



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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

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

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, April 26, 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 March 22, 2023 Meeting Minutes
 - b. 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
 - c. Consideration of Certified Survey Map to combine two lots at 120 S First Street, Steve Brown Apartments
 - d. Design Review Application for MARC
 - e. Recommendation: Extraterritorial Certified Survey Map for Life Church
 - f. Recommendation on Land Purchase for Park Use: Meylor Farm at Ridgeview Rd and Town Hall Road
- 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.



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

DRAFT MEETING MINUTES

1) Call to order

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, Sarah Best, Nate Gauger, Destinee Udelhoven and Peggy Zalucha. Andrew Kidd and Norb Scribner were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Village Attorney Bryan Kleinmaier, and Assistant Clerk Jean Culberson.

3) Agenda Items

a. Consideration of February 22, 2023 Meeting Minutes

Zalucha Motioned to approve the minutes, Best seconded and the motion carried by unanimous voice vote.

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

The public hearing opened at 7:01pm. Developer Dan Seeley and Shane Fry, partner and architect for Steve Brown Apartments, gave an overview of the proposed five-story apartment building. A total of 63 market-rate residential units with 49 underground private parking stalls and 48 at grade public parking stalls. Those who spoke in opposition: Dave Hoffman, Teri Vierima, Mark Mostrom, Janna Hanson, Jeanne Wright, Susan Wallitsch, Steven Sopcak, Sharman Moen, Kurt Wedig. Those who spoke on the agenda item: Kevin Swenson representing Military Ridge State Trail. Those who registered in opposition: Bob Johnson, Faye Johnson, Kristopher Kirkland, Jackie Sale. The hearing closed at 7:37pm.

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

Ben Rohr gave a zoning overview. The Commission discussed the location, parking concerns and past proposed plaza depot. Brad Bates,

Park Manager for the Military Ridge State Trail, spoke questioning the building setback. Architect Fry explained the building setback, slope and retaining walls. Kristen Fish-Peterson, Economic Development Consultant, advised on the revenue the development would generate and the parking concern. Bryan Kleinmaier informed on the Certified Survey Map statutory requirement deadline of May 20th unless an extension is granted. Zalucha Motioned to table requesting the Village Board review the Comprehensive Plan and downtown vision. Best seconded and the motion carried by unanimous voice vote.

- d. Consideration of Certified Survey Map to combine two lots at 120 S First Street, Steve Brown Apartments
Littel Motioned to table and Zalucha seconded. The motion carried by unanimous voice vote.
- e. Public Hearing: To consider Conditional Use Permit application from Terry Kurth for 1960 and 1980 Commerce Drive for youth sports playfields.
The public hearing opened at 8:20pm. Those who spoke in support: Mike Laesch, Curtis Johnson, Justin Bell, Mark Mostrom, Casey Dudley. Those who spoke in opposition: Derek Popp, Steven Sopack. Wishing to speak on the item: Jeanne Wright. The hearing closed at 8:46pm.
- f. Consider recommendation for Resolution 2023-02 Conditional Use Permit for sports fields at 1960 and 1980 Commerce Drive
Owen gave an overview on the revised sports fields. Ben Rohr gave an overview and recommended conditions for the approval: a full site plan and a certified survey map showing the two lots combined. Bryan Kleinmaier defined the conditional use and advised any denial would need specific reasons. Kleinmaier recommended adding that the use shall conform to the PI Industrial District, no lighting is approved and the hours of operation need to be identified. Best Motioned on the approval based on the following conditions: submittal of a full site plan, including the lighting and hours of operation, and a certified survey map. Gauger seconded and the motion carried by unanimous voice vote with exception to Udelhoven who voiced no.
- g. Consideration of Design Review Application: 409 W Main Street, Brager Heating
Owen gave an overview on the proposed structure. Owner James Brager and Contractor Todd Seiler were present for questions. Rohr presented three concerns: the hard durable foundation material on the front facade, decorative front doors and the landscaping. Seiler stated the siding will be upgraded to LP Smart Trim siding, the garage doors will have windows, and a bush to cover the view of the gas meter. The Commission discussed additional decor and landscaping. Brager informed a signage application would be submitted at a later date. Zalucha Motioned to approve the project and Best seconded. The motion carried by unanimous voice vote.

- h. Consider Sign Application: Viking Bar and Grill, 120 E Main Street
Luke Severson from Sign Art informed on the proposed neon sign and facade, including the removal of the awning. The Commission questioned if the neon lighting was code compliant. Rohr confirmed it was code compliant. The Commission removed color approval for signs stating the downtown color palette pertains to the structure. Gauger Motioned Best seconded to approve the sign. Motion carried by unanimous voice vote.
- 4) Committee Reports:
 - a. Plan Commission Chair Report
Littel informed that this was his last meeting. The Commission thanked him for his service and time.
 - b. Village Planner Report
No Report.
 - c. Building Inspector Report
Littel informed of the the report in the packet.
- 5) Meeting adjournment.
Littel Motioned and Best seconded to adjourn the meeting at 9:20pm. Motion carried by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

April 26, 2023

PREPARED BY

AGENDA ITEM # 3.b

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

Planner Ben Rohr has provided an updated review and also provided a review to the Village Board on how this proposal lines up with existing Village plans. The one change to the plan after discussion at the last meeting, Steve Brown is removing the public parking from their property and also withdrawing their request for TID funds to construct the public parking. With this change in the project, staff would recommend using the increment generated by this project to address the parking issue on another lot downtown.

RECOMMENDATION

ATTACHMENTS

1. FSS LOI 4.7.23
2. 230407_Mt Horeb Revised GDP (1)
3. ord 2023-02 PD rezone 120 S First Street
4. Front Street Station - Aerial View (1)
5. Front Street Station - Aerial View (2)
6. Front Street Station - Aerial View (3)
7. Front Street Station - Aerial View (4)
8. Front Street Station - Aerial View (5)
9. Front Street Station GDP 4.26.23 (1)
10. Village Plan Summary for Village Board Review and Discussion 3.24.23 (1)



Friday, April 7, 2023

Nic Owens
Village Administrator
Village of Mt. Horeb Planning Department
138 E. Main St.
Mount Horeb, WI 53572

Re: Zoning Amendment/GDP Application & CSM
120 E. First St. (Front Street Station Multi-Family Development)

On behalf of Steve Brown Apartments, please accept this Letter of Intent and attachments as our formal request for rezoning of the two lots currently addressed as 120 E. First Street. Per our conversations with staff, this will in effect be two rezones; first from I-1 to CB and then from CB to PD which will allow for greater use of the site.

Project Name: Front Street Station
120 E. First Street (to be readdressed)
Mt. Horeb, WI 53572

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

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

Civil Engineer: Wyser Engineering
Wade Wyse
300 E. Front St.
Mt. Horeb, WI 53572
Email: wade.wyse@wyserengineering.com

Project Overview:

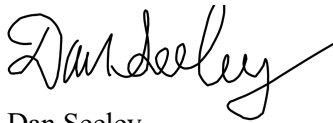
We are pleased to present the included package of materials which provides specific details regarding the project and satisfies the requirements of an application for General Development Plan within a Planned Development District. Should you have any questions regarding this application or find the enclosed materials lacking for any information, please don't hesitate to contact me directly.

Following our meeting with the Mt. Horeb Plan Commission on March 22nd, we have revised our project to remove any reference to public parking. Instead, all proposed parking for the project will be private and for the use of the residents of the project. We made this change in reaction to concerns regarding the proposed parking ratio and availability of parking for the 63 units. Staff is supportive of this revision and have identified other potential locations for public parking should it be needed in the future.

We are excited about the opportunity to bring this great project to Mt. Horeb and continue our investment in the community. As noted in the March 22nd, 2023 staff report, this proposal is in alignment with many of the stated goals and objectives of Mt. Horeb's Comprehensive Plan including infill development and redevelopment opportunities, increasing the types of housing, compact development to preserve open space, and providing new housing in locations with convenient access to commercial and recreational facilities.

Thank you for your consideration of this application. We look forward to discussing it in more detail at the April 26th Plan Commission Meeting and securing approvals for this General Development Plan and associated Certified Survey Map.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Seeley", with a stylized, flowing script.

Dan Seeley
Vice President of Development and Special Projects
Steve Brown Apartments

FRONT STREET STATION

MOUNT HOREB, WI

GENERAL DEVELOPMENT PLAN

APRIL 7, 2023

TABLE OF CONTENTS:

02	PROJECT SUMMARY & BUILDING STATISTICS	10	FLOOR PLANS LOWER PARKING LEVEL P2
03	SITE PLAN & EXISTING CONDITIONS	11	FLOOR PLANS AT GRADE PARKING LEVEL P1 1ST FLOOR
04	AERIAL VIEWS	12	FLOOR PLANS 2ND 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 77 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 to consider 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 two levels of private 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.

Pending 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						2. PARKING STATISTICS:						
TOTAL SITE AREA		32,530 SF				UNDERGROUND SPACES		49 STALLS (2 HCP)				
BUILDING FOOTPRINT		20,814 SF				AT GRADE SPACES		48 STALLS (2 HCP)				
BUILDING COVERAGE RATIO		63.98%				ADDITIONAL PUBLIC SPACES		11 DIA.				
PERVIOUS SURFACE AREA		6,160 SF (18%)				PARKING RATIO (SPACES/UNIT)		1.54				
IMPERVIOUS SURFACE AREA		20,450 SF (82%)										
NUMBER OF STORIES		5 (60 FT MAX.)										
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 PARKING LEVEL P2					19,973 SF		20,814 SF				
1ST FLOOR	AT GRADE PARKING LEVEL P1					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
www.stevebrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

04/07/2023
GDP
PAGE 3

AERIAL VIEWS

**DULUTH TRADING
COMPANY** | EXISTING

HOFF APARTMENTS | EXISTING

**US POST
OFFICE** | EXISTING

FRONT STREET STATION | PROPOSED

- **AT GRADE PARKING LEVEL - P1**
48 STALLS (2 HCP) /FLOOR
- **LOWER PARKING LEVEL - P2**
49 STALLS (2 HCP) /FLOOR
- **RESIDENTIAL**
4 STORIES (63 UNITS)
OVERALL HEIGHT: 60 FT MAX.



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

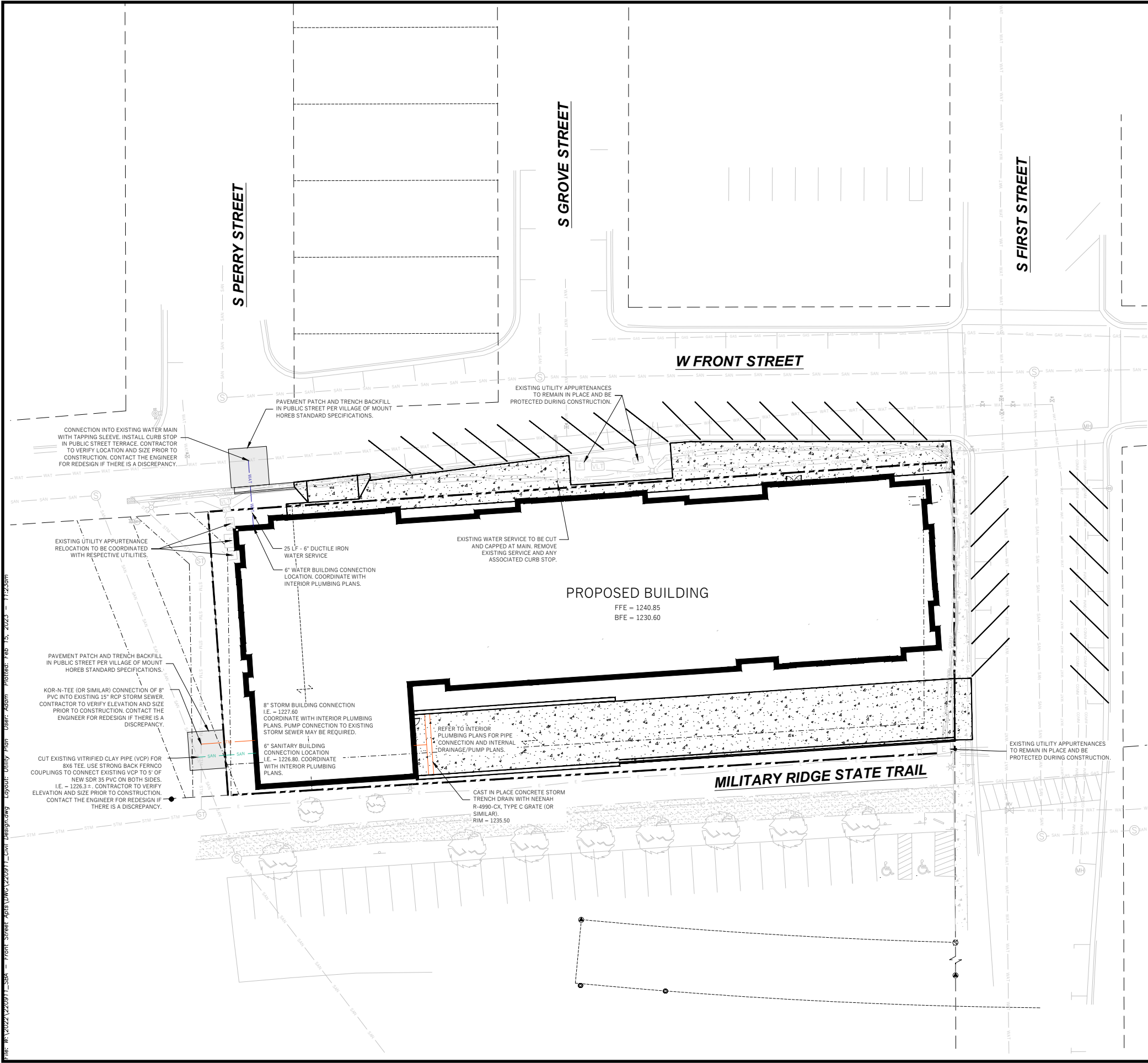
Steve BROWN
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
www.stevebrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

04/07/2023
GDP
PAGE 4



Page 12 of 212



- 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 WDNR.
- 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'

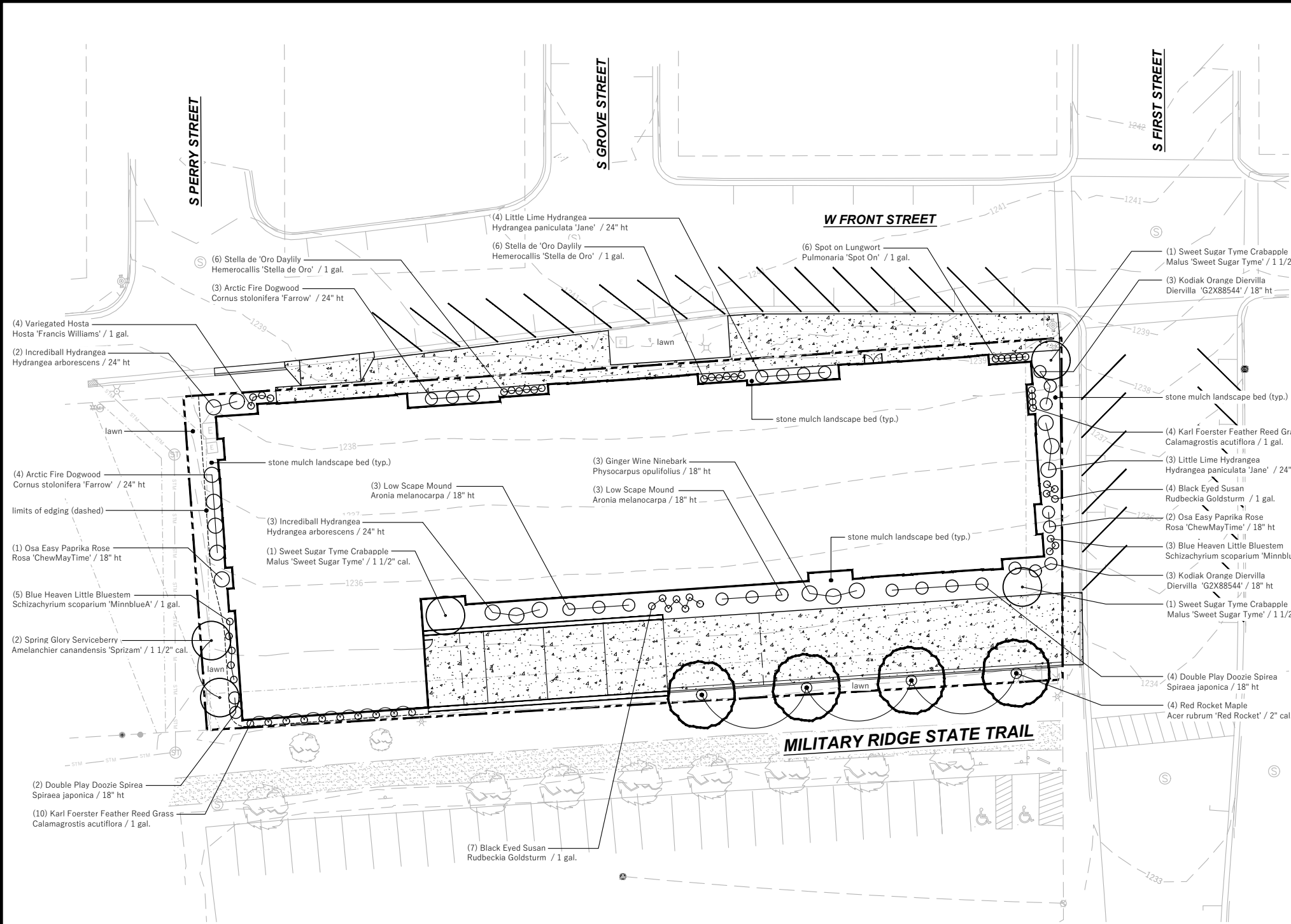
Wysen Number: 22-0911
Set Type: VILLAGE SUBMITTAL

04/07/2023

GDP
PAGE 8

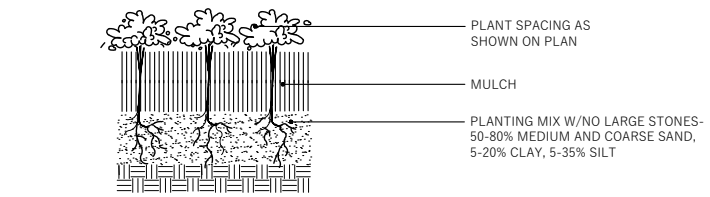
DIGGERS HOTLINE
Toll Free (800) 242-8511 or 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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



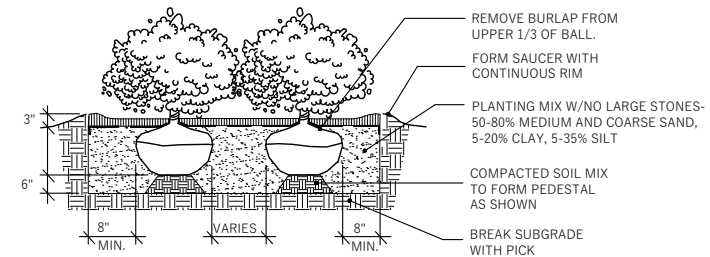
1 PROPOSED LANDSCAPE PLAN

- 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.



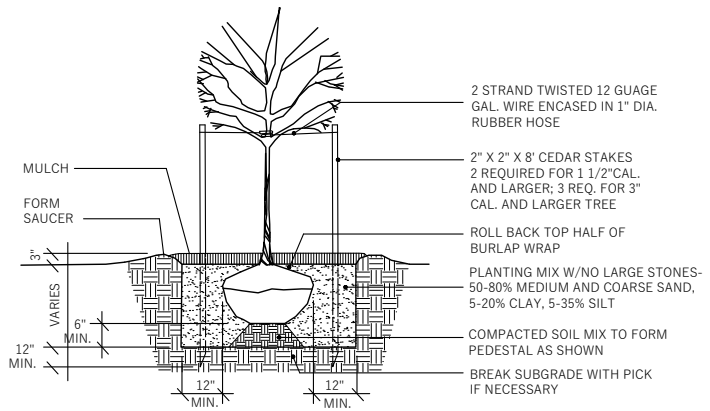
2 PERENNIAL PLANTING

NTS



3 SHRUB PLANTING

NTS



4 TREE PLANTING

NTS

WYSER
ENGINEERING

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
LANDSCAPE PLAN

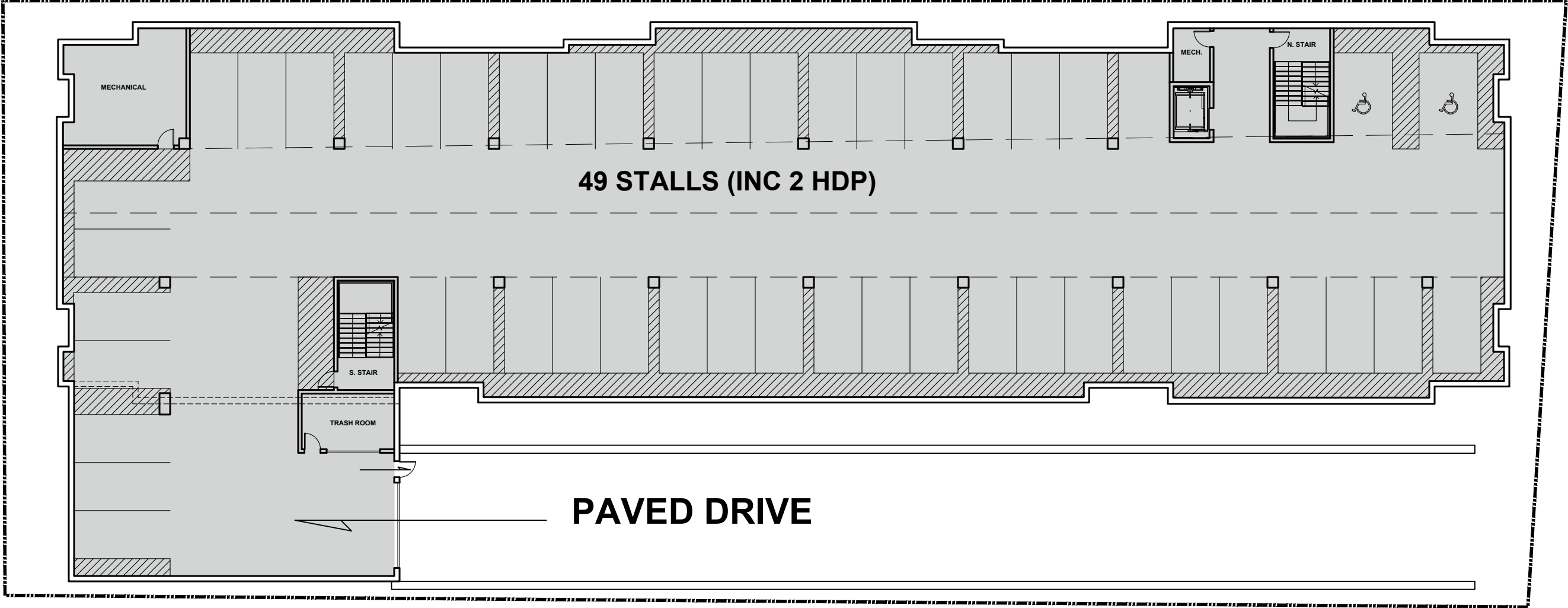
120 S FIRST STREET
MOUNT HOREB, WI 53572

Revisions:		
No.	Date	Description

04/07/2023

GDP
PAGE9

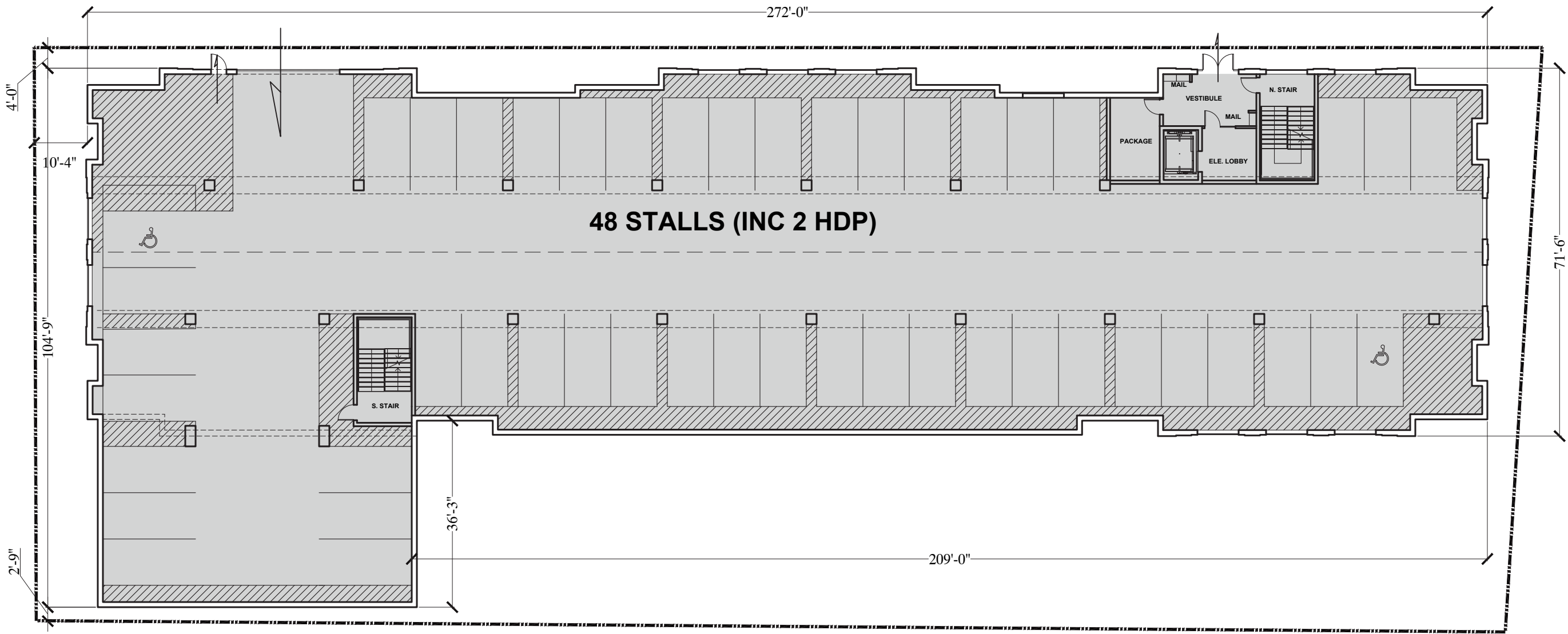
BUILDING FLOOR PLANS



LOWER PARKING LEVEL - P2 | 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 - P1 | 48 STALLS (2 HCP)

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

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

04/07/2023
GDP
PAGE 11

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

04/07/2023
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

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

04/07/2023
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.

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

04/07/2023

GDP

PAGE 16

PREVIOUS PROJECTS



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



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

04/07/2023
GDP
PAGE 17

**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.

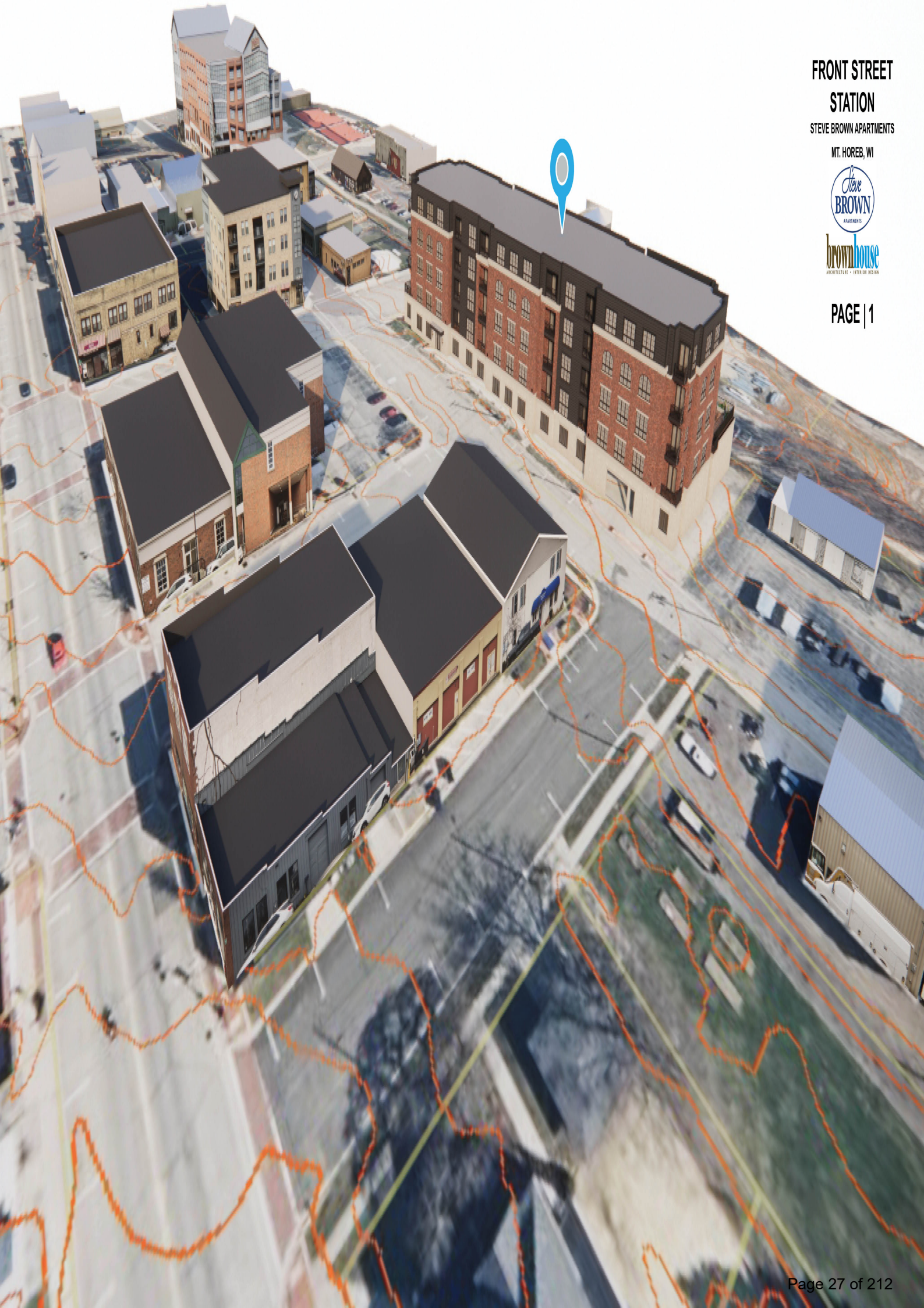
APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____



FRONT STREET
STATION

STEVE BROWN APARTMENTS

MT. HOREB, WI



PAGE | 1

FRONT STREET

STATION

STEVE BROWN APARTMENTS

MT. HOREB, WI



brownhouse
ARCHITECTURE • INTERIOR DESIGN

PAGE | 2



FRONT STREET

STATION

STEVE BROWN APARTMENTS

MT. HOREB, WI



PAGE | 3



FRONT STREET

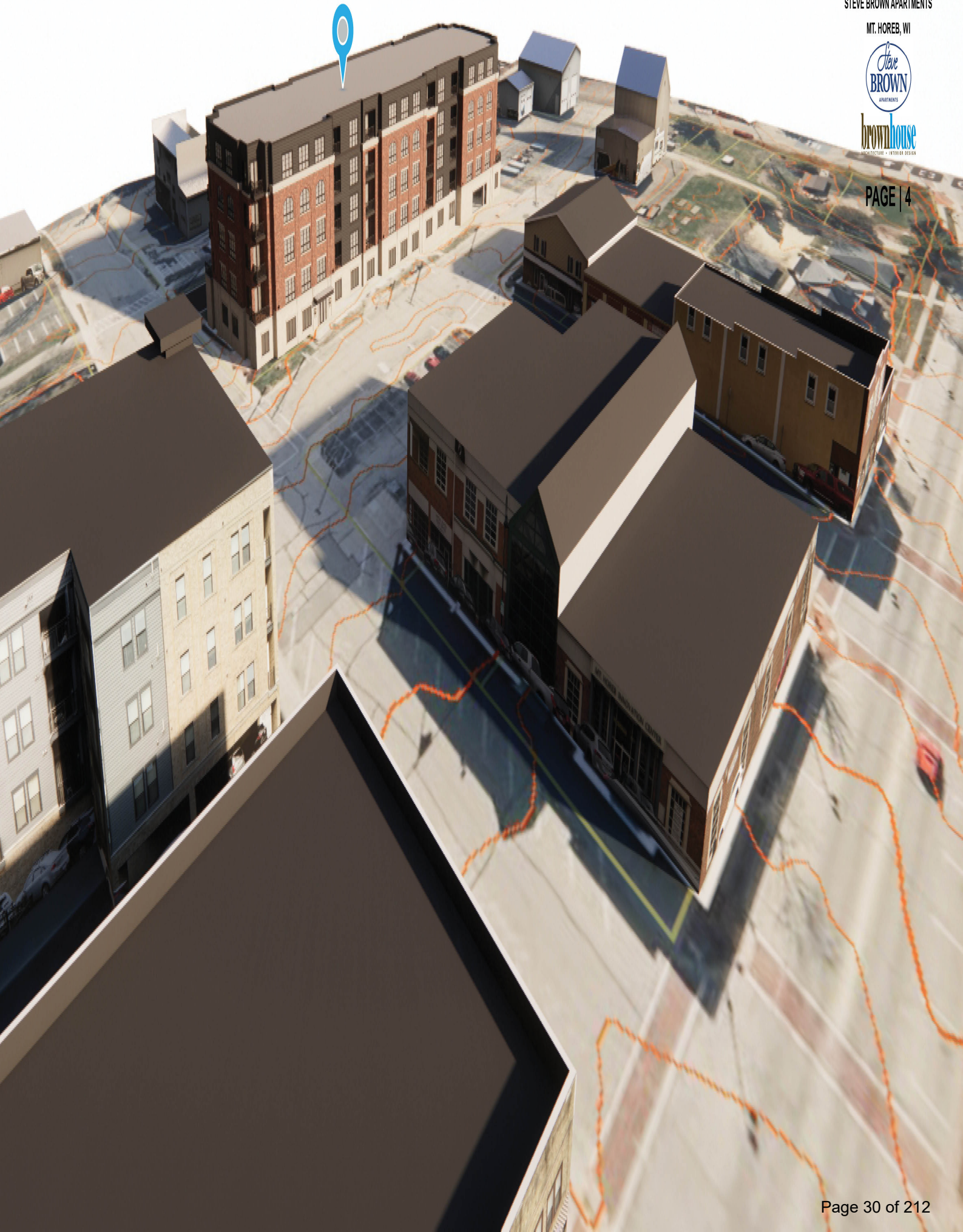
STATION

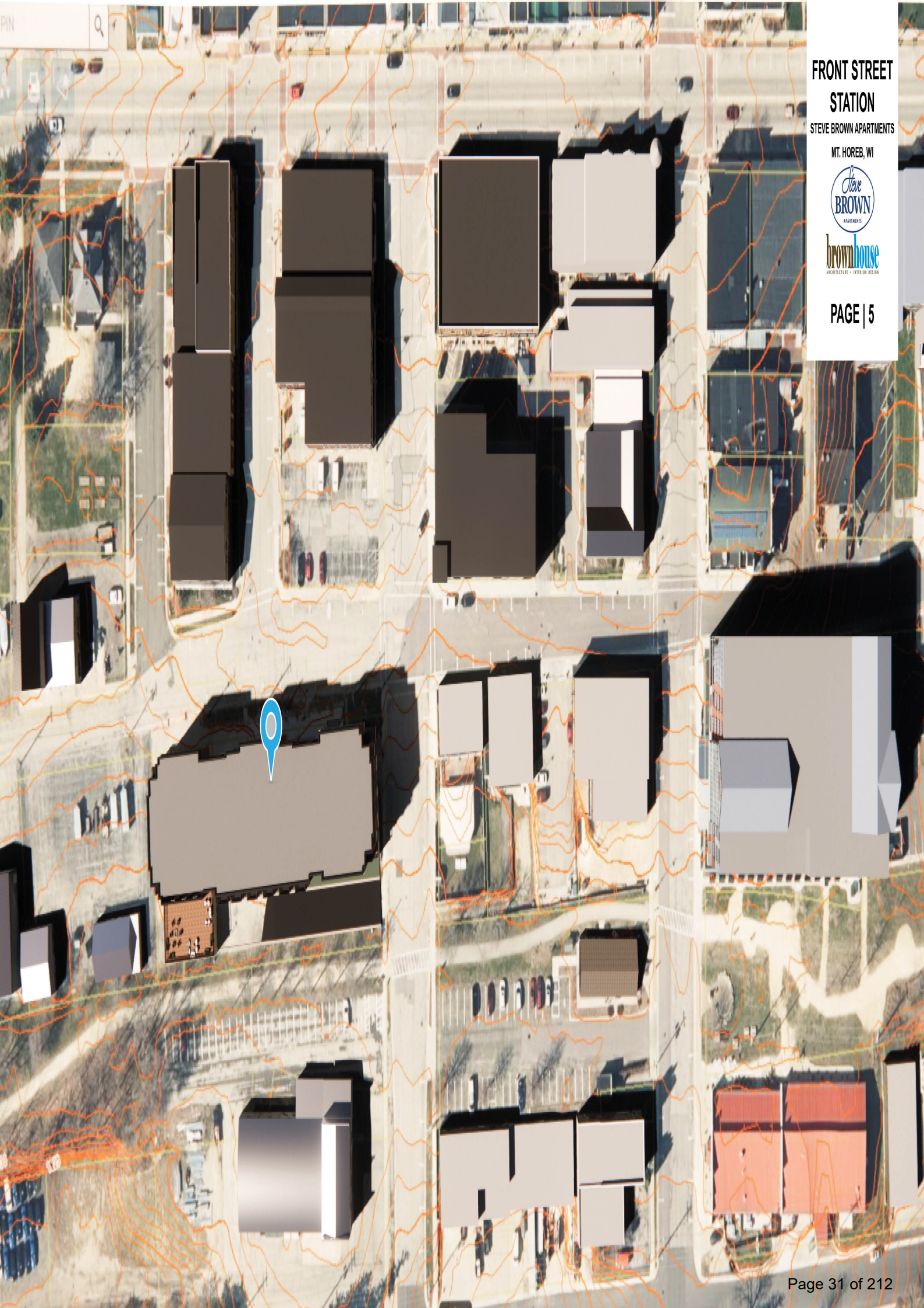
STEVE BROWN APARTMENTS

MT. HOREB, WI



PAGE | 4





**FRONT STREET
STATION**

STEVE BROWN APARTMENTS

MT. HOREB, WI



brownhouse
ARCHITECTURE • INTERIOR DESIGN

PAGE | 5



To: Village of Mount Horeb Plan Commission

From: Village Planner Ben Rohr, AICP

Date: April 26, 2023

Re: **Resubmittal:** Proposed Zoning Map Amendment from Restricted Industrial (I-1) to Central Business (CB), Certified Survey Map 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).

The applicant came before the Plan Commission on March 22, 2023 with the proposed project and it was tabled for reconsideration at a later date. Additionally, per the request of the Plan Commission, the Village Board reviewed the proposed project on April 5, 2023 related to the consistency of adopted plans and potential impacts to the planned downtown gathering space (Depot Plaza).

The Village Board provided staff and the applicant with the following feedback:

- The proposed project is consistent with adopted Village plans.
- The Depot Plaza project is not something they are actively pursuing at this time and didn't view the proposed project impacting the opportunity for it to take place in the future.
- Overall, there are existing and potential future downtown parking issues that need to be addressed with the proposed project, the Depot Plaza, and any other potential downtown redevelopment.

To address the comments received at the meetings, the applicant is now resubmitting the plans for Plan Commission consideration. The key change between the March and April versions of the plans include:

- All proposed on-site parking in the underground and ground-level parking structure will be reserved for private tenant parking to serve the residents of the multi-family building.
- No public parking will be provided on-site.

The majority of this staff report mirrors that of the March version, however all new text is in red.

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, which have subsequently 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-1). 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-1 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-1 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. **All proposed on-site parking (97 stalls) will be private spaces for residents, split between below ground (49 stalls) and on the first floor (48 stalls).** 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 bicycle parking within the 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. This project is considered to be a redevelopment because the property is currently developed with a different use 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. **There was also a parking analysis as part of the Downtown Plan. This found that there are 776 total parking spaces in the area, which includes the 83 surface spaces at 120 E. Front Street today. With the proposed removal of the 83 public parking spaces with this project, there are still nearly 700 parking spaces in downtown Mount Horeb and potentially 11 new on-street spaces on Front and 1st Street surrounding the proposed development.**

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).

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

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 Apartment 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		
	Village Standards	Proposed
Min. Lot Area	2,000 sf	32,530 sf
Min. Lot Width	24'	293'
Max. Number of Floors	4 floors	5 floors
Min./Max. Building Height	20'/50'	60'
Min. Landscape Surface Ratio	0%	18%
Max. Floor Area Ratio	3.00	2.85
Minimum Building Setbacks		
	Village Standards	Proposed
Front	0'	5'
Side	0'	10'
Rear	0'	3'
Paved Surface (all sides)	0'	0'
Accessory Structures	5'	NA
Building Separation	0'	NA

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

Parking Requirements*			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided
Efficiency Unit	1.0 stalls/unit	20 units at 1.0 stalls/unit = 20 spaces	21 spaces
One-Bedroom Unit	1.5 stalls/unit	24 units at 1.5 stalls/unit = 36 spaces	37 spaces
Two- and Three-Bedroom Units	2.0 stalls/unit	19 units at 2.0 stalls/unit = 38 spaces	39 spaces
Total		63 units = 94 spaces	97 spaces

*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.

