



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, SEPTEMBER 28th, 2022 AMENDED

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet on the second floor of the Municipal Building at the above date at 7:00pm.
Agenda as follows:

1. Call to order – Roll call
2. Consider May 25th, 2022 Plan Commission meeting minutes
3. Consideration of Application for a Certified Survey Map in the Extraterritorial Area in the Town of Blue Mounds: Life Church 2770 Brandywien Trail
4. Consideration of Sign Application (Color): Mount Horeb Pharmacy, 203 West Main Street
5. Presentation on Encore Windflower Village Amenity Plan
6. ETZ update
7. Plan Commission Chair report
8. Village Planner report
9. Adjourn

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MAY 25, 2022

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners, Sarah Best, Nate Gauger, Andrew Kidd, , Destinee Udelhoven. Norb Scribner and Peggy Zalucha were absent. Also present were Village Administrator Nic Owen and Assistant Clerk Jean Culberson.

Consider April 27, 2022 Plan Commission meeting minutes

Gauger motioned to approve the minutes and Kidd seconded and the motion carried by unanimous voice vote.

Discussion and consideration on the screening of rooftop materials at Premier Coop, 501 W Main

Street Owen gave overview on past discussion and requirement of the rooftop screening. The Board discussed the rooftop mechanics and the visibility. The Board sided on wavier of the rooftop screening requirement. Gauger motioned to approve the option to waive the requirement as stated in the memorandum from the Village Planner. Best seconded and the motion carried by unanimous voice vote.

ETZ update Owen informed that the meetings were cancelled and the schedule was in review.

Plan Commission Chair report: Littel gave overview on Building Inspector's report in the packet.

Village Planner report: No Report.

Adjourn: Udelhoven motioned and Best seconded to adjourn the meeting at 7:06pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884 Fax: (608) 437-3190

APPLICATION FOR A CERTIFIED SURVEY MAP

Date: September 13, 2022

Fee: \$275.00

TO: THE VILLAGE PRESIDENT AND VILLAGE BOARD
138 E Main Street
Mt Horeb WI 53572

The undersigned owner (agent) of the property herein described hereby requests you to consider approval of a certified survey map for the following described property:

(1) Location of property (include street address, outlot, subdivision) 2770 Brandywein Trail

(2) Owner and Address Life Church
2770 Brandywein Trail
Mount Horeb, WI 53572

(3) The survey contains 1 lots and 34.67 acres.

(4) The proposed zoning, if different, will be Unchanged

All the data required by Section 18.23 of the Subdivision Ordinance (has) (has not) been provided.

SIGNED: 
(applicant)

Owner's Representative
(applicant's interest in the property)

2770 Brandywein Trail
Mount Horeb, WI 53572
(applicant's address)

Applicant's Phone: 608-437-7000

Referred to: _____ Date: _____ Approved: _____

Date of Village Board approval: _____

18.61 FEES.

(1) **DEVELOPMENT IMPACT ANALYSIS FEE.** At the time of submitting a Development Impact Analysis Input Form, the developer shall pay a nonrefundable fee of \$250.

(2) **ADMINISTRATIVE AND REVIEW FEES.** At the time of submitting a plat or certified survey application, the developer shall pay the following fees:

(a) PRELIMINARY PLATS.

1. A nonrefundable administrative fee of \$250.
2. A deposit toward engineer review fees of \$100, plus \$50 per lot created up to, and including, 20 such lots and \$20 for each lot in excess of 20.

(b) FINAL PLATS.

1. A nonrefundable administrative fee of \$150.
2. A deposit toward engineer review fees of \$100, plus \$50 per lot created up to, and including, 20 such lots and \$20 for each lot in excess of 20.

(c) CERTIFIED SURVEY MAPS.

1. A nonrefundable administrative fee of \$100.
2. A deposit toward engineer review fees of \$100, plus \$75 per lot created.

(3) **PROFESSIONAL FEES.** In addition to the fees required under subsections (1) and (2) above, each applicant under this section shall reimburse the Village for all professional fees, including reasonable engineering, planning, and legal review fees, incurred by the Village in connection with such application.

(4) **SUBDIVISION IMPROVEMENT AGREEMENTS.** In addition to reimbursing the Village for all engineering and legal expenses incurred in preparing subdivision and certified survey map improvement agreements, the developer shall pay the following fees and deposits. Each development phase within a subdivision shall require a separate agreement.

(a) **Nonrefundable Administrative Fee.**

1. **Plats**

- | | |
|----------------------|-------|
| a. Phase I | \$300 |
| b. Subsequent Phases | \$250 |

2. **Certified Survey Maps**

- | | |
|-------------|-------|
| a. Phase I | \$150 |
| b. Phase II | \$100 |

(b) **Legal Deposit.**

1. **Plats**

- | | |
|----------------------|---------|
| a. Phase I | \$3,000 |
| b. Subsequent Phases | \$2,000 |

- 2. Certified Survey Maps
 - a. Phase I \$1,000
 - b. Subsequent Phases \$750

(c) Engineering Deposit.

- 1. Plats
 - a. Phase I \$1,500
 - b. Subsequent Phases \$1,000
- 2. Certified Survey Maps
 - a. Phase I \$500
 - b. Subsequent Phases \$400

Upon completion of the Village review of the agreement and acceptance of the implementation of the agreement, the applicant shall reimburse the Village for any costs in excess of the deposit, and any excess deposit shall be returned to the applicant.

