



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

REVISED PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA **Wednesday, March 22, 2023 at 7:00 PM**

Municipal Building Board Room
138 E. Main Street
Mount Horeb, WI

- 1) Call to order
- 2) Roll call
- 3) Agenda Items
 - a. Consideration of February 22, 2023 Meeting Minutes
 - b. Public Hearing: To Consider rezoning of 120 S First Street, Steve Brown Apartments From I-1 Residential to CB Central Business to PD1- Planned Development District
 - c. Consider recommendation of Ordinance 2023-02 changing the zoning classification for 120 S First Street from I-1 Industrial to CB-Central Business to PD1 - Planned Development for Steve Brown Apartments
 - d. Consideration of Certified Survey Map to combine two lots at 120 S First Street, Steve Brown Apartments
 - e. Public Hearing: To consider Conditional Use Permit application from Terry Kurth for 1960 and 1980 Commerce Drive for youth sports playfields.
 - f. Consider recommendation for Resolution 2023-02 Conditional Use Permit for sports fields at 1960 and 1980 Commerce Drive
 - g. Consideration of Design Review Application: 409 W Main Street, Brager Heating
 - h. Consider Sign Application: Viking Bar and Grill, 120 E Main Street
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 5) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, February 22, 2023 at 7:00 PM

MEETING MINUTES

1) Call to order

a. VIRTUAL ATTENDANCE LINK & INFORMATION:

Due to the winter weather forecast for tonight we have added link below to allow people to view the meeting and participate virtually.

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/418113189>

You can also dial in using your phone.

Access Code: 418-113-189

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

2) Roll call

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, Andrew Kidd and Destinee Udelhoven. Sarah Best, Nate Gauger, and Peggy Zachula appeared virtually. Norb Scribner was absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr and Assistant Clerk Jean Culberson.

3) Agenda Items

a. Consideration of December, 28 2022 Meeting Minutes

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

b. Public Hearing: To consider Conditional Use Permit application from Terry Kurth for 1920, 1931, 1940, 1960 and 1980 Commerce Drive for youth sports playfield and potential field house and indoor swimming facility.

The public hearing opened at 7:02 pm. Owen explained the request stating the code permits this as an allowed use and the Board may comment, place conditions, but cannot deny the use per statute. Several people questioned the request. The concerns expressed included the

timing of the approval, any use restrictions, if all five lots needed approval, the ability to deny the use, if Chapter 17 fees and conditions were met, past commercial changes or offers, and the location of the football fields. Kyle Adams, representative for the seller, stated there were no other present or secondary offers. Mark Nortman, representing applicant Terry Kurth, confirmed fees were paid. Applicant Terry Kurth questioned other approvals, including the MARC presentation in December. The hearing closed at 7:25 pm.

- c. Consider recommendation for Resolution 2023-02 Conditional Use Permit for sports fields and recreation complex at 1920, 1931, 1940, 1960 and 1980 Commerce Drive

Village Planner Ben Rohr addressed the questions and concerns presented in the hearing. Rohr confirmed approval is permitted prior to the purchase of the property and the applicant would need to return for any other uses not approved. Rohr confirmed that if all conditions were met, the use could not be denied and the Village Board would have the final say. Rohr was unsure if all conditions were met and stated the approval would expire after one year if no permit was issued. Rohr stated the Board could put conditions on the contingency of the football fields and indoor facility. Rohr confirmed the MARC project was a conceptual presentation only. The Board discussed if the required conditions were met and if all five lots needed approval. Owen explained the deadline and Kurth confirmed the March deadline for two properties and the June deadline for the other three properties. Nortman confirmed that all five lots needed approval. Rohr stated that a site plan review would be required for the football fields if the two lots were approved. The Board further discussed giving approval based on a vision with no substantial plans or information. Littel questioned a consensus on the football field lots 1960 and 1980 Commerce Drive. Udelhoven motioned to table the request and Gauger seconded. Kurth stated tabling would end the offer. The motion failed by roll call vote as follows: Littel-no, Best-abstain, Gauger-yes, Kidd-no, Udelhoven-yes, Zalucha-abstain. The Board discussed the additional information needed for the approval. Best motioned to approve the conditional use permit for the two lots at 1960 and 1980 Commerce Drive contingent on providing the necessary information including a full site plan. Kidd recommended a March joint Village Board meeting apart from the motion. Littel seconded the motion. The motion failed by roll call vote as follows: Littel-yes, Best-yes, Gauger-no, Kidd-no, Udelhoven-no, Zalucha-yes. Udelhoven motioned to table the request and Littel seconded. Upon further discussion, Littel removed his second. Further discussion involved the approval needed on all lots, a public informational meeting and confirmation on not denying if all conditions were met. Udelhoven motioned to table the request and Gauger seconded. The motion to table passed by roll call vote as follows: Littel-yes, Best-abstain, Gauger-yes, Kidd-no, Udelhoven-yes, Zalucha-no. The request was tabled.

- d. Application for Exterior Renovations at 108 S Second Street
Rohr gave an overview on the exterior renovations for the proposed Buck and Honey's restaurant, Exterior changes included an outdoor seating area, two black metal canopies and the infilling of garage doors and windows. Rohr informed of the signage and lighting plan. Rohr presented three items for discussion: allowing the filling of windows and doors, allowing the white, gray and black artwork colors, allowing the signage above the canopy and exceeding the eight inch height. Tom Anderson, owner of the restaurant, introduced Contractor Scott Nelson and Architect Jennifer Camp. Anderson confirmed the pergola cloth top and two panels with murals. Udelhoven informed the Board of no authority to review historical preservation.

1. Consideration of Certificate of Appropriateness

Littel motioned to approve the Certificate of Appropriateness and Zalucha seconded. Motion carried by unanimous voice vote.

2. Consideration of Design Review

Littel motioned to approve the Design Review and Gauger seconded. Motion carried by unanimous voice vote.

4) Reports:

a. Plan Commission Chair Report

No Report.

b. Village Planner Report

No Report.

c. Building Inspector Report

Littel referred to the Building Inspection reports in the packet.

1. Building Inspector Report -Dec 2022

No Discussion.

2. Building Inspector Report January 2023

No Discussion.

5) Meeting adjournment.

Udelhoven moved, Zalucha seconded to adjourn the meeting at 8:40 pm. Motion carried by unanimous voice.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

March 22, 2023

PREPARED BY

AGENDA ITEM # 3.b

Public Hearing: To Consider rezoning of 120 S First Street, Steve Brown Apartments From I-1 Residential to CB Central Business to PD1- Planned Development District

BACKGROUND

Steve Brown Apartments are submitting a rezoning application to develop an apartment complex at 120 S First Street. The two-step rezoning is to allow CB to be the base zoning district, rather than Industrial, as the apartment use is more consistent with the business zoning. The PD would then grant flexibilities needed in the CB district. A review letter from Village Planner Ben Rohr is included in the packet.

RECOMMENDATION

ATTACHMENTS

1. Brown Apartments First Street public notice
2. FSS Application
3. 230220_Mt Horeb GDP

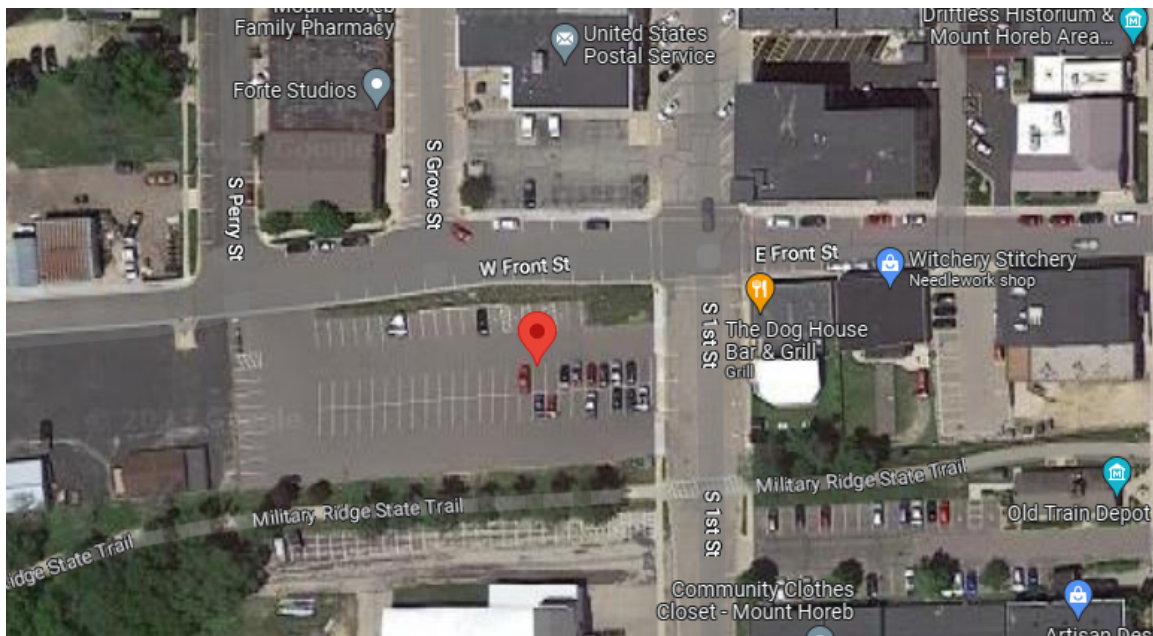
VILLAGE OF MOUNT HOREB
PUBLIC HEARING
March 22, 2023

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

The purpose of the hearing is to consider an application from Steve Brown Apartments for a zoning change from I-1 Restricted Industrial District to CB Central Business then to PD-1 Planned Development District to enable a proposed multi-family residential development located at 120 S First Street, further described as parcels 0606-123-8710-3 AND 0606-114-8420-5.

The Village Board, by its Plan Commission/Historic Preservation Commission, will hear all persons concerning all matters and/or objections written or oral at that time.

PUBLISH: Mount Horeb Mail March 2, 2023
Mount Horeb Mail March 9, 2023



PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the proposed conditional use. Please contact Village Administrator Nic Owen at 608 437-6884 ext 2109 or email nic.owen@mounthorebwi.info with any questions.



Village of Mount Horeb Zoning Department
138 E Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884/Fax (608) 437-3190
mhinfo@mounthorebwi.info www.mounthorebwi.info

ZONING AMENDMENT AND CONDITIONAL USE PERMIT APPLICATION

The undersigned owner (agent) of the property described below requests to:

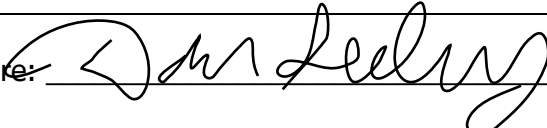
- ☐ **be granted the following specific conditional use:** _____
Requesting a Planned Unit Development to allow a multi-family development consisting of
63 market rate apartment units and 97 structured parking spaces.
- ☐ **amend the Mount Horeb Zoning Ordinance as follows:** _____
Rezone parcels to be combined via CSM first from I-1 to CB and then to PD. Refer to included
letter of intent and packet of materials for additional details.

Applicant

Name: Dan Seeley (Steve Brown Apartments)
Address: 120 W. Gorham St. Madison, WI 53703
Phone: 608-255-7100 Email: dseeley@stevebrownapts.com

- 1) Address of property:
120 E. First St. Mt. Horeb, WI
Tax Parcel ID Number: 157/060611848205 & 060612387103 CSM#: to be filed
Lot: _____ Block: _____ Subdivision: _____
Zoning (circle one): R1 R2 R3 R4 PO NB PB **CB** P1 **I1** I2 A1 CO1 PD1
- 2) Attach a plan, survey, map, or plat identifying the property under consideration
- 3) Application and plans must be submitted at least 10 days prior to the Plan Commission meeting (meeting held on the 4th Wednesday of each month) for the initial presentation.

Applicant's interest in the property: Under contract to purchase

Signature:  Date: 2.20.23

Fee amount: \$ _____ Date paid: _____ Receipt #: _____

Plan Commission recommendation date: _____ Village Board approval date: _____

Conditions: _____

APPLICATION AND FEES

- (1) GENERAL. Application for a zoning ordinance amendment or a conditional use permit, or an application to amend the regulations of an ordinance, will be made on the attached form by or on behalf of the owner(s) of the property. With the exception of a change to Planned Development zoning (see (a) below) each application must be accompanied with a \$150 fee payable to the Village.
- (a) PLANNED DEVELOPMENT DISTRICT FEES: Each application to amend the zoning ordinance to create a planned development district, or an application for a conditional use permit in a planned development district, shall be accompanied by a \$200 fee.
- (b) PROFESSIONAL FEES. In addition to the above fees, applicant will reimburse the Village for required publication fees and professional consultant fees such as engineering, planning, and legal review, incurred by the Village in connection with the application.
- (2) REAPPLICATION.
- (a) If a property owner or applicant withdraws a zoning ordinance amendment application or conditional use permit application after the Plan Commission has moved to recommend that the Village Board deny such application, or to recommend that such application be approved but with modifications, restrictions, or conditions, no subsequent application for the same zoning ordinance amendment or conditional use permit will be considered for a period of one year following the Plan Commission recommendation.
- (b) Following the denial of an application for a zoning ordinance amendment or conditional use permit, the property owner or applicant may not reapply for the same zoning ordinance amendment or conditional use permit for a period of one year from the date the prior application was denied by the Village Board.
- (c) Subparagraphs (a) and (b) above notwithstanding, a property owner or other applicant may reapply for the same zoning ordinance amendment or conditional use permit within the prohibited one-year period if a majority of the Village Board first determines that circumstances or conditions have changed which would warrant a reconsideration of the matter.

VALIDITY OF CONDITIONAL USE PERMIT

Approval of a conditional use permit will be void within twelve (12) months of approval unless the use is commenced or the current owner possesses a valid building permit under which construction is commenced within six (6) months of the date of the building permit issuance. The Board may extend such permit for justifiable cause, if application is made to the Village Board before said permit expires.

FRONT STREET STATION

MOUNT HOREB, WI

GENERAL DEVELOPMENT PLAN

FEBRUARY 20, 2023

TABLE OF CONTENTS:

02	PROJECT SUMMARY & BUILDING STATISTICS	10	FLOOR PLANS LOWER PARKING LEVEL P1
03	SITE PLAN & EXISTING CONDITIONS	11	FLOOR PLANS AT GARAGE PARKING LEVEL - 1 ST FLOOR
04	AERIAL VIEWS	12	FLOOR PLANS 2 ND FLOOR PLAN
05	CIVIL PLANS ALTA/NSPS LAND TITLE SURVEY	13	FLOOR PLANS TYPICAL FLOOR PLAN
06	CIVIL PLANS SITE PLAN	14	BUILDING ELEVATIONS NORTH & SOUTH SIDES
07	CIVIL PLANS GRADING & EROSION CONTROL PLAN	15	BUILDING ELEVATIONS EAST & WEST SIDES
08	CIVIL PLANS UTILITY PLAN	16	RENDERINGS STREET VIEW WITH CONTEXT
09	CIVIL PLANS LANDSCAPE PLAN	17	PREVIOUS PROJECTS SAMPLE

Owner:
Steve Brown Apartments



Dan Seeley
120 W. Gorham St.
Madison, WI 53703
Tel: (608) 255-7100
dseeley@stevebrownapts.com

Architect:
Brownhouse



Shane Fry
202 W. Gorham St.
Madison, WI 53703
Tel: (608) 663-5100
sfry@brownhousedesigns.com

Civil Engineering:
Wyser Engineering



Wade Wyse
300 East Front Street
Mount Horeb, WI 53572
Tel: (608) 437-1980
wade.wyse@wyserengineering.com

PROJECT OVERVIEW & BUILDING STATISTICS

Steve Brown Apartments is proposing a new multi-family development in *Mt. Horeb's* vibrant downtown. The ~.8-acre site is currently a municipal parking lot consisting of 83 spaces and bounded by *Front Street* to the North, *First Street* to the East, the *Military Ridge State Trail* to the South and industrial uses to the West. This site is included in *TID #5* and included in the *2022 Comprehensive Plan Proposed Land Use* as "central mixed use." We are requesting approval of the enclosed *General Development Plan* and believe it is in direct alignment with the vision of the *Comprehensive Plan* for this area and accomplishes many of the stated goals regarding *Mt. Horeb's* housing needs.

Comprehensive plan *Appendix A* suggests a need for increasing diverse housing units throughout the *Village* is a top priority of the next decade. Particularly, the *Appendix* indicates a need for non-owner-occupied housing units and single-person households in order to accommodate new families within the *Village*. Growth projections for *Mt. Horeb* estimate there will be more than 1000 new households within the *Village* but that the average households are also decreasing in size. *Appendix A* cites this trend of smaller households as an important consideration when evaluating and planning for *Mt. Horeb's* future housing stock. More specifically, an increase in multi-family units will provide a greater diversity in housing options in the *Village* and should be a top

priority. We believe the kind of infill development we are proposing is exactly what is being prescribed.

The development will include a single five-story building consisting of one level of private underground parking, one level of public surface parking and four levels of market rate apartments owned and operated by *Steve Brown Apartments*. The exterior of the building will showcase a mixture of stone, brick and siding products selected to build upon the existing architectural language of *Mt. Horeb's* downtown. The residences themselves will include a mix of studio, 1-bedroom and 2-bedroom apartments and will be finished in high-end materials usually associated with condominiums or custom homes. A rooftop terrace amenity is currently being explored which will provide both an inviting space for residents as well as reduce stormwater.

To facilitate the construction of the public parking, a *TIF* award will be pursued intended to offset the cost of constructing the public improvement. Pending those discussions and entitlements, we intend to break ground in 2024 and deliver in the early summer of 2025.

As the owners and operators of *North Cape Commons* and having recently delivered 20 additional units at that site, we are extremely excited for this opportunity to again work with the *Village* and deliver an exceptional housing product.

1. SITE STATISTICS	
TOTAL SITE AREA	32,530 SF
BUILDING FOOTPRINT	20,814 SF
BUILDING COVERAGE RATIO	63.98%
PERVIOUS SURFACE AREA	6,160 SF (18%)
IMPERVIOUS SURFACE AREA	20,450 SF (82%)
NUMBER OF STORIES	5 (60 FT MAX.)

2. PARKING STATISTICS:	
UNDERGROUND PRIVATE SPACES	49 STALLS (2 HCP)
AT GRADE PUBLIC SPACES	48 STALLS (2 HCP) + 11 DIA. = 59
PARKING RATIO (SPACES/UNIT)	.78

3. ZONING CODE - VILLAGE OF MOUNT HOREB												
	Min. Lot Area Sq.ft.	Min. Lot Width (ft) (at front setback line)	Min. Street Frontage at Right-of-Way (ft.)"	Max. Building Height (ft.)/ Size	Max. Imper-vious Surface (%)	Principal Building Min. Front Yard (ft.)	Principal Building Min. Side Yard (ft.)	Principal Building Min. Rear Yard (ft.)	Acces-sory Building Max. Height (ft.)	Acces-sory Building Min. Distance from Side Lot Line (ft.)	Acces-sory Building Min. Distance from Rear Lot Line (ft.)	Design Review Req'd
CB REQ'D	2,000	24	N/A	50 max/ 20 min.	N/A	N/A	N/A	N/A	15	5	5	Yes
PROPOSED PROJECT	MET	MET	N/A	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES

4. BUILDING STATISTICS			
FLOOR #	USAGE	NET SQ. FT. (NET)	GROSS SQ. FT. (GSF)
P1 LEVEL	LOWER PRIVATE PARKING LEVEL	19,973 SF	20,814 SF
1ST FLOOR	AT GRADE PUBLIC PARKING LEVEL	19,973 SF	20,814 SF
2ND FLOOR	RESIDENTIAL (15 UNITS/FLOOR), CLUBHOUSE & ROOFTOP AREA	17,296 SF + 2,092 SF ROOFTOP	18,020 SF + 2,092 SF ROOFTOP
3RD FLOOR	RESIDENTIAL (16 UNITS / FLOOR)	17,296 SF	18,020 SF
4TH FLOOR	RESIDENTIAL (16 UNITS / FLOOR)	17,296 SF	18,020 SF
5TH FLOOR	RESIDENTIAL (16 UNITS / FLOOR)	17,296 SF	18,020 SF

5. DWELLING UNIT MIX					
FLOOR	STUDIO	1 BED	2 BED/1 BATH	2 BED/2 BATH	TOTAL
2ND FLOOR	3 + 2 ANSI	6	2	2	15
3RD FLOOR	5	6	2	3	16
4TH FLOOR	5	6	2	3	16
5TH FLOOR	5	6	2	3	16
TOTAL	20	24	8	11	63

SITE PLAN & EXISTING CONDITIONS



US POST OFFICE



FARMERS COOP



HOFF APARTMENTS



DULUTH TRADING COMPANY

brownhouse
ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com

Steve BROWN
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
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FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

02/20/2023
GDP
PAGE 3

AERIAL VIEWS

DULUTH TRADING
COMPANY | EXISTING

HOFF APARTMENTS | EXISTING

US POST
OFFICE | EXISTING

FRONT STREET STATION | PROPOSED

- AT GRADE PARKING LEVEL
48 STALLS (2 HCP) /FLOOR
- LOWER PARKING LEVEL - P1
49 STALLS (2 HCP) /FLOOR
- RESIDENTIAL
4 STORIES (63 UNITS)
OVERALL HEIGHT: 60 FT MAX.



