



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, May 24, 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 April 26, 2023 Meeting Minutes
 - b. Public Hearing: Conditional Use Permit MARC Mount Horeb, 1961 Commerce Drive
 - c. Consider Resolution 2023-06: Conditional Use Permit MARC Mount Horeb, 1961 Commerce Drive
 - d. Public Hearing: Rezone request for 1991 Commerce Drive, Brenda Fritz, Academy of Little Vikings from PI - Planned Industrial to PD-1 Planned Development for a proposed addition and to increase the outdoor play area.
 - e. Consider Ordinance 2023-05: Rezone request from PI Planned Industrial to PD-1 Planned Development General Development Plan for 1991 Commerce Drive, Academy of Little Vikings
 - f. Consideration: Specific Improvement Plan for Steve Brown Apartments, Front Street Station, 120 E First Street
 - g. Consideration of Sign Permit: Artemis Provisions, 213 & 215 E Main Street
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 5) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND

SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, April 26, 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 E. Main Street, Mount Horeb, WI. Chair Ryan Czyzewski called the meeting to order at 7:00pm. Present were Commissioners, Sarah Best, Kris Kirkland, Destinee Udelhoven and Peggy Zalucha. Nate Gauger and Andrew Kidd were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr and Assistant Clerk Jean Culberson.
- 3) Agenda Items
 - a. Consideration of March 22, 2023 Meeting Minutes

Udelhoven requested adding to Item c. motion: the Village and developer pursue downtown parking alternatives. Zalucha Motioned to approve with changes and Udelhoven seconded. The motion carried by unanimous voice vote.
 - 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

Village Planner Ben Rohr gave an overview which included the Village Board review of the proposed project, the recent downtown public parking survey, and the applicant's resubmittal of the proposed project which removed public parking. Kristen Fisch- Peterson, Economic Development Consultant, advised on the financial perspective of the project. Developer Dan Seely spoke on the benefits of the project. Czyzewski opened the floor to public speaking. Those who spoke in opposition: residents Mark Mostrom and Brian Durtschi, Duluth Trading representative Jason Prasch, and Martinson Hall owner Steve Grundahl. The Commission discussed the appropriate use and zoning for the site, the parking issues, past agreements, and whether to table again for further public parking research. Udelhoven Motioned tabling to pursue parking alternatives. No second and the motion failed. No further discussion. Czyzewski Motioned to recommend Ordinance 2023-02 to the Village Board. Kirkland

seconded. Further discussion, Zalucha voiced not in support due to public opposition. The motion passed by roll call vote as follows: Czyzewski-yes, Best-yes, Kirkland-yes, Udelhoven-no, Zalucha-no.

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

Owen gave overview and informed that the certified survey map is contingent on completing all processes. Czyzewski Motioned to recommend the certified survey map to the Village Board. Best seconded. No discussion and the motion passed by roll call vote as follows: Czyzewski-yes, Best-yes, Kirkland-yes, Udelhoven-Yes, Zalucha-no.

- d. Design Review Application for MARC

Midwest Modern architect Kyle Dumbleton gave a summary of the changes to the project. Rohr gave an overview of the changes, which included the roof mechanics, parking, lighting and landscaping. The Commission requested additional high to low landscaping along the west facade of the building. The Commission questioned review of any future expansion possibilities and the signage plan. Dumbleton will review future expansion possibilities and Rohr confirmed the signage plan will be submitted in a future meeting. Zalucha Motioned to approve the design review application and Best seconded. Motion carried by unanimous voice vote.

- e. Recommendation: Extraterritorial Certified Survey Map for Life Church

Owen gave an overview and stated the Village Engineer had no issues with the certified survey map. Udelhoven Motioned to approve the recommendation and Zalucha seconded. Motion carried by unanimous voice vote.

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

Owen gave an overview on the proposed land purchase for recreational purposes. The fifty-seven acres are located in the Town of Springdale and would be serviced by private septic and well. The Commission discussed the land and location. Rohr recommended the motion include the Plan Commission in future discussions of the use and layout of the land. Best Motioned to approve the recommendation and to include the Plan Commission in site design review and encourage a public information session. Zalucha seconded and motion carried by unanimous voice vote.

4) Committee Reports:

- a. Plan Commission Chair Report

Czyzewski welcomed Kris Kirkland to the Board and thanked Norb Scribner for his service. Czyzewski discussed Board initiatives and procedures.

- b. Village Planner Report
No report by Rohr.
 - c. Building Inspector Report
No report available.
- 5) Meeting adjournment.
Zalucha Motioned and Best seconded to adjourn the meeting at 8:28pm. Motion carried by unanimous voice vote.



AGENDA ITEM REPORT

MEETING DATE

May 24, 2023

PREPARED BY

AGENDA ITEM # 3.b

Public Hearing: Conditional Use Permit MARC Mount Horeb, 1961 Commerce Drive

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Zoning Amend and Conditional Use Permit Application (PDF)
2. MARC MUNICIPAL RESUBMITTAL 5-12-2023reduced (1)



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

ZONING AMENDMENT AND CONDITIONAL USE PERMIT APPLICATION

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

- ☒ **be granted the following specific conditional use:** o Office
o Personal or Professional Services
o Indoor Sales and Services
o Indoor Institutional Facilities
- ☐ **amend the Mount Horeb Zoning Ordinance as follows:** _____

Applicant

Name: Kyle Dumbleton, Architect (Agent)
Address: 510 W. Edgewater St., Portage, WI 53901
Phone: 608-445-7869 Email: kyled@midwestmodern.com

- 1) Address of property:
1961 Commerce Drive 0607-073-8013-1
Tax Parcel ID Number: 157/ 0607-074-8662-1 CSM#: 3873
Lot: 158 Block: _____ Subdivision: North Cape Commons
Zoning (circle one): R1 R2 R3 R4 PO NB PB CB P1 I1 I2 A1 CO1 PD1
- 2) Attach a plan, survey, map, or plat identifying the property under consideration
attached
- 3) Application and plans must be submitted at least 10 days prior to the Plan Commission meeting (meeting held on the 4th Wednesday of each month) for the initial presentation.

Applicant's interest in the property: Architect

Signature:  Date: 4-25-2023

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

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

Conditions: _____

APPLICATION AND FEES

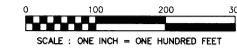
- (1) GENERAL. Application for a zoning ordinance amendment or a conditional use permit, or an application to amend the regulations of an ordinance, will be made on the attached form by or on behalf of the owner(s) of the property. With the exception of a change to Planned Development zoning (see (a)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

VALIDITY OF CONDITIONAL USE PERMIT

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

FIRST ADDITION TO NORTH CAPE COMMONS

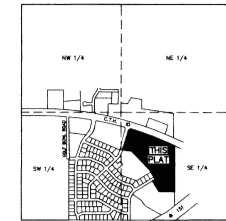
BEING A REPLAT OF PART OF LOT 24 AND ALL OF LOT 25, NORTH CAPE COMMONS, AS RECORDED IN VOLUME 58-057A OF PLATS, ON PAGES 303-308, AS DOCUMENT NUMBER 3965915, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 7, T6N, R7E, VILLAGE OF MT. HOREB, DANE COUNTY, WISCONSIN.



TOTAL PLAT AREA = 1,092,371 SQ. FT.
(25.0774 ACRES)

LEGEND

- 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND
 - 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- VILLAGE LIMITS
- DRAINAGE ARROWS AS SHOWN INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE PATTERNS SHALL BE MAINTAINED BY THE LOT OWNER, UNLESS WRITTEN APPROVAL FOR MODIFICATION IS OBTAINED FROM THE VILLAGE.
- DENOTES NO VEHICULAR ACCESS
- FORMER PLAT LINES



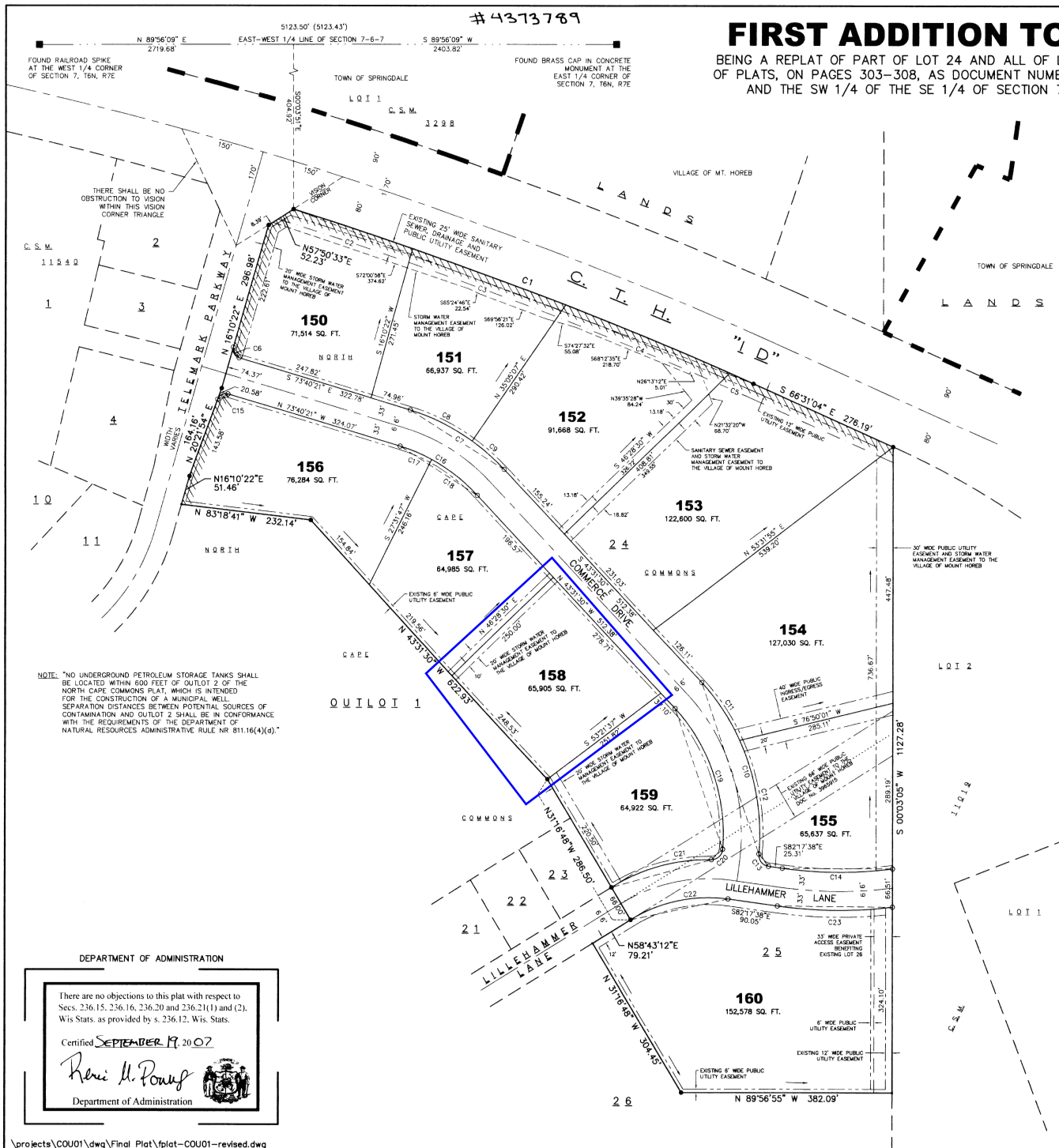
LOCATION MAP
SECTION 7, T6N, R7E,
VILLAGE OF MT. HOREB,
DANE COUNTY, WISCONSIN



Revised: 5-31-2007
Revised: 9-14-2007

NOTE: OWNERS OF LOTS IN THIS PLAT, AND THEIR HEIRS AND ASSIGNS, ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS.

SEE SHEET 2 FOR CURVE DATA.



NOTE: "NO UNDERGROUND PETROLEUM STORAGE TANKS SHALL BE LOCATED WITHIN 600 FEET OF OUTLOT 2 OF THE NORTH CAPE COMMONS PLAT, WHICH IS INTENDED FOR THE CONSTRUCTION OF A MUNICIPAL WELL. SEPARATION DISTANCES BETWEEN POTENTIAL SOURCES OF CONTAMINATION AND OUTLOT 2 SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF NATURAL RESOURCES ADMINISTRATIVE RULE NR 811.16(4)(a)."

DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified SEPTEMBER 19, 2007

Rene M. Proulx
Department of Administration

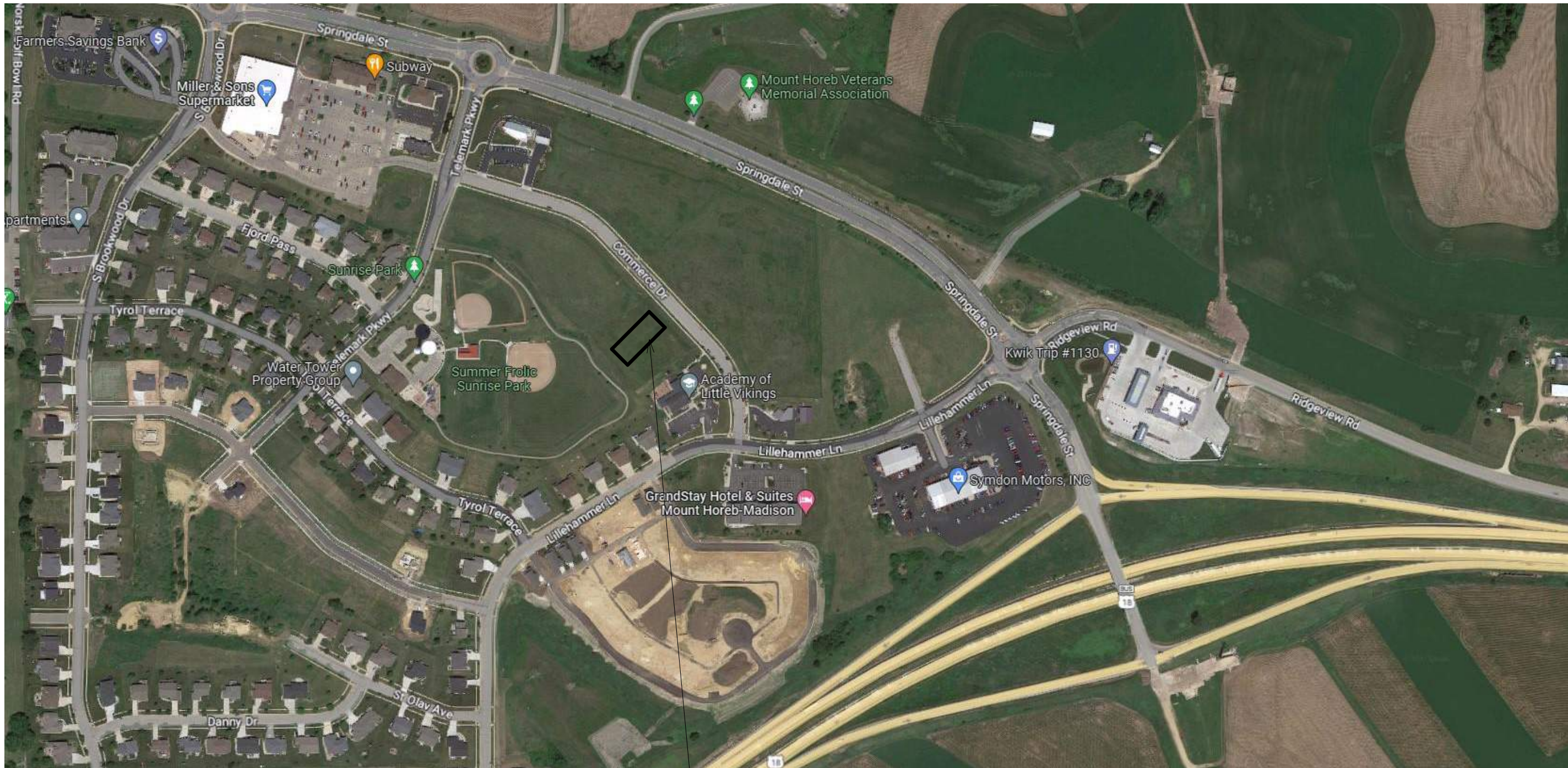


MARC, INC.

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
L2	LIGHTING SPECIFICATIONS
L3	LIGHTING SPECIFICATIONS
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 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

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



12/21/2022		INFORMATIONAL PLAN COMMISSION
03/28/2023		PLAN COMMISSION DESIGN REVIEW
05/12/2023		MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW
Date	No.	Description



MARC MT. HOREB

NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53572

MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05/12/2023

TITLE SHEET

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

TS



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



MARC MT. HOREB

NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53572

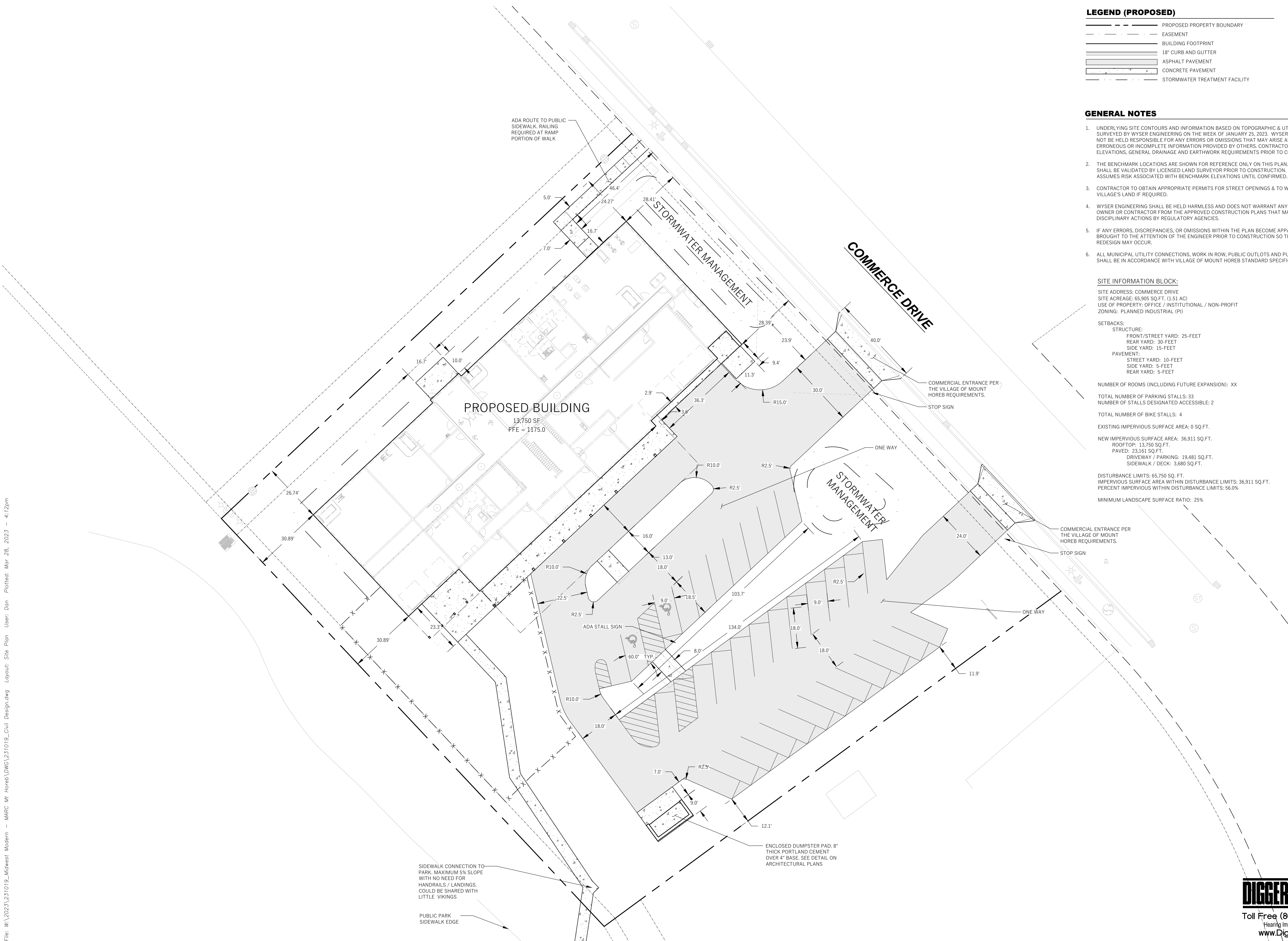
MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05.12.2023

EXISTING TOPOGRAPHY

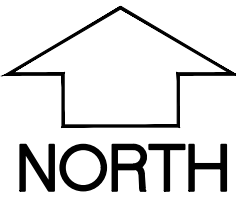
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1" = 30'-0"

C000

KD



	PROPOSED PROPERTY BOUNDARY
	EASEMENT
	BUILDING FOOTPRINT
	18" CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STORMWATER TREATMENT FACILITY



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

SITE ADDRESS: COMMERCE DRIVE
SITE ACREAGE: 65,905 SQ.FT. (1.51 AC)
USE OF PROPERTY: OFFICE / INSTITUTIONAL / NON-PROFIT
ZONING: PLANNED INDUSTRIAL (PI)

SETBACKS:
STRUCTURE:
FRONT/STREET YARD: 25-FEET
REAR YARD: 30-FEET
SIDE YARD: 15-FEET
PAVEMENT:
STREET YARD: 10-FEET
SIDE YARD: 5-FEET
REAR YARD: 5-FEET

NUMBER OF ROOMS (INCLUDING FUTURE EXPANSION): XX

TOTAL NUMBER OF PARKING STALLS: 33
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2

TOTAL NUMBER OF BIKE STALLS: 4

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 36,911 SQ.FT.
ROOFTOP: 13,750 SQ.FT.

DRIVEWAY / PARKING: 19,481 SQ.FT.

