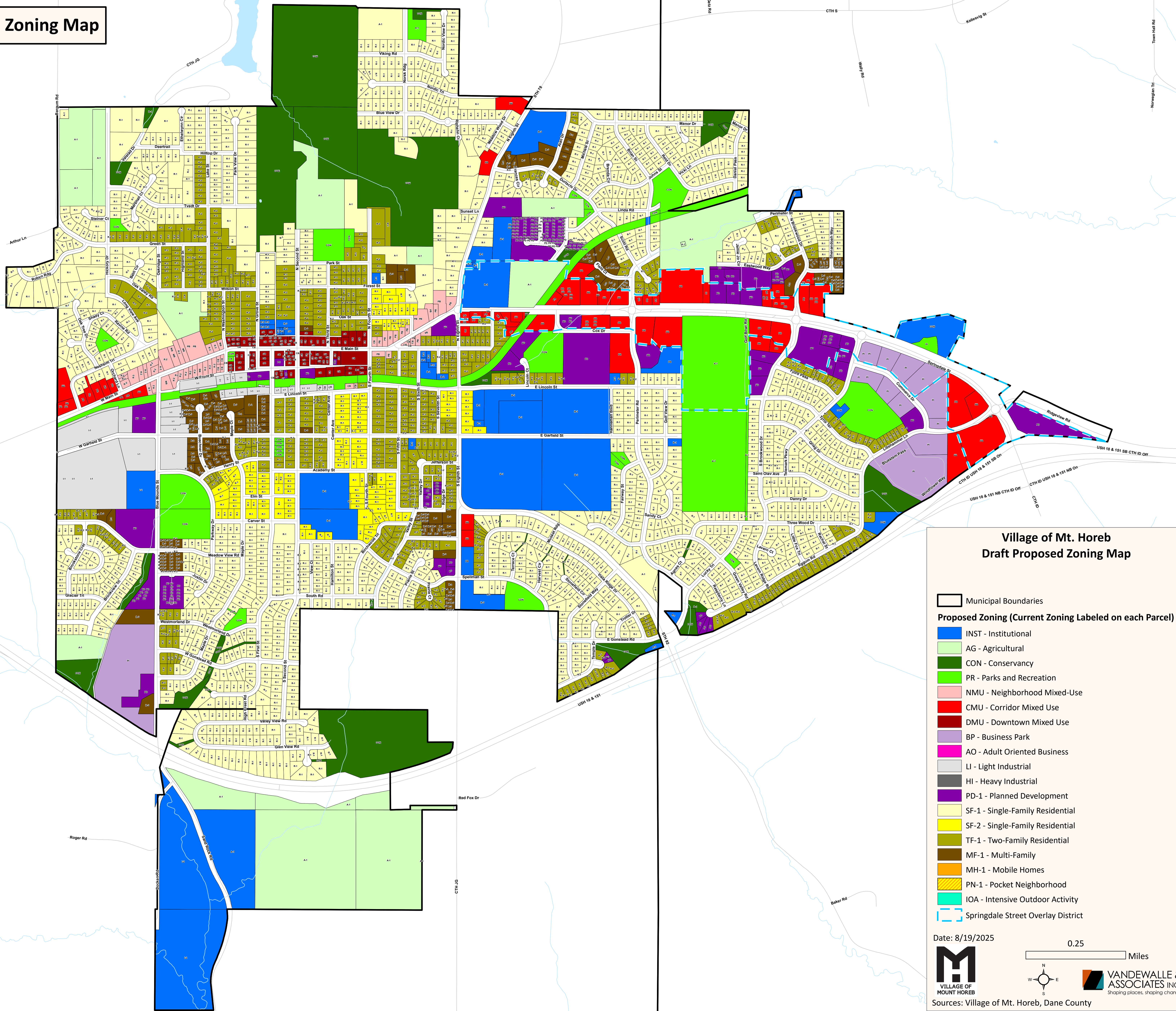
Next Steps

- **PC Public Hearing and Recommendation:** December 17
- **VB Adoption:** January 7, 2026

Questions, Comments, Concerns?

Draft Village of Mount Horeb Zoning Map

DRAFT



Village of Mt. Horeb Draft Proposed Zoning Map

- Municipal Boundaries
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