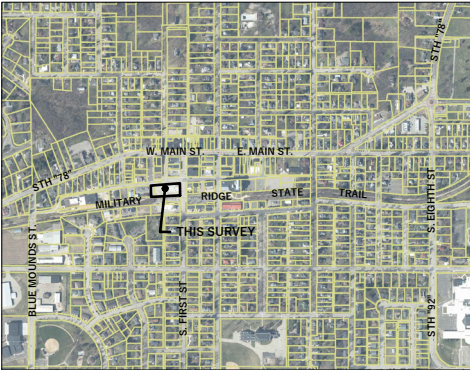
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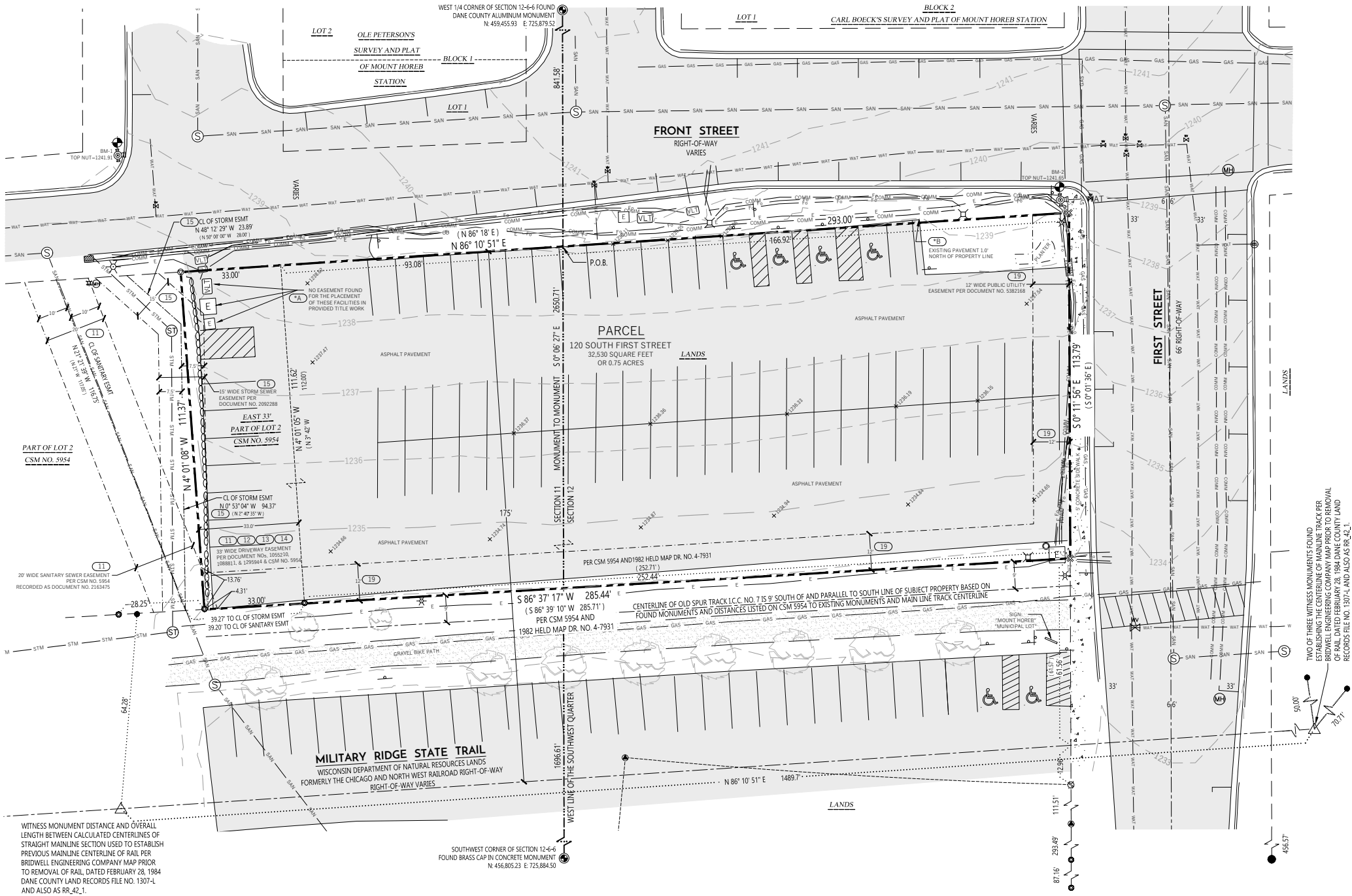
FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

02/20/2023
GDP
PAGE 4

File: W:\2022\220397_2304 - Front Street Area\DWG\220397_2304.dwg User: cad Plotter: Apr 25, 2022 - 2:02pm Layout: Survey\220397_2304



VICINITY MAP
NOT TO SCALE



NOTES REGARDING ALTA TABLE A REQUIREMENTS

- ITEM 9: THERE ARE 73 STANDARD PARKING STALLS AND 4 HANDICAP PARKING STALLS ON SUBJECT PARCEL.
- ITEM 11(a): NO PLANS OR REPORTS WERE PROVIDED BY THE CLIENT. DIGGER'S HOTLINE WAS CALLED TO MARK UTILITIES.
- ITEM 16: THERE WAS NO EVIDENCE OF EARTHWORK OR BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY.
- ITEM 17: THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY, AND THERE IS NO EVIDENCE OF CONSTRUCTION OR REPAIRS.

SURVEYORS CERTIFICATE

TO: THE VILLAGE OF MOUNT HOREB, A WISCONSIN MUNICIPALITY
STEVE BROWN APARTMENTS
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 9, 10, 11(a), 16, 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 11, 2022,
DATE OF MAP: APRIL 22, 2022.

IN ACCORDANCE WITH SECTION 3.8 OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULFILL WISCONSIN ADMINISTRATIVE CODE, A-E 7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN. ITEM A-E 7.05(8)

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



LEGAL DESCRIPTION AS FURNISHED

PER FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NO. NCS-1123235-MAD DATED APRIL 22, 2022 AT 7:30 AM

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF FIRST STREET AS SAID FIRST STREET IS NOW LOCATED AND ESTABLISHED IN MOUNT HOREB, WISCONSIN, DISTANT 175 FEET NORTH AS MEASURED PERPENDICULARLY FROM THE ORIGINAL CENTER LINE OF THE 300 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO AND TOMAH RAILROAD COMPANY) SAID RIGHT-OF-WAY HAVING 175 FEET ON THE NORTHERLY SIDE AND 125 FEET ON THE SOUTHERLY SIDE OF SAID CENTERLINE; THENCE WESTERLY PARALLEL WITH SAID ORIGINAL CENTERLINE A DISTANCE OF 260 FEET; THENCE SOUTH ALONG A LINE DRAWN PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 114 FEET MORE OR LESS TO A POINT 9 FEET NORTH AS MEASURED PERPENDICULARLY FROM SAID RAILWAY COMPANY'S TRACT NO. I.C.C. 7; THENCE EAST PARALLEL WITH SAID TRACT NO. I.C.C. 7, A DISTANCE OF 260 FEET MORE OR LESS TO SAID WEST LINE OF FIRST STREET; THENCE NORTH ALONG SAID WEST LINE OF FIRST STREET TO THE POINT OF BEGINNING.

ALSO, THE EAST 33 FEET OF LOT 2 (2) OF CERTIFIED SURVEY MAP NO. 5954 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON SEPTEMBER 22, 1989, IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 179 AS DOCUMENT NO. 2163475, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION AS SURVEYED

A LEGAL DESCRIPTION OF THE OVERALL PARCEL IS BEING PROVIDED BECAUSE THE OVERALL BOUNDARY HASN'T BEEN DESCRIBED AND TIED TO A SECTION LINE SINCE THE PARCELS WERE ACQUIRED BY THE VILLAGE OF MOUNT HOREB.

THE EAST 33 FEET OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5954, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 179-180, AS DOCUMENT NO. 2163475, AND LANDS BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 12, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SOUTH 00 DEGREES 06 MINUTES 27 SECONDS EAST, 841.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, ALSO BEING 175 FEET NORTH AS MEASURED PERPENDICULARLY FROM THE ORIGINAL CENTER LINE OF THE 300 FOOT RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AND ALSO BEING THE POINT OF BEGINNING. THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET AND PARALLEL TO SAID ORIGINAL CENTERLINE, NORTH 86 DEGREES 10 MINUTES 51 SECONDS EAST, 166.92 FEET TO THE WEST RIGHT-OF-WAY OF FIRST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF FIRST STREET, SOUTH 00 DEGREES 11 MINUTES 56 SECONDS EAST, 113.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE MILITARY RIDGE STATE TRAIL, FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 86 DEGREES 37 MINUTES 17 SECONDS WEST, 285.44 FEET TO THE SOUTHWEST CORNER OF THE EAST 33 FEET OF AFORESAID LOT 2 OF CERTIFIED SURVEY MAP NO. 5954; THENCE ALONG THE WEST LINE OF SAID EAST 33 FEET OF LOT 2, NORTH 04 DEGREES 01 MINUTES 08 SECONDS WEST, 111.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, ALSO BEING THE NORTHWEST CORNER OF THE SAID EAST 33 FEET OF LOT 2; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, NORTH 86 DEGREES 10 MINUTES 51 SECONDS EAST, 126.88 FEET BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32,530 SQUARE FEET OR 0.75 ACRES

LEGEND

	FOUND PLSS SECTION MONUMENT TYPE NOTED		PROPERTY LINE
	FOUND 3/4" REBAR		PLATTED/RECORD LINE
	FOUND 1" IRON PIPE		RIGHT-OF-WAY LINE
	FOUND MAG NAIL		CENTERLINE
	FOUND CHISELED X		SECTION LINE
	SET MAG NAIL		EASEMENT LINE
	SET CHISELED X		LANDSCAPING LIMITS
	SANITARY MANHOLE		EDGE OF GRAVEL
	COMMUNICATION PEDESTAL		EDGE OF CONCRETE
	UNDERGROUND UTILITY VAULT		EDGE OF ASPHALT
	WATER VALVE		ROCK/BOULDER WALL
	CURB STOP		SANITARY SEWER
	FIRE HYDRANT		STORM SEWER
	INLET		NATURAL GAS LINE
	STORM SEWER MANHOLE		COMMUNICATION LINE
	LIGHT POLE/BOLLARD		WATER LINE
	ELECTRIC TRANSFORMER/CABINET		FIBER OPTIC LINE
	VERTICAL BENCHMARK		ELECTRIC LINE
	RECORDED INFORMATION PER CSM 5954 AND/OR 1982 HELD SURVEY DR. NO. 4-7937		ASPHALT PAVEMENT
			CONCRETE PAVEMENT
			GRAVEL/ROCKS/RIP RAP
			1240
			1241

GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 11, 2022.
- NORTH REFERENCE FOR THIS ALTA/NSPS LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCONS DANE, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, T7N, R9E, BEARS S 0°06' 27" E
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(12(b) ADJ.).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
- FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED AND THOSE SHOWN AS PROVIDED HEREON.

NOTES REGARDING SCHEDULE B - PART II

PER FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NO. NCS-1123235-MAD DATED APRIL 13, 2022 AT 7:30 AM

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRE OF PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, GAPS, OR OTHER FACTS THAT WOULD BE DISCLOSED BY THE PUBLIC RECORDS.
- ONE OF THESE ITEMS 1-3 MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON, AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR ETC. CANNOT BE DETERMINED BY SURVEYOR.
- UNDERGROUND ELECTRIC LINES AND THEIR RESPECTIVE TRANSFORMERS AND VAULTS ARE LOCATED IN THE NORTHWEST CORNER OF THE SUBJECT PARCEL. NO EASEMENT WAS FOUND FOR THE PLACEMENT OF THESE UTILITIES IN THE PROVIDED TITLE WORK.
- PAVEMENT EDGE NEAR THE NORTHEAST CORNER OF THE SUBJECT PARCEL IS NORTH OF PROPERTY LINE.

THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.

- EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, REGTALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 5954 RECORDED ON SEPTEMBER 22, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 179 AS DOCUMENT NO. 2163475 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN, REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.

THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.

- EASEMENT AS SET FORTH IN QUIT-CLAIM DEED RECORDED AUGUST 21, 1962 IN VOLUME 745 OF DEEDS, PAGE 103 AS DOCUMENT NO. 1055210.

THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 13 AND 14.

- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT FOR DRIVEWAY PURPOSES AS SET FORTH IN QUIT-CLAIM DEED RECORDED ON NOVEMBER 26, 1963 IN VOLUME 769 OF DEEDS, PAGE 97, AS DOCUMENT NO. 1088811.

THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 12 AND 14.

- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT FOR DRIVEWAY PURPOSES AS SET FORTH IN WARRANTY DEED RECORDED ON JULY 07, 1971 IN VOLUME 283 OF RECORDS, PAGE 518, AS DOCUMENT NO. 1295944.

THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 12 AND 13.

- SEWER EASEMENT TO VILLAGE OF MT. HOREB, A MUNICIPAL CORPORATION, DATED JULY 06, 1988, RECORDED/FILED JULY 12, 1988 IN VOLUME 11681, PAGE 4 AS DOCUMENT NO. 2092288.

THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.

- EASEMENT FOR STORM SEWER AND DRAINAGE DITCH GRANTED TO THE VILLAGE OF MOUNT HOREB BY AN INSTRUMENT RECORDED IN AUGUST 22, 1988 IN VOLUME 11857, PAGE 87 AS DOCUMENT NO. 2098984.

THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.

- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE HIGHWAY EASEMENT RECORDED ON MAY 04, 1993 IN VOLUME 22589, PAGE 1, AS DOCUMENT NO. 2462400.

THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.

- SEWER EASEMENT TO THE VILLAGE OF MT. HOREB, DATED FEBRUARY 24, 1998, RECORDED/FILED MARCH 12, 1998 AS DOCUMENT NO. 2943785.

THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.

- UTILITY EASEMENT TO THE VILLAGE OF MOUNT HOREB, ACTING THROUGH THE MOUNT HOREB UTILITY COMMISSION, DATED SEPTEMBER 08, 2017, RECORDED/FILED JANUARY 05, 2018 AS DOCUMENT NO. 5382168.

THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.



0' 20' 40' 80'
1" = 40' on 22"x34"
1" = 80' on 11"x17"

WYSER
ENGINEERING

PREPARED BY:
330 EAST FRONT STREET
MOUNT HOREB, WI 53572
WWW.WYSERENGINEERING.COM

PREPARED FOR:
STEVE BROWN APARTMENTS
1310 WEST CORPORA STREET
MADISON, WI 53703

SURVEYED BY:
MAIL ZMR
DRAWN BY:
WPM
APPROVED BY:

120 S FIRST ST
MOUNT HOREB, WI 53572

PART OF NW1/4-SW1/4 OF SECTION 12
PART OF NE1/4-SE1/4 OF SECTION 11
TOWNSHIP 6 NORTH, RANGE 6 EAST
VILLAGE OF MT HOREB, DANE CO., WI

Sheet Title:

ALTA/NSPS LAND TITLE SURVEY

Revisions:

No.	Date:	Description:
1	00/00/00	Addendum No. 1

Graphic Scale
0' 5' 10' 20' 30'

Wysen Number
22-0911

Set Type
ALTA/NSPS

Date Issued
04/22/2022

02/20/2023

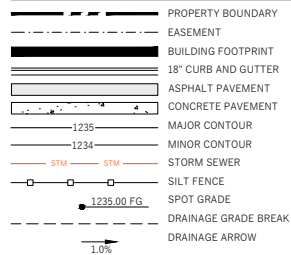


Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersatHotline.com

GDP
PAGE 5

DIGGERS HOTLINE
Toll Free (800) 242-8511 or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)



WYSER
ENGINEERING

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 11, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOULT HOREB STANDARD SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN ALL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF MOUNT HOREB HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES(IES) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES(IES).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DETERMINING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DETERMINING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS TO 7 GPM OR MORE.
14. PROVIDE ANTI-SLOP PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DETERMINING. PERFORM DETERMINING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BEGINNING AS SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COOL WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR SOILS EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOLIDS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL AND DISPOSING OF CONTAMINATED MATERIALS, SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRS) PUBLIC DATABASE AT: <http://dnr.wis.gov/bcrw/>.
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRS) PUBLIC DATABASE AT: <http://dnr.wis.gov/bcrw/>.
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 823-F-11-006: <http://www.epa.gov/npdes/pubs/constructionwashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE BY THE CONTRACTOR AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
8. PERMANENT SEEDING SHALL BE AS INDICATED ON THE LANDSCAPE PLAN. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
9. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS 1 TYPE B URBAN EROSION CONTROL MAT.
10. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: **GRADING & EROSION CONTROL PLAN**

120 S FIRST STREET
MOUNT HOREB, WI 53572

Revisions:

No.	Date:	Description:

Graphic	
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Scale	0'	5'	10'	20'	30'
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Wyser	
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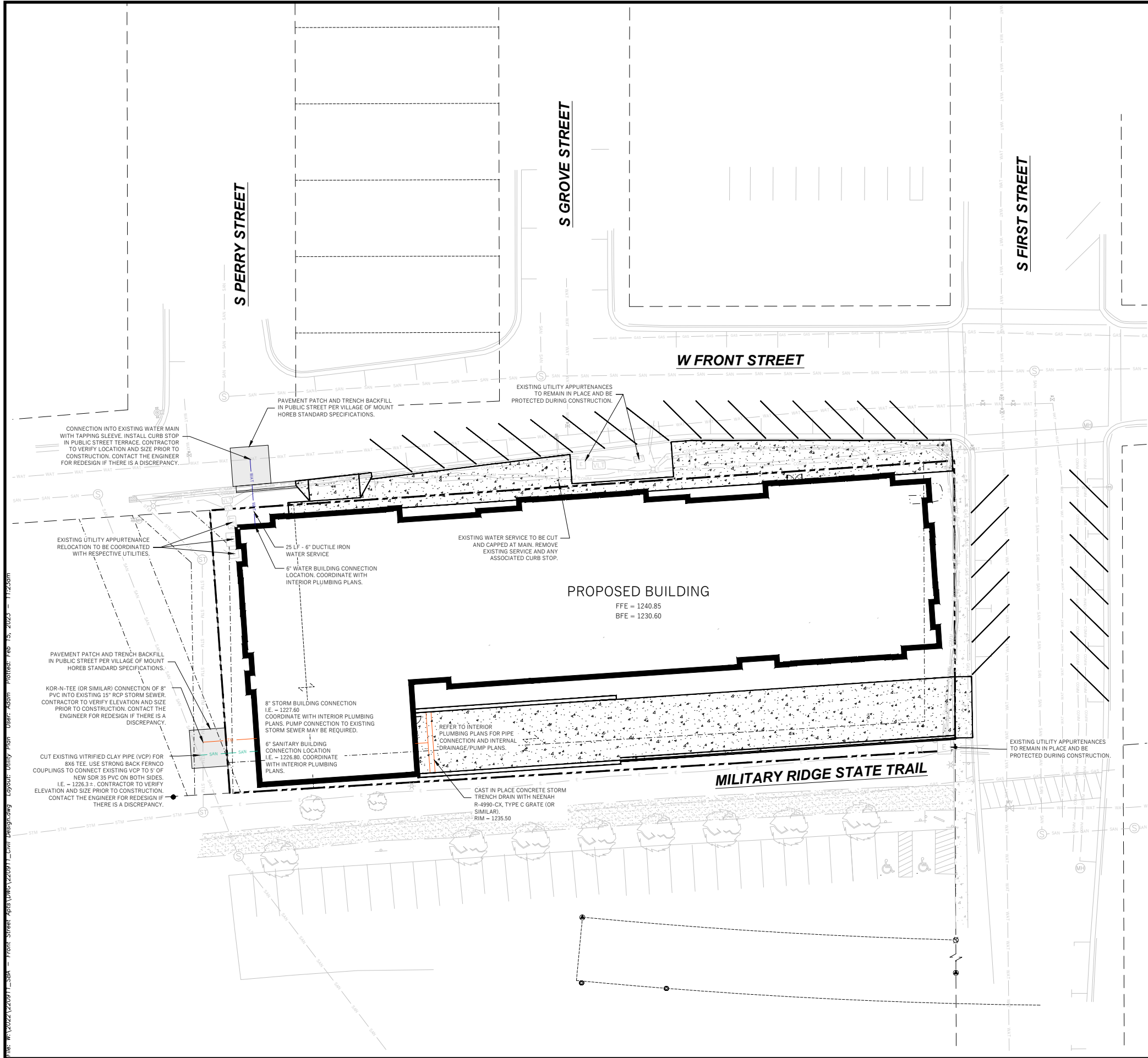
Number	22-0911
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02/20/2023