DISTURBANCE LIMITS: 65,750 SQ. FT.
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 36,911 SQ.FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 56.0%

MINIMUM LANDSCAPE SURFACE RATIO: 25%

WYSER ENGINEERING			
MARC MT. HOREB NEW BUILDING			COMMERCE DRIVE MOUNT HOREB, WI 53572
VILLAGE OF MT. HOREB, DANE COUNTY, WI			
Sheet Title: SITE PLAN			
Revisions:			
No.	Date:	Description:	

PROPERTY BOUNDARY
EASEMENT
BUILDING FOOTPRINT
18" CURB AND GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT
1180' PROPOSED MAJOR CONTOUR
1181' PROPOSED MINOR CONTOUR
STM PROPOSED STORM SEWER
SILT FENCE
INLET PROTECTION
DITCH CHECK
1181.25 EP SPOT GRADE
DRAINAGE GRADE BREAK
DRAINAGE ARROW



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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 HOREB 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)

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
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 CONSTRUCTION / 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.wisconsin.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERIMETER EROSION CONTROLS 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 ENTRANCE(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 DRAINLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL. PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1057.
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 70 GPM OR MORE.
14. PROVIDE ANTI-SLOUP 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 POND 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 NR 823). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
16. CONSTRUCT AND PROTECT THE BIOFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1064.
17. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
18. REPAIR BARS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
19. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER 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. STOCKPILES 15' AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH 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 SWEEP 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, CLEARED WASTES, OR 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 PERIMETER 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 I SILT 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. 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.wisconsin.gov/botw/>

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED 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

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

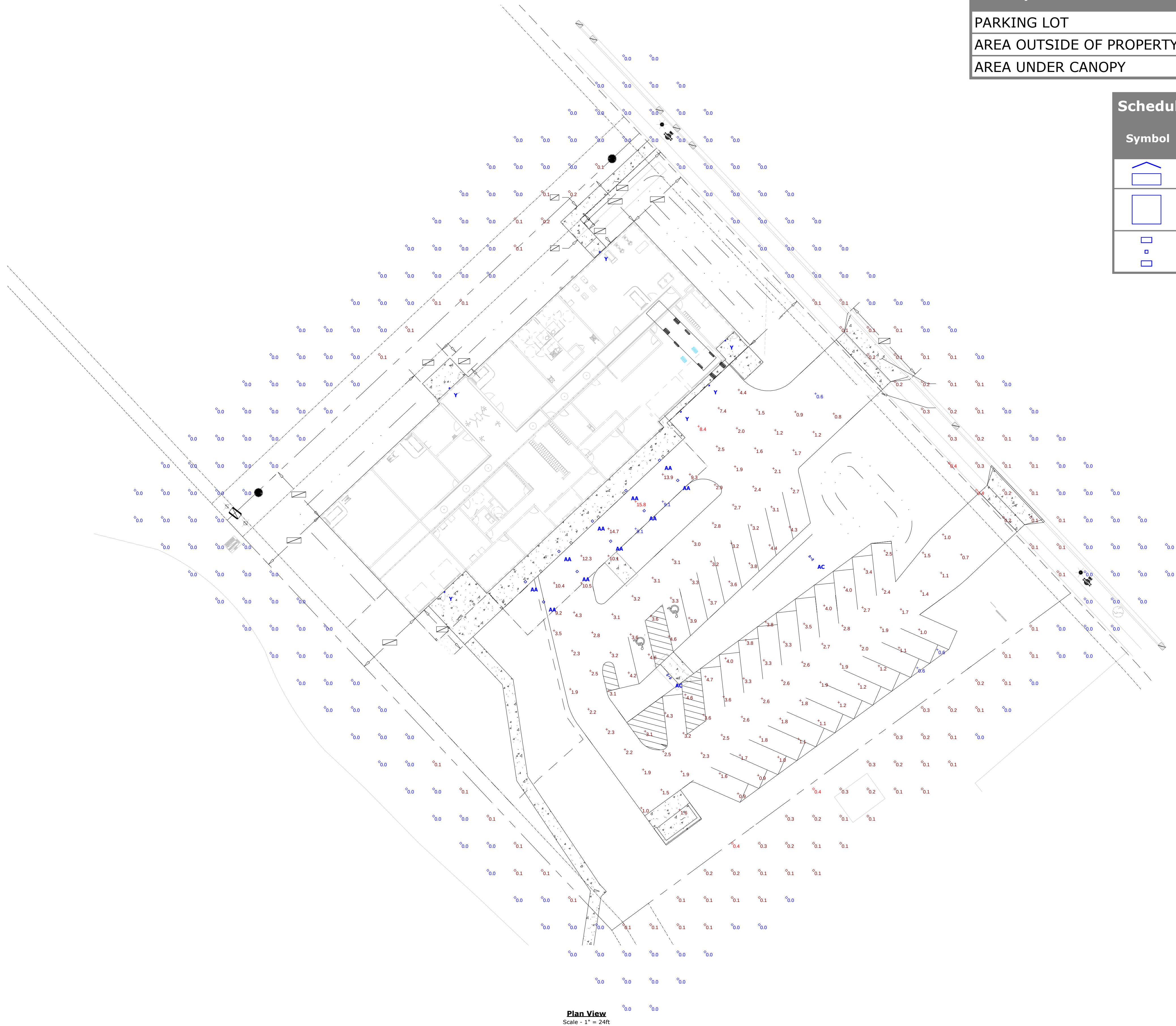
PLANNING

Date
Issued

03/28/2023

Sheet
Number

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Plan View
Scale - 1" = 24ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	2.6 fc	8.4 fc	0.6 fc	14.0:1	4.3:1
AREA OUTSIDE OF PROPERTY LINE	◇	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
AREA UNDER CANOPY	+	11.3 fc	15.8 fc	9.1 fc	1.7:1	1.2:1

Schedule

Symbol	Label	Quantity	Catalog Number	Wattage
Y	Y	6	ARC1 LED P3 *K MVOLT STD FINISH	24.5247
AA	AA	10	CNY LED P1 40K MVOLT	35.36
AC	AC	2	RSX1 LED P4 40K R5 - 20' POLE, BASE AT GRADE	133.28

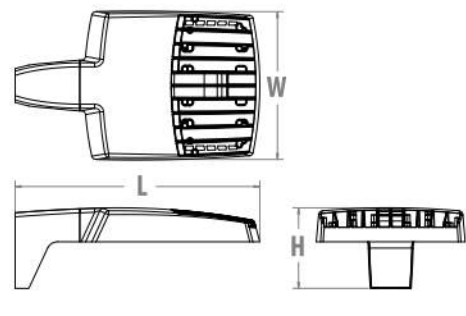


RSX1 LED Area Luminaire



Specifications

EPA (ft²@80"):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight:	22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED						
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVLT (120V-277V) ¹	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°; 3.5" min. SQ pole for 2, 3, 4 at 90°)	
	P2	40K 4000K	R3 Type 3 Wide	MVLT (947V-480V) ¹	BRN Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4; 90° pole; 3.0" min. dia. RND pole for 1 at 90°; 2 at 120°)	
	P3	50K 5000K	R35 Type 3 Short	XVOLT (277V-480V) ¹	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)	
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon)	
			R45 Type 4 Short		WBA Wall bracket ¹	
			R5 Type 5 Wide	120' 277'	WBASC Wall bracket with surface conduit box	
			R55 Type 5 Short ¹	208' 347'	AKSP Adjustable tilt arm square pole mounting ¹	
			AFR Automotive Front Row	240' 480' ¹	AARP Adjustable tilt arm round pole mounting ¹	
			AFR90 Automotive Front Row Right Rotated		AWNB Adjustable tilt arm with wall bracket ¹	
			AFR150 Automotive Front Row Left Rotated		AWWSC Adjustable tilt arm wall bracket and surface conduit box ¹	
Options						
Shipped Installed				Finish		
HS	House-side shield ¹			DDBK	Dark Bronze	
PE	Photocount, button style ^{1,3}			DBLK	Black	
PH	Sevens-wide twist-lock receptacle only (no controls) ^{1,3,11}			DNAX	Natural Aluminum	
PERF	Single frame (120, 277, 347) ¹			DWBK	White	
DFD	Double frame (208, 240, 480) ¹			DDBXT	Textured Dark Bronze	
SPQ2RV	200V Surge peak (100V standard)			DBLBD	Textured Black	
FAD	Field adjustable output ¹			DNAXD	Textured Natural Aluminum	
DMG	0-10V dimming extend out back of housing for external control (control ordered separately) ¹			DWBGD	Textured White	
Shipped Separately (requires some field assembly)						
EGS	External glare shield ¹					
EGFV	External glare full visor (360° around light aperture) ¹					
BS	Bird spikes ¹					

AA



Contractor Select™
CNY LED
Canopy Lighting

The CNY LED canopy luminaires are versatile, energy efficient solutions for surface-mount applications. Available in two sizes, these luminaires can replace a wide range of existing canopy luminaires; anything from CFL to 400W metal halide. An LED array light source coupled with a translucent polycarbonate lens creates visually comfortable illumination that is far superior to similar products that use a single bright LED and clear lenses. Smooth sides greatly enhance the aesthetic of this product making suitable for wider range of applications than industrial-looking finned products.

- FEATURES:**
- Energy efficient – Can save up to 80% when replacing metal halide
 - LED array light source and translucent lens for visually comfortable illumination
 - Quick-mount feature eliminates the need to open luminaire for installation
 - DLC Premium listed

Catalog Number
Notes
Type



Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
CNY LED P1 40K MVOLT DDB M4	191848093320	CANOPY LUMINAIRE	150W METAL HALIDE	4,500	35W	4000K	120-277V	DARK BRONZE	48
CNY LED P2 40K MVOLT DDB M4	191848093344	CANOPY LUMINAIRE	250W METAL HALIDE	6,600	52W	4000K	120-277V	DARK BRONZE	48

Accessories: Ordered and shipped separately.
CNYBCP 14 Inch x 14 Inch Beauty Cover Plate



Specifications

INTENDED USE:
CNY LED canopy luminaires are ideal for surface mount applications such as canopies over building entrances, walkways, loading docks and covered parking areas. The product's traditional style does not detract from current building aesthetics, creating a seamless upgrade. These products are ideal energy-efficient replacements of existing surface-mount products; from compact fluorescent to 250W metal halide.

CONSTRUCTION:
CNY LED canopy luminaires have a cast-aluminum housing with a polyester powder coat finish for lasting durability. Translucent polycarbonate lens is designed for uniform light distribution while providing visually comfortable illumination. The lens is sealed to the housing with a one-piece gasket to prevent the entrance of insects or external contaminants. Available in two sizes: 10" x 10" (P1, P2).

ELECTRICAL:
The CNY LED canopy luminaires use an array of LED's on a metal core circuit board, creating a dispersed light source which reduces surface brightness. High efficiency LEDs maintain 70% of light output at 50,000 hours of service life (L70/50,000 hours). A Correlated Color Temperature (CCT) of 4000K matches that of metal halide for seamless upgrade. CNY LED Canopy luminaires use MVOLT (120-277V) electronic driver that is 0-10V, capable of continuous dimming and ensure system power factor >90% and THD <20%. CNY is CR1 80.

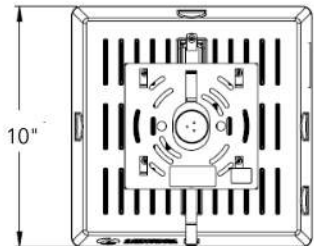
INSTALLATION
The CNY LED canopy luminaires feature a quick-mount mechanism that makes mounting to a recessed junction box both quick and trouble-free. Luminaire leads exit the back of the casting through a water-tight connector. The quick-mount mechanism allows the electrical connections to be made and the luminaire fastened in place without the need for disassembling the luminaire. Three 3/4" NPT conduit entry points allow surface-conduit wiring. The luminaires can be also be pendant mounted with 3/4" NPT pendant stems (provided by others).

LISTINGS:
UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DCL to confirm which versions are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY:
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

CNY LED P1/P2
Width: 10"
Height: 4 11/16"
Depth: 10"
Weight: 6.5lbs



All dimensions are inches (centimeters) unless otherwise indicated.

GENERAL NOTES

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- 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
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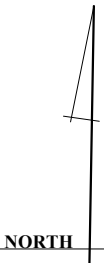
DRAWING NOTES

CODE NOTES



12.21.2022		INFORMATIONAL PLAN COMMISSION
03.28.2023		PLAN COMMISSION DESIGN REVIEW
05.12.2023		MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW
Date	No.	Description

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



MARC MT. HOREB

NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53572

**MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW**
05.12.2023

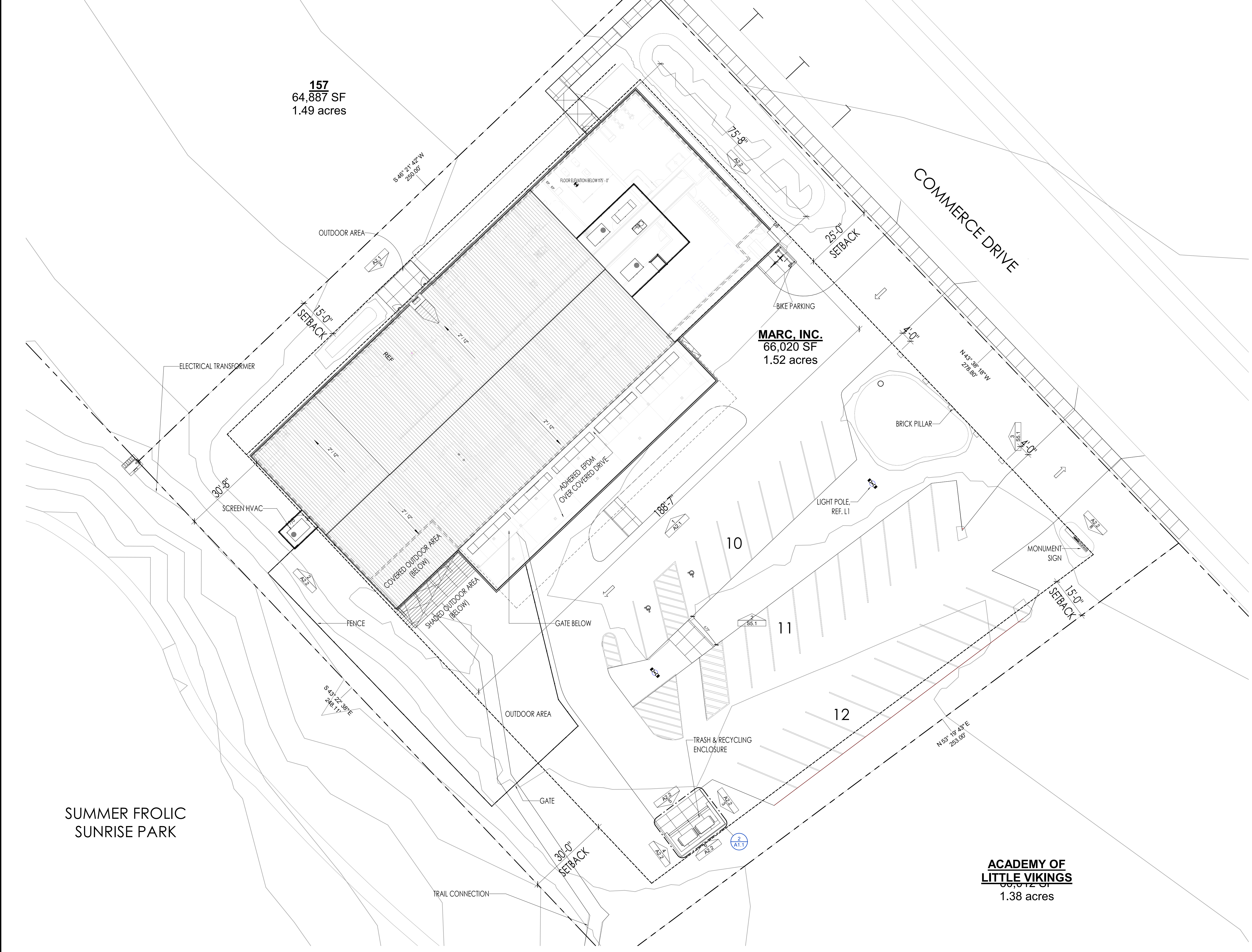
LIGHTING SPECIFICATIONS

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

L3

Author

NOT FOR CONSTRUCTION.



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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

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NORTH

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ARCHITECTURAL SITE PLAN

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

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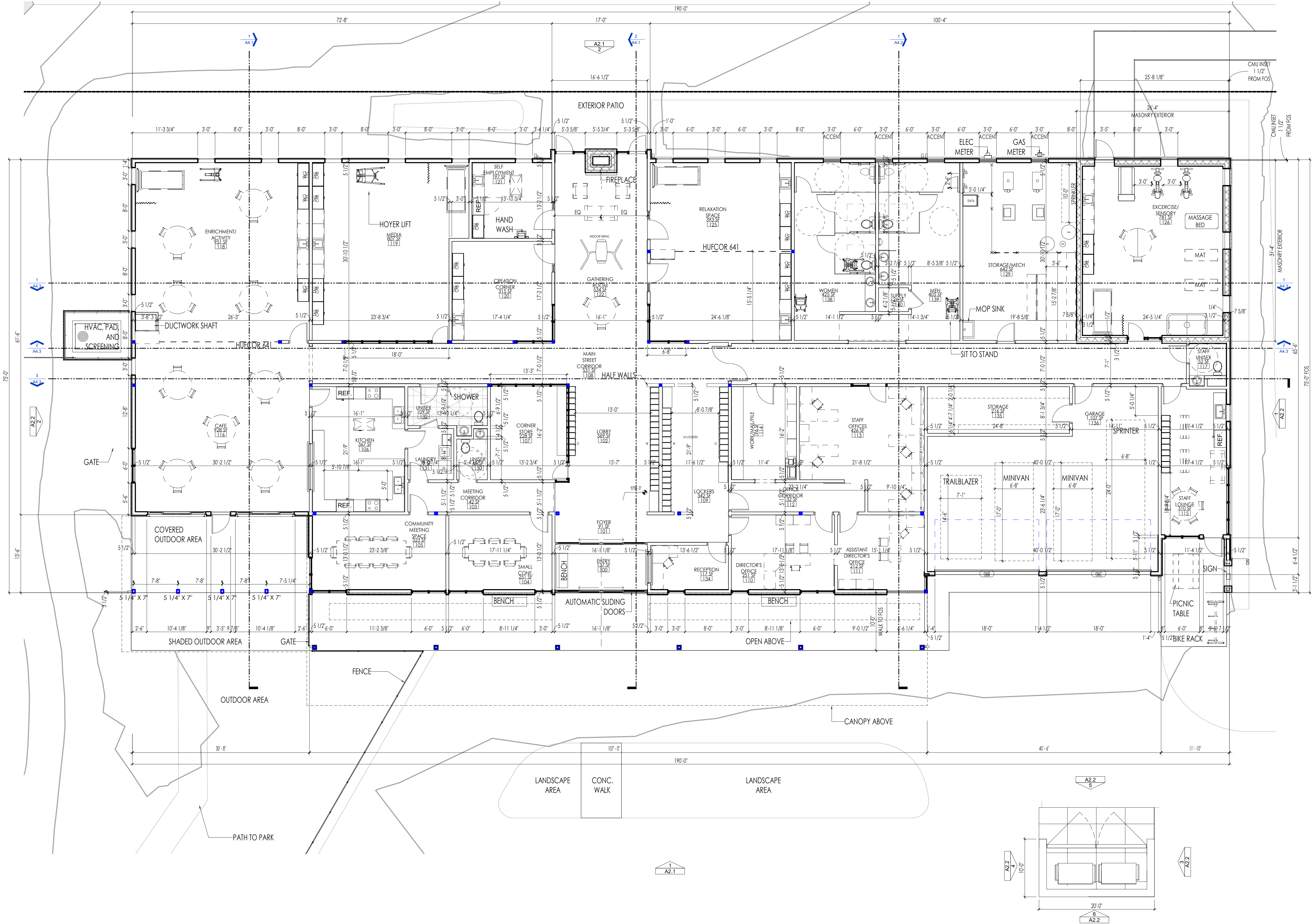
1/16" = 1'-0"

KD

SUMMER FROLIC
SUNRISE PARK

**ACADEMY OF
LITTLE VIKINGS**
60,612 SF
1.38 acres

MARC, INC.
66,020 SF
1.52 acres



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

2 DUMPSTER ENCLOSURE PLAN
1/8" = 1'-0"

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

CODE NOTES

POWERING POTENTIAL
CHANGING LIVES

MAR

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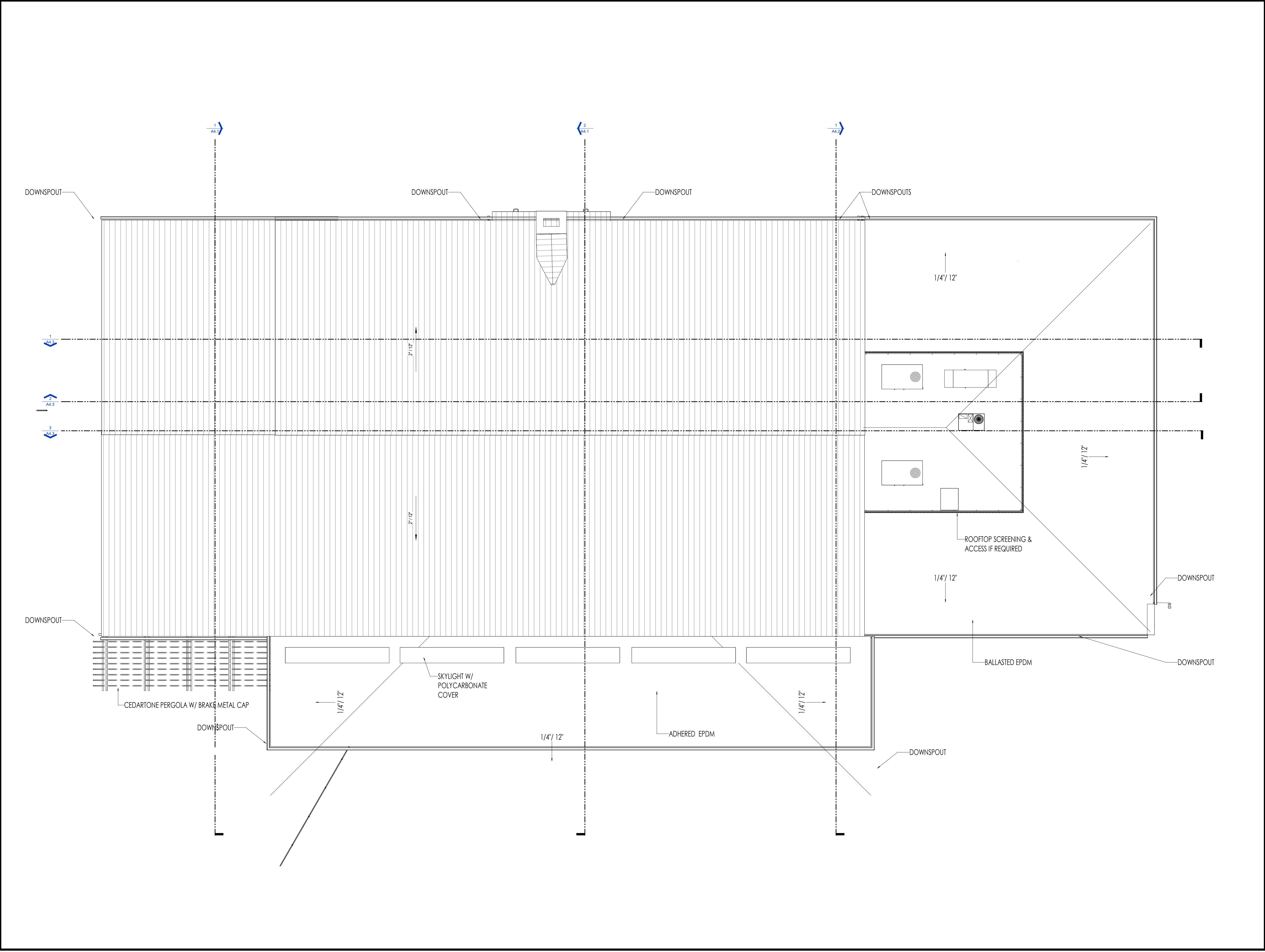
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FIRST FLOOR PLAN