VILLAGE OF MOUNT HOREB

SIGN PERMIT

PERMIT NO.

PARCEL NO. 0606-114-0387-3

PERMITS REQUESTED

☐ CONS ☐ HVAC ☐ ELECT ☐ PLUMB ☐ EROSION

Matt McGwan	203 West Main St, Mount Horeb, WI	608-482-0277
Owner	Address	Telephone
Cert #		
Sign Art Studio	325 W Front Street, Mount Horeb, WI	920-946-5193
Building Contractor	Address	Telephone
Cert #		
Electrical Contractor	Address	Telephone
Cert #		
HVAC Contractor	Address	Telephone
Cert #		
Plumbing Contractor	Address	Telephone

PROJECT LOCATION

203 West Main Street	CB Central Business	.100 acre	\$16,850.19
Project Address	Zoning	Lot Area	Estimated Cost

Lot	Block	Subdivision	Req'd Setbacks:	Front	Rear	Left	Right
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PROJECT DESCRIPTION

- ☐ NEW CONST
☐ ADDITION
☐ ALTERATION
☐ REPAIR
☒ OTHER

Install one set of new non-illuminated letters to building frontage facing West Main Street and one set to S Grove Street. Install face changes to existing projecting sign facing West Main Street and (2) new flat panels to columns.

THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS. FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION. ALL CONSTRUCTION SHALL COMPLY W/ THE REQ'MNTS OF WISCONSIN STATE CODE AND MT HOREB MUNICIPAL CODE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO KNOW THE CODES AND TO ENSURE COMPLIANCE WITH THE AFOREMENTIONED CODES. ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE DEPARTMENT OR MUNICIPALITY.

CONDITIONS OF APPROVAL

PLANS SUBMITTED ☐ YES ☐ NOADD'NL PLANS REQ'D ☐ YES ☐ NO

BUILDING PLANS CONSISTING OF A SITE PLAN AND SIGN DIAGRAM SHOWING THE SIZE AND CHARACTERISTICS OF THE PROPOSED SIGN MUST BE SUBMITTED.

APPLICANT SHALL NOTIFY DIGGER'S HOTLINE (1-800-242-8511) PRIOR TO EXCAVATING, OR BORING

FEES:

BLDG PERMIT:

EROSION:

UTILITIES:

TOTAL:

RECEIPT:
CHK #

Village of Mt. Horeb
Building Inspection Department
138 East Main Street
Mt. Horeb Wisconsin 53572
608-437-6884
cell 608-697-7776

PERMIT ISSUED BY:

Name

Certification No.

Date

Seal No.

Dear Plan Commission,

Enclosed is the proposed signage package for the Mount Horeb Family Pharmacy. The Mount Horeb Family Pharmacy is located at 203 W Main Street. The property is zoned Central Business. The proposed signs include two non-illuminated wall signs and an update to the existing blade sign.

Mount Horeb Family Pharmacy is requesting use of the red color you see in the designs that is the true red in the new logo. The proposed red color is close to Redwood Red in the color scheme for the downtown district. It is important to keep consistent with the new updated store and brand. The logo incorporates a scroll that matches the feel of the Village of Mount Horeb downtown area.

The proposed signs fit appropriately in the sign areas. The locations were selected to provide identification to visitors from the main street. The side elevation sign guides visitors the only entrance to the pharmacy on a multi-tenant building.

Mount Horeb Family Pharmacy is requesting final approval on the proposed signage package.

We appreciate your consideration.

Thank you,

Allie Novitske

-Sign Art Studio – on behalf of the Mount Horeb Family Pharmacy

Proposed sign location



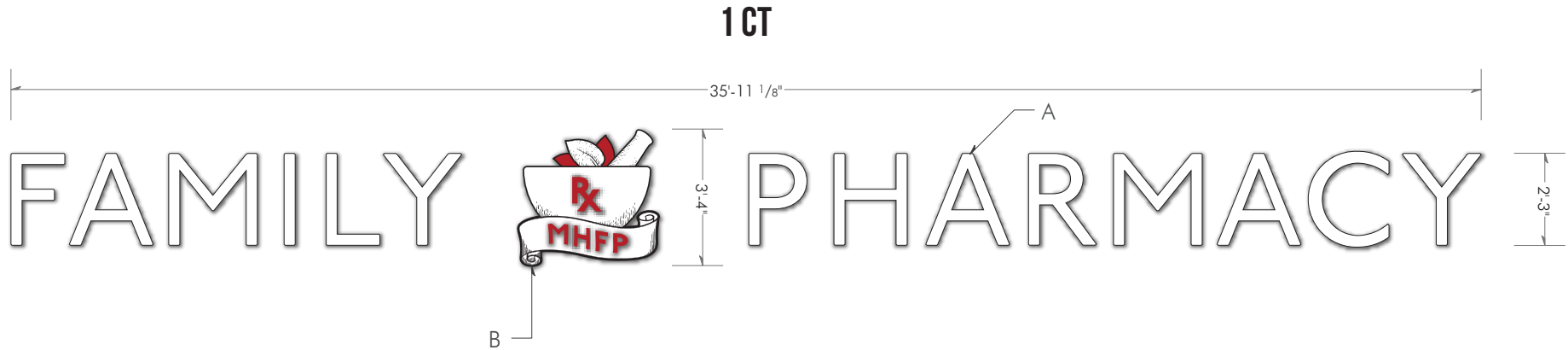
KEY NOTES:

- A - Non-illuminated wall sign 1/2" thick letters and logo paint to match Satin White.
- B - Logo icon to mount to 1/2" thick PVC painted white. (RX & MHFP) to be dimensional cut from 1/2" PVC.