GDP

PAGE 7



- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT WATER MAIN
- SAN SANITARY SEWER
- STM STORM SEWER
- GAS GAS
- E ELECTRIC SERVICE (DESIGN BY OTHERS)



WYSER
ENGINEERING

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 11, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNW.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6.5' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL, EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b and SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
UTILITY PLAN

120 S FIRST STREET
MOUNT HOREB, WI 53572

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

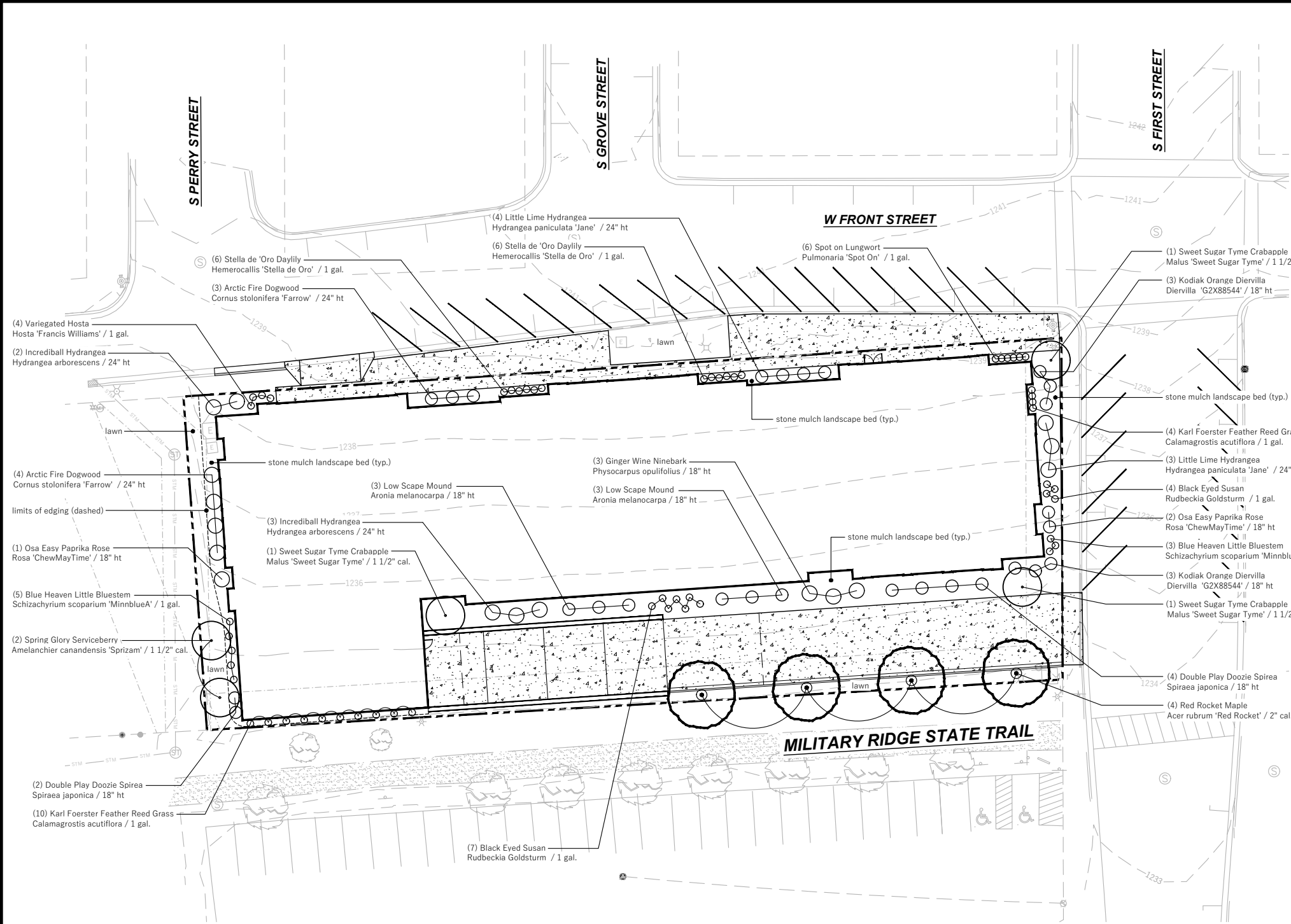
Wysen Number: 22-0911
Set Type: VILLAGE SUBMITTAL

02/20/2023

GDP
PAGE 8

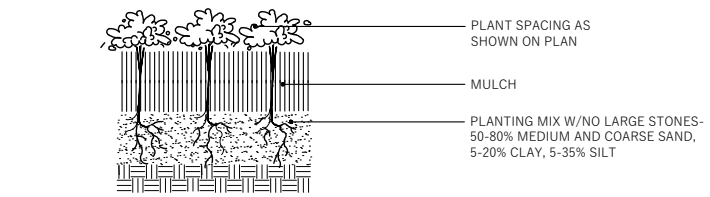
DIGGERS HOTLINE
Toll Free (800) 242-8511 or 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

FILE: W:\2022\220911_354 - Front Street Apartments\220911_354.dwg User: Adam Plotter: Feb 15, 2023 1:12:50m



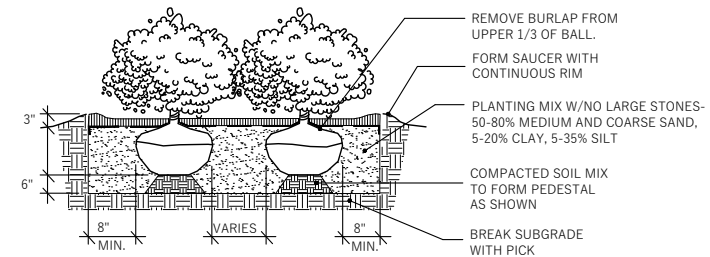
1 PROPOSED LANDSCAPE PLAN

- GENERAL NOTES:**
1. Individual tree and shrub groupings found within lawn areas and along parking areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries.
 3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.
 4. "Landscape stone mulch" to be clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 5. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
 6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



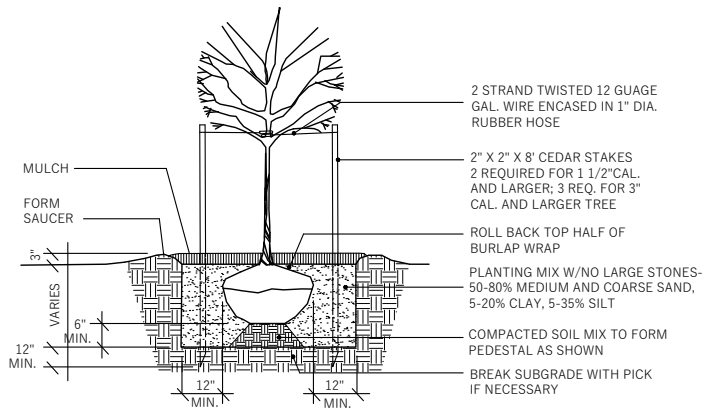
2 PERENNIAL PLANTING

NTS



3 SHRUB PLANTING

NTS



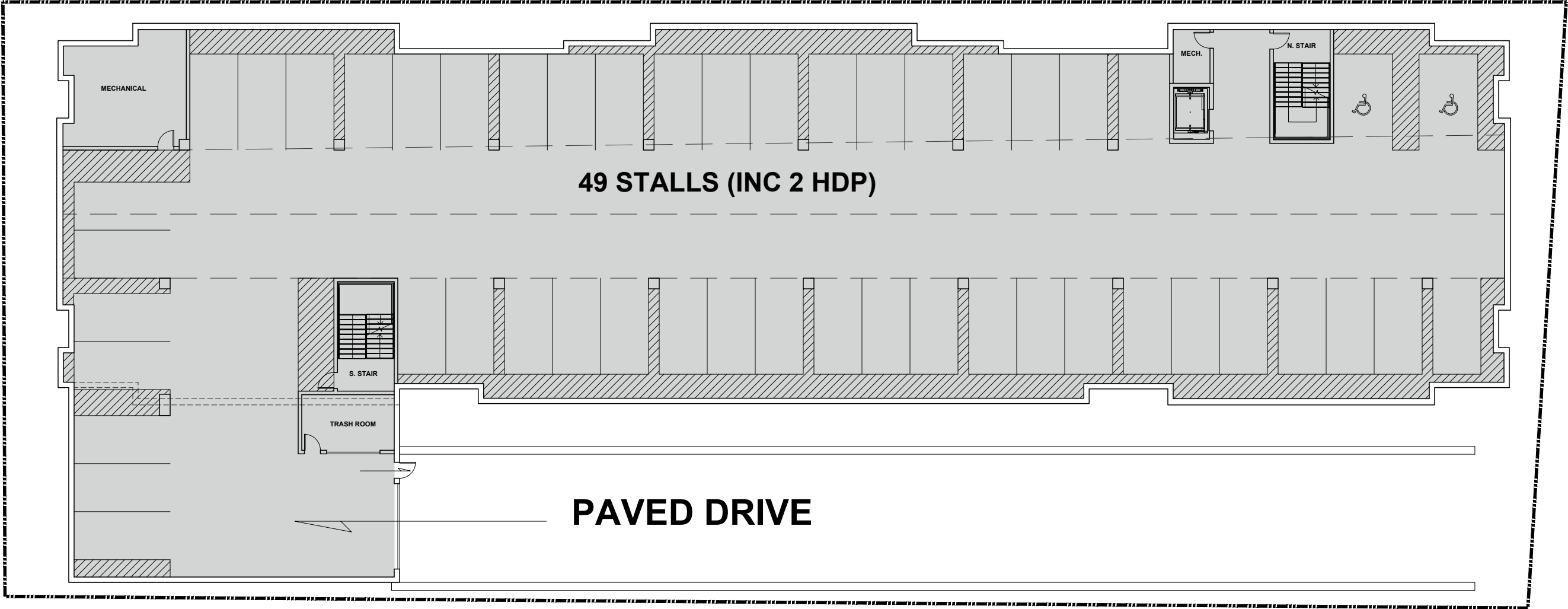
4 TREE PLANTING

NTS

Revisions:		
No.	Date	Description

02/20/2023

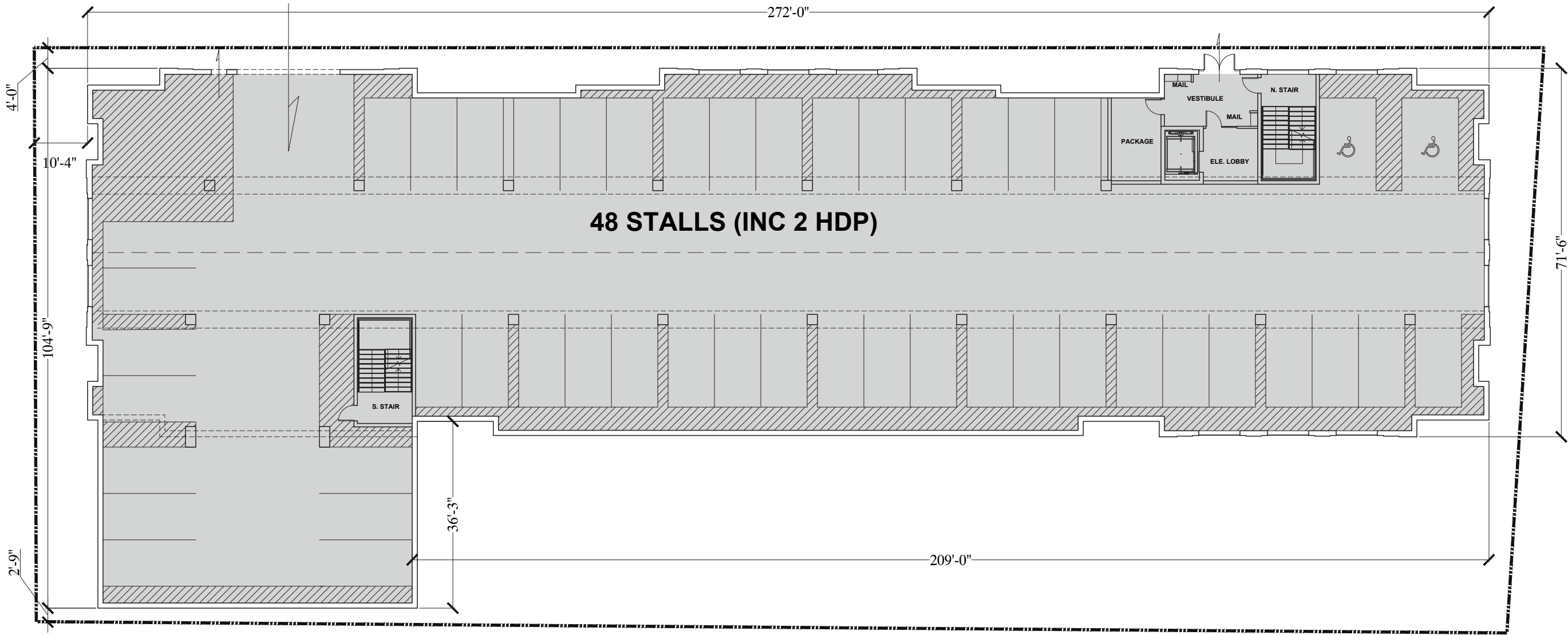
BUILDING FLOOR PLANS



LOWER PARKING LEVEL - P1 (PRIVATE) | 49 STALLS (2 HCP)

- GROSS SQUARE FEET (GSF) = 20,814 SF
- NET SQUARE FEET (NET) = 19,973 SF

BUILDING FLOOR PLANS



AT GRADE PARKING LEVEL (PUBLIC) | 48 STALLS (2 HCP)

■ GROSS SQUARE FEET (GSF)	= 20,814 SF
■ NET SQUARE FEET (NET)	= 19,973 SF

BUILDING FLOOR PLANS



2ND FLOOR PLAN | CLUBHOUSE & RESIDENTIAL

■ **GROSS SQUARE FEET (GSF)** = 18,020 SF + 2,092 SF ROOFTOP PATIO
■ **NET SQUARE FEET (NET)** = 17,296 SF + 2,092 SF ROOFTOP PATIO

- STUDIO | ANSI
- STUDIO
- 1 BED | 1 BATH
- 2 BED | 1 BATH
- 2 BED | 2 BATH

brownhouse
ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com

Steve BROWN
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
www.stevebrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

02/20/2023
GDP
PAGE 12

BUILDING FLOOR PLANS



TYPICAL FLOOR PLAN | 3RD/4TH/5TH FLOORS (RESIDENTIAL)

■ GROSS SQUARE FEET (GSF) = 18,020 SF
■ NET SQUARE FEET (NET) = 17,296 SF

- STUDIO | ANSI
- STUDIO
- 1 BED | 1 BATH
- 2 BED | 1 BATH
- 2 BED | 2 BATH

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MT. HOREB, WI

02/20/2023
GDP
PAGE 13

BUILDING ELEVATIONS



1 NORTH ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.

1 WEST ELEVATION
SCALE: N.T.S.



2 EAST ELEVATION
SCALE: N.T.S.



RENDERINGS



1 STREET VIEW - LOOKING EAST DOWN FRONT STRRET.
SCALE: N.T.S.

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02/20/2023

GDP

PAGE 16

PREVIOUS PROJECTS



KEYSTONE APARTMENTS (1815 University Ave, Madison, WI 53726)



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ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com

Steve BROWN
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
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02/20/2023
GDP
PAGE 17



AGENDA ITEM REPORT

MEETING DATE

March 22, 2023

PREPARED BY

AGENDA ITEM # 3.c

Consider recommendation of Ordinance 2023-02 changing the zoning classification for 120 S First Street from I-1 Industrial to CB-Central Business to PD1 - Planned Development for Steve Brown Apartments

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Front Street Station GDP 3.22.23
2. Ord 2023-02 PD rezone 120 S First Street



To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: March 22, 2023
Re: Proposed Zoning Map Amendment from Restrict Industrial (I-1) to Central Business (CB), Certified Survey to Combine Parcels 0606-123-8710-3 and 0606-114-8420-5, and Zoning Map Amendment from Central Business (CB) to Planned Development - General Development Plan (GDP) for a 5-Story Multi-Family Building at 120 E. Front Street for Steve Brown Apartments.

Introduction

Application Summary

There are three total applications being applied for by the developer (Steve Brown Apartments):

1. Zoning Map Amendment for two parcels at 120 E. Front Street from Restricted Industrial (I-2) to Central Business (CB).
2. Certified Survey Map to combine the two existing parcels that make up the project area into one.
3. Zoning Map Amendment for one parcel (assuming the other two steps are approved) at 120 E. Front Street from Central Business (CB) to Planned Development – General Development Plan (GDP).

Proposed Rezoning from Restricted Industrial (I-1) to Central Business (CB)

120 E. Front Street currently consists of two parcels where the former Fire Station was located that have since been converted to public surface parking. Both properties are owned by the Village, but Steve Brown Apartments has entered into an agreement with the Village to purchase the land. Both parcels are currently zoned Restricted Industrial (I-2). This zoning district allows for industrial, warehousing, service, retail, and office uses. It also has bulk dimensional standards oriented toward large-scale sites with considerable setbacks on all sides.

The properties are located at the southwestern extent of downtown in a transitional area surrounded by I-2 zoned parcels to the west and south and CB zoned parcels to the north and east. Additionally, the properties are identified as Central Mixed Use on the Village's 2022 Comprehensive Plan Future Land Use Map because it was envisioned that the area along Front Street would transition overtime to become an extension of downtown format, scale, and character.

The proposed project's land uses, setbacks, and lot area (described further below) do not meet the standards of the I-2 zoning district. The Central Business (CB) zoning district is much better suited to accomplish the Village's goals in this area and the proposed project. The Village Zoning Ordinance requires any new parcel zoned CB to be a minimum of 2,000 sf and 24 feet wide. Both parcels meet the minimum required dimensions.

Proposed Certified Survey Map

The applicant is proposing to combine the two existing parcels (0606-123-8710-3 and 0606-114-8420-5) via Certified Survey Map (CSM) into a single parcel to facilitate the proposed development. The single new lot will be a total of 32,530 sf or 0.75 acres. The CSM is needed because the Village does not permit the construction of new structures which cross property lines. This process, in combination with the rezoning to CB, provides the opportunity for the proposed project to meet that majority of the Zoning Ordinance's bulk dimensional standards, outside of those further described below.

Proposed General Development Plan

The applicant is proposing a Planned Development to accommodate a 5-story multi-family building with 63 market rate multi-family housing units and 97 structured parking spaces at 120 E. Front Street.

The project is located at the corner of Front Street and 1st Street, adjacent to the Military Ridge State Trail (south), single-story industrial uses (west), multi-story businesses and multi-family buildings (north and northeast), and single-story commercial businesses (east). It's also one block west of the 5-story Duluth Trading Company Headquarters building and significantly lower in elevation from existing buildings along Main Street.