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

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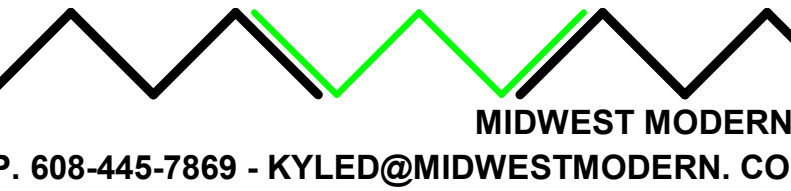
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DRAWING NOTES

CODE NOTES



12.21.2022		INFORMATIONAL PLAN COMMISSION
03.28.2023		PLAN COMMISSION DESIGN REVIEW
05.12.2023		MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW
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MARC MT. HOREB

NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53572

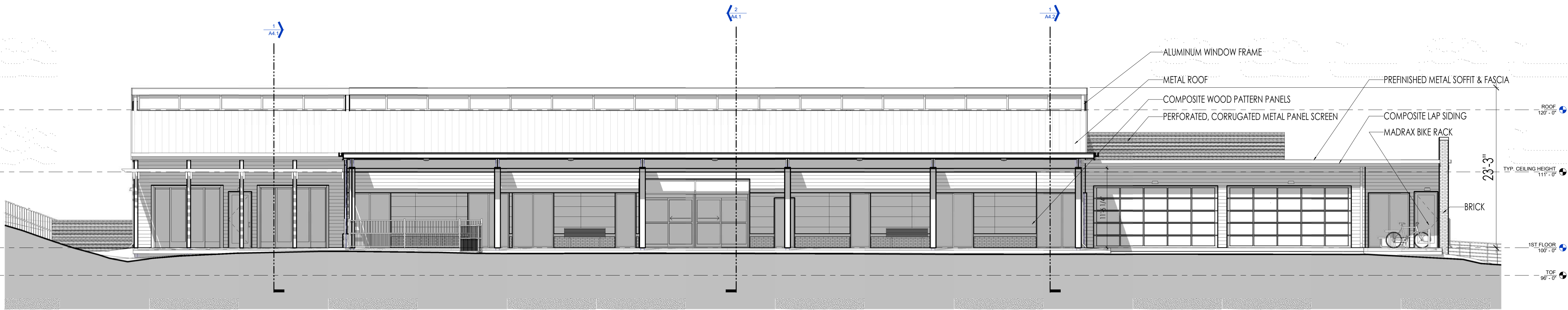
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OVERALL ROOF PLAN

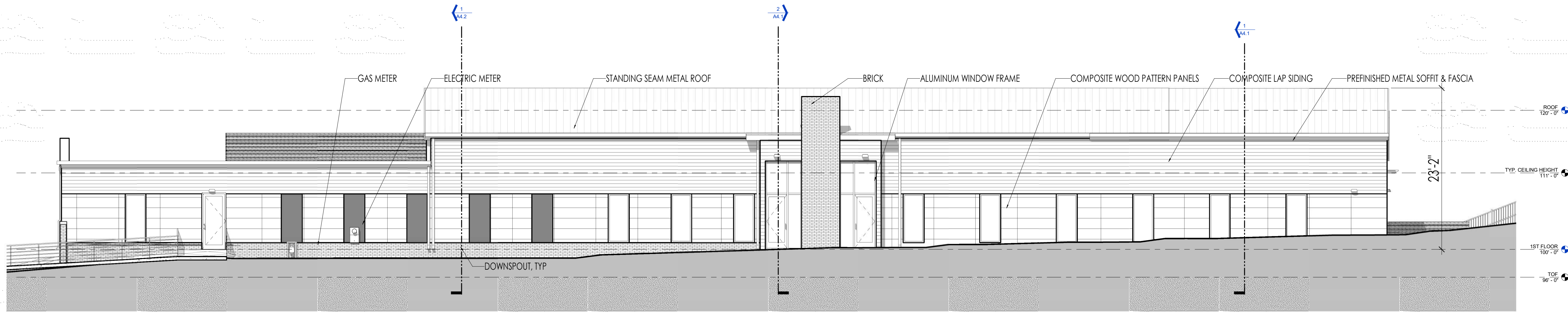
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/8" = 1'-0"

A1.3

KD



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



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

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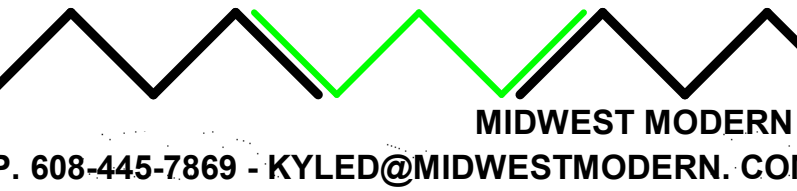
BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

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

CODE NOTES



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EXTERIOR ELEVATIONS

SCALE AT
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1/2 SCALE AT 17"X11"

1/8" = 1'-0"

A2.1

KD

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SITE AREA: 66,020 SF
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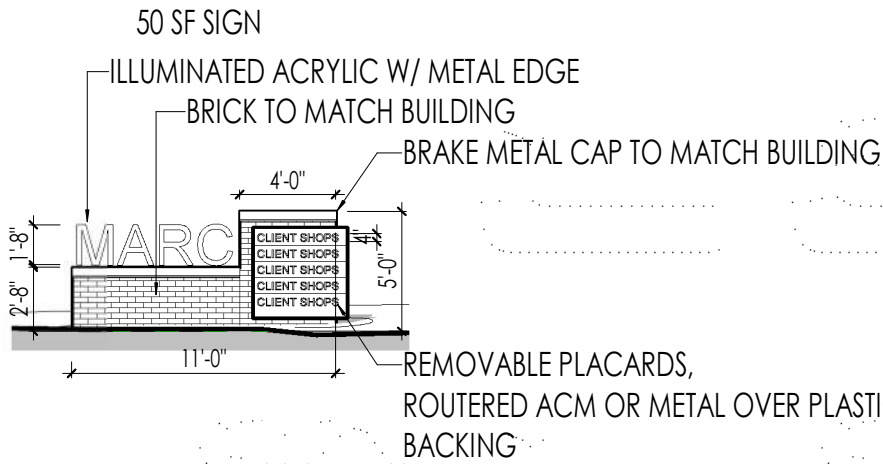
EXTERIOR ELEVATIONS

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

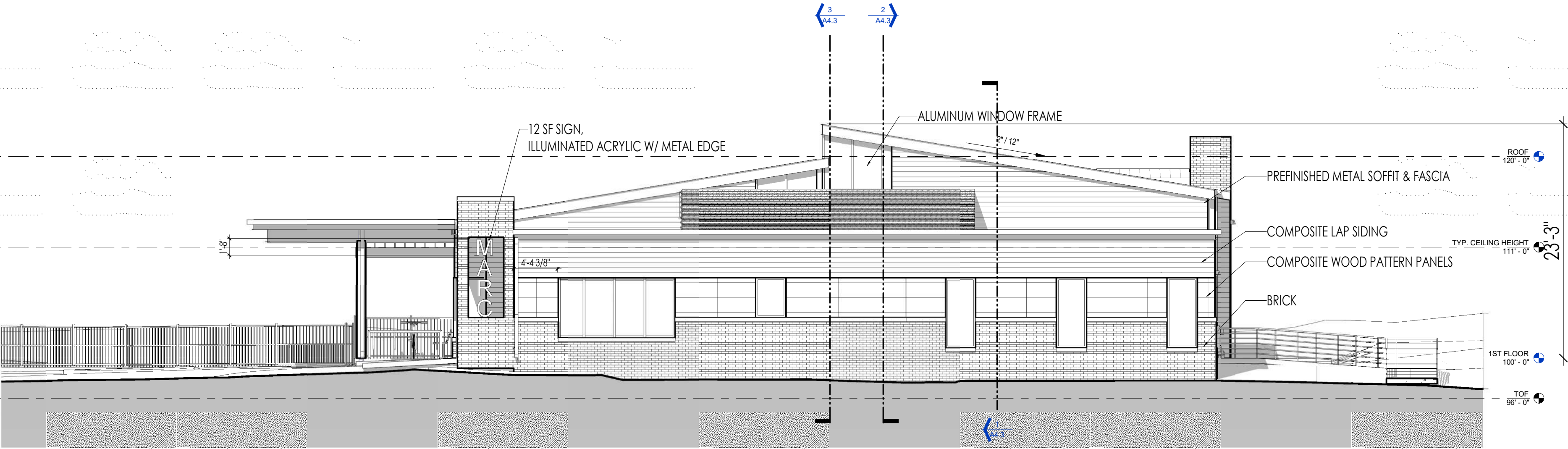
A2.2

KD

NOTE: FINAL SIGN DESIGN TO BE
COORDINATED WITH SIGN ART STUDIO



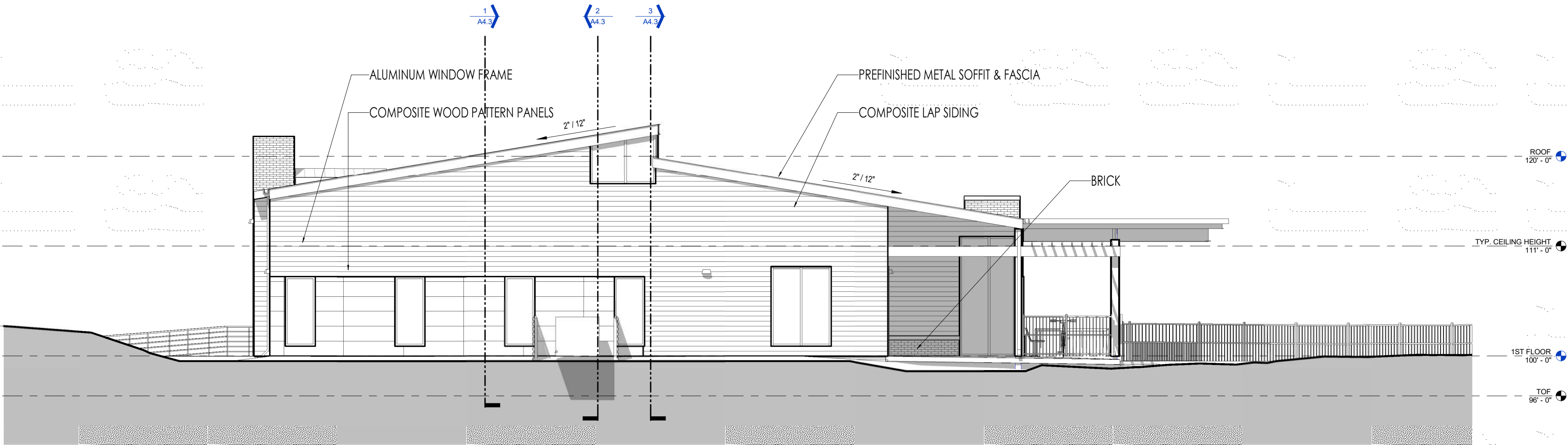
8 MONUMENT SIGN ELEVATION
1/8" = 1'-0"



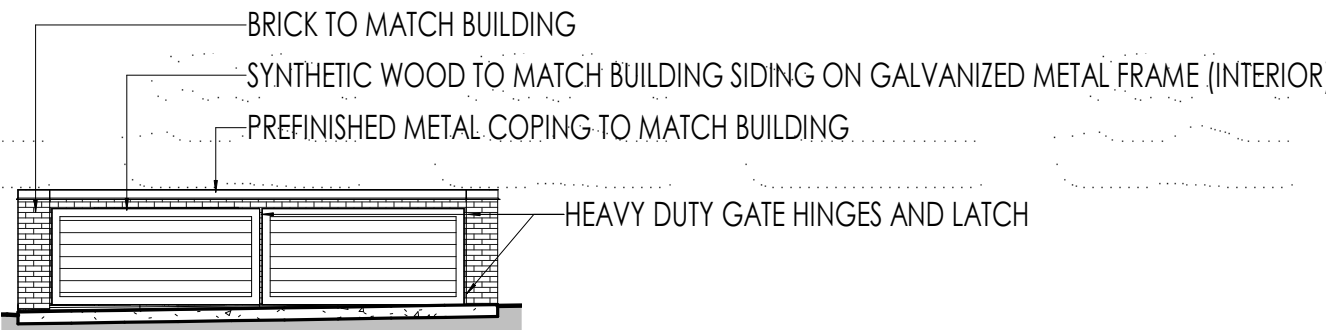
1 EAST ELEVATION
1/8" = 1'-0"



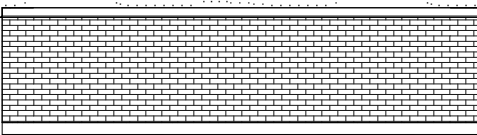
7 FENCE
1/2" = 1'-0"



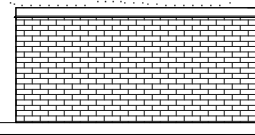
2 WEST ELEVATION
1/8" = 1'-0"



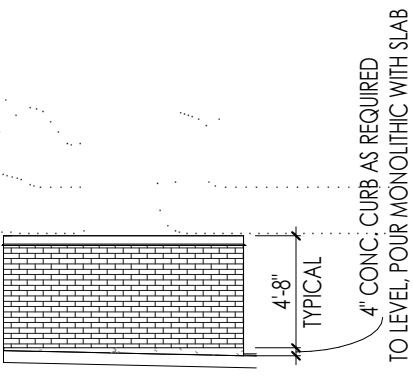
5 DUMPSTER ENCLOSURE WEST
1/8" = 1'-0"



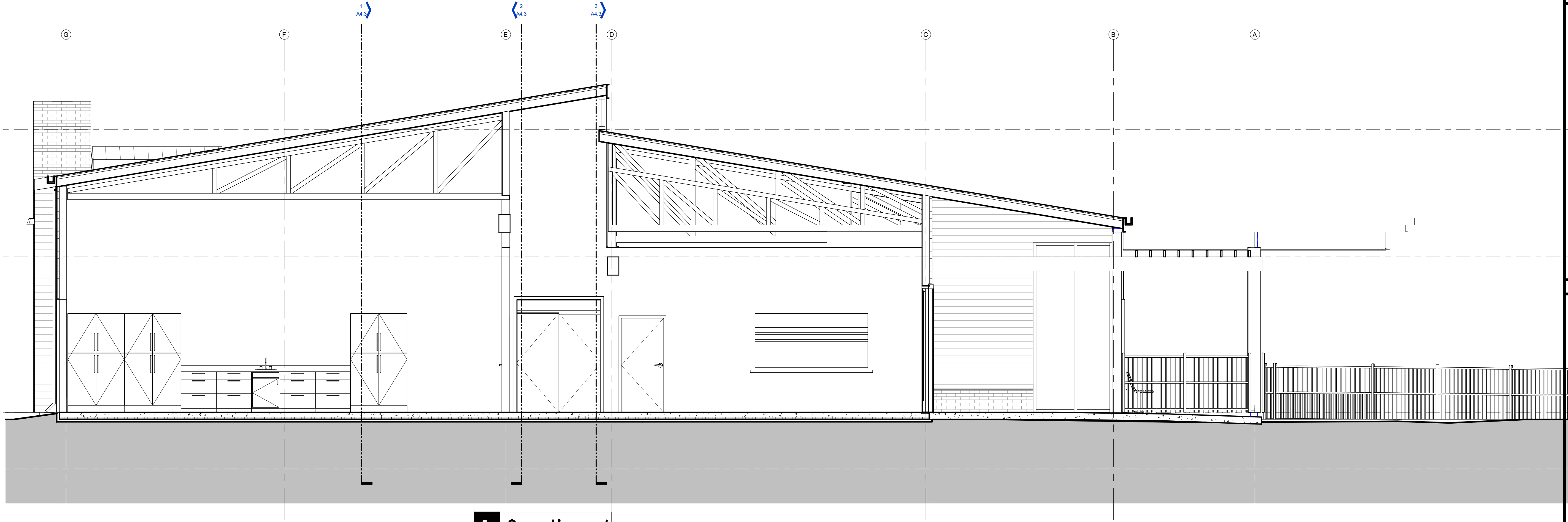
6 DUMPSTER ENCLOSURE EAST
1/8" = 1'-0"



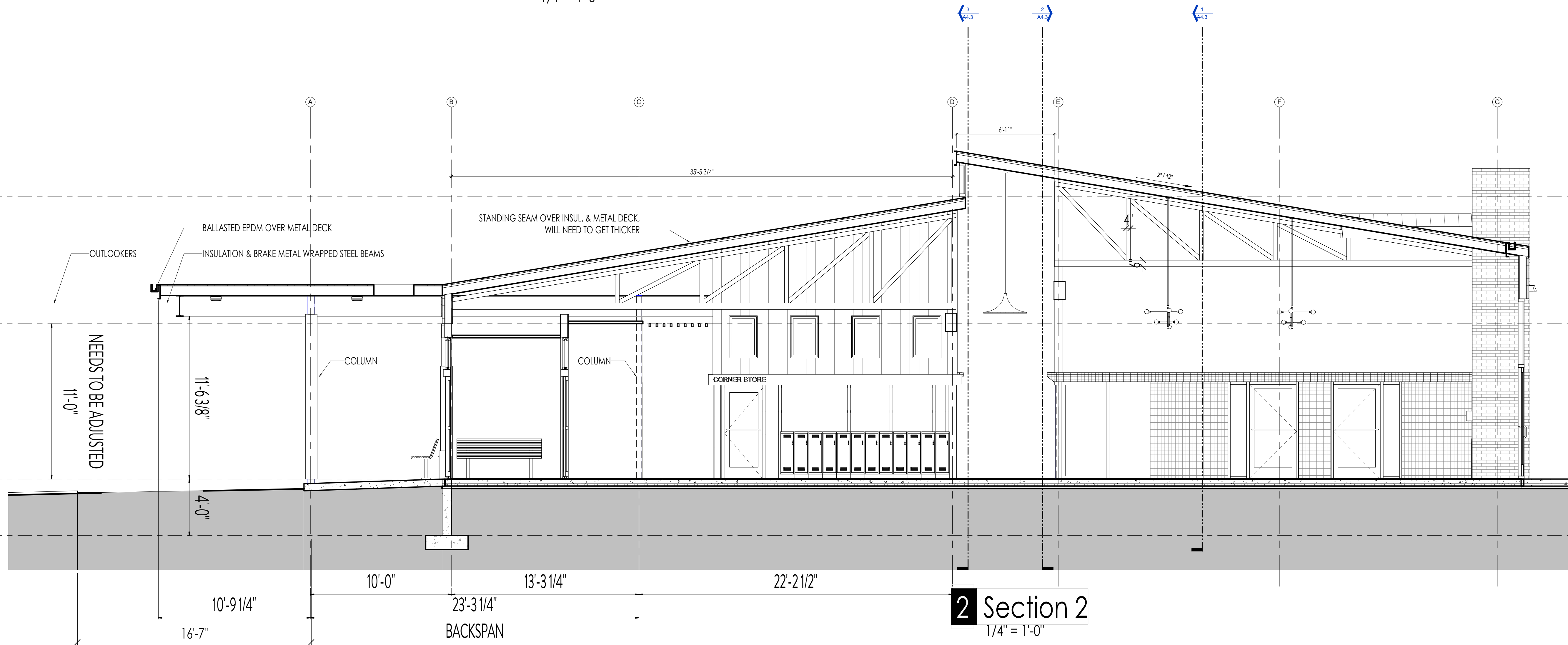
4 DUMPSTER ENCLOSURE SOUTH
1/8" = 1'-0"



3 DUMPSTER ENCLOSURE NORTH
1/8" = 1'-0"



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



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

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TYP. CEILING HEIGHT
111'-0"

DRAWING NOTES

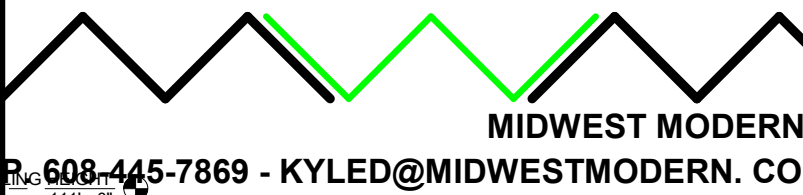
1ST FLOOR
100'-0"

