



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

VILLAGE BOARD AGENDA Wednesday, July 5, 2023 at 7:00 PM

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

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll call
- 4) Public Comments – non-agenda items
- 5) Consent Agenda
 - a. Consideration of June 7, 2023 Meeting Minutes
- 6) Agenda Items
 - a. Recommendation: Residential Improvement Application for Jeanne Wright, 200 N 4th Street
 - b. Consider Pay Request 2 for Project 23-101
 - c. Consideration: Specific Implementation Plan, Academy of Little Vikings, 1991 Commerce Drive
 - d. Consideration: Specific Implementation Plan, Steve Brown Apartments Front Street Station, 120 W Front Street
 - e. Discussion/Consideration: Resolution in Support of Town of Springdale Levy Limit Exception
 - f. Discussion/Consideration of Utility Easements related to Steve Brown Apartments Front Street Station project
- 7) Committee Reports:
 - a. Community Development Authority
 - b. Dane County Cities & Villages Committee Report
 - c. Finance/Personnel
 - d. Library Board
 - e. Mount Horeb Area Chamber of Commerce
 - f. Mount Horeb Area Joint Fire Department
 - g. Parks, Recreation, and Forestry Commission

- h. Plan Commission
 - i. Public Safety Committee
 - j. Public Works Committee
 - k. School Liaison
 - l. Sustainability and Natural Resources Committee
 - m. Tourism Commission
 - n. Utility Commission
- 8) Village President's report
 - 9) Village Administrator's report
 - 10) Village Clerk's report
 - 11) 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.



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 5, 2023	

AGENDA ITEM # 5.a

Consideration of June 7, 2023 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. vb minutes 060723

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
JUNE 7, 2023**

The Village Board met in regular session in-person on the above date in the Board Room of the Mount Horeb Municipal Building.

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Present were Trustees Halverson, White, Jones, Schellpfeffer, Gauger, and Scott. Also present were Administrator Nic Owen, Village Clerk Alyssa Gaffney, Village Attorney Bryan Kleinmaier, and Youth-In-Government students Siobhan Mertz and Ethan Fendrick.

Public Comments: None

Consent Agenda: Halverson moved, Gauger seconded to approve the following consent agenda items: Minutes of the May 3, 2023 Village Board meeting; Minutes of May 31, 2023 Special Work Session meeting; Consideration of Pay Request 1 for Project 23-101; Consideration of Pay Request 3 for Project 23-100; Approval of Original Alcohol Beverage License: Birky's 3, LLC (aka Buck & Honey's Restaurant); Renewal of Alcohol Beverage Licenses: Walgreens #11648, Fink's Café, McFee on Main, Board and Brush Mount Horeb, Driftless Social, Hoff Bistro 101 LLC, Aztlan Mexican Grill, Grumpy Troll Brew Pub, Norsk Golf Club, Skål Public House, The Dog House Bar & Grill, GrandStay Hotel & Suites, Kwik Trip #1130, Kwik Trip #794, Trollway Liquor, Miller & Sons, Inc., Marah's Bridal, Sunn Café, Brix Cider LLC, The Viking Bar & Grill, WiscoBoxes.com, Premier Cooperative; Approve Alcohol License Agents: Pamela J. Baker, Lynn R. McFee, Molly Schmock, Jose J. Onate, Timothy Duerst, Robert G. Hammerly, Tracy L. Alvey, Daniel G. Hying, Carlton Miller, Thomas Paine Anderson, Michael T. Woodward, Tanya N. Baron, Michael Rogers Jr., Brian Ladow, Nathaniel Faust, Matthew Schmock, Cynthia A. Curtes, Matt Roboin, Marah Odgers, Mark A. Valaskey, Guy C. Evans III, Mills Botham, Joshua Kitelinger; Consideration of Resolution 2023-06, "Conditional Use Permit MARC Mount Horeb", 1961 Commerce Drive; Consideration of Ordinance 2023-04, "Amend Parks, Recreation, and Forestry Commission". Motion carried by unanimous voice vote. Scott moved, White seconded to approve 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. All voted aye except for Schellpfeffer, who recused himself from the vote due to a conflict of interest. Motion carried.

2022 Village Audit Presentation by Baker Tilly: Casandra Chase of Baker Tilly presented the village audit results.

Discussion/Consideration on Plan to restore cash liquidity in Water Utility: Owen explained this item. Financial Advisor Kevin Mullen of Baird explained the villages options and fielded questions from the board.

Consideration of Resolution 2023-03, "Budget Amendment": Owen explained the details of the budget amendment. Jones moved, Halverson seconded to approve the resolution. Motion carried by unanimous voice vote.

Discussion/Consideration on Designation of ARPA funds: Owen explained this item and stated what was discussed at the Finance & Personnel committee meeting. There was no action that needed to be taken.