The proposed multi-family building will be a combination of market rate multi-family apartments (20 studio units, 24 one-bedroom units, and 19 two-bedroom units) and structure parking (49 underground, 48 first floor/in-building). The building will also include a community room/club house and shared second story outdoor patio for residents. The on-site parking is proposed to be split between private spaces for residents below ground (49) and public spaces for downtown patrons (48) on the first floor. Today, there are a total of 83 surface-level public parking spaces on-site and parallel street parking spaces along both Front Street and 1st Street. The applicant has also proposed the reorientation of on-street parking spaces on both streets to be angled, which would net an additional 11 spaces. The on-street parking reconfiguration would require approval by the Village Engineer and Public Services Department.

Additionally, the project includes public bicycle parking within the ground level covered public parking garage and private resident bicycle parking in the underground parking structure via hanging racks between vehicle parking spaces. Pedestrians will be able to access the site from a planned sidewalk the full length of Front Street and 1st Street around the property.

The site also features multiple easements on three sides, including a 12-foot public utility easement on the south and east property lines, and a 33 foot driveway and 15 foot storm sewer easement on the western property line. The applicant has worked with WisDNR, the railroad, and Village Public Services Department to address the easements to the satisfaction of each group. There is also shallow bedrock in this location which limits the depth and feasibility of underground parking. As such, only one level of underground parking is proposed, and the other is at ground level.

The project is a direct response to the Village's 2021 Housing Report commissioned by the Housing Task Force. The report identified that there are projected increases in new households over the next decade and a need for more workforce and senior housing options. It also surveyed residents in which over 50% of respondents stated that there weren't enough rental options in the Village today. The proposed range of multi-family unit types within the project will help meet the identified need and advance the recommendations of the Housing Report.

The property is currently being used as a public parking lot to serve downtown residents, businesses, and employers and is nearly 100% paved today. The Village has envisioned a higher and better use for the site dating back to the 2017 Downtown Plan. The property was identified in that plan as a short-term redevelopment opportunity that could support a mixed use or residential proposed future land use and that the surface parking lot was a temporary measure as the site is more valuable as a commercial or residential development. This project is considered to be a redevelopment because the property is currently developed as a different use today.

The proposed project is not unique to downtown Mount Horeb for several reasons: there are other standalone multi-family buildings in the area (Hoff Building), there are other ground level parking buildings (Hoff Building and Duluth Trading Company Headquarters), and there are other buildings of similar height (Duluth Trading Company Headquarters). However, the project's proposed parking is unique with less than a 1:1 ratio of tenant parking spaces to proposed multi-family units and the incorporation of public parking within the structure. While more common throughout other communities in Dane County, no other recent development has been proposed with a similar parking configuration as this project.

A conceptual review of the proposed project was brought before the Plan Commission in February 2022 for review and comment. The requested General Development Plan (GDP), if approved by the Village, would establish the new zoning on the subject property. The project will pursue approval of the Specific Implementation Plan (SIP) for design and operational details following GDP approval..

Analysis

The following analysis was done under the assumption that both of the previous two steps are approved by the Plan Commission (Rezoning and CSM).

Zoning

The site will be zoned Central Business (CB). Through the proposed GDP rezoning, the property will be using the Central Business (CB) zoning district as the comparable district under the Planned Development.

Section 17.43(2) lists the permitted and conditional principal and accessory uses of the CB zoning district. Currently, the CB district permits residential buildings only as the Commercial Apartments accessory land use category (requiring a commercial component on the first floor). The proposed Planned Development would change the requirement to allow Multi-Family land uses (Apartments) as a permitted by-right principal use. All other existing permitted and conditional principal, accessory, and temporary land uses in the CB district would remain the same.

Currently, multi-family dwelling units are limited by Section 17.20(1)(a)7. Apartment Land Uses, to the following standards:

- No more than 8 dwelling units in a building.
- Any building containing more than 4 dwelling units shall provide additional site design features such as underground parking, architectural elements, landscaping, and/or on-site recreational facilities.
- All apartment units shall be located a minimum of 30 feet from the boundary of the property.

Section 17.43(7) provides the bulk dimensions for the CB district:

Lot and Density Requirements	
Min. Lot Area	2,000 sf
Min. Lot Width	24'
Max. Number of Floors	4 floors
Min./Max. Building Height	20'/50'
Min. Landscape Surface Ratio	0%
Max. Floor Area Ratio	3.00
Minimum Building Setbacks	
Front	0'
Side	0'
Rear	0'
Paved Surface (all sides)	0'
Accessory Structures	5'
Building Separation	0'

Section 17.132 provides the minimum required off-street parking spaces:

Parking Requirements*	
Efficiency Unit	1.0
One-Bedroom Unit	1.5
Two- and Three-Bedroom Units	2.0

*Per Section 17.43, there are no minimum number of off-street parking spaces required in the CB District, unless identified as a requirement of the conditional use permit or planned development. Based on the minimum off-street parking requirements for multi-family apartments, the proposed project would be required to have 94 off-street spaces for residents (20 studio units = 20 spaces, 24 one-bedroom units = 36 spaces, 19 two-bedroom units = 38 spaces).

If flexibility is granted in the General Development Plan (zoning) step, a Planned Development can exceed the minimums/maximums as indicated above and incorporate additional permitted land uses.

Comprehensive Plan

The Village's 2022 Comprehensive Plan designates the site in the Central Mixed Use category which is defined as a "future land use category intended for pedestrian-oriented commercial, office, community facility, and upper story residential uses in a "downtown" setting, with on-street parking and minimal building setbacks. The Central Mixed-Use land use category includes the historic downtown area. The existing Village zoning district that is most appropriate to implement this future land use category is the Central Business District (CB)."

Central Mixed Use Programs and Policies:

- Continue to implement the recommendations of the Downtown Redevelopment Plan.
- Promote downtown as a tourist, commercial, civic, and social center.
- Work with downtown property owners and businesses to preserve, renovate, modernize, and put to active use historically significant buildings.
- Support the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, neighborhood retail and services, and community uses.

- Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.
- Protect the unique quality of downtown by requiring buildings to be at least two stories with a zero-lot line front setback.
- Promote truly mixed-use development with residential above the first floor and design oriented to pedestrian and not automobiles.
- Consider rewriting the Village Zoning Ordinance to establish permitted by-right mixed-use land uses in the Central Business District, potentially increasing maximum height for buildings to 72 feet for flat roofs and 85 feet with pitched roof with stepback requirements for any building exceeding four stories or 50 feet in height, and improve the historic preservation standards in this district.

Further, the plan recommends that all new multi-family developments be required to include high-quality design standards. These include architectural design that is compatible with downtown design, brick materials on all facades, avoid monotonous facades, orient buildings to the street, provide generous landscaping, screen parking areas, and provide on-site recreational opportunities.

Other relevant goals, objectives, and policies from the plan that align with the proposed development include the following:

- Promote a future land use pattern in and around the Village that contains a logical and sustainable mix of uses and building types.
- Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Front Street and the Military Ridge Trail in the downtown area, as well as others in the developed central part of the Village.
- Increase the types and affordability levels in the Village's housing stock.
- Promote compact, mixed use development, and redevelopment to preserve open space, facilitate human interaction, advance economic growth, and advance energy efficiency.
- Direct new housing development in locations with convenient access to commercial and recreational facilities, transportation systems, schools, employment opportunities, and other necessary facilities and services. Phase residential growth in areas with existing utilities or planned service areas.

The proposed development is in alignment and is consistent with the Comprehensive Plan.

Project Ownership

The GDP submittal notes that the applicant (Steve Brown Apartments) has entered into a purchase agreement the Village for the property. Following Village review and approval processes, Steve Brown Apartments would close on the property and become the property owner.

Background Information about Planned Developments

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility and control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns.
- General Development Plan (GDP) to establish the unique zoning district.
- Specific Implementation Plan (SIP) to approve design and operation details.

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required at a subsequent date. The SIP submittal requires all of the details of development, including specific exterior materials and colors, floor plans, detailed exterior lighting plans, and detailed landscaping plans.

Formal General Development Plan (GDP) Review

Requested Flexibility from Zoning Ordinance Requirements:

The proposed GDP identifies 6 items of flexibility from the standards of the Central Business (CB) zoning district:

1. The **Permitted Principal Land Use** established for the CB district in Section 17.43 of the Zoning Ordinance only allows multi-family uses as an accessory use. Multi-Family is proposed to be the principal land uses for this project.

Specifically, Commercial Apartments are permitted as an accessory land use. The proposed use contains one principal land use - Multi-family (Apartments).

2. The **Maximum Number of Dwelling Units Limit** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal.

Specifically, the maximum number of dwelling units per building is 8 for Apartment land uses. The proposed use is 63-units in one building.

3. The **Minimum Setbacks for Front, Side, and Rear Yards** established in the CB district in Chart 1 Lot, Yard, and Building Requirements of the Zoning Ordinance will not be met by this proposal.

Specifically, the minimum front, side, and rear yard setbacks in the CB district are 0 feet. The proposed project includes a 5-foot front yard setback, 10-foot side yard setback, and 3-foot rear yard setback.

4. The **Minimum Setback of Apartment Land Uses** established for Multi-Family uses in 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal.

Specifically, the minimum setback from all property lines for a Multi-Family Apartment land use is 30 feet. The proposed structure is less than 30 feet from all property lines.

5. The **Maximum Building Height Requirement** established in the CB district in Chart 1 Lot, Yard, and Building Requirements of the Zoning Ordinance will not be met by this proposal.

Specifically, the maximum height allowed is 50 feet and 4 floors. The proposed 5-story structure is 60 feet tall.

6. The **Minimum Off-Street Parking Requirements** established for CB district in Section 17.43 of the Zoning Ordinance may not be met by this proposal.

Specifically, the CB zoning district does not have established minimum off-street parking requirements, unless identified as part of a Planned Development.

Analysis of Requested Flexibilities

The project's proposed flexibilities are needed to provide enough density and height to support two levels of underground/in-building parking, work within the existing easements and depth to bedrock constraints, and retain public parking on-site. These flexibilities also serve to help address the Village's existing housing shortage, generate new patrons to local downtown businesses, and establish a higher and better use than surface level parking, which will generate significant new tax base for the Village.

Documented Housing Shortage:

- Dane County is projected to grow by 20,000 households between now and 2040. All communities in the Dane County region will continue to experience pressure for increased housing if growth continues as projected.
- A lack of housing units priced for members of the workforce will be a constraint on the available labor pool. Additionally, an increase in the proportion of retired residents could indicate a current or future need for housing options suitable to senior citizens.
- 2021 Housing Task Force Survey (1,442 responses):
 - In your opinion, are there a sufficient number of options in Mount Horeb for the following types of people?
 - Renters, with families. 59% said definitely not or probably not.
 - Renters, in general. 55% said definitely not or probably not.
- Average New Housing Units Per Decade in Mount Horeb:
 - 1990-1999 = average of 72 new units per year
 - 2000-2009 = average of 58 new units per year
 - 2010-2020 = average of 37 new units per year
 - 2021 = 37 new units
 - 2022 = 56 new units

Source: Village of Mount Horeb Housing Task Force Report and Village of Mount Horeb Building Inspector

The documented need for more housing and greater housing diversity in the Village create the need for land use and density flexibilities as proposed.

Additional Review

The following are observations of the proposed project, many of which will be further reviewed through the SIP stage.

1. **Building Quality:** The proposed GDP provides a high-quality building of sound design and materials that enhance the aesthetic look of downtown and are consistent with similar redevelopment projects in the area.
2. **Project Layout:** The project layout takes public parking access off of Front Street over 200' from the existing intersection of Front Street and 1st Street. All private tenant parking is proposed to access the underground parking via a rear access driveway off of 1st Street. Bicycle and pedestrian connections are also provided via both streets.
3. **Project Scale/Number of Units:** The proposed GDP represents a density of 63 dwelling units on 0.75 acres – or about 84 dwelling units per acre. This is a higher density than other recently approved multi-family projects outside of downtown (Gorman and 1800 Springdale Street), but is consistent with the densities of the Hoff Building across the street (approximately 100 units/acre). The existing topography in this area of the Village creates a situation where development along Front Street is much lower in elevation than those along Main Street. The applicant has provided three-dimensional renderings showing how the building scale would generally be consistent with other large buildings on Front Street, but not adversely impact the development scale and character of those along Main Street, due to the grade change.
4. **Proposed Building Heights for Architectural Projections:** The proposed GDP as depicted on the elevations has a flat roof, matching many of the existing buildings downtown. While the proposed maximum height of the structure exceeds Village standards, the Duluth Trading Company Headquarters building is 5-stories and 71 feet tall (85 feet at the peak of the roof), or over 11 feet taller than the proposed project.
5. **Site Design:** The proposed GDP as depicted on the site plan provides vehicle, pedestrian, and bicycle access to the project and parking for all modes. It also includes indoor recreational amenities for residents and visitors. There is one potential vehicle traffic conflict point where access is proposed to the public parking area near the intersection of Front Street and Perry Street, however, it generally aligns with the existing site access. The on-street parking and narrower street width of Front Street to the east will provide traffic calming measures with the intent of limiting vehicle traffic conflicts in this area.
6. **Landscaping:** The proposed GDP provides preliminary landscaping plans as depicted on the elevations and site plan. While space is significantly limited on-site for landscaping and there are no established minimum landscaping standards for the CB zoning district, the applicant has incorporated landscaping on all four sides of the property/structure. The specific landscaping plan for the site will be submitted and reviewed as part of the SIP process.
7. **Lighting:** The proposed GDP does not include an exterior lighting plan. The specific lighting plan for the site will be submitted and reviewed as part of the SIP process.
8. **Signage:** The GDP proposes minimal signage in the form of wall signs over the main entry and public parking garage door. There is also a projecting sign proposed on the corner of the building that faces the Front Street and 1st Street intersection. Finally, there is a proposed mural/artwork feature shown on the rear of the building facing the Military Ridge Trail. Overall, no signage details have been included at this time and the specific signage plan for the site will be submitted and reviewed as part of the SIP process.

9. **Requested Zoning Flexibility:** I support granting flexibility for the use, density, intensity, and parking requirements because of the following. First, there are other existing buildings in the area that do not include any commercial component and are standalone multi-family land uses (Hoff Building) and there are other buildings in the area of similar height (Duluth Trading Company Headquarters). Second, the project retains some public parking in a much more efficient way than today's surface parking lot. Third, most of downtown has on-street parking, and the adjacent bike trail and the overall walkability of the area provides alternative transportation opportunities for residents and visitors. Finally, the project helps meet the housing shortage in the Village, increases diversity in the Village's housing stock, and promotes economic development downtown with new residents in close proximity to local employers and businesses. Overall, the proposed project provides a new, high-quality multi-family development in downtown Mount Horeb.

Village Planner's Recommendations Regarding the GDP

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including 1-8, below:

1. The proposed flexibility to allow Multi-Family Apartments as a principal by-right land use in the CB zoning district should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow the maximum building size to exceed 8 dwelling units per building should be granted up to 63 dwelling units as proposed in the GDP submittal.
3. The proposed flexibility to allow minimum setbacks in the CB zoning district to be exceeded for the front, side, and rear yards should be granted up to a 5-foot front yard setback, 10-foot side yard setback, and 3-foot rear yard setback as proposed in the GDP submittal.
4. The proposed flexibility to allow minimum setbacks for Multi-Family Apartment land uses to be lower than 30 feet on all property lines should be granted down to 2 feet as proposed in the GDP submittal.
5. The proposed flexibility to allow a maximum height greater than 4 stories/50 feet tall should be granted up to 5 stories/60 feet as proposed in the GDP submittal.
6. There are no existing minimum off-street parking requirements in the CB zoning district. However, the Plan Commission may establish minimums through the Planned Development process.
 - a. Plan Commission discussion and determination of any off-street parking requirements for the proposed project.
 - b. Plan Commission discussion and determination of private versus public parking spaces required for the proposed project.
 - c. If needed, Plan Commission granting proposed off-street parking flexibilities as determined above.

7. The Village's design review standards be applied through the SIP phase of project review.
8. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2023-02**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM I-1 RESTRICTED INDUSTRIAL TO CB CENTRAL BUSINES THEN TO PD PLANNED DEVELOPMENT FOR PARCELS 0606-123-871-03 AND 0606-114-842-05 AT 120 S FIRST STREET

WHEREAS, Steve Brown Apartments are the owners of parcels 0606-123-871-03 and 0606-114-842-05, located at 120 S First Street in the Village of Mount Horeb; and

WHEREAS, Steve Brown Apartments have made application to request the zoning classification of the above referenced property be changed from I-1 Restricted Industrial District to CB Central Business then to PD Planned Development to allow use as multifamily residential building; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on March 22, 2023 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission determined that changing the zoning classification of the above referenced property from I-1 Restricted Industrial District to CB Central Business then to PD Planned Development would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification of the property be changed as requested; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission/Historic Preservation Commission.

NOW THEREFORE, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. The zoning classification of the above referenced property is hereby designated PD Planned Development, and the Zoning Map of the Village shall be amended accordingly.

Section 2. This Ordinance shall take effect after passage and posting pursuant to law.

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its regular meeting held on April 5, 2023.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE

March 22, 2023

PREPARED BY

AGENDA ITEM # 3.d

Consideration of Certified Survey Map to combine two lots at 120 S First Street, Steve Brown Apartments

BACKGROUND

The current property at 120 S First Street is split into two lots. The application combines the lots so the building will be on one single lot. Approval will be contingent on completion of the sale of the property.

RECOMMENDATION

ATTACHMENTS

1. 220911_CSM Draft (02-17-23)



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: 02/20/2023

Fee: \$1,925.00

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) 120 S First Street

(2) Owner and Address Village of Mount Horeb
138 East Main Street
Mount Horeb, WI 53572

(3) The survey contains 2 lots and 0.8 acres.

(4) The proposed zoning, if different, will be Planned Unit Development

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

SIGNED: 
(applicant)

Dan Seeley, Steve Brown Apartments - Developer
(applicant's interest in the property)

120 West Gorham Street
Madison, WI 53703
(applicant's address)

Applicant's Phone: 608-255-7100

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

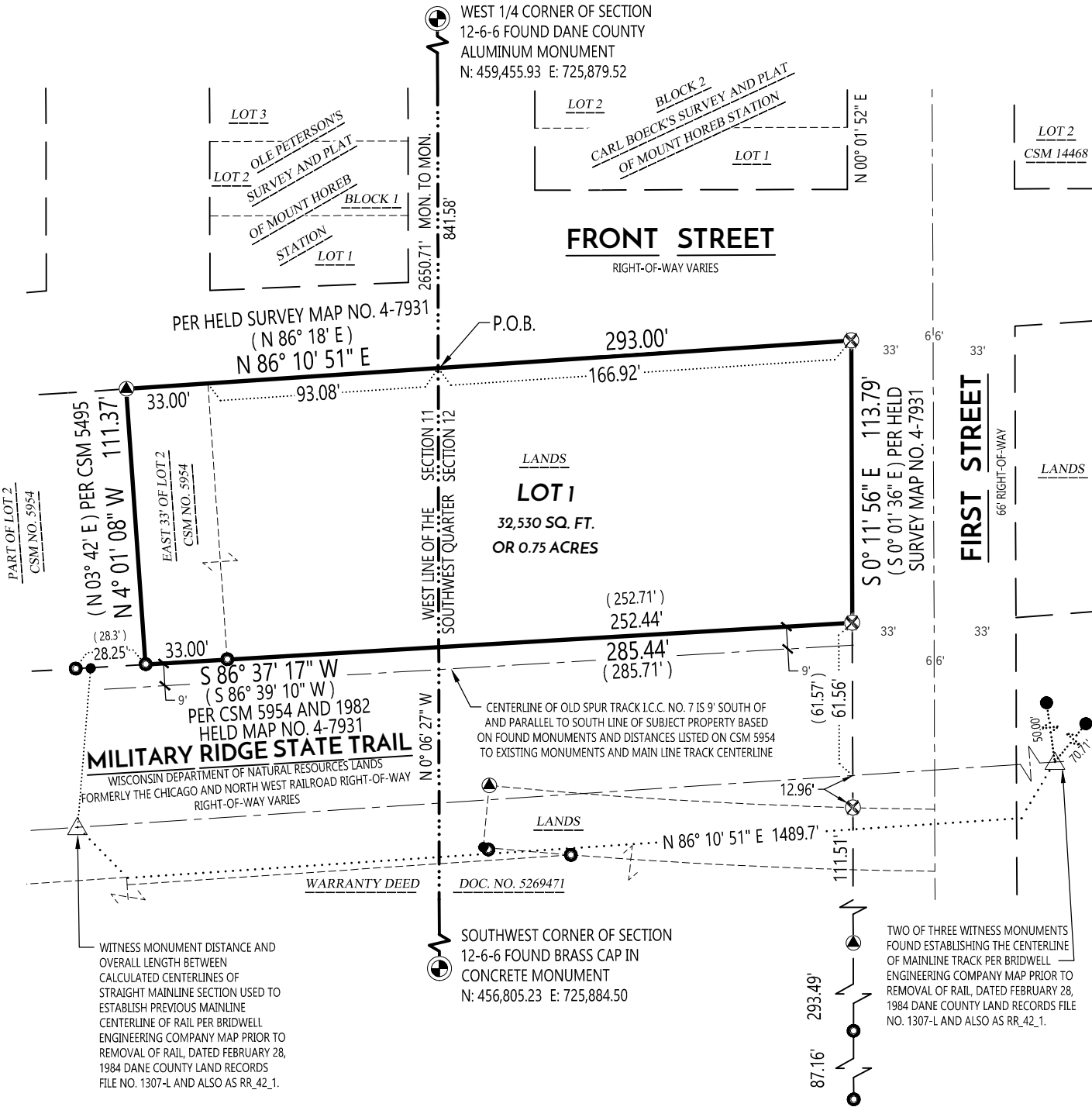
Upon completion of the Village review of the agreement and acceptance of the implementation of the agreement, the applicant shall reimburse the Village for any costs in excess of the deposit, and any excess deposit shall be returned to the applicant.