TOF
96'-0"

CODE NOTES



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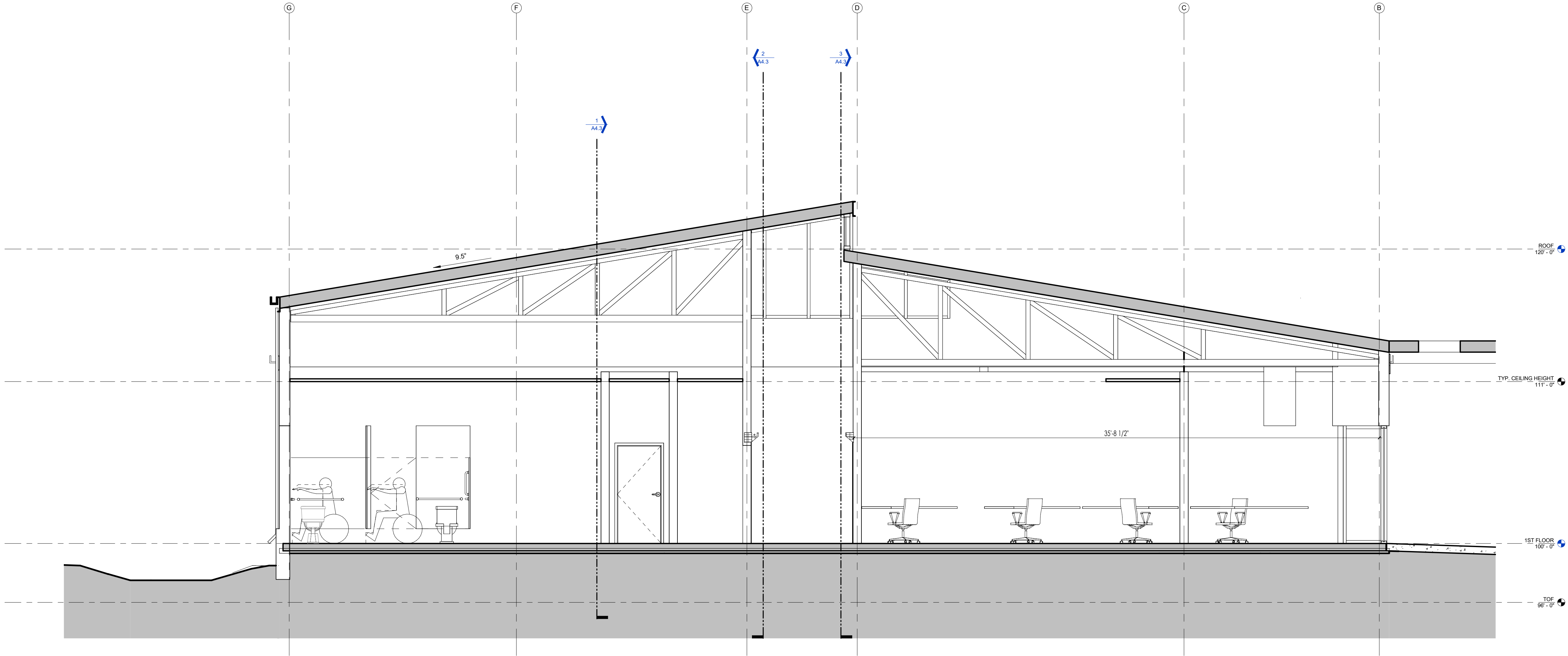
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BUILDING SECTION

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

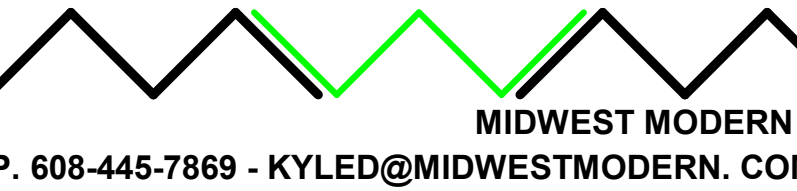
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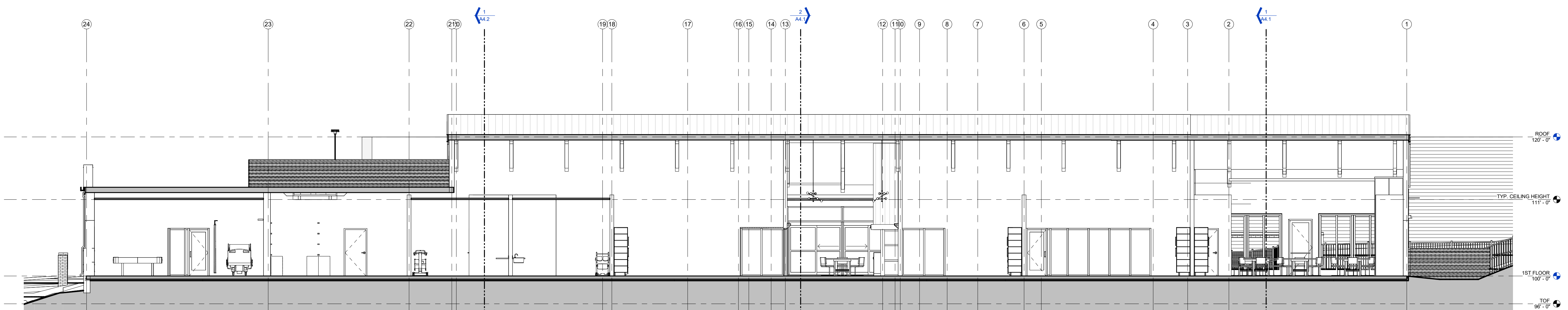
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BUILDING SECTION

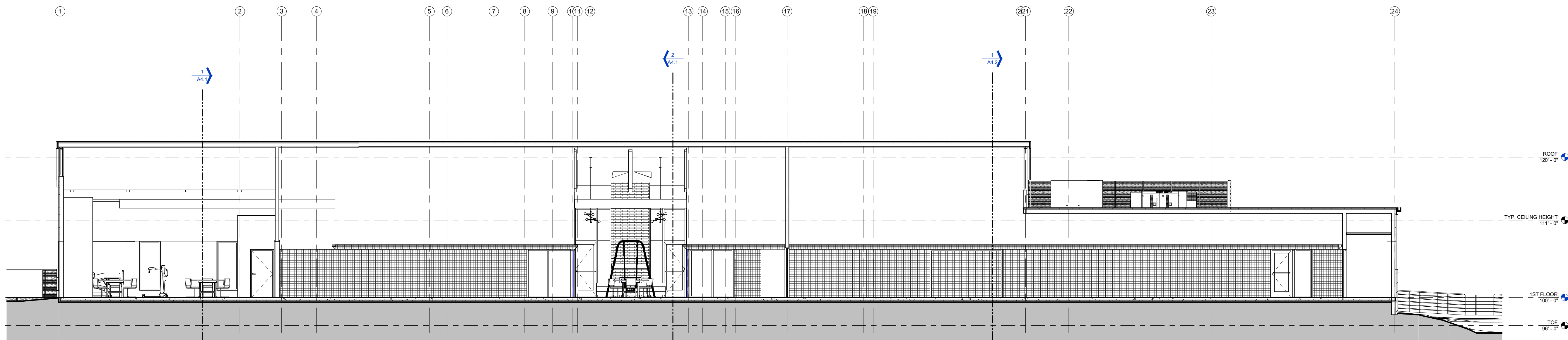
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/4" = 1'-0"

A4.2

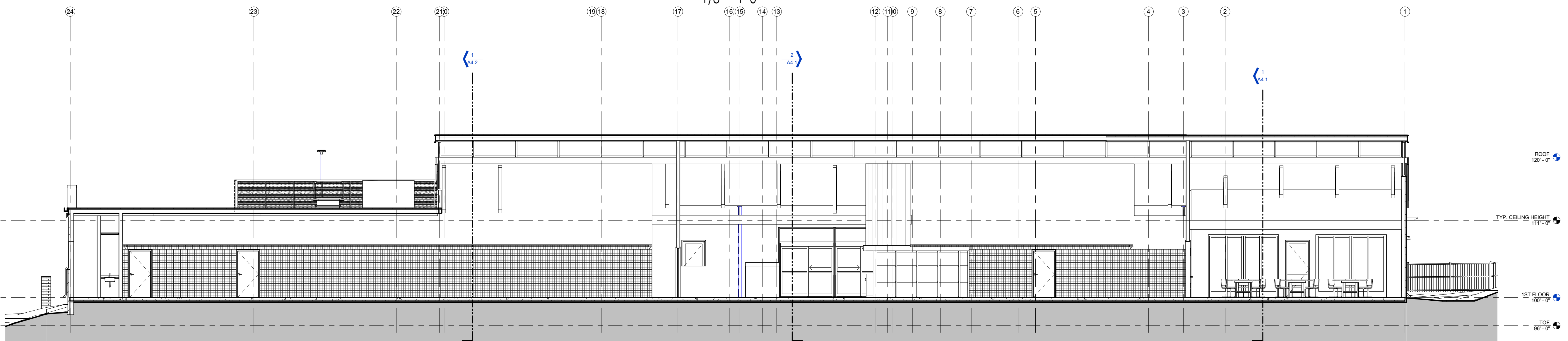
KD



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



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



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

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RENDERING

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V1



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RENDERING

SCALE AT
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V3

KD



AGENDA ITEM REPORT

MEETING DATE

May 24, 2023

PREPARED BY

AGENDA ITEM # 3.c

Consider Resolution 2023-06: Conditional Use Permit MARC Mount Horeb, 1961 Commerce Drive

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. reso 2023-06 MARC CUP (1)

RESOLUTION 2023-06

CONDITIONAL USE PERMIT TO ALLOW INDOOR SALES AND SERVICES AND INDOOR INSTITUTIONAL FACILITIES FOR PROPOSED BUILDING ON LOT 158 FIRST ADDITION TO NORTH CAPE COMMONS

WHEREAS; Madison Area Rehabilitation Centers Inc is the current owner of Lot 158 First Addition to North Cape Commons, parcel 0607-074-3578-1; and

WHEREAS, said premises is currently zoned PI Planned Industrial in which the desired use for Indoor Sales and Services, and Indoor Institutional facilities are not uses permitted, but rather are allowable conditional uses pursuant to Mount Horeb Municipal Code §17.451 Planned Industrial District, §17.451(3)(a)2 Principal Land Uses Permitted by Conditional Use.

WHEREAS, an application for a Conditional Use Permit to allow the aforesaid desired use has been filed with the Village of Mount Horeb by Madison Area Rehabilitation Centers Inc; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on May 24, 2023, after due notice thereof as required by law; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow Indoor Sales and Services, and Indoor Institutional Facilities pursuant to Mount Horeb Municipal Code §17.451 Planned Industrial District, §17.451(3)(a)2 Principal Land Uses Permitted by Conditional Use for the above referenced property in the Village of Mount Horeb, Dane County, Wisconsin is hereby granted.

Introduced and passed this 7th day of June, 2023.

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

DRAFT



AGENDA ITEM REPORT

MEETING DATE

May 24, 2023

PREPARED BY

AGENDA ITEM # 3.d

Public Hearing: Rezone request for 1991 Commerce Drive, Brenda Fritz, Academy of Little Vikings from PI - Planned Industrial to PD-1 Planned Development for a proposed addition and to increase the outdoor play area.

BACKGROUND

The applicant is requesting the rezone to PD-1 Planned Development for flexibility on the setback requirements for their expansion. Village Planner Ben Rohr's review is included in your packets.

RECOMMENDATION

ATTACHMENTS

1. Little Viking 1991 Commerce rezone to PD
2. 23004_2023_0426_PD_application_compressed (1)
3. ExteriorLight_North_wdge1-led
4. Academy of Little Vikings - EXT LIGHTING - MAY 15 2023
5. 23004_2023_0510_PLANCOMMISSION_SUBMITTAL (1)

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
May 24, 2023

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. The purpose of the hearing is to consider a request from Brenda Fritz owner of Academy of Little Vikings to rezone the property at 1991 Commerce Drive, parcel 0607-074-4019-1, from PI Planned Industrial to PD-1 Planned Development to allow a proposed addition and to increase the outdoor play area.

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

PUBLISH: Mount Horeb Mail May 4, 2023
 Mount Horeb Mail May 11, 2023



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

ZONING AMENDMENT AND CONDITIONAL USE PERMIT APPLICATION

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

☐ **be granted the following specific conditional use:** _____

☒ **amend the Mount Horeb Zoning Ordinance as follows:** _____

Rezoning of the current property from Planned Industrial (PI) to Planned Development (PD) to allow for adjustment to side yard setback adjacent to future parking lot of new MARC Building to accommodate second addition to indoor motor skills space. Also increasing the extent of the fenced outdoor play area for children's safety when outside.

Applicant

Name: Brenda Fritz - Owner of Academy of Little Vikings
Address: 1991 Commerce Drive, Mount Horeb, WI 53572
Phone: 608-237-1826 Email: littlevikings4k@gmail.com

1) Address of property:

1991 Commerce Drive, Mount Horeb, WI 53572

Tax Parcel ID Number: 157/ 0607-074-4019-1 CSM#: _____

Lot: 159 Block: _____ Subdivision: North Cape Commons - 1st Addition

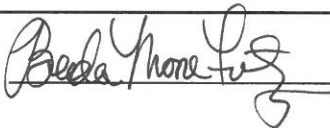
Zoning (circle one): R1 R2 R3 R4 PO NB PB CB (P1) I1 I2 A1 CO1 PD1

Currently Planned Industrial

2) Attach a plan, survey, map, or plat identifying the property under consideration

3) Application and plans must be submitted at least 10 days prior to the Plan Commission meeting (meeting held on the 4th Wednesday of each month) for the initial presentation.

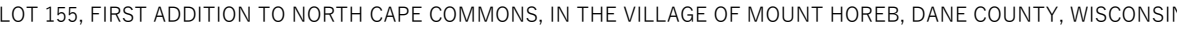
Applicant's interest in the property: Current property Owner

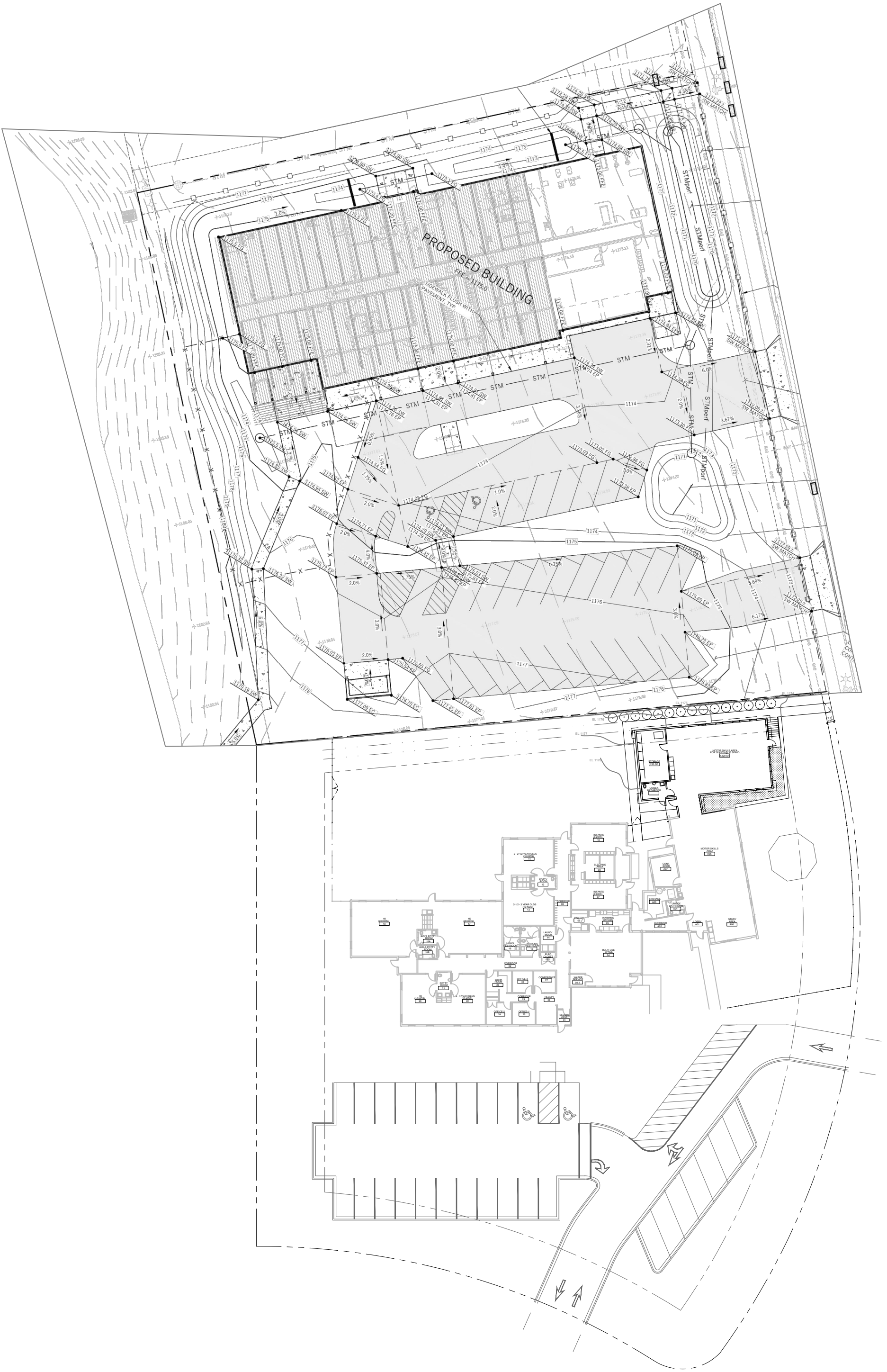
Signature:  Date: 4-21-2023

Fee amount: \$ 200.00 Date paid: 4-26-2023 Receipt #: _____

Plan Commission recommendation date: 5-24-2023 Village Board approval date: 6-7-2023

Conditions: _____







WDGE1 LED

Architectural Wall Sconce



Catalog
Number

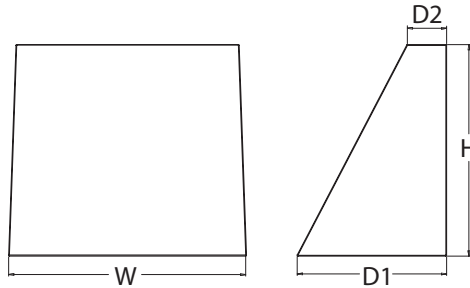
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.
	P2	30K 3000K	90CRI	VW Visual comfort wide		
		35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options	Finish
E4WH³ Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) PE⁴ Photocell, Button Type DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE1PBBW DDBXD U WDGE1 surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
 Rev. 11/21/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



COMMERCIAL OUTDOOR

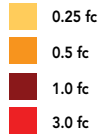
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
Rev. 11/21/22

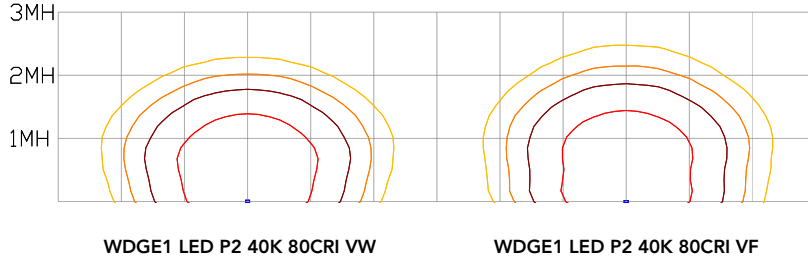
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



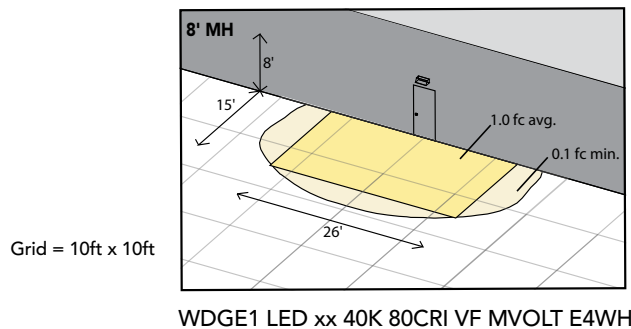
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

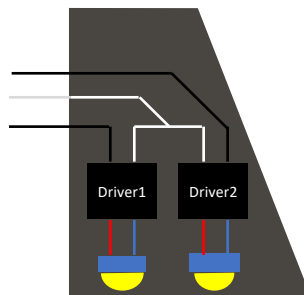
The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WEDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WEDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Village of Mount Horeb

138 East Main Street

Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: Brenda Fritz - Owner of Academy of Little Vikings

Address: 1991 Commerce Drive, Mount Horeb, WI 53572

Telephone Number (daytime): 608-237-1826; or Marc Schellpfeffer 608-215-2607 (Architect with CaS4 Architecture)

Address of project if different: _____

Zoning Classification of project: Rezoning parcel to Planned Development; currently Planned Industrial

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

Plan Submittal Checklist attached: Attached

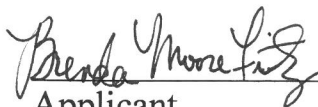
Landscape Plan Submittal Checklist attached: Attached

Design Review Parking Lot Application Required: N/A; no new parking as part of project

Design Review Parking Lot Application Submitted: N/A; no new parking as part of project

Project Description: _____

This application is for a second addition to the Academy of Little Vikings building to create an additional indoor motor skills space for the current enrollment. The addition will add 1,910 square feet that will be utilized by the current enrollment at the academy to better accommodate programmatic needs in a more efficient manner. Additionally we will be extending the fenced in portion of the exterior play area to enhance the safety of the children as it relates to the new development on the adjacent property and continuing to utilize the front yard for play space.



Applicant

5-10-2023

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: _____

PLAN SUBMITTAL CHECKLIST

Project: Academy of Little Vikings - 2nd Addition

Submitted by: Brenda Fritz - Owner; Marc Schellpfeffer - Architect

Dated submitted: 5-10-2023

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
 - x 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
 - N/A b. Parking stalls
 - N/A c. Driveway widths
 - x d. Setbacks to buildings and other improvements
 - N/A e. Parking lot aisles, turnarounds, turning radii, etc.
 - N/A 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.).