Consideration of Resolution 2023-07, "Urging State Legislature to Provide Funding for Local Governments": Czyzewski explained this item. Board members amended the resolution to include additional recipients of the resolution once approved. Halverson moved, White seconded to approve the resolution as amended. Motion carried by unanimous voice vote.

Discussion/Consideration on changing date for July Board meeting: The board discussed and decided to stay with the regular meeting date of July 5th, as the Finance and Personnel committee decided to stay with the same date as well.

Committee reports: All committee reports were given, with no action taken.

Village President's report: Czyzewski thanked everyone in the audience for attending. He and Owen met with the Town of Vermont about boundary agreements and use of land. He also met with new School Board President Jessica Arrigoni and Library Director Jessica Gretzinger. He stated the Frolic is coming up this weekend.

Village Administrator's report: Owen stated that things were still on schedule for new cable equipment for the village meetings.

Village Clerk's report: Gaffney did not have anything to report.

Closed Session: Discussion and take action on Village sale of property at 120 S. First Street to SBA Management Services, Inc. The Village Board may convene in a closed session, as authorized by Wisconsin Statute 19.85(1)(e), for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The Village Board may reconvene in an open session to discuss and take action on the subject matter discussed in the closed session:

Village Attorney Bryan Kleinmaier explained the options of whether to convene to closed session or not. He also explained the public parking stipulations. The board discussed in open session, as closed session would not be needed. Scott moved, Halverson seconded to approve the sale of the property at 120 S. First Street to SBA Management Services, Inc. for \$730,000 consistent with the Real Estate Purchase and Sale Agreement executed on August 9, 2022, with the understanding that there will be no public parking included in the project and conditioned upon approval of the easement documents at the July Board meeting. The board members each gave their input on the public parking. Motion carried by unanimous roll call vote.

Closed Session: Discussion/Consideration: Purchase of property for parkland. (Meylor Farm). The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session: See next item for motion to convene to closed session, as these two items were combined for closed session purposes.

Closed Session: Discussion/Consideration: Purchase of property for parkland. (Lukken Farm). The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session: Scott moved, Schellpfeffer seconded to convene to closed session for both items (see above), at 8:17pm. Motion carried by unanimous roll call vote. The board did not reconvene to open session, and no action was taken.

Closed Session: Discuss Village Administrator's Mid-Year Performance Check-In. The Village Board may enter into a closed session as authorized by Section 19.85(1)(c) of Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility: This

item was moved to the end of the agenda for discussion after the motion to convene to closed session. Gauger moved, Jones seconded to convene to closed session at 8:16pm. Motion carried by unanimous roll call vote. There was no action taken, and the board did not reconvene to open session.

Adjournment: By consensus, the board adjourned at 9:59pm at the end of closed session. No action was taken.

Minutes by Alyssa Gaffney, Village Clerk and
assisted by Ryan Czyzewski, Village President



AGENDA ITEM REPORT

MEETING DATE

July 5, 2023

PREPARED BY

AGENDA ITEM # 6.a

Recommendation: Residential Improvement Application for Jeanne Wright, 200 N 4th Street

BACKGROUND

When Wright submitted her application, she submitted separate applications for the various portions of her project. When the application was initially reviewed, it was misunderstood that all the applications should have been considered together, not separate competing applications. She has requested consideration for the remainder of her items. Wright was initially approved for \$1,675, which was just for the low-bid for painting and none of the structural repairs needed to make the painting last. She received two bids for the structural elements; the low bid was from Set Statz for \$1,462.5. If we approve this additional work, it would bring her total grant to \$3,137.50. Wright is planning to attend the meeting to participate in the discussion.

RECOMMENDATION

ATTACHMENTS

1. Wright 200 N 4th

Jeanne Wright
200 N.4th St. @ corner of Oak St.
608-695-3789
jkh1952@yahoo.com

I am on a fixed income of approximately \$3250.00 a month. But, I have savings that I can use for this grant process; and that is my other funding source. I have studied all of the numbers in these bids carefully. This grant is the difference between addressing the need for improvements or not. There are two repair bids and three painting bids. All contractors agreed some areas are not worth painting in their current state and need to be repaired or replaced before the painting can begin. The problem is that the carpenters don't do painting and the painters don't do the carpentry repairs.

Because of my proximity to Main St., when events are held uptown, visitors to the village always park on Oak St. and N. 4th St. surrounding my house. When people access the pool or Stewart Park there is a lot of foot traffic past my house. I try to keep my house neat but on a fixed income it is hard to do major improvements. I do think about that for neighbors and visitors.

My house is on a corner lot and all four sides of the house are clearly visible from either Oak or N.4th. The aluminum siding is old but still serviceable. I have power washed the house twice but the original paint is thin and quite stained as is the foundation. Power washing, priming, and painting the siding, trim, and foundation would make a noticeable improvement. It would be more in keeping with the surrounding houses.