File: W:\2022\20911_SBA - Front Street Apts\DWG\220911_CSM.dwg Layout: CSM 1 OF 4 User: Zach Plotted: Feb 17, 2023 - 4:15pm

200.00'

CERTIFIED SURVEY MAP NO. _____

THE EAST 33 FEET OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5954, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 179-180, AS DOCUMENT NO. 2163475, AND LANDS BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

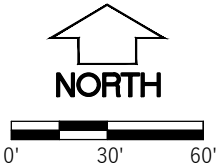


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- MAG NAIL FOUND
- 3/4" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 11, 2022.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12-T6N-R6E, BEARS S 0°06' 27" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 2 OF 4 FOR FURTHER DETAILS ON EASEMENTS.



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
STEVE BROWN APARTMENTS
120 WEST GORHAM STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

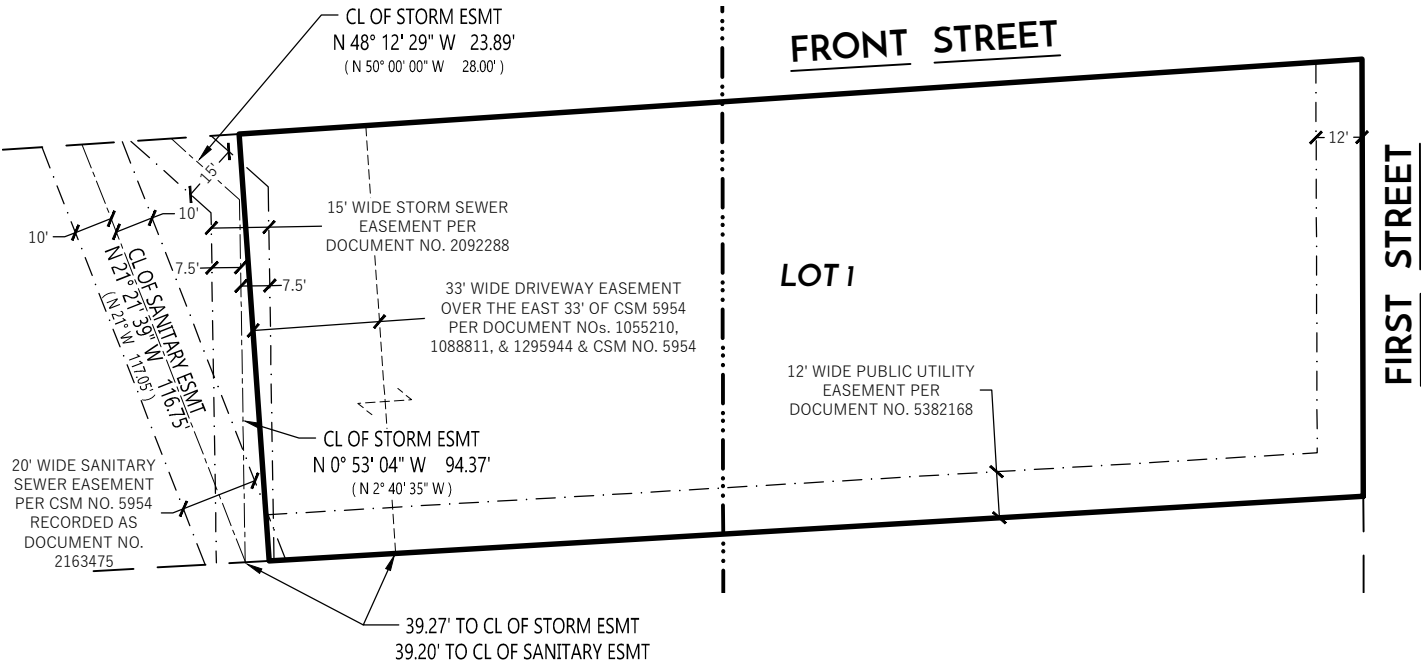
PROJECT NO: 220911
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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EXISTING EASEMENT DETAILS

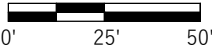


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- () RECORDED INFORMATION

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



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PREPARED FOR:
STEVE BROWN APARTMENTS
120 WEST GORHAM STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 220911
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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LEGAL DESCRIPTION

THE EAST 33 FEET OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5954, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 179-180, AS DOCUMENT NO. 2163475, AND LANDS BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 12, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SOUTH 00 DEGREES 06 MINUTES 27 SECONDS EAST, 841.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, ALSO BEING 175 FEET NORTH AS MEASURED PERPENDICULARLY FROM THE ORIGINAL CENTER LINE OF THE 300 FOOT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AND ALSO BEING THE POINT OF BEGINNING. THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET AND PARALLEL TO SAID ORIGINAL CENTERLINE, NORTH 86 DEGREES 10 MINUTES 51 SECONDS EAST, 166.92 FEET TO THE WEST RIGHT-OF-WAY OF FIRST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF FIRST STREET, SOUTH 00 DEGREES 11 MINUTES 56 SECONDS EAST, 113.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE MILITARY RIDGE STATE TRAIL, FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 86 DEGREES 37 MINUTES 17 SECONDS WEST, 285.44 FEET TO THE SOUTHWEST CORNER OF THE EAST 33 FEET OF AFORESAID LOT 2 OF CERTIFIED SURVEY MAP NO. 5954; THENCE ALONG THE WEST LINE OF SAID EAST 33 FEET OF LOT 2, NORTH 04 DEGREES 01 MINUTES 08 SECONDS WEST, 111.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, ALSO BEING THE NORTHWEST CORNER OF THE SAID EAST 33 FEET OF LOT 2; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, NORTH 86 DEGREES 10 MINUTES 51 SECONDS EAST, 126.08 FEET BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32,530 SQUARE FEET OR 0.75 ACRES

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF STEVE BROWN APARTMENTS, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MOUNT HOREB AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



VILLAGE OF MOUNT HOREB APPROVAL

THE VILLAGE OF MOUNT HOREB HAS APPROVED THIS CERTIFIED SURVEY MAP.

ALYSSA GAFFNEY
VILLAGE CLERK, VILLAGE OF MOUNT HOREB

DATE



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
STEVE BROWN APARTMENTS
120 WEST GORHAM STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 220911
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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OWNER'S CERTIFICATE

XXXXXXXXXXXXXXXXX LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE VILLAGE OF MOUNT HOREB FOR APPROVAL.

BY: _____
MANAGING MEMBER
XXXXXXXXXXXXXXXXX LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED

MANAGING MEMBER FOR XXXXXXXXXXXXXXXX LLC, _____ TO ME KNOWN TO BE THE
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

XXXXXXXXXXXXXXXXXXXXXXXXX, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE

NAMED BANKING ASSOCIATION , XXXXXXXXXXXXXXXXXXXXXXXXXXXX AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

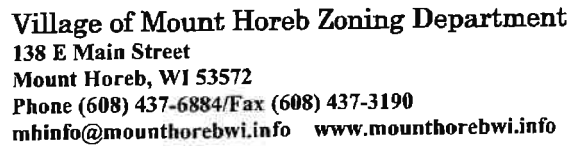
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____



OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____,	
20 ____	AT _____ O'CLOCK ____ M AS
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____.	
_____ KRISTI CHLEBOWSKI, REGISTER OF DEEDS	



PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: STEVE BROWN APARTMENTS 120 WEST GORHAM STREET MADISON, WI 53703	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 220911 SHEET NO: 4 of 4
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The undersigned owner (agent) of the property described below requests to:

- ☐ amend the Mount Horeb Zoning Ordinance as follows: N/A

Name: Terry Kurth
Address: Tyrol Terrace Mount Horeb
Phone: 608-225-5300 Email: tkKurth@gmail.com

- Applicant's interest in the property: has accepted offer on the properties

Fee amount: \$ _____ Date paid: _____ Receipt #: _____

Plan Commission recommendation date: _____ Village Board approval date: _____

Conditions: _____

APPLICATION AND FEES

- (1) **GENERAL.** Application for a zoning ordinance amendment or a conditional use permit, or an application to amend the regulations of an ordinance, will be made on the attached form by or on behalf of the owner(s) of the property. With the exception of a change to Planned Development zoning (see (a) below) each application must be accompanied with a \$150 fee payable to the Village.
- (a) **PLANNED DEVELOPMENT DISTRICT FEES:** Each application to amend the zoning ordinance to create a planned development district, or an application for a conditional use permit in a planned development district, shall be accompanied by a \$200 fee.
- (b) **PROFESSIONAL FEES.** In addition to the above fees, applicant will reimburse the Village for required publication fees and professional consultant fees such as engineering, planning, and legal review, incurred by the Village in connection with the application.

(2) REAPPLICATION.

- (a) If a property owner or applicant withdraws a zoning ordinance amendment application or conditional use permit application after the Plan Commission has moved to recommend that the Village Board deny such application, or to recommend that such application be approved but with modifications, restrictions, or conditions, no subsequent application for the same zoning ordinance amendment or conditional use permit will be considered for a period of one year following the Plan Commission recommendation.
- (b) Following the denial of an application for a zoning ordinance amendment or conditional use permit, the property owner or applicant may not reapply for the same zoning ordinance amendment or conditional use permit for a period of one year from the date the prior application was denied by the Village Board.
- (c) Subparagraphs (a) and (b) above notwithstanding, a property owner or other applicant may reapply for the same zoning ordinance amendment or conditional use permit within the prohibited one-year period if a majority of the Village Board first determines that circumstances or conditions have changed which would warrant a reconsideration of the matter.

VALIDITY OF CONDITIONAL USE PERMIT

Approval of a conditional use permit will be void within twelve (12) months of approval unless the use is commenced or the current owner possesses a valid building permit under which construction is commenced within six (6) months of the date of the building permit issuance. The Board may extend such permit for justifiable cause, if application is made to the Village Board before said permit expires.



Next



LOCATION

Property Address 1960 Commerce Dr
Mount Horeb, WI 53572

CTV Municipality Village Of Mount Horeb

Legal/Subdivision First Addition To North Cape Commons Lot 153

County Dane County, WI

Latitude/Longitude 43.007642°/-89.707488°

CURRENT OWNER

Name County Id LLC

Mailing Address Po Box 1767
Madison, WI 53701-1767

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 0607-074-3533-1

Township 06N

Range 07E

Section 07

School District Mount Horeb

2020 Census Tract/Blk 128/1

Total Acres 2.82

Lot Sq Feet 122,621

Total Assessment \$429,200

NET Taxes \$8,882.25

Data Received 06/20/2022

Zoning

TAXES

Tax Year	Total Specials	Other Taxes	Lottery Credit	Other Credits	NET Taxes
2021					\$8,882.25
2020					\$8,857.89
2019					\$8,750.66
2018					\$8,560.85
2017					\$5,576.46

TAX ASSESSMENT

	2021	Change (%)	2020	Change (%)	2019
Tax Assessment					
Assessed Land	\$429,200.00		\$429,200.00		\$429,200.00
Assessed Improvements					
Total Assessment	\$429,200.00		\$429,200.00		\$429,200.00
Est Market Value	\$515,000.00		\$480,000.00		\$464,200.00
Land Percentage	100.00%		100.00%		100.00%
Assessment Ratio	0.8334		0.8942		0.9246
Mill Rate	0.020695				
Assessment Area					
Land Use	Size		Assessed Land		Assessed Improvements
COMMERCIAL	2.815 Acres		\$429,200		

SCHOOL ZONE INFORMATION

Elementary	Distance	Middle	Distance	High	Distance
Mount Horeb Primary Center		Mount Horeb Middle School		Mount Horeb High School	
1 to 2	1.5	6 to 8	1.1	9 to 12	1.1
Mouthoreb Intermediate Center					



No Images Available



LOCATION

Property Address 1980 Commerce Dr
Mount Horeb, WI 53572

CTV Municipality Village Of Mount Horeb

Legal/Subdivision Lot 2 Csm 13971 Cs93/148&150-5/20/2015 F/K/A First Addition To North Cape Commons Lots 154 & 155 Descr As Sec 7-6-7 Pnt Sw1/4Se1/4 & Pnt Nw1/4Se1/4 (3.672 Acres)

County Dane County, WI

Latitude/Longitude 43.006919°/-89.706879°

CURRENT OWNER

Name County Id LLC

Mailing Address Po Box 1767
Madison, WI 53701-1767

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	0607-074-4012-1	Total Acres	3.67
Township	06N	Lot Sq Feet	159,952
Range	07E	Total Assessment	\$700,800
Section	07	NET Taxes	\$14,502.98
School District	Mount Horeb	Data Received	06/20/2022
2020 Census Trct/Blk	128/1	Zoning	

TAXES

Tax Year	Total Specials	Other Taxes	Lottery Credit	Other Credits	NET Taxes
2021					\$14,502.98
2020					\$14,136.64
2019					\$14,288.14
2018					\$13,978.19
2017					\$7,173.43

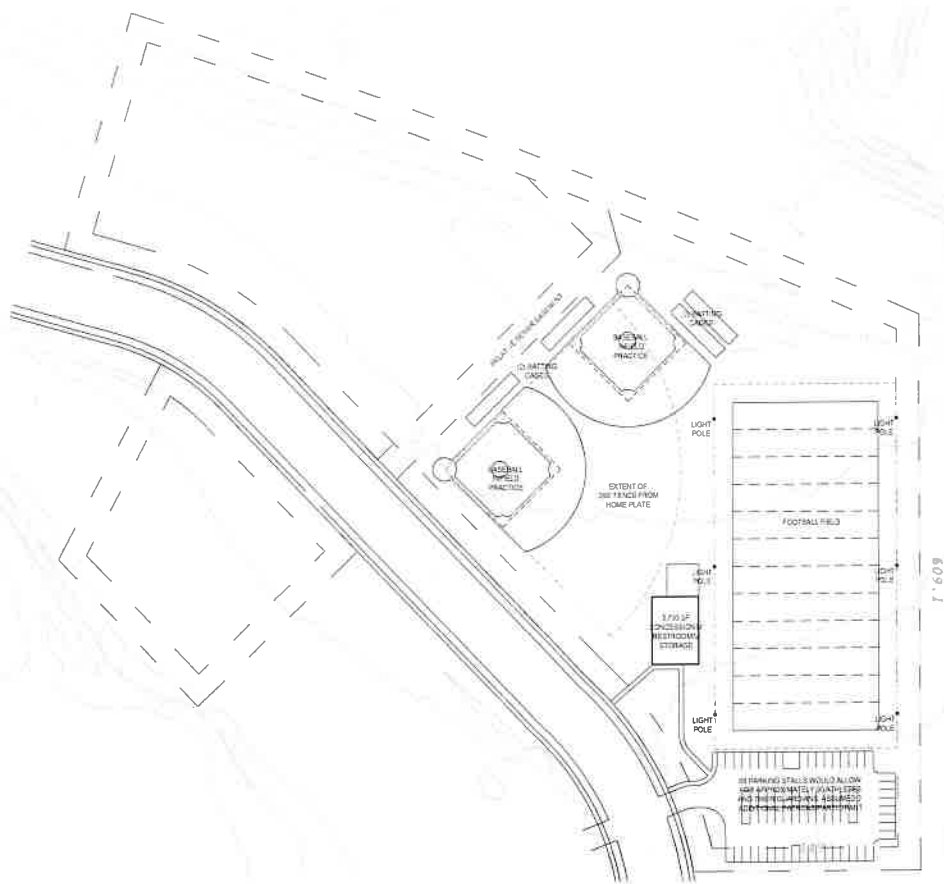
TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$700,800.00		\$700,800.00		\$700,800.00
Assessed Improvements					
Total Assessment	\$700,800.00		\$700,800.00		\$700,800.00
Est Market Value	\$840,900.00		\$783,800.00		\$757,900.00
Land Percentage	100.00%		100.00%		100.00%
Assessment Ratio	0.8334		0.8941		0.9247
Mill Rate	0.020695				

Assessment Area	Size	Assessed Land	Assessed Improvements
Land Use			
COMMERCIAL	3.672 Acres	\$700,800	

SCHOOL ZONE INFORMATION

Elementary	Distance	Middle	Distance	High	Distance
Mount Horeb Primary Center		Mount Horeb Middle School		Mount Horeb High School	
1 to 2	1.5	6 to 8	1.1	9 to 12	1.2



MZ2001.00
Conceptual Site Development
 Northcape Recreational Center
 Scale: 1" = 100'-0"
 March 10, 2023



Conditional Use Permit Application – Terry Kurth
March 2023
1960 & 1980 Commerce Drive, Mount Horeb, Wisconsin

As a supplement to the Conditional Use Permit we are submitting the following details

The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The project plan is for the establishment of a football field, baseball field, concessions stand, and off-street parking. These features will be for the benefit of the Mount Horeb community and do not pose any detriment or endanger the public health, safety, morals, comfort, or general welfare.

The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the then-existing use of adjacent land.

The project will be located in the North Cape Commons area surrounded by businesses and housing. Users of the project will be children, adults, and families from the Mount Horeb area and beyond. Additional patronage and use of surrounding locations is expected to be a positive increase and will not in any foreseeable manner substantially impair or diminish surrounding existing uses.

The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The project will not impede the normal and orderly development and improvement of the surrounding property. Some of the surrounding lots have been developed and others will be developed in the future, but this project will not be an imposition to those developments.

Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

Utilities, roads, drainage and other necessary site improvements are existing in the North Cape Commons area.

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

An access drive approach (driveway) will connect directly to Commerce Drive. To minimize traffic impacts the approach will mirror approaches on the opposite side of the street. For example, the approach for the football field is set up to be directly across from the existing entrance for Academy of Little Vikings. It is anticipated most activity for the

area will occur in the evenings and on weekends, minimizing impact on office users nearby.

The conditional use shall conform to all applicable regulations of the district in which it is located.

The use will conform with all applicable regulations of the district.

Additional considerations

The maintenance of safe and healthful conditions.

The project will be for recreational activities and will not affect the maintenance of safe and healthful conditions.

The prevention and control of water pollution, including sedimentation.

Sites are already within a development (North Cape Commons), and will not have a negative affect on water pollution.

Existing topographic and drainage features and vegetative cover on the site.

Construction plans are subject to the drainage features and vegetative cover requirements as laid out in the North Cape Commons Covenants and Village Code.

The location of the site with respect to floodplains and floodways of rivers and streams.

Site will not affect floodplains, floodways, rivers, or streams.

The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

Construction plans are subject to the requirements of the North Cape Commons Covenants and Village Code and do not pose a negative impact.

The location of the site with respect to existing or future access roads.

Access will be from existing Commerce Drive, no future access roads will be required.

The need of the proposed use for a shoreland location.

