

# CITY OF HORICON

404 EAST LAKE STREET  
HORICON WI 53032

## MEETING NOTICE

**DATE ISSUED:** January 25, 2018

**BY:** Steve Neitzel

### PLAN COMMISSION

**ATTENDEES:**

Mayor Neitzel  
John Flouro  
Chester Ward

Mark Sullivan  
Tom Tisdale  
C: Kunkel Engineering

Mark Neitzel  
Dave Magnussen

Dave Westimayer  
Carl Fausett

**DATE:** Monday, February 5, 2018

**TIME:** 6:00 p.m.

**LOCATION:** City Hall, Activity Room

**LEADER:** Mayor Neitzel, Chairman

**AGENDA:**

1. Call to Order.
2. Roll Call.
3. Act on Minutes of November 13, 2017.
4. Public Hearing for Conditional Use Permit – Multi-Housing Dwelling located in a C-2 Highway Commercial District.
5. Act on Conditional Use Permit – Multi-Housing Dwelling located in a C-2 Highway Commercial District.
6. Public Hearing for Conditional Use Permit – Multi-Housing Dwelling Filling and Grading within Three Hundred (300) Feet of the High-Water Mark of a Navigable Body of Water.
7. Act on Conditional Use Permit – Multi-Housing Dwelling Filling and Grading within Three Hundred (300) Feet of the High-Water Mark of a Navigable Body of Water.
8. Review and Act on Site Plans Related to Multi-Housing Development as follows:
  - a. Site Plan Drainage
  - b. Signage Area and Location
  - c. Trash Enclosures
  - d. Certified Survey Map
9. Non-Action Discussion.
10. Adjourn.

IF UNABLE TO ATTEND, PLEASE NOTIFY: Steve Neitzel  
DATE POSTED: January 25, 2018

PHONE: 485-3500  
TIME POSTED: 4:00 p.m.

**CITY OF HORICON  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN**, the Plan Commission of the City of Horicon will be holding a Public Hearing, at which interested parties and/or their representatives will be offered a reasonable opportunity to be heard, on the granting of a Conditional Use Permit for the purpose of constructing a 40 unit multi-family dwelling located in a C-2, Highway Commercial District, at a meeting of the Plan Commission of the City of Horicon in the Activity Room at City Hall, 404 East Lake Street on Monday, February 5, 2018 at 6:00 pm.

The location of the proposed Multi-Family Dwelling is 218 Barstow Street & 124 Barstow Street.

CITY OF HORICON  
Christine A. Spilker, Deputy Clerk-Treasurer

PUBLISH: January 25, 2018

**CITY OF HORICON  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN**, the Plan Commission of the City of Horicon will be holding a Public Hearing, at which interested parties and/or their representatives will be offered a reasonable opportunity to be heard, on the granting of a Conditional Use Permit for the purpose of filling and grading within three hundred (300) feet of the high-water mark of a navigable body of water, at a meeting of the Plan Commission of the City of Horicon in the Activity Room at City Hall, 404 East Lake Street on Monday, February 5, 2018 @ 6:00 pm.

The location of the proposed Multi-Family Dwelling is 218 Barstow Street & 124 Barstow Street.

CITY OF HORICON  
Christine A. Spilker, Deputy/Clerk Treasurer

PUBLISH: January 25, 2018



## Development Introduction Rock River Place

### General Description of Project

Horizon Development Group, Inc. respectfully requests a Conditional Use Permit pursuant to Sections 13-1-27(f) and 13-1-76(b)(2)c. of the City of Horicon Municipal Code and Site Plan Review/Approval to allow the following development on property located in the Highway Commercial (C-2) District at 124 and 218 Barstow Street in Horicon, WI:

- Rock River Place is a proposed 40-unit affordable housing development located at 124 & 218 Barstow Street in Horicon, Wisconsin. The property consists of a 3-story apartment building with full underground parking and located adjacent to Bowling Green Park and the Rock River in downtown Horicon. The proposed building will feature one, two and three-bedroom unit types and include clubroom with kitchen, exercise room, and leasing office. There will be 14 one bedroom units, 20 two bedroom units, and 6 three bedroom units. 37 of the 40 units will be income restricted at 30%-60% of county median income while 3 units will be rented at market rate (also equivalent to 80% of county median income); 40 heated, underground parking spaces will be included with the building design. The building will also include approximately 2,200 square feet of retail space with proposed use as a neighborhood café/coffee shop. The project will begin construction by April 2018 and be completed in Spring 2019. Horizon Construction Group, Inc. will be the general contractor and Horizon Management Services will serve as the property manager. Multi-family dwellings are a Conditional Use in the C-2 District and must meet minimum yard and lot size requirements of the R-2 Residential District pursuant to Section 13-1-27(f).
- To prepare the site for development, approximately 55,000 square feet of the property will be disturbed (excavating, filling, and grading). Filling and grading in excess of 1,000 square feet on slopes of 12 to 20%, within 300 feet of the high water mark of a navigable body of water which has surface drainage toward the water requires a Conditional Use Permit pursuant to Section 13-1-76(b)(2).