- N/A 8. Show total number of required and proposed parking stalls.
- N/A 9. Show handicap parking stall and ramp locations.
- N/A 10. Show up or down arrows on loading or other ramps.
- N/A 11. Show existing, proposed, and adjoining driveway approaches.
- N/A 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.
- N/A 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.
- N/A 18. Show location and screening of refuse containers.
- N/A 19. Show how recyclable materials will be handled.
- N/A 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.
- N/A 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.

- ☒ 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.
- ☐ 2. Show total number of required:
 - ☐ a. Parking stalls
 - ☐ b. Landscaping points and size of landscaping elements
 - ☐ c. Additional canopy trees
- ☐ 3. Show total number of provided:
 - ☐ a. Parking stalls
 - ☐ b. Landscaping points and size of landscaping elements
 - ☐ c. Additional canopy trees
- ☒ 4. Show North Arrow and scale of drawing.
- ☒ 5. Include name of designer on final papers.
- ☒ 6. Show existing/proposed hydrants, sanitary laterals, water services, light poles, power poles, and other significant topographic features in landscaped areas.
- ☒ 7. Show all relevant dimensions.
- ☒ 8. Show landscape elements and trees drawn to scale equal to their growth within five years of construction.

1991 Commerce Drive, Mount Horeb, WI 53572
Plan Commission Submittal

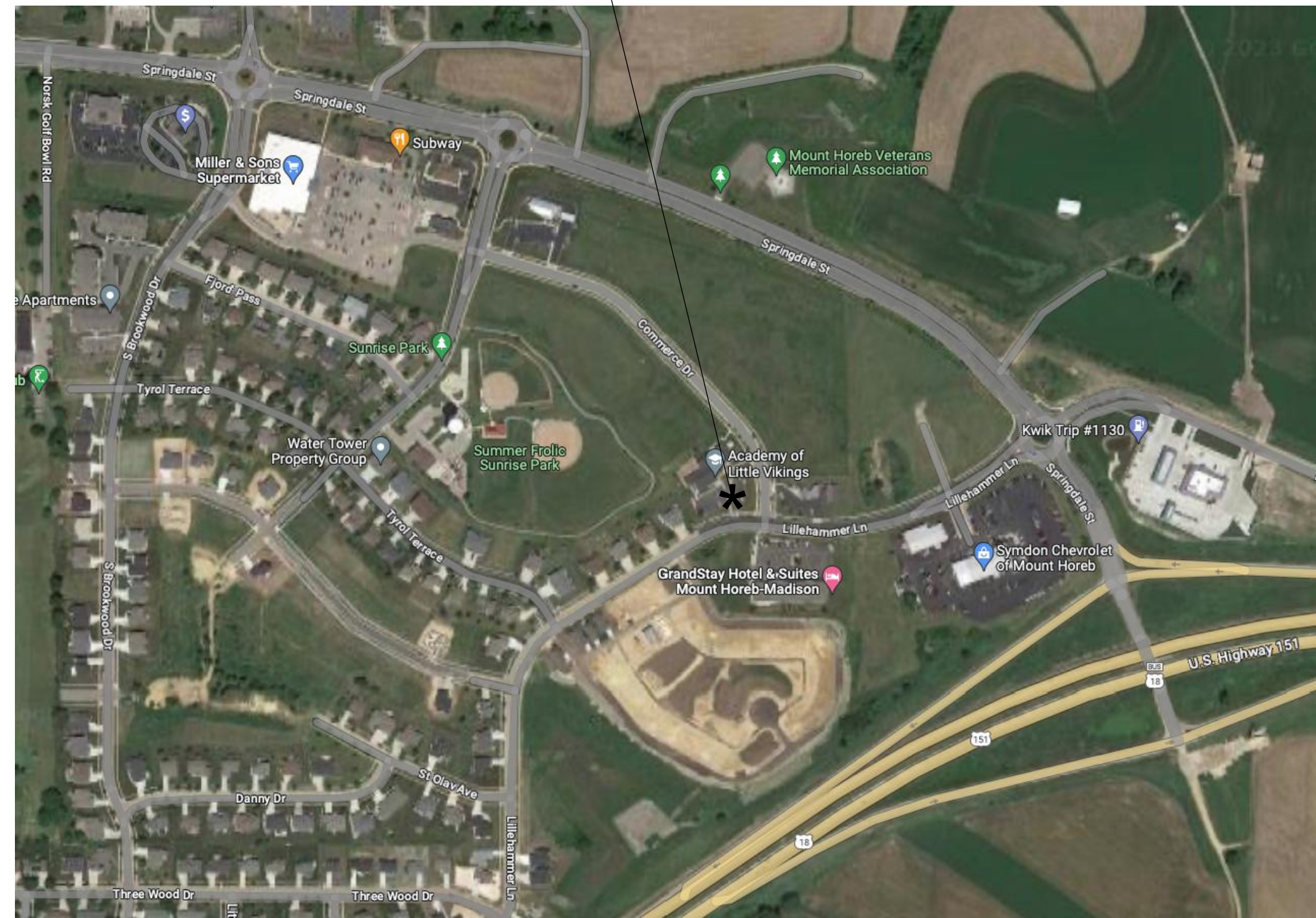
4414 Regent Street; Suite 102
Madison, WI 53705
ph 608-709-1250

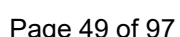
Architectural

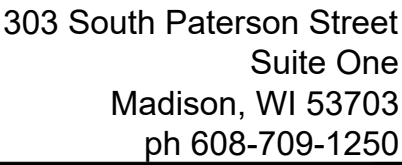
ph 608-709-1250

G001	Title Sheet
A100	Overall Site Layout, Floor Plan, and Landscape Plan
A200	Exterior Elevations and Material List
A201	3D Images

G001







1521 Sunset Ct.
Middleton, WI 53562

300 East Front Street
Mount Horeb, WI 53572

1991 Commerce Dr.
Mount Horeb, WI 53572

[illegible]

C200

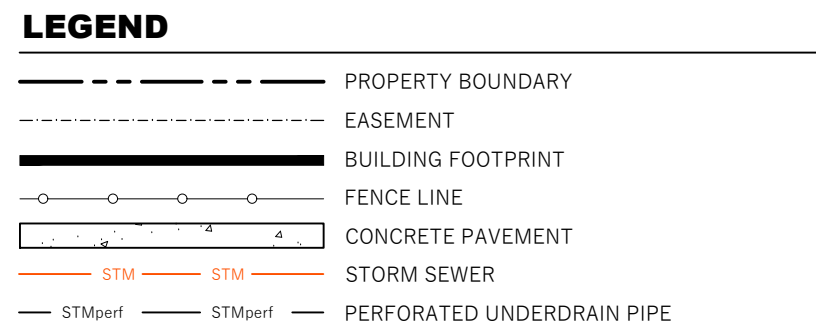


1521 Sunset Ct.
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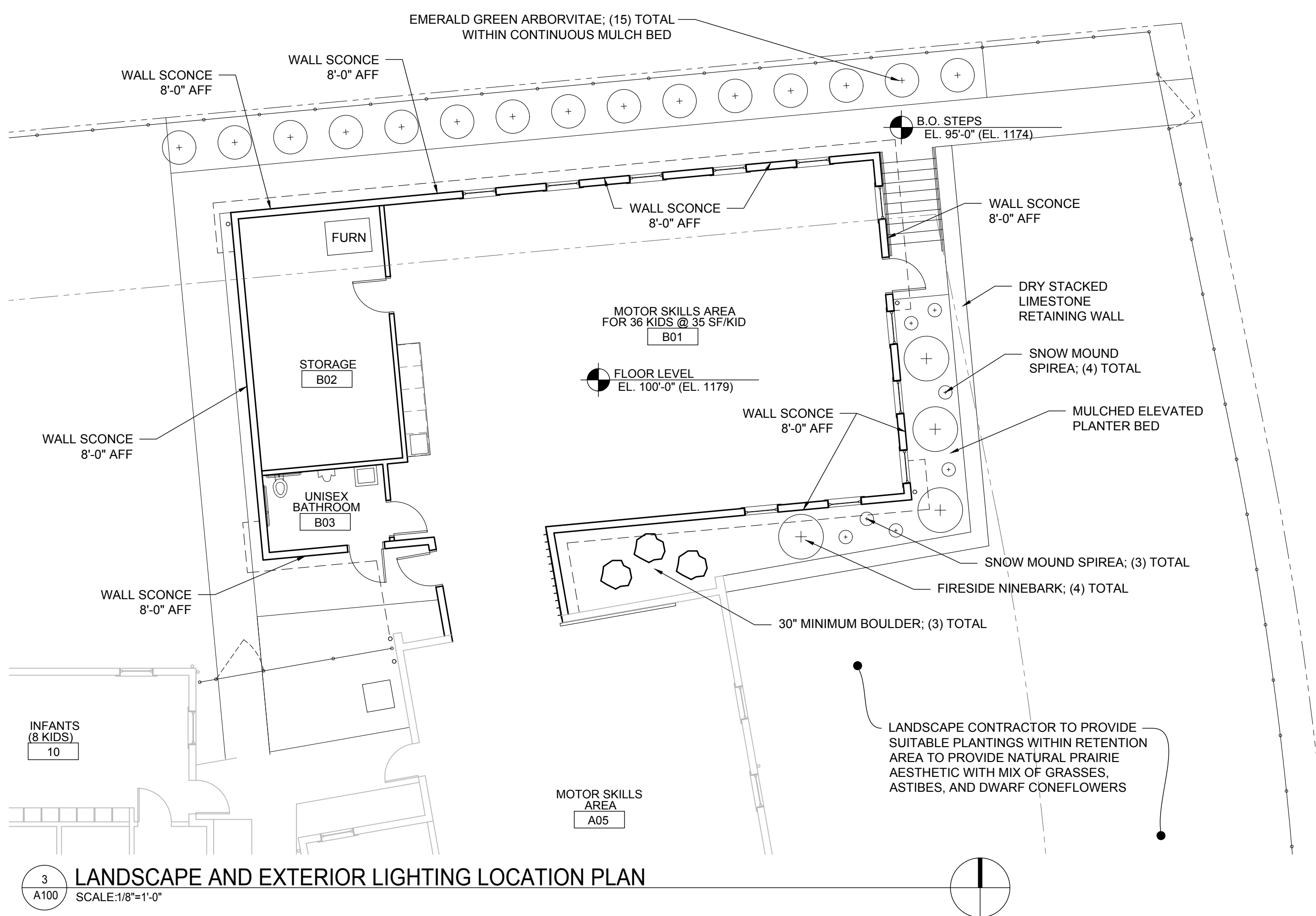
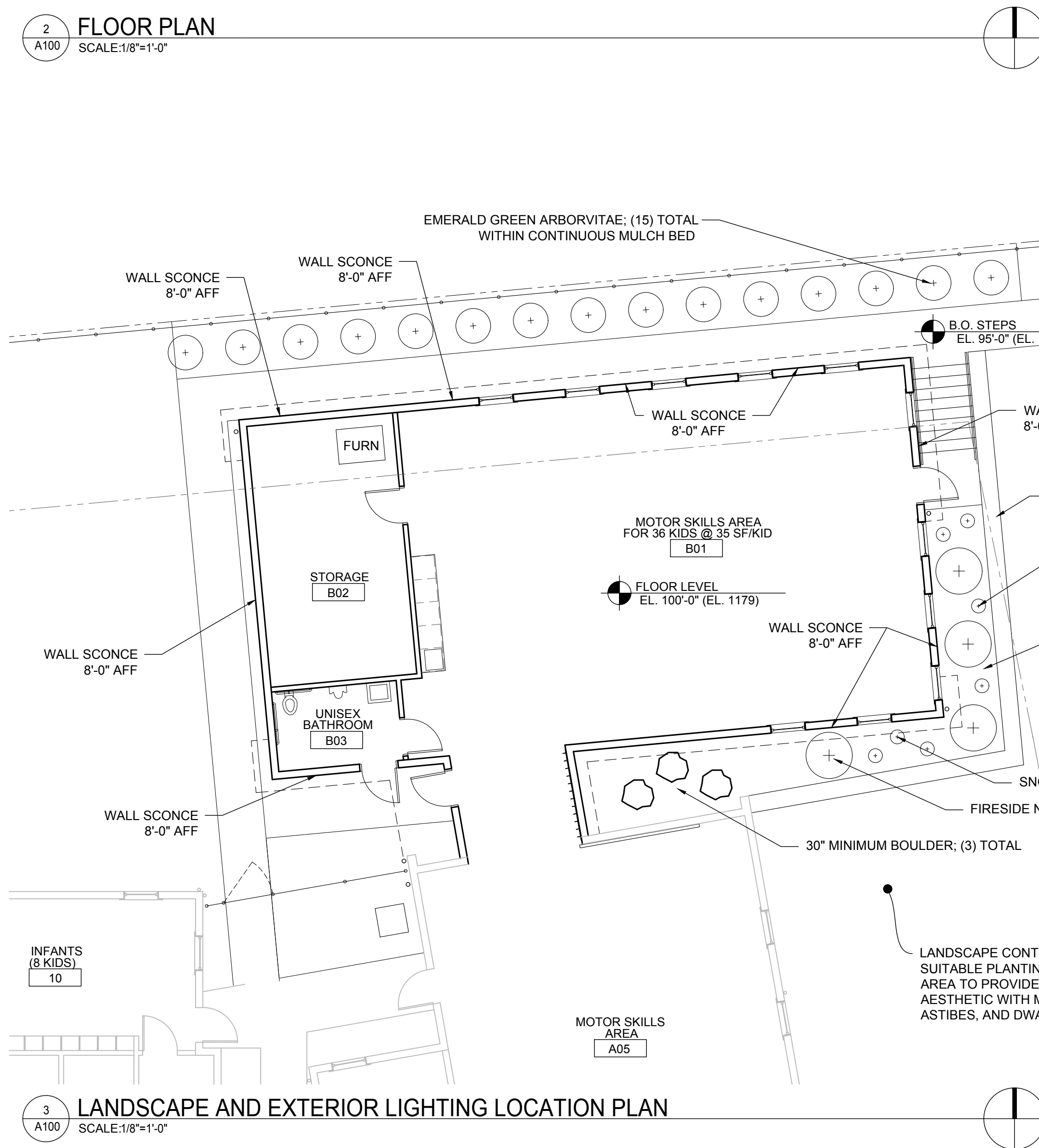
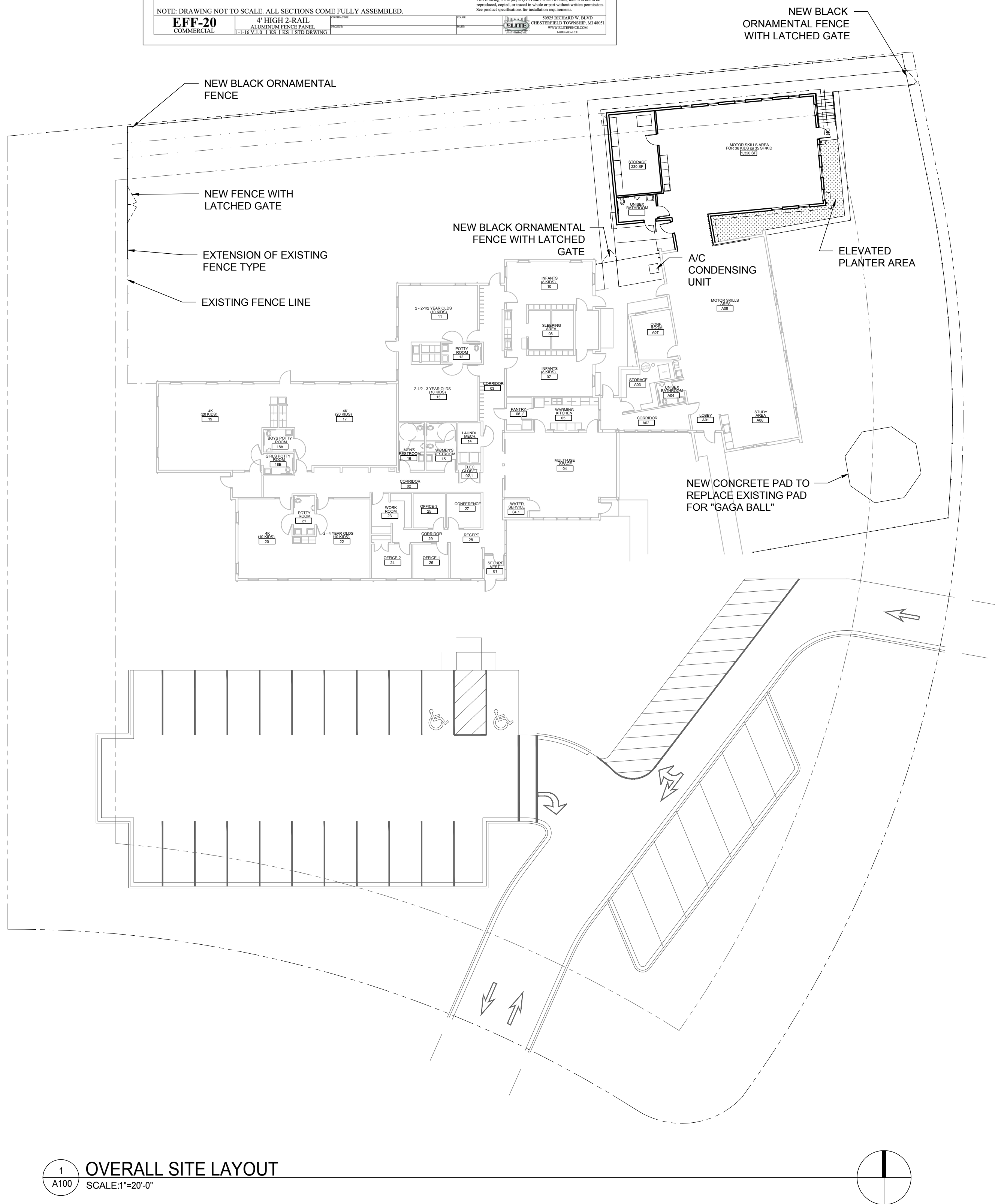
1991 Commerce Dr.
Mount Horeb, WI 53572

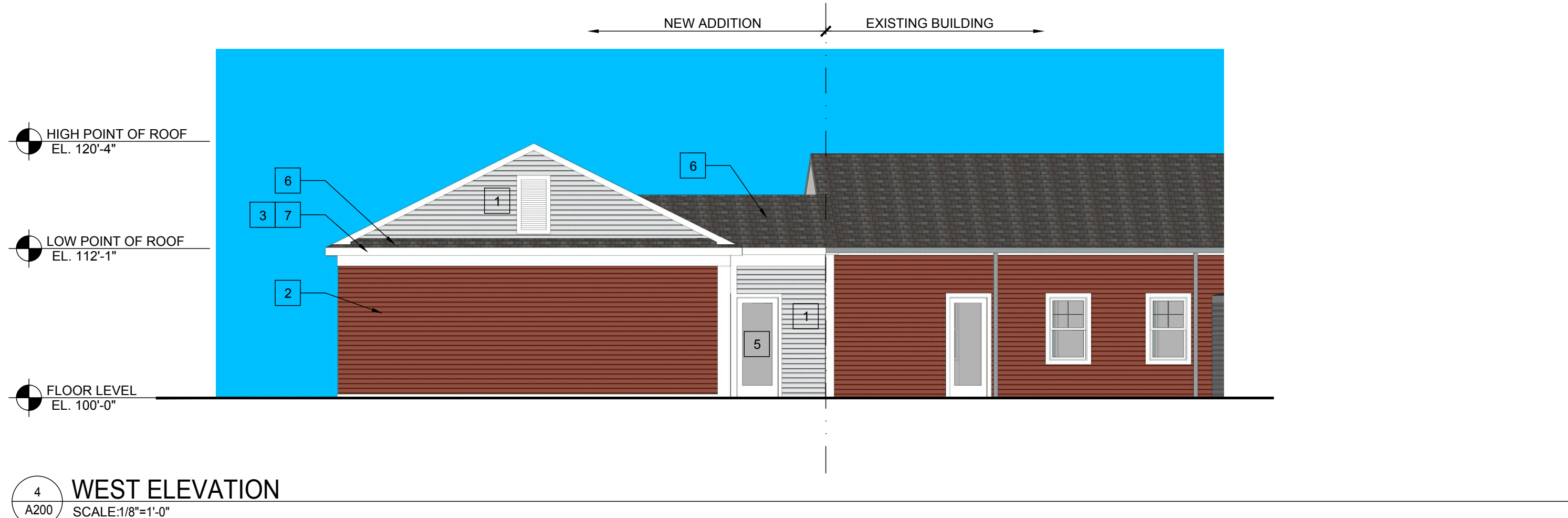
C300



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH 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. BENCHMARK INFORMATION CAN BE FOUND ON SHEET C200. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGES 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 HOREB STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION- LATEST EDITION.

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPDS, AND WDMR.
5. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNED 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.
10. 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 CONTRACTORS EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. 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 MOUNTAIN HOME STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. 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.
15. 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).
16. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384-30.3.
17. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384-30.6.
18. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384-30.7.
19. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 384-40 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
20. 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.
21. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
22. CURB INLET SHALL HAVE A CATCH-ALL HR-I OIL AND GREASE FILTER OR APPROVED EQUIVALENT INSTALLED WITHIN THEM.
23. NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES.
24. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
25. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.