The project is not a shoreland location.

Its compatibility with adjacent land.

The project will be located in the North Cape Commons area surrounded by businesses and housing. Users of the project will be children, adults, and families from the Mount Horeb area and beyond. Additional patronage and use of surrounding locations is expected to be a positive increase and compatible with adjacent land.

The amount of liquid wastes to be generated and the adequacy of the proposed disposal system

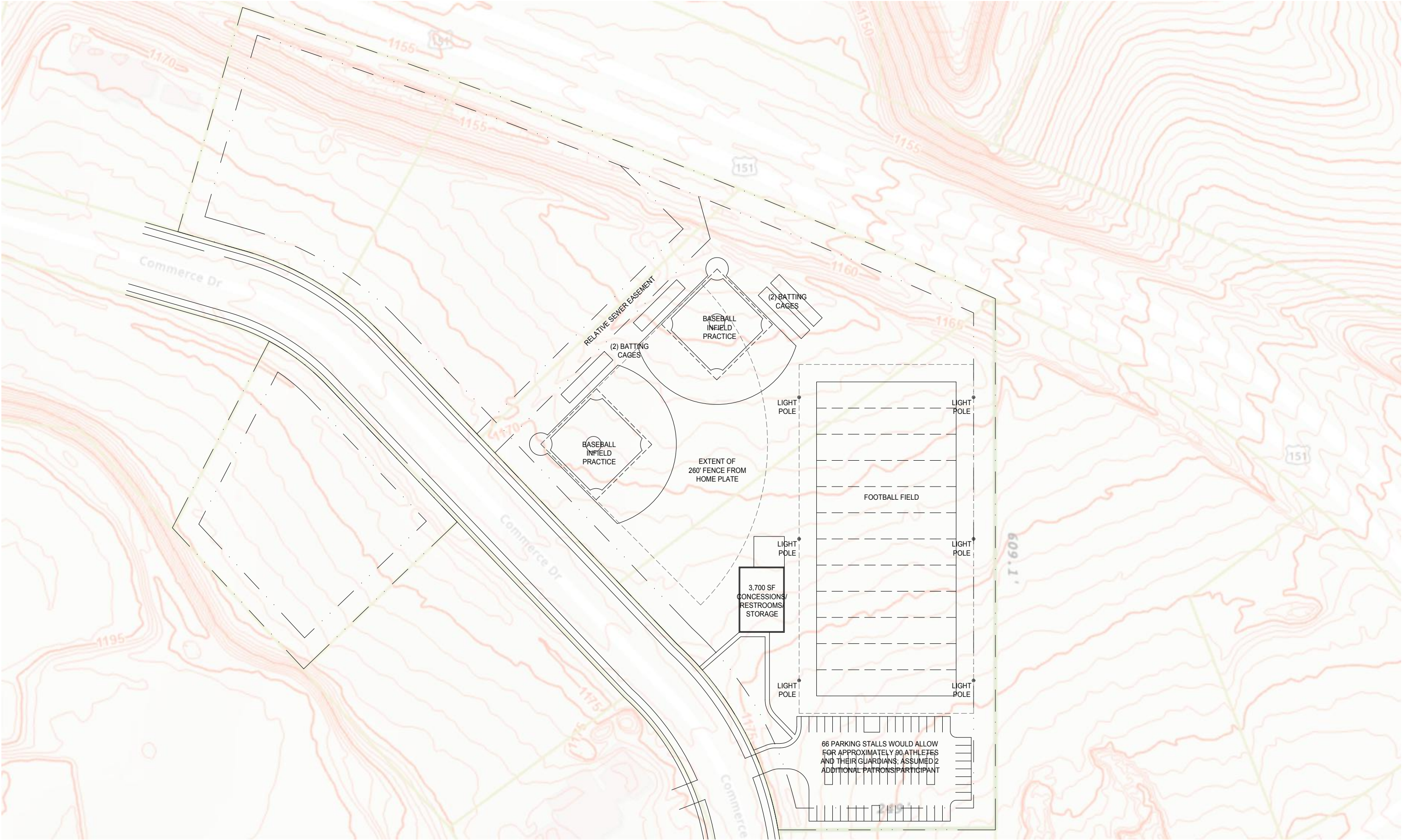
The project will connect to the municipal sewer system.

M22001.00

Conceptual Site Development

Northcape Recreational Center
Scale: 1" = 100'-0"

March 10, 2023



© 2023



AGENDA ITEM REPORT

MEETING DATE

March 22, 2023

PREPARED BY

AGENDA ITEM # 3.f

Consider recommendation for Resolution 2023-02 Conditional Use Permit for sports fields at 1960 and 1980 Commerce Drive

BACKGROUND

A review letter from Village Planner Ben Rohr is included in your packet. With the additional information provided and reducing the application to two lots that will be developed first, staff believes the application meets the requirements for approval.

RECOMMENDATION

ATTACHMENTS

1. Athletic Field CUP Memo for Plan Commission 3.22.23
2. Kurth 1920-1980 Commerce Dr
3. reso 2023-02 Kurth CUP



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: March 22, 2023
Re: Village Planner's Conditional Use Permit Review for the Proposed Athletic Fields at 1960 and 1980 Commerce Drive.

Introduction

Terry Kurth is proposing a new football field and two baseball diamonds at 1960 and 1980 Commerce Drive. The proposed project also includes a 3,700 square foot concession stand, storage, and restroom building, on-site parking, four batting cages, and outdoor lighting.

The properties are zoned Planned Industrial, which allows Active Outdoor Public Recreation as a Conditional Land Use. At the February Plan Commission meeting, the Conditional Use application was tabled for lack of available information. Today, the applicant is seeking Conditional Use review and action based on newly submitted materials.

Zoning District, Land Use, and Site Layout Requirements

The Subject Property has Planned Industrial (PI) Zoning:

- One land use is proposed for this project:
 - Active Outdoor Recreation (permitted as a Conditional Use)
- Other land use requirements that may be met:
 - Facilitates using night lighting and adjoining residential zoned property shall install bufferyards consisting of landscaping, structures, fences, or berms. (not applicable)
 - All structure and uses shall be located a minimum of 50 feet from any residentially zoned property. (not applicable)
 - Facilities which serve a community-wide function shall be located with primary vehicular access on a collector or arterial street. (met)
 - Facilitates which serve a regional or community-wide function shall provide off-street loading area if the majority of the users will be children. (may be met)
 - Parking: 1 stall per 4 expected patrons at maximum capacity. (may be met)
- PI Zoning District intensity (coverage) and bulk (setback and height) may be met.
- Site Plan, Design, Landscaping, Grading, Lighting, and Signage: These requirements may be met. All required Site Plan elements shall be provided, reviewed, and approved prior to the issuance of any building permits.

Relationship to the Comprehensive Plan

The Comprehensive Plan's Future Land Use Map designates the subject property as Planned Business Park. This land use category "is intended for high-quality indoor manufacturing, warehousing, distribution, and office uses with generous landscaping, screened storage areas, modest lighting, and limited signage, complying with detailed design standards included in the Economic Development Chapter. This land use category is designed to blend the Planned Business, Planned Industrial, Planned Mixed-Use, and Government and Institutional land use categories." While the proposed use is not a traditional business park land use, the plan does anticipate that governmental and institutional land uses (active outdoor public recreation) be permitted in this category.

Additionally, the Comprehensive Plan recommends the implementation of the Village's 2020 Comprehensive Outdoor Recreation Plan, which prioritized the development and creation of new, flat outdoor playfield space in Mount Horeb to meet the ever-growing demand.

The proposed project would help implement these initiatives and meets the intent of many components of the Comprehensive Plan and Comprehensive Outdoor Recreation Plan.

Conditional Use Permit Review

All proposed conditional uses must be evaluated based on the review standards of Section 17.57 of the Zoning Ordinance. Section 17.57 states that no application for a conditional use shall be recommended for approval by the Plan Commission, or granted by the Village Board, unless the Commission finds that all the following six conditions are present.

These conditions are presented below, in plain text, with my evaluation comments following each condition are underlined.

- (1) That the establishment, maintenance or operation of the conditional use shall not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

I believe this condition is met. The proposed development provides safe vehicle, pedestrian, and bicycle access to and from the site and new outdoor recreational amenities in Mount Horeb that have been identified in both the Comprehensive Plan and Comprehensive Outdoor Recreation Plan.

- (2) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use, and the proposed use is compatible with the then existing use of adjacent land.

I believe this condition is met. The proposed development is located in North Cape Commons on a site which has been vacant for many years. It is the Village's vision that this area to see it develop into a mix of complementary uses, which seems poised to finally occur given recent land purchases and proposed projects in this area. The site is also easily accessible to visitors from other areas as well as local residents and businesses.

- (3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

I believe this condition is met. The proposed development provides a new destination within the Village and North Cape Commons, with the potential to attract residents and visitors from

around the surrounding area to support local businesses and other uses on the east side of Mount Horeb and beyond, which could be a catalyst for the full build-out of the area.

- (4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

I believe this condition is met. The proposed development is planned to connect to existing road, sidewalk, and utility infrastructure. Additionally, athletic fields will have minimum stormwater impacts to the site and surrounding area.

- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

I believe this condition is met. The proposed development takes access from Commerce Drive, directly mirroring the access point to the south for Little Vikings (approximately 200 feet from the intersection of Lillehammer Lane and Commerce Drive). Additionally, the proposed sidewalk connection provides safe pedestrian and bicycle access into the site.

- (6) That the conditional use shall conform to all applicable regulations of the (zoning) district in which it is located.

This condition may be met. The proposed development looks to meet the applicable zoning district requirements, but all required Site Plan elements shall be provided, reviewed, and approved prior to the issuance of any building permits.

Village Planner's Recommendations:

I recommend the Plan Commission approve the Conditional Use for the Active Outdoor Public Recreation land use for 1960 and 1980 Commerce Drive, subject to the following recommended conditions of approval:

1. A full Site Plan is provided inclusive of all Building Design, Landscaping, Grading, Lighting, and Signage plans proposed. Plan Commission review and approval prior to the issuance of any building permits.
2. A Certified Survey Map (CSM) is provided to combine the two lots together into one, meeting all Village requirements. Plan Commission review and approval prior to the issuance of any building permits.
3. Any other comments or recommendations of the Village Engineer, Village Fire Department, and/or Plan Commission.

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
February 22, 2023

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. The purpose of the hearing is to consider a Conditional Use Permit Application from Terry Kurth to allow a development of youth sport fields and potential construction of a field house and indoor swimming facility located at:

1920 Commerce Drive, parcel 0607-074-3511-1
1931 Commerce Drive, parcel 0607-074-3567-1
1940 Commerce Drive, parcel 0607-074-3522-1
1960 Commerce Drive, parcel 0607-074-3533-1
1980 Commerce Drive, parcel 0607-074-4012-1

Be it further notified that the Village Board, by its Plan Commission/Historic Preservation Commission, will hear all persons concerning all matters and/or objections written or oral at that time.

PUBLISH: Mount Horeb Mail February 2, 2023
 Mount Horeb Mail February 9, 2023

RESOLUTION 2023-02

CONDITIONAL USE PERMIT YOUTH SPORTS PLAYFIELDS AND FIELD HOUSE AND INDOOR SWIMMING FACILITY 1920, 1931, 1940, 1960 AND 1980 COMMERCE DRIVE

WHEREAS, County ID LLC are the property owners of parcels 0607-074-3533-1 and 0607-074-4012-1 on Commerce Drive in the Village of Mount Horeb; and

WHEREAS, Terry Kurth has accepted offers to purchase said properties; and

WHEREAS, said properties are currently zoned PI-Planned Industrial in which the desired use to create sports playfields is not a permitted use but rather an allowable conditional use per Zoning Code 17.451(3)(a)(2); and

WHEREAS, an application for a Conditional Use Permit to allow the aforesaid desired use has been filed with the Village of Mount Horeb by Terry Kurth; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on February 22, 2023, after due notice thereof as required by law; and

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the best interest of the general public to allow the desired use of said property, as hereinafter set forth, as a conditional use; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan.

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission/Historic Preservation Commission.

NOW THEREFORE, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. The Conditional Use for the above referenced property will become effective following the completed sale of the property from COUNTY ID LLC to TERRY KURTH OR HIS ASSIGNEE.

Section 2. A full site plan is provided inclusive of all building design, landscaping, grading, lighting and signage plans proposed. Plan Commission review and approval prior to the issuance of any building permits.

Section 3. A Certified Survey Map (CSM) is provided to combine the two lots together into one, meeting all Village requirements. Plan Commission review and approval prior to issuance of any building permits.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow sports youth sports playfields at the above referenced property in the Village of Mount Horeb, Dane County, Wisconsin is hereby effective following the completed sale of the property from COUNTY ID LLC to TERRY KURTH OR HIS ASSIGNEE.

Introduced and passed this April 5,
2023.

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

March 22, 2023

PREPARED BY

AGENDA ITEM # 3.g

Consideration of Design Review Application: 409 W Main Street, Brager Heating

BACKGROUND

Brager Heating is applying for demolition and reconstruction of their office and storage building at 409 W Main Street. Planner Ben Rohr has provided his review comments for the meeting, which are included in your packet. Overall, the plan is consistent with Village Code Requirements, and the plan commission will need to make a decision on a few items.

RECOMMENDATION

ATTACHMENTS

1. 409 W. Main Street Design Review for New Building 3.22.23
2. Brager - site plan 3-6-23
3. A1 - Elevations 3-16-23
4. A2 - Floor Plans 3-16-23
5. A3 - Foundation Plans 3-13-23
6. A4 - Electrical Plans 3-16-23



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: March 22, 2023
Re: Design Review for Proposed Brager Heating and Cooling Building at 409 W. Main Street.

Background

The owner of Brager Heating and Cooling, BTU Worldwide, LLC (James Brager), is proposing demolition of the existing 2,235 square foot building at 409 W. Main Street, just north of the Military Ridge Trail and adjacent to Aztlan Mexican Grill. It is also located across the street from the Orchard Lane/W. Main Street intersection and single-family homes to the north. The proposed development is a 4,810 square foot building in replacement of the existing building that will be the continued use as Brager Heating and Cooling.

The subject property is zoned Planned Business (PB), which allows Indoor Maintenance Service and Office as a permitted by-right land use. Today, the applicant is seeking review and action on design review of the site.

Under Sections 17.83, 17.84, and 17.85 of the Village's Zoning Ordinance, any existing nonconforming lot, structure, or site is granted legal conforming status. This means, outside of the proposed new building, any component of the lot, structure, or site that may be nonconforming today is not subject to provisions of the Zoning Ordinance. This memo only includes Design Review of the proposed new building for conformance with the Zoning Ordinance, and does not include any other unchanged components of the site (parking area, pavement, landscaping, etc.)

Zoning District, Land Use, and Site Layout Requirements

The Subject Property has Planned Business (PB) Zoning:

- Two land uses are proposed for this project:
 - Indoor Maintenance and Office (both permitted by-right land uses)
- PB Zoning District bulk (setback and height) requirements are all met. Lot coverage requirements are not applicable because they are proposed to remain unchanged.
- Other land use requirements that are all met:
 - Minimum parking requirements

- Site Design: The majority of Design Review requirements are met. Plan Commission discussion and action on three areas not met is recommended.
- Landscaping: Most landscaping requirements are not applicable because the lot is proposed to remain unchanged, outside of the new building in replacement of the existing building.
- Signage: Exterior signage requirement may be met, but are subject to resubmittal of plans with all signage dimensions shown.

Design Review Requirements per Section 17-14

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive or add additional design requirements upon a finding that the additional design requirement would improve the project.

This project complies with most Design Review requirements. I recommend the Plan Commission discuss the few areas that have been underlined.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
✓ No change proposed.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
✓ No change proposed.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
✓ No change proposed.

2. Existing Site Vegetation and Other Natural Features:

- a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
✓ No change proposed.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
✓ No change proposed.

3. Site Layout Relation to Abutting Streets:

- a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
✓ No change proposed.
- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.

- ✓ No change proposed.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs b. and c.
 - ✓ This requirement is met.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.
 - ✓ Not applicable.
- c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.
 - ✓ Not applicable.

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.
 - ✓ This requirement is met.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.
 - ✓ Not applicable.
- c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.
 - ✓ Not applicable.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - ✓ Not applicable.

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
 - ✓ The proposed project meets this requirement with doors, windows, and pitched height roof variations on each façade.
- b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements

such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.

- ✓ This requirement is met through windows and doors used along the front façade of the building.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - ✓ Not applicable.
- d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
 - ✓ Not applicable.

8. Exterior Building Materials:

- a. Exterior materials for multifamily, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.
 - ✓ This requirement is met. There are no proposed metal wall panels, concrete panels, or plain concrete block materials along the front façade.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
 - This requirement is not met. All four facades are proposed to have siding from the roof to the base of the structure.

9. Exterior Building Colors:

- a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
 - ✓ Not applicable.
 - ii. Throughout the rest of the Village primary colors, including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.
 - It is unknown whether this requirement is met. No building materials colors have been provided.
 - iii. High gloss paints and other exterior finishes are not permitted.
 - ✓ This requirement is met. No high gloss paints are proposed.
 - iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.

- o It is unknown whether this requirement is met. No building materials colors have been provided.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is not met. There are proposed overhead garage doors on the front façade facing W. Main Street.

11. Windows:

- a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.
 - ✓ This requirement is met.
- b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
 - ✓ This requirement is met on all portions of the building. Continual compliance is required after building occupancy.

12. Roofs:

- a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - ✓ This area of W. Main Street includes flat roofs and pitched roofs. The proposed roof form matches that of the existing building (pitched roof) and the homes across the street. This requirement is met.
- b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - ✓ This requirement is met.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - ✓ No applicable.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - ✓ This requirement is met. All mechanicals are proposed to be ground-mounted.

13. Exterior Building Appurtenances:

- a. Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.
 - ✓ This requirement is met.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - ✓ Not applicable. No awnings proposed.

- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - ✓ Not applicable. No awnings proposed.
- c. Backlighting is prohibited.
 - ✓ Not applicable. No awnings proposed.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - ✓ It is unknown whether this requirement is met. Trash containers are shown in the rear of the building, but no elevations have been provided.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - ✓ It is unknown whether this requirement is met. Trash containers are shown in the rear of the building, but no elevations have been provided.
- c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.
 - ✓ It is unknown whether this requirement is met. Trash containers are shown in the rear of the building, but no elevations have been provided.

16. Freestanding Canopy Structures:

- a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.
 - ✓ Not applicable. None proposed.
- b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.
 - ✓ Not applicable. None proposed.
- c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - ✓ Not applicable. None proposed.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - ✓ This requirement is met. The existing shed structure is planned to be removed.
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - ✓ Not applicable. None proposed.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.

- ✓ This requirement is met. Shielded overhead lights are proposed on the exterior of the building. No freestanding lighting is proposed in the parking area.
- b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.
 - ✓ This requirement is met. Shielded overhead lights are proposed on the exterior of the building. No freestanding lighting is proposed in the parking area.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - ✓ It is unknown if this requirement is met. No photometric plans have been provided.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - ✓ It is unknown if this requirement is met. No photometric plans have been provided.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - ✓ Not applicable. None proposed.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - ✓ New signage is shown on the front façade, but no dimensions are shown. Full signage plans shall be submitted prior to the issuance of permits.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - ✓ Not applicable. None proposed.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.
 - ✓ The requirement is met. No outdoor display or storage is proposed.
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - ✓ The requirement is met. No outdoor display or storage is proposed.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - ✓ Not applicable. No change proposed.
- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - ✓ Not applicable. No change proposed.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - ✓ Not applicable. No change proposed.
- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - ✓ Not applicable. No change proposed.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - ✓ Not applicable. No change proposed.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - ✓ Not applicable. No change proposed.
- b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.
 - ✓ Not applicable. No change proposed.
- c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.
 - ✓ Not applicable. No change proposed.
- d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
 - ✓ Not applicable.

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
 - ✓ Not applicable. No change proposed.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - ✓ Not applicable.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - ✓ Not applicable.

- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
 - ✓ Not applicable. No change proposed.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
 - ✓ Not met. None proposed.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - ✓ Not met. None proposed.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - ✓ Not met. None proposed.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - ✓ No change proposed.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - ✓ No change proposed.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - ✓ No change proposed.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - ✓ No change proposed.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - ✓ No change proposed.