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 5 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 (Commercial Apartments). Multi-Family is proposed to be the principal land use 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 **Maximum 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 maximum 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.

Analysis of Requested Flexibilities

The project's proposed flexibilities are needed to provide enough density and height to support two levels of covered parking and work within the existing easements and depth to bedrock constraints. These flexibilities also serve to help address the Village's existing housing shortage, provide new patrons to support 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 proposed GDP provides access from Front Street, over 200' from the existing intersection of Front Street and 1st Street. It also provides access from 1st Street, over 75' from the existing intersection. 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 near the intersection of Front Street and Perry Street, however, it generally aligns with the existing site access. The proposed on-street parking reconfiguration 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. 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, and intensity 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, most of downtown has on-street parking (over 700 existing parking spaces), 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 1-7, 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 maximum 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. The Village's design review standards be applied through the SIP phase of project review.
7. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Village Board
From: Village Planner Ben Rohr, AICP
Date: March 24, 2023
Re: 120 E. Front Street and Depot Plaza – Adopted Village Plan Consistency

Introduction

Steve Brown Apartments has been working with the Village of Mount Horeb dating back to late 2021 on the potential development of 120 E. Front Street, which currently consists of the Village-owned 83 stall surface parking area (former Village Fire Station). The conceptual review of the project came before the Plan Commission in February of 2022 and Development Agreement conversations with the Village Board occurred throughout 2022.

On March 22, 2023, Steve Brown Apartments appeared before the Plan Commission seeking approval of the General Development Plan (GDP) for the project. During the public hearing and subsequent Plan Commission discussion, concerns were raised on a variety of issues including tenant parking, public parking downtown, trail impacts, impacts to the future planned downtown gathering space along the trail (the Depot Plaza), building size and height, land use, and consistency with adopted plans. Following the discussion, the Plan Commission moved to table the project and request the Village Board have a discussion regarding whether or not it was still the Village's priority to implement the planned Depot Plaza downtown in relationship to the proposed development at 120 E. Front Street.

This memo is intended to serve as summary of adopted plans/studies and is not intended to be the request of any formal action or determination of the project's merit in relationship to the Zoning Ordinance or any other Village Ordinance.

Village of Mount Horeb Housing Report

In 2021, the Village's Housing Task Force commissioned a Housing Report be completed. 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 proposed project will help meet the identified need and advance the recommendations of the Housing Report.

Village of Mount Horeb Downtown Redevelopment Plan

In 2017, the Village of Mount Horeb conducted the Downtown Redevelopment Plan. The plan established the Village's downtown vision, evaluated downtown public parking, established subarea

recommendations (including 120 E. Front Street and the Depot Plaza), and provided action steps/prioritized projects.

The plan states the following:

- “There are 776 total parking spaces within downtown, including the 83 surface parking stalls at 120 E. Front Street. In the longer term, areas currently reserved for off-street parking under this concept may prove more valuable for redevelopment or new building construction, at which time the Village may explore higher-density alternatives such as structured parking.”
- “While the downtown core hosts many festivals and special events, it lacks a truly public, year-round gathering space. With Front Street and the bike trail just steps away, the block surrounding the existing Military Ridge trailhead could see development of additional greenspace, seating and parking as envisioned. This block, which already features a distinctive Norwegian-style “depot” facility with covered seating and restrooms co-owned by the Village and WisDNR, has been identified as an ideal target for a highly engaging public space that provides passive recreation space and public amenities with direct bicycle/pedestrian connections and high visibility from surrounding businesses, as well as an attractive centerpiece around which properties on the block and those adjoining it may be redeveloped.”
- “While the character of existing housing near downtown remains attractive and in keeping with Mount Horeb’s small town charm, there are opportunities and pent-up demand for new housing types such as townhouses and upscale apartments in the downtown itself that cater to younger demographics and those looking for a more “urban” feel. The Hoff Mall Apartment project to be undertaken by Gallina Companies in 2017-18 will offer a bellwether for downtown market rate rental demand, and as other parcels become available – particularly those adjacent to the bike trail on Lincoln and Front Streets – development of higher-density, multiunit residential options may represent the “highest and best use” of parcels with current commercial and industrial uses.”

The proposed project would help accomplish several of the Downtown Redevelopment Plan’s recommendations for the site at 120 E. Front Street. The plan does not explicitly state that 120 E. Front Street be utilized for parking associated with the recommended Depot Plaza project.

Village of Mount Horeb 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 project advances several community-wide and downtown-specific goals and recommendations of the Comprehensive Plan. The plan does not explicitly state that 120 E. Front Street be utilized for parking long-term.

Village of Mount Horeb Comprehensive Outdoor Recreation Plan

In 2020, the Village completed the latest update to the Comprehensive Outdoor Recreation Plan (Park Plan). Within the plan, there is a recommendation regarding the Depot Plaza to “consider repurposing the parking area for a Farmer’s Market, gathering/plaza space, or open green space, if alternative trail parking were acquired per WisDNR requirements.” Additionally, there are no specific recommendations or new facilities identified for the property at 120 E. Front Street within the plan.

The proposed project could have impacts on the Comprehensive Outdoor Recreation Plan’s recommendations related to alternative trail parking needed for the Depot Plaza project. However, there are no explicitly stated elements of the plan recommending the site at 120 E. Front Street be utilized for that purpose.

Summary

There are competing interests in downtown Mount Horeb between parking, green/gathering space, redevelopment opportunities, housing, employment, and business growth, and increased tax base. The Depot Plaza is a long-envisioned project that would provide great benefits to the community and downtown area. The proposed project at 120 E. Front Street would also have great benefits to the community and downtown area. Additionally, there are other redevelopment sites identified within adopted plans that could potentially serve as the parking needed to accomplish the Depot Plaza project.

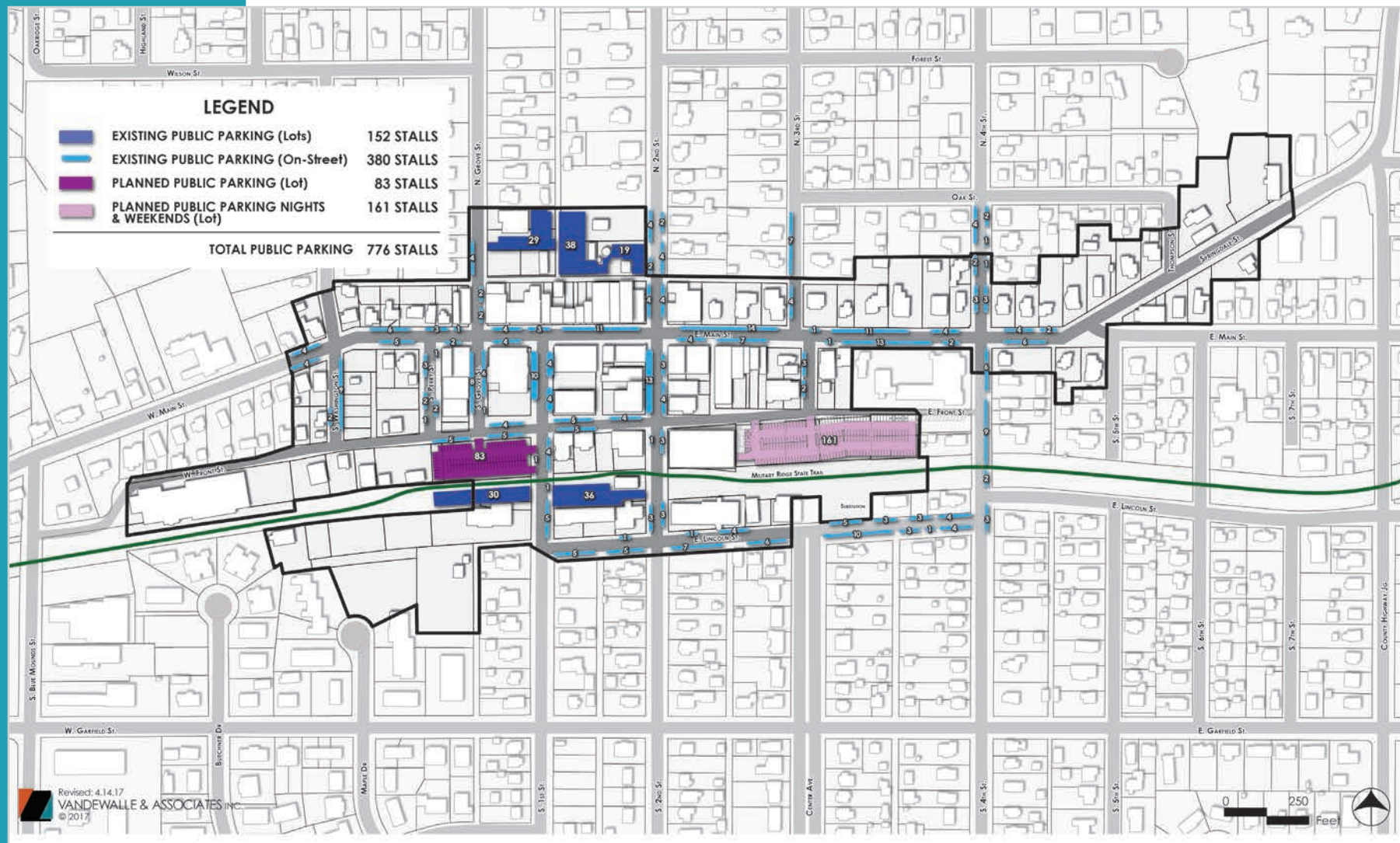
Based on the analysis of existing plans above, both projects are consistent with the Village's long-term goals and could potentially coexist. However, the Plan Commission is seeking direction from the Village Board regarding whether or not it is still the Village's priority to implement the planned Depot Plaza downtown in relationship to the proposed development at 120 E. Front Street.

Again, this memo does not serve as the basis for any action in relationship to the proposed project's merit in meeting all requirements of the Zoning Ordinance or another Village Ordinance.

MAP 1:
REHABILITATION
& DEVELOPMENT
OPPORTUNITIES



MAP 2: DOWNTOWN PLAN - PUBLIC PARKING (SHORT-TERM PLAN)





AGENDA ITEM REPORT

MEETING DATE

April 26, 2023

PREPARED BY

AGENDA ITEM # 3.c

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.

200.00'

WEST 1/4 CORNER OF SECTION
12-6-6 FOUND DANE COUNTY
ALUMINUM MONUMENT
N: 459,455.93 E: 725,879.52

LOT 2

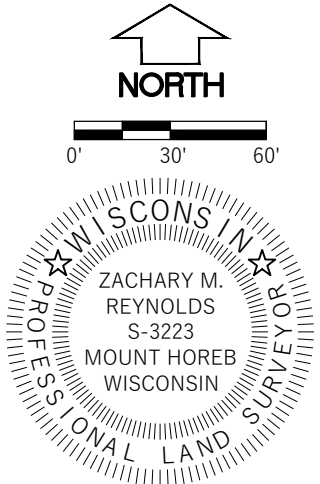
BLOCK 2

CARL BOECK'S SURVEY AND PLAT
OF MOUNT HOREB STATION

LOT 1



- # NOTES:
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 11, 2022.
 2. 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
 3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 4. SEE SHEETS 2 OF 4 FOR FURTHER DETAILS ON EASEMENTS.



	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____ PAGE _____	
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	STEVE BROWN APARTMENTS 120 WEST GORHAM STREET MADISON, WI 53703	DRAWN BY: ZMR	PROJECT NO: 220911	DOC. NO. _____
			APPROVED BY: ZMR	SHEET NO: 1 of 4	C.S.M. 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

FRONT STREET

LOT 1

FIRST STREET

CL OF STORM ESMT
N 48° 12' 29" W 23.89'
(N 50° 00' 00" W 28.00')

15' WIDE STORM SEWER EASEMENT PER DOCUMENT NO. 2092288

33' WIDE DRIVEWAY EASEMENT OVER THE EAST 33' OF CSM 5954 PER DOCUMENT NOs. 1055210, 1088811, & 1295944 & CSM NO. 5954

12' WIDE PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 5382168

CL OF STORM ESMT
N 0° 53' 04" W 94.37'
(N 2° 40' 35" W)

CL OF SANITARY ESMT
N 17° 21' 36" W 117.56'
(N 17° 21' 36" W 117.56')

20' WIDE SANITARY SEWER EASEMENT PER CSM NO. 5954 RECORDED AS DOCUMENT NO. 2163475

39.27' TO CL OF STORM ESMT
39.20' TO CL OF SANITARY ESMT

10'

10'

7.5'

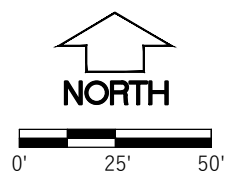
7.5'

12'



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

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



File: W:\2022\20911_SBA - Front Street Apts\DWG\20911_CSM.dwg Layout: CSM 3 OF 4 User: Zach Plotted: Feb 17, 2023 - 4:17pm

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

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. _____

File: W:\2022\220911_SBA - Front Street Apts\DWG\220911_CSM.dwg Layout: CSM 4 of 4 User: Zach Plotted: Feb 17, 2023 - 4:18pm

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

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
--	--	---	--



AGENDA ITEM REPORT

MEETING DATE

April 26, 2023

PREPARED BY

AGENDA ITEM # 3.d

Design Review Application for MARC

BACKGROUND

MARC is proposing relocating to a new building on Commerce Drive. Planner Ben Rohr has provided his analysis of the project which is included in your packet. If the Commission is comfortable with approving the design, they should do it contingent on a successful Conditional Use Permit Application.

RECOMMENDATION

ATTACHMENTS

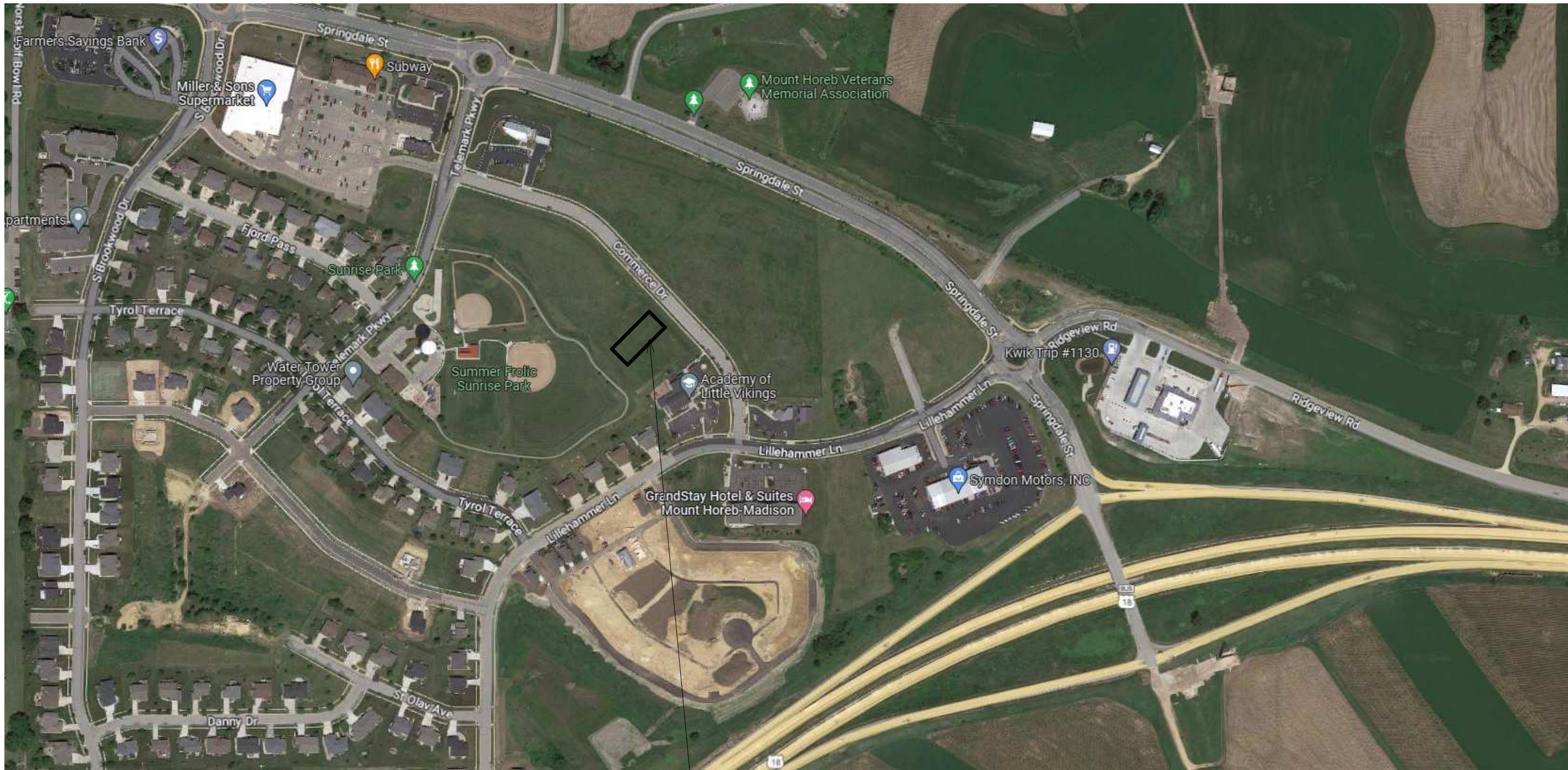
1. MARC PLAN COMMISSION SUBMITTAL 3-28-2023
2. Design Review Application (PDF)
3. MARC Design Review Memo for Plan Commission 4.26.23

MARC, INC.

MT HOREB & SAUK NEW BUILDING

PROJECT TEAM

OWNER: MARC, INC. 901 POST ROAD MADISON, WI 53713 ATTN.: SUZANNE HANSON 608.223.9110	ARCHITECT: MIDWEST MODERN, LLC 510 WEST EDGEWATER STREET PORTAGE, WI 53901 ATTN: KYLE DUMBLETON 608-445-7869	GENERAL CONTRACTOR: PREMIER BUILDING SOLUTIONS 2581 WI-92 TRUNK MT HOREB, WI 53572 ATTN: JAMES LEUZINGER 608-437-9595
CIVIL ENGINEER: WYSER ENGINEERING 300 EAST FRONT STREET MT HOREB, WI 53572 ATTN.: WADE WYSE, PE 608.437.1980	LANDSCAPE ARCHITECT: WYSER ENGINEERING 300 EAST FRONT STREET MT HOREB, WI 53572 ATTN.: WADE WYSE, PE 608.437.1980	STRUCTURAL ENGINEER: STRUCTURAL ENGINEERING SERVICES, LLC 1225 BURNING WOOD WAY MADISON, WI 53704 ATTN: BOB SHULTZ, PE 608-577-1428



PROJECT LOCATION



Sheet Index	
Sheet #	Sheet Name
TS	TITLE SHEET
C000	EXISTING TOPOGRAPHY
C100	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
L1	EXTERIOR LIGHTING PLAN
L100	LANDSCAPE PLAN
AS1.1	ARCHITECTURAL SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.3	OVERALL ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A4.3	BUILDING SECTION
V1	RENDERING
V2	RENDERING
V3	RENDERING

GENERAL NOTES

1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

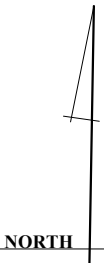
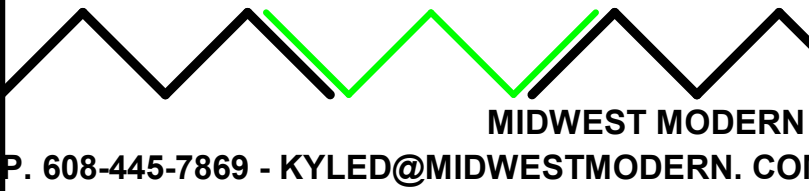
DRAWING NOTES

CODE NOTES

- ZONING: PL PLANNED INDUSTRIAL
- CONSTRUCTION TYPE: VB, COMUSTIBLE
- SPRINKLERED: NFPA 13
- STORIES: 1



12.21.2022	INFORMATIONAL PLAN COMMISSION	
Date	No.	Description



MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

03.28.2023

TITLE SHEET

SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"

TS

KD



GENERAL NOTES

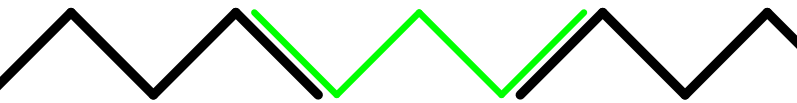
- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

CODE NOTES



12.21.2022	INFORMATIONAL PLAN COMMISSION	
Date	No.	Description


MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM



MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

03.28.2023

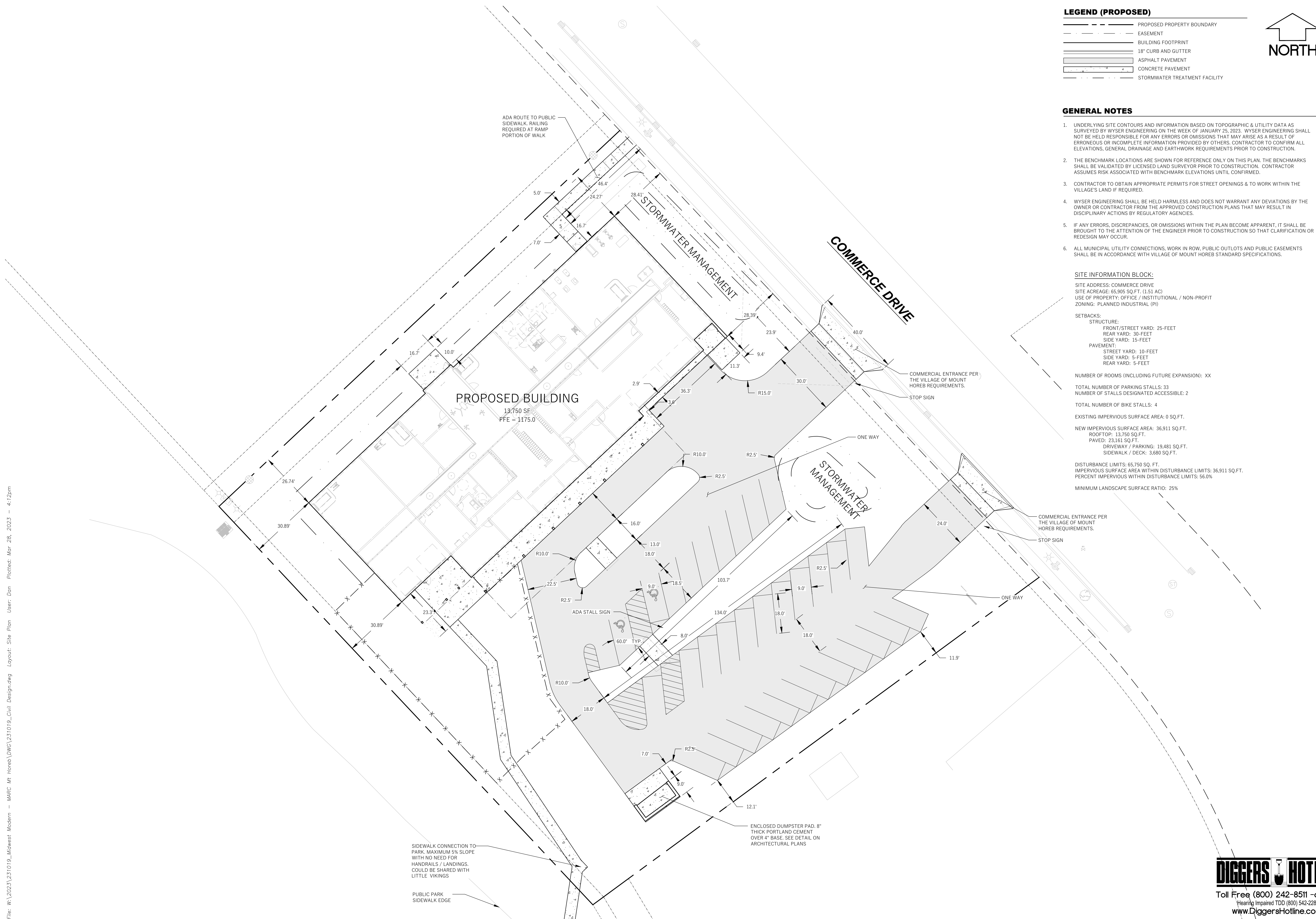
EXISTING TOPOGRAPHY

SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1" = 30'-0"

C000 KD

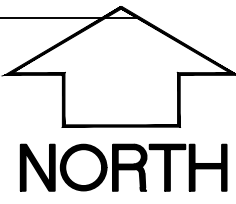
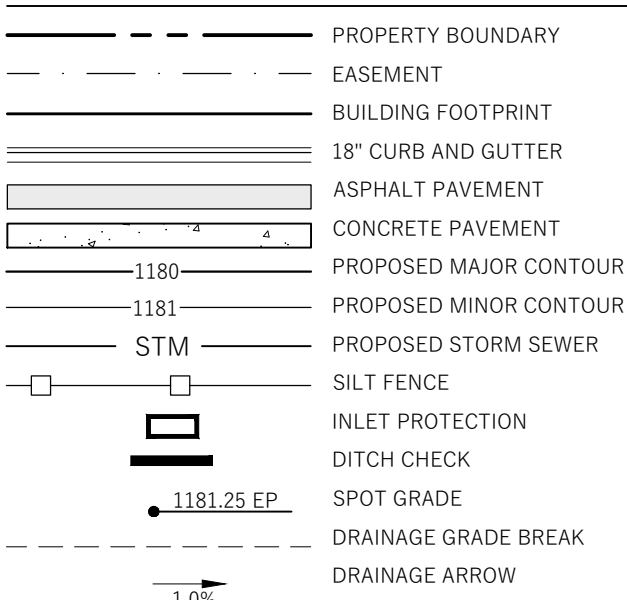
[illegible]

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



File: W:\2023\231019_Midwest Modern - MARC Mt Horeb\DWG\231019_Civil Design.dwg User: Dan Plotted: Mar 28, 2023 - 4:12pm

LEGEND (PROPOSED)



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JANUARY 25, 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 LOCATED IN THE UNDISTURBED LAND SURVEYED 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 MOUNT PLEBS STANDARD SPECIFICATIONS.

DITCH CHECKS WITHIN THE SWALE PER WDNR TECHNICAL STANDARD 1062. REMOVE FOLLOWING SITE STABILIZATION

TYPE D INLET PROTECTION PER —
WDNR TECHNICAL STANDARD 1060,
TYP. INSTALL AT ANY LOCATION
WHERE CONSTRUCTION RUNOFF
DRAINS INTO THE STORM SEWER
SYSTEM.

OVERFLOW WIER.
I.E. = 1071.5
TOP OF POND = 1072.0
PROVIDE PERMANENT CLASS III, TYPE
B TURF REINFORCEMENT MATTING
OVER THE WIER FROM THE BOTTOM
OF THE POND TO THE PROPERTY LINE.

BIORETENTION BASIN 1.
AT THE START OF CONSTRUCTION, EXCAVATE
BASIN AREA TO 1-FOOT ABOVE THE PLANNED
BOTTOM OF BASIN STORAGE LAYER (1165.0) TO
BE USED AS A TEMPORARY SEDIMENT BASIN
DURING CONSTRUCTION.

COMMERCIAL DRIVE

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)

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

EXCAVATE
THE PLANNED
R (1167.0) TO
ENT BASIN

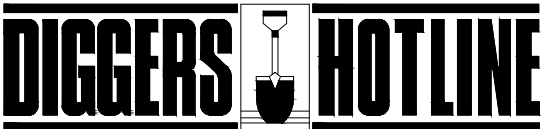
TEMPORARY SOIL STOCKPILE
LOCATION. REFER TO
CONSTRUCTION SITE EROSION
CONTROL NOTE NO. 20

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF MOUNT HOREB / DANE COUNTY LAND CONSERVATION / WDNR 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 TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE 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 PERMITTER EROSION CONTROL AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) 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(S).
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 SLOD 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 DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL. IF CUMULATIVE PUMP CAPACITY IS TO GPM OR MORE.
14. PROVIDE ANTI-SOIL SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET POUNDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NH 528). CONTRACTOR TO MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
16. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
17. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT #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.
18. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSED STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
19. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERMITTER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
20. 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.
21. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WEED, ANNUAL OTDS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX. AS APPROPRIATE FOR REGION AND SOIL TYPE.
22. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
23. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SEWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
25. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, AND OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
26. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERMITTER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
27. 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.
28. 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.
29. 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.
30. 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 (BRRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/botw/>
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <http://www.epa.gov/region9/water/833-f-11-006.pdf>. REQUIRE USE OF ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXTURE, 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. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. 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)
6. 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.
7. 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 PL CLASS I TYPE B URBAN EROSION CONTROL MAT.



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

WYSER
ENGINEERING

COMMERCE DRIVE
MOUNT HOREB, WI 53572

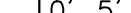
MARC MT. HOREB
NEW BUILDING

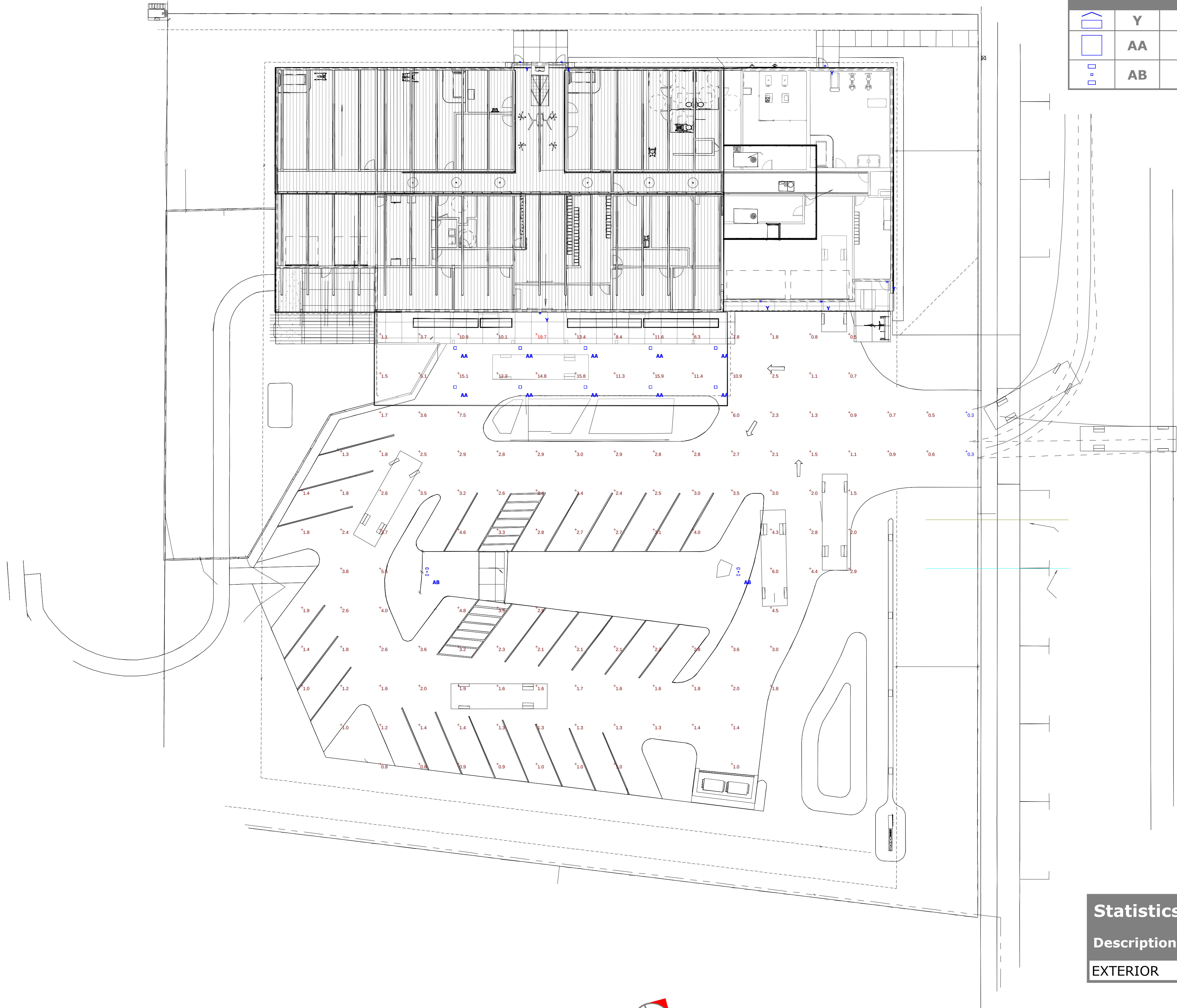
VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

[illegible]

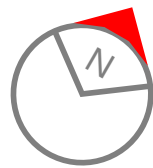
Graphic Scale	
Wyser Number	23-1019
Set Type	PLANNING
Date Issued	03/28/2023
Sheet Number	



Schedule				
Symbol	Label	Quantity	Catalog Number	Wattage
	Y	7	ARC1 LED P3 *K MVOLT STD FINISH	24.5247
	AA	10	CNY LED P1 40K MVOLT	35.36
	AB	2	RSX1 LED P4 40K R4 - 25' POLE, BASE 2' ABOVE GRADE	266.28

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXTERIOR	+	3.5 fc	19.7 fc	0.3 fc	65.7:1	11.7:1

Plan View
Scale - 1" = 16ft



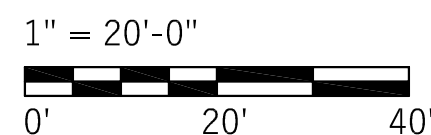
MARC MT. HOREB
NEW BUILDING
CITY OF MT HOREB, DANE COUNTY, WI

COMMERCE DRIVE
MOUNT HOREB, WI 53572

Sheet Title: LANDSCAPE PLAN

[illegible]

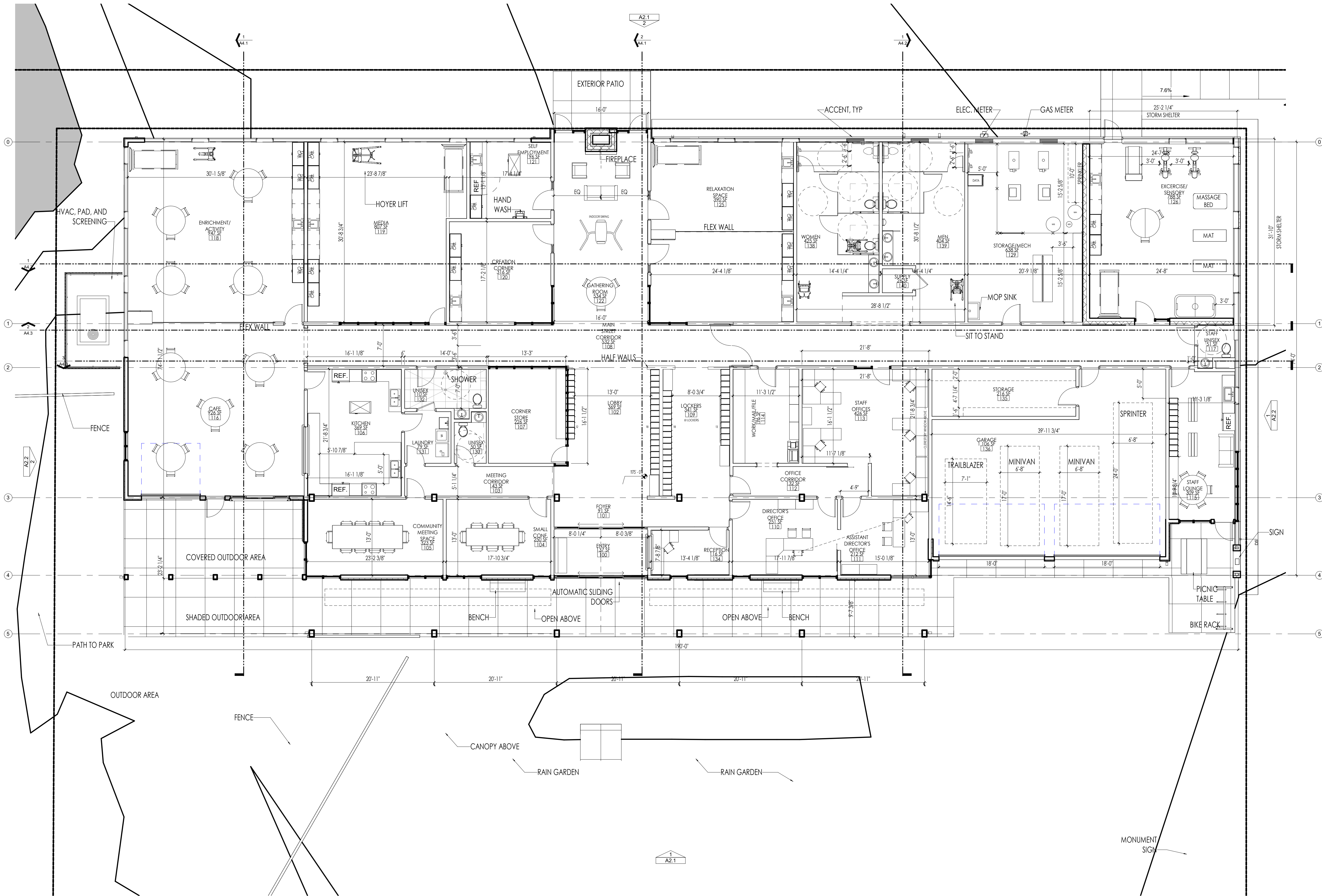
Graphic Scale	
Wyser Number	23-1019
Set Type	PLANNING
Date Issued	04/03/2023
Sheet Number	L100


$$1'' = 30' - 0''$$

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. (www.valleyviewind.com/professional/)
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. (www.seedsolutions.com)
4. "Stone mulch" to be clean washed 1 ½" - 2 ¾" 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.