FINISHES:

- Black 100%
- White acrylic faces
- PANTONE 7621 C

CALCULATIONS:



makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

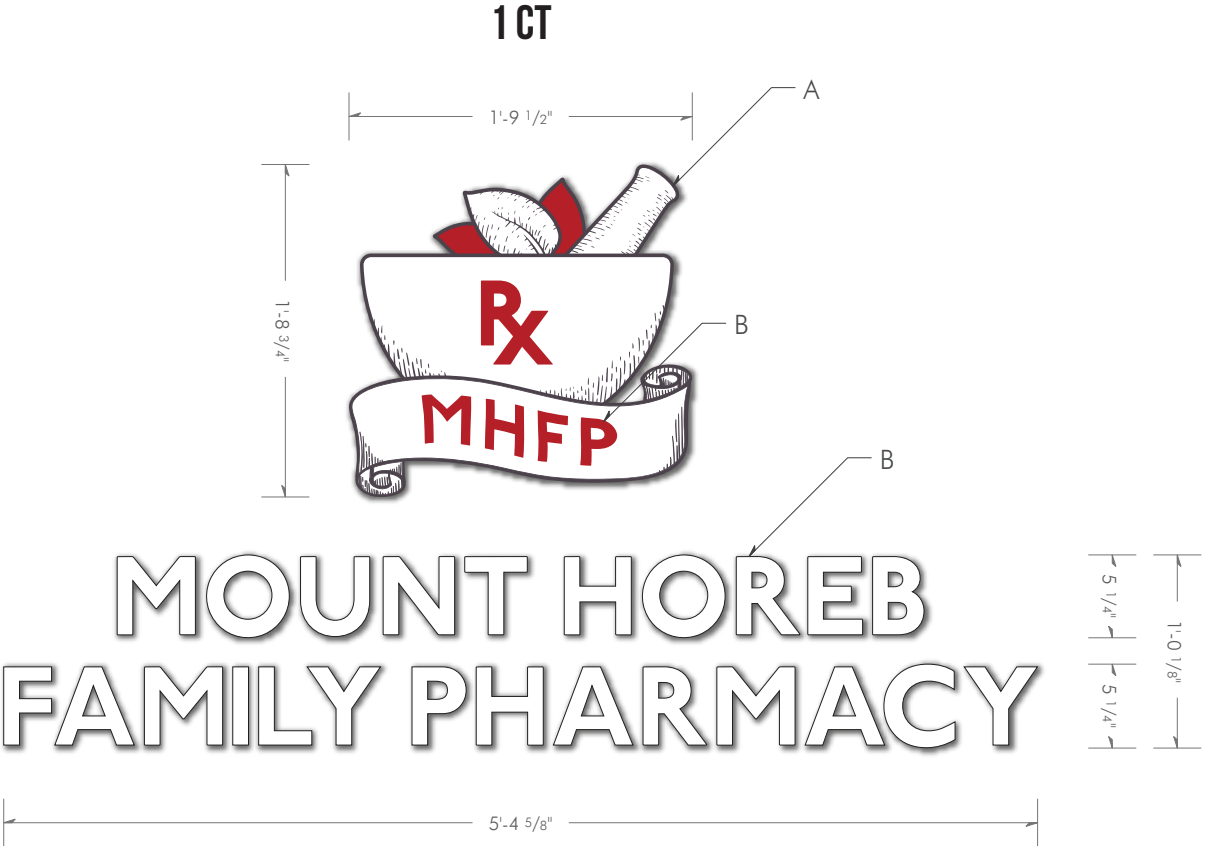
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S H E E T