The development team has interacted very closely with the City of Horicon staff, Mayor, Council as well as community leaders and major employers in the area for several months in developing this project. The community in general, including City leadership, supports this project and identifies it as a strong need in the area to support employment growth. Additionally, the developer has met with John Deere – Horicon Works, who employs 1,200 people, regarding the need for affordable workforce housing. The plant manager also expressed a very strong need for this type of housing in Horicon, as many employees currently live outside of Horicon and commute due to housing constraints. John Deere has needed to provide bus transportation from neighboring areas to attract seasonal workers who cannot find housing

locally. The Rock River Place project is a perfect opportunity to advance WHEDA's program goals to deliver housing in areas of job growth and high need.

The City of Horicon Director of Economic Development provided the following information supporting the need for additional housing (in italics below):

- *Deere Horicon Works recently completed a new factory expansion to its Hwy E '101' plant, a \$42M, 400,000 SF facility that will employ at least 80 full time new employees. This facility is the place where gators, 4-wheeled service vehicles, are produced and shipped (locally known as 'Gatorworks'). Recently opened, the new state of the art production line is not fully staffed as of yet. The company has expressed difficulty in finding applicants to take these jobs, which pay in the range of \$14 to \$17 / hour, due largely to the fact that there is not enough housing in Horicon. This area of John Deere's business is very strong at present and one of the most profitable products in their lineup today, internationally. Another expansion is already being contemplated, but might not be possible without the addition of workforce housing to the area.*
- *Deere's HR staff has stated and reiterated repeatedly that lack of housing in all rent/house cost ranges is the biggest limiting factor in meeting hiring needs.*
- *The Deere factory manager has also been meeting in cooperation with Horicon City Staff, MadREP economic development advisors, and Moraine Park Technical College leaders to discuss workforce development matters to address this shortfall in available workers in this area. Other employers are in same bind, and there is competition for wage/skilled employees all over this part of the State. Mayville Engineering Corp., Apache, and other related supply-chain manufacturers are all looking and advertising for new employees. A strategy to collaborate on a program to attract skilled workers from SE Wisconsin, and migrant workers from other locations, is in the early stages of discussion with the group.*
- *City staff conducted its own apartment housing analysis in 2016, which found that the City's supply of apartments of all types is full, with a waiting list. Inquiries with market-rate apartment developers found that although there is agreement that the demand for units is strong locally, the relatively low rent levels currently being charged (\$700-800) compared to other parts of the State make financing a challenge for new construction without subsidies.*
- *Deere leaders met with City Staff to express strong interest in assisting with the creation of new workforce housing projects and single family home starts. Although unable to add funding directly as a matter of policy, they may be able to help make some of their downtown properties available for future phases of redevelopment/infill housing at reasonable cost. The City's current planned project as proposed by Horizon Development Group, Inc. and Midwest Affordable Housing Corp. is hoped to be the first of several mixed-use workforce and/or senior living infill projects. Along those lines, the City recently adopted a Downtown Plan that shows how these projects will lead to many downtown enhancements, new Riverwalk development, and restoration of historic main street business storefront properties.*

#### **Development Team**

This project will be co-developed by Horizon Development Group, Inc. and Midwest Affordable Housing Corporation.

Midwest Affordable Housing Corp. has been involved in affordable housing for over 15 years and its Directors have over 30 years of affordable housing experience. Many of the housing projects that

Midwest Affordable Housing Corp. has worked on have involved Section 42 tax credits and layered financing. Midwest Affordable Housing Corporation will assist with development, construction, and property management oversight as the co-developer on this project and have an ongoing role with reviewing and approving annual budgets, monthly financial statements, weekly leasing reports, performing property inspections, participating in regular asset management meetings, monitoring the property management agent, and addressing replacements and long term capital needs.

Horizon Develop Build Manage (Horizon) is a Madison, Wisconsin-based group of companies specializing in full service development, construction, and management of residential multi-family real estate. Horizon has 33 years of experience in developing multi-family communities and has steadily grown into an industry leader working from its core values of honesty, respect, integrity, and compassion. Horizon has completed over 70 multi-family housing communities totaling nearly 3,900 units. Horizon has expertise in systematically leading projects through the design, entitlement, financing, and construction phases and, with some of the most knowledgeable and experienced staff in the industry prides itself on turning over projects on-time and on-budget. Years of experience yields efficient building design, resourceful and energy conscious material selections, operations-minded space design, and a highly organized construction approach.

