



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

TAX INCREMENTAL DISTRICT AGENDA

Tuesday, May 19, 2026 at 8:00 AM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Agenda Items
 - a. Consideration of November 6, 2025 Meeting Minutes
 - b. Update/Review of Project Plan for TID #6
 - c. Action on Resolution 2026-08, "TID6 Creation Resolution"
- 3) 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.



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JOINT REVIEW BOARD AGENDA Thursday, November 6, 2025 at 10:15 AM

DRAFT MEETING MINUTES

- 1) VIRTUAL MEETING LINK:
 - a. [Join the meeting now](#)
- 2) Public Comments
- 3) Call to order
The Joint Review Board met via virtual link on the above.
The meeting was called to order at 10:15 a.m.
 - a. Roll Call
Members present were Ryan Czyzewski, Mount Horeb Village Board President; Adam Gallagher, Dane County Treasurer, Steve Salerno, Mount Horeb Area School District Superintendent; Adam Mertz, Mount Horeb Area School District School Board Representative; Nicole Erickson, Public Member. Also present were Nicholas Owen, Mount Horeb Village Administrator; Denise Schwenn, Finance Director/Treasurer; and Cathy Scott, Mount Horeb Mail; and Kristen Fish-Peterson, Redevelopment Resources. There was no representative from Madison College present.
- 4) Agenda Items
 - a. Presentation on TID 6 Project Plan
After a brief introduction, Fish-Peterson provided a power-point presentation to share the proposed TID 6 Project Plan. This TID will include only two development sites, and is anticipated to have a 27-year life span.
 - b. Consideration of Project Plan for TID 6
After brief discussion, Adam Gallagher moved; and Adam Maertz seconded a motion to approve the creation of TID 6 in the Village of Mount Horeb. Motion carried by unanimous vote.

- 5) Meeting adjournment.
Gallagher moved; Maertz seconded a motion to adjourn the meeting at 10:23 a.m. Motion carried.

Minutes submitted by Denise Schwenn, Finance Director/Treasurer.



AGENDA ITEM REPORT

MEETING DATE

May 19, 2026

PREPARED BY

AGENDA ITEM # 2.c

Action on Resolution 2026-08, "TID6 Creation Resolution"

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. RESO 2026-08 TID6 Creation Resolution

VILLAGE OF MOUNT HOREB
RESOLUTION 2026-08

Resolution Approving a Project Plan for Tax Increment District Number Six (“TID No. 6”) for the creation of said district and establishment of the boundaries of TID No. 6 in the Village of Mount Horeb, Wisconsin.

WHEREAS, Section 66.1105 of the Wisconsin Statutes provides the authority and procedure for creating a tax increment district; and,

WHEREAS, the Village understands that but for tax increment financing, certain project in the Village will not occur, specifically on the site of the former Karakahl Motel and vacant lot to the west; and,

WHEREAS, a Project Plan for TID No. 6, has been prepared in a manner consistent with the requirements of Wisconsin Statutes; and,

WHEREAS, said Project Plan includes goals, objectives and a statement of need for the proposed Tax Increment District (the “District”) that are consistent with the strategies identified in the most recent edition of the adopted *Village Comprehensive Plan*; and,

WHEREAS, the Property located within the TID No. 6 boundary needs rehabilitation and conservation due to a blighted and dilapidated, vacant former commercial property and a vacant lot with challenging soil conditions; and,

WHEREAS, more specifically, at least 50% of lands within the district need rehabilitation or conservation work under the definitions of Sec. 66.1337(2m)(a), Wis. Stats., and TID No. 6 will accordingly be considered a rehabilitation and conservation district, and

WHEREAS, approximately 35% (less than 2 acres) of the land within the District will be devoted to retail uses; and,

WHEREAS, the Plan Commission held a duly noticed public hearing on the creation of said TID No. 6, establishment of the boundaries of the District and the aforementioned Project Plan, and proper notice was sent to owners of land within the District identified in need of rehabilitation and conservation; and,

WHEREAS, after careful review and consideration, and duly noticed public hearing by the Mount Horeb Community Development Authority on August 13, 2025 recommended that the Village Board of the Village of Mount Horeb adopt a Project Plan for the creation of “Tax Increment District Number Six (6), Village of Mount Horeb” and establish said District with the boundaries identified by said Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mount Horeb that it:

1. Deems that the creation of TID No. 6 to be in the public interest and for a proper public purpose and improvement of the area is likely to significantly enhance the real property values in the District;
2. Approves the “Project Plan for Tax Increment District Number Six (6), dated August 13, 2025, and determines that said plan is feasible and in conformity with the most recent edition of the adopted *Village Comprehensive Plan*;
3. Adopts the boundaries of Tax Increment District Number Six (6), as depicted and described by metes and bounds and referenced in Map 1 and Exhibit A, respectively, and attached hereto;
4. Creates TID No. 6 effective May 6, 2026, with the base value of taxable property effective as of January 1, 2026;
5. Names said District the “Tax Incremental District Number Six (6), Village of Mount Horeb, Wisconsin” and declares such to be a rehabilitation and conservation district and finds that at least 50% of the lands contained therein need rehabilitation and conservation;
6. Confirms that Project Costs in “Tax Increment District Number Six (6), relate to rehabilitating or conserving the area located within the District;
7. Finds that no persons or businesses will be displaced as part of the proposed Project;
8. Based upon the information contained in said Project Plan, finds that the Village’s increment value in other tax increment districts within the Village and the equalized value of all taxable property of the District does not exceed 12% of the total equalized value of taxable property in the Village;
9. Acknowledges that cash grants offered by the Village will be secured through a Development Agreement with the grant recipient;
10. Estimates approximately 35% (less than 2 acres) of the lands within the District will be devoted to retail uses; and,