17.136 - Minimum Landscaping Standards No. of Parking Stalls: Trees Required: Screening Required for parking near Residential Zoning: NA	
Minimum Landscape Element Standards: Parking areas for 4 or more spaces require 15 points per space (33) proposed spaces x 15 points = (495) Points required (33) spaces = (3) required Trees	
Landscape Point Totals:	
(8) Canopy Trees (50 pts. each)	400
(9) Low Ornamental Trees (30 pts. each)	270
(10) Evergreen Trees (30 pts. each)	300
(17) Medium Shrubs (6 pts. each)	102
Total Points Provided	1,072



GENERAL NOTES

DRAWING NOTES

CODE NOTES

POWERING POTENTIAL
CHANGING LIVES

MARCE

12.21.2022

INFORMATIONAL PLAN COMMISSION

Date	No.	Description

MIDWEST MODERN

P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

NORTH

MARC MT. HOREB

NEW BUILDING

LOT 158 COMMERCE DRIVE

MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

03.28.2023

FIRST FLOOR PLAN

SCALE AT
ANSI D 34"x22" SHOWN
1/2 SCALE AT 17"x11"
1/8" = 1'-0"

A1.1

KD

1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS.
2. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
4. DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASUREMENTS OF THE FIELD.
5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
6. EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

POWERING POTENTIAL
CHANGING LIVES



MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

MARC MT. HOREB
NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

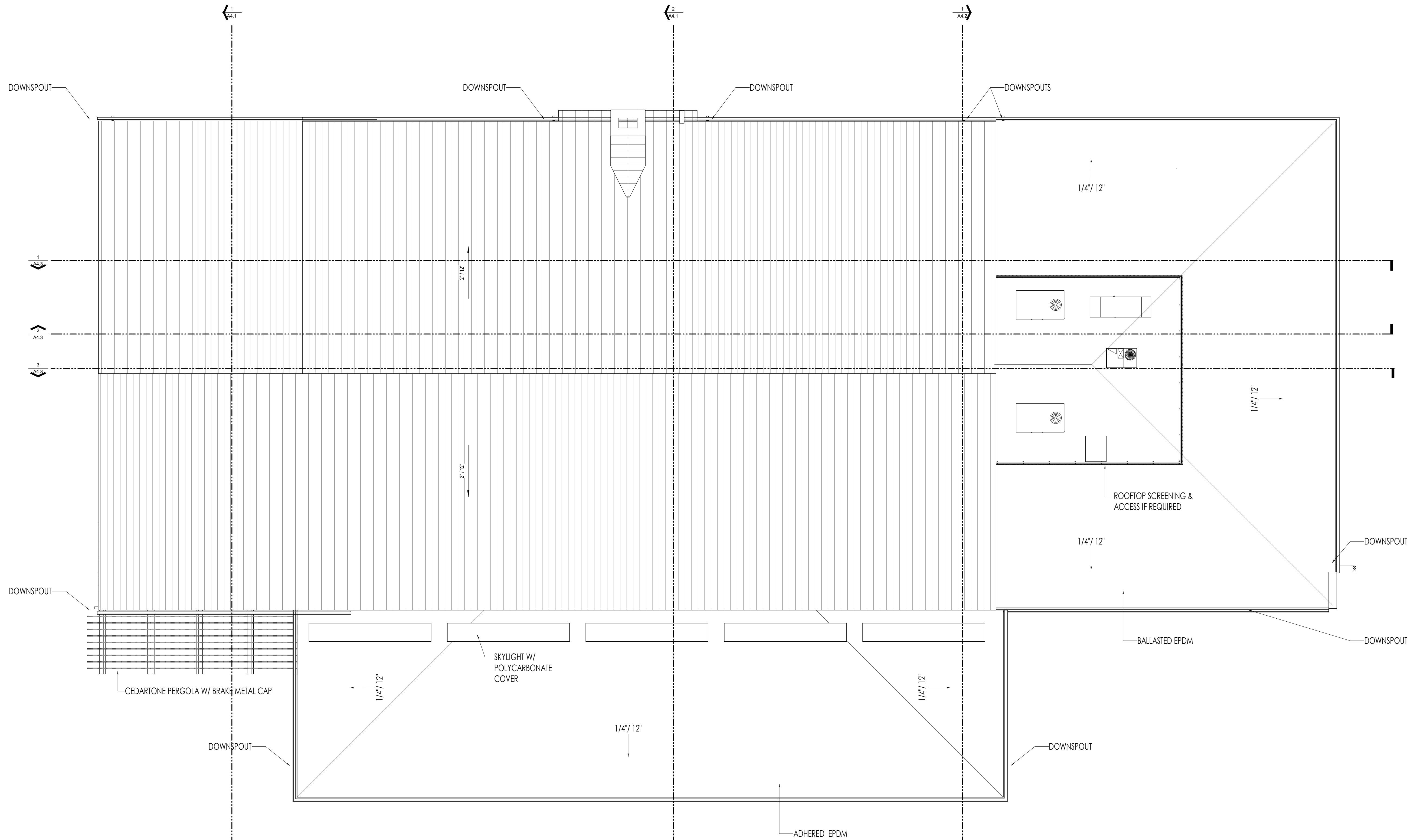
03.28.2023

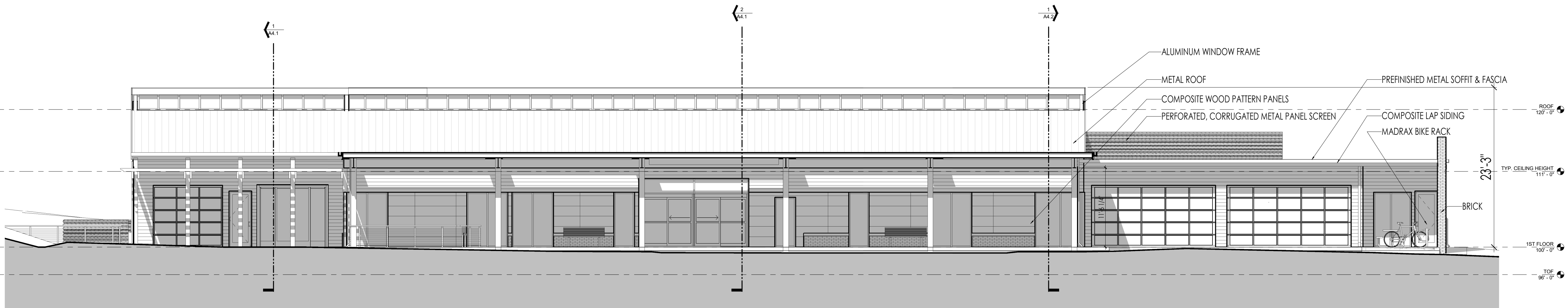
SCALE AT
ANSI D 34"x22" SHOWN
1/2 SCALE AT 17"x11"

A1.3

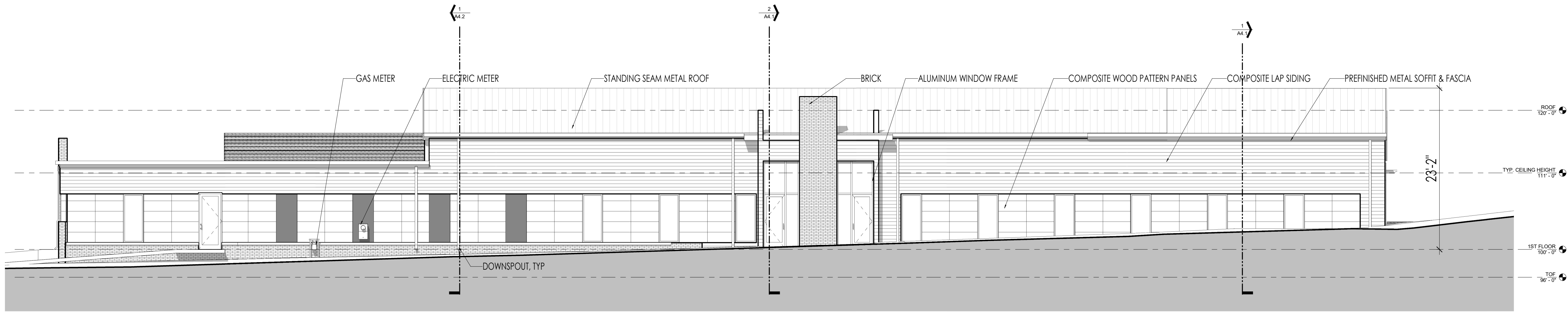
1/8" = 1'-0"

KD





1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES

- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

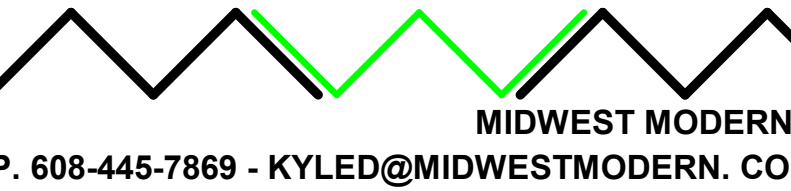
BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

FIRST FLOOR ELEVATION IS 1,175.00'= ARCHITECTURAL 100'-0"

CODE NOTES



12.21.2022 INFORMATIONAL PLAN COMMISSION		
Date	No.	Description



MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

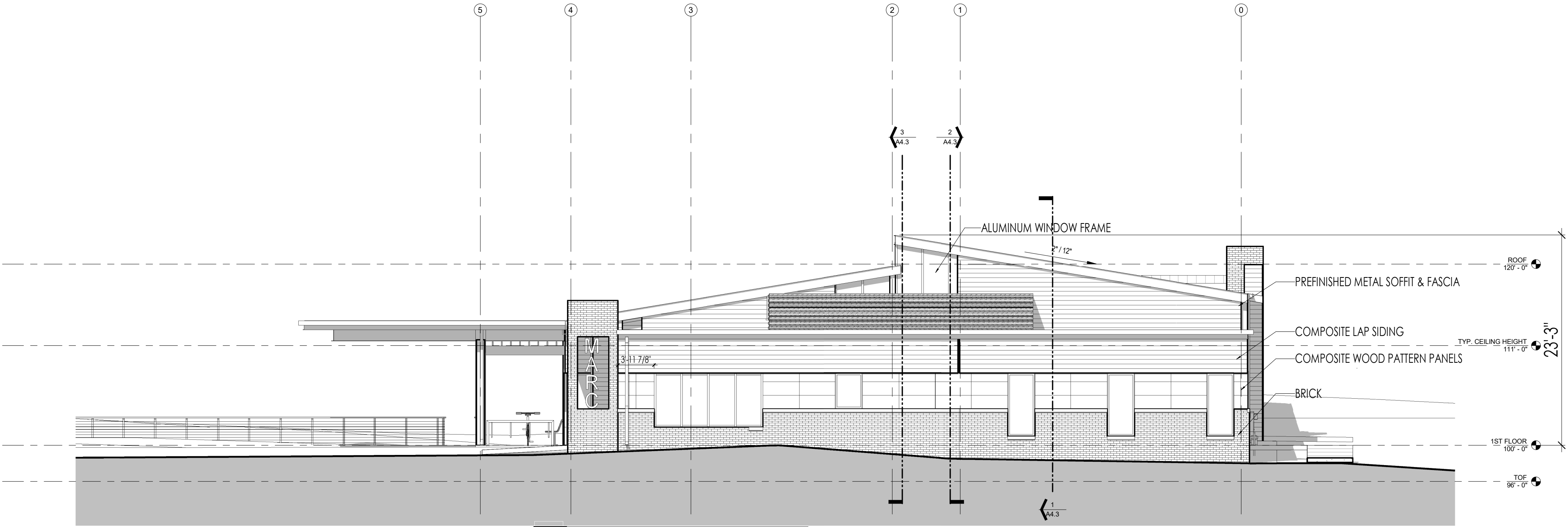
03.28.2023

EXTERIOR ELEVATIONS

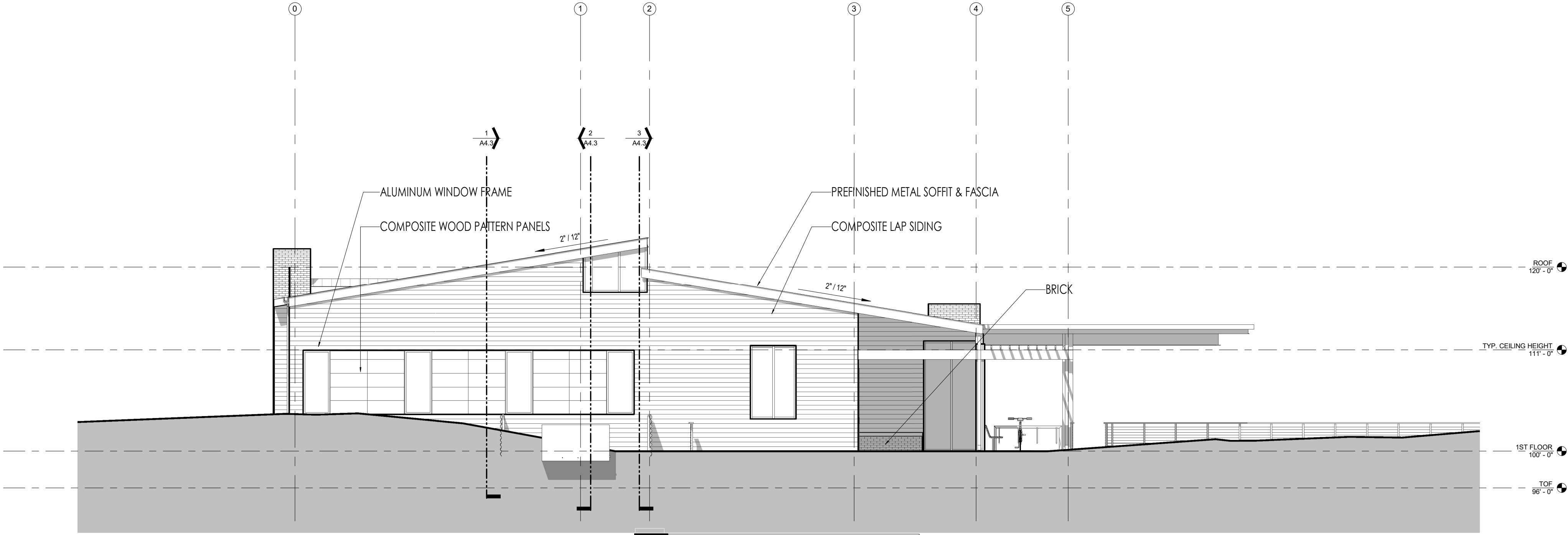
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/8" = 1'-0"

A2.1

KD



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES

- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

FIRST FLOOR ELEVATION IS 1,175.00'= ARCHITECTURAL 100'-0"

CODE NOTES



12.21.2022 INFORMATIONAL PLAN COMMISSION		
Date	No.	Description



MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

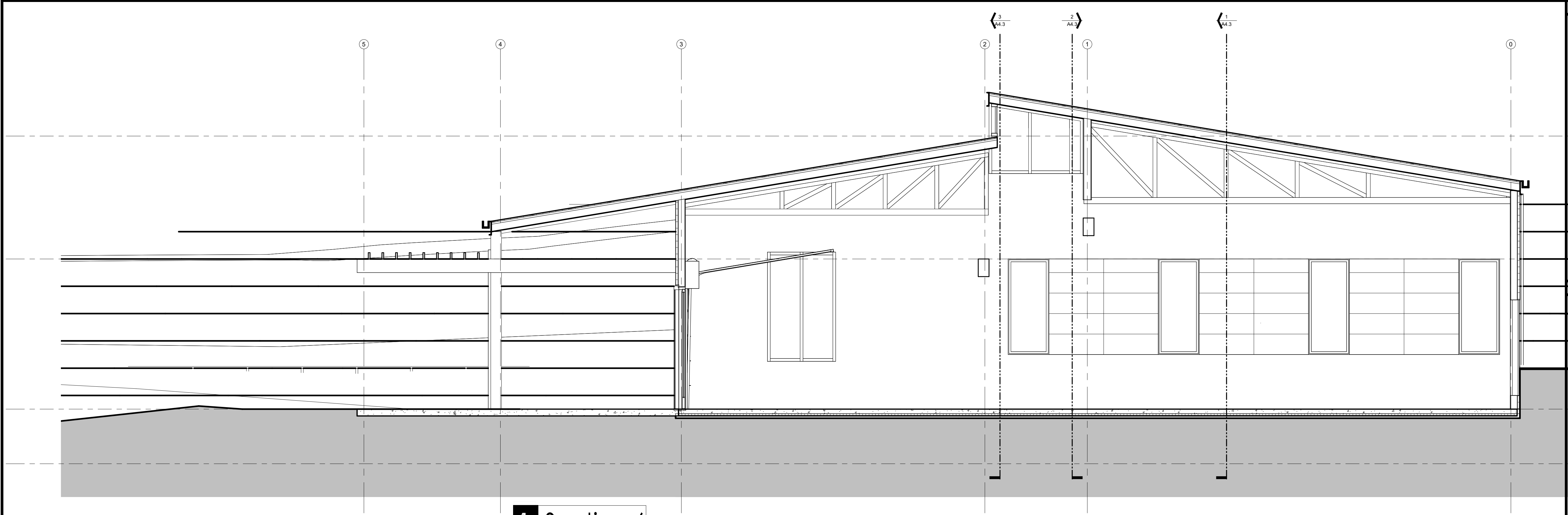
VILLAGE SUBMITTAL
03.28.2023

EXTERIOR ELEVATIONS

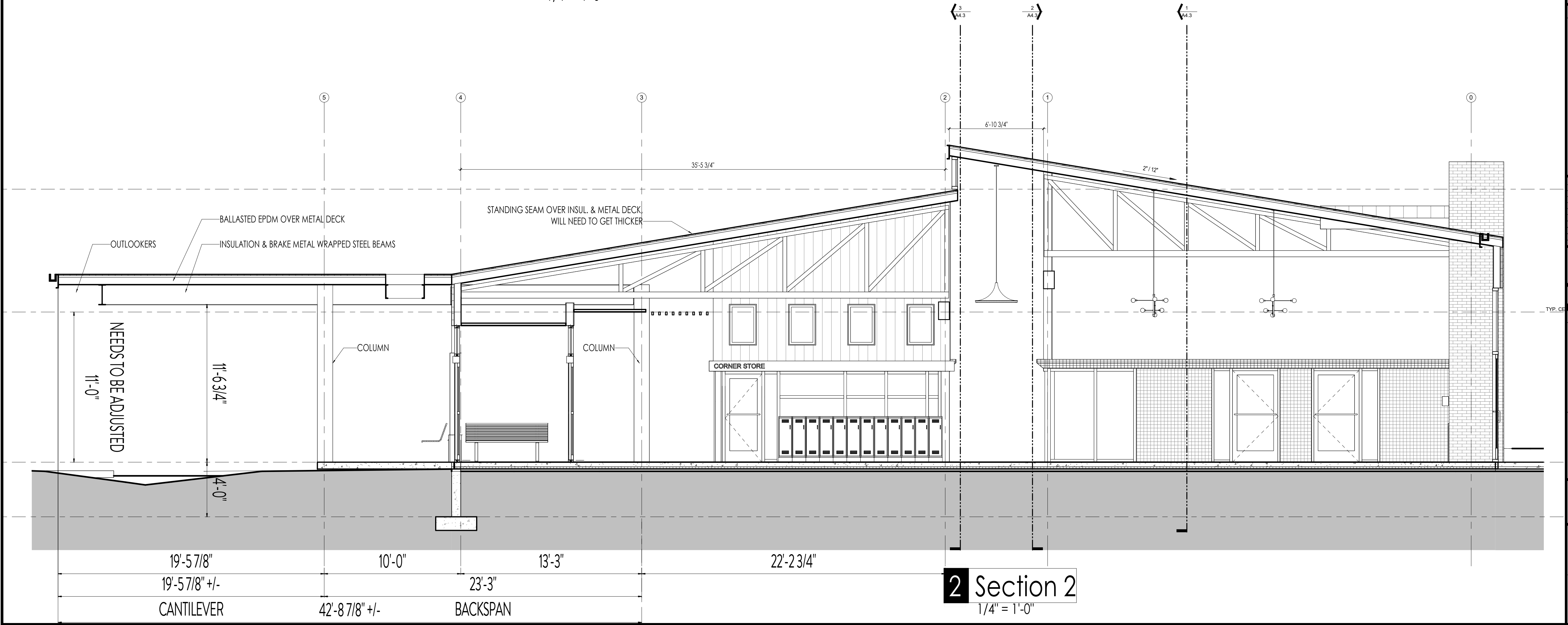
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/8" = 1'-0"

A2.2

KD



1 Section 6
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

GENERAL NOTES

- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

TYP. CEILING HEIGHT
11'-0"

DRAWING NOTES

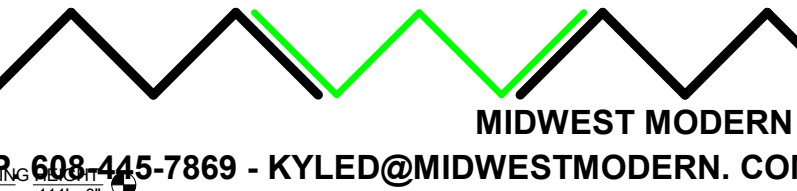
1ST FLOOR
100'-0"

TOF
96'-0"

CODE NOTES



INFORMATIONAL PLAN COMMISSION		
Date	No.	Description



608-445-7869 - KYLED@MIDWESTMODERN.COM

MARC MT. HOREB
NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

03.28.2023

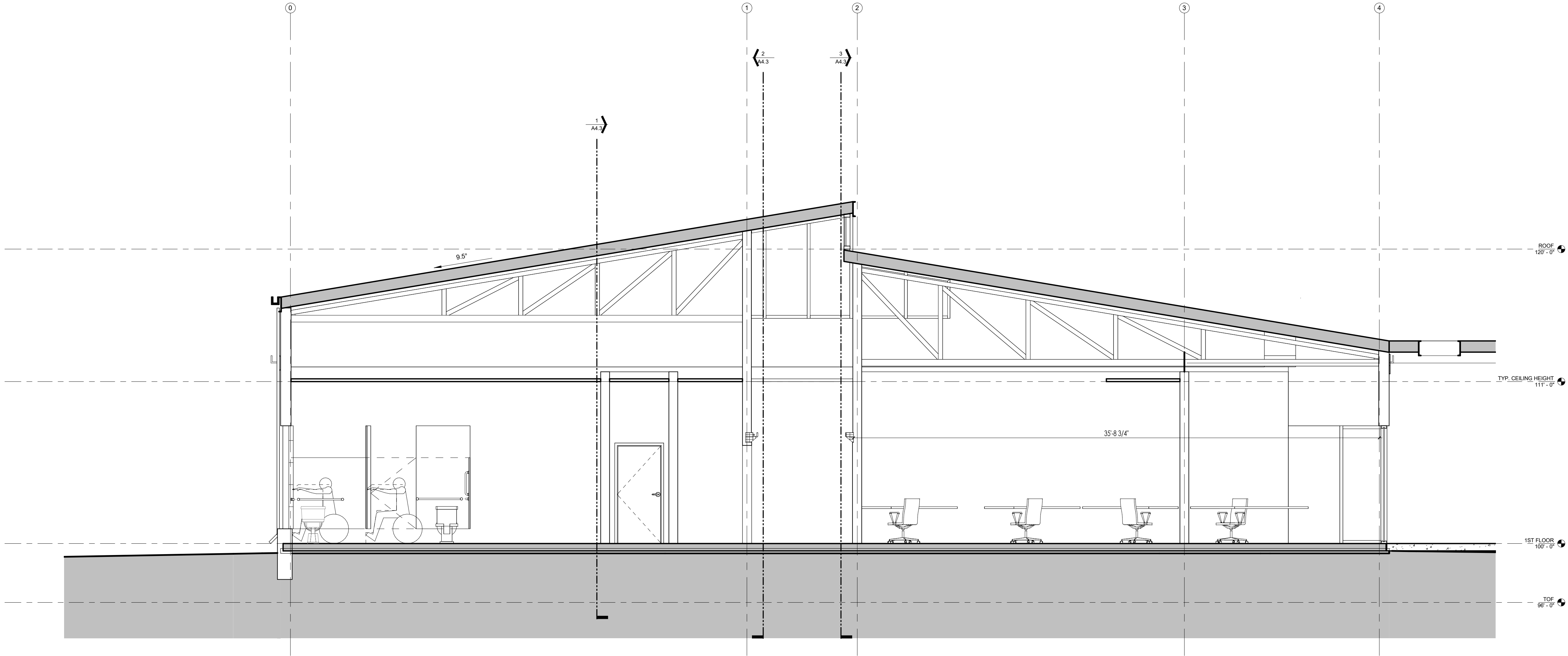
BUILDING SECTION

SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/4" = 1'-0"

A4.1

KD

1 Section 5
1/4" = 1'-0"



GENERAL NOTES

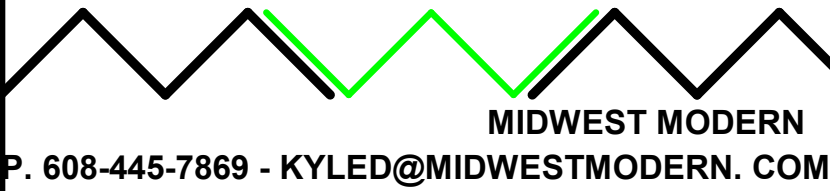
- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

CODE NOTES



12.21.2022	INFORMATIONAL PLAN COMMISSION	
Date	No.	Description



MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

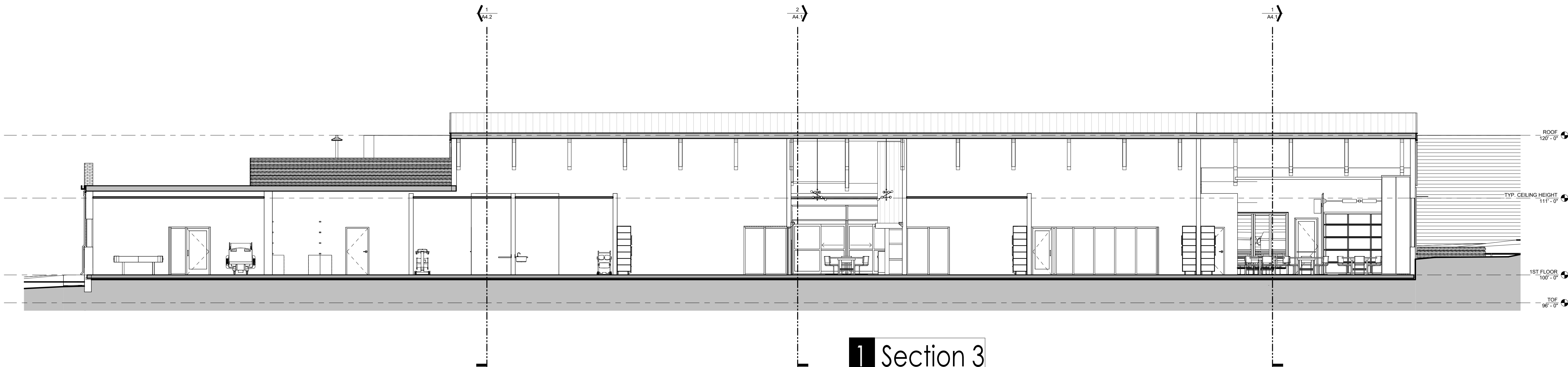
03.28.2023

BUILDING SECTION

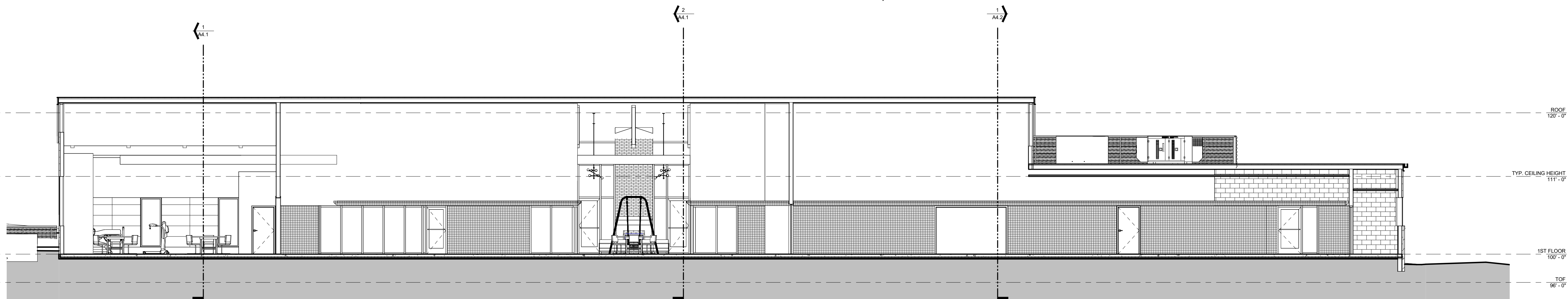
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/4" = 1'-0"

A4.2

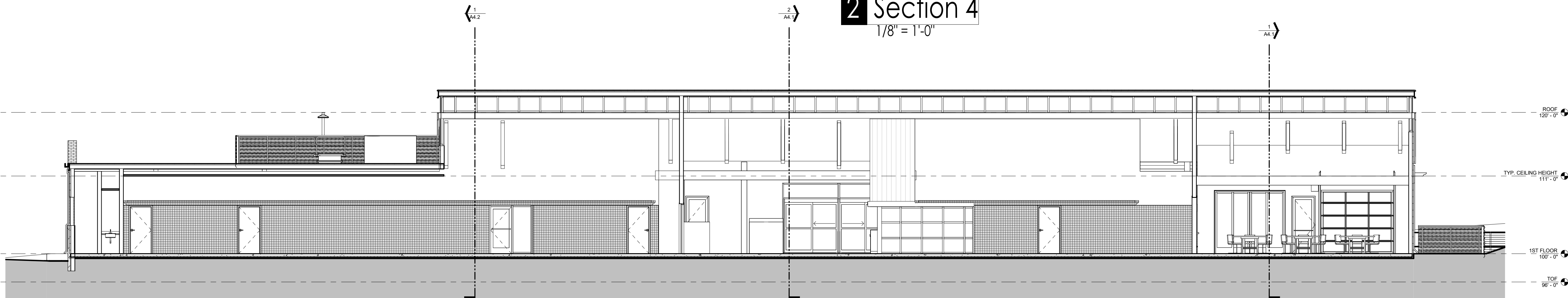
KD



1 Section 3
1/8" = 1'-0"



2 Section 4
1/8" = 1'-0"



3 Section 7
1/8" = 1'-0"

GENERAL NOTES

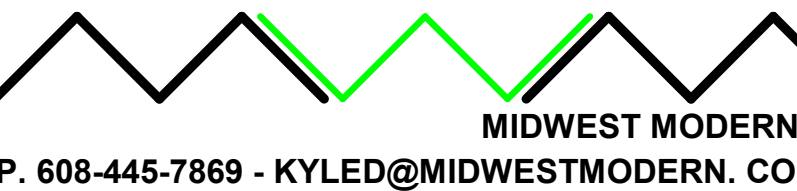
1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS.
2. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
3. CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
4. DO NOT SCALE DOCUMENTS. HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
5. ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT.
6. EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
7. CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK.
8. CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS.

DRAWING NOTES

CODE NOTES



12.21.2022 INFORMATIONAL PLAN COMMISSION		
Date	No.	Description



MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

03.28.2023

BUILDING SECTION

SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/8" = 1'-0"

A4.3

KD



GENERAL NOTES

- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

CODE NOTES



12.21.2022	INFORMATIONAL PLAN COMMISSION	
Date	No.	Description

MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL
03.28.2023

RENDERING

SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"

V1

KD



GENERAL NOTES

- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

CODE NOTES



12.21.2022	INFORMATIONAL PLAN COMMISSION	
Date	No.	Description

MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

03.28.2023

RENDERING

SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"

V2

KD



GENERAL NOTES

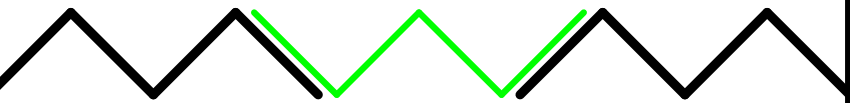
- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
- 2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.
- 3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.
- 4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.
- 5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT
- 6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.
- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

CODE NOTES



12.21.2022	INFORMATIONAL PLAN COMMISSION	
Date	No.	Description



MIDWEST MODERN
P. 608-445-7869 - KYLED@MIDWESTMODERN.COM

MARC MT. HOREB

NEW BUILDING
LOT 158 COMMERCE DRIVE
MOUNT HOREB, WI 53572

VILLAGE SUBMITTAL

03.28.2023

RENDERING

SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"

V3

KD

Village of Mount Horeb

138 East Main Street
Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: KYLE DUMBLETON ON BEHALF OF MARC, INC

Address: 510 W. EDGEWATER ST., PORTAGE, WI 53901

Telephone Number (daytime): 608-445-7869

Address of project if different: LOT 158 COMMERCE DRIVE

Zoning Classification of project: PI-PLANNED INDUSTRIAL

Fee paid (\$100-see back side of application): YES

Plan Submittal Checklist attached: YES

Landscape Plan Submittal Checklist attached: BY APRIL 3, 2023

Design Review Parking Lot Application Required: YES

Design Review Parking Lot Application Submitted: YES

Project Description: 13,630 SF ADULTS WITH DISABILITIES DAY SERVICES BUILDING

WITH 34 PARKING STALLS

 3/29/2023
Applicant Date

Zoning Administrator Date

I HEREBY ACKNOWLEDGE RECEIPT OF WRITTEN PLAN COMMISSION
APPROVAL FOR THE ABOVE PROJECT, AND AGREE TO MEET THE
CONDITIONS INCLUDED IN THE APPROVAL.

SIGNED: _____

DATE: _____

17.14 DESIGN REVIEW

(3) ADMINISTRATION

- (a) The Building Inspector or the Village Administrator, or his/her designee, shall advise applicants when they apply for building permits or land disturbing activity permits or other approvals or permits whether design review applies. If design review applies, the applicant will be given checklists, application forms and timetables. These documents shall have prior Plan Commission approval as to format and content. Applicants may request and have pre-application conferences with staff.
- (b) Completed applications and supporting materials must be filed in the Village office at least 20 days prior to a scheduled Plan Commission meeting so as to allow sufficient time for review by staff prior to placement on the Plan Commission agenda. Staff must be satisfied that a complete packet of information will be available to the Plan Commission prior to the commencement of the Plan Commission meeting at which the item is set for design review.
- (c) Each application shall be accompanied by a fee of \$100, payable to the Village Treasurer. In addition, each applicant under this subsection shall reimburse the Village for all professional fees, including reasonable engineering and legal review fees, incurred by the Village in connection with each application.
- (d) The Plan Commission will review a design application at a meeting set for such purpose. Following such review, discussions with applicants and agents, and discussion with the Plan Commission and with staff, the Commission shall, within 45 days of its initial review meeting, render a decision of approval, conditional approval or rejection. Decisions shall be in writing and shall identify those elements of the approved design which the Commission intends to be mandatory. Applicants shall sign acknowledgments of receiving the written Plan Commission design review decision prior to being issued a building or land disturbing activity permit. Failure to render a decision within the required time period shall be deemed a rejection for the application. The Plan Commission may, in cases requiring additional time for review, extend, for no more than 45 additional days, the time within which to render its decision.
- (e) A project that has had design review and that has a building or land disturbing activity permit is approved for execution only in accord with the directives included in the design review approval. Construction or execution that deviates from directives may not occur within terms of this chapter without prior Village approval. The Village Administrator, or his/her designee, is responsible for determining whether to give staff approval to such deviations on a finding that they are minor variations as to the Plan Commission's decision or whether full Plan Commission review and approval is needed upon a finding that the deviations are major.
- (f) An approved Design Review application shall be valid for a three (3) year period from the date of approval. A building permit for the improvement or change approved by the Design Review application must be issued before the three year period has expired. After the period has expired, the applicant must start the approval process over and resubmit a new Design Review application.

PLAN SUBMITTAL CHECKLIST

Project: MARC, INC

Submitted by: KYLE DUMBLETON

Dated submitted: 3/29/2023

NOTE: Please include each applicable item listed below with all formal plan submittals. All lines should be checked. Mark "N/A" if the item does not apply. All plans must be submitted with this checklist as a single package no later than twenty (20) days prior to presentation at Plan Commission/Historic Preservation Commission.

- X 1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20 feet beyond property lines and nearby berms and swales and at least to the backs of curbs.
- X 2. Show square footage of:
 - X a. Lot or parcel
 - X b. Existing impervious surface
 - X c. Proposed total impervious
 - NA d. Existing building
 - X e. Proposed total building
 - X f. Existing parking and pavement
 - X g. Proposed total parking and pavement
- X 3. Show all relevant dimensions including:
 - X a. Buildings
 - X b. Parking stalls
 - X c. Driveway widths
 - X d. Setbacks to buildings and other improvements
 - X e. Parking lot aisles, turnarounds, turning radii, etc.
 - NA f. Distance from driveway to street corner if under 200 feet
 - X g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
 - X h. Widths of abutting R.O.W.'s, roadways, and terraces.
- X 4. Show dimensions and bearings of property lines.
- X 5. Show North Arrow and scale of drawing.
- X 6. Show Village bench mark location and elevation to NGS datum.
- X 7. Show all existing and proposed surface materials (grass, bituminous, concrete, etc.).

- X 8. Show total number of required and proposed parking stalls.
- X 9. Show handicap parking stall and ramp locations.
- X 10. Show up or down arrows on loading or other ramps.
- X 11. Show existing, proposed, and adjoining driveway approaches.
- X 12. Show removal and replacement to Village Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- X 13. Show rim and invert elevations of all drainage structures.
- X 14. Design surface drainage to bypass dumpster locations.
- X 15. Indicate proposed direction of roof drainage and show location of all roof gutter down-spouts.
- X 16. Show all existing and proposed public and private utility locations on and adjacent to site.
- X 17. Show location of nearest existing Village of Mt. Horeb fire hydrants and proposed Village and private fire hydrants.
- X 18. Show location and screening of refuse containers.
- X 19. Show how recyclable materials will be handled.
- X 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- X 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- X 22. Include elevation view of rooftop mechanicals and required screening design materials and colors.
- X 23. Include name of designer.

LANDSCAPE PLAN SUBMITTAL CHECKLIST

NOTE: Please include each applicable item listed below with all formal plan submittals. All lines should be checked or marked "N/A" if the item does not apply.

This checklist should accompany the PLAN SUBMITTAL CHECKLIST.

- X 1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20 feet beyond property lines and nearby berms and swales and at least to the backs of curbs.
- X 2. Show total number of required:
 - X a. Parking stalls
 - X b. Landscaping points and size of landscaping elements
 - X c. Additional canopy trees
- X 3. Show total number of provided:
 - X a. Parking stalls
 - X b. Landscaping points and size of landscaping elements
 - X c. Additional canopy trees
- X 4. Show North Arrow and scale of drawing.
- X 5. Include name of designer on final papers.
- X 6. Show existing/proposed hydrants, sanitary laterals, water services, light poles, power poles, and other significant topographic features in landscaped areas.
- X 7. Show all relevant dimensions.
- X 8. Show landscape elements and trees drawn to scale equal to their growth within five years of construction.

APPENDIX 1

PARKING AREA
APPLICATION WORKSHEET

PORTION TO BE COMPLETED BY APPLICANT:

Project Location/Address: LOT 158 COMMERCE DRIVE

Owner/Applicant: KYLE DUMBLETON ON BEHALF OF MARC, INC

Address: 510 W. EDGEWATER ST., PORTAGE, WI 53901

Phone: 608-445-7869

Date of Application: 3/29/2023

1. The land use or development to be served by the proposed parking area: _____

BUSINESS-ADULT DAY SERVICES

2. Number of projected employees and/or students: 20

3. Square feet of floor area: 13,630 SF

4. Capacity of the facility (if applicable): _____

5. Number of dwelling units (if applicable): _____

Efficiencies _____ 1 Bedroom _____ 2 Bedroom _____ More than 2 Bedroom _____

PORTION TO BE COMPLETED BY ZONING ADMINISTRATOR:

6. Minimum number of spaces required: _____

7. Minimum number of spaces for handicapped: _____

8. Minimum number of canopy trees under the canopy tree requirement: _____

9. Minimum number of points under the landscape element point system requirement: _____

10. Linear feet of screening from nearby residentially zoned property: _____

Location of Screening: _____



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: April 26, 2023
Re: Village Planner's Site Plan and Design Review Comments for a Proposed Adult Day Services Building for Madison Area Rehabilitation Center (MARC) on Lot 158 Commerce Drive.

Introduction

The applicant, Kyle Dumbleton, on behalf of MARC is proposing a new location for their adult day services operation on Commerce Drive Lot 158. The property is directly northwest of the Academy of Little Vikings day care and east of Summer Frolic Sunrise Park within the Cap Commons Business Park.

The proposed development is a 13,750 square foot building on a 1.5-acre site that will be an adult day services operation. Currently, MARC operates out of a building located at 225 S. Blue Mounds Street. The project came before the Plan Commission in December of 2022 for concept review.

The site is zoned Planned Industrial, which allows Office and Personal or Professional Services land uses by-right and Indoor Sales and Services and Indoor Institutional Facilities uses as a Conditional Use. The Conditional Use is proposed to come before the Plan Commission in May for review and action. Today, the applicant is seeking review and action on the site plan and design review of the site.

This review is based on the plan set dated March 28, 2023. Any requirement that is not met is underlined.

Zoning District, Land Use, and Site Layout Requirements

The Subject Property has Planned Industrial (PI) Zoning:

- Multiple land uses are proposed for this project:
 - Office
 - Personal or Professional Services
 - Indoor Sales and Services (permitted as a Conditional Use)
 - Indoor Institutional Facilities (permitted as a Conditional Use)
- Other land use requirements that are all met:
 - Provide an off-street passenger loading area
 - Minimum parking requirements may be met

- PI Zoning District intensity (coverage) and bulk (setback and height) requirements are all met.

Village Standard Type	Village Standard Minimums/Maximums	Proposed Development
Front Setback	25 feet	28 feet
Side Setback	15 feet	26 feet
Rear Setback	30 feet	30 feet
Paved Surface Setback	5 feet (side and rear) 10 feet (street/front)	5 feet (side and rear) 28 feet (street/front)
Building Height	50 feet/5 stories	23 feet/1 story
Landscape Surface Area Ratio	25%	44%
Floor Area Ratio	60% of gross site area	21% of gross site area
Parking*	100% of occupancy (<u>unknown occupancy total</u>)	33 stalls

*Section 17.137 of the Zoning Ordinance allows for adjustment to the minimum parking requirements for situations in which there are documented shared facility arrangements or where shared-ride or carpooling programs are in place. Based on the size of the facility, it does not appear that the minimum parking requirements are met with the application. However, this is a facility servicing a unique client base which includes a significant number of drop-off/pick-ups. If the applicant can demonstrate that their proposed parking is adequate to meet the needs of the facility, the Plan Commission may reduce the minimum parking requirements.

- Site Design: Except for those areas noted below, all Design Review requirements are met. If acceptable to the Plan Commission, these will require explicit waivers from the Design Review Requirements. These issues are discussed in detail in the Recommendations Section, below.
- Landscaping: Except for those areas noted below, all landscaping requirements are met, including requirements for Building Foundation, Paved Areas, Street Frontages, and General Open Space.
- Signage: Exterior signage requirements may be met.

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 Design Review requirements. I recommend the Plan Commission discuss the few remaining waivers required that have been underlined.

1. Site Grading:

- The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - This requirement is met.
- In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - This requirement is met.

- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - This requirement is met.

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.
 - This requirement is met. The site is currently vacant with no existing vegetation.
- 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.
 - The Site Plan is designed to enable the Grading Plan to meet this requirement.

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.
 - This requirement is met. The proposed site layout features vehicle, walking, and bicycle connections to adjacent paths, streets, and sidewalks on two sides. It also provides a trail connection to Summer Frolic Sunrise Park.
- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - The site layout meets this requirement.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.
 - This requirement is met on all sides of the proposed building.
- 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.
 - This requirement is 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.
 - This requirement is not applicable as it does not have frontage along Springdale Street.

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.
 - This requirement is 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 the 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.
 - This requirement is not applicable as it does not have frontage along Springdale Street. However, the proposed roof has multiple pitches the creates a de facto tower element in the center of the building. The center roof pitch on the west side of the building is approximately 3 feet taller than roof pitch on the eastern side of the building, which will allow natural light into the building.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - The project is 13,750 square feet and is subject to the large development requirements. This includes high-quality building materials and design, clearly defined and visible entryways, and nonreflective, natural, and earth tone building colors (outside of accent elements). This requirement is met as described in section 7, 8, and 9 below.

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.
 - This requirement is met on all four sides through the use of varying materials, roof pitches, windows, doors, and decorative elements.
- 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 on all four sides through the use of varying materials, roof pitches, windows, doors, and decorative elements.
- 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.

- While this requirement is not applicable for the proposed one-story building, the requirement is met with inclusion of windows on the tallest pitched roof areas to match the shorter areas of the building.
- 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.
 - This requirement is not applicable.