Village Planner's Recommendations Regarding the Site Plan and Design Review:

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion that finds the proposed new building to be fully consistent with the requirements of the Zoning Ordinance, inclusive of full and continuous compliance with the submittal documents, and with any conditions identified by Village Staff and the Plan Commission, as indicated below:

1. Site Plan and Design Review packet, including the following:
 - a. **8.b. Plan Commission discussion and action on either:**
 - i. Waiving the requirement for hard durable foundation materials
 - ii. Requiring resubmittal with hard durable foundation materials included on the front façade
 - b. **10.a. Plan Commission discussion and action on either:**
 - i. Waving the decorative front façade door standards (overhead garage doors)
 - ii. Requiring resubmittal with decorative overhead garage doors on the front façade
 - c. **25.a.-c. Plan Commission discussion and action on either:**
 - i. Waiving the building foundation landscaping requirements
 - ii. Requiring resubmittal with building foundation landscaping provided
2. Village staff review and approval of the following plans that meet all Design Review requirements:
 - a. Exterior building design plans that include proposed colors
 - b. Photometrics plan for the proposed exterior lighting
 - c. Exterior trash container design and materials
 - d. Signage plan dimensions

If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.

3. Any other comments or recommendations of the Village Engineer, Village Fire Department, and/or Plan Commission.

DESCRIPTION:

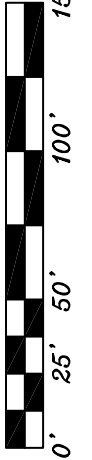
Lots 1 and 2, Certified Survey Map No. 3896, recorded in the Dane County Register of Deeds Office in Volume 110 of Certified Surveys, Page 116, as Document No. 1734376. Located in part of Northwest 1/4 of the Southeast 1/4 of Section 11, T6N, R6E, Village of Mt. Horeb, Dane County, Wisconsin.

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

W.C.S.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
THE NORTH LINE OF C.S.M. No. 3896.
LINE TO BEAR = N 65°41'51" E

SCALE 1" = 50'

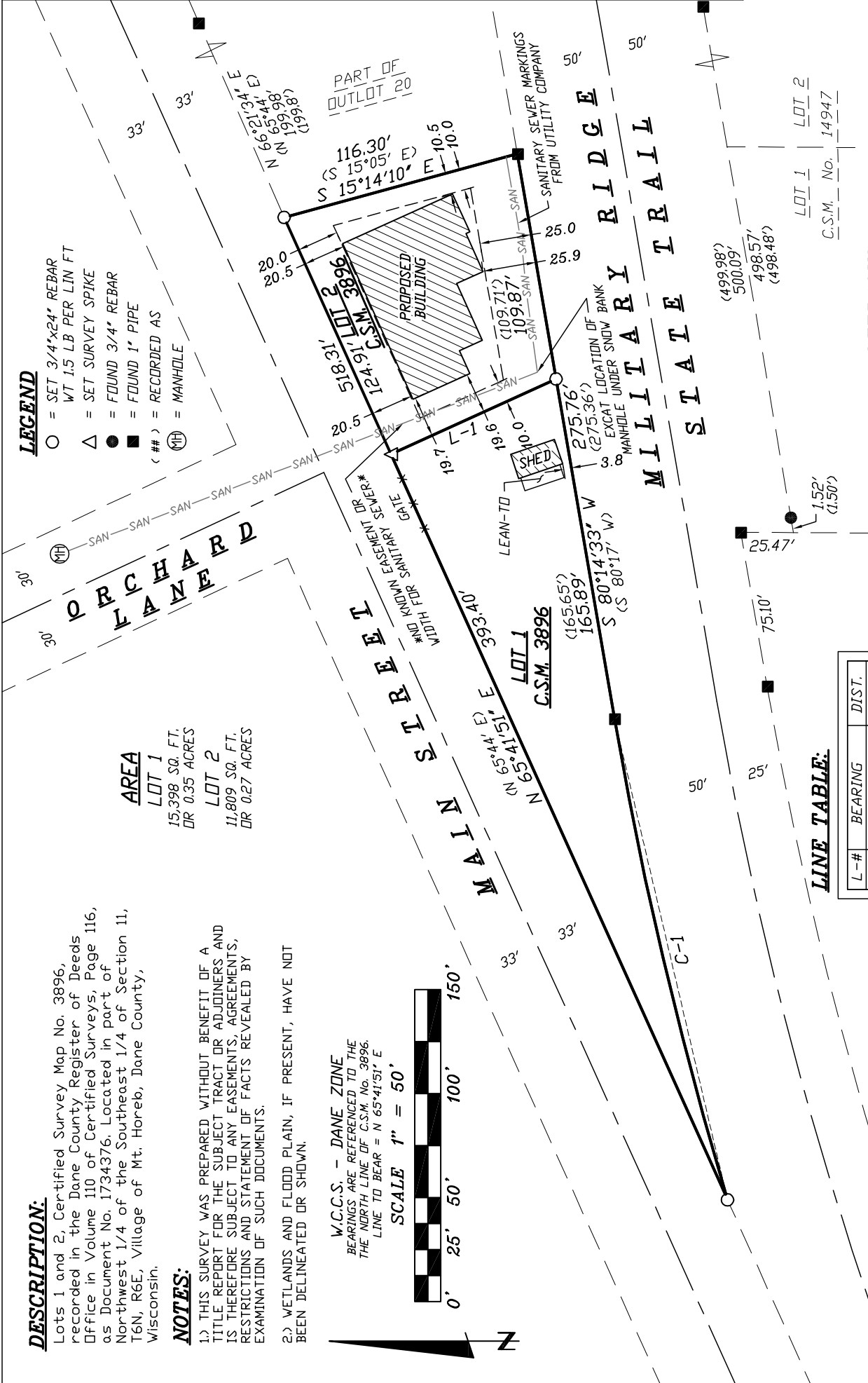


AREA

- LOT 1
15,398 SQ. FT.
OR 0.35 ACRES
- LOT 2
11,809 SQ. FT.
OR 0.27 ACRES

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- △ = SET SURVEY SPIKE
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- (##) = RECORDED AS
- ⓂH = MANHOLE



SITE PLAN

Lots 1 and 2, Certified Survey Map No. 3896, located in part of Northwest 1/4 of the Southeast 1/4 of Section 11, T6N, R6E, Village of Mt. Horeb, Dane County, Wisconsin.

DATE	MARCH 1ST, 2023	REVISION DATE: MARCH 3RD, 2023	CHECK BY	N.T.P.
SCALE:	1" = 50'	REVISION DATE: MARCH 6TH, 2023	DRAWING NO.	23W-65
DRAWN BY	NEIL BORTZ	SHEET	1	OF 1

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



SETBACKS:

PB- PLANNED BUSINESS
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 25 FEET

PREPARED FOR:

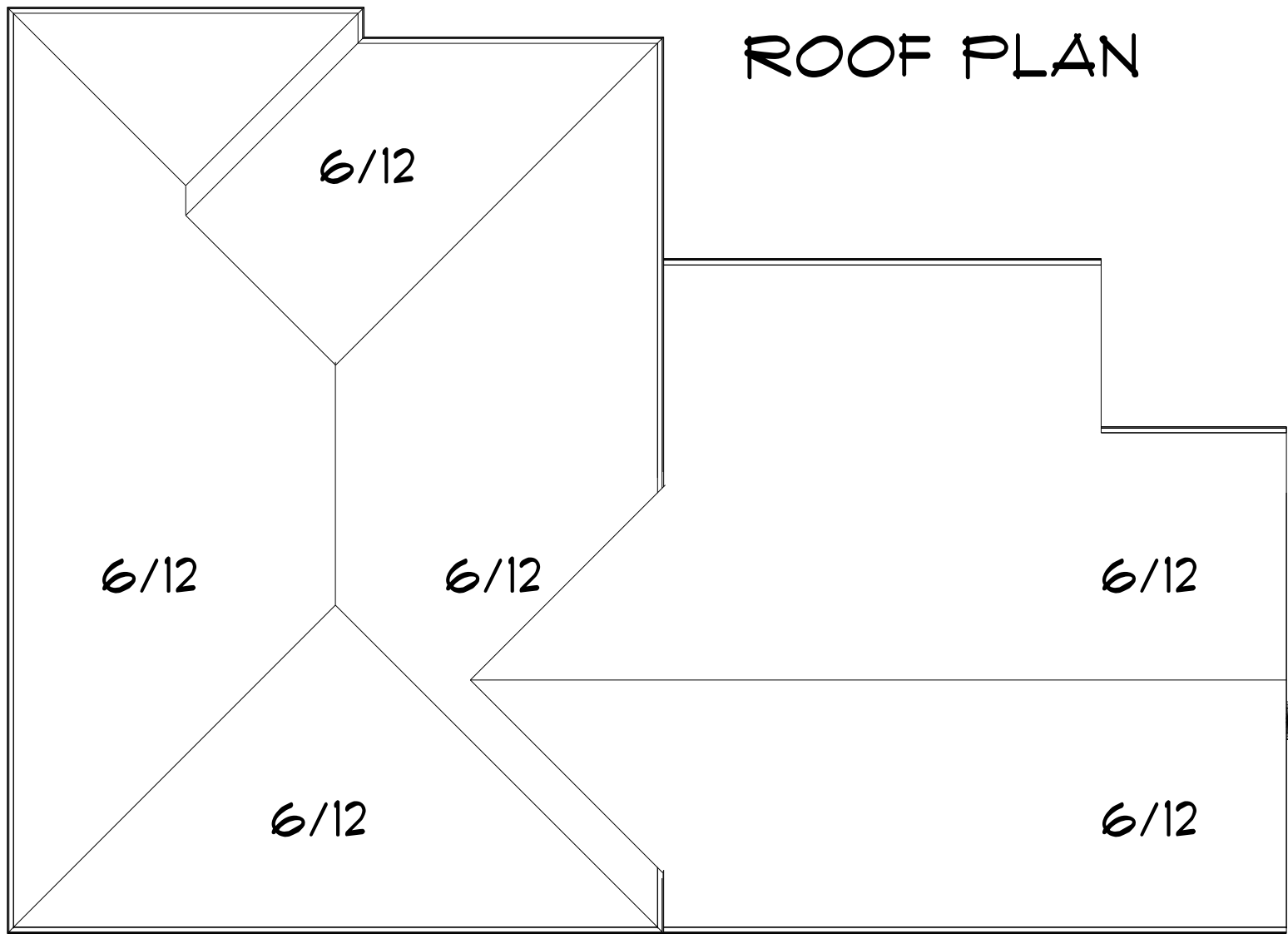
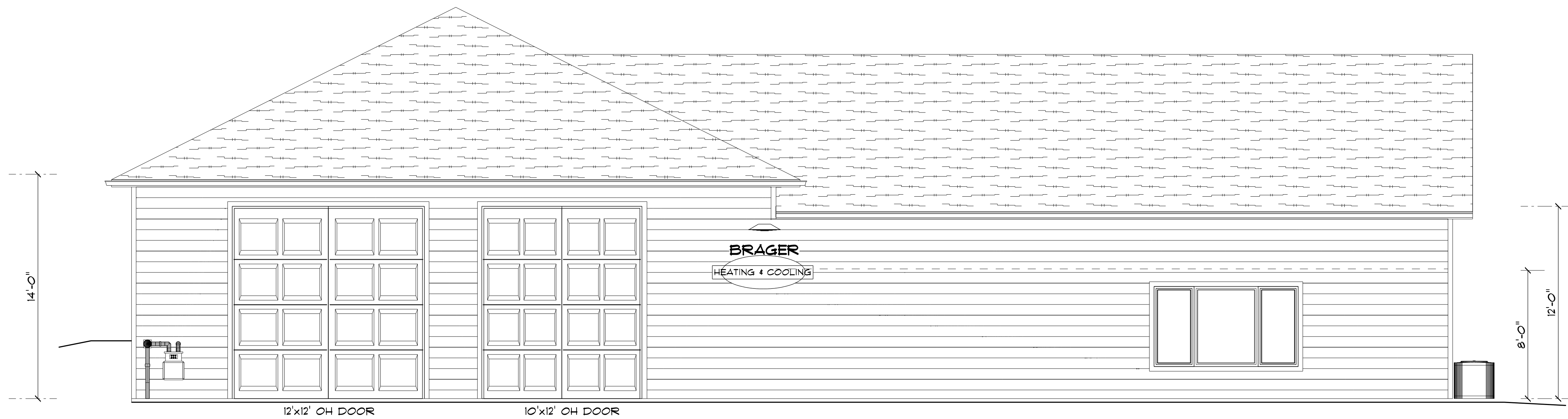
NEXTSTEP BUILDING & DESIGN
2932 GREEN AVENUE
BLUE MOUNDS, WI 53517

LINE TABLE:

L-#	BEARING	DIST.
L-1	(S 24°16' E) S 24°27'24" E	(87.24') 87.25'

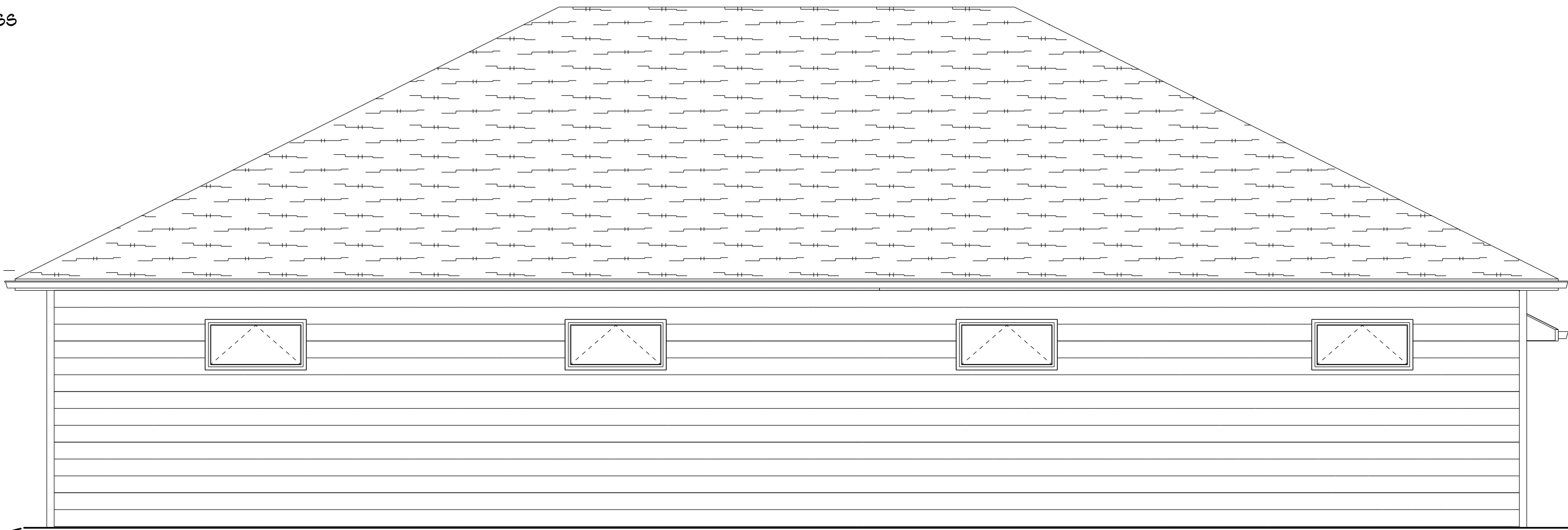
CURVE TABLE:

C-#	RADIUS	CHORD	BEARING AND DIST.	ARC	DELTA
C-1	1,960.08'	(S 76°48'37" W) S 76°45'58" W	237.48'	237.63'	06°56'46"



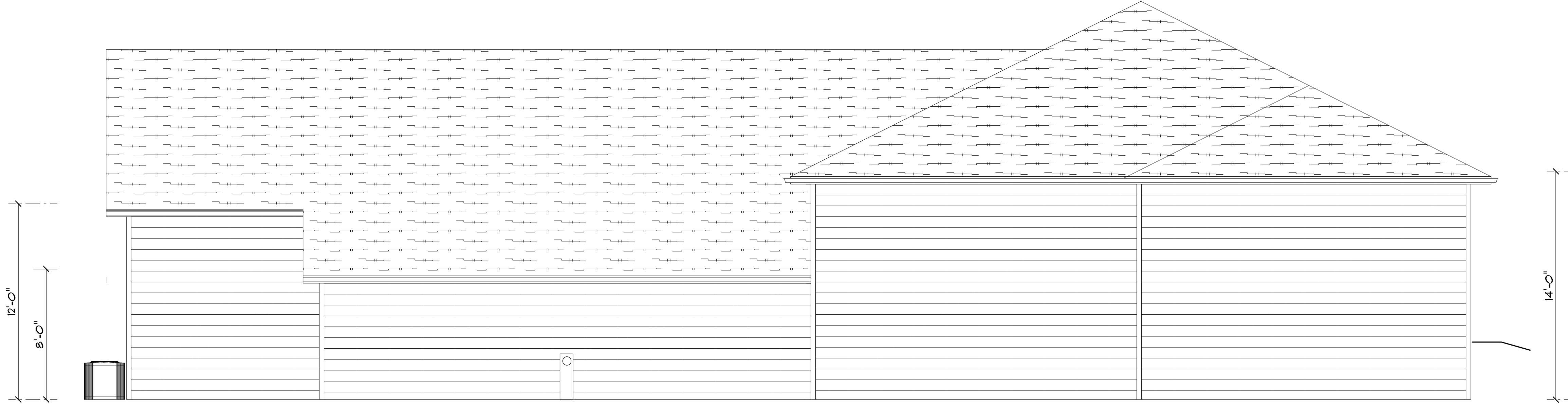
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- SIDING**
- LP 8" LAP SIDING
 - DIAMOND KOTE, PREFINISHED "MIDNIGHT"
 - SOFFIT/FASCIA: BLACK
- ROOFING**
- ARCHITECTURAL 30-YR SHINGLES
 - "ESTATE GREY", OWENS CORNING, DURATION
 - BLACK DRIP EDGE
- GARAGE DOORS**
- FLUSH GARAGE PANELS, INSULATED GLASS ON 4TH BAY FROM BOTTOM, BLACK
 - GARAGE DOOR FRAMES: BLACK
- WINDOWS**
- ALLIANT, PREMIUM VINYL WINDOWS
 - BLACK EXTERIOR/INTERIOR
- EXTERIOR DOORS**
- THERMATRU, BLACK DOOR, BLACK FRAME



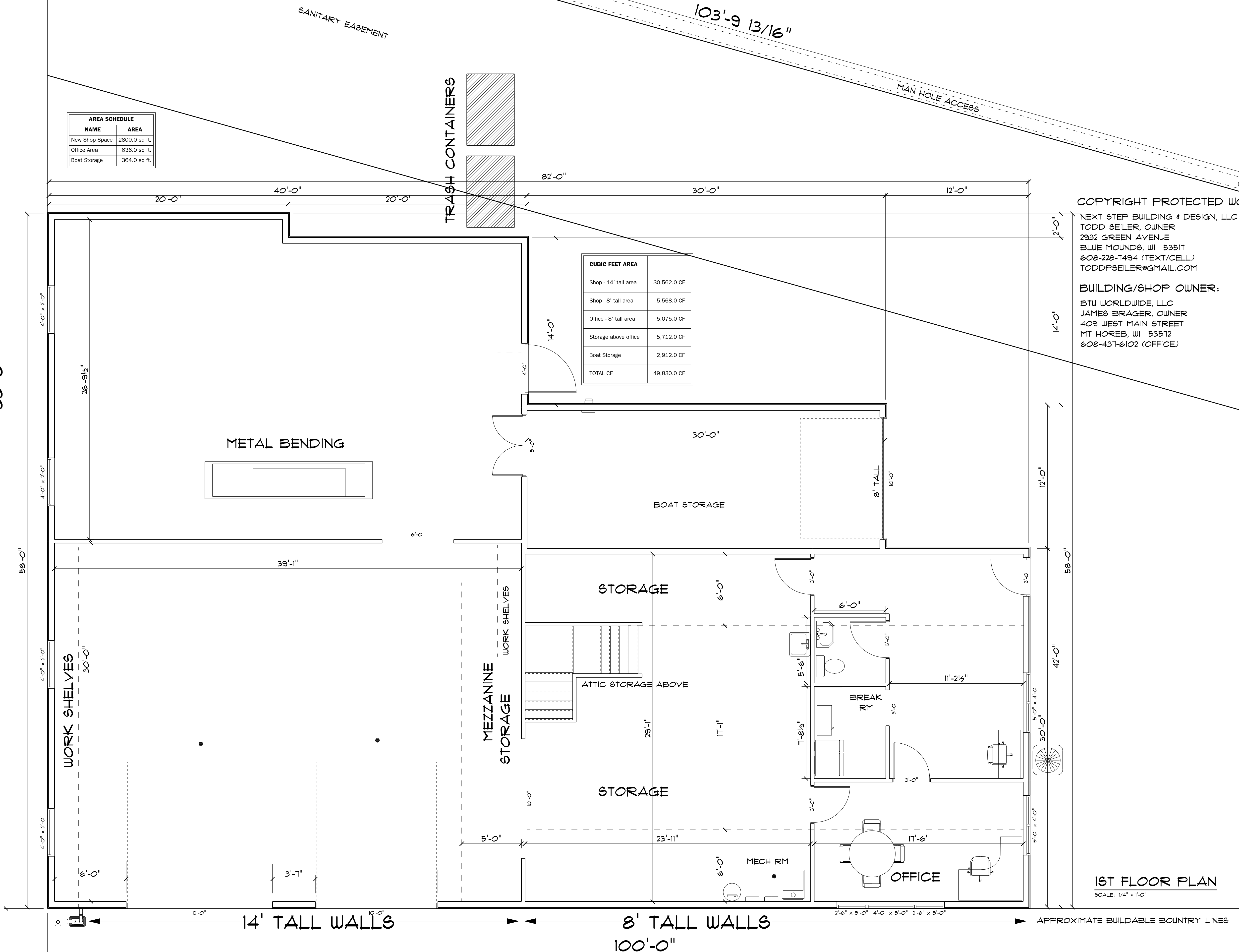
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

88'-0"



AREA SCHEDULE	
NAME	AREA
New Shop Space	2800.0 sq ft.
Office Area	636.0 sq ft.
Boat Storage	364.0 sq ft.