BE IT FURTHER RESOLVED that the proper village official(s) be hereby authorized and directed to carry out the board’s action, including, but not limited to signing documents, implementing technical revisions to documents to effectuate the best interest of the Village, and correcting scrivener’s errors.

Adopted this 6th Day of May, 2026.

Approved:



Village President, Ryan Czyzewski

Attested:

Village Clerk, Alyssa Gaffney

Map 1 – Boundary Map – TID #6

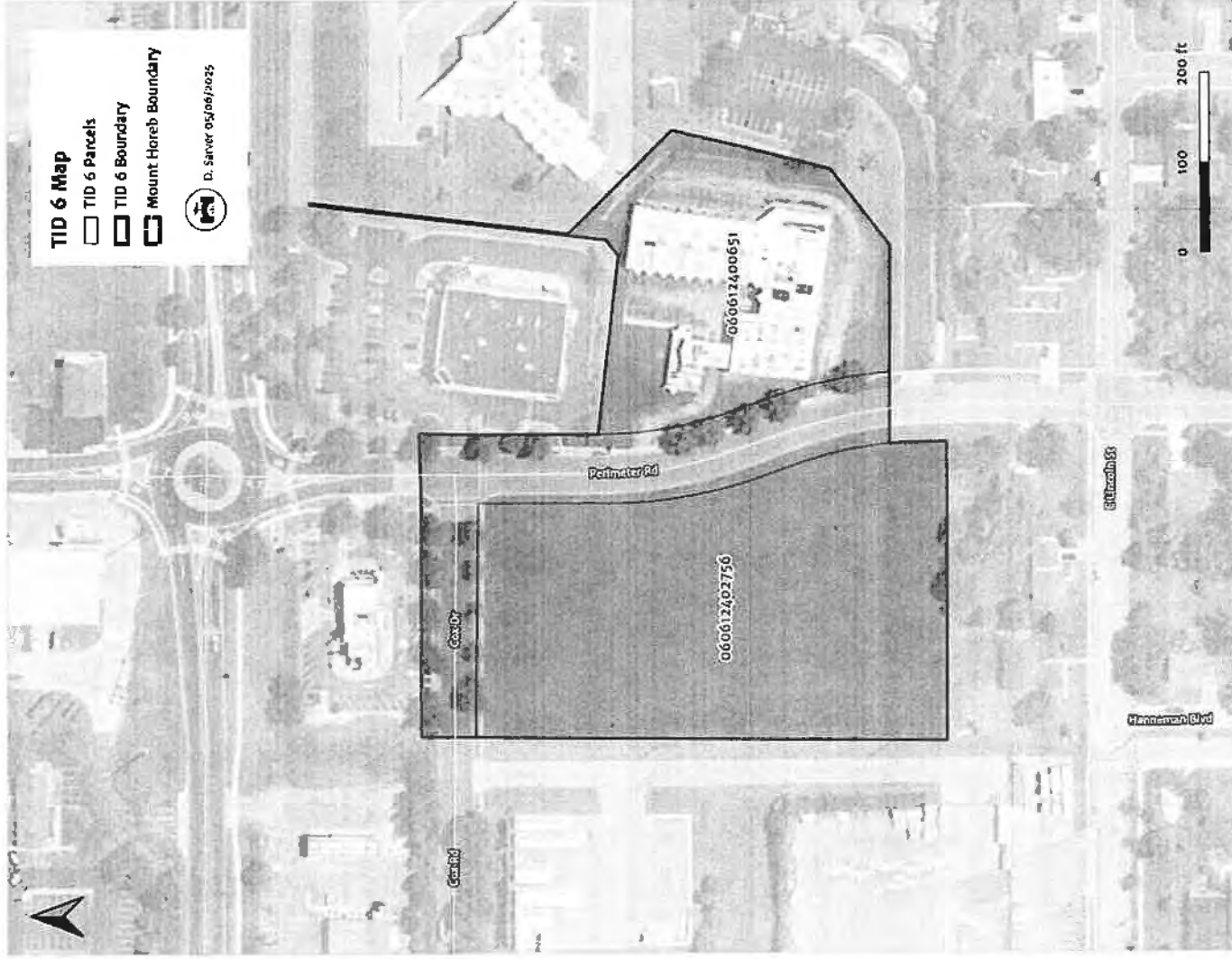


Exhibit A

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.