8. Exterior Building Materials:

- a. Exterior materials for multi-family, 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. The proposed exterior building materials include lap siding, brick, and composite wood pattern panels.
- 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, however all sides of the building use vertical material changes, large windows, and architectural features as an alternative to a more traditional horizontal design. Because the proposed building uses vertical articulation as an alternative, I recommend that this requirement be waived.

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.
 - This requirement is 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.
 - This requirement is met on all portions of structure using brown, grey, and brick colors.
 - iii. High gloss paints and other exterior finishes are not permitted.
 - This requirement is met on all portions of the building.
 - iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - This requirement is met on all portions of the building.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met through the use of different styles of windows, trim, and decorative features on all sides of the building.

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. None of those materials are proposed.
- 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. None proposed.

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 requirement is met. Several of the surrounding buildings on Commerce Drive and Lillehammer Lane have pitched or articulated roofs. The pitched and varying roof lines of the proposed building are in harmony with existing buildings and enhance the architectural interest of the area.
- 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 not met. A standing seam metal roof is proposed. I recommend waiving this requirement due to the enhanced architectural elements provided.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - This requirement is met.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement is not met. However, the proposed rooftop mechanicals are screens with metal panels. I recommend waiving this requirement.

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 with matching color downspouts proposed.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.

- This requirement is met. The proposed canopy over the drop-off/pick-up area matches the building materials and architectural features of the building.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement is not met. The eastern façade includes a metal canopy. However, the design compliments the character of the building and enhances the prominence of the front entryway. I recommend that this requirement be waived.
- c. Backlighting is prohibited.
 - This requirement is met. No backlighting is proposed.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - The Site Plan indicates an enclosed dumpster location at the southeast end of the parking area. No dumpster enclosure elevations have been provided. It is unknown if this requirement is met.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - The Site Plan indicates an enclosed dumpster location at the southeast end of the parking area. No dumpster enclosure elevations have been provided. It is unknown if this requirement is met.
- 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.
 - The Site Plan indicates an enclosed dumpster location at the southeast end of the parking area. No dumpster enclosure elevations have been provided. It is unknown if this requirement is met.

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.
 - No freestanding canopies are planned. This requirement is met.
- 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.
 - No freestanding canopies are planned. This requirement is met.
- 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.
 - No freestanding canopies are planned. This requirement is met.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - No outbuildings are planned. This requirement is met.

- 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.
 - This requirement looks to be met, but all fencing plans shall be submitted prior to the issuance of permits, meeting all requirements of the Zoning Ordinance.

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.
 - No light fixture specifications have been submitted. It is unknown if this requirement is met.
- 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.
 - No light fixture specifications have been submitted. It is unknown if this requirement is met.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - The photometrics plan does not include footcandle totals at the property line. It is unknown if this requirement is met.
- 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.
 - This requirement is met. All surface parking areas are under 10.0 footcandles and the areas under the drop-off/pick-up canopy are under 25 footcandles.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - This requirement is not met. The proposed freestanding light fixtures are 25 feet tall.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - This requirement looks to be met, but all signage plans shall be submitted prior to the issuance of permits, meeting all requirements of the Zoning Ordinance.
- 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.
 - This requirement looks to be met, but all signage plans shall be submitted prior to the issuance of permits, meeting all requirements of the Zoning Ordinance.

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.

- No areas of outdoor display are proposed or approved anywhere else on the site.
This requirement is met.
- 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.
 - This requirement is met. Other than within the trash enclosure, there are no areas of outdoor display depicted or approved anywhere else on the site.

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.
 - This requirement is met throughout the site.
- 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.
 - This requirement is met.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. There is a proposed sidewalk connection from Commerce Drive to the northwest corner of the building and proposed trail connection to Summer Frolic Sunrise Park.
- 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.
 - This requirement is met.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met. Interior pedestrian crossing paths are identified within the on-site parking area.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - This requirement is met.
- 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.
 - This requirement is met. Site access is taken from two proposed driveways off of Commerce Drive that do not conflict with any other intersections or access points.

- 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.
 - This requirement is met.
- 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.
 - This requirement is not applicable as it does not have frontage along Springdale Street.

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.
 - This requirement is met with landscaping proposed on all four sides of the site between the building/parking area and the property line.
- 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.
 - This requirement is 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.
 - This requirement is not applicable as it does not have frontage along Springdale Street.
- 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.
 - This requirement is met with the 4 proposed bicycle parking spaces in the front of the building.

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.
 - This requirement is not met on the east and west elevations of the building. The Plan Commission should discuss this requirement.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - This requirement is not met on the east and west elevations of the building. The Plan Commission should discuss this requirement.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.

- This requirement is not met on the east and west elevations of the building. The Plan Commission should discuss this requirement.

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.
 - This requirement is met with new proposed trees along Commerce Drive and landscaping along the front (northern) façade of the building.
- 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.
 - This requirement is met with new proposed trees along Commerce Drive and landscaping along the front (northern) façade of the building.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement is met.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - See above notes on this requirement.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - See above notes on this requirement.

Village Planner's Recommendations:

I recommend the Plan Commission approve the following:

1. Site Plan and Design Review packet, including waivers for:
 - a. 8.b.: Allow vertical façade articulation and large windows verses the required 40" of decorative horizontal base materials as depicted.
 - b. 12.b.: Allow a metal standing seam roof as depicted.
 - c. 12.d.: Allow rooftop mechanicals to be located above the lowest elevation point of the building's roof with metal panel screening as depicted.
 - d. 14.b.: Allow a metal front façade canopy/awning as depicted.
2. Reduction in the height of the proposed freestanding light fixtures from 25 feet to 20 feet, meeting the requirements of the Zoning Ordinance.
3. Village staff review and approval of the following that meets all Design Review requirements. 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.
 - a. Dumpster enclosure elevations.
 - b. Fence details (materials and height).
 - c. Light fixture specifications.
 - d. Photometric plans that extend to the property line.
 - e. Sign details (materials, location, height, and size).
4. Plan Commission Discussion and Action on either:
 - a. Waiving the requirement for a 10-foot-wide landscaping bed or planter around the building foundation of the west façade of the building (only trees are proposed).
 - b. Requiring resubmittal with additional landscaping along the western façade of the building.
5. Plan Commission Discussion and Action on either:
 - a. Reducing the number of minimum parking stalls required because of the applicants' demonstrated need for adjustments to the minimum standards.
 - b. Requiring resubmittal with additional parking stalls to accommodate 100% of total proposed building occupancy, reflecting the Zoning Ordinance's minimum parking standards for the proposed use.
6. Site Plan and Design Review be contingent on approval of the Conditional Use Permit required for Indoor Sales and Services and Indoor Institutional Facilities land uses at the May Plan Commission meeting.
7. Any other comments or recommendations of the Village Engineer, Village Fire Department, and/or Plan Commission.



AGENDA ITEM REPORT

MEETING DATE

April 26, 2023

PREPARED BY

AGENDA ITEM # 3.e

Recommendation: Extraterritorial Certified Survey Map for Life Church

BACKGROUND

This Extraterritorial CSM adds part of lot one to lot 2 and formalizes the lot lines for lots 2 and 3. Staff has no concerns with the CSM.

RECOMMENDATION

ATTACHMENTS

1. Life Church ET CSM

**APPLICATION
CERTIFIED SURVEY MAP
EXTRATERRITORIAL JURISDICTION**

Date: 04/03/2023 Fee: \$275.00 (see attached)

The undersigned owner/agent of the described property hereby requests approval of a certified survey map described as follows:

Location of property (town name and section) _____
Town of Blue Mounds Section 11

Owner Name: Life Church
Address: 2770 Brandywein Trail
Mount Horeb, WI 53572
Email Address: Shane Berken: srberken@gmail.com
Phone: 608-516-6223

The survey contains 3 lots and 40.13 acres.

Proposed zoning, if different, will be _____

SIGNED: _____



(applicant)

PURCHASER

(applicant's interest in the property)

Applicant Name (if different from owner): _____

Address: _____

Email Address: _____

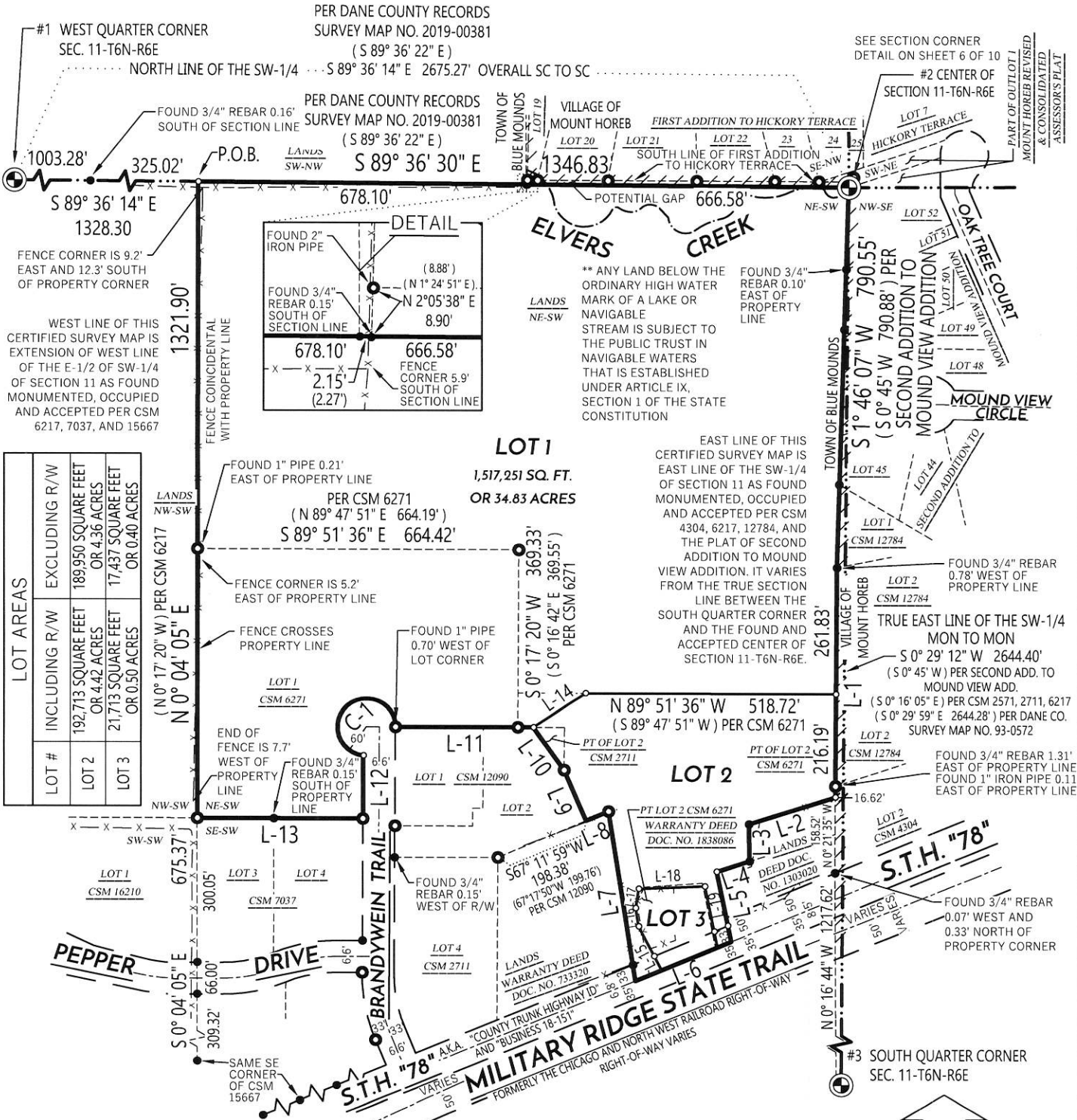
Phone: _____

Date of Plan Commission approval: _____

Date of Village Board approval: _____

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.



- LEGEND
- SECTION CORNER FOUND / RECOVERED
 - 3/4" REBAR FOUND
 - 1" IRON PIPE FOUND (UNLESS NOTED OTHERWISE)
 - 3/4" REBAR SET 1.50 LB/FT
 - CSM BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - PLATTED LINE
 - CORPORATE LIMITS
 - CREEK CENTERLINE
 - RECORDED INFORMATION

- NOTES:
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF OCTOBER 11TH, 2021 AND FEBRUARY 28TH, MARCH 7TH, AND NOVEMBER 14, 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 NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, T6N, R6E, BEARS S 89°36' 30" E
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - SEE SHEETS 2-5 OF 10 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY, EXISTING IMPROVEMENTS AND NEW AND EXISTING EASEMENTS.
 - SEE SHEET 6 OF 10 FOR CENTER OF SECTION 11-T6N-R6E DETAIL.
 - SEE SHEET 7 OF 10 FOR LINE AND CURVE TABLES.

NORTH

0' 150' 300'

WISCONSIN PROFESSIONAL LAND SURVEYOR

ZACHARY M. REYNOLDS S-3223 MOUNT HOREB WISCONSIN

PREPARED BY:	PREPARED FOR:	SURVEYED BY:	VOL.	PAGE
300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	LIFE CHURCH 2770 BRANDYWEIN TRAIL MOUNT HOREB, WI 53572	ZMR/MAL DRAWN BY: ZMR APPROVED BY: ZMR	210825	
		PROJECT NO: 210825 SHEET NO: 1 of 10	DOC. NO.	C.S.M. NO.

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING BUILDING/STRUCTURE
- SEPTIC VENT
- RECORDED INFORMATION

LOT 1

LOT 2

LOT 3

S.T.H. "78"



0' 50' 100'



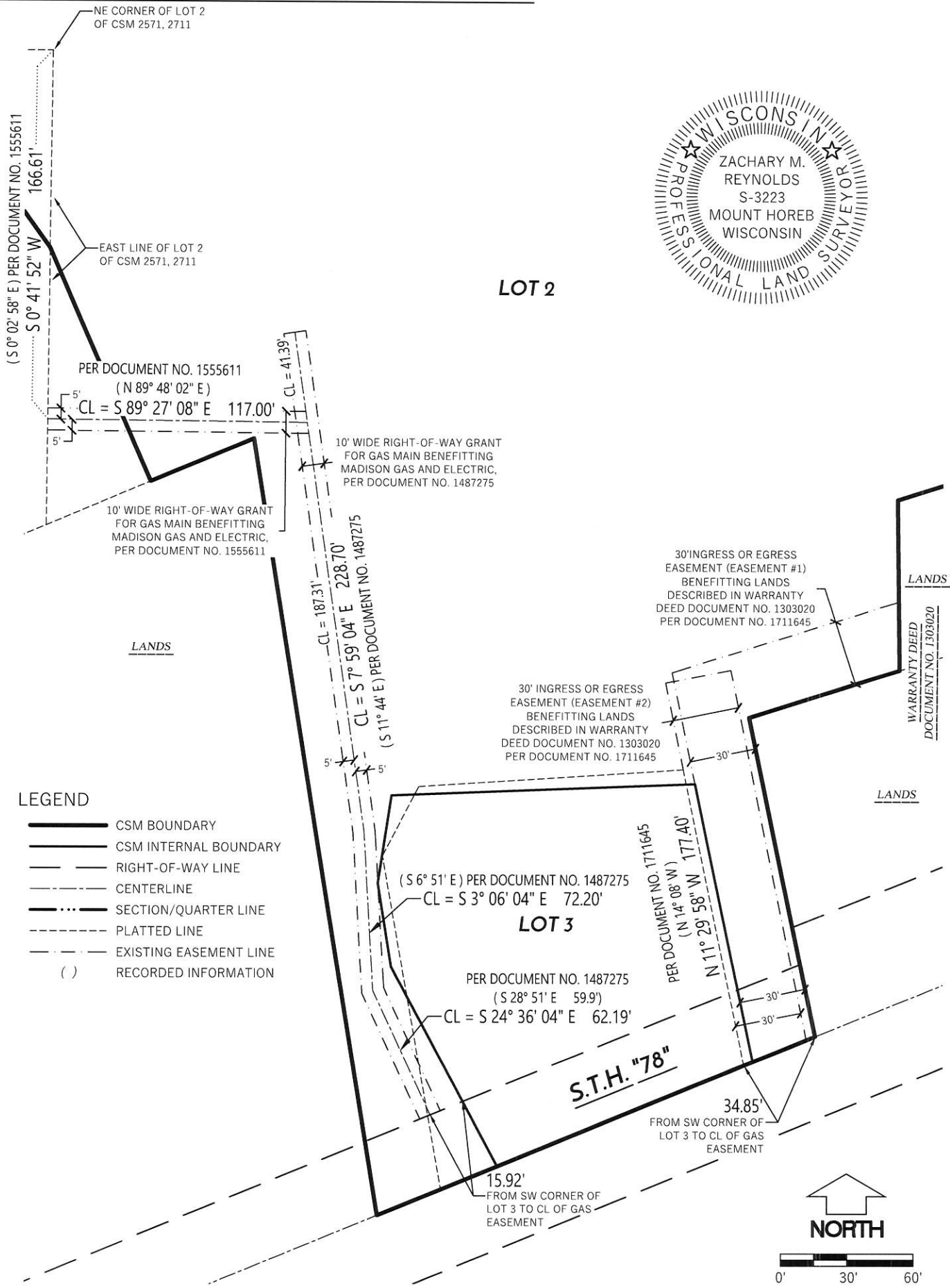
File: W:\2021\210825_Life Church - Town of Blue Mounds.dwg 210825_CSM.dwg Layout: CSM 2 of 10 User: Zach Plotted: Mar 31, 2023 - 1:14pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: ZMR/MAL	VOL. _____ PAGE _____
	300 EAST FRONT STREET	LIFE CHURCH	DRAWN BY: ZMR	DOC. NO. _____
	MOUNT HOREB, WI 53572	2770 BRANDYWEIN TRAIL	APPROVED BY: ZMR	C.S.M. NO. _____
	www.wyserengineering.com	MOUNT HOREB, WI 53572	PROJECT NO: 210825	
			SHEET NO: 2 of 10	

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

LOTS 2 & 3 EXISTING IMPROVEMENTS AND EASEMENT DETAIL



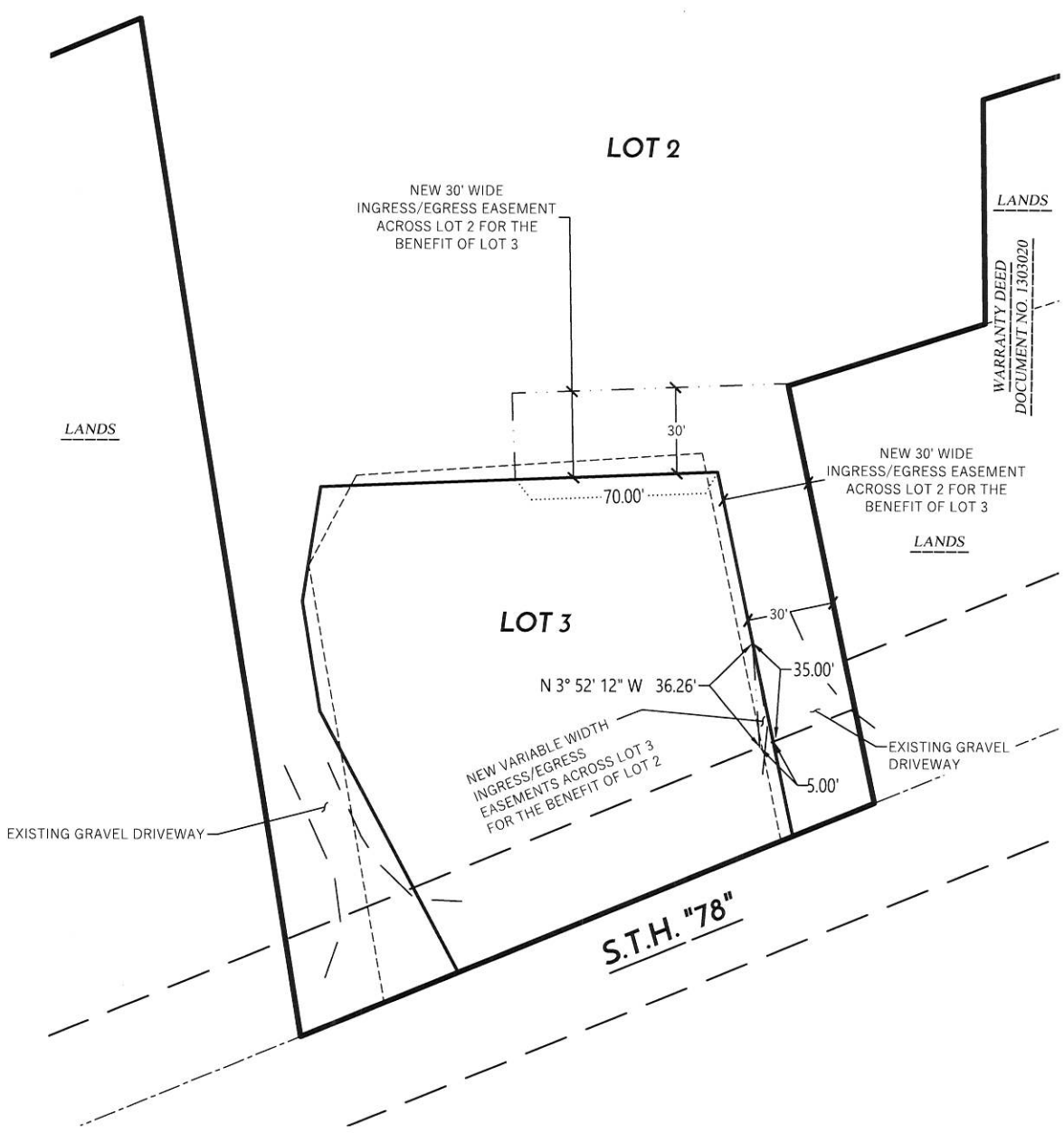
File: W:\2021\210825_Life Church - Town of Blue Mounds.dwg 210825_CSM.dwg Layout: CSM 3 of 10 User: Zach Plotted: Mar 31, 2023 - 1:18pm

WYSER ENGINEERING, INC.	PREPARED BY:	PREPARED FOR:	SURVEYED BY: ZMR/MAL	VOL. _____ PAGE _____
	300 EAST FRONT STREET	LIFE CHURCH	DRAWN BY: ZMR	DOC. NO. _____
	MOUNT HOREB, WI 53572	2770 BRANDYWEIN TRAIL	APPROVED BY: ZMR	C.S.M. NO. _____
	www.wyserengineering.com	MOUNT HOREB, WI 53572	PROJECT NO: 210825	SHEET NO: 3 of 10

CERTIFIED SURVEY MAP NO. _____

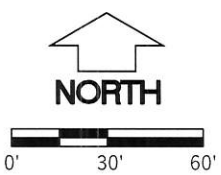
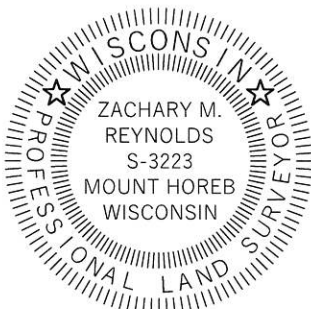
A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

LOTS 2 & 3 NEW EASEMENT DETAIL



LEGEND

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



PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: LIFE CHURCH 2770 BRANDYWEIN TRAIL MOUNT HOREB, WI 53572	SURVEYED BY: ZMR/MAL DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 210825 SHEET NO: 4 of 10	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
--	--	---	---	---

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

LOT 1 EXISTING IMPROVEMENTS AND EASEMENT DETAIL

LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING/STRUCTURE
- WELL
- SEPTIC VENT
- RECORDED INFORMATION

LOT 1



12.0' UTILITY EASEMENT
BENEFITTING THE VILLAGE
OF MOUNT HOREB PER
DOCUMENT NO. 4882857

630.0'

12.0'

EXISTING SEPTIC MOUND TO
BE REMOVED.
SEPTIC TANKS TO BE
ABANDONED IN PLACE.

EXISTING WELL
TO REMAIN

SAN

SAN

EXISTING
SHED

EXISTING
BUILDING

EXISTING
FOUNDATION
BLDG ADD.
BEING
CONSTRUCTED

327.9'

82.3'

121.0'

106.2'

118.1'

LOT 2

LOT 3

S.T.H. "78"

BRANDYWEIN TRAIL

PEPPER DRIVE



0' 100' 200'

PREPARED BY:

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

PREPARED FOR:

LIFE CHURCH
2770 BRANDYWEIN TRAIL
MOUNT HOREB, WI 53572

SURVEYED BY: ZMR/MAL

DRAWN BY: ZMR

APPROVED BY: ZMR

PROJECT NO: 210825

SHEET NO: 5 of 10

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

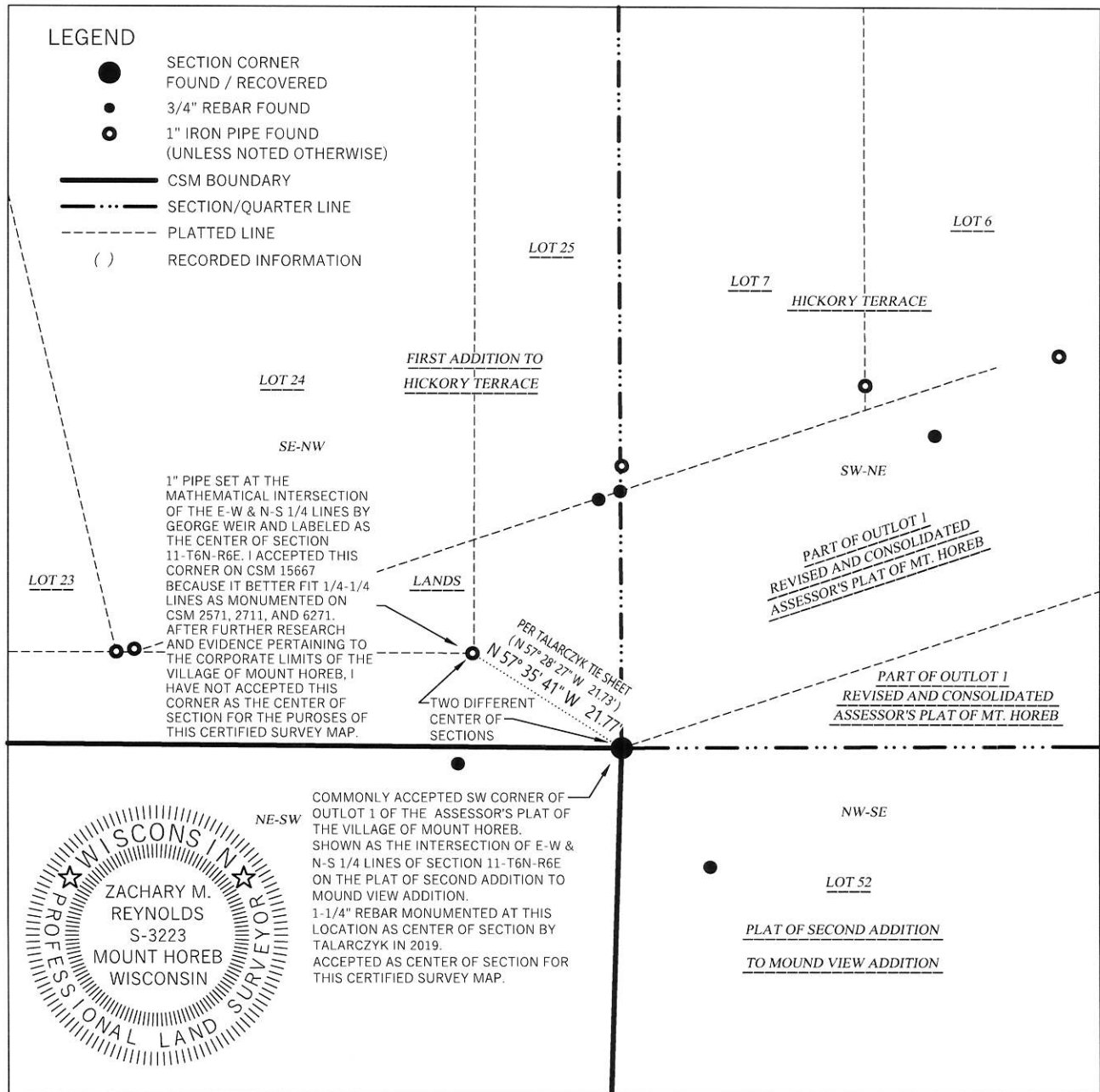


CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND ALUMINUM CAP MONUMENT W CORNER OF SECTION 11 - T6N - R6E	N: 459,469.11 E: 720,586.39
2	FOUND 1-1/4" REBAR CENTER OF SECTION 11 - T6N - R6E	N: 459,450.82 E: 723,261.60 (N: 459,450.61 E: 723,261.59)
3	FOUND BRASS CAP MONUMENT S CORNER OF SECTION 11 - T6N - R6E	N: 456,806.52 E: 723,239.13 (N: 456,806.40 E: 723,239.20)

CENTER OF SECTION 11-T6N-R6E DETAIL



CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	478.02'	S 0° 21' 35" W
()		S 0° 16' 05" E
(*)		S 0° 03' 48" W
(**)		S 0° 30' 36" W
(***)		S 0° 25' 29" W
L-2	187.75'	S 72° 24' 38" W
()	195.88'	S 72° 05' 16" W
(*)	187.71'	S 72° 05' 33" W
(****)	188.00'	S 69° 58' W
L-3	77.55'	S 0° 42' 10" E
()	77.60'	S 1° 03' 50" E
(*)		S 1° 02' 27" E
(****)	77.4'	S 3° 10' E
L-4	71.34'	S 72° 17' 12" W
()	71.23'	S 71° 58' 23" W
(*)	71.30'	S 71° 52' 35" W
(****)	71.3'	S 69° 58' W
L-5	148.06'	S 11° 39' 26" E
()	148.17'	S 12° 01' 07" E
(*)	148.07'	S 12° 03' 31" E
(****)		S 14° 21' E
L-6	214.16'	S 67° 39' 07" W
()	214.10'	S 67° 17' 50" W
(*)	214.29'	S 67° 15' 26" W
(*****)		S 62° 23' W

() PER CSM 2571, 2711, 6217, 12090
(*) PER SURVEY MAP NO. 2010-00820
(**) PER CSM 4304
(***) PER CSM 12784
(****) PER DEED DOC. NO. 1303020
(*****) PER U.S. PUBLIC WORKS PROJ.
NO. 156B-1935 PLAT OF RIGHT-OF-WAY,
REVISED 7-29-35

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-7	356.77'	N 8° 58' 55" W
()	354.42'	N 9° 08' 39" W
(*)	354.54'	S 67° 15' 26" W
L-8	50.45'	S 67° 11' 59" W
()		S 67° 17' 50" W
(*)	50.30'	S 67° 04' 14" W
L-9	114.92'	N 23° 22' 03" W
()	115.45'	N 23° 36' 29" W
(*)	117.21'	N 24° 00' 56" W
L-10	109.60'	N 35° 29' 20" W
()	110.32'	N 35° 30' 35" W
(*)	110.36'	N 35° 36' 27" W
L-11	285.79'	N 89° 51' 36" W
()	287.51'	N 89° 47' 51" W
(*)		N 89° 45' 27" W
L-12	131.97'	S 0° 19' 45" W
()	131.45'	S 0° 02' 58" E
L-13	342.53'	N 89° 48' 50" W
()	342.08'	S 89° 47' 51" W
L-14	130.12'	N 56° 15' 12" E
L-15	102.36'	N 27° 51' 19" W
L-16	38.76'	N 8° 58' 55" W
L-17	40.19'	N 8° 55' 24" E
L-18	137.22'	N 87° 44' 09" E
L-19	129.07'	S 11° 39' 26" E

() PER CSM 2571, 2711, 6217, 12090
(*) PER SURVEY MAP NO. 2010-00820
(**) PER CSM 4304
(***) PER CSM 12784
(****) PER DEED DOC. NO. 1303020
(*****) PER U.S. PUBLIC WORKS PROJ.
NO. 156B-1935 PLAT OF RIGHT-OF-WAY,
REVISED 7-29-35



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	276.54'	60.00'	264° 04' 18"	S48° 06' 16"W	89.13'	S83° 55' 53"E	N0° 08' 24"E

File: W:\2021\210825_Life Church - Town of Blue Mounds.dwg Layout: CSM 7 of 10 User: Zach Plotted: Mar 31, 2023 - 3:55pm



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

PREPARED FOR:
LIFE CHURCH
2770 BRANDYWEIN TRAIL
MOUNT HOREB, WI 53572

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

PROJECT NO: 210825
SHEET NO: 7 of 10

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

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SAID SECTION 11; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF OF SAID SECTION 11, SOUTH 89 DEGREES 36 MINUTES 30 SECONDS EAST, 1328.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, SOUTH 89 DEGREES 36 MINUTES 30 SECONDS EAST, 1346.83 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF THE REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT HOREB, RECORDED IN VOLUME 10 OF PLATS ON PAGES 35-38 AS DOCUMENT NO. 683459; ALSO BEING THE NORTHWEST CORNER OF LOT 52 OF THE PLAT OF SECOND ADDITION TO MOUND VIEW ADDITION, RECORDED IN VOLUME 38 OF PLATS ON PAGES 46-47 AS DOCUMENT NO. 1328193, ALSO BEING THE ACCEPTED CENTER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11 AS FOUND MONUMENTED AND ACCEPTED, SOUTH 01 DEGREES 46 MINUTES 07 SECONDS WEST 790.55 FEET TO THE NORTHWEST QUARTER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12784, RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS ON PAGES 42-43 AS DOCUMENT NO. 4602030; THENCE CONTINUING ALONG SAID ACCEPTED EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE WEST LINE OF SAID LOT 2 OF CSM 12784, SOUTH 00 DEGREES 21 MINUTES 35 SECONDS WEST, 478.02 FEET TO A CORNER OF AFORESAID LOT 2 OF CSM 6217; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 2, SOUTH 72 DEGREES 24 MINUTES 38 SECONDS WEST, 187.75 FEET; THENCE ALONG AN EASTERLY LINE OF SAID LOT 2, SOUTH 00 DEGREES 42 MINUTES 10 SECONDS EAST, 77.55; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 2, SOUTH 72 DEGREES 17 MINUTES 12 SECONDS WEST, 71.34; THENCE ALONG AN EASTERLY LINE OF SAID LOT 2, SOUTH 11 DEGREES 39 MINUTES 26 SECONDS EAST, 148.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE CENTERLINE OF STATE TRUNK HIGHWAY "78"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND SAID CENTERLINE OF STATE TRUNK HIGHWAY "78", SOUTH 67 DEGREES 17 MINUTES 50 SECONDS WEST, 214.16 THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG A WESTERLY LINE OF SAID LOT 2, NORTH 08 DEGREES 58 MINUTES 55 SECONDS WEST, 356.77 FEET; THENCE ALONG A SOUTHERLY LINE OF SAID LOT 2; SOUTH 67 DEGREES 11 MINUTES 59 SECONDS WEST, 50.45 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12090, RECORDED IN VOLUME 74 OF CERTIFIED SURVEYS ON PAGES 275-276 AS DOCUMENT NO. 4289645; THENCE ALONG THE EASTERLY LINE OF SAID CSM 12090, NORTH 23 DEGREES 22 MINUTES 03 SECONDS WEST, 114.92; THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 2 OF CSM 12090, NORTH 35 DEGREES 29 MINUTES 20 SECONDS WEST, 109.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 OF CSM 12090; THENCE ALONG THE NORTH LINE OF SAID 12090, NORTH 89 DEGREES 51 MINTUES 36 SECONDS WEST, 285.79 FEET TO A POINT ON EAST RIGHT-OF-WAY OF BRANDYWEIN TRAIL, AND THE NORTHWEST CORNER OF LOT 1 OF SAID CSM 12090 AND THE START OF A NON-TANGENT CURVE; THENCE ALONG THE RIGHT-OF-WAY OF BRANDYWEIN TRAIL, 276.54 ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS SOUTH 48 DEGREES 06 MINUTES 16 SECONDS WEST, 89.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF BRANDYWEIN TRAIL; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00 DEGREES 19 MINUTES 45 SECONDS WEST, 131.97 FEET TO THE NORTHEAST CORNER OF LOT 4 OF CERTIFIED SURVEY MAP NO. 7037, RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGES 207-208 AS DOCUMENT NO. 2445442; THENCE ALONG THE NORTH LINE OF SAID CSM 7037, NORTH 89 DEGREES 48 MINUTES 50 SECONDS, 342.53 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 1 OF CSM 6217, ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF SAID CSM 7037, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 16210, RECORDED IN VOLUME 120 OF CERTIFIED SURVEYS ON PAGES 44-45 AS DOCUMENT NO. 5884382, AND ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 11 AS FOUND MONUMENTED AND ACCEPTED; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 00 DEGREES 04 MINUTES 05 SECONDS EAST, 1321.90 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,724,638 SQUARE FEET OR 39.59 ACRES EXCLUDING RIGHT-OF-WAY, AND 1,731,679 SQUARE FEET OR 39.75 ACRES INCLUDING RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF LIFE CHURCH, 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 TOWN OF BLUE MOUNDS AND DANE COUNTY, WISCONSIN.

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

DATE _____



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



PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: LIFE CHURCH 2770 BRANDYWEIN TRAIL MOUNT HOREB, WI 53572	SURVEYED BY: ZMR/MAL DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 210825 SHEET NO: 8 of 10
--	--	---	---

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

LIFE CHURCH, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE TOWN OF BLUE MOUNDS AND THE VILLAGE OF MOUNT HOREB FOR APPROVAL.

BY: _____
MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

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

THE ABOVE NAMED LIFE CHURCH MANAGING MEMBER, _____, TO ME KNOWN TO BE
THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

VITERRA USA GRAIN, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE TOWN OF BLUE MOUNDS AND THE VILLAGE OF MOUNT HOREB FOR APPROVAL.

BY: _____
MANAGING MEMBER
VITERRA USA GRAIN, LLC

STATE OF NEBRASKA) SS
DOUGLAS COUNTY) SS

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

THE ABOVE NAMED VITERRA USA GRAIN, LLC MANAGING MEMBER, _____, TO ME
KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____



File: W:\2021\210825_Life Church - Town of Blue Mounds.dwg User: Zach Platted: Mar 20, 2023 - 4:55pm Layout: CSM 9 of 10



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

PREPARED FOR:
LIFE CHURCH
2770 BRANDYWEIN TRAIL
MOUNT HOREB, WI 53572

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

PROJECT NO: 210825
SHEET NO: 9 of 10

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

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6217, RECORDED IN VOLUME 30 OF CERTIFIED SURVEYS ON PAGES 60-61 AS DOCUMENT NO. 2224925, AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2711, RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 378-379 AS DOCUMENT NO. 1554805, AND UNPLATTED LANDS, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWN 6 NORTH, RANGE 6 EAST, IN THE TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN.

VILLAGE OF MOUNT HOREB EXTRA-TERRITORIAL APPROVAL

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

ALYSSA GAFFNEY
VILLAGE CLERK, VILLAGE OF MOUNT HOREB

DATE

TOWN OF BLUE MOUNDS APPROVAL

THE TOWN OF BLUE MOUNDS HEREBY ACCEPTS THE LANDS DEDICATED TO THE PUBLIC AND ACCEPTS THIS CSM.

MICHAEL FREITAG
CLERK, TOWN OF BLUE MOUNDS

DATE



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:
LIFE CHURCH
2770 BRANDYWEIN TRAIL
MOUNT HOREB, WI 53572

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

PROJECT NO: 210825
SHEET NO: 10 of 10



AGENDA ITEM REPORT

MEETING DATE

April 26, 2023

PREPARED BY

AGENDA ITEM # 3.f

Recommendation on Land Purchase for Park Use: Meylor Farm at Ridgeview Rd and Town Hall Road

BACKGROUND

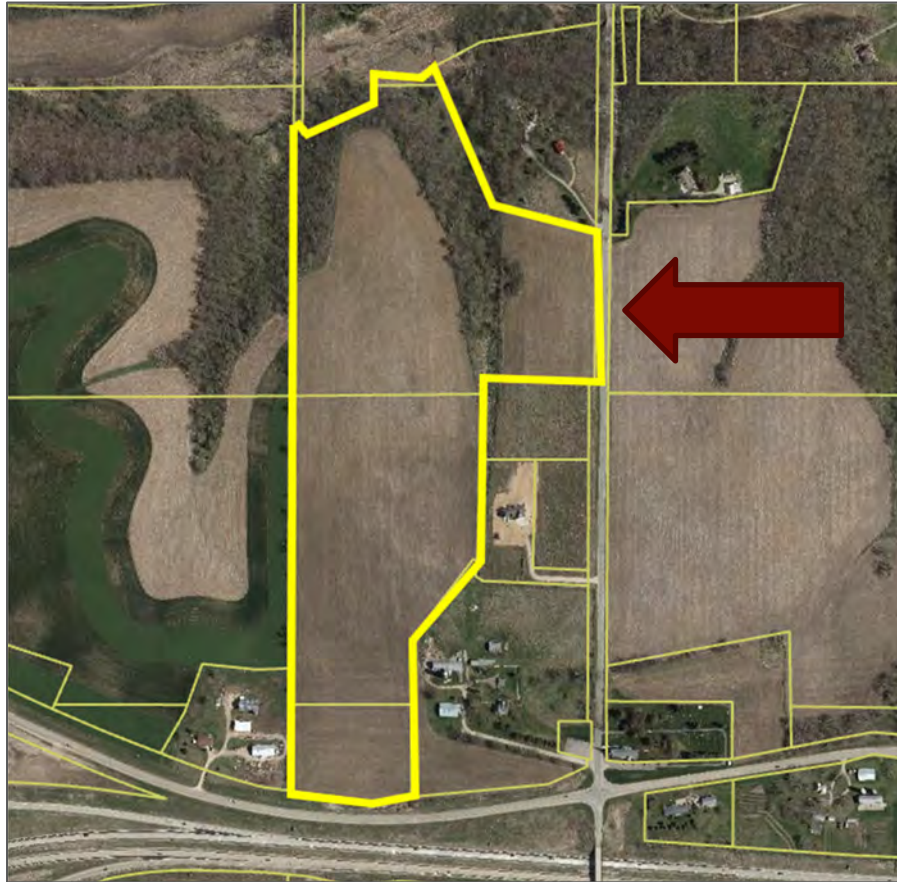
The Village Board is considering the purchase of land outside of the Village for development as park space. The appraisal of the land, including two concept park developments, is included in your packet. Prior to purchasing land, the Village needs Plan Commission to provide a recommendation on the purchase.