EXTERIOR WALL SYSTEM ASSEMBLIES

1. ALL EXTERIOR WALLS TO BE WALL ASSEMBLY #1 U.N.O. ON DRAWINGS

2. REFER TO BUILDING ENCLOSURE MATERIAL LIST FOR ADDITIONAL INFORMATION ON WALL SYSTEM COMPONENTS

3. REFER TO ELEVATIONS FOR EXTERIOR CLADDING MATERIAL TO BE INSTALLED OVER BELOW WALL ASSEMBLIES.

4. REFER TO ROOF PLAN FOR ROOFING ASSEMBLIES.

WALL ASSEMBLY DESIGNATION	WALL COMPONENT ASSEMBLY DESCRIPTION BEHIND EXTERIOR CLADDING MATERIAL, INDICATED ON ELEVATIONS
ASSEMBLY #1	WEATHER BARRIER ON 5/8" OSB SHEATHING ON 2x STUD FRAMING, INFILL STUD CAVITY WITH BATT INSULATION, ON VAPOR RETARDER ON 5/8" TYPE-X GWB

BUILDING ENCLOSURE GENERAL NOTES:

1. ALL MATERIALS TO BE INSTALLED AS DETAILED; WHERE NO DETAIL PROVIDED CONTRACTOR TO REQUEST INFORMATION FROM ARCHITECT OR INSTALL PRODUCT AS RECOMMENDED BY THE MANUFACTURER FOR THE INSTALLATION CONDITION THEY ARE TO BE INSTALLED UPON.

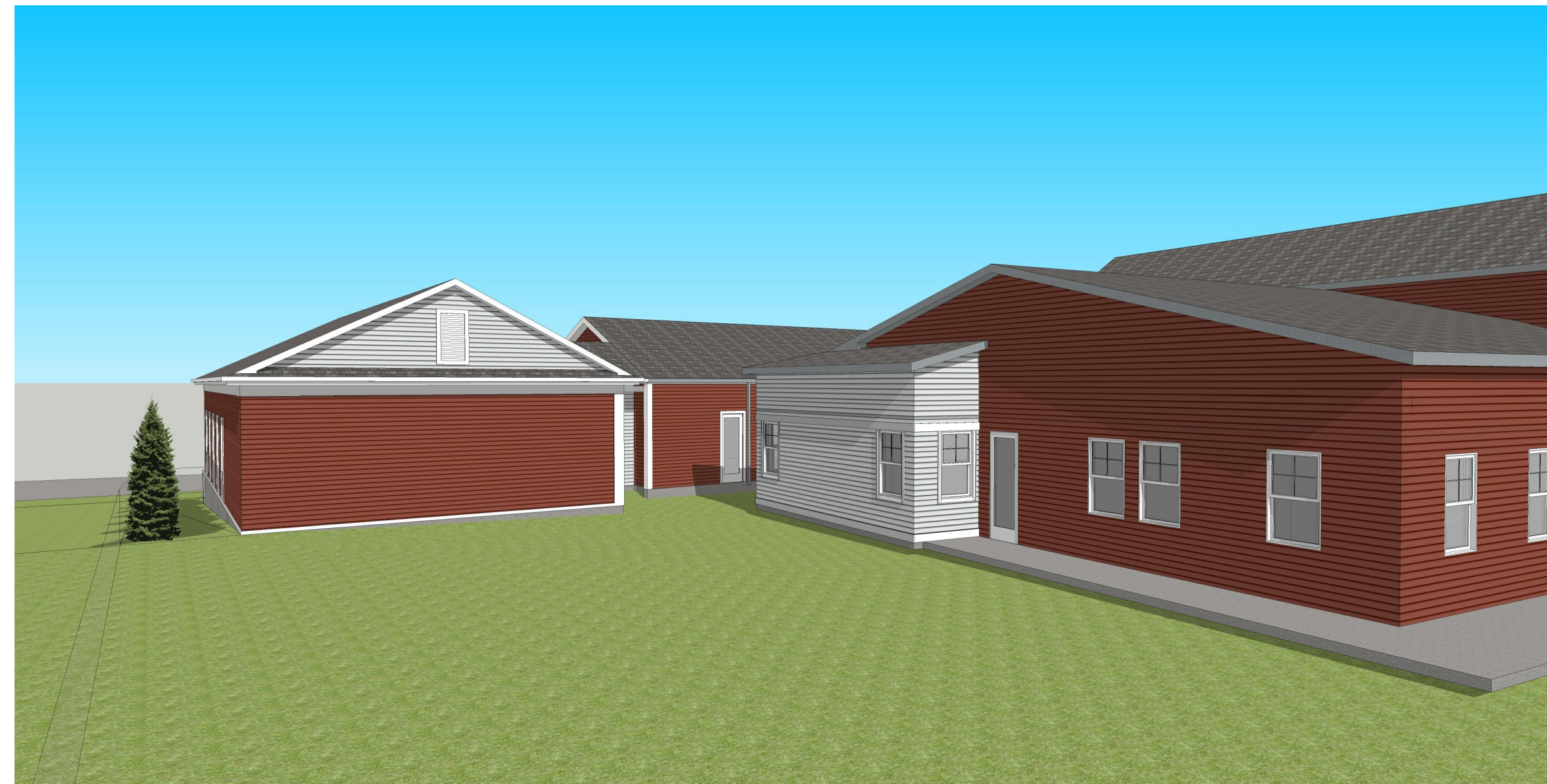
2. ALL EXTERIOR MATERIAL COMPONENTS SHALL BE SUBMITTED TO THE CONTRACTOR AND ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. PROVIDE (3) COPIES OF ALL PRODUCT DATA AND SAMPLE OF PRODUCT TO BE USED.

3. CONTRACTOR TO NOTIFY ARCHITECT OF INSTALLATION SCHEDULE TO ALLOW FOR ARCHITECT TO BE ONSITE TO VERIFY IN PLACE MOCK-UPS FOR SIDING, ROOFING, AND MANUFACTURED STONE. IN PLACE MOCK-UPS SHOULD INCORPORATE A WINDOW OPENING AND OUTSIDE CORNER FOR ALL WALL ENCLOSURE ASSEMBLIES. ROOFING MOCK-UPS TO INCLUDE INSTALLATION OF DRIP EDGE, FASCIA PROFILES AND GUTTER SYSTEM.

4. STAINLESS STEEL FASTENERS OF APPROPRIATE SIZE RECOMMENDED BY MANUFACTURER AND MEETING BUILDING CODE REQUIREMENTS TO BE USED AT ALL EXTERIOR SIDING AND TRIM CONDITIONS.

BUILDING ENCLOSURE MATERIAL LIST

MATERIAL CALLOUT	ELEVATION KEYNOTE	BASIS OF DESIGN; MANUFACTURER AND PRODUCT NAME	PRODUCT COLOR/FINISH	PRODUCT NUMBER	COMMENTS
SIDING TYPE-1	1	LP BUILDING PRODUCTS; SMART SIDING DIAMOND KOTE PREFINISHING, 6" LAP SIDING	TIMELESS NEUTRALS COLLECTION; BEIGE		ALL BUTT JOINTS TO BE PREFINISHED, CUT ENDS OF SIDING TO TERMINATE AT INSIDE OR OUTSIDE CORNER TRIM. PROVIDE MINIMUM 4" WIDE FLASHING AT BUTT JOINT CONDITIONS
SIDING TYPE-2	2	LP BUILDING PRODUCTS; SMART SIDING DIAMOND KOTE PREFINISHING, 6" LAP SIDING	DRAMATIC BOLDS COLLECTION; CINNABAR		ALL BUTT JOINTS TO BE PREFINISHED, CUT ENDS OF SIDING TO TERMINATE AT INSIDE OR OUTSIDE CORNER TRIM. PROVIDE MINIMUM 4" WIDE FLASHING AT BUTT JOINT CONDITIONS
COMPOSITE TRIM	3	LP BUILDING PRODUCTS; SMART SIDING DIAMOND KOTE PREFINISHING, SMOOTH FACED (LP SMARTSIDE 440 SERIES TRIM) AND STARTER BOARD AT GRADE	TIMELESS NEUTRALS COLLECTION; BEIGE		PROVIDE 7-1/4" STARTER BOARD AT ALL CONDITIONS WHERE SIDING IS AT GRADE. PROVIDE FOLLOWING BOARD WIDTHS; OUTSIDE CORNERS = 7-1/4", INSIDE CORNERS = (2) 1-1/2", HEADER BAND = 11-1/4", WINDOW JAMBS = 3-1/2", WINDOW SILLS = 4-1/2" (WINDOW TRIM ONLY AT WINDOWS IN SIDING TYPE-1 AND TYPE-2
FIBERGLASS INSULATED WINDOWS	4	INTEGRITY FROM MARVIN WINDOWS AND DOORS; ALL ULTRIX SERIES	STONE WHITE		REFER TO WINDOW SCHEDULE FOR TYPE. ALL WINDOWS TO HAVE 11/16" CLEAR LOW-E DOUBLE PANE GLAZED SYSTEM; LOE2-272-AIR GLASS. APPLIED MUTTIN PATTERN SHOWN ON WINDOW SCHEDULE. PROVIDE ALUMINUM SCREENS AT OPERABLE CONDITIONS WITH ALUMINUM FRAME TO MATCH WINDOW FRAME COLOR
ALUMINUM STOREFRONT SWINGING DOOR W/ INSULATED TEMPERED GLASS	5	KAWNEER AN ALCOA COMPANY; WIDE STILE THERMALLY BROKEN WITH INSULATING GLAZING; 500 SERIES ENTRANCE	WHITE		REFER TO DOOR SCHEDULE FOR SIZING AND DETAILS. DOOR IS PLACED WITHIN ALUMINUM STOREFRONT SYSTEM.
ASPHALT SHINGLES	6	CERTAINTEED SAINT-GOBAIN; LANDMARK TL SHINGLES	TO BE SELECTED BY ARCHITECT FROM STANDARD COLORS		REFER TO NOTES ON ROOF PLAN AND FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION BASED ON SLOPE OF ROOF TO MAINTAIN WARRANTY OF PRODUCT.
METAL GUTTERS, DOWNSPOUTS, DRIP EDGES AND FASCIAS	7	TO MATCH EXISTING BUILDING	MATCH EXISTING		PROVIDE EXPANSION JOINTS FOR ANY GUTTERS EXCEEDING 50'-0" IN LENGTH AND INSTALL AS RECOMMENDED BY SMACNA'S ARCHITECTURAL SHEET METAL MANUAL SEVENTH ADDITION, FIGURE 1-19A.
METAL FLASHING		PETERSON ALUMINUM CORPORATION; PAC-CLAD, .040 ALUMINUM PANEL	FINISH TO MATCH COMPOSITE TRIM COLOR OR ADJACENT SIDING COLOR		REFER TO DETAILS FOR PROFILES AND LOCATIONS.
		*26 GAUGE TYPE 304 STAINLESS STEEL	2B		*PROVIDE STAINLESS STEEL FLASHING ONLY AT GRADE CONDITION WHERE WALL MATERIAL TRANSITIONS TO FOUNDATION.
WEATHER BARRIER		DUPONT; TYVEK COMMERCIAL WRAP AND FLASHING ACCESSORIES			TO BE INSTALLED ON ALL EXTERIOR WALL CONDITIONS OVER EXTERIOR SHEATHING; FASTEN WITH TYVEK WRAP CAPS AND FLASH/SEAL INTO OPENINGS AS DETAILED AND RECOMMENDED BY MANUFACTURER. OVERLAP AND TAPE ALL SEAMS
BATT INSULATION		CERTAINTEED SAINT-GOBAIN SUSTAINABLE INSULATION, UNFACED FIBERGLASS INSULATION; THICKNESS 5-1/2"; MINIMUM R-VALUE = 20			INFILLED WITHIN STUD CAVITY AT ALL EXTERIOR STUD WALL CONDITIONS; INSTALL AS RECOMMENDED BY MANUFACTURER AS FRICTION FIT WITH NO VOIDS WITHIN STUD CAVITY SPACING OR AROUND IN WALL UTILITIES.
ROOFING INSULATION		BLOWN IN CELLULOSE INSULATION; MINIMUM THICKNESS = 12" MINIMUM R-VALUE = 43			INSTALL ABOVE VAPOR RETARDER AS RECOMMENDED BY MANUFACTURER AS FILL SPACE TO ALLOW FOR NO VOIDS WITHIN CAVITY SPACING OR AROUND UTILITIES.
VAPOR RETARDER		6-MIL POLYETHYLENE SHEET; WATER VAPOR PERMEANCE OF 1 PERM MAXIMUM.			INSTALL SHEET WITH ALL JOINTS OVERLAPPED 4" MINIMUM. TAPE ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SHEET PRIOR TO SPRAY APPLIED INSULATION TO ALLOW SPRAY APPLIED TO OVERLAP EDGE OF SHEET AT BEARING POINT OF ROOF TRUSSES
JOINT SEALANTS		TREMCO SEALANTS; SPECTRUM 1 AT ALL EXTERIOR CONDITIONS ON BUILDING ENCLOSURE AND TREMSIL 200 FOR INTERIOR APPLICATIONS WITHIN BATHROOMS AND KITCHEN AREAS	ARCHITECT TO SELECT FROM STANDARD COLORS		TO BE INSTALLED AS DETAILED WITHIN DRAWINGS



Cās₄
architecture, llc

4414 Regent Street; Suite 102
Madison, WI 53705
ph 608-709-1250

Academy of Little Vikings - 2nd Addition

1991 Commerce Street
Mount Horeb, WI 53572

Project #: 23004.00

Plan Commission Submittal

Issued for:

[illegible]

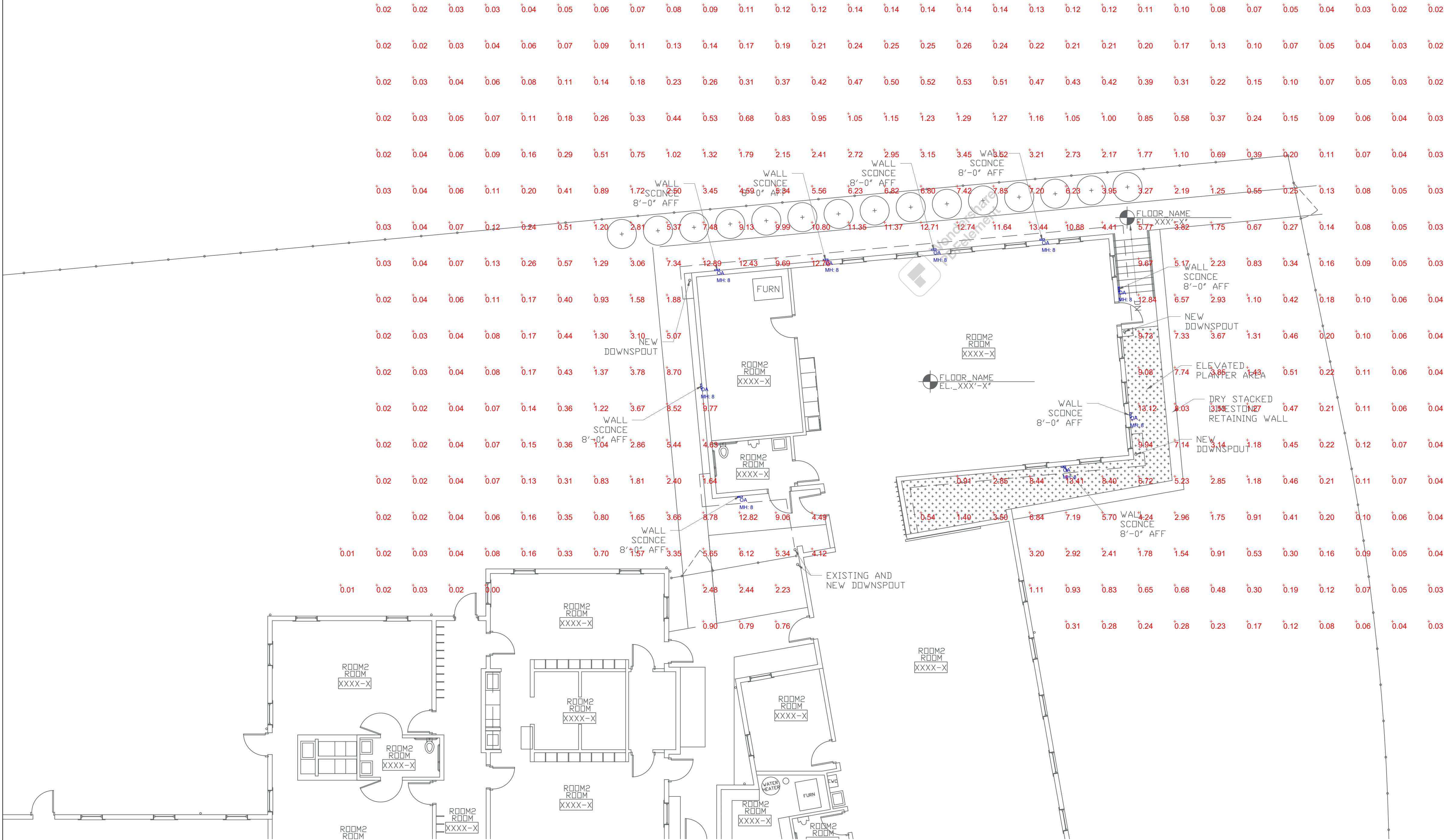
Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

3D IMAGES

A201

Luminaire Schedule								
Label	Qty	Arrangement	LLF	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
OA	9	SINGLE	0.950	LITHONIA	WPX1 LED P2 xxK Mvolt	24.42	219.78	2913

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.75	13.44	0.00	N.A.	N.A.



REVISIONS			#	DATE	COMMENTS

DRAWN BY : LB	DATE : MAY 02, 2023	SCALE : 1/8" = 1'-0"
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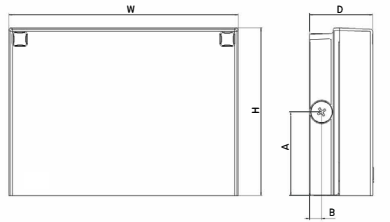
ACADEMY OF LITTLE VIKINGS	MADISON, WISCONSIN	SITE LIGHTING LAYOUT
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WPX LED Wall Packs



Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W ¹	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V ³	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell ³	Note: For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



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WPX LED
Rev. 03/08/22

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

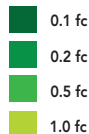
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

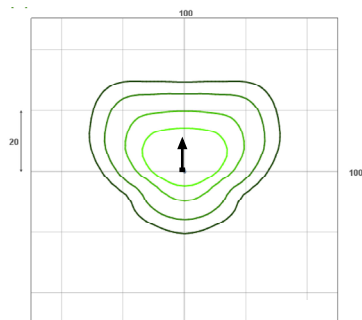
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

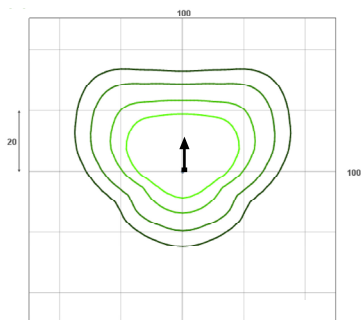
LEGEND



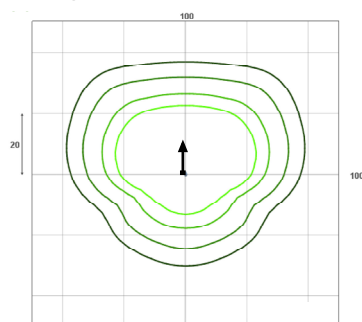
WPX1 LED P1



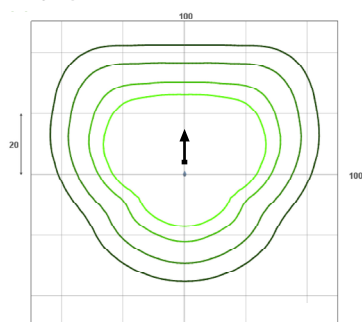
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



COMMERCIAL OUTDOOR

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WPX LED
Rev. 03/08/22



To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: May 24, 2023
Re: Specific Implementation Plan (SIP) and Design Review for the Proposed 1-Story 1,910 sf Building Addition at 1991 Commerce Drive for Academy of Little Vikings.

Introduction

See my May 24, 2023 GDP memo.

Specific Implementation Plan Review

Specific SIP Flexibilities Consistent with the Approved GDP include:

1. Allowable Land Uses: The GDP approved one additional by-right principal land use for the property – Childcare Center. The SIP is consistent with the approved GDP.
2. Building Setback: The GDP approved a northern property line setback for the building of 9 feet. The SIP is consistent with the approved reduced setback on the northern property line.
3. Minimum Parking: The GDP approved a minimum parking requirement of 28 on-site stalls. The SIP is consistent with the approved parking requirements for this property.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for 1991 Commerce Drive for approval by the Village Board, subject to the waivers and requirements addressed at the end of this report, as discussed and approved by the Plan Commission.

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 review is based on the plan set provided by the applicant. This project complies with most Design Review requirements. I recommend the Plan Commission discuss the few remaining waivers required that have been underlined.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.

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

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 within the proposed building addition area.
- 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.
 - This requirement is met within the proposed building addition area.

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 within the proposed building addition area.
- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - This requirement is met within the proposed building addition area.

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.
 - Per the approved GDP, the northern property line setback for the principal building is proposed to be 9 feet. The SIP is consistent with the approved reduced setback on the northern property line. All other building setbacks are met.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.
 - 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.

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 within the proposed building addition area.
- 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.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - This requirement is not applicable. The proposed building addition does not exceed 5,000 square feet of gross floor area.

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 through windows, doors, and color changes within the proposed building addition area, matching the existing building.
- 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 by regularly spaced changes in windows, doors, and colors.
- 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.
 - This requirement is not applicable, the building is one story in height.
- 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 through the use of siding that matches the existing building.
- 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, the existing building does not include any decorative element along the base of the structure and the proposed building addition matches that configuration. I recommend 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 the proposed building addition with matching colors utilized.
 - 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 addition with a consistent use of colors to match the existing building.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met on the proposed building addition.

11. Windows:

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

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 with the proposed building addition having a pitched roof that matches the existing building and neighboring buildings in this 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 met.
- 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 met. No rooftop mechanicals are proposed.

13. Exterior Building Appurtenances:

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

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is not applicable. No awnings are proposed.
- 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 applicable. No awnings are proposed.
- c. Backlighting is prohibited.
 - This requirement is not applicable. No awnings are proposed.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement is met. The existing, screened dumpster structure is screened and not proposed to change.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement is met. The existing, screened dumpster structure is screened and not proposed to change.

- 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.
 - This requirement is met. The existing, screened dumpster structure is screened and not proposed to change.