WLN-1

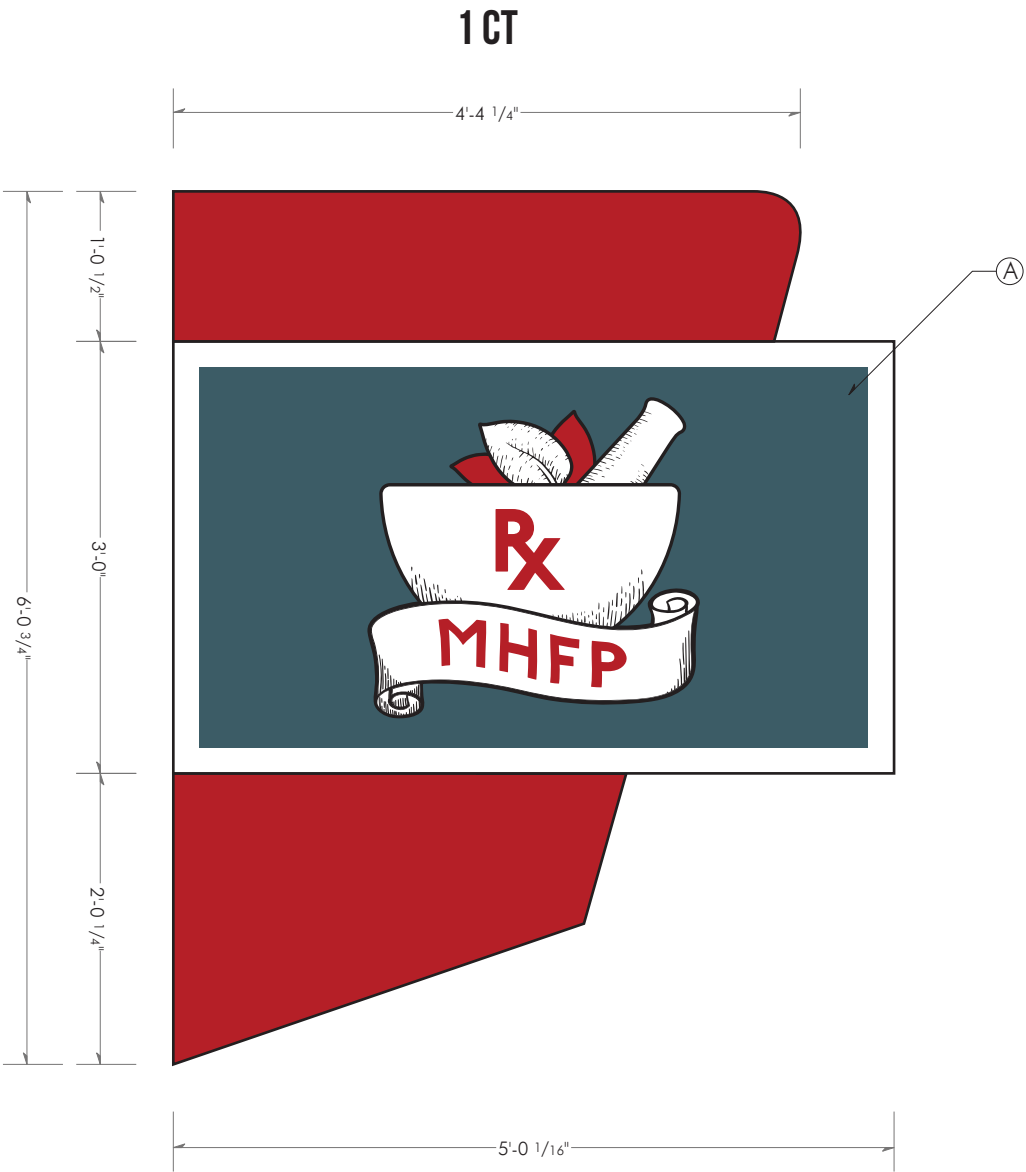
MOUNT HOREB PHARMACY - STORE FRONT SIGN

Proposed sign location



KEY NOTES:
A - Non-illuminated wall sign. Backer to be 1/2" thick PVC painted black with digital print applied first surface.
B - (RX & MHFP) letters to be 1/2" thick PVC painted Satin Red and White.
FINISHES:
■ Black 100%
□ 3M white vinyl 7725-010
■ PANTONE 7621 C
CALCULATIONS:

Proposed sign location



KEY NOTES:

A - Existing illuminated wall sign concept with new faces and new LED.

FINISHES:

- Digital print print as-is
- Paint to match awning color
- White acrylic faces
- PANTONE 7621 C

CALCULATIONS:



makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____

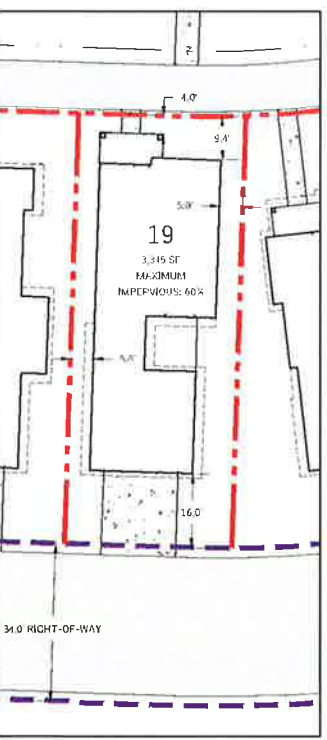
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S H E E T

BI

MOUNT HOREB PHARMACY - STORE FRONT SIGN



 **NORTH**

**SAMPLE BUILDING
ENVELOPE**
1 - 20

**NOTE: REFER TO OVERALL PLAN VIEW FOR
ADDITIONAL DIMENSIONS.**



NORTH

ENCORE

LILLEHAMMER LANE
MCINT HOBBS WI 53572

MOUNT HOREB COTTAGES

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
SITE PLAN

[illegible]