RECOMMENDATION

ATTACHMENTS

1. MRE Appraisal Proposed Meylor Park Land - Reduced

APPRAISAL REPORT OF THE
PROPOSED MEYLOR PARK LAND
57.50 ACRES VACANT LAND
LOCATED ALONG TOWN HALL ROAD & RIDGEVIEW ROAD,
TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN



EFFECTIVE DATE: FEBRUARY 24, 2023

REPORT DATE: MARCH 3, 2023

PREPARED FOR:
MR. NICHOLAS OWEN
VILLAGE OF MOUNT HOREB

PREPARED BY:
KEVIN F. MEICHER
MEICHER REAL ESTATE LLC





March 3, 2023

Village of Mount Horeb
Mr. Nicholas Owen
138 East Main Street
Mount Horeb, Wisconsin 53572

Re: Appraisal Report of the Proposed Meylor Park Land - 57.50 Acres Vacant Land
located Town Hall Road & Ridgeview Road, Town of Springdale, Dane County,
Wisconsin

Dear Mr. Owen:

The enclosed Appraisal Report has been prepared in response to your request. The report is subject to the Code of Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. In addition, the report has been written to comply with Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines adopted in 2010. This report has also been prepared in accordance with the operative engagement letter contained in the addendum of this report.

The accompanying report, to which this letter is attached, describes the site, pertinent data considered, and discusses the methods of appraisal used in reaching our conclusion. The opinions of value contained herein are subject to the Statement of Assumptions and Limiting Conditions included within.

The market value estimates are based upon a physical inspection of the land by Kevin F. Meicher on February 24, 2023, as well as a review of information made available by the owner and public records. This information forms the basis and serves as a guide for the valuation.

6273 University Avenue, Suite C
P.O. Box 628034, Middleton Wisconsin 53562

Phone: (608) 833-3176
email: kevin@mreappraisal.com

The Proposed Meylor Park site will include four adjacent parcels that will contain approximately 57.50 acres. The proposed park will include playground area, park shelter, soccer fields, pickle / tennis courts, baseball diamond(s), and dog park. Parcel 054/0607-083-9595-0 is divided by US Highway 18/151 and Ridgeview Road and per the client's request, we have utilized the site area north of Ridgeview Road and estimated to be approximately 4.80 acres. This appraisal is based upon the extraordinary assumption that Parcel 054/0607-083-9595-0 will be divided via a certified survey map. The site is irregular in shape with level to sloping topography. The site has approximately 645 feet of frontage along Town Hall Road and 530 feet of frontage along Ridgeview Road. There are currently no site improvements. The current zoning is AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale.

According to the Town of Springdale personnel, as long as the subject site remains within the Township, there is one additional 3.00 acre split available for rural single-family development with the remaining land to remain agricultural. According to Village of Mount Horeb Personnel and the Village's Comprehensive Plan, the subject site is located within a future growth area with expected annexation and development exceeds twenty years.

Our final opinion of value is based on a variety of factors including: location, size, zoning parameters, highest and best use, neighborhood development trends, and current land sales activities in the competitive market area. By virtue of the inspection, investigation, and analyses, it is our opinion that the Market Value of the Fee Simple Interest as of February 24, 2023, is \$600,000.

Our compensation is not contingent upon the value reported. We appreciated the opportunity to work on this engagement and are available to answer any questions you may have concerning the analysis and conclusions.

Respectfully submitted,

MEICHER REAL ESTATE LLC



Kevin F. Meicher
Wisconsin Certified General Appraiser #758



William P Mueller
Appraiser Trainee

Table of Contents

SECTION I: SUBJECT PROPERTY PHOTOGRAPHS	6
SECTION II: EXECUTIVE SUMMARY.....	10
EXECUTIVE SUMMARY	11
FINAL OPINION OF VALUE.....	11
SECTION III: ASSIGNMENT PROCESS SUMMARY	12
ASSIGNMENT PROCESS SUMMARY	13
SUBJECT PROPERTY IDENTIFICATION	13
CLIENT INFORMATION	13
USE OF THE APPRAISAL.....	13
PURPOSE OF THE APPRAISAL	14
DISCLOSURE OF PRIOR SERVICES	15
SCOPE OF WORK	16
APPRAISAL STANDARDS AND REPORTING GUIDELINES	16
COMPETENCY STATEMENT	17
SECTION IV: REGIONAL AND MARKET AREA ANALYSIS.....	18
DANE COUNTY ANALYSIS	22
MARKET AREA ANALYSIS.....	39
SECTION V: SITE ANALYSIS.....	47
AERIAL SITE VIEW.....	48
PROPOSED MEYLOR PARK CONCEPT A	49
PROPOSED MEYLOR PARK CONCEPT B.....	50
SITE ANALYSIS	51
CONCLUSION	53
SECTION VI: HIGHEST AND BEST USE/ VALUATION METHODOLOGY	54
HIGHEST AND BEST USE ANALYSIS	55
"AS VACANT"	56
"AS IMPROVED"	57
VALUATION METHODOLOGY	58
VALUATION APPROACHES DEFINED	58
VALUATION APPROACHES DEVELOPED	60
SECTION VII: SALES COMPARISON APPROACH.....	61
SALES COMPARISON APPROACH.....	62
LAND VALUATION.....	62
COMPARABLE LAND SALES SUMMARY CHART.....	63
SALES COMPARABLE MAP	64
COMPARABLE LAND SALES ADJUSTMENTS	65
LAND SALES ADJUSTMENT GRID.....	69
LAND VALUE CONCLUSION.....	70
SECTION VIII: RECONCILIATION AND FINAL VALUE CONCLUSIONS.....	71
RECONCILIATION AND FINAL VALUE CONCLUSIONS.....	72

FINAL OPINION OF MARKET VALUE	72
SECTION IX: LIMITING CONDITIONS AND CERTIFICATIONS.....	73
ASSUMPTIONS AND LIMITING CONDITIONS	74
PRIVACY NOTICE	77
CERTIFICATION	78
SECTION X: ADDENDUM	79
ENGAGEMENT LETTER	80
ASSESSOR'S INFORMATION	81
PROPOSED PARK.....	82
FLOOD MAP	83
APPRAISER QUALIFICATIONS	84

SECTION I: SUBJECT PROPERTY PHOTOGRAPHS



SITE VIEW



SITE VIEW



SITE VIEW



SITE VIEW



STREET VIEW



STREET VIEW

SECTION II: EXECUTIVE SUMMARY

Executive Summary

Property Name:	Proposed Meylor Park Land - 57.50 Acres Vacant Land
Property Location:	Located along Town Hall Road & Ridgeview Road, Town of Springdale, Dane County, Wisconsin
Property Type:	Vacant Land
Owner of Record:	Windy Ridge Farm Inc
Land Area:	57.50 Acres
Frontage:	645 feet of frontage along Town Hall Road and 530 feet of frontage along Ridgeview Road
Zoning:	AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale
Floodplain:	According to the Federal Emergency Management Agency (FEMA), the subject site is not located within a flood zone
Highest and Best Use:	As Vacant: Agricultural As Improved: N/A
Interest Appraised:	Fee Simple
Date of Valuation:	February 24, 2023
Date of Report:	March 3, 2023
Estimated Marketing Period:	6 - 12 months

FINAL OPINION OF VALUE

"As Is" Value as of February 24, 2023

\$600,000

SECTION III: ASSIGNMENT PROCESS SUMMARY

Assignment Process Summary

In developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal.

For each appraisal, appraisal review, and appraisal consulting assignment an appraiser must identify the scope of work performed. Following the Scope of Work principle, the appraiser must first identify the client, the intended user(s), the intended use of the assignment results, and the type of value being developed.

SUBJECT PROPERTY IDENTIFICATION

Legal Owner/History:	The current owner of the subject property is Windy Ridge Farm Inc. There was a related party transfer for one of the parcels from Lorriane K. Meylor to Windy Ridge Farm Inc. There have been no other reported sales of the subject property throughout our five-year sales history research.
Property Address:	57.50 acres located along Town Hall Road & Ridgeview Road, Town of Springdale, Dane County, Wisconsin.
Tax ID Number(s):	054/0607-082-8300-7, 054/0607-083-8090-0, 054/0607-082-9570-0, and 4.80 acres from 054/0607-083-9595-0
Legal Description:	Please note that a current Title Insurance Policy was not available for review to verify the legal description. Therefore, this appraisal is subject to review and verification of this legal description if / when a current Title Insurance Policy is available.

CLIENT INFORMATION

This appraisal report is being completed for Mr. Nicholas Owen of the Village Mount Horeb, located at 138 East Main Street, Mount Horeb. The Village of Mount Horeb and/or its affiliates are the intended users of this appraisal.

USE OF THE APPRAISAL

It is our understanding this appraisal is to be used for internal decision-making purposes.

PURPOSE OF THE APPRAISAL

The purpose of this assignment is to determine the unencumbered Fee Simple Market Value of the subject property in “As Is” condition.

Definitions

These terms are defined by *The Dictionary of Real Estate Appraisal*, 5th edition, as follows:

Market Value: *The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus.” Implicitly in this definition is the consummation of the sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised, and acting in what they consider their best interests;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

The value conclusions reported herein assumes a “cash to seller” transaction.

Fee Simple Estate: *An absolute ownership interest unencumbered by any other interest or estate; subject to only the limitations of eminent domain, escheat, police power, and taxation.*

With the exception of any deed restrictions or easements of record, the fee is assumed to be free and clear of all other liens, encumbrances, restrictions and/or defects of title. Notwithstanding the foregoing definition, encumbrances that run with the fee ownership of the property are utility easements and declarations per municipal approvals including the zoning currently in place. No additional reservations were reported. However, we recommend that a current and complete title search and survey be done on the property to determine the existence of any additional easements and encumbrances. Conditions of record and the valuation estimates contained in this report are subject to a current title search. The market values expressed and the property rights appraised are subject to these public utility easements, set back requirements, and any additional easements or encumbrances that may be determined as a result of a current title search and survey.

Exposure Time: *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.*

Marketing Time: *The estimated length of time the property interest being appraised would have to be offered on the market prior to the hypothetical consummation of a sale at market value after the effective date of the appraisal.*

It is the appraiser's opinion the estimated marketing time and exposure time for this property would be 6 to 12 months under a Market Value scenario. This marketing time is based upon a review of similar properties in the market area, a review of statistical data, and discussions with brokers knowledgeable in the marketing and sale of these types of properties.

Extraordinary Assumptions: *An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. This appraisal is based upon the extraordinary assumption that Parcel 054/0607-083-9595-0 will be divided via a certified survey map.*

Hypothetical Conditions: *That which is contrary to what exists but is supposed for the purpose of the analysis. There are no Hypothetical Conditions associated with this valuation.*

Jurisdictional Exceptions: *An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP. There are no Jurisdictional Exceptions associated with this valuation.*

Dates of Value

The effective date of the "As Is" Market Value is February 24, 2023, which coincides with the date of visual inspection of the property by the appraiser(s). This report date is March 3, 2023.

DISCLOSURE OF PRIOR SERVICES

USPAP requires disclosure of prior services provided related to the subject property within the previous three years. We have not provided appraisal services related to the subject property.

SCOPE OF WORK

As mentioned previously, in developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal. The appraiser must also be sure that the scope of work meets or exceeds both the expectations of the intended users and what the appraiser's peer's actions would be, as well as that their scope of work can be understood by the "general public."

In preparing the appraisal, the appraiser:

- Inspected the subject site
- Gathered information on the subject property and comparable land sales
- Confirmed all comparable sales information with at least one of the parties involved with the transaction, listing or sales agent, register of deeds, and/or assessor files
- Analyzed the data and applied the sales comparison approach only. As this is vacant land, the cost and income capitalization approaches were not applicable.

APPRAISAL STANDARDS AND REPORTING GUIDELINES

The Uniform Standards of Professional Appraisal Practice (USPAP) allows for two individual types of reports: the Appraisal Report or the Restricted Appraisal Report. The essential difference between these two options is the content and level of information provided. The appropriate reporting option is dependent on intended use and intended users. An Appraisal Report prescribes the minimum level of reporting necessary for an assignment that has any intended user(s) in addition to the client, and for an assignment in which the client may need to understand the appraiser's rationale, or the client may not have specialized knowledge about the subject property. As this report option establishes a minimum level of information, the appraiser must decide if additional detail or explanation is required, given the intended use and intended users of the report. A Restricted Appraisal Report may not include rationale for how an appraiser arrived at his or her opinions, and conclusions may not be easily understood. In this case, any data, reasoning, and analyses not discussed in the report are retained in the appraiser's work file.

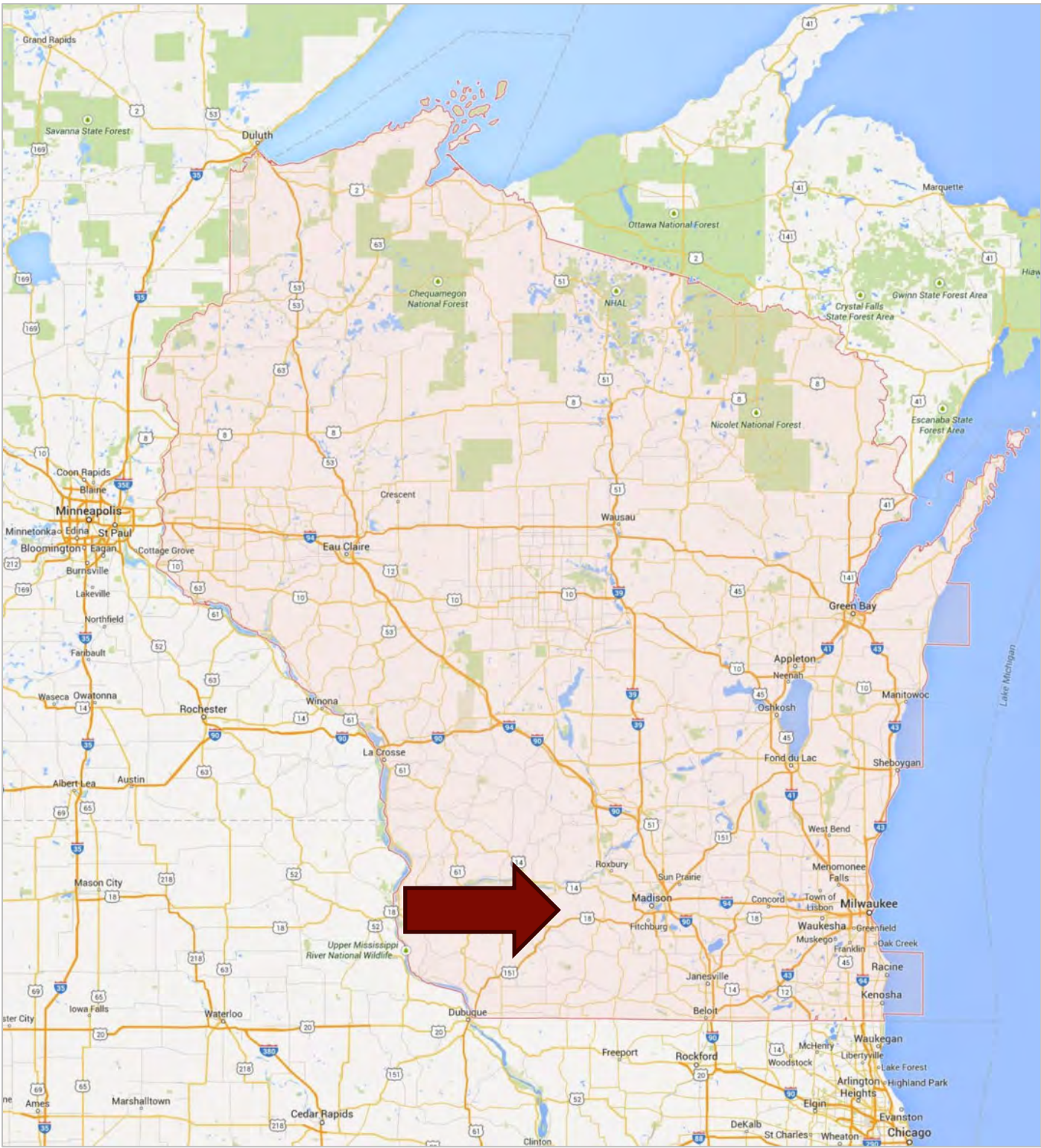
The enclosed Appraisal Report has been prepared in response to your request. The report is subject to the Code of Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. In addition, the report has been written to comply with Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines adopted in 2010. This report has also been prepared in accordance with the operative engagement letter contained in the addendum of this report.

COMPETENCY STATEMENT

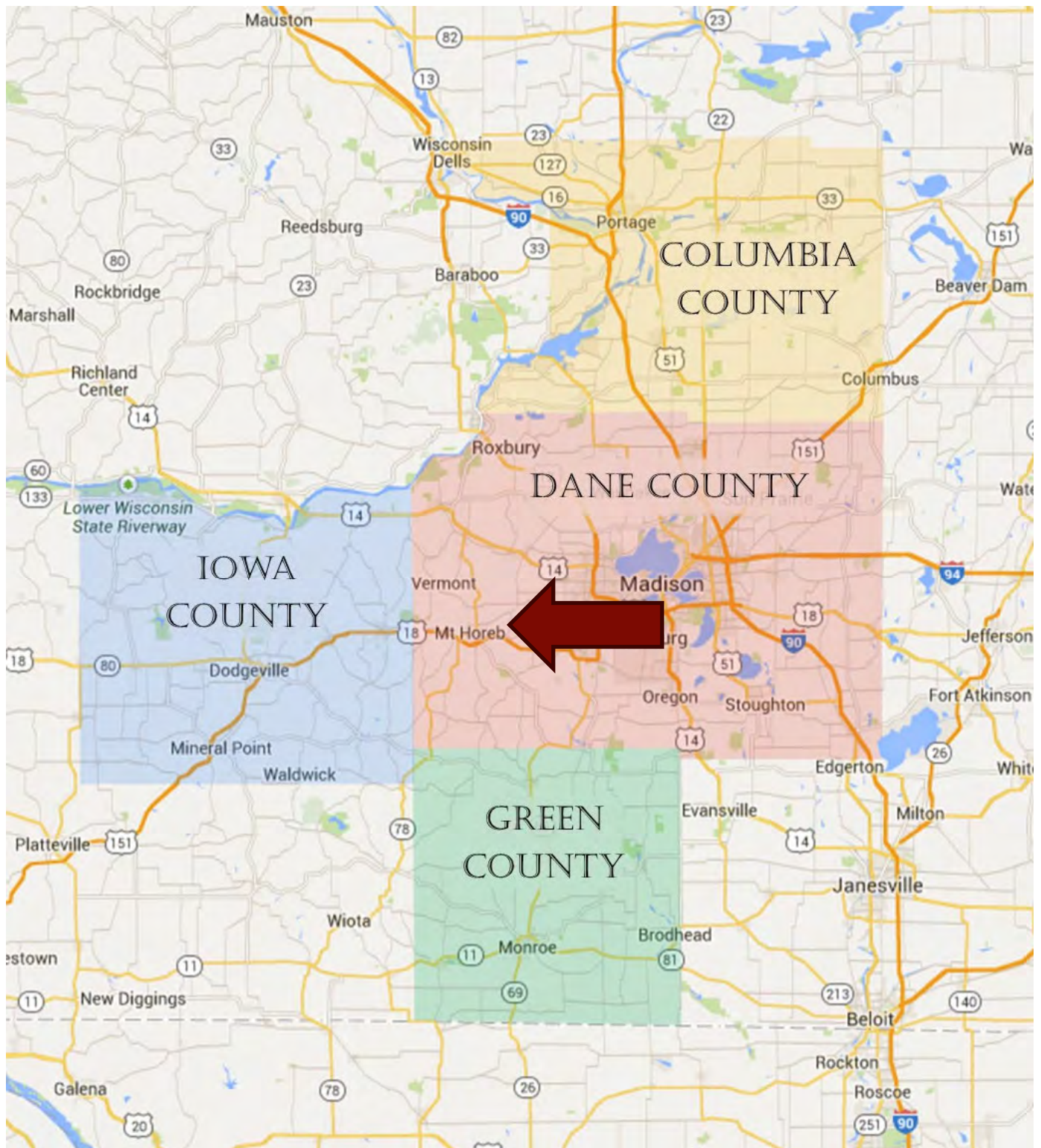
Meicher Real Estate specializes in services that include commercial real estate appraisal, brokerage, and consulting, which conform to USPAP and FIRREA guidelines. Kevin F. Meicher, a certified general appraiser with over 25 years of commercial appraisal experience, is qualified and knowledgeable in valuing these types of commercial properties, including the subject and similar properties.

SECTION IV: REGIONAL AND MARKET AREA ANALYSIS

State Map

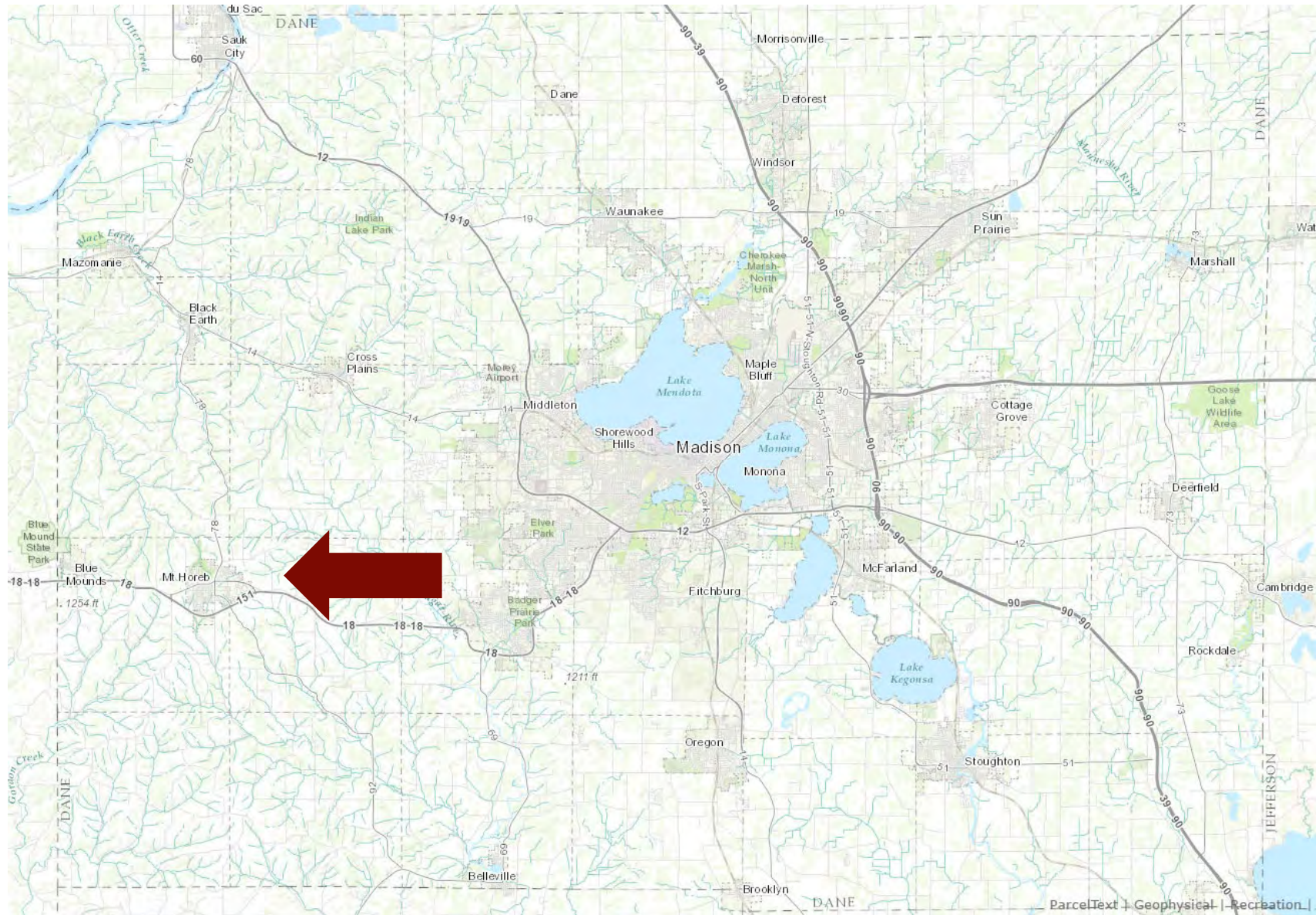


Map of the Madison Metropolitan Statistical Area (MSA)



Source: GoogleMaps.com & Meicher Real Estate

Dane County Map

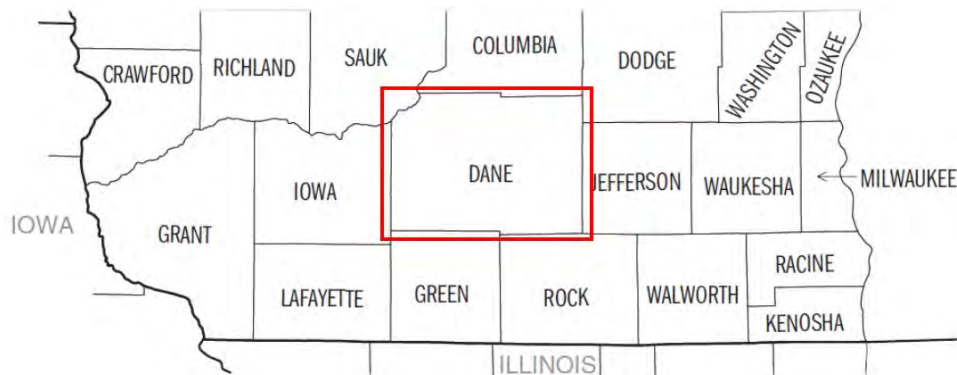


Dane County Analysis

The subject property is located within the Town of Springdale, Dane County, Wisconsin. Therefore an overview of Dane County and the Madison Metropolitan Statistical Area (MSA), which this section will present, provides a basis for understanding the area dynamics insofar as they might affect the subject property.

Location and Linkages

Dane County is located in south central Wisconsin and encompasses approximately 1,200 square miles containing over 60 municipalities. Bordering counties include Columbia to the north, Dodge to the northeast, Jefferson to the east, Rock to the southeast, Green to the south, Iowa to the west, and Sauk to the northwest. The County has over 35 lakes and 489 miles of streams and rivers including the Wisconsin River and the Rock River. It is the second most populous county in Wisconsin, smaller only than Milwaukee County. The county seat is the City of Madison, which is also the state capital. The Madison Metropolitan Statistical Area (MSA) includes the counties of Columbia, Dane, Green, and Iowa.



The City of Madison is located approximately 45 miles north of Janesville, 55 miles south of the Wisconsin Dells, 75 miles west of Milwaukee, 75 miles north of Rockford, IL, 90 miles northeast of Dubuque, IA, 150 miles southeast of La Crosse, 150 miles south of Wausau, 150 miles southwest of Green Bay, 150 miles northwest of Chicago, IL, 180 miles southeast of Eau Claire, and 270 miles southeast of Minneapolis, MN. Madison and Dane County have excellent transportation linkages to these large, nearby markets. Madison is located at the hub of a network of federal and state highways serving southern Wisconsin. Routes passing through the area include Interstate Highways 39, 90, and 94; U.S. Highways 12, 14, 18, 51, and 151; and many State and County Highways.

Automobile access throughout the Madison area is regarded as average. The city lacks an efficient cross-town freeway system. The east-west arterial streets that run through Madison ultimately have to be routed through the Isthmus between Lakes Mendota and Monona. This 10 block wide stretch of land is densely developed with its earliest construction dating back to the mid 1800's. Therefore, cross-town traffic attempting to travel east-to-west, or vice versa, through Madison often experiences congestion when going through the Isthmus area. In order to compensate for this poor traffic pattern, the City of Madison and Dane County constructed the Beltline Highway System (Highway 12) to ring the city. The Beltline Highway, around the east, south, and west sides of the city, provides a much more efficient traffic circulation in these peripheral areas.

The Madison area has an excellent city-owned bus system that provides the community with a high level of public transit service. The Madison Metro is a national leader in seat-miles per capita provided to its service area. The city's transportation links, along with the relatively small size of the area, allow for relatively easy commutes to area employment centers.

Six inter-city bus lines provide daily scheduled services between Madison and major Wisconsin and Midwestern cities. The Union Pacific Railroad, the Soo / Milwaukee Railroad, and the Wisconsin and Southern Railroads provide rail freight service to Madison businesses. Amtrak passenger rail service is also available via connection with the Amtrak Thruway Bus Service which has multiple pick-up points in Madison, although the nearest Amtrak station is located 30 miles from Madison in Columbus.

Dane County Regional Airport/Truax Field, a FAA-certified airport owned and operated by Dane County, provides passenger air service to the Madison area and surrounding region via 5 commercial air carriers with connections to international hubs. The Dane County Regional Airport offers approximately 100 scheduled commercial flights daily, supporting roughly 1.6 million passengers yearly. Authority for a Foreign Trade Zone has been granted to Dane County through its airport which allows for more efficient receiving and inventory of imported products. Dane County's airport is the second largest commercial airport in the State of Wisconsin, second only to the General Mitchell International Airport in Milwaukee.

Population

Population is a primary indicator of an area's demographic and economic trends, therefore an analysis of the past and projected population trends within the area provides a guide to understanding the market.

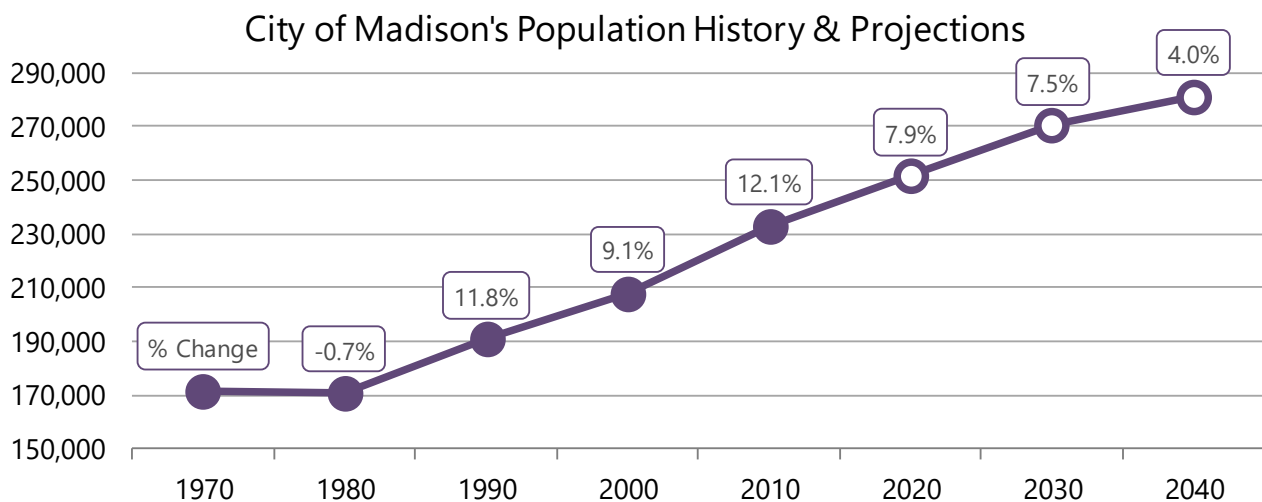
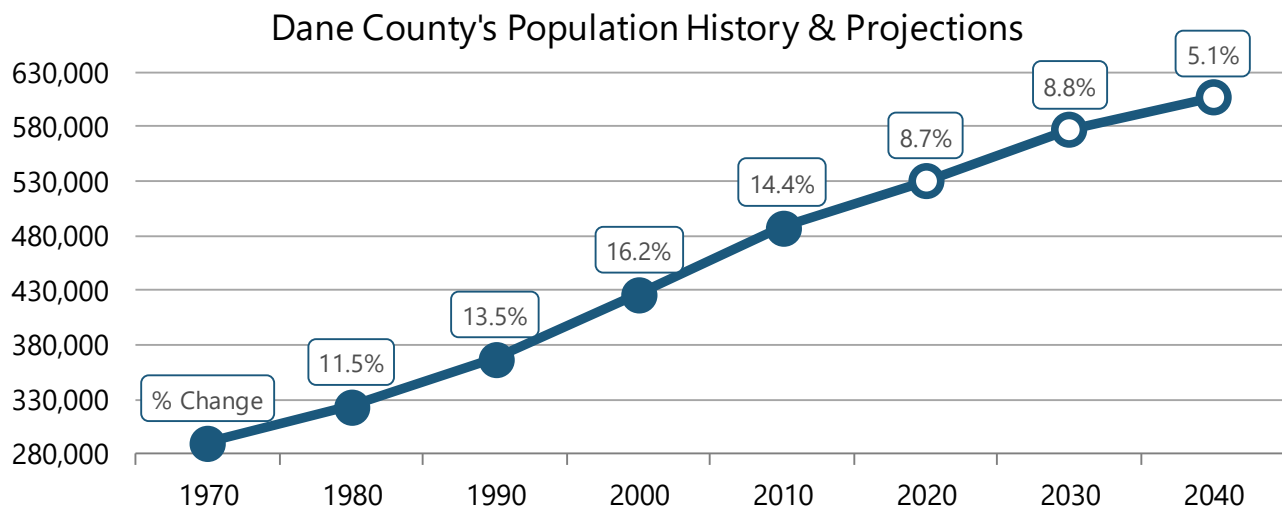
As mentioned previously, Dane County is the second most populous county in Wisconsin, smaller only than Milwaukee County, and it continues to experience high growth rates. From 2000 to 2010, nearly 32,400 more births than deaths occurred in Dane County, resulting in a natural increase of 7.6% of the population, significantly higher than the statewide total of 4.5%. During the same period, migration to Dane County resulted in an additional 6.8% gain. Most of the surrounding counties also saw population increases much higher than the state total of 6.0%, including Sauk (12.2% including 8.0% due to migration), Jefferson (10.5%), Green (9.5%) and Columbia (8.3%) while Rock, Iowa and Dodge counties saw growth rates under 6.0%.

Population	2000 Census	2010 Census	% Change
United States	281,421,906	308,745,538	9.7%
Wisconsin	5,363,715	5,686,986	6.0%
Dane County	426,526	488,073	14.4%
City of Madison	208,054	233,209	12.1%
City of Sun Prairie	20,369	29,364	44.2%
City of Fitchburg	20,501	25,260	23.2%
City of Middleton	15,770	17,442	10.6%
City of Stoughton	12,354	12,611	2.1%

Source: U.S. Census

Nearly half of the county's population is located within the City of Madison, although the fastest growing municipalities included the City of Verona (+50.6%), the City of Sun Prairie (+44.2%), and the Village of Waunakee (+34.5%). Aside from the capitol, the county's largest municipalities include the cities of Sun Prairie, Fitchburg, and Middleton, each of which is considered a suburb of Madison.

The following graphs display the population history and projections for Dane County and the City of Madison.

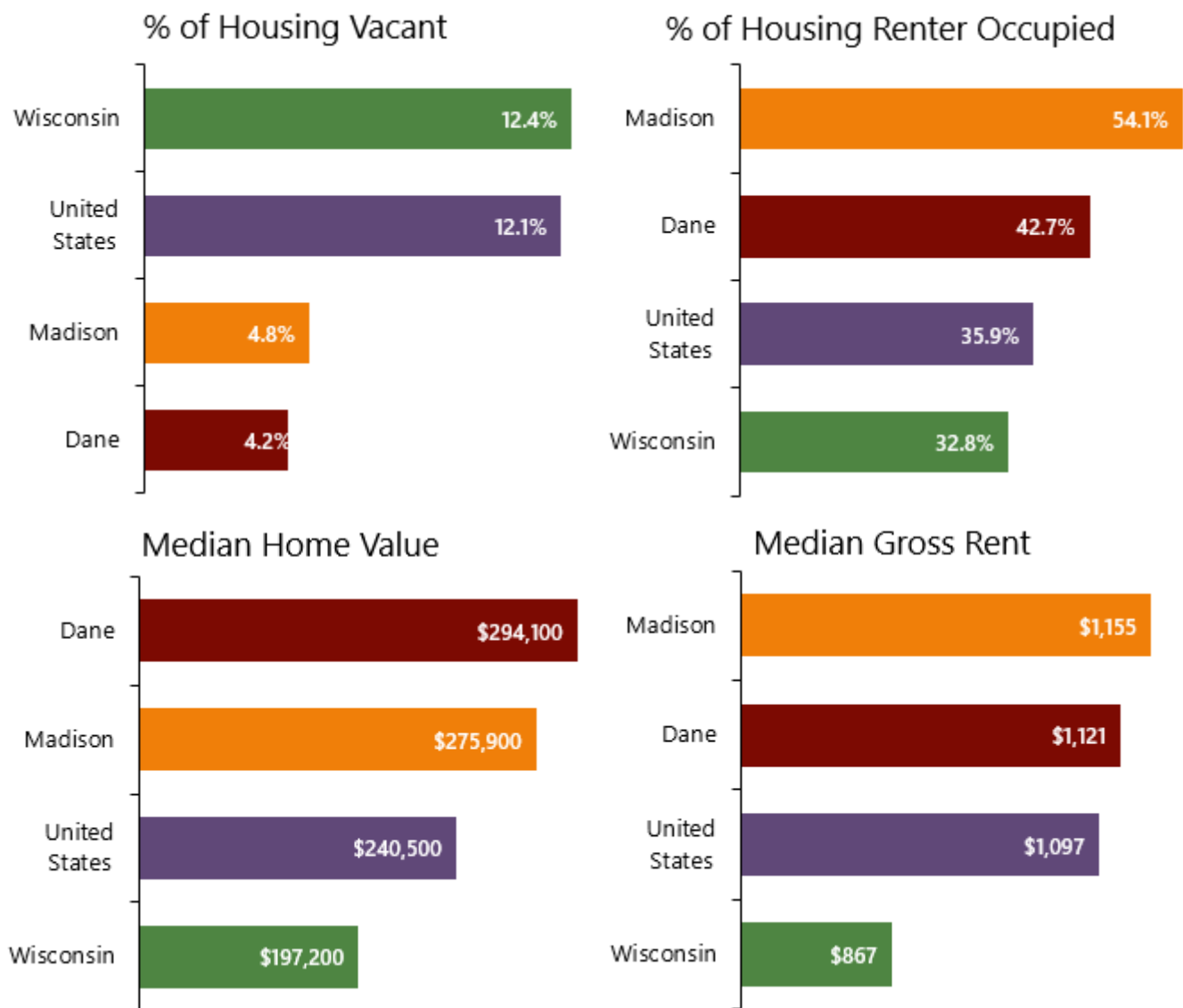


Source: U.S. Census (historical) & WI DOA (projections)

As the previous charts illustrate, Dane County has consistently reported the highest population growth rates during the past four decades. The County's population totaled 488,073 residents in 2010, an increase of 14.4% from ten years prior; compared to statewide growth of 6.0% and national growth of 9.7%. The City of Madison's population totaled 233,209 residents in 2010, an increase of 12.1%, indicating much of the county's growth is coming from outside of Madison. The Wisconsin Department of Administration projects just under 9% growth for the county during the next two decades, and just under 8% growth for the city. However, estimates as of 2016 indicate recent population growth rates in the State of Wisconsin have been steadily declining. The slowing population growth is attributed to several factors, including a continuous loss of population due to migration to other states following the recession, Wisconsin's aging population and lower birth rates. Most of the population loss has occurred in rural counties, while urban areas have seen some growth.

Residential Market

The U.S. Census Bureau conducts the American Community Survey (ACS) for information between Census years. According to survey data from 2019, the most recent year available, the City of Madison and Dane County have extremely low residential vacancy rates at 4.8% and 4.2% respectively, compared to 12.4% statewide. Approximately 54.1% of the city’s housing is renter occupied, much higher than the county or state, primarily due to the presence of the UW-Madison campus. The median home value in Dane County is \$294,100, approximately \$18,000 higher than the City of Madison median and \$97,000 higher than the statewide median home value. However, the median gross rent (including utilities) in the City of Madison of \$1,155 is higher than the countywide median of \$1,121, both of which are significantly higher than the statewide median of \$867.



Source: 2019 American Community Survey 1-Year Estimates

Single-Family Home Sales

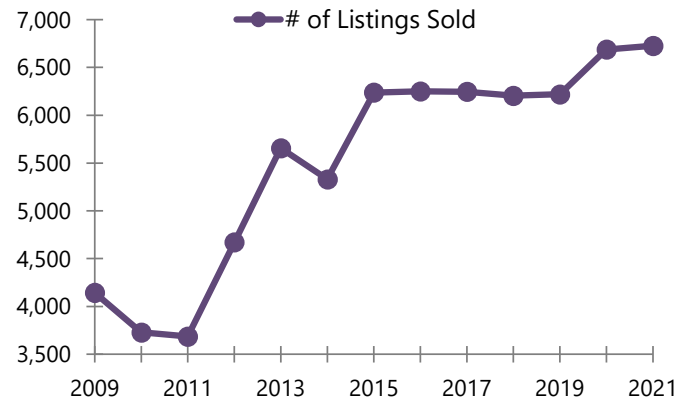
The South Central Wisconsin Multiple Listing Service (MLS) provides more detailed statistics on single-family home sales within Dane County, although this data includes homes that have sold through MLS only; it does not include homes that were sold directly by owners or builders, including new construction contracts.