CUBIC FEET AREA	
Shop - 14' tall area	30,562.0 CF
Shop - 8' tall area	5,568.0 CF
Office - 8' tall area	5,075.0 CF
Storage above office	5,712.0 CF
Boat Storage	2,912.0 CF
TOTAL CF	49,830.0 CF

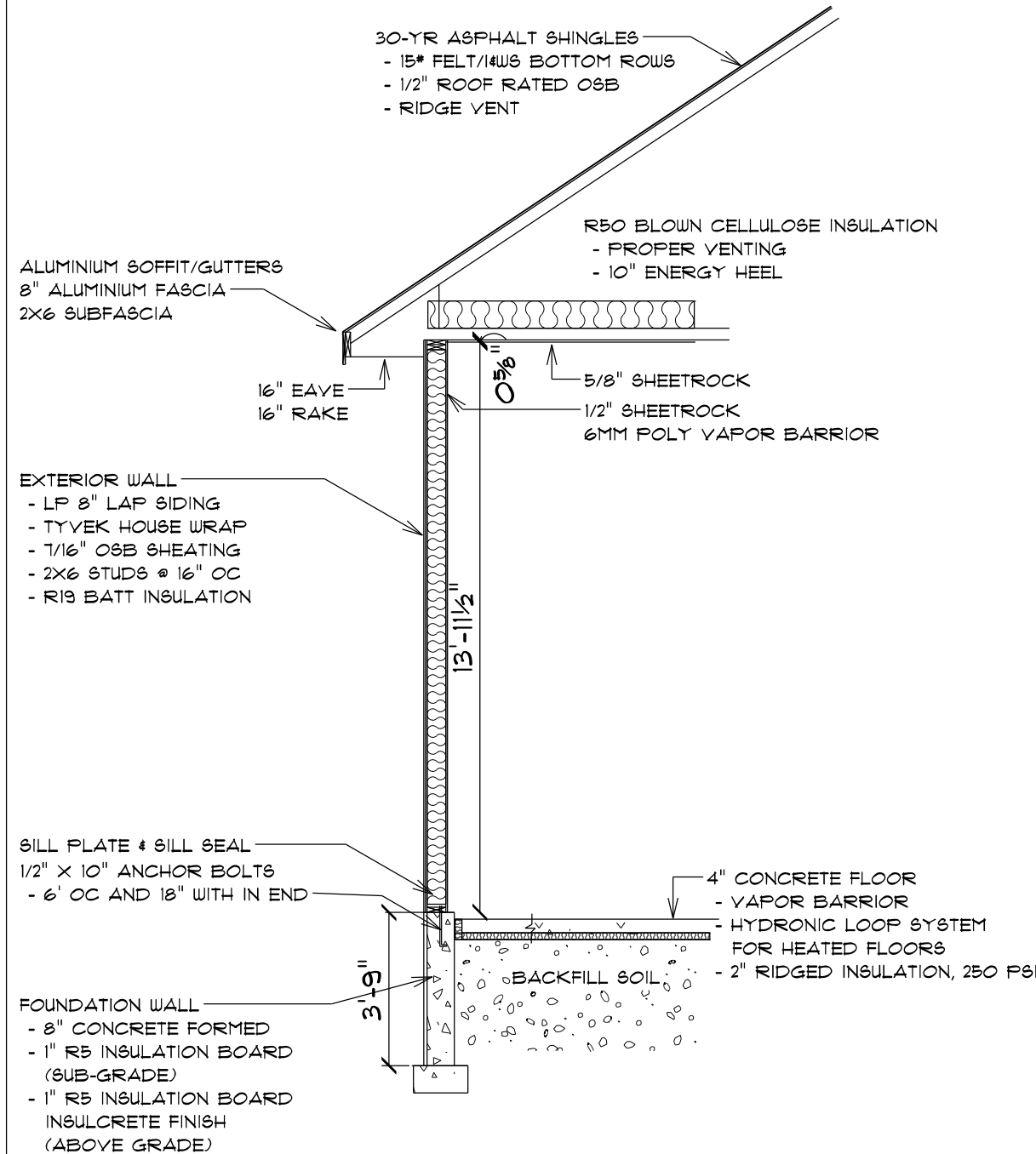
COPYRIGHT PROTECTED WORK OF:

NEXT STEP BUILDING & DESIGN, LLC
TODD SEILER, OWNER
2932 GREEN AVENUE
BLUE MOUNDS, WI 53517
608-228-7494 (TEXT/CELL)
TODDSEILER@GMAIL.COM

BUILDING/SHOP OWNER:

BTU WORLDWIDE, LLC
JAMES BRAGER, OWNER
409 WEST MAIN STREET
MT HOREB, WI 53572
608-437-6102 (OFFICE)

60'-0"

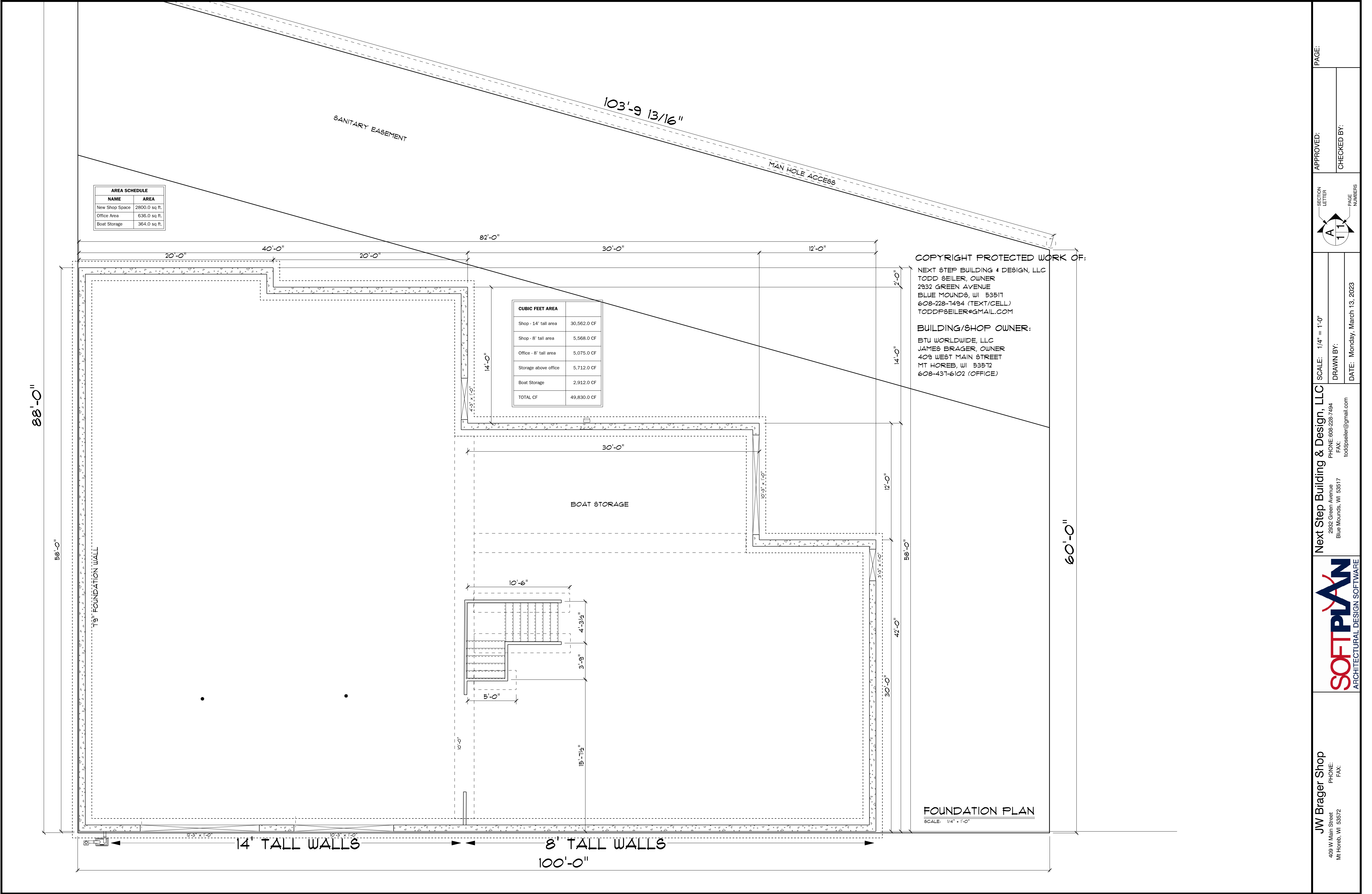


TYPICAL 14'
WALL SECTION

1ST FLOOR PLAN

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

APPROXIMATE BUILDABLE BOUNDARY LINES



AREA SCHEDULE	
NAME	AREA
New Shop Space	2800.0 sq ft.
Office Area	636.0 sq ft.
Boat Storage	364.0 sq ft.

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TOTAL CF	49,830.0 CF

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2932 GREEN AVENUE
BLUE MOUNDS, WI 53517
608-228-7494 (TEXT/CELL)
TODDPSEILER@GMAIL.COM

BUILDING/SHOP OWNER:

BTJ WORLDWIDE, LLC
JAMES BRAGER, OWNER
409 WEST MAIN STREET
MT HOREB, WI 53572
608-437-6102 (OFFICE)

FOUNDATION PLAN

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

JW Brager Shop
409 W Main Street
Mt Horeb, WI 53572

PHONE:
FAX:

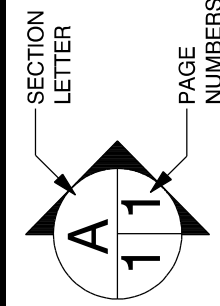
Next Step Building & Design, LLC
2932 Green Avenue
Blue Mounds, WI 53517
PHONE: 608-228-7494
FAX:
toddpseller@gmail.com

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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

DRAWN BY:

DATE: Monday, March 13, 2023



APPROVED:

CHECKED BY:

PAGE:

AREA SCHEDULE	
NAME	AREA
New Shop Space	2800.0 sq ft.
Office Area	636.0 sq ft.
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BUILDING/SHOP OWNER:

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JAMES BRAGER, OWNER
409 WEST MAIN STREET
MT HOREB, WI 53572
608-437-6102 (OFFICE)

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	13	○
fluorescent light 2 x 4	22	▧
flood light	1	☼
spotlight double	3	☼
wall mount preston	2	⌚
wall mount savvy	3	⌚
electrical meter	1	⌚
electrical panel	1	⌚
co detector	1	⌚
fan	1	⌚
light	1	⌚
outlet	40	⌚
outlet 220v	1	⌚
outlet gfi	1	⌚
switch	4	⌚
switch 3 way	14	⌚
switch 4 way	2	⌚
wall mounted 01 2 lights	1	⌚

JW Brager Shop
409 W Main Street
Mt Horeb, WI 53572
PHONE:
FAX:

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

Next Step Building & Design, LLC
2932 Green Avenue
Blue Mounds, WI 53517
PHONE: 608-228-7494
FAX:
toddseiler@gmail.com

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Thursday, March 16, 2023

SECTION
LETTER
A
PAGE
NUMBERS
11

APPROVED:
CHECKED BY:

PAGE:

FOR INSPECTIONS CALL (608) 617-9632		GENERAL BUILDING PERMIT APPLICATION GENERAL ENGINEERING COMPANY P.O. BOX 340 PORTAGE, WI 53901 OFFICE: (608) 745-4070				APP # 202303-021529-EEBC	
Parcel number : 017300		Village of Mount Horeb, Dane County, WI				Mun. Number 13-157	
PROJECT DESCRIPTION (Submit Building Plans & Site Plan) Commercial Addition/Alteration New exterior wall sign for Viking Bar & Grill						Does this project require any additional approvals or permits?	
Building Address 120 E Main St, Mt Horeb, WI 53572				Responsible Party Email easycodchecks@gmail.com		Finished Project Value \$10,000	
Zoning District(s): CB	Zoning Permit No:	Corner Lot	Bldg. Height	Setbacks:	Front:	Rear:	Left: Right:
Owner's Name Address Trae Trae		120 E Main St Mt Horeb, WI 53572				Phone & email (608) 513-9090 easycodchecks@gmail.com	
Construction contractor WI Lic. No & Exp. Date Address Sign Art Studio		325 W Front St Mount Horeb WI 53572				Phone & email (608) 513-9090 luke@makesignsnotwar.com	
Dwelling constr. qualifier WI Lic. No & Exp. Date Address						Phone & email	
HVAC contractor WI Lic. No & Exp. Date Address						Phone & email	
Electrical contractor WI Lic. No & Exp. Date Address						Phone & email	
Master electrician WI Lic. No & Exp. Date Address						Phone & email	
Plumbing contractor WI Lic. No & Exp. Date Address						Phone & email	
RESIDENTIAL Single Family/Duplex	Addition:						SF
	Detached Accessory Building:						SF
	Remodel:						SF
	Other:						Amos SF
COMMERCIAL	New Commercial Building:						SF
	Commercial Addition/Alteration: Sign						SF
	State of Wisconsin Plan Approval Needed: (Approved plans must be submitted with permit application)						
Zoning – When applicable, must obtain a copy of setback information regarding height, lot coverage, etc.							
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side of the last ply of this application. I expressly grant the building inspector or the inspector's authorized agent permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.							
It is the Owner/Contractors Responsibility to Call in ALL INSPECTIONS to the Inspector.							
APPLICANT'S SIGNATURE Neil Thigpen				DATE SIGNED 3/2/2023			
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. *See attached for conditions of approval.							

FEES:	PERMIT(S) ISSUED	PERMIT ISSUED BY:
Construction		Name
Plumbing		Date
Electrical		Telephone
HVAC		Cert. No
Zoning		
Other		
Administrative		

Cautionary Statement for Commercial Buildings

SPS 361.20(1)

(1) Owner.

Compliance with chs. SPS 361 to 366 does not relieve the owner of a public building or place of employment from compliance with the administrative rules established by other state jurisdictions.

Note: Pursuant to s. 101.11 (2) (a), Stats., no employer or owner, or other person shall hereafter construct or occupy or maintain any place of employment, or public building, that is not safe, nor prepare plans which shall fail to provide for making the same safe.

Note: Section 101.12 (3) (h), Stats., prohibits local issuance of permits or licenses for construction or use of public buildings or places of employment until required drawings and calculations have been examined and approved by the department.

Note: Section 145.195 (1), Stats., prohibits local issuance of a building permit for construction of any structure requiring connection to a private onsite wastewater treatment system unless a system satisfying all applicable regulations already exists to serve the proposed structure or all permits necessary to install such a system have been obtained.

(2) Design.

(a) Pursuant to ch. 443, Stats., a public building, structure or place of employment shall be designed by an architect or an engineer, except as provided under ss. 443.14 and 443.15, Stats.

(b) Pursuant to ch. 443, Stats., a component or a system, including an electrical system, a fire protection system, a heating ventilating and air conditioning system, or a plumbing system, for a public building, structure or place of employment shall be designed by an architect, engineer or a designer of engineering systems, except as provided under ss. 443.14 and 443.15, Stats.

☐ I have read and accept the above statements and responsibilities

Cautionary Statement to Contractor

If this project is in a dwelling or child-occupied facility built before 1978 and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint or involves windows, then the requirements of DHS Ch. 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608) 261-6876 or go to the Wisconsin Department of Health Services lead homepage for details of how to be in compliance.

☒ I have read and accept the above statements and responsibilities

Wetlands Notice to Permit Applicants

You are responsible for complying with State and Federal laws concerning the construction near or on wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs may incur. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

☒ I have read and accept the above statements and responsibilities

Additional Responsibilities for Owners of Projects Disturbing One or More Acres of Soil

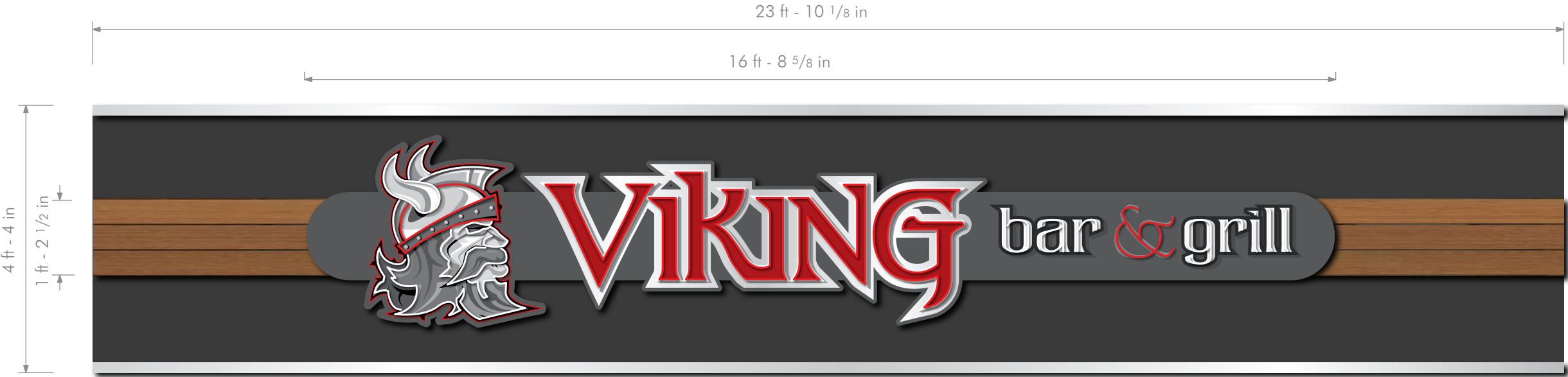
I understand that this project is subject to Ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

☒ I have read and accept the above statements and responsibilities



VIKING BAR & GRILL – EXTERIOR SIGN





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.

© The above artwork and or conceptual design, less customer provided artwork or plans, is property of Sign Art Studio and may not be reproduced without written consent .

S H E E T

WLI-1

VIKING BAR & GRILL - EXTERIOR SIGN

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

February 2023

Month to Date

11 - Building permits have been issued for general construction since
Feb 1st 1 - new UDC permit

Year to Date

23-General permits since Jan. 1st
3 - New UDC single family homes since
Jan. 1st 0- New Duplex

Large Commercial projects currently active

- Driftless Social
Working on Kitchen
Finish
- Community School IS
ONGOING
- Buck & Honeys is
ongoing

Respectfully submitted

Chris Michaels
Building Inspector