Graphic Scale	
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Wyser Number	21-0785
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Set Type	REVIEW
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Date Issued	09/22/2021
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Sheet	C100
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Number	C100
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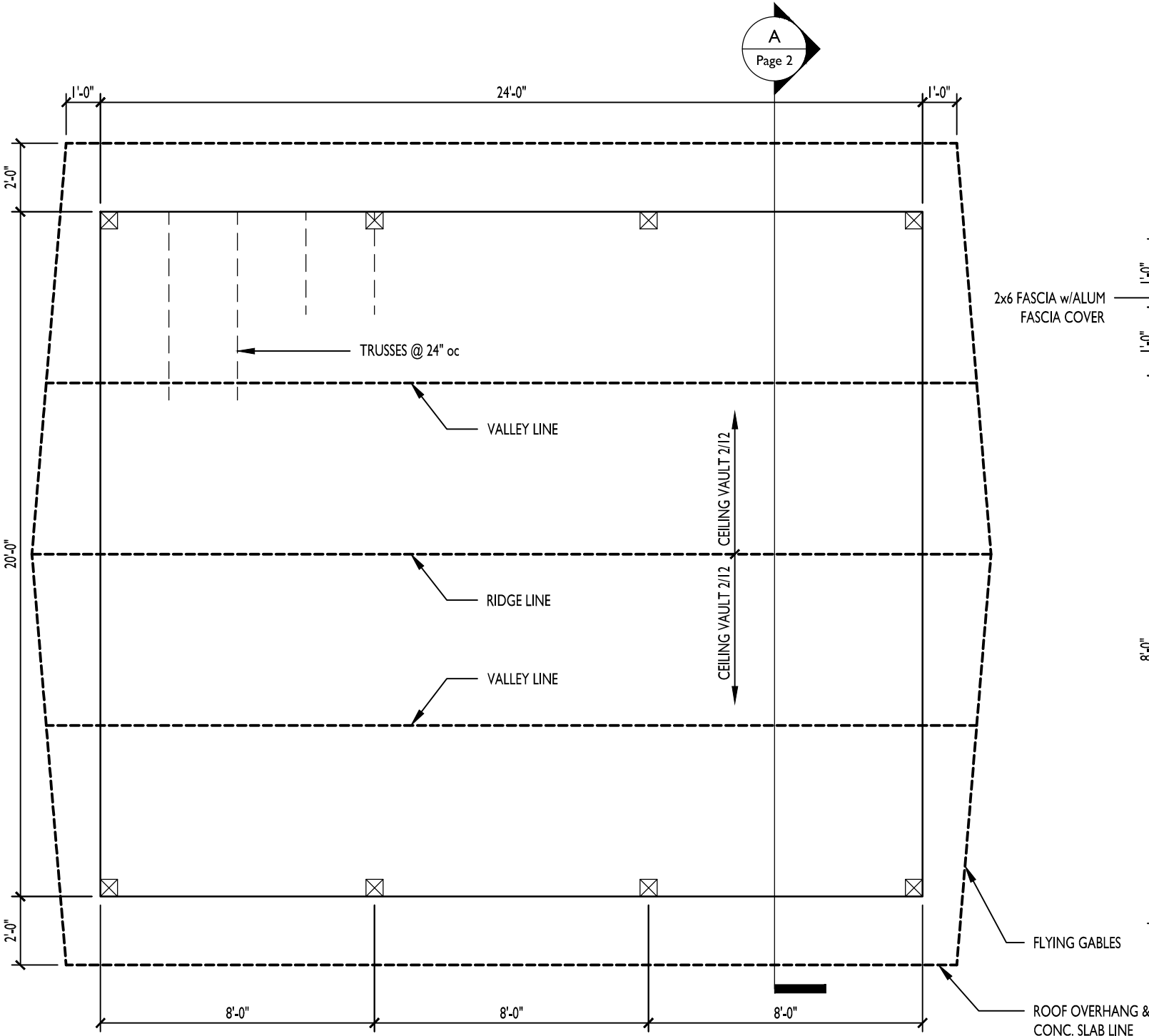
DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WINDFLOWER VILLAGE