The number of sales within Dane County has been increasing since bottoming out in 2011 when only 3,725 sales occurred. By 2013 the market reached pre-recession levels, and following a slight dip in 2014 total sales skyrocketed to over 6,000 annually the last five years. New home sales have seen a much slower recovery, with only 906 sales occurring in 2021 (15.6% of all home sales), down from 1,408 sales in 2004 (32% of all sales).

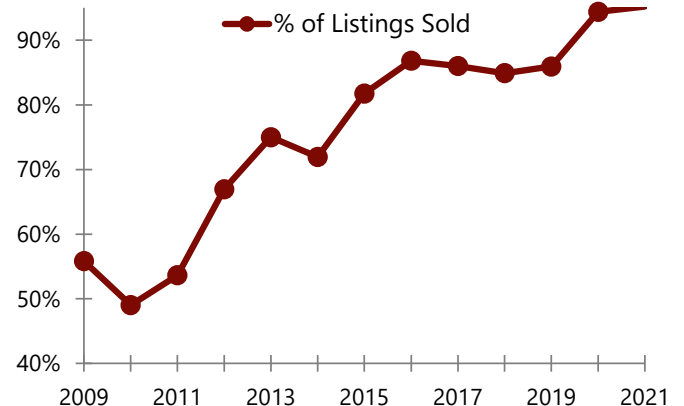
The percent of all listings which sold has followed a similar trend, even surpassing the pre-recession levels during the past five years. In 2021, a total of 7,066 homes were listed for sale, of which 95% were sold, far higher than the average for the past 10 years.

Of the listings that sold, the average number of days the home was listed on the market had been increasing each year until peaking at 94 days during 2011. The following years have recorded significant decreases, with the average at only 24 days in 2021.

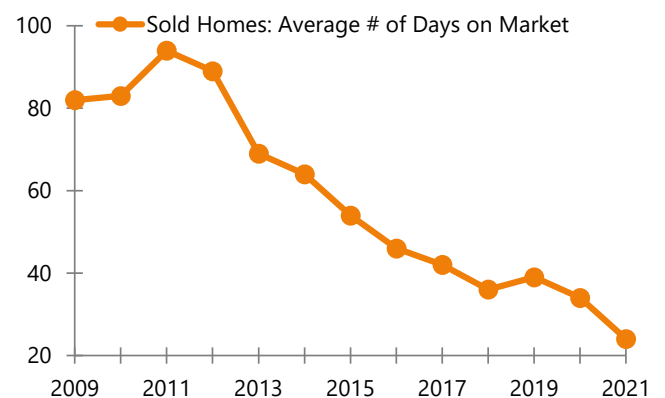
Single-Family Home Sales in Dane County



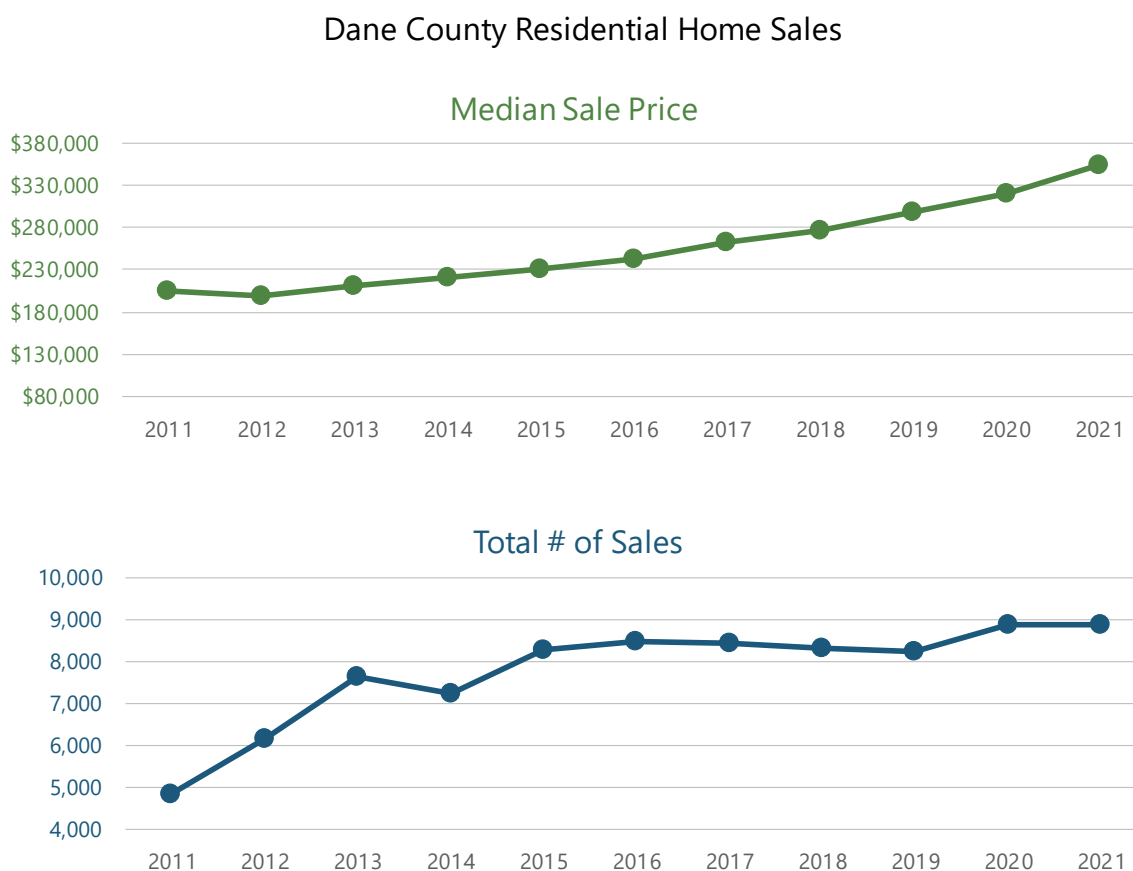
Single-Family Home Sales in Dane County



Single-Family Home Sales in Dane County

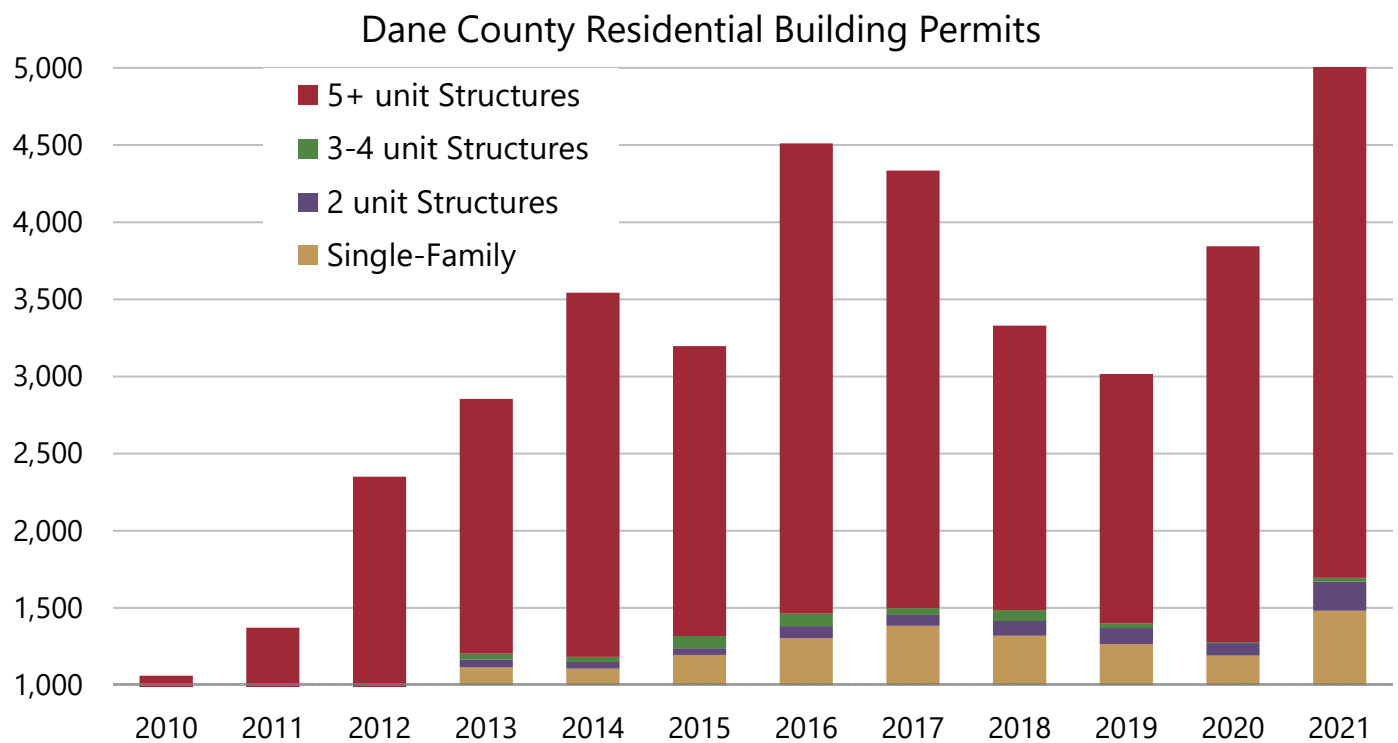


According to MLS data, after steadily rising in the mid-2000s to \$270,000 in 2007, the average sale price in Dane County began to decline in 2008 and dropped significantly in 2009 to only \$245,000 due to the national recession. Government incentives to revive the market caused sale prices to recover somewhat in 2010 and 2011, only to drop again in 2012. However, gradually increasing since 2012 have pushed the average sale price far above pre-recession levels, reaching \$353,380 in 2020. Sellers are also nearly reaching their asking prices; the average sale was for 99.54% of the list price in 2020, compared to only 95.3% in 2011.



New Development

A review of the number of new residential building permits issued each year provides another indication of local market trends, including in the multi-family sector. The following chart illustrates of the number of construction permits issued for residential structures (single family and multi-family, including condominiums) in Dane County per the SOCDS (State of the Cities Data System).

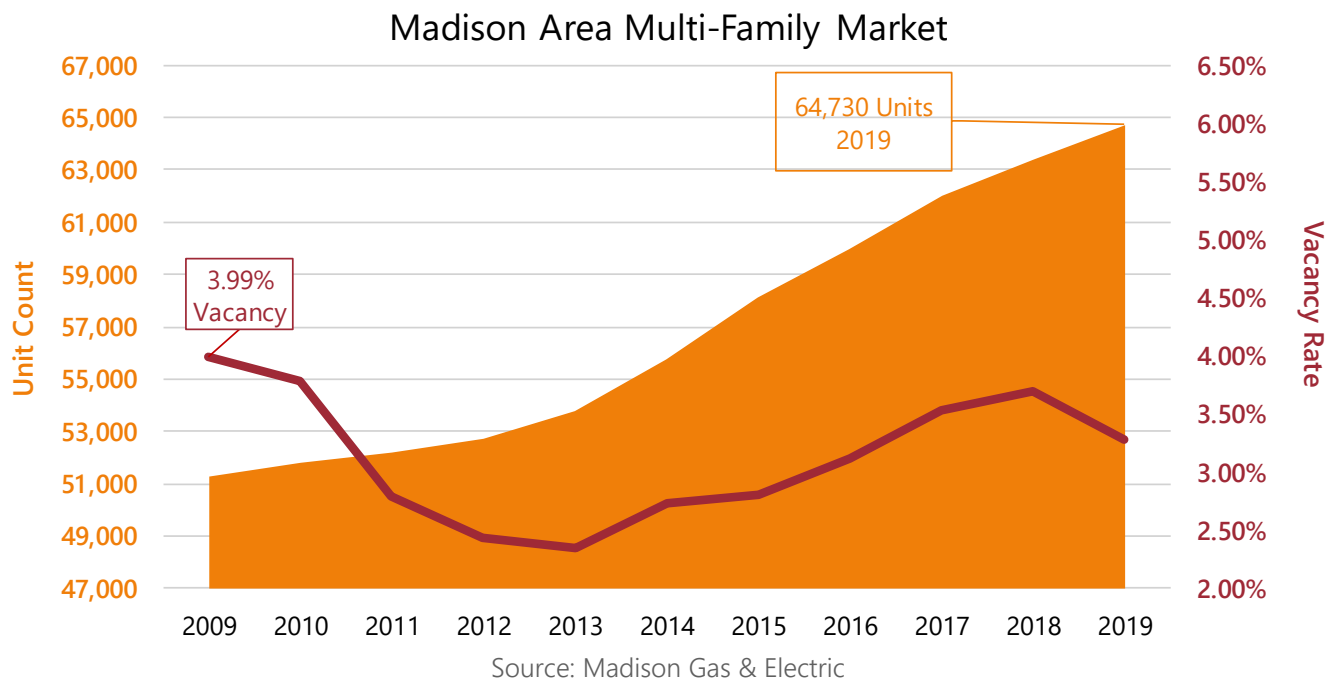


Since the mid-1990s residential construction within Dane County steadily increased each year until peaking in 2003 when permits were issued for 5,400 units, nearly half of which were multi-family. New construction declined in the following years due to an oversupply within the market which was compounded by the recession in 2009. From 2006 to 2010, year-over-year decreases averaged 25%. In the years since, multi-family construction has recovered significantly, while single family construction has remained low. While just under half of all residential building permits issued within Dane County during the past ten years were for projects located within the City of Madison, 62% of the county's multi-family units were built in the city.

The Dane County and greater Madison Metropolitan Area have historically sustained a strong multi-family housing market even when the national housing market has experienced volatility. Prior to the 2008 recession, low interest rates and the availability of financing resulted in an overflow of new construction and apartment dwellers moving to ownership. After the recession, many homeowners experienced difficulty maintaining mortgages which resulted in an increase in foreclosures and many homeowners transitioning back to rental properties. These returning renters and the lack of new units coming on-line resulted in a significant drop in vacancy rates to historic lows. As this trend became apparent, new construction has exploded, especially since 2012.

Multi-Family Market

The following graph displays a summary of data collected by Madison Gas & Electric in the greater Madison Area. Although this survey reports only on properties serviced by MG&E utilities (which includes most every apartment building in the area), it is considered to provide a good indicator of historical trends. The survey includes the entire City of Madison as well as the suburbs of Monona, Fitchburg, Middleton, Oregon, Waunakee, and Cross Plains.

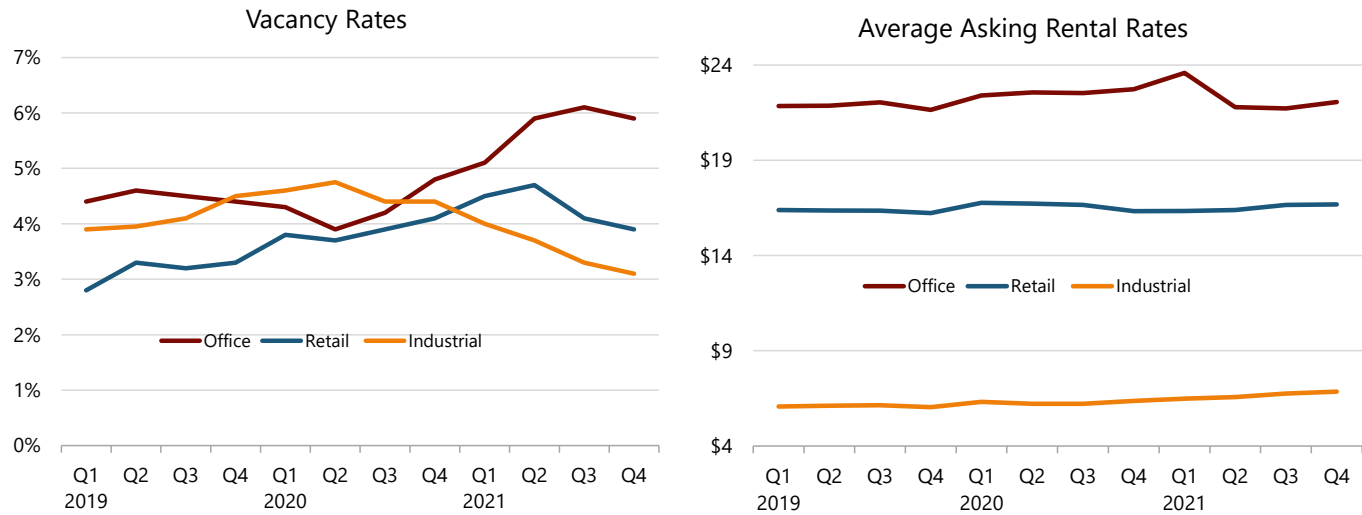


Madison's average annual vacancy rate has drastically declined in recent years, even as the total number of units has steadily increased. During the period shown, vacancy peaked at 6.31% in 2005, although this was not considered to suggest a weak multi-family market as a 5 or 6% vacancy rate is considered strong by national standards. Since then, vacancy declined each year, with a slight spike during the recession in 2009, until bottoming out at an average of 2.3% across the city in 2013. Vacancy has gradually increased over the years, reaching 3.3% during 2019, as a result of the record number of units coming on-line.

From 2004 to 2008, the year-over-year growth in the total number of units was consistently near 1.3% until declining to an average of 0.9% from 2009 to 2012. As discussed later in this report, new construction within the City has exploded in recent years due to the demand indicated by the record low vacancy rates. From 2015 to 2019, the rental housing stock has averaged an increase of 3.0% annually. Despite this aggressive pace, demand has remained strong enough to keep vacancy rates at historic lows.

Commercial Real Estate

Surveys of the local office, retail and industrial markets are published by the research firm CoStar. This data includes vacancy and rental rates for properties in the Madison Metro area, which are summarized in the following charts.



Source: CoStar Reports

The Dane County office market’s overall vacancy rate has been steadily increasing in the past three years. Vacancy averaged 4.4% at the beginning of 2019, increasing to 5.9% by the fourth quarter of 2021. Asking rents (on Gross terms) have gradually fluctuated during the same period, averaging \$22.06 per square foot at the end of fourth quarter 2021.

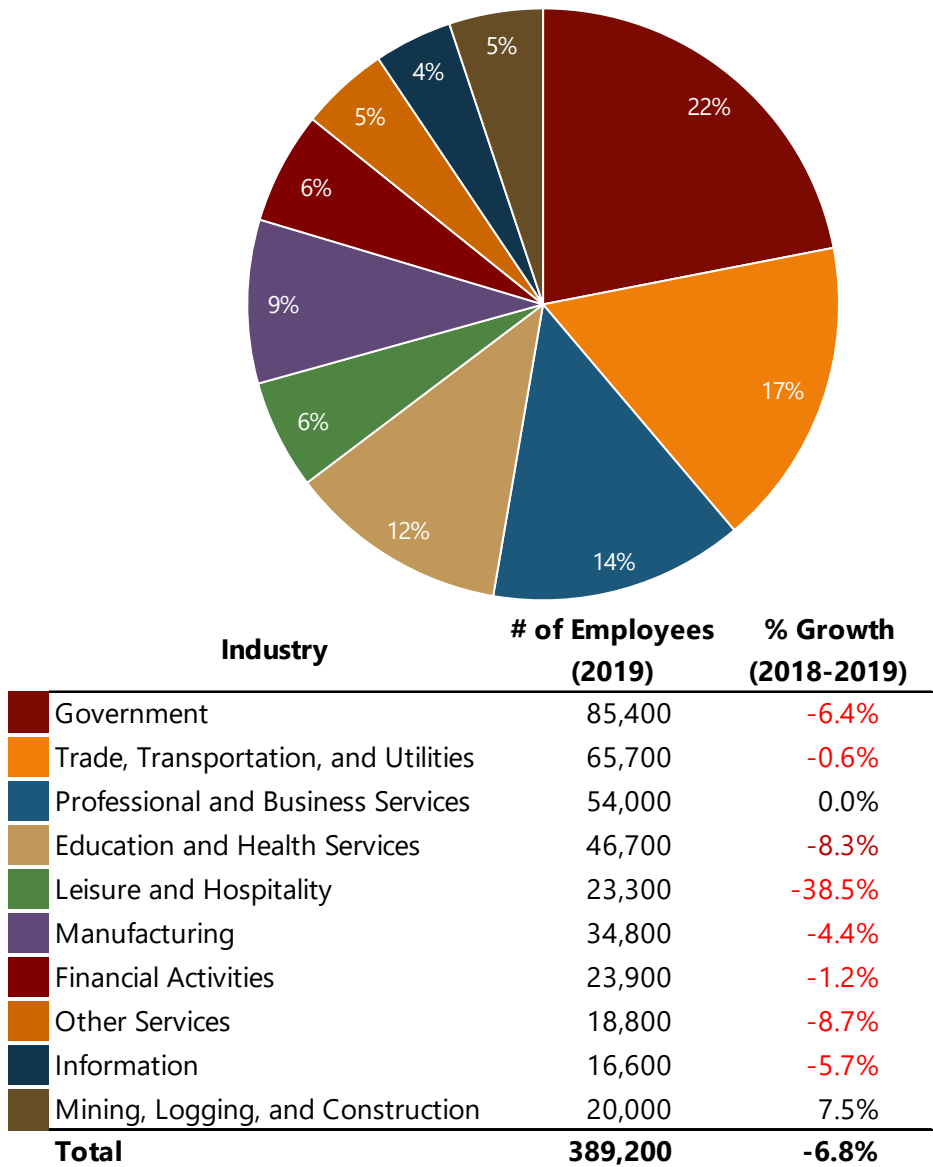
According to the CoStar survey data, the industrial vacancy rate has been gradually decreasing during the past three years, from 3.9% at the beginning of 2019, to a high 4.8% in the second quarter 2020 and decreasing to a low of 3.1% in the fourth quarter of 2021. Rental rates have gradually increased in the last three years, increasing from \$6.08 per square foot in the first quarter of 2019 to \$6.86 per square foot in the fourth quarter of 2021 (on NNN terms).

The local retail market has also been fluctuating during the last few years as vacancy has ranged from 2.8% to 3.9%. The average asking lease rate (on NNN terms) at the beginning of 2019 was \$16.39 per square foot, compared to \$16.69 at the end of 2021.

Employment

The following chart displays Bureau of Laboratoryor Statistics data for the Madison Metropolitan Statistical Area, which includes the counties of Columbia, Dane, Iowa and Green.

Madison MSA's Largest Industries
Number of Employees as of 2020



Source: Bureau of Labor Statistics (BLS)

The public sector accounts for a significant percentage of employment in the Madison Metropolitan Statistical Area. Nearly 22% of non-farm employees worked for the government in 2020. Employers include the State, County, and City governments.

The education industry also thrives in this area, due to the University of Wisconsin-Madison and the Madison Metropolitan School District. Research activity on the University of Wisconsin-Madison campus is a major stimulus for growth in high-tech industries. The University maintains numerous resources for businesses interested in accessing research facilities and programs. Grants, venture capital, and loans are available to help businesses further their research and development goals. Research is taking place in the fields of medicine, genetic engineering, robotics, highway planning, agriculture, aviation and aeronautics, and zoology, among others.

Hospitals are also one of the Madison Metropolitan Statistical Area's top industries, with UW Hospital and Clinics, Dean Health Systems, Meriter Health Services, and St. Mary's Hospital each within the top 25 largest employers in the county. During the last ten years, the Education and Health Services industry has grown by nearly 23%.

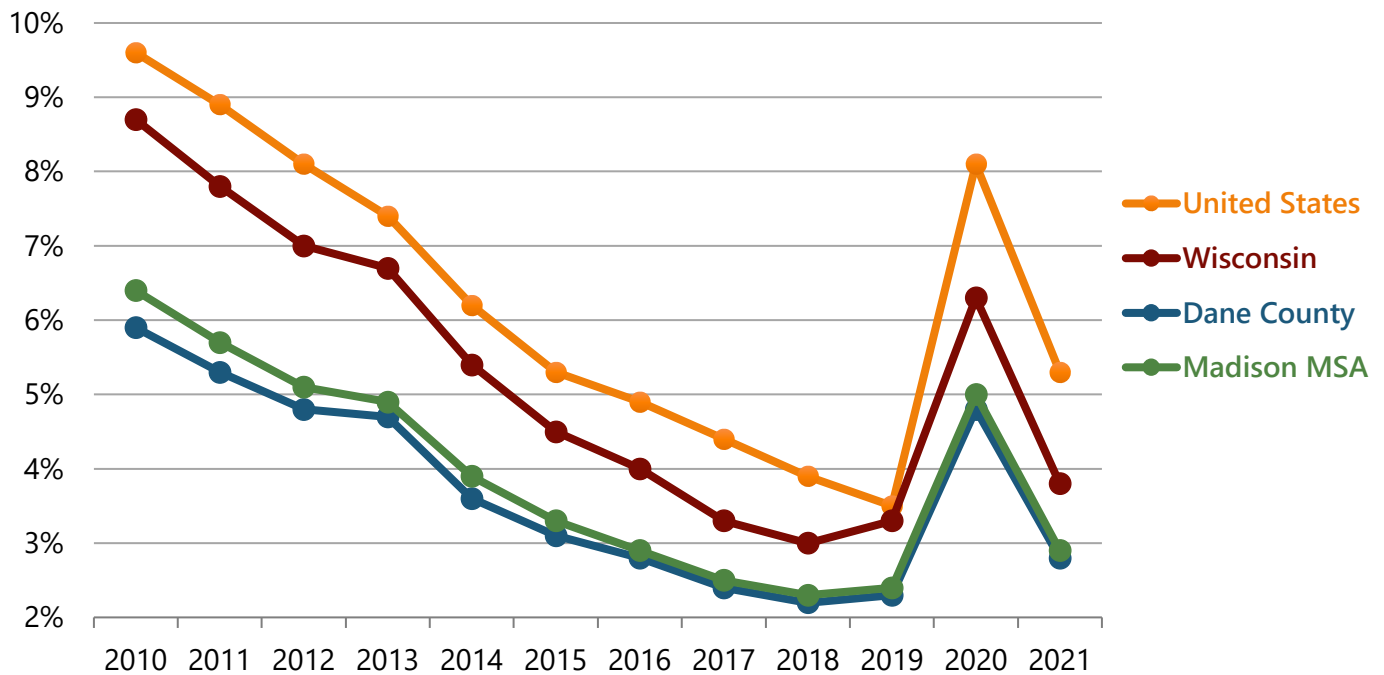
High-tech companies have also grown rapidly in the area, more than doubling since 1990. From 2006 to 2015 alone the industry grew by an astonishing 64%. Companies specializing in high-tech industry are playing an increasing role in the Madison area economy. Biotechnology, medical / biomedical researchers, microelectronics software and other computer-related firms dominate Dane County's research community.

Overall, the Madison Metropolitan Statistical Area is not considered to be reliant on any one industry, therefore the economy would not be vulnerable by a slump in any particular segment.

Unemployment

The following chart displays the average unemployment rate each year during the last decade for the United States, the State of Wisconsin, Dane County, and the Madison Metropolitan Statistical Area (MSA). As shown, Dane County and the Madison metropolitan statistical areas continually average much lower than the state of Wisconsin. This is mainly due to the fact that the Madison area offers a wide opportunity for stable employment through the university system and the state government headquarters. Unemployment rates have been steadily decreasing since the peaks in 2009 and 2010. In 2019, the Madison MSA unemployment was at 2.5%, while Dane County was 2.4%, both less than the State of Wisconsin, which was at 3.3%. In, 2020, all regions unemployment rates increased significantly due to the COVID-19 pandemic. The Madison MSA unemployment rate increased to 4.8%, while Dane County increased to 4.9% compared to the State of Wisconsin at 6.3%.

Annual Unemployment Rates



Source: U.S. Bureau of Labor Statistics

Agriculture

Agriculture plays a large role in the area's economy. Close to one-sixth of all farms in Wisconsin are in the Greater Madison trade area. Diversified farming contributes greatly to Madison's stability and continued prosperity. Dane County is ranked among the top ten counties in the nation in value of farm products. Leading agricultural products are corn, alfalfa, tobacco, oats, eggs, cattle, hogs, and dairy products.

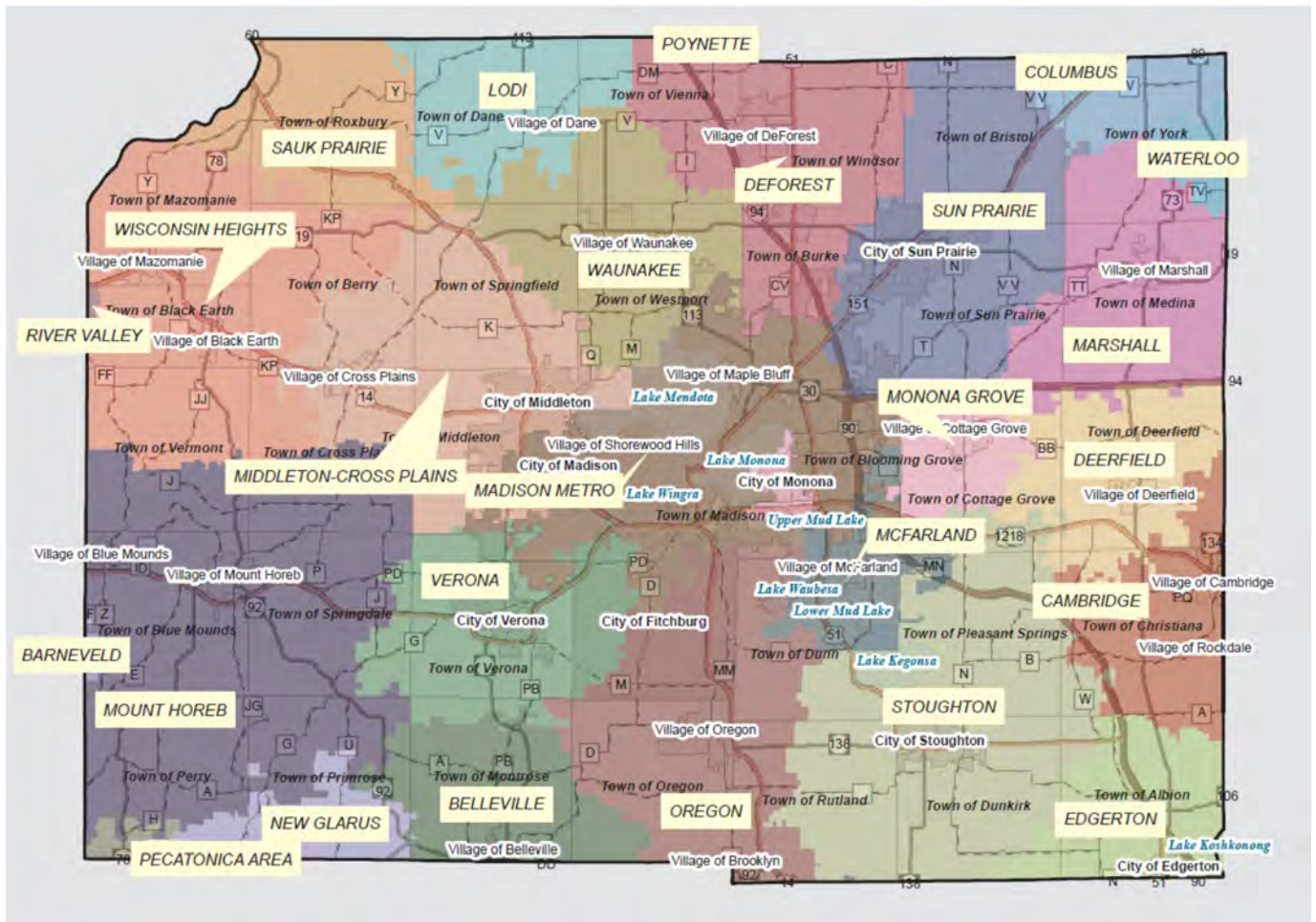
Dane County is considered to be an intensively farmed agricultural area and ranks second in the state in the value of agricultural products sold. Dairy products are the most profitable commodities in Dane County's agricultural sector. Madison is currently making excellent progress toward its goal of becoming the center for the world dairy industry.

Other

Education

Sixteen public school districts and 22 private schools serve more than 76,000 students in Dane County. The Madison Metropolitan School District is the largest in the county with an enrollment of 27,185 students for the 2013-2014 school year.

Map of Dane County School Districts



Source: Dane County Comprehensive Plan

The University of Wisconsin-Madison is consistently ranked in the top ten of the nation's educational institutions. The University of Wisconsin-Madison is the flagship of the state's university system and plays a major role in both Madison and Dane County. It is a major employer in the area, and it attracts over 40,000 students in its undergraduate, graduate, and specialty schools. The University also attracts businesses and capital with its research in science and engineering.

Madison is also the home of other important state educational programs. Madison Area Technical College (MATC) is part of the highly regarded Wisconsin vocation, technical and adult education system. The MATC district encompasses the counties of Dane, Columbia, Jefferson, Sauk, and Marquette, providing instruction for over 30,000 people.

Government

Dane County is governed by the County Board which has 37 supervisors and a county executive. The county also has more than 55 committees, boards, and commissions to address countywide issues. The county's largest responsibilities are building and maintaining highways and operating welfare programs.

City government is directed by the mayor, who is the chief executive officer of the city, and by the common council which has 20 elected alder persons. The City of Madison has over 60 committees, boards, and commissions to assist in the decision-making processes. The City of Madison offers a full-service government with full time police and fire protection.

Recreational and Cultural

Dane County and the City of Madison have over 10,800 acres dedicated for public use. The focal point of recreational activities in the Madison area are centered around sporting and cultural functions related to the University of Wisconsin-Madison and the chain of lakes inter-connected by the Yahara River. These lakes include Mendota, Monona, Waubesa, Kegonsa, and Upper and Lower Mud lakes. Other recreational facilities in Dane County include 16 public golf courses, 123 camping sites, 46 miles of hiking trails, over 150 miles of bike trails, public hunting grounds, snowmobile trails, skiing facilities, and approximately 35 area lakes.

Summary

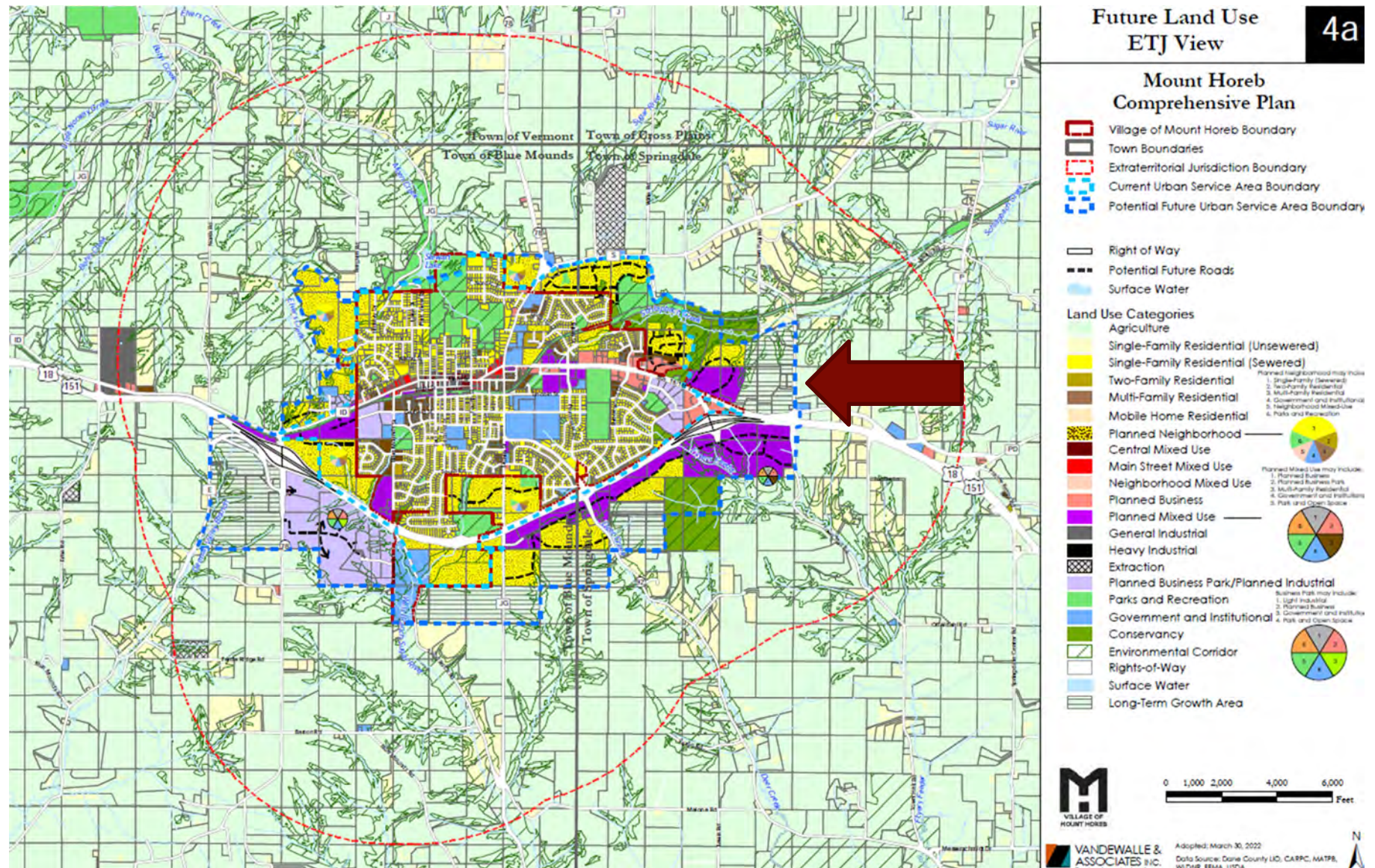
The City of Madison and the Dane County area have historically been regarded as having a high quality of life and stable economic base. The area's strong economy, employment base, governmental influence, and stable housing market are all indicators of a strong and healthy local economy.

The Madison area is home to the state's capitol, the University of Wisconsin, and many large businesses that have created a diversified economy. Overall, the area is not reliant to any one industry and would not be affected by a slump in any particular segment. The highly educated population is continuing its steady growth. Madison's generally strong economy has had a positive effect on its real estate market. Overall, the long-term prospects for this area and its real estate market conditions are positive.

Also, the City of Madison has long been recognized in several nationally published newspapers and magazines. From being the "Safest Mid-sized City in America" to the "Top Farmers Market in America", the City of Madison continues to be a popular relocation city for young families. As the residential and commercial markets continue to grow within the City of Madison and its surrounding communities, the City has been recognized as one of the "Hottest Cities for House Hunting", as well as receiving high regard for its constant support of its small businesses.

Madison and Dane County's strong economies have had a positive effect on the real estate market as a whole. Data on single-family home sales from the WRA indicates a strong housing market with median sale prices and the number of sales reaching pre-recession levels. Occupancy levels for commercial properties are typically considered to be strong, with market rent levels being stable to increasing.

Village of Mount Horeb Land Use Map



Market Area Analysis

Introduction

The subject property is located along Town Hall Road and Ridgeview Road within the Town of Springdale and in the close proximity to the Village of Mount Horeb. The village consists of 2.91 square miles of land located in the southwestern quadrant of Dane County, Wisconsin. The Village of Mount Horeb is located approximately 15 miles southwest of Madison. The main transportation linkages include US 151, US 18, and Wisconsin State Highways 78 and 92. The village benefits greatly from being situated in close proximity to Madison. An overview of the Village of Mount Horeb will provide a basis for an understanding of the area dynamics insofar as they might affect the subject property.

Surrounding Land Uses

The subject property is located along Town Hall Road and Ridgeview Road within the Town of Springdale. The surrounding land uses are predominately agricultural and recreational uses with rural homes. The Military Ridge Bike Trail borders the northern portion of the subject site.

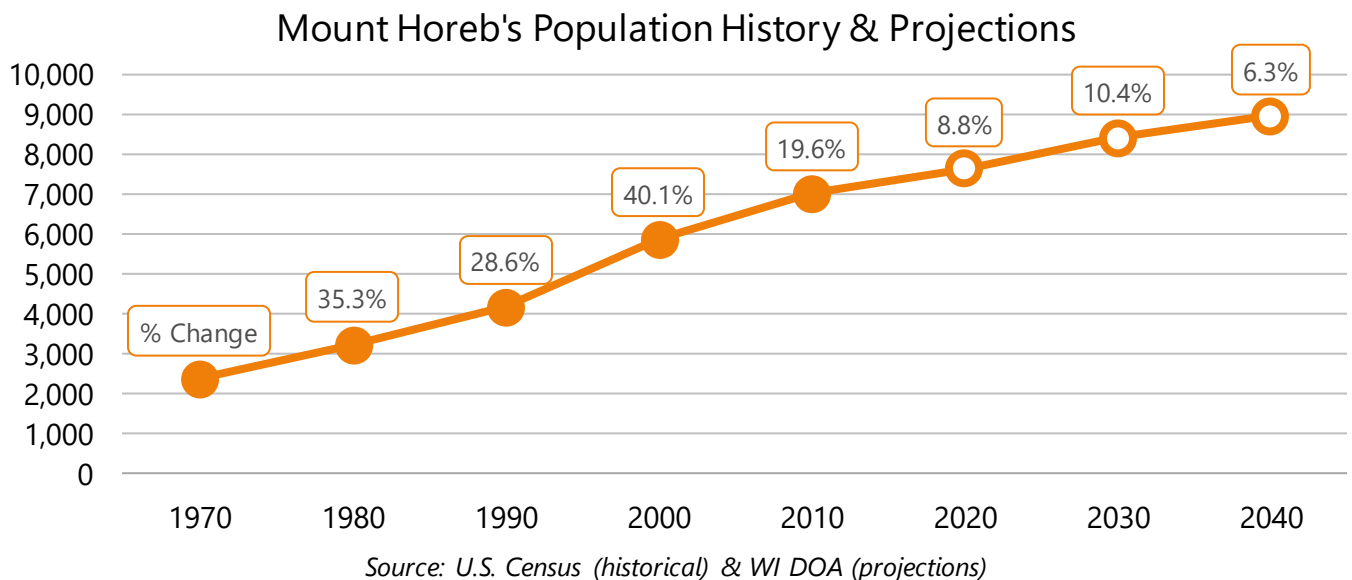
The Village of Mount Horeb Comprehensive Plan encourages preserving the historic character of its downtown. Several tax incentives and grants for rehabilitation are available for owners of properties listed on the historic registers. The following map displays the future land use for the downtown redevelopment.