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.
 - This requirement is not applicable. No canopies are proposed.
- b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.
 - This requirement is not applicable. No canopies are proposed.
- c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - This requirement is not applicable. No canopies are proposed.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - This requirement is met. There are no outbuildings proposed.
- 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 is met through a proposed limestone retaining wall and black ornamental fence proposed.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.
 - This requirement is met.
- b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.
 - This requirement is met.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - This requirement is not met. The Lighting Plan shows footcandles in excess of 7.0 at the northern property line. I recommend waiving this requirement in conjunction with my comments below in d. With only 9 feet between the building addition and the northern property line, it may not be possible to meet the 0.5 footcandle standard, but the fixtures could be changed to reduce the amount of footcandles emitted from each fixture that would result in this being less of a concern.

- 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 not met. The Lighting Plan shows footcandles that exceed 10.0 in several locations surrounding the proposed building addition. I do not recommend waiving this requirement and instead having the applicant change the proposed light fixtures to reduce the footcandles within the requirements of the ordinance.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - This requirement is met. No freestanding light fixtures are proposed with the building addition.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - This requirement is not applicable. No new signage is proposed, and all existing signage has previously been approved by the Plan Commission.
- 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 is not applicable. No new signage is proposed, and all existing signage has previously been approved by the Plan Commission.

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.
 - This requirement is met. The only outdoor activity on the site is open play space for children.
- 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. The only outdoor activity on the site is open play space for children.

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.

- No porous pavement is proposed, but the project must comply with requirements for on-site detention of stormwater throughout the site. This requirement is met.

22. Pedestrian Facilities:

- Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met with the relocated sidewalk connection to Commerce Drive.
- 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 with the relocated sidewalk connection to Commerce Drive.
- Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met.

23. Traffic Circulation:

- Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - This requirement is not applicable. No changes to traffic circulation are proposed with the building addition.
- 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 not applicable. No changes to traffic circulation are proposed with the building addition.
- 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 not applicable. No changes to traffic circulation are proposed with the building addition.
- 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.

24. Parking:

- 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 not applicable. No changes to the parking lot are proposed.

- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - 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.
- 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 not applicable. No changes to bicycle parking are proposed.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
 - This requirement is met.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - This requirement is met.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - This requirement is met.

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.
- 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.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement is not applicable. No changes to the parking lot are proposed.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is not applicable. No changes to the parking lot are proposed.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - This requirement is not applicable.

Village Planner's Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for 1991 Commerce Drive:

1. A recommendation to the Village Board that the Specific Implementation Plan for 1991 Commerce Drive be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
3. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
 - a. 8.b. for not including a hard and durable material base around the base 40" of the building to match the existing building that does not include that design element, as depicted.
 - b. 18.c. for allowing greater than 0.5 footcandles to be emitted at the northern property line, only if the requirements of 4. below are met.
4. Require the applicant to update the Lighting Plan with different fixtures proposed on the building addition to reduce the footcandles emitted from each in compliance with the Village Zoning Ordinance (maximum of 10.0 on-site). Village staff review and approval of a revised Lighting Plan.
5. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2023-05**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF
FIRST ADDITION TO NORTH CAPE COMMONS LOT 159, 1991 COMMERCE DRIVE,
PARCEL 0607-074-4019-1, FROM PI PLANNED INDUSTRIAL TO PD-1 PLANNED
DEVELOPMENT

WHEREAS, Brenda Fritz is the owner of 1991 Commerce Drive, Lot 159, further described as parcel 0607-074-4019-1 in the Village of Mount Horeb; and

WHEREAS, Brenda Fritz applied to request the zoning classification of the above referenced property be changed from PI Planned Industrial to PD-1 Planned Development; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on May 24, 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 PI Planned Industrial to PD-1 Planned Development, with Specific Implementation Plan and Design Review including the requirements and waivers in the May 24, 2023 memorandum from Village Planner Ben Rohr, 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-1 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 June 7, 2023.

APPROVED:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE

May 24, 2023

PREPARED BY

AGENDA ITEM # 3.f

Consideration: Specific Improvement Plan for Steve Brown Apartments, Front Street Station, 120 E First Street

BACKGROUND

Steve Brown Apartments are submitting their plans for the Specific Improvement Plan portion of their Front Street Station apartment project. Village Planner Ben Rohr will be providing review comments. The SIP is essentially the design review stage of the General Development Process where we can provide comments and recommendations on the appearance of the development.

RECOMMENDATION

ATTACHMENTS

1. FSS PIP Cover 5.12 (1)
2. 230512_Mt Horeb PIP (1)



Friday, May 12, 2023

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

Re: Specific Implementation Plan/Application
120 E. First St. (Front Street Station Multi-Family Development)

On behalf of Steve Brown Apartments, please accept this cover letter and attachments as our formal request for Specific Implementation Plan review of the two lots currently addressed as 120 E. First Street. We are requesting feedback and design review of the development approved by the Plan Commission on April 26th and the Village Board on May 3rd.

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

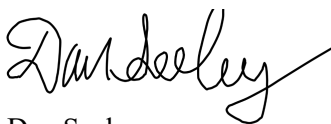
Project Overview:

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 Specific Implementation Plan within a Planned Development District. Should you have any questions regarding this application or find the enclosed materials lacking any information, please don't hesitate to contact me directly.

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 April 26th 2023 staff report, the March 24th 2023 memo to the Village Board and discussions in front of both bodies, 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. This proposal also takes steps to address the identified need and advance many of the recommendations of the 2021 Housing Report as well as meeting numerous goals established by the 2017 Downtown Redevelopment Plan.

Thank you for your consideration of this application. We look forward to discussing it in more detail at the May 24th Plan Commission Meeting and securing approvals for this Specific Implementation Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Seeley", with a stylized flourish at the end.

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

FRONT STREET STATION

MOUNT HOREB, WI

SPECIFIC IMPLEMENTATION PLAN

MAY 12, 2023

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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
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08	CIVIL PLANS UTILITY PLAN	16	TYPICAL BLADE SIGNAGE DESIGN
09	CIVIL PLANS LANDSCAPE PLAN	17	RENDERINGS STREET VIEW WITH CONTEXT
		18	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 *Precise Implementation 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	<u>60</u>	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
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FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

05/12/2023
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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.



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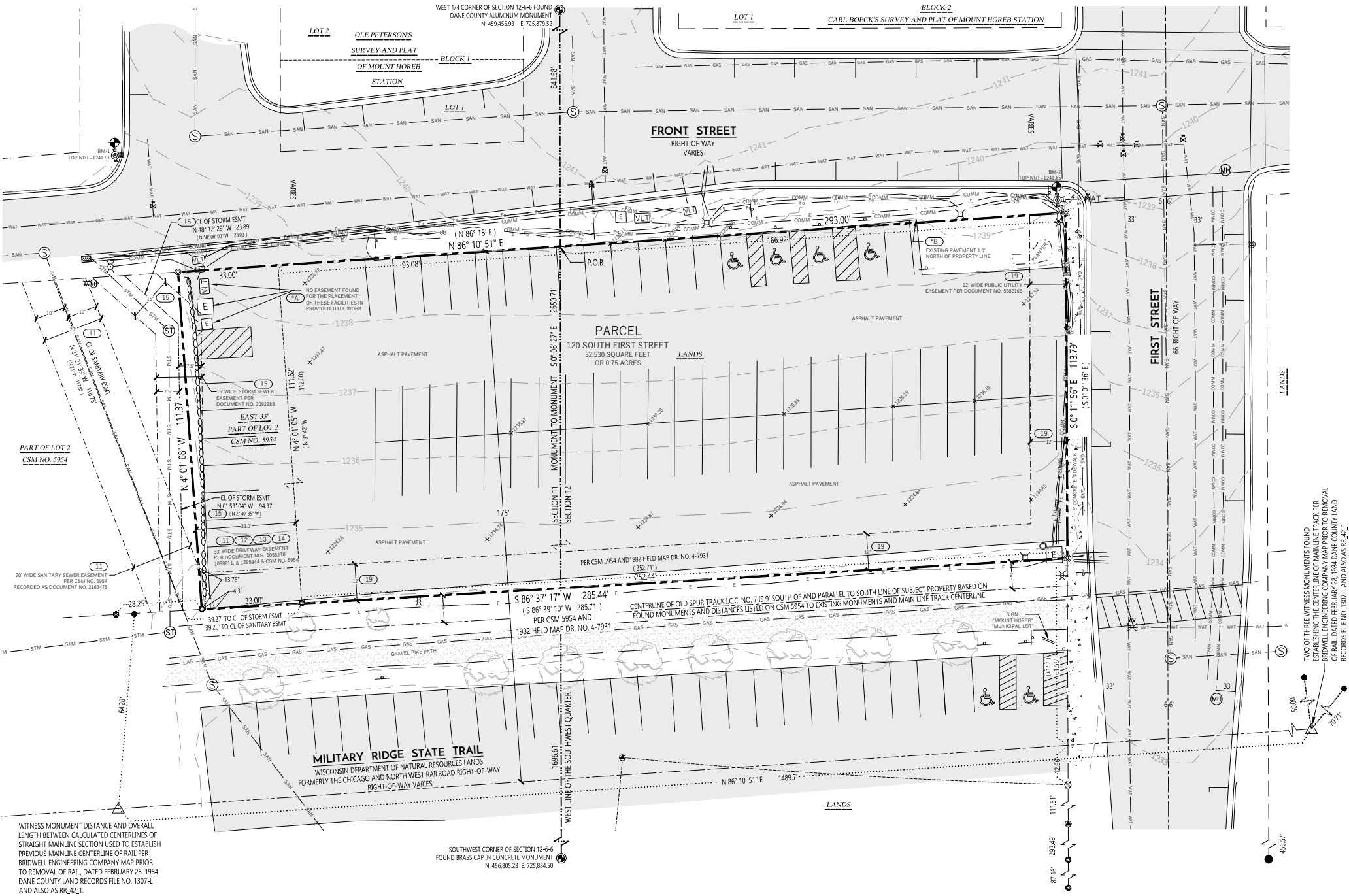
FRONT STREET STATION
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MT. HOREB, WI

05/12/2023
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File: W:\2022\220391-3504 - Front Street Area\DWG\220391-3504.dwg User: cgm Plotter: Apr 25, 2022 = 2:02pm Layout: Survey\220391-3504



VICINITY MAP
NOT TO SCALE



NOTES REGARDING ALTA TABLE A REQUIREMENTS

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

SURVEYORS CERTIFICATE

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

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

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

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

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

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



LEGAL DESCRIPTION AS FURNISHED

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

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

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

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

LEGAL DESCRIPTION AS SURVEYED

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

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

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

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

LEGEND

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

GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 11, 2022.
- NORTH REFERENCE FOR THIS ALTA/NSPS LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCONS DANE, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, T1N, R9E, BEARS S 0°06' 27" E
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(12(b) ADJ.).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
- FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED AND THOSE SHOWN AS PROVIDED HEREON.

NOTES REGARDING SCHEDULE B - PART II

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

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

- RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.
- EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECTALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 5954 RECORDED ON SEPTEMBER 22, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 179 AS DOCUMENT NO. 2163475 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN, REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
- EASEMENT AS SET FORTH IN QUIT-CLAIM DEED RECORDED AUGUST 21, 1962 IN VOLUME 745 OF DEEDS, PAGE 103 AS DOCUMENT NO. 1055210.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 13 AND 14.
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT FOR DRIVEWAY PURPOSES AS SET FORTH IN QUIT-CLAIM DEED RECORDED ON NOVEMBER 26, 1963 IN VOLUME 769 OF DEEDS, PAGE 97, AS DOCUMENT NO. 1088811.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 12 AND 14.
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT FOR DRIVEWAY PURPOSES AS SET FORTH IN WARRANTY DEED RECORDED ON JULY 07, 1971 IN VOLUME 283 OF RECORDS, PAGE 518, AS DOCUMENT NO. 1295944.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 12 AND 13.
- SEWER EASEMENT TO VILLAGE OF MT. HOREB, A MUNICIPAL CORPORATION, DATED JULY 06, 1988, RECORDED/FILED JULY 12, 1988 IN VOLUME 11681, PAGE 4 AS DOCUMENT NO. 2092288.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
- EASEMENT FOR STORM SEWER AND DRAINAGE DITCH GRANTED TO THE VILLAGE OF MOUNT HOREB BY AN INSTRUMENT RECORDED IN AUGUST 22, 1988 IN VOLUME 11857, PAGE 87 AS DOCUMENT NO. 2098984.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE HIGHWAY EASEMENT RECORDED ON MAY 04, 1993 IN VOLUME 22589, PAGE 1, AS DOCUMENT NO. 2462400.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.
- SEWER EASEMENT TO THE VILLAGE OF MT. HOREB, DATED FEBRUARY 24, 1998, RECORDED/FILED MARCH 12, 1998 AS DOCUMENT NO. 2943785.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.
- UTILITY EASEMENT TO THE VILLAGE OF MOUNT HOREB, ACTING THROUGH THE MOUNT HOREB UTILITY COMMISSION, DATED SEPTEMBER 08, 2017, RECORDED/FILED JANUARY 05, 2018 AS DOCUMENT NO. 5382168.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.



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



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WYSER
ENGINEERING

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

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

Sheet Title:
ALTA/NSPS LAND TITLE SURVEY

120 S FIRST ST
MOUNT HOREB, WI 53572

Revisions:

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

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

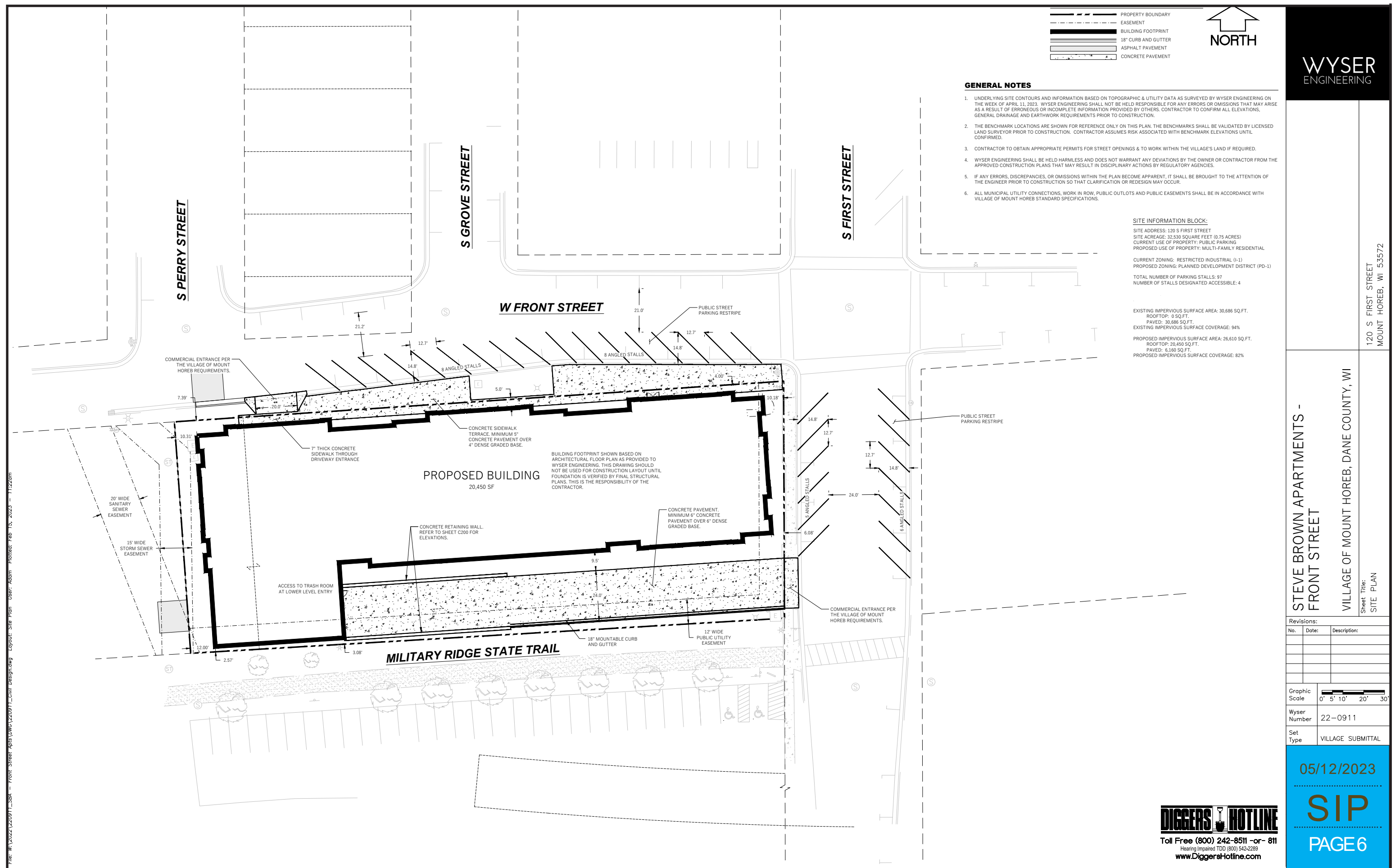
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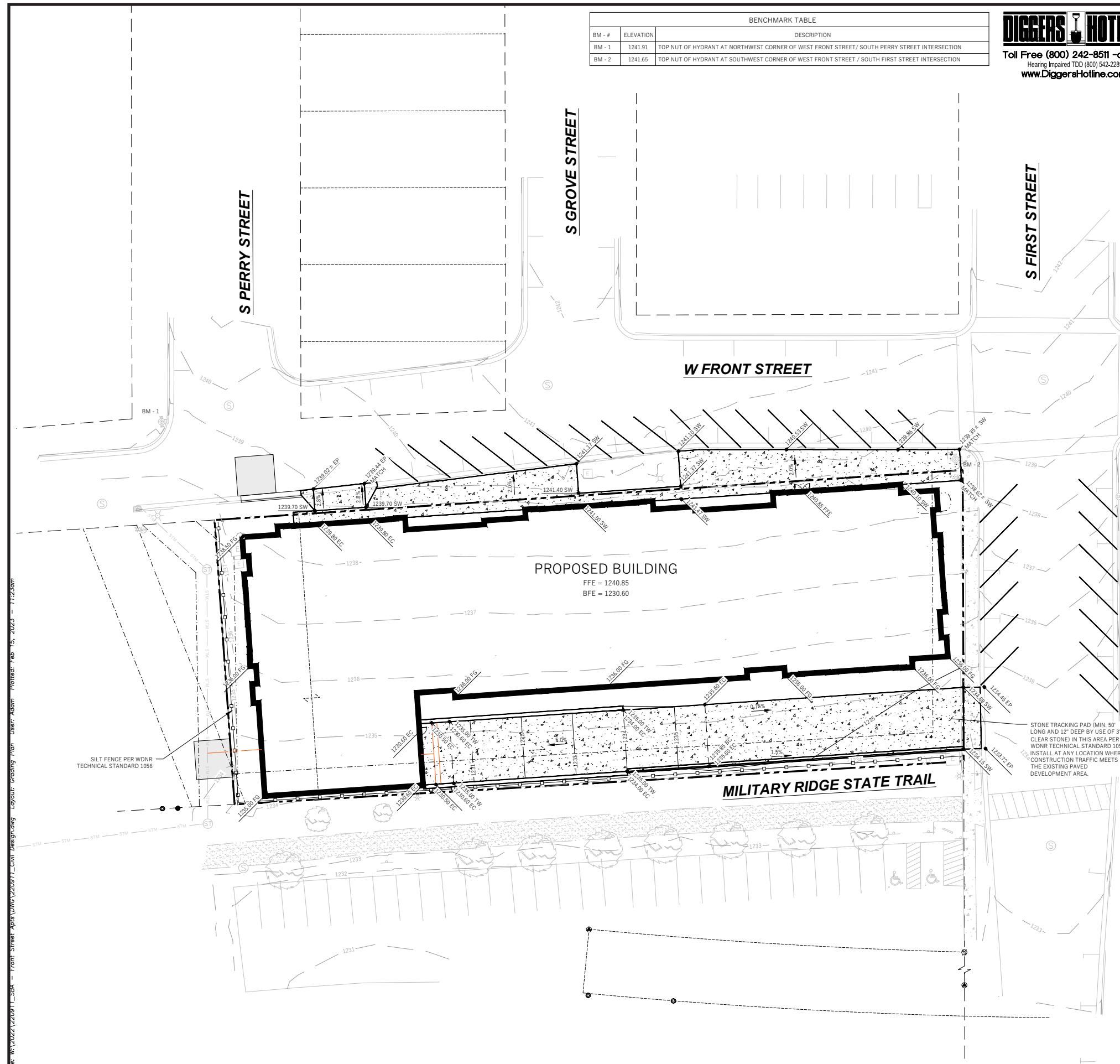
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ALTA/NSPS

Date Issued
04/22/2022

05/12/2023

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PAGE 5

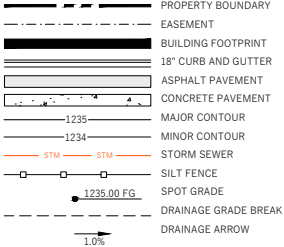




BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	1241.91	TOP NUT OF HYDRANT AT NORTHWEST CORNER OF WEST FRONT STREET / SOUTH PERRY STREET INTERSECTION
BM - 2	1241.65	TOP NUT OF HYDRANT AT SOUTHWEST CORNER OF WEST FRONT STREET / SOUTH FIRST STREET INTERSECTION



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)