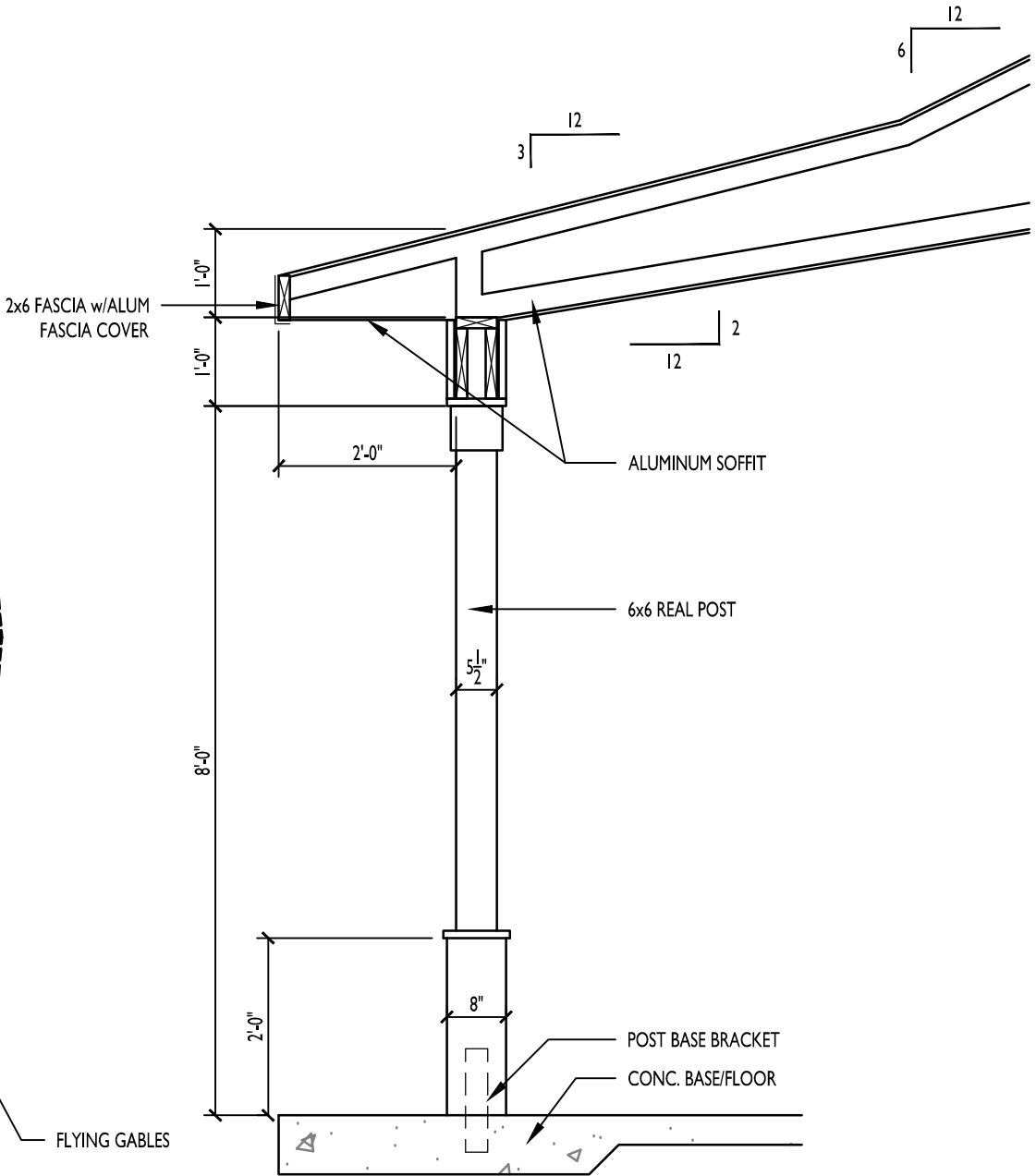
DETAIL NAME:
PAVILION DETAIL

OPTION # :