Downtown Future Downtown Land Use Map



Population

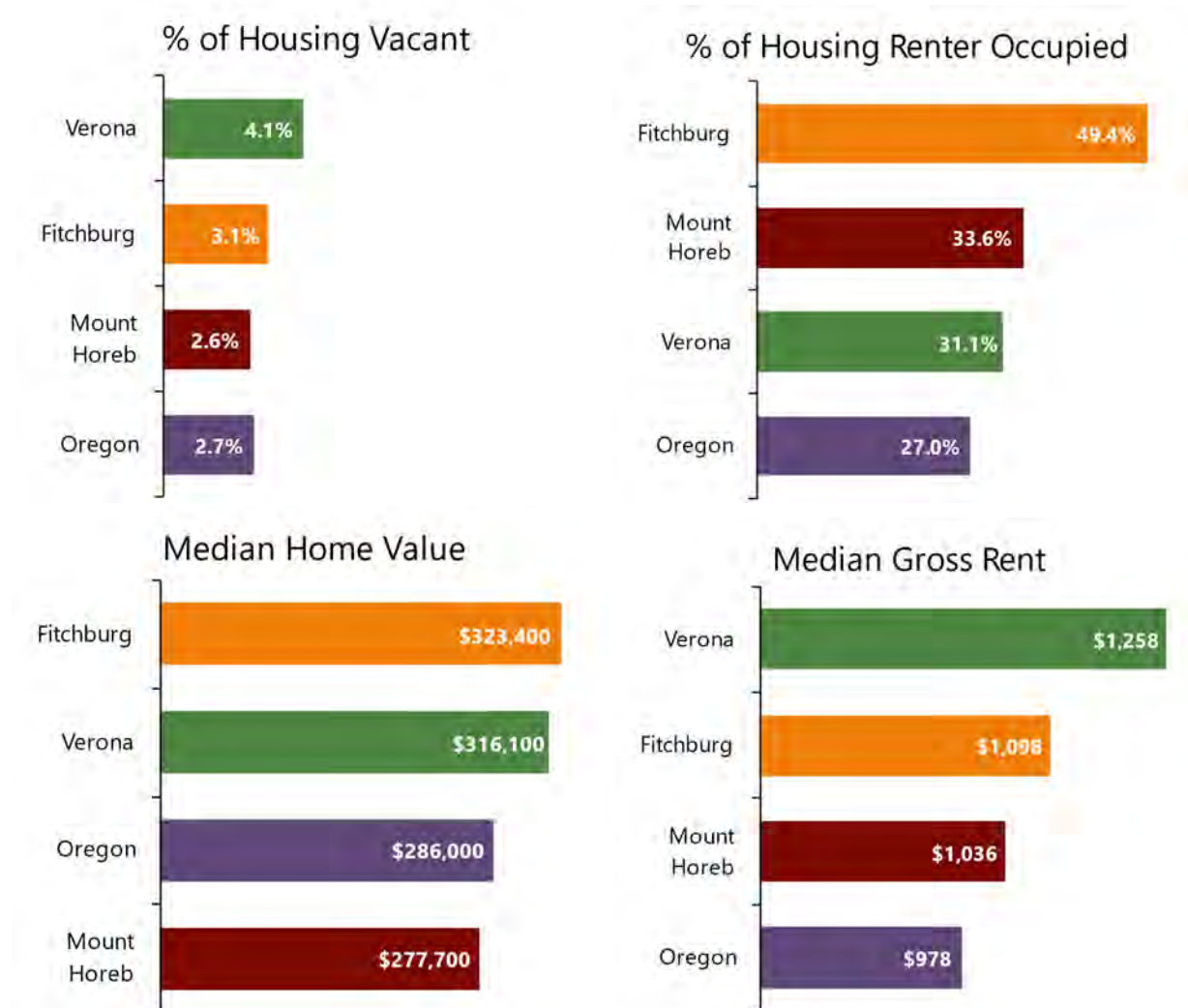
An analysis of the area's population indicates past, present, and probable future effects of these demographic changes as they relate to the city and surrounding area. The graph below displays the Village of Mount Horeb's population history as recorded each decade by the U.S. Census, and projections by the Wisconsin Department of Administration.



Census Data

A comparison to other markets, including the other Madison suburbs provides a useful baseline from which to analyze the subject market. As the subject is a suburb of Madison, the City of Verona, City of Fitchburg and Village of Oregon respectively, will also be examined. The U.S. Census Bureau conducts the American Community Survey (ACS) for information between Census years. Due to the small size of the subject market, the 5 year surveys are considered more representative than the annual surveys.

As illustrated in the following graphs, Mount Horeb has an overall vacancy rate of 5.9%, compared to 3.3% for the City of Verona and 4.1% for the Village of Oregon. Mount Horeb's renter-occupancy rate of 32.9% is higher than the City of Verona and Village of Oregon. The median home value of \$262,900 in Mount Horeb is significantly less than the Cities of Fitchburg and Verona, while the median gross rent of \$943 per month is higher than the Village of Oregon.



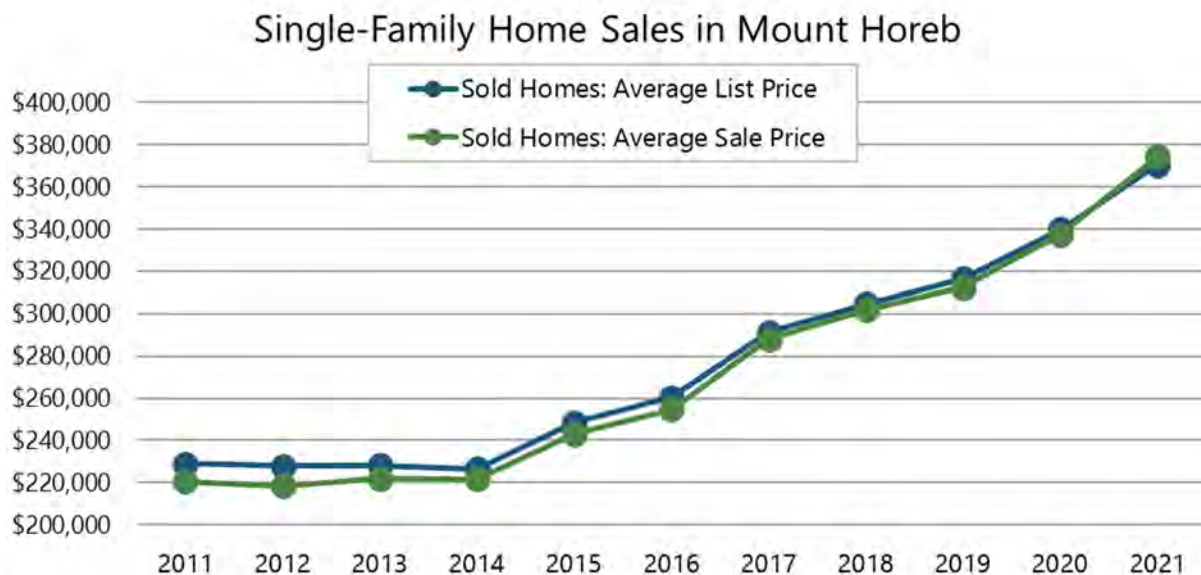
Source: 2016-2020 American Community Survey 5-Year Estimates

Single-Family Home Sales

The South Central Wisconsin Multiple Listing Service (MLS) provides more detailed statistics on single-family home sales within Dane County, although this data includes homes that have sold through MLS only; it does not include homes that were sold directly by owners or builders, including new construction contracts.

The number of sales within the Village of Mount Horeb has been increasing since bottoming out in 2010 and 2011 when only 57 sales occurred each year. By 2013 the market surpassed pre-recession levels with 112 sales occurring. A total of 106 sales occurred in 2021 with approximately 85% of all listings sold. Of the listings that sold, the average number of days the home was listed on the market peaked at 147 days in 2012, decreasing significantly in the years since to only 23 days in 2021.

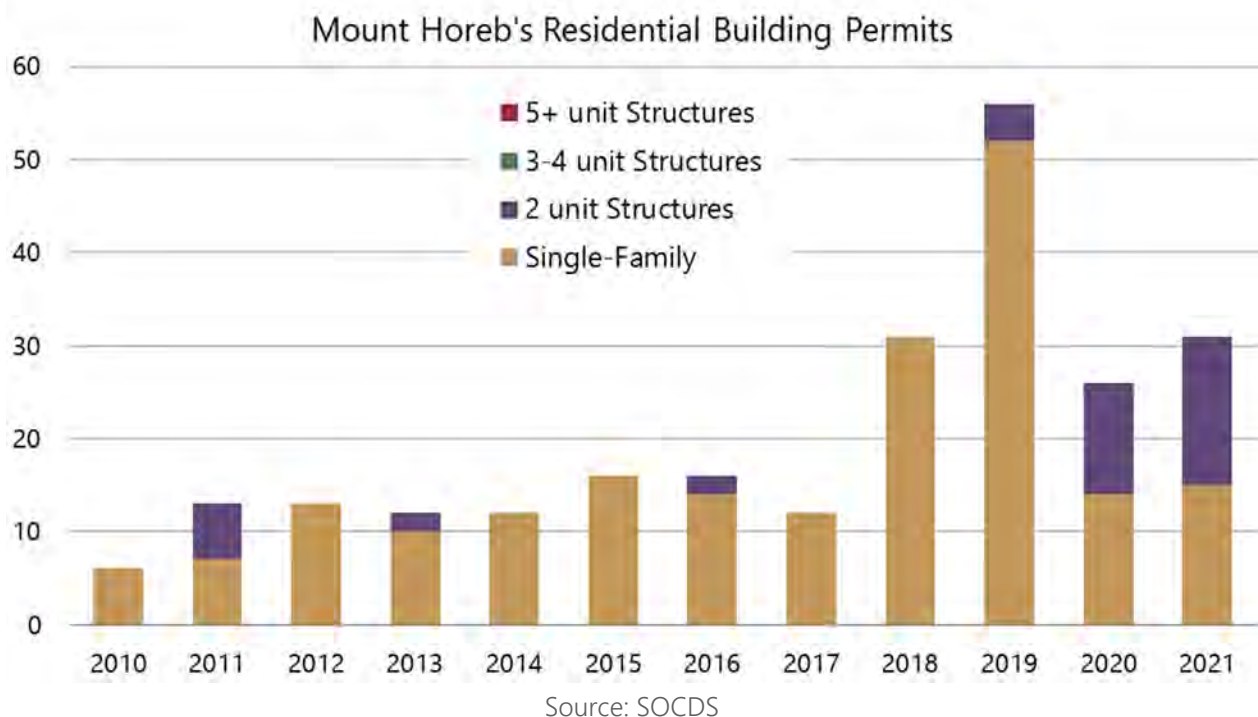
The average sale price hovered peaked at \$244,000 prior to the recession, before dropping to only \$206,000 in 2009. Government incentives to revive the housing market caused sale prices to recover somewhat in 2010, however the average sale price remained stagnant near \$230,000 from 2010 through 2014. However, in 2015 the average sale price rose to \$245,000 and increased to \$374,536 in 2021.



Source: South Central Wisconsin MLS

New Development

A review of the number of new building permits issued each year can provide an indication of the local market trends. The following chart displays the number of Single-Family and Multi-Family building permits issued in the Village of Mount Horeb during the last ten years according to the State of the Cities Data System (SOCDS). New development in the Village began decreasing in the years prior to the recession, and has remained limited in the following years. Less than 20 permits have been issued per year from 2009 to 2016; increasing to 52 permits in 2018. In 2021, there were 16 two-unit structure permits and 35 single-family permits.



Economic Development

The Village of Mount Horeb currently has three Tax Incremental Districts. TID #3, the East Side Corridor, TID #4 contributed to the construction on Springdale Street, and TID #5, the West Central area which include the Main Street Central Business District. The Mount Horeb Revolving Loan Fund was created with a grant from the USDA to encourage business start-ups and expansion with the village limits.

Employment

Although the primary employment center for the area is from the Madison Metro Area which is within a 15-minute drive from the Village of Mount Horeb, there are many employers in the Village of Mount Horeb as well. The following table displays the Village of Mount Horeb's largest employers according to the Mount Horeb Area Economic Development Corporation. The Village's largest employer is Duluth Holdings Inc, followed by Ingle Living Communities which operates three senior housing facilities in Mount Horeb.

Village of Mount Horeb's Largest Private Employers		
Rank	Employer Name	# of Employees
1	Duluth Holdings Inc	250 - 499
2	Ingleside Manor	100 - 249
3	Miller & Sons	100 - 249
4	Miller & Sons Supermarket	100 - 249
5	Tyrol Basin	50 - 99
6	Swiss Cellars	50 - 99
7	Premier Cooperative	50 - 99
8	Mt Horeb Intermediate Center	50 - 99
9	Mt Horeb Middle School	50 - 99
10	Mt Horeb Primary Center	50 - 99

Source: Job Center of Wisconsin

Government

The governing body for the Village of Mount Horeb is the board of trustees, elected at-large by the voters of the village for two year terms. The board of trustees is a seven member village board, made up of one village president and six village trustees. The Police Department is made up of 10 full time officers, 2 part time officers and 2 support staff. The Fire department has 5 full time employees and 15 volunteers. The EMS has five full time employees and 44 volunteers. Most government and institutional properties are located in the central part of the Village.

Education

The residents of the village are served by the Mount Horeb Area School District, which had a total enrollment of 2,384 students for the 2021-2022 school year. The district operates two pre-school and kindergarten schools, the Primary Center (grades 1-2), the Intermediate Center (grades 3-5), the Middle School (grades 6-8) and the High School (grades 9-12). In addition to the public schools, the village has two private pre-schools: Hearts and Hands and Children's Community School.

The village is within close proximity to the University of Wisconsin-Madison, Edgewood College and Madison Area Technical College. These institutions offer a variety of further education opportunities for village residents.

Recreation

The Mount Horeb area features 11 village parks and offers several fishing streams. These parks include Boecks Park, Garfield Park, Grandma Fosters Park, Grundahl Park, Himsel Park, Jaycee Park, Liberty Park, Lions Park, Nesheim Park, Viking Park and Waltz Park. Along with these parks are the Blue Mound State Park, Brigham County Park and Stewart County Park.

Blue Mound State Park is on the tallest hill in southern Wisconsin, about 25 miles west of Madison. The top of the hill is 1,716 feet above sea level, the seventh highest spot in the entire state. The 1,153 acre park is a popular place for swimming, hiking, camping, cross-country skiing and mountain biking.

Brigham County Park is a 112 acre park located just northeast of the Village of Blue Mounds on County Highway F. The park provides a panoramic view of the Wisconsin River Valley and also includes a group camp area, a 25 unit rustic campground, two shelter facilities, picnic area, play equipment and a self-guided nature trail through a maple woods.

Another popular park is the Donald Park which is located between the communities of Mount Horeb and Mount Vernon on State Highway 92. The park is part of a system of Dane County recreation areas and in the future provides both a habitat for wildlife as well as a recreation opportunity for county residents. The park contains over 450 acres in southwestern Wisconsin and boasts substantial wooded tracts, renown trout streams, a bass pond, interesting rock formations and 80 acres of recently restored native prairie.

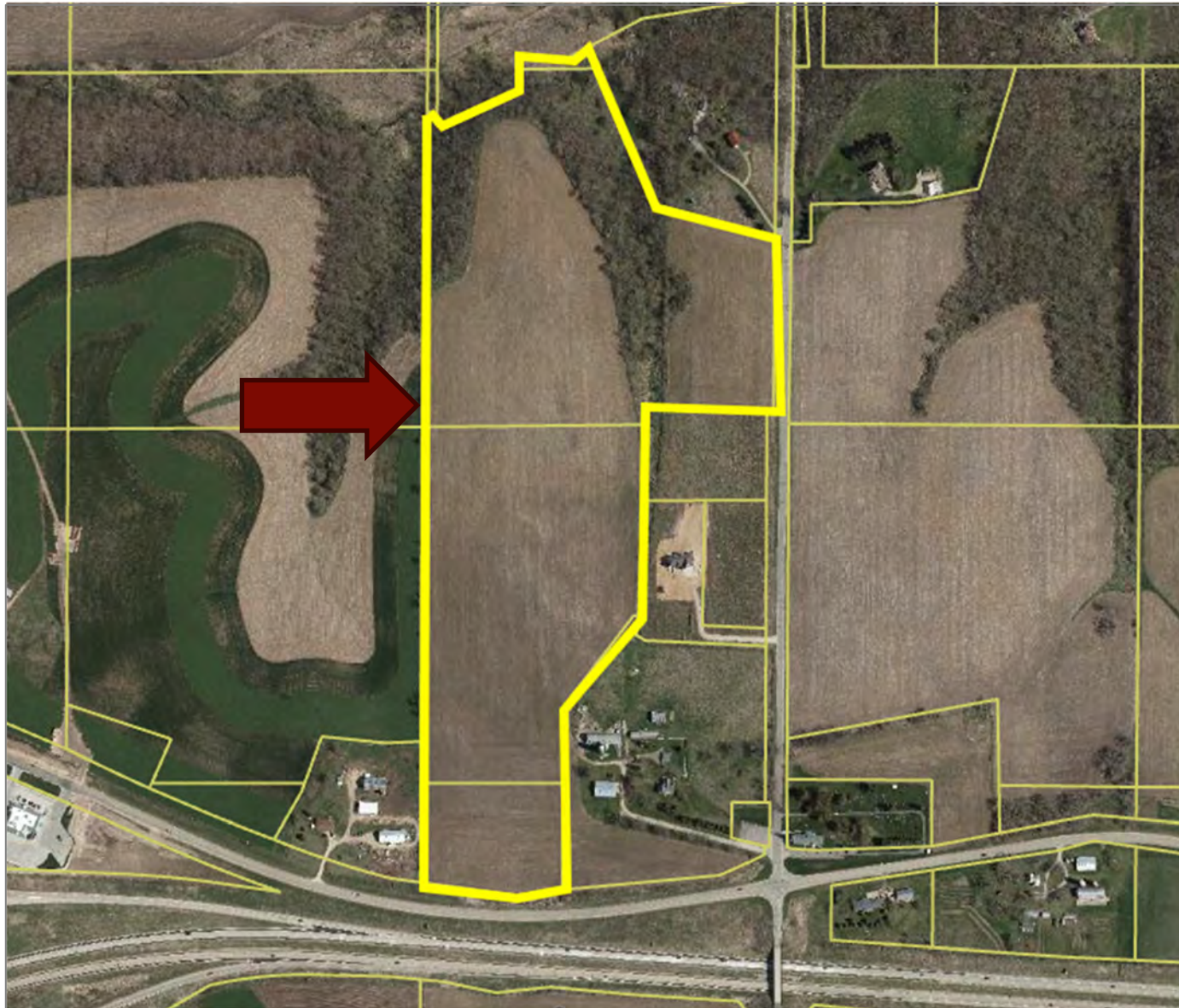
Besides the many parks the Village of Mount Horeb area has to offer, residents can also enjoy other activities such as swimming at the Mount Horeb Aquatic Center, camping at Tom's Campground, and skiing and snowboarding at Tyrol Basin Ski & Snowboard Area. The Norsk Golf Club is also available to residents to enjoy with its 9-hole challenging golf course, pro shop, group or private lessons, cart and club rentals, and a complete bar and grill with a bowling alley.

Summary

Overall, the area surrounding the subject can best be described as a community that is poised for stable to moderate growth due, in most part, to the proximity to surrounding cities. The subject property is well positioned in the neighborhood near the area demand generators.

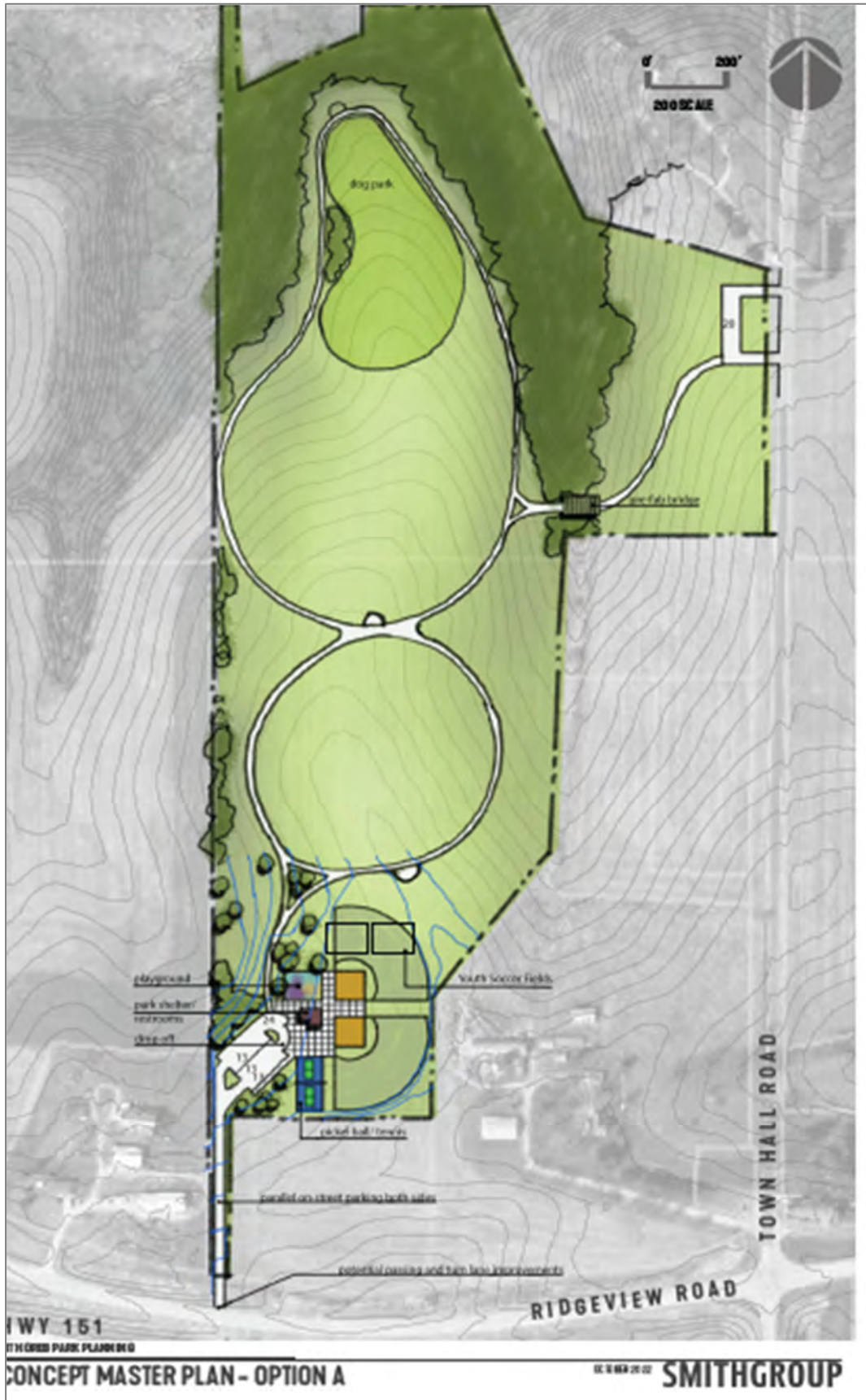
SECTION V: SITE ANALYSIS

AERIAL SITE VIEW

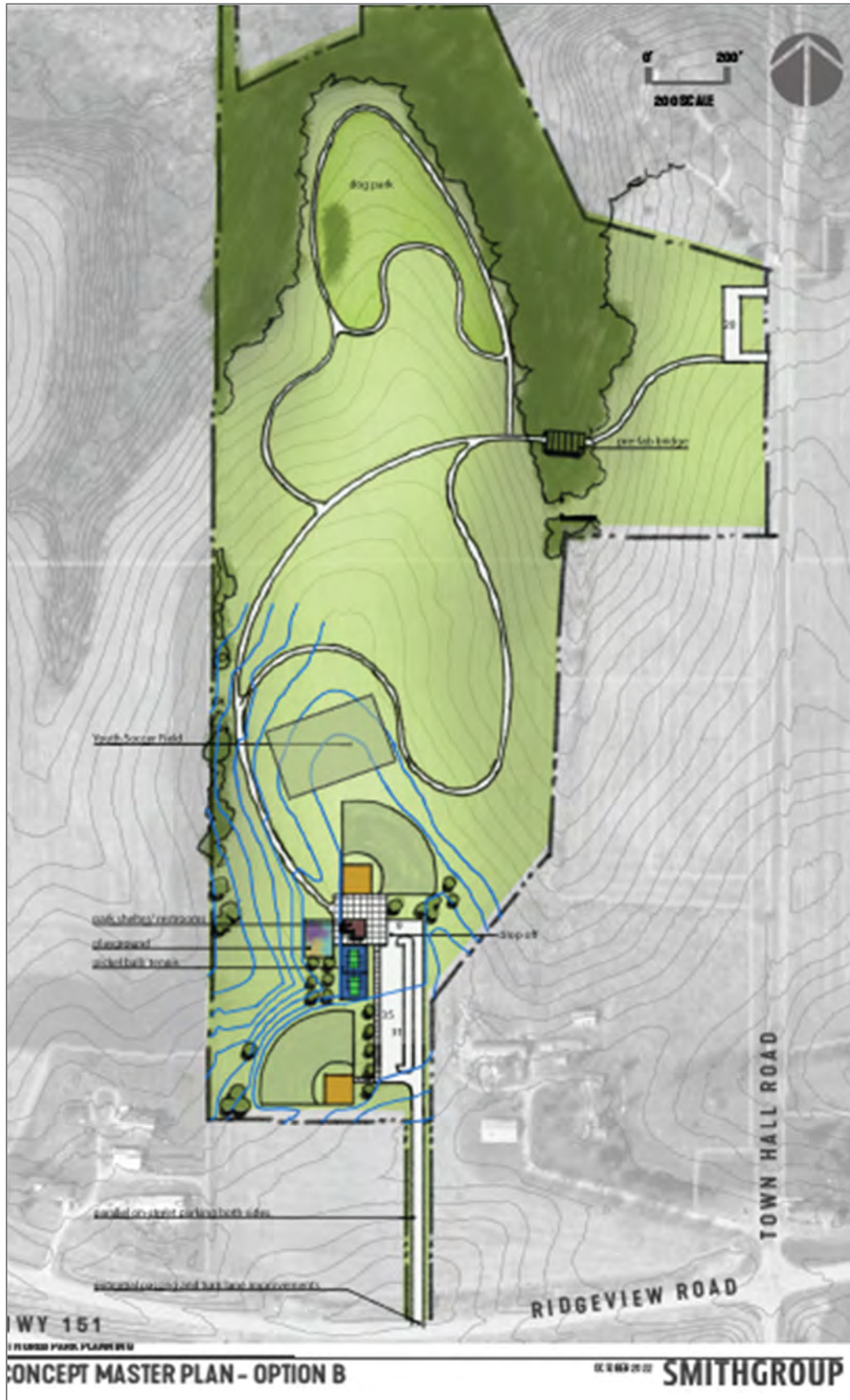


Source: Dane County GIS

PROPOSED MEYLOR PARK CONCEPT A



PROPOSED MEYLOR PARK CONCEPT B



Site Analysis

The Proposed Meylor Park site will include four adjacent parcels that will contain approximately 57.50 acres. The proposed park will include playground area, park shelter, soccer fields, pickle / tennis courts, baseball diamond(s), and dog park. Parcel 054/0607-083-9595-0 is divided by US Highway 18/151 and Ridgeview Road and per the client's request, we have utilized the site area north of Ridgeview Road and estimated to be approximately 4.80 acres. This appraisal is based upon the extraordinary assumption that Parcel 054/0607-083-9595-0 will be divided via a certified survey map. The site is irregular in shape with level to sloping topography. The site has approximately 645 feet of frontage along Town Hall Road and 530 feet of frontage along Ridgeview Road. There are currently no site improvements. The current zoning is AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale.

According to the Town of Springdale personnel, as long as the subject site remains within the Township, there is one additional 3.00 acre split available for rural single-family development with the remaining land to remain agricultural. According to Village of Mount Horeb Personnel and the Village's Comprehensive Plan, the subject site is located within a future growth area with expected annexation and development exceeds twenty years.

Size and Shape:	57.50 acres; the site is irregular in shape
Frontage, Accessibility:	645 feet of frontage along Town Hall Road and 530 feet of frontage along Ridgeview Road. Ingress and egress to the site are from the same.
Topography:	The site has level to rolling topography
Utilities:	Property would require well and septic; electric at lot line
Site Improvements:	There are no site improvements. The site is currently utilized for agricultural purposes.

Flood Plain

According to the Federal Emergency Management Agency (FEMA), the subject site is located within Zone X, a low to moderate risk flood zone. The Community Panel Number for the map is 55025C0365G, and the effective date of this map is January 2, 2009. A copy of the flood map is located in the addendum. FEMA Zone X Description:

Areas outside the 1% annual chance floodplain, 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No base flood elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

Zoning

The current zoning of the subject site is AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale. A specific compliance analysis was not performed to determine whether or not the subject property is in conformance with all zoning parameters, such as landscape surface ratios, maximum floor area ratios, minimum lot area requirements, and maximum building size requirements. It is assumed that the addition will be constructed in compliance with all applicable zoning and building codes, therefore it is anticipated that the subject would be classified as a legal and conforming use within this district. Any conformance issues with the zoning text are subject to interpretation by City of Fitchburg personnel.

Easements and Encroachments

Typical utility easements are assumed to exist on the site. These easements are normal and do not negatively impact the overall development. No apparent encroachments or adverse easements were noted from physical inspection; however, the appraisers make no guarantee in that regard. We assume for the purposes of this report that there are no adverse easements or conditions. From an inspection of the site and review of the information; the usual utility easements exist on the property.

Environmental

The appraiser(s) are not qualified to detect the presence of environmental contaminants. The presence of potentially hazardous materials may impact the value of the property. Unless otherwise stated in this report, the value estimates are predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover such contaminants. Any party relying on this appraisal is urged to retain an expert in this field, if desired.

Real Estate Taxes and Assessed Value

The subject property is assessed by Accurate Appraisal who is contracted by the Town of Springdale. Assessed values are based upon the assessor's estimate of fair market value, typically through an application of a comparison of improved sales as well as an income approach. Real estate taxes are paid one year in arrears. For instance, 2022 taxes are due on January 31, 2023, or in two installments payable on January 31 and July 31, 2023.

The subject parcel number is 054/0607-082-8300-7, 054/0607-083-8090-0, 054/0607-082-9570-0, and 4.80 acres from 054/0607-083-9595-0. The combined total 2022 assessment is \$53,000 for the land with no improvement, decreasing \$1,300 from the prior year. The 2022 tax rate for the Town of Springdale was \$14.44 per \$1,000 of assessed value, for a total tax expense of \$784. According to public records, all tax payments are current for the subject. The following chart contains a summary of the assessments and taxes for the subject's parcels.

Tax Summary Chart										
Parcel Number	Description	Zoning	Site Area (Acres)	Site Area (SF)	2022 Land Assessment	2022 Imprvmt Assessment	2022 Total Assessment	2021 Total Assessment	2022 Tax Expense	2022 Tax Rate
*054/0607-083-9595-0	Part of Parcel North 151	AT-35	4.80	209,088	\$1,200	\$0	\$1,200	\$1,200	\$18	\$14.79
054/0607-082-8300-7	Entire Parcel	AT-35	0.30	13,068	\$1,200	\$0	\$1,200	\$1,200	\$18	\$14.79
054/0607-083-8090-0	Entire Parcel	AT-35	21.60	940,896	\$3,900	\$0	\$3,900	\$4,600	\$58	\$12.54
054/0607-082-9570-0	Entire Parcel	AT-35	30.80	1,341,648	\$46,700	\$0	\$46,700	\$47,300	\$691	\$14.61
Totals			57.50	2,504,700	\$53,000	0	\$53,000	\$54,300	\$784	\$14.44

CONCLUSION

Based upon our analysis, the subject property appears to be adequate for agricultural or recreation uses. A purchaser of the site would be bound by the zoning and approvals in place and would either purchase the site with the intention of continued quarry use or incur time and expense in rezoning for another use.

SECTION VI: HIGHEST AND BEST USE/ VALUATION METHODOLOGY

Highest and Best Use Analysis

Since real estate value is determined by its use potential, the reported opinion of value, are based on the highest and best use of the property. An analysis of the highest and best use of a property provides the foundation for a thorough investigation of the interaction of market forces. The collection and analysis of the general data used to estimate property value provides the evidence on which a highest and best use conclusion is based.

Highest and Best Use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The highest and best use must meet four test criteria; namely, legal permissibility, physical possibility, financial feasibility, and maximal profitability.

1. Legally Permissible Uses - What uses are legally permitted on the subject site with respect to zoning ordinances and deed restrictions?
2. Physically Possible - What uses are physically possible on the subject site?
3. Feasible Uses - Of those uses determined to be physically possible and legally permissible, which ones will produce a positive return?
4. Highest Net Return - Of those uses that are feasible, legally permissible, and physically possible, which will produce the highest net return?

Estimating the highest and best use generally involves consideration of the subject property under two scenarios: as vacant land and as proposed to be improved. The as vacant scenario assumes that the subject site is vacant or can be made vacant for development. The highest and best use as improved addresses whether the proposed improvements are the best utilization of the property. The highest and best use of the underlying land may differ from that of the property as improved if the improvements do not constitute an appropriate use generating the highest net return to the land. The overall purpose of determining the highest and best use of the property as improved is to identify the use that would be expected to produce the greatest value to the site.

When potential buyers contemplate purchasing real estate for personal use or occupancy, their principal motivations are perceived benefits of enhanced enjoyment, prestige, and privacy. Purchasers of investment property are frequently motivated by the promise of net income or capital accumulation and certain tax advantages. These investors are more directly concerned with feasibility, an indication that a project has a reasonable likelihood of satisfying their specific objectives. These objectives may include assured occupancy, establishing operating costs at a reasonable and acceptable level, and potential property appreciation.

"AS VACANT"

Legally Permissible

Zoning of the subject site is AT-35, Agricultural Transition District, per Dane County who oversees zoning for the Town of Springdale. If the vacant site was sold, the current zoning would legally encumber the site to be developed as per the municipal approvals currently in-place. Any other type of development would most likely be subject to rezoning and approvals. Given surrounding land use patterns and neighborhood plans, agricultural or recreational uses would most likely be allowable. Town of Springdale personnel, as long as the subject site remains within the Township, there is one additional 3.00 acre split available for rural single-family development with the remaining land to remain agricultural.

Physically Possible

To be a physically possible use, the size, shape and topographical features of the site must be adequate in order to support any proposed or existing development. The physical aspects of the site do not appear to impose constraints that would restrict it from being developed under the highest and best use.

The subject site contains a total site area of approximately 57.50 acres. The site is irregular in shape with a level to sloping topography. The size and topography of the site does not appear to limit any legally permissible uses, either as currently zoned or under a scenario of rezoning (as if vacant) for some alternative type of development.

The site will be served with the necessary public utilities that have sufficient capability to serve most forms of development (consistent with surrounding land use patterns) and it is assumed the site has adequate load-bearing capacities for development. The subject would require well and septic.

Financially Feasible and Maximally Productive

The last two elements pertain to financial feasibility and maximum profitability. The Highest and Best Use of the property, after meeting the first two constraints, must prove to be financially feasible and maximally productive. The use must be expected to produce a positive net income or rate of return to an investor. In order to provide maximum return, careful consideration must be given to the infrastructure costs to be incurred for the development, as well as various soft costs that will be incurred by the developer. The developer must consider the supply and demand characteristics of the local market and the potential users of the planned development for this area.

Sufficient demand is considered to exist for agricultural use, given the location and as evidenced by survey data reviewed regarding sales trends of similar properties in the area, supply and demand characteristics in the immediate area, and development trends.

As vacant and after considering the legally permissible and physically possible uses, it is the appraisers' opinion the most financially feasible and maximally productive use of the site would be for some type of agricultural or recreational uses. Considering similar properties in the area this type of use is considered to provide the greatest return to the land and should result in the highest underlying land value given the preliminary approvals currently in place.

"AS IMPROVED"

As the site is currently vacant land, an analysis of the site "As Improved" is the same as the "As Vacant" scenario. The valuation methodology will be developed next. The highest and best use analysis has formed the basis for comparison in the three approaches to value.

Valuation Methodology

The valuation process involves researching current market conditions and trends as well as collecting and analyzing specific site data relating to the subject property. Based upon the market and site data obtained, an analysis of the subject's competitive position and market appeal may then be prepared. Value conclusions are drawn based upon this information and the informed judgment of the appraiser(s).

VALUATION APPROACHES DEFINED

In the valuation of real estate, any one or combination of the three traditional appraisal methods may be used. These three methods are known as the cost, sales comparison, and income capitalization approaches to value. All three approaches are based on the economic principle of substitution.

Cost Approach

The methodology of the cost approach suggests that the value of the property being appraised tends to be set by the cost of producing an equally desirable substitute property without undue delay. This approach entails the preparation of a replacement or reproduction cost estimate for the subject improvements new (maintaining comparable quality and utility) and then deducting for losses in value sustained through physical, functional, and economic obsolescence. The estimated land value is then added to the cost, as adjusted, to arrive at a final value estimate. The accuracy of the cost approach is determined to a large extent by the availability of data on land sales and construction costs as well as estimates of physical, functional, and economic depreciation. This approach is most accurate when used for a property that is improved to its highest and best use and where depreciation is of little consequence. It is most often used for newly constructed properties or for special purpose properties like hospitals, churches, or schools where data regarding the other two approaches is limited or not relevant.

Sales Comparison Approach

The methodology of the sales comparison approach suggests that the value of the property being appraised tends to be set by the cost of acquiring an equally desirable substitute property without undue delay. This approach requires a detailed comparison of sales of comparable properties to the subject property. The accuracy of this approach is determined to a large extent by the existence of and availability of data on recent sales of properties that are similar to the subject in use, location, age, size, quality, condition, and general appeal. Therefore, a sufficient number of comparable sale transactions must be available for analysis, and the information obtained including price, financial terms, and property description must be reasonably reliable. As such, this approach is most accurate when used for properties that have wide market appeal and are frequently bought and sold on the open market. It can be used with a variety of property types and is the only relevant approach in most vacant land appraisals.

Income Capitalization Approach

The methodology of the income capitalization approach suggests that the value of the property being appraised tends to be set by the present worth of its future benefits. For rental properties, the future benefits are defined as the projected net operating income (i.e., cash flow before debt service) plus the net sales proceeds at disposition. The present worth of the future benefits may be estimated by the direct capitalization method or by a discounted cash flow (DCF) analysis. The accuracy of the income capitalization approach depends to a large extent on the availability of comparable rental data, vacancy rates, operating expenses, holding costs, and the perceived rate of return required by investors for the property type being analyzed.

VALUATION APPROACHES DEVELOPED

In this appraisal, only the Sales Comparison approach to value has been developed, and is considered to be the only applicable approach to value.

The **cost approach** reflects the value of the property based upon its replacement cost, less depreciation, with an additional allowance for the underlying land value. As there are no improvements on the subject property, and it is considered to be vacant land only, this approach was not considered to be applicable.

The **sales comparison approach** has been developed to form an opinion of value of the property based upon a review of land sales purchased with the intent of development similar to the subject's highest and best use. This approach was given primary weight in the final value indication, as this approach is considered to be the only applicable approach to value.

The **income capitalization approach** reflects the value of a property based on income potential. As the subject property has no source of income, and is considered to be vacant land only, this approach was not considered to be applicable and therefore was not developed.

SECTION VII: SALES COMPARISON APPROACH

Sales Comparison Approach

The "Sales Comparison Approach" is defined in *The Appraisal of Real Estate*, Twelfth Edition (sponsored by the Appraisal Institute) as:

Approach through which an appraiser derives a value indication by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sale prices of the comparable sales.

Comparable properties are best analyzed on a unit of comparison basis (e.g., per square foot, acre, etc.). By using the appropriate unit of comparison, the effect of varying property sizes can be mitigated. The most common unit of comparison for a land valuation is the price per square foot or acre of land. Analyzing this indicator most closely reflects the actions and decision processes of buyers and sellers in the marketplace.

The sales comparison approach has been developed to form an opinion of value of the property based upon a review of land sales purchased with the intent of development similar to the subject's highest and best use. This approach is considered to be the only applicable approach to value, although, most representative data available varied in regards to location, size, and conditions of the local market.