The partnership between Horizon Development Group, Inc. and Midwest Affordable Housing Corporation provides a strong development team for this project. The entities have worked together previously and have significant experience with the full range of required skills to plan, construct, market, and operate this project. Most recent co-development experience between these two entities is in Dubuque, Iowa where a 60-unit senior affordable housing development was recently completed. That project utilized LIHTC administered by Iowa Finance Authority and also featured Affordable Housing Program funding as well as City financial contributions, very similar to what is proposed at this location.

**CITY OF HORICON  
CONDITIONAL USE PERMIT APPLICATION**

**DATE:** December 12, 2017      **APPLICATION FEE:** \$125.00      **RECEIPT NO.** \_\_\_\_\_

**APPLICANT NAME:** Horizon Development Group, Inc.      **ADDRESS:** 5201 East Terrace Dr., Suite 300  
Madison, WI 53718

**OWNER OF SITE:** Sword Financial Corporation      **ADDRESS:** PO Box 144  
Horicon, WI 53032

**BUILDER:** Horizon Construction Group, Inc.      **ADDRESS:** 5201 East Terrace Dr., Suite 300  
Madison, WI 53718

**LOCATION OF SUBJECT SITE:** \_\_\_\_\_      236-1116-0631-066

**LOT NO.** \_\_\_\_\_      **BLOCK NO.** \_\_\_\_\_      **TAX PIN NO.** 236-1116-0631-030

**SUBDIVISION NAME:** \_\_\_\_\_

**EXISTING USE OF PROPERTY:** Vacant / Single-Family Residence

**PROPOSED USE OF PROPERTY:** Multi-Family / Commercial

**PERMIT REQUIRED FOR:** Multi-Family Use - See attached narrative.

**SIZE OF STRUCTURE:** 263'-3" ft. long by 117'-7" ft. wide by not to exceed 39 ft. in height.      **No. of Stories:** 3      **Sq. ft. of floor area:** 17,586

**STRUCTURE OR IMPROVEMENT COST:** To be accurately determined and provided with Building Permit Application.

**Number of Employees:** Multi-Family: 2 part time  
Commercial Space: 2 full and 5-7 part time

**ATTACHMENTS:** Sketch map showing dimensions of lot, existing and proposed structures, streets, setback lines, side yards, rear yard, parking and loading areas, driveways and any other information required by the City Plan Commission or Building Inspector.

**Evidence of Review and Approval by State, if commercial or industrial use.**

**CERTIFICATION:** I, undersigned, hereby certify that all the above statements and information contained on the attachments submitted herewith are true and correct to the best of my knowledge and agree that all work performed and equipment installed shall be in accordance with the Zoning Ordinance, City of Horicon, Dodge County, Wisconsin and with all applicable laws and regulations of the State of Wisconsin and that the structure will not be used until a Certificate of Zoning Compliance is obtained.

**APPLICANT SIGNATURE:**  \_\_\_\_\_      **DATE:** 12-20-17

**APPROVAL OR REFUSAL**

**ZONING DISTRICT:** \_\_\_\_\_

**COMMISSION ACTION:** \_\_\_\_\_

**DECISION:** \_\_\_\_\_

**REASONS:** \_\_\_\_\_

**CITY OF HORICON  
CONDITIONAL USE PERMIT APPLICATION**

**DATE:** 10/30/2017      **APPLICATION FEE:** \$125.00      **RECEIPT NO.** \_\_\_\_\_

**APPLICANT NAME:** Horizon Development Group, Inc.      **ADDRESS:** 5201 East Terrace Dr., Suite 300  
Madison, WI 53718

**OWNER OF SITE:** Sword Financial Corporation      **ADDRESS:** PO Box 144  
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**EXISTING USE OF PROPERTY:** Vacant / Single-Family Residence

**PROPOSED USE OF PROPERTY:** Multi-Family / Commercial

**PERMIT REQUIRED FOR:** Filling & Grading - See attached narrative. See C1.3.

**SIZE OF STRUCTURE:** 263'-3" ft. long by 117'-7" ft. wide by not to exceed 39 ft. in height.      **No. of Stories:** 3      **Sq. ft. of floor area:** 17,586

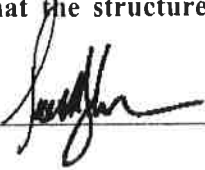
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