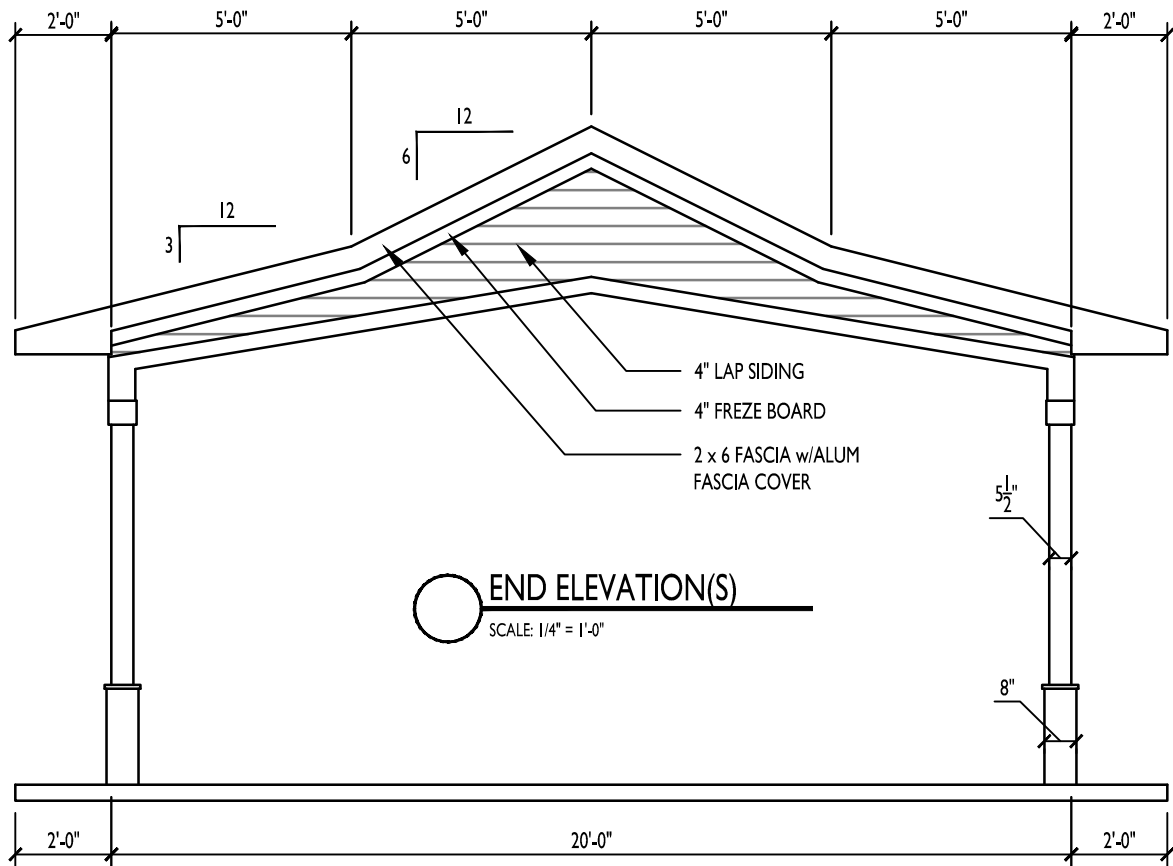
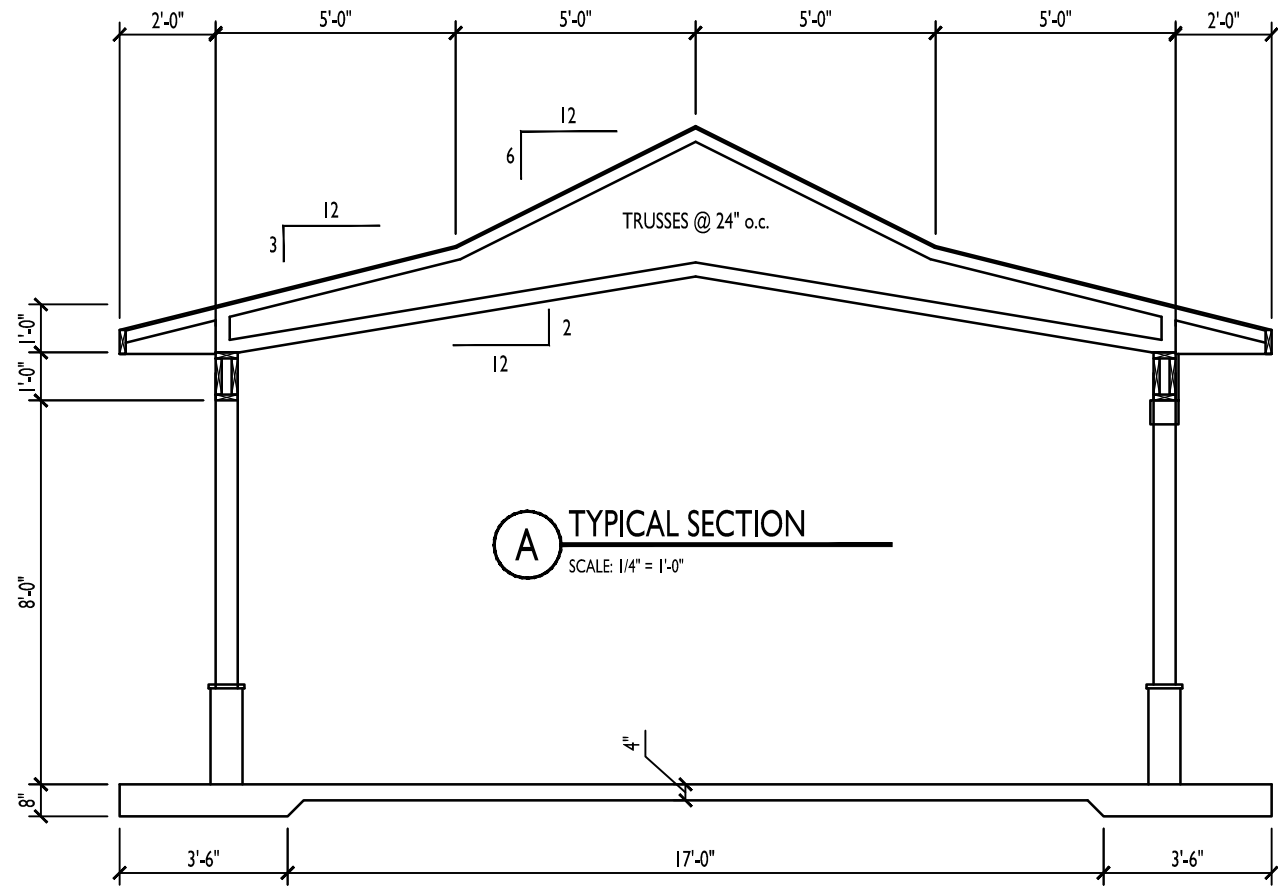
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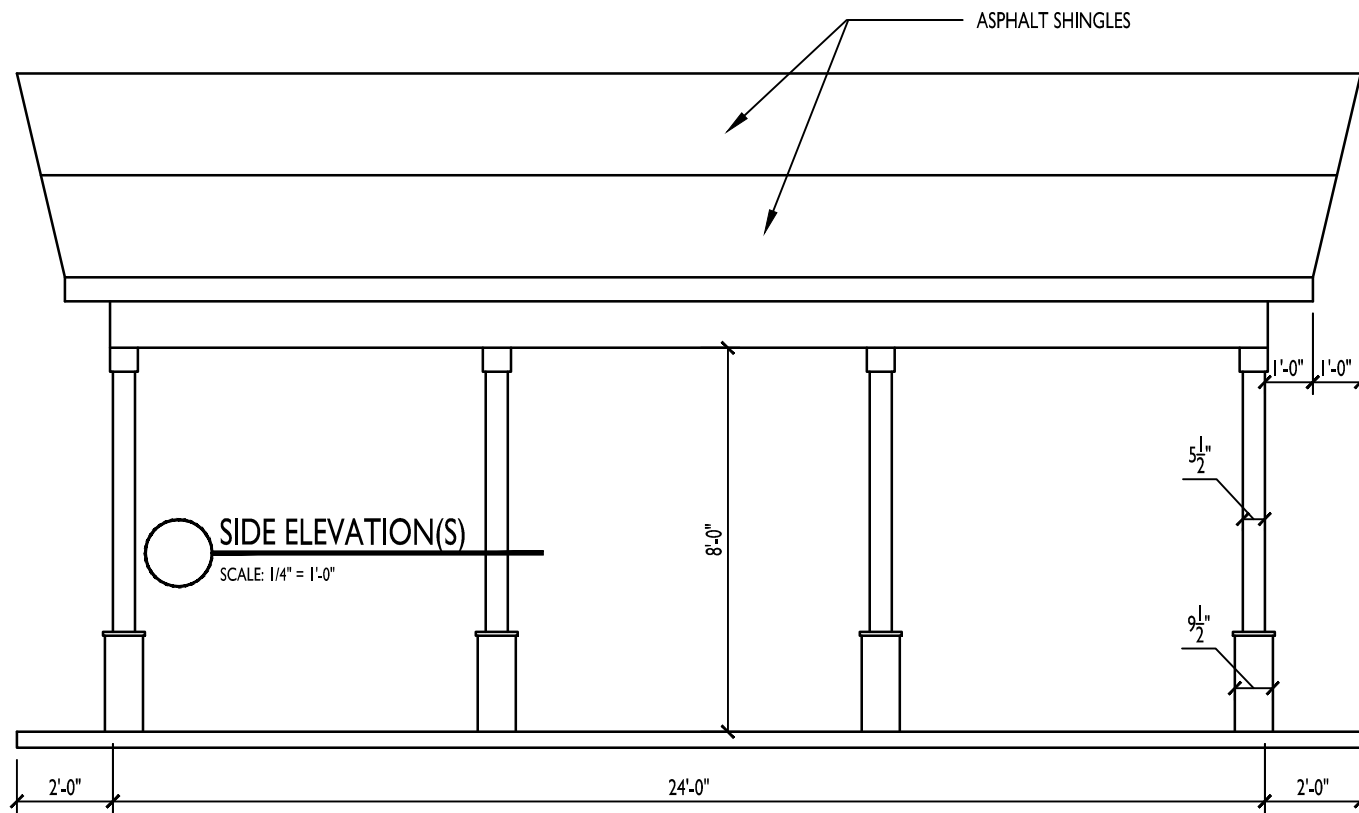
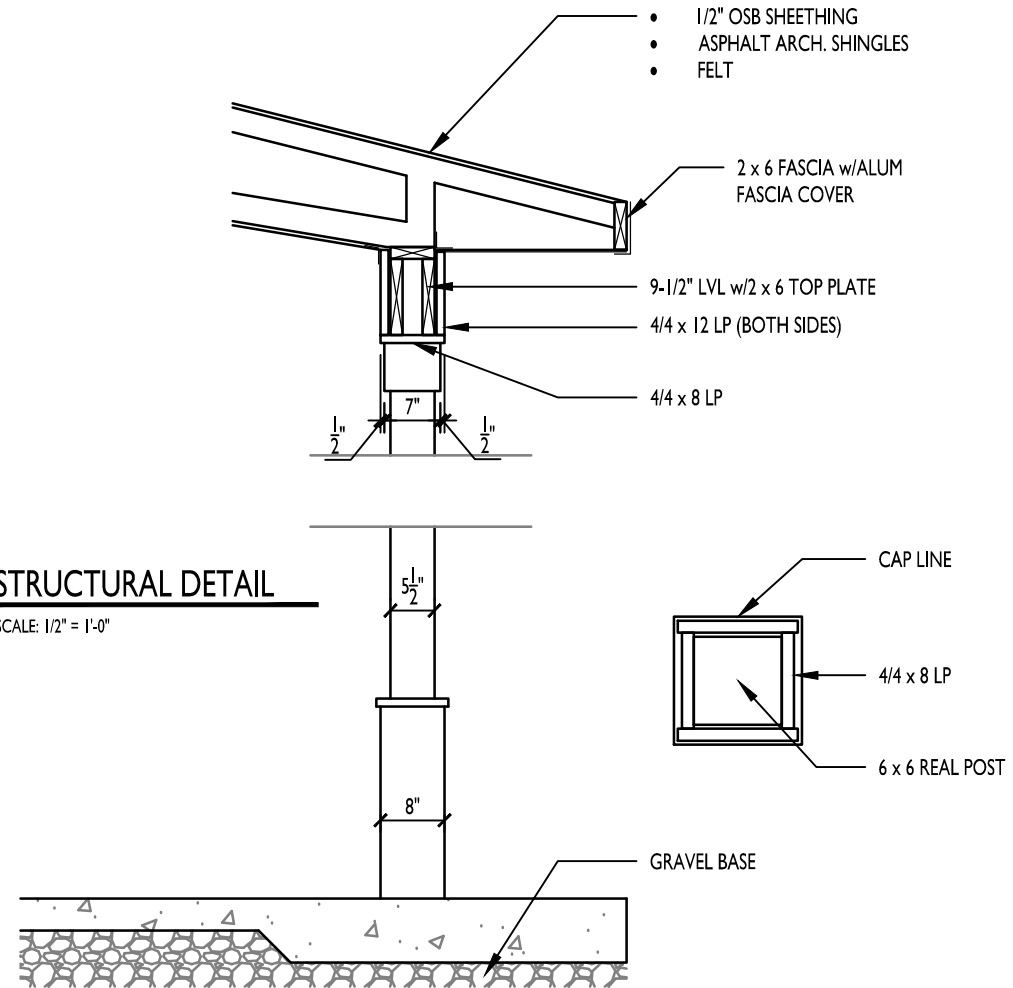
FLOOR PLAN
SCALE: 1/4" = 1'-0"



STRUCTURAL DETAIL
SCALE: 1/2" = 1'-0"



2 STRUCTURAL DETAIL
SCALE: 1/2" = 1'-0"



6840 SCHNEIDER ROAD
MIDDLETON, WI 53562
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www.encorebuildsmadison.com

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WINDFLOWER VILLAGE

DETAIL NAME:
PAVILION DETAIL

OPTION # :

PAGE: 2