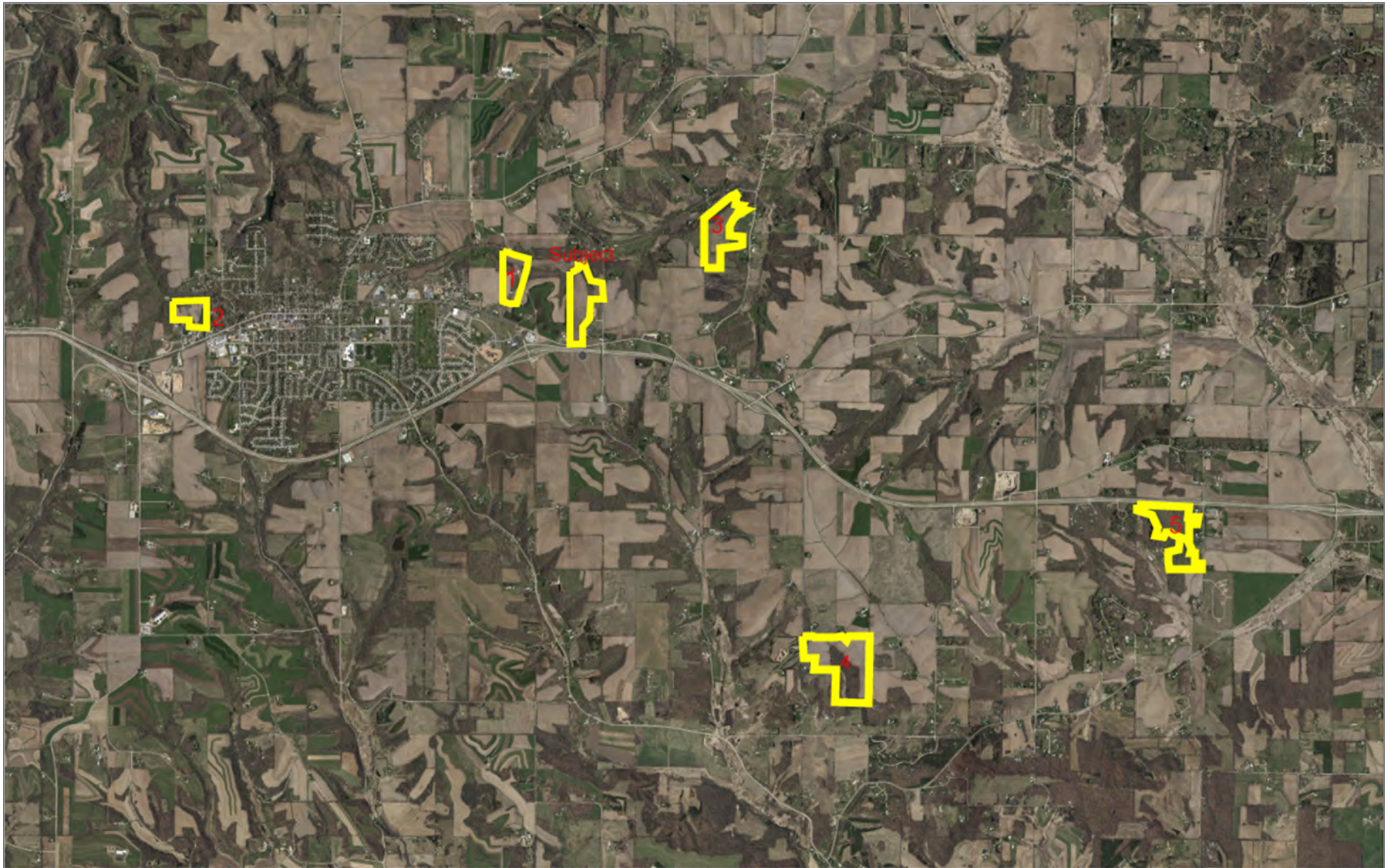
LAND VALUATION

The following page contains the Comparable Land Sales Summary Chart. This table includes five comparable land sales that were purchased with the intent of development similar to the subject site.

COMPARABLE LAND SALES SUMMARY CHART

#	Site Address	Sale Date	Grantor / Grantee	Zoning	Site Size		Total Sale Price	Unit Price	
1	36.30 Acres Ridgeview Road Town of Springdale, WI	Feb-18	Elmer & Norma Baker Revocable Trust / Community Developer Inc	AT-35	Acres:	36.30	\$333,000	Per Acre:	\$9,174
					Sq Ft:	1,581,228		Per Sq Ft:	\$0.21
<i>Comments: This site contains 36.3 acres and is located within the Town of Springdale and east of the Shenandoah Hills residential subdivision. This site is landlocked. According to the Village of Mount Horeb Comprehensive Plan, the site will be part of a future residential development and will be annexed into the Village of Mount Horeb prior to development.</i>									
2	27.50 Acres Oak Tree Court Town of Blue Mounds, WI	Jul-21	Estate of Ralph Buechner / Life Church	Ag	Acres:	27.50	\$300,000	Per Acre:	\$10,909
					Sq Ft:	1,197,900		Per Sq Ft:	\$0.25
<i>Comments: This site contains approximately 27.50 acres located within the Town of Blue Mounds and adjacent to Mound View residential subdivision. There is an easement to access the property from Oak Tree Court. According to the Village of Mount Horeb Comprehensive Plan, the site will be part of a future residential development and will be annexed into the Village of Mount Horeb prior to development. The site was purchased by the adjacent church.</i>									
3	61.07 Acres County Highway P Town of Springdale, WI	Jun-20	Estate of Richard Holler / Creekland Partners LLC	RM-16	Acres:	61.07	\$525,000	Per Acre:	\$8,597
					Sq Ft:	2,660,209		Per Sq Ft:	\$0.20
<i>Comments: This site contains approximately 61.07 acres and located within the Town of Springdale. The site has one home site available. The site is appears to be landlocked.</i>									
4	8641 Zahler Road Town of Springdale, WI	Jan-21	Kenneth Zahler Trust / Strike Eagle LLC	AT-35	Acres:	115.60	\$1,155,600	per Acre:	\$9,997
					Sq Ft:	5,035,536		per Sq Ft:	\$0.23
<i>Comments: This sale include three adjacent parcels located along Zahler Drive within the Town of Springdale. A portion of one parcel is split by Zahler Road. There are approximately 31.96 wooded acres and 83.60 acres of tillable lands. Buildable site.</i>									
5	66 Acres Spring Rose Road Town of Springdale, WI	Dec-20	Thomas Gust / Linda & Gene Farley Center for Peace, Justice, Sustainability Inc	AT-35	Acres:	60.36	\$525,000	per Acre:	\$8,698
					Sq Ft:	2,629,282		per Sq Ft:	\$0.20
<i>Comments: This sale includes two adjacent parcels that contain approximately 60.6 acres and located along Spring Rose Road and Highway 151 within the Town of Springdale. There are 2.35 wooded acres and 64.58 tillable acres. Buildable lot.</i>									
						Site Size	Total Sale Price		Unit Price
					Mean	Sq Ft:	2,184,026	per Sq Ft:	\$0.22
						Acres:	60.17	per Acre:	\$9,475
					Median	Sq Ft:	2,105,255	per Sq Ft:	\$0.21
						Acres:	60.36	per Acre:	\$9,174

SALES COMPARABLE MAP



COMPARABLE LAND SALES ADJUSTMENTS

Adjustments to the sale prices of comparable properties are required to account for differences that may exist between a comparable and the subject. Adjustments are typically considered for sale characteristics including property rights transferred, financing, conditions of sale, economic conditions, date of sale, and physical characteristics including location, zoning, access, density, and size.

Sale Characteristics

The subcategories of adjustments prior to considering physical attributes include property rights transferred, financing, conditions of the sale, economic conditions, and time. Applying adjustments to the sale price of each comparable for these categories results in a current, cash terms, and transaction of equivalent property rights between typically motivated participants.

Property Rights Transferred

The comparable sales primarily represented arm's-length transactions, which involved the transfer of fee simple interest on an all cash or equivalent terms basis. No legal encumbrances were present which could be considered to have been a detriment or an enhancement to the appeal and marketability of title. Therefore, no adjustments were required for the property rights conveyed.

Financing

No adjustments are required if the terms and conditions of the comparable sale financing is considered to be typical for this type of transaction and indicative of market trends. Although, sales that transfer via land contract, with seller financing, etc. require a downward adjustment. Based upon the financing terms that could be verified, the comparable sales were sold for cash or cash equivalent terms. Therefore, the terms and conditions of these transfers did not require any financing adjustments.

Conditions of Sale

Based on our understanding of each transaction, there appeared not to be significant extenuating circumstances that would warrant adjustments for the conditions of the sales, as the sales were arm's- lengths and involved no atypical conditions of sale for this type of property.

Date of Sale

Each of the comparable sales transactions occurred from February 2018 through July 2021. Upward adjustments of two percent annually are considered for time due to the inherent increase in demand, therefore annual adjustments for dates of sale may be warranted for older sales.

Timeline Continuum for Development

This is a characteristic that differentiates most sales for comparison purposes. This is difficult to pinpoint to any degree of accuracy for most comparable sales. However, trends are evident as sites that cannot be developed within a relatively short time frame (one to two years) typically have discounted sales prices, while sites that can be developed within a short time frame tend to demand a premium. Therefore, properties with estimated timelines for development that varied in comparison to the subject are adjusted.

Physical Adjustments

After adjusting for all economic / transaction related differences, the appraiser analyzes the physical attributes of each comparable compared to the subject property. For adjustment purposes, only those physical differences which impact the price / value of a property are considered. The adjustment parameters include location, access and visibility, site size, site use / amenities, shape / functional utility, and topography.

Location

Location encompasses a number of issues, including locations within different sub-market areas, density, the character / condition of surrounding development, corner versus interior location, access, and visibility. It is important to assess which factors truly impact value for different types of real estate.

The subject's location is considered to be relatively similar to superior to the comparable sales utilized, based upon locational setting with visibility, land values, rent levels, sales prices, and demand. Location is also affected by zoning of a particular jurisdiction and/or subdivision. Adjustments were made accordingly.

Access / Visibility

Access and visibility to each comparable property, as well as the subject property, is a key factor for development. With restricted access or lack of visibility a property could be adversely impacted with slower sales or lower sale prices to compensate for the lack of access and / or visibility. Conversely, those properties with convenient access and increased visibility will be impacted positively.

Site Size / Density

With respect to size, as the site increases in size the sales price per acre typically decreases, with all other factors remaining equal. This is due to the diminishing marginal returns associated with each additional unit (acre) added. As mentioned above with regard to location, the density for development can affect the consideration given for a site to a greater degree than the size of the site. Size was the biggest factor of adjustments. Sites with larger areas were adjusted upward, while sites with smaller areas were adjusted downward.

Density

The lower the density of a property the higher price per unit the property will command with all other factors being equal. With the increased density results in a lower price per unit or lot while the comparable price per acre will remain relatively similar to other developments with lower density approvals.

Site Use / Amenities

Properties will vary in the aspect of inclusions of development. While some developments may be specifically catering towards single family developments, other sites may have a mixed use of single family housing units, multi-family housing units, and commercial businesses. With this variety of options, a buyer may tend to pay a premium for the added benefits of these approvals.

Other Physical Characteristics

Similar to the site use and amenities, each development will vary in the approvals which will take into consideration the site's shape, functional utility, and topography. An irregularly shaped parcel or a parcel with a greatly varying topography may be limited in the approvals for development. Conversely, a development that adjoins a wetland area will tend to command a higher price per unit as this is seen as an added benefit towards the future sites of the development.

The following pages contain a summary of the adjustments applied.

LAND SALES ADJUSTMENT GRID

Proposed Meylor Park Land - 57.50 Acres Located along Town Hall Road & Ridgeview Road, Town of Springdale, WI						
COMPARABLE SALE #	1	2	3	4	5	
Sale Price Per Acre	\$9,174	\$10,909	\$8,597	\$9,997	\$8,698	
Sale Price per Sq Ft	\$0.21	\$0.25	\$0.20	\$0.23	\$0.20	
Sale Characteristics:						
Property Rights	0%	0%	0%	0%	0%	
Financing	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Date of Sale	10%	4%	6%	4%	6%	
Timeline For Development	0%	0%	0%	0%	0%	
Total Sale Adjustments	10%	4%	6%	4%	6%	
Adjusted Sale Price per Acre	\$10,091	\$11,345	\$9,112	\$10,396	\$9,220	
Adjusted Sale Price per Sq Ft	\$0.23	\$0.26	\$0.21	\$0.24	\$0.21	
Physical Characteristics:						
Site Location	0%	0%	0%	5%	5%	
Access/Visibility	0%	0%	10%	0%	0%	
Site Size	-5%	-10%	0%	10%	0%	
Density	0%	0%	0%	0%	0%	
Site Use / Amenities	0%	0%	0%	0%	0%	
Shape / Functional Utility	0%	0%	0%	0%	0%	
Topography	0%	0%	0%	0%	0%	
Total Physical Adjustments	-5%	-10%	10%	15%	5%	
Final Adjusted Sale Price per Acre	\$9,586	\$10,211	\$10,024	\$11,956	\$9,681	
Final Adjusted Sale Price per Sq Ft	\$0.22	\$0.23	\$0.23	\$0.27	\$0.22	
Total Adjustment to Sale Price	4%	-6%	17%	20%	11%	
Summary	Unadjusted	Adjusted	Estimated Land Value			
Mean Price Per Acre	\$9,475	\$10,292	57.50 Acres @	\$10,500	per Acre =	\$603,750
Median Price Per Acre	\$9,174	\$10,024	2,504,700 Sq Ft @	\$0.24	perSq Ft =	\$601,128
Mean Price Per Sq Ft	\$0.21	\$0.23	Reconciled Value (Rounded)			\$600,000
Median Price Per Sq Ft	\$0.22	\$0.24				

LAND VALUE CONCLUSION

After considering all factors of adjustment, each sale was considered to provide similar weight in forming the opinion of value of the subject sites as if vacant. The sales data is considered the most representative data available to assist the appraisers in forming an opinion of the value of the vacant land. The market value is estimated at \$10,500 per acre or \$0.24 per square foot. Therefore, it is the appraiser’s opinion the applicable value for the subject site is as follows:

Estimated Land Value				
57.50	Acres @	\$10,500	per Acre =	\$603,750
2,504,700	Sq Ft @	\$0.24	perSq Ft =	\$601,128
Reconciled Value (Rounded)				\$600,000

SECTION VIII: RECONCILIATION AND FINAL VALUE CONCLUSIONS

Reconciliation and Final Value Conclusions

Reconciliation is the portion of an appraisal where the various approaches to value are weighed to judge their reliability with respect to valuing the subject. Emphasis is usually placed on the approach, or approaches, that seem to best estimate the market value of the subject property. The values for the subject indicated by our valuation analysis are as follows:

FINAL OPINION OF MARKET VALUE
"As Is" Value as of February 24, 2023 \$600,000

In this appraisal, only the Sales Comparison approach to value has been developed, and is considered to be the only applicable approach to value.

The **cost approach** reflects the value of the property based upon its replacement cost, less depreciation, with an additional allowance for the underlying land value. As there are no improvements on the subject property, and it is considered to be vacant land only, this approach was not considered to be applicable.

The **sales comparison approach** has been developed to form an opinion of value of the property based upon a review of land sales purchased with the intent of development similar to the subject's highest and best use. This approach was given primary weight in the final value indication, as this approach is considered to be the only applicable approach to value.

The **income capitalization approach** reflects the value of a property based on income potential. As the subject property has no source of income, and is considered to be vacant land only, this approach was not considered to be applicable and therefore was not developed.

This report and the value estimates contained within are subject to the Assumptions and Limiting Conditions contained herein.

SECTION IX: LIMITING CONDITIONS AND CERTIFICATIONS

Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions and limiting conditions.

1. No investigation has been made of, and no responsibility is assumed for, the legal description or for legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated. The property is further assumed to be free and clear of any or all liens, easements, or encumbrances unless otherwise stated.
2. Information furnished by others, upon which all or portions of this report are based, is believed to be reliable, but has not been verified in all cases. No warranty is given as to the accuracy of such information.
3. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
4. Full compliance with all applicable federal, state, and local zoning, use, environmental and similar laws and regulations is assumed, unless otherwise stated.
5. No responsibility is taken for changes in market conditions, and no obligation is assumed to revise this report to reflect events or conditions, which occur subsequent to the date hereof.
6. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described at that there is no encroachment or trespass unless otherwise stated in this report.
7. Responsible ownership and competent property management are assumed.
8. The allocation, if any, in this report of the total valuation between components of the property applies only to the program of utilization stated in this report. The separate values for any components may not be applicable for any other purpose and must not be used in conjunction with any other appraisal.
9. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property and no responsibility is assumed for their accuracy. No independent surveys were conducted.
10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
11. No soil analysis or geological studies were ordered or made in conjunction with this report, nor was an investigation made of any water, oil, gas, coal, or other subsurface mineral and use rights or conditions.
12. Cost estimates provided herein in the cost approach (if applicable) to value section are based on typical average replacement costs for similar utility of buildings. These costs are used only for the purpose of appraisal analysis. They should not be misconstrued as an exact cost to complete or rebuild this project. This is an appraisal estimate only.

13. The appraisal is made for valuation purposes only. It is not intended nor to be construed to be an engineering report. The appraiser(s) is (are) not qualified structural engineers, therefore are not qualified to judge the structural integrity of the improvements. Consequently, no warranty, representations or liability are assumed for the structural soundness, quality, adequacy or capacities of said improvements and utility services, including HVAC systems. Should there be any questions concerning same, it is strongly recommended that an engineering/construction inspection be obtained. The value estimate(s) is predicated on the assumption that all improvements, equipment and building services are structurally sound and suffer no concealed or latent defects or inadequacies.
14. Neither Meicher Real Estate LLC nor any individuals signing or associated with this report shall be required by reason of this report to give testimony or appear in court or other legal proceedings unless specific arrangements therefore have been previously made.
15. This report has been made only for the purpose stated and shall not be used for any other purpose. Neither this report nor any portions thereof (including without limitation any conclusions as to value, the identity of Meicher Real Estate LLC or any individuals signing or associated with this report, or the professional associations for organizations with which they are affiliated) shall be disseminated to third parties by any means without the prior written consent and approval of Meicher Real Estate LLC. The report may not be used for SEC filings.
16. The date of value to which the conclusion and opinion expressed in this report applies will be set forth in the letter of transmittal. The value opinion is based on the purchasing power of the United States' dollar as of the effective date of the value estimate(s).
17. Unless otherwise stated in this report, I (we) did not observe the existence of hazardous material, which may or may not be present on the property. I (we) have no knowledge of the existence of such materials on, or in, the property; however, we are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on, or in, the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
18. If the property being appraised is part of a larger tract, any values reported relate only to the portion being considered and should not be misconstrued as applying with equal validity to other portions of the larger tract.
19. Any projections of market or future rents, expenses, net operating income, mortgage terms, capital outlays, inflation, capitalization rates, or discount rates, are intended solely for analytical purposes and are not to be misconstrued as predictions by Meicher Real Estate LLC. They represent the judgment of the authors only as to the assumptions typically used by the market participants, and their accuracy is in no way guaranteed.
20. Unless otherwise stated, the values presented in this report exclude furniture, fixtures, and equipment (FF&E) and machinery and equipment (M&E) present (or to be present) in the property.

21. If improvements or renovations are proposed, this report specifically assumes completion within the time frame outlined herein. Should there be any subsequent changes or delays to the construction or renovations schedule, this may or may not materially alter the value conclusions presented. As we cannot be held responsible for these circumstances, if they do occur, we reserve the right to review any changes and may make the necessary modifications to the analysis at an additional charge.
22. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
23. Unless otherwise agreed upon in writing (via contract or engagement for services), the client(s) upon accepting the appraisal, shall indemnify and hold harmless Meicher Real Estate, LLC and/or its individual staff members from and against all damages, expenses, claims, demands and costs; including legal fees and/or court costs.
24. Unless otherwise agreed upon in writing (via contract or engagement for services), the maximum damages recoverable from Meicher Real Estate LLC relative to this engagement shall be the amount of the moneys actually collected by Meicher Real Estate LLC for this assignment and under no circumstances shall any claim for consequential damages be made. In addition, there is no accountability or liability to any third party.
25. The by-law's and Regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each appraisal signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal was prepared may distribute copies of this appraisal, in its entirety, to such third parties as may be selected by the party for whom this appraisal was completed, but shall not be given to third parties without the prior written consent of the signatory of this appraisal. Further, neither all nor any part of this appraisal shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communications without the prior written consent of the signatory of this appraisal.
26. Any controversy or claim arising out of or relating to this appraisal report or the services provided by Meicher Real Estate LLC pursuant thereto (including any such matter involving any parent, subsidiary, affiliate, successor in interest, assignee, or agent of the Company or of Meicher Real Estate LLC) shall be submitted first to voluntary mediation, and if mediation is not successful, then to binding arbitration, in accordance with the dispute resolution procedures set forth in Annex 1 hereto. Judgment on any arbitration award may be entered in any court having proper jurisdiction.
27. No recipient shall be relieved of the effect of, or its obligations under, any assumption or limiting condition hereof without the express written consent of Meicher Real Estate LLC.
28. Acceptance of and/or use of this report constitutes acceptance of all of the foregoing Assumptions and Limiting Conditions.

Privacy Notice

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as “nonpublic personal information” about you or your Client. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in provided appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A discloser required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able assist you with your needs. In order to protect you nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

Certification

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF...

1. The statements of fact contained in this report are true and correct and I have not knowingly withheld any significant information
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and assumptions and are my personal, unbiased professional analyses, opinions, and conclusions
3. I have no interest, present or prospective, in the property that is the subject of this report or to the parties involved
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment
5. I have not previously appraised the subject property within the last three years
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal
8. My analyses, opinions, and conclusions that were developed and this report that has been prepared are in conformity with the requirements of the Code of Professional Ethics and the Supplemental Standards of Professional Practice of The Appraisal Institute and the Uniform Standards of Professional Appraisal Practice
9. The use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives
10. As of the date of this report, I have completed the requirements of the continuing education program of the States of Wisconsin and Illinois
11. I made a physical inspection of the subject property on February 24, 2023
12. William P. Mueller provided significant professional assistance to the person(s) signing this report
13. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or The Appraisal Institute or the MAI or RM designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned
14. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan



Kevin F. Meicher
Wisconsin Certified General Appraiser #758



William P. Mueller
Appraiser Trainee

SECTION X: ADDENDUM

Engagement Letter



January 23, 2023

Village of Mount Horeb
Nicholas Owen
Administrator
138 E Main St
Mount Horeb, WI 53572
Email: nic.owen@mounthorebwi.info
Phone: 608-437-9409

RE: Engagement Letter for appraisal services of the land for the proposed Meylor Park located along Town Hall Road, Mound Horeb, Dane County, Wisconsin.

Dear Mr. Owen,

Pursuant to your request, we are pleased to submit an engagement letter for the appraisal of the land for the proposed Meylor Park located along Town Hall Road, Mound Horeb, Dane County, Wisconsin.

The appraisal shall be prepared for Nicholas Owen of the Village of Mount Horeb and is for the sole and exclusive use of Village of Mount Horeb, and/or their affiliates. We request that you seek our written authorization before releasing the report to any party other than those referenced.

The purpose of the Appraisal Report will be for internal decision-making purposes. This appraisal will develop an "As Is" Market Value as of the date of inspection. The appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The reports are subject to our Statement of Limiting Conditions and Appraiser Certifications which are attached to all appraisals prepared by this office.

The estimated completion date is projected to be within four to five weeks.

Mr. Nicholas Owen
Town Hall Land

January 23, 2023
Page 2

We will furnish you with electronic copy of the Appraisal Reports in PDF format, and paper copies if requested. Our fee for the appraisal will be [REDACTED]. These charges include all out-of-pocket expenses. The following information is requested for the appraisal (if available):

- Proposed certified survey (CSM) or site split
- Current tax parcel identification (larger parcel)
- Development plan
- Sales History / Offer to Purchase / Closing Statements (if applicable)
- Any other data in your files that may be relevant for valuation purposes

Additional consulting services, including testimony work, will be charged at an hourly rate of \$250 for the additional time. The professional fees as indicated above are due upon completion of consulting services or delivery of the appraisal report.

We will proceed with the preparation of this consultation and/or appraisal upon receipt of a signed copy of this letter. If you have any questions about anything contained within this letter, please give us a call.

Sincerely,



Kevin F. Meicher
Meicher Real Estate

Accepted By:



Mr. Nicholas Owen

01/25/23

Date

Assessor's Information

Parcel Number - 054/0607-082-8300-7

Current

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF SPRINGDALE	
Parcel Description	SEC 8-6-7 NE1/4 NW1/4 S OF RR EXC W 33 F...	
Owner Name	WINDY RIDGE FARM INC	
Primary Address	No parcel address available.	
Billing Address	318 KENSINGTON DR MADISON WI 53704	

Show Municipal Contact Information ▼

Assessment Detail	Less -
-------------------	--------

« < Newer Older > »

Assessment Year ⓘ	2022	2021
Valuation Classification	G5	G5
Assessment Acres	0.300	0.300
Land Value	\$1,200.00	\$1,200.00
Improved Value	\$0.00	\$0.00
Total Value	\$1,200.00	\$1,200.00
Average Assessment Ratio ⓘ	N/A	N/A
Estimated Fair Market Value ⓘ	N/A	N/A
Valuation Date ⓘ	07/20/2022	08/17/2021

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

AT-35

Zoning District Fact Sheets

Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.

Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps



DCiMap

Tax Information ⓘ

[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)[«](#)[< Newer](#)[Older >](#)[»](#)

Tax Year 2022

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$1,200.00	\$0.00	\$1,200.00
Taxes:		\$17.75
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$17.75
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	09/17/2001	3374327		

[Show More ▼](#)

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-082-8300-7. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

Parcel Number - 054/0607-082-9570-0

Current

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF SPRINGDALE	
Parcel Description	SEC 8-6-7 SE1/4 NW1/4 EXC W 33 FT N OF C...	
Owner Name	WINDY RIDGE FARM INC	
Primary Address	No parcel address available.	
Billing Address	318 KENSINGTON DR MADISON WI 53704	

Show Municipal Contact Information ▼

Assessment Detail	Less -
-------------------	--------

« < Newer Older > »

Assessment Year ⓘ	2022	2021
Valuation Classification	G4 G5	G4 G5
Assessment Acres	30.800	30.800
Land Value	\$46,700.00	\$47,300.00
Improved Value	\$0.00	\$0.00
Total Value	\$46,700.00	\$47,300.00
Average Assessment Ratio ⓘ	N/A	N/A
Estimated Fair Market Value ⓘ	N/A	N/A
Valuation Date ⓘ	10/25/2022	08/17/2021

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

AT-35

Zoning District Fact Sheets

Proximity Notice

Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply.

Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps



DCiMap

Tax Information ⓘ

[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)[«](#)[< Newer](#)[Older >](#)[»](#)

Tax Year 2022

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$46,700.00	\$0.00	\$46,700.00
Taxes:		\$690.86
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$690.86
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	09/17/2001	3374327		

[Show More ▼](#)

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-082-9570-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF SPRINGDALE	
Parcel Description	SEC 8-6-7 NE1/4 SW1/4 EXC CSM 15133	
Owner Name	WINDY RIDGE FARM INC 	
Primary Address	No parcel address available.	
Billing Address	318 KENSINGTON DR MADISON WI 53704	

Show Municipal Contact Information ▼

Assessment Detail	Less -
-------------------	--------

« < Newer Older > »

Assessment Year ⓘ	2022	2021
Valuation Classification	G4	G4
Assessment Acres	21.600	21.600
Land Value	\$3,900.00	\$4,600.00
Improved Value	\$0.00	\$0.00
Total Value	\$3,900.00	\$4,600.00
Average Assessment Ratio ⓘ	N/A	N/A
Estimated Fair Market Value ⓘ	N/A	N/A
Valuation Date ⓘ	07/20/2022	08/17/2021

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

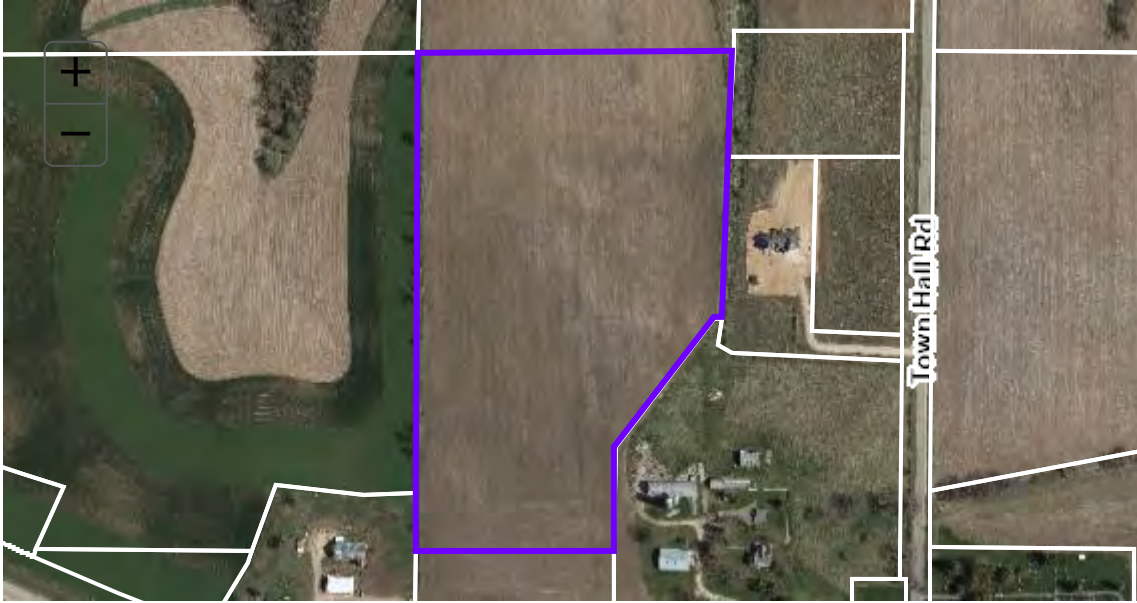
Zoning
AT-35

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps



DCiMap

Tax Information ⓘ

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

«

< Newer

Older >

»

Tax Year 2022

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$3,900.00	\$0.00	\$3,900.00
Taxes:		\$57.70
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$57.70

2022 Tax Info Details

Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	09/16/2020	5637539		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-083-8090-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

Parcel Number - 054/0607-083-9595-0

Current

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF SPRINGDALE	
Parcel Description	SEC 8-6-7 SE1/4SW1/4 EXC CHURCH LANDS IN...	
Owner Name	WINDY RIDGE FARM INC	
Primary Address	No parcel address available.	
Billing Address	318 KENSINGTON DR MADISON WI 53704	

Show Municipal Contact Information ▼

Assessment Detail	Less -
-------------------	--------

« < Newer Older > »

Assessment Year ⓘ	2022	2021
Valuation Classification	G4	G4
Assessment Acres	4.800	4.800
Land Value	\$1,200.00	\$1,400.00
Improved Value	\$0.00	\$0.00
Total Value	\$1,200.00	\$1,400.00
Average Assessment Ratio ⓘ	N/A	N/A
Estimated Fair Market Value ⓘ	N/A	N/A
Valuation Date ⓘ	07/20/2022	08/17/2021

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
AT-35

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps



DCiMap

Tax Information ⓘ

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

«

< Newer

Older >

»

Tax Year 2022

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$1,200.00	\$0.00	\$1,200.00
Taxes:		\$17.75
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$17.75

2022 Tax Info Details

Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	09/16/2020	5637539		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0607-083-9595-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

Proposed Park



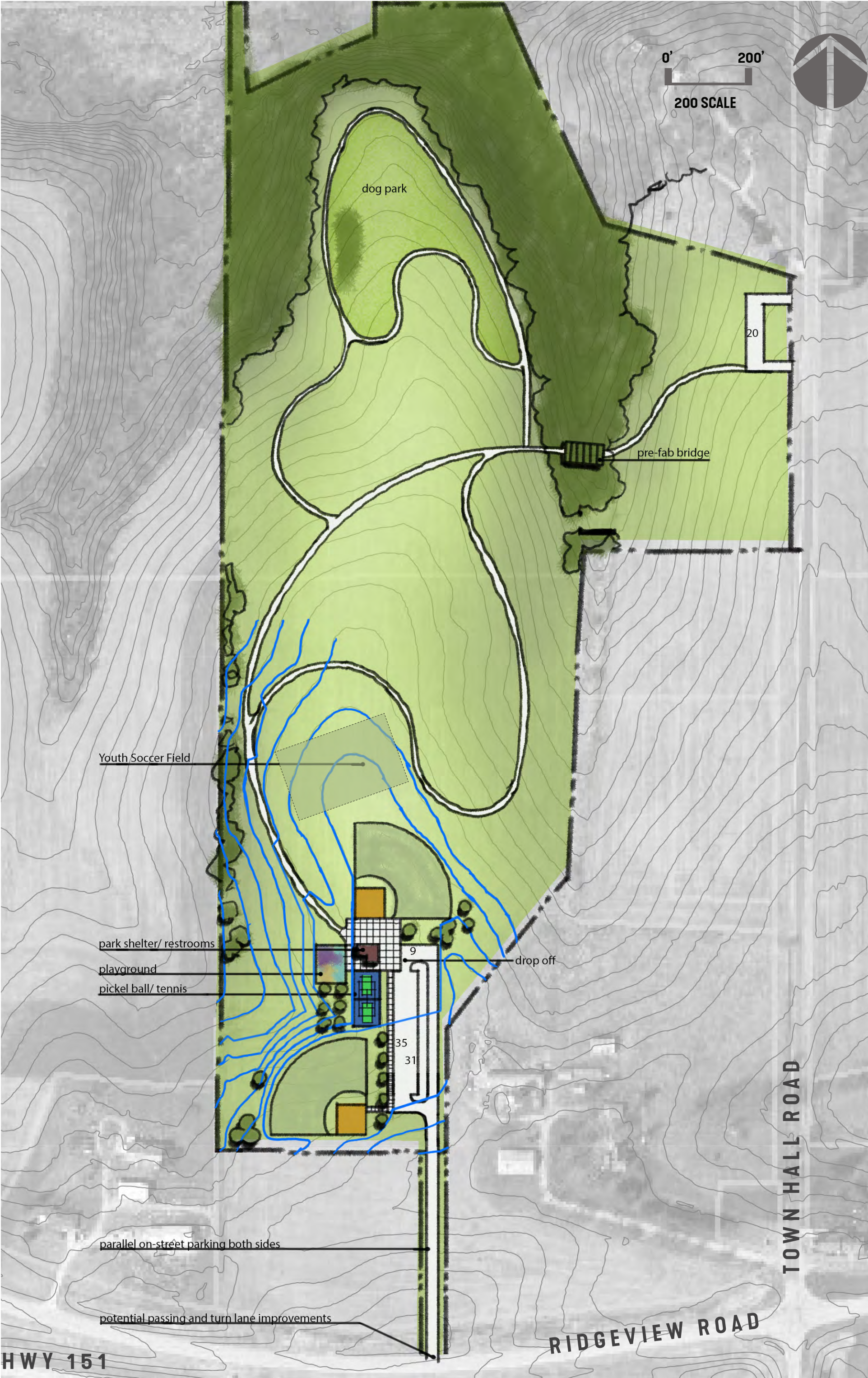
HWY 151

MT HOREB PARK PLANNING

CONCEPT MASTER PLAN - OPTION A

OCTOBER 2022

SMITHGROUP

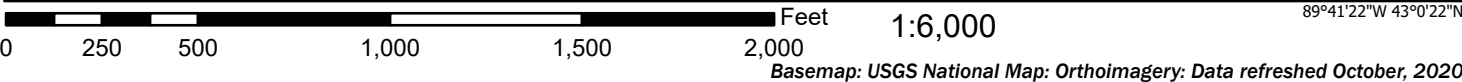


Flood Map

National Flood Hazard Layer FIRMMette



89°41'59"W 43°0'49"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/28/2023 at 1:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appraiser Qualifications

NO. 758 - 10

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that

KEVIN F MEICHER

was granted a certificate to practice as a

CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law

on the 11th day of December in the year 1995.

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



Dawn B. Cini
DPS Secretary

This certificate was printed on the 21st day of December in the year 2021

APPRAISAL QUALIFICATIONS

OF

KEVIN F. MEICHER

Wisconsin Certified General Appraiser #758

MEICHER REAL ESTATE

Member / Owner
April 2001 to Present

Specializing in commercial real estate appraisal, brokerage and consulting, Meicher Real Estate, LLC consolidates the experience of individuals with diverse backgrounds and expertise. Specific services available include commercial real estate appraisal and consultation in conformity with USPAP and FIRREA; market and feasibility studies; business valuations; real estate brokerage; personal property and real property tax consultation; and expert witness testimony related to the services provided.

APPRAISAL EXPERTISE

Income Producing and Special Purpose Properties, Including (but not limited to) the Following:

- Apartment / Multi-Family Developments
- Lodging Facilities
- Special-Purpose Properties
- Retail Shopping Centers
- Subdivision and Condominium Developments (including retail, commercial, single and multi-family residential, and condominiums)
- Industrial / Warehouse / Production Facilities
- Senior Housing (Assisted Living, Adult Family Homes, Senior Apartments, CBRFs, RCACs)
- Office Buildings
- Corporate Headquarters Facilities
- Market Feasibility Studies

ADDITIONAL EXPERIENCE

President / Corporate Officer

Millennium Real Estate Group,
Inc. (f/k/a MBM Associates, Inc.)
April 1995 – March 2001
Real estate appraisal, brokerage,
and consulting company

Commercial Appraiser

Midwest Valuation Service, Inc.
(f/k/a John P. Hill & Associates,
Inc.)
March 1993 – August 1998
Commercial real estate appraisal

Other Real Estate Experience

Investment
Property Management
Financing
New Construction Coordination

CERTIFICATIONS AND PROFESSIONAL AFFILIATIONS

- Wisconsin Certified General Appraiser #758 - December, 1995
- Wisconsin Real Estate Broker's License - March, 1995
- Wisconsin Real Estate Salespersons License - May, 1993
- Associate Member of the Appraisal Institute – MAI Candidate
- Member of the Greater Madison Area Board of Realtors
- Member of the South Central Wisconsin Multiple Listing Service

EDUCATION

University of Wisconsin – Whitewater

B.B.A. Business - Finance (Real Estate Emphasis)

Areas of Study:

- Real Estate Development
- Real Estate Investments
- Real Estate
- Estates and Trusts

Appraisal Institute

Courses Completed:

- 310 - Capitalization Theory and Techniques
- 410 - Standards of Professional Practice, Part A
- 420 - Standards of Professional Practice, Part B
- 510 - Advanced Income Capitalization
- 520 - Highest & Best Use and Market Analysis
- 530 - Advanced Sales Comparison & Cost Approaches

Continuing Education

Completed Yearly for License Renewals

Courses include, but are not limited to, the following:

- USPAP
- Business Practices and Ethics
- Condominiums, Co-ops, and PUDs
- Analyzing Operating Expenses
- Supervising Appraisal Trainees
- Developing and Growing an Appraisal Practice
- Technology for Today's Appraiser
- Subdivision Analysis

REPRESENTATIVE CLIENTS / REFERENCES

Banks & Lending Companies

- | | | |
|----------------------------|-------------------------------|------------------------------|
| • Bank Mutual | • First Citizens Bank | • Settlers Bank |
| • Bank of Mauston | • First National Bank & Trust | • Starion Financial |
| • Bank of New Glarus | • Johnson Bank, NA | • State Bank of Cross Plains |
| • Bank of Prairie Du Sac | • McFarland State Bank | • Summit Credit Union |
| • Bank of Sun Prairie | • Monona Bank | • TCF National |
| • Baraboo National Bank | • National Mutual Benefit | • Wintrust / Town Bank |
| • BMO Harris Bank | • Oak Bank | • US Bank |
| • Capitol Bank | • Old National Bank | • Waunakee Community Bank |
| • DMB Community Bank | • Oregon Community Bank | • Westbury Bank |
| • Farmers & Merchants Bank | • Park Bank | • Wisconsin Bank & Trust |
| • First Business Bank | • River Valley Bank | |

Investors, Developers, Attorneys & Accountants

- | | | |
|------------------------------------|----------------------------------|------------------------------------|
| • Alexander Company | • Gorman & Company Inc | • Promega Corp. |
| • Augusta Realty | • Gregg Shimanksi Realty | • Reinhart Boerner Van Deuren s.c. |
| • Axley Bryn Nelson | • Haen Real Estate | • Rouse Management |
| • Baker Tilly | • Heartland Properties | • Rifken Group |
| • City of Fitchburg | • Horizon Development | • Steve Brown Apartments |
| • City of Janesville | • Hovde Properties | • SVA Certified Public Accountants |
| • City of Stoughton | • Intercon Construction | • Sveum Enterprises |
| • Coldwell Banker / Sveum Realtors | • Johnson Properties | • T. Wall Properties |
| • Contemporary Real Estate | • JSM Properties | • University Research Park |
| • DeWitt Ross & Stevens | • Knupp & Watson | • Valuation Compliance, LLC |
| • Elderspan | • Krupp Construction | • Veridian Homes |
| • Encore Construction | • M & M Real Estate | • Village of Waunakee |
| • Forward Development Group | • McAllen Properties | • Welton Enterprises |
| • Forward Management | • Meriter Hospitals | • Wisconsin Management |
| • Gallina Company | • Murphy and Desmond, S.C. | |
| • Galway Companies | • North American Realty Advisors | |



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
April 26, 2023	
AGENDA ITEM # 4.c	
Building Inspector Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	