GENERAL NOTES

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

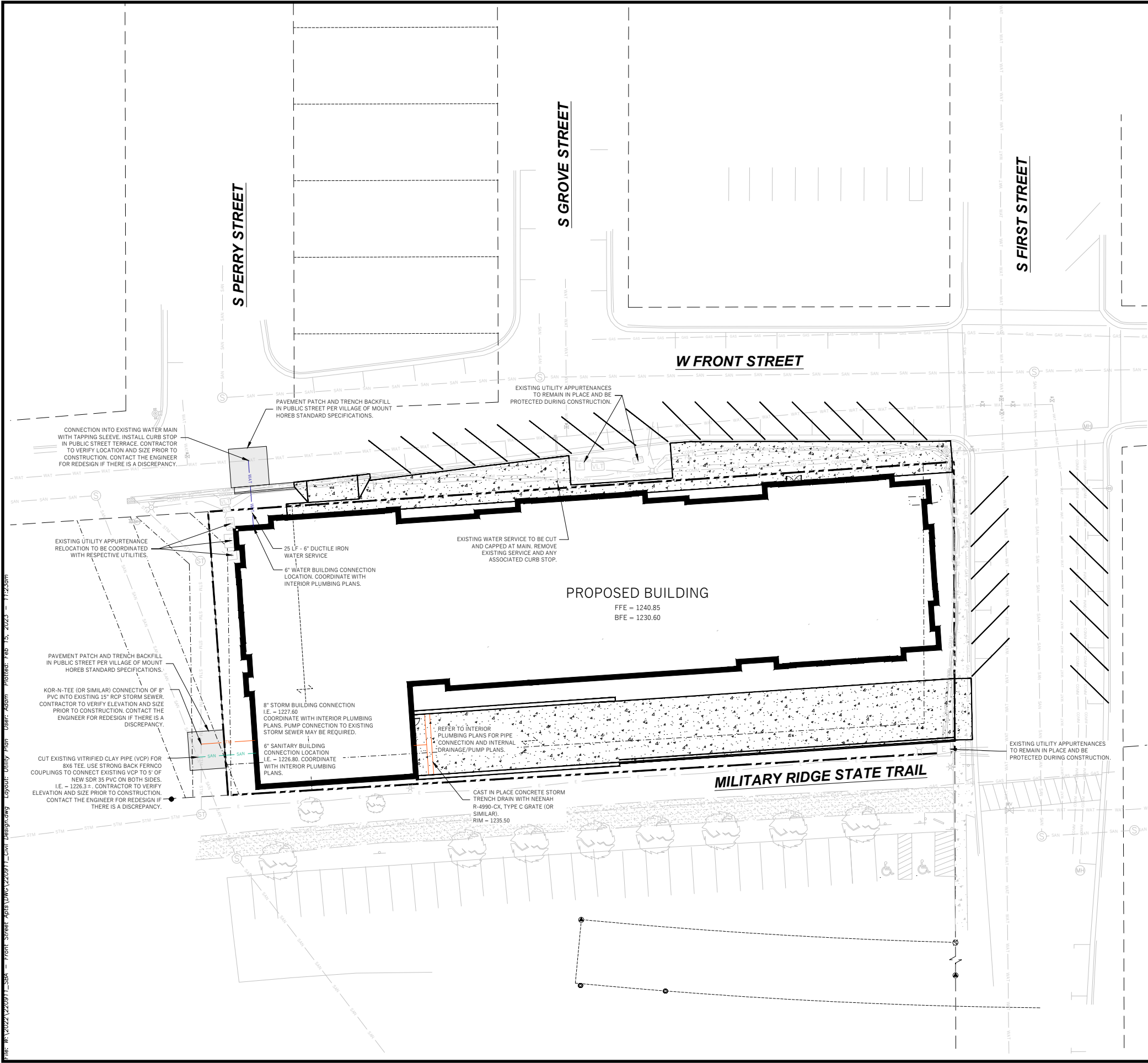
CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN ALL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF MOUNT HOREB HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST 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 25% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDRN STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDRN TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDRN 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-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDRN TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILLER SOCKS IN ACCORDANCE WITH WDRN TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 IS THROUGH COLD WEATHER. STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRN TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL AND DISPOSING OF CONTAMINATED MATERIALS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 2 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRN 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 WDRN'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRS) PUBLIC DATABASE AT: <http://dnr.wi.gov/botw/>.
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <http://www3.epa.gov/opds/pubs/cnrcetwewashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE BY THE CONTRACTOR AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- 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)
- PERMANENT SEEDING SHALL BE AS INDICATED ON THE LANDSCAPE PLAN. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- 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 WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR

			
STEVE BROWN APARTMENTS - FRONT STREET		VILLAGE OF MOUNT HOREB, DANE COUNTY, WI	
Sheet Title: GRADING & EROSION CONTROL PLAN		120 S FIRST STREET MOUNT HOREB, WI 53572	
Revisions:			
No.	Date:	Description:	
Graphic Scale			
Wyser Number		22-0911	
Set Type		VILLAGE SUBMITTAL	
05/12/2023 SIP PAGE 7			



PROPERTY BOUNDARY

EASEMENT

BUILDING FOOTPRINT

18" CURB AND GUTTER

ASPHALT PAVEMENT

CONCRETE PAVEMENT

WAT

WAT

WATER MAIN

SAN

SAN

SANITARY SEWER

STM

STM

STORM SEWER

GAS

GAS

GAS SERVICE (DESIGN BY OTHERS)

E

E

ELECTRIC SERVICE (DESIGN BY OTHERS)

NORTH

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

- UTILITY NOTES**
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 2. 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.
 3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
 4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNW.
 5. 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.
 9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 14. 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.
 15. 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).
 16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
 17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
 18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
 19. 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.
 20. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
 21. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.

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

WYSER
ENGINEERING

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'

Wyser
Number

22-0911

Set
Type

VILLAGE SUBMITTAL

05/12/2023

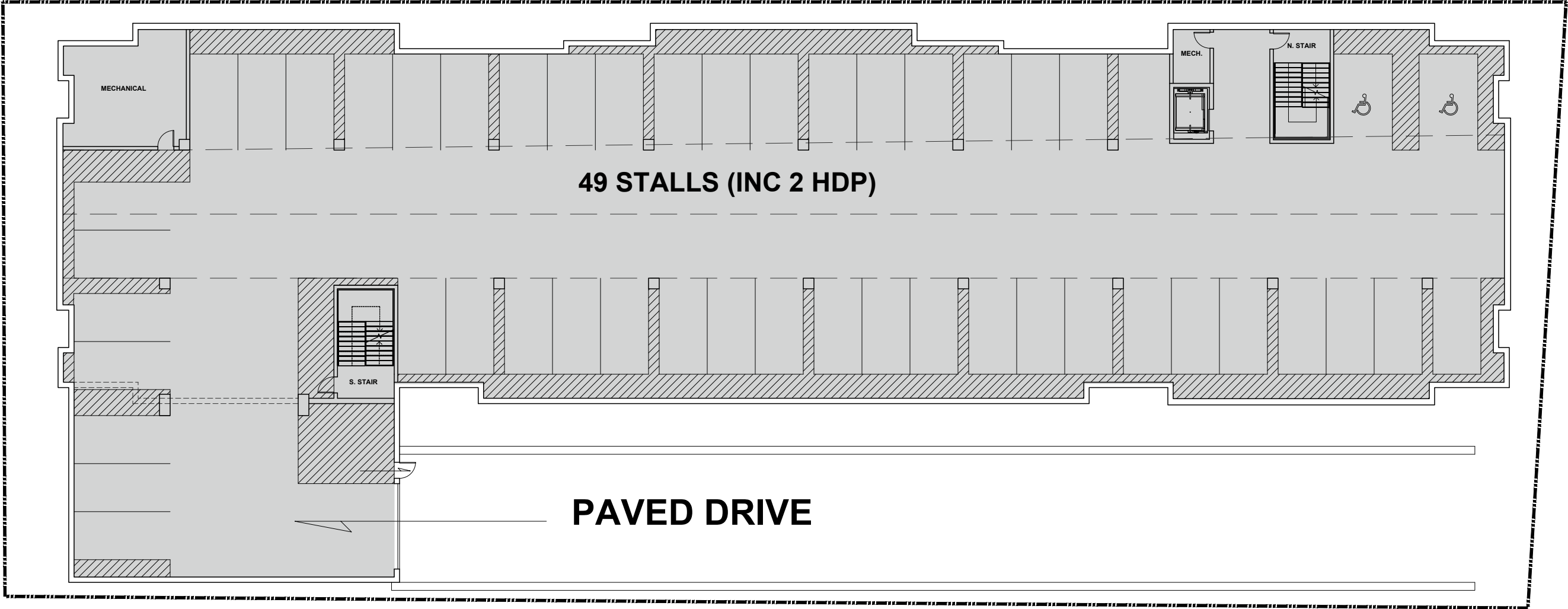
SIP

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HOTLINE

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

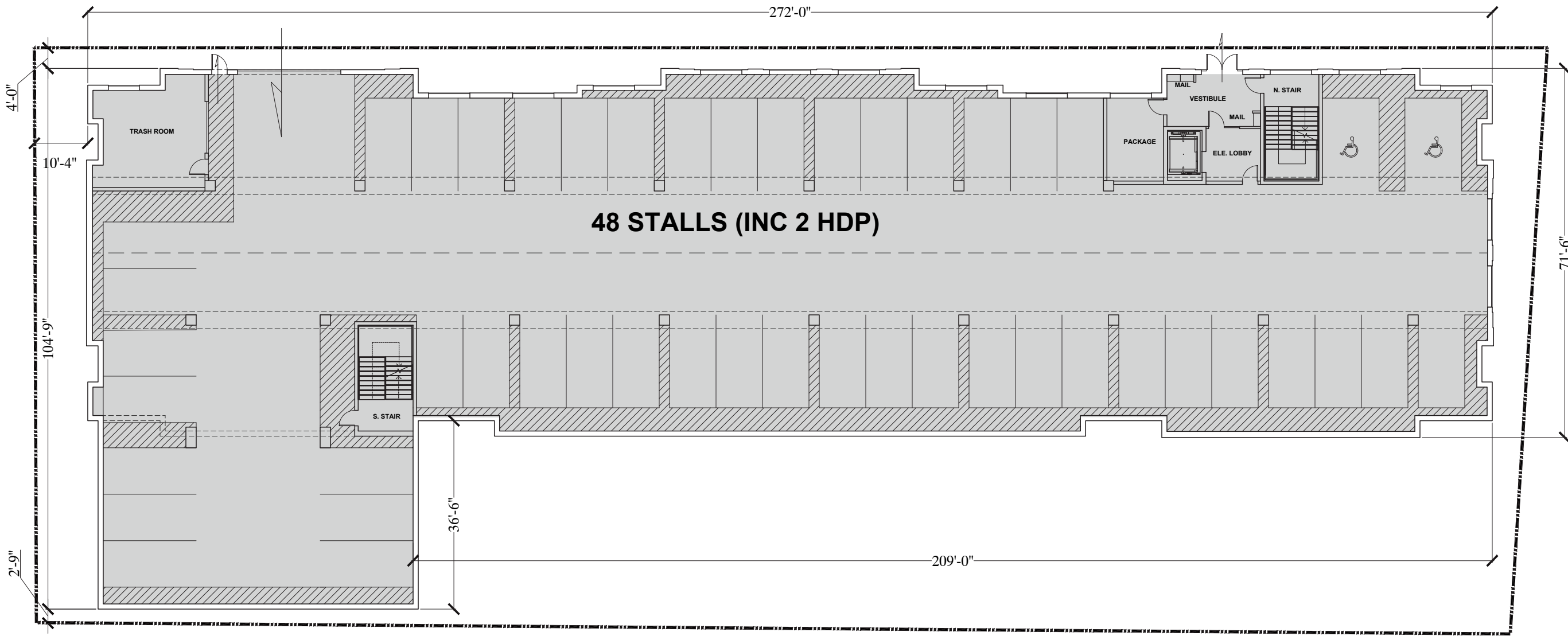
BUILDING FLOOR PLANS



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

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FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

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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

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BUILDING FLOOR PLANS



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

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

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

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BUILDING ELEVATIONS



1 NORTH ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.

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1 WEST ELEVATION
SCALE: N.T.S.



2 EAST ELEVATION
SCALE: N.T.S.





1 TYPICAL BLADE SIGNAGE DESIGN (A) & (B)
SCALE: N.T.S.

RENDERINGS



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

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PREVIOUS PROJECTS



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



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AGENDA ITEM REPORT

MEETING DATE

May 24, 2023

PREPARED BY

AGENDA ITEM # 3.g

Consideration of Sign Permit: Artemis Provisions, 213 & 215 E Main Street

BACKGROUND

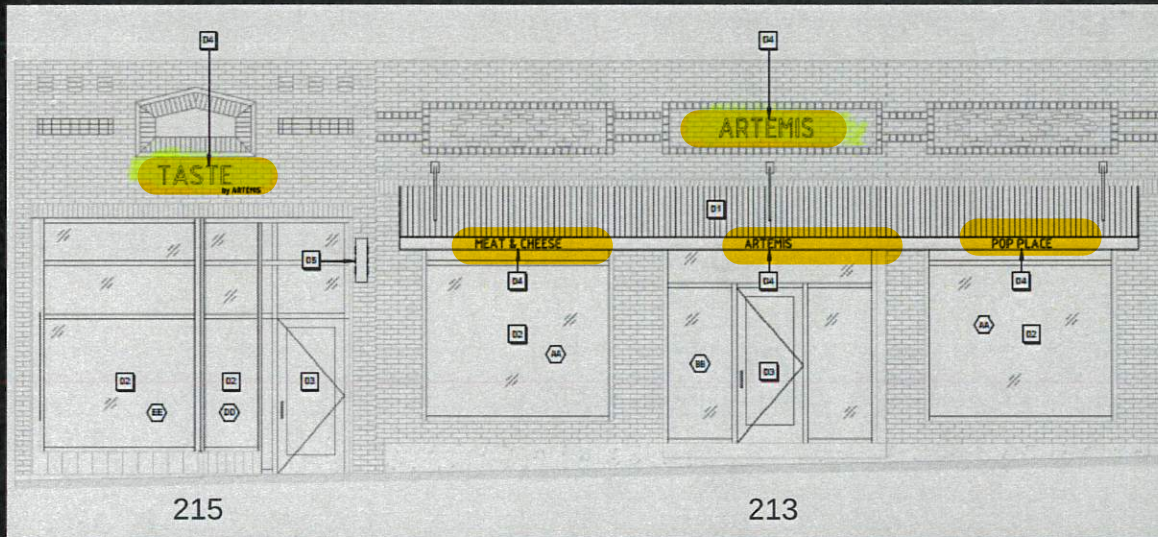
The proposed sign for the renovated building has changed since being originally presented to the Plan Commission. The new design is attached.

RECOMMENDATION

ATTACHMENTS

1. Artemis Signage PDF
2. Artemis Provisions And Cheese - Mount Horeb_Sign Drawings (1)

G: Kathy/2021 E Packet Artemis Provisions Facade Updates

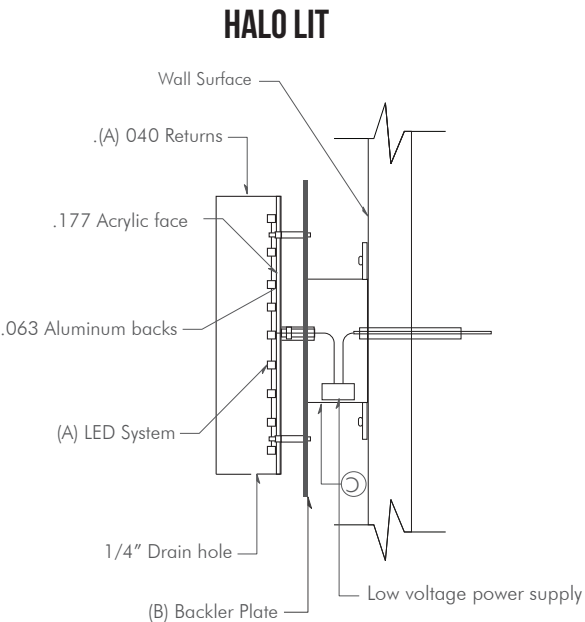


Design update details:

- Bring front windows back to the original height that were covered up over the years on both buildings
- Update brick facade to add the words, "Taste" and "Artemis" above entrances
- Update main entrance at 213 with all with glass
- Update entrance at 215 with glass
- New exterior lighting
- Install new awning with ribbon stripe and business names for tenants at 213 side



ARTEMIS PROVISIONS & CHEESE - MT. HOREB SIGN



KEY NOTES:

A - Qty 1 set of halo lit channel letters Paint to match satin White. illuminate with Orange LED With light splash plate backer. Mount letter 1 1/2" off backer.

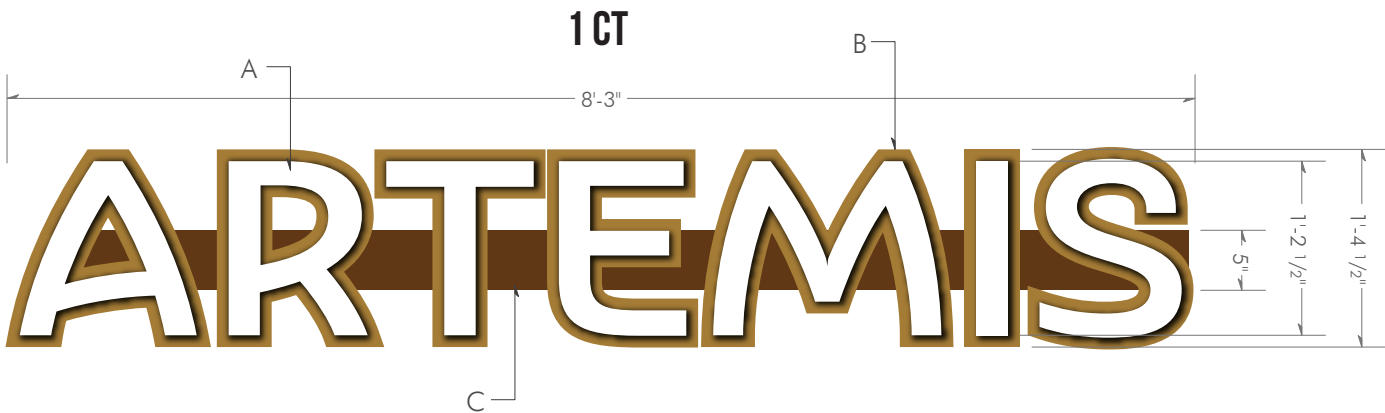
B - Backer to be .125 thick aluminum routed to shape.

C - Aluminum Raceway to be 5" High

FINISHES:

- ☐ MP Satin White (A)
- ☒ Bright Orange LED (A)
- ☐ MP Satin to match PMS 8385 (B)
- ☐ Satin to match MP 36074 (C)

CALCULATIONS:



Night View

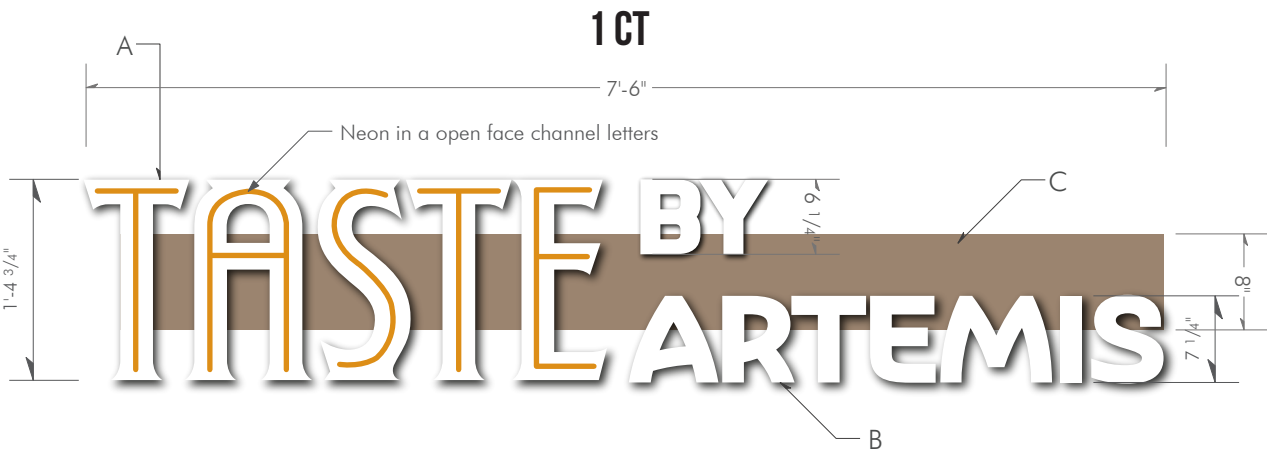




North Elevation 3/16"=1'



North Elevation



Night View



KEY NOTES:

A - Raceway mount (Taste Letters) to be open face channel letters with single stroke bright orange neon inside.

B - Raceway mount (By Artemis) to be face lit channel letters with Turquoise LED for lighting returns and trim cap to be prefinished white.

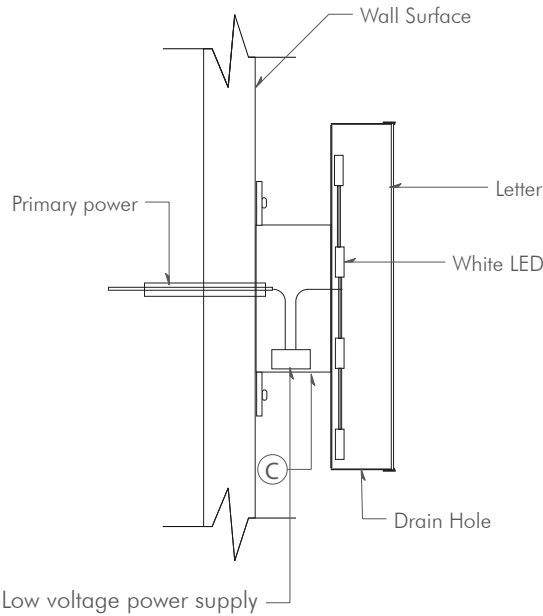
C - 8" raceway

FINISHES:

- Neon to be bright orange
- MP Satin White (A)
- Prefinished White Returns and trim cap (B)
- Turquoise LED (B)
- MP 999569 (C)

CALCULATIONS:

FACE LIT



makesignsnotwar.com

325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

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

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S H E E T

WLI-2

ARTEMIS PROVISIONS & CHEESE - MT. HOREB SIGN

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

April 2023

Month to Date

54 - Building permits have been issued for general construction since April 1st 7 - new UDC permit

Year to Date

86 -General permits since Jan. 1st
14 - New UDC single family homes
since Jan. 1st 0- New Duplex

Large Commercial projects currently active

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

Respectfully submitted

Chris Michaels
Building Inspector