CONTRACTORS REPAIRS

The front porch is sided in wood and is in poor shape. The siding has separated in places and shows signs of decay which will only compromise the porch further if the siding is not replaced before it is painted. This siding is not a large area but it is a necessary step in the process. The proposal is to replace the rotted trim and any rotted support for the siding and add a composite siding, and the front storm door. The door is decaying; not attractive as you can see in the photos.

The outside door to the basement is compromised, swells with moisture, and cannot be opened or closed in any damp weather or through the winter. It is noticeably swelled out of its frame and is growing mold from the retained moisture. It could be replaced and made attractive and usable. This is a win-win as it also is a safer egress in winter. *Neither contractor had a price on the door at time of bid submission but both stated that it could be added.*

PAINTING PROCESS

The house is currently discolored chalky white and the shutters are discolored chalky black. The house would be painted to match the modern shed that is a pale yellow with white trim, similar to several other houses in the neighborhood. The foundation would be a medium gray and the shutters would be black. The modern roof shingles installed ten years ago are gray. There are several gray or yellow houses near by so I think these colors fit in well with the surrounding houses.

MY INPUT ON THE BIDS

The Genesis bid and the Fox Kahl bid unfortunately, came in so expensive that it fails to allow for making the necessary repairs to the house before painting. It would be remiss to paint the porch and doors in their current state. I would not waste my money or the grant money on painting those areas so this bid would just address the main house; power wash, priming, and paint. This would still be a great improvement and hopefully, I could address the repairs at a future date before more decay occurs. But, there would be a stark contrast between the freshly painted house and the porch in its current condition.

After consulting with several of my acquaintances in the trades, I have to say that I prefer the Flare Exterior bid for several reasons, its a local contractor, with a good reputation, not unreasonable overhead, he's responsive and prompt, and he plans on using the same paint products as the higher bids. Painting is not structural but it is what most people see, first. Because of the age of the siding, I think this bid is the best choice for this housing improvement.

I have two contractor bids for the needed porch repairs in preparation for painting. One is from KLH Construction and one from Statz Construction. Comparing the bids, I don't think the Statz bid anticipates as much demolition but appears to adequately address the immediate problem. It should be a good visual and structural improvement and satisfy the expectations of the painter. The KLH bid is more extensive. I think it would be a solid solution. Either of these bids would be an acceptable and doable solution for me.

I don't know any of these contractors personally but after reviewing all bids and consulting with people in the trades I think these are logical choices. Don't hesitate to contact me if you have any questions.

Thank you for your consideration,

A handwritten signature in black ink that reads "Jeanne K Wright". The signature is written in a cursive, flowing style.



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

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

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

APPLICANT INFORMATION

Applicant Name Jeanne K Wright
Property Address 200 N 4th St.
Phone 608-695-3789 Email jkh1952@yahoo.com

PROPERTY INFORMATION

Year Home Built 1930's ? Purchase Year of Home 2012
Assessed Value of Home \$ 165,800.

PROJECT INFORMATION

Proposed Start Date 2023 Proposed Completion Date 2023
Contractor Name NICK FLAHERTY Contractor License # _____
Contractor Address 951 Springdale St Mt. Horeb WI 53572
Street City State Zip
Contractor Phone 608-287-4931 Contractor Email flareexteriors@gmail.com
Total Project Estimate \$ 3,350.00 Grant Request \$ 1,675.00
Other funding sources that will be used: savings

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

. see attachment of cover letter for all bids

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan *no dimensional changes to structure*
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Milton Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Common Council has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Joanne K. Wright
Applicant Signature

3/27/2023
Date

Office Use Only	
Date Application Received:	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____	
☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial	
Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____	
☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below)	
Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued:	

Nick Flaherty
Flare Exteriors



Jeanie Wright
200 N 4th Street, Mount Horeb, WI 53572

QUOTE

Quote # 001120

Quote Date 03/10/2023

Item	Description	Unit Price	Quantity	Amount
Service	Painting and Prep Labor	2200.00	1.00	2,200.00
Product	Paint, Primer and Materials	1150.00	1.00	1,150.00
NOTES: This estimate includes the total cost of labor and materials necessary for the completion of 200 N 4th Street, Mount Horeb, WI 53572				
Subtotal				3,350.00
Total				3,350.00
Amount Paid				0.00
Quote				\$3,350.00

CERTIFICATE OF LIABILITY INSURANCE

American Family Insurance Company ☐
 American Family Mutual Insurance Company, S.I. if selection box is not checked.
 6000 American Pky Madison, Wisconsin 53783-0001

Insured's Name and Address
 Nicholas Flaherty
 Flare Exteriors
 951 Springdale St
 Mount Horeb, WI 53572

Agent's Name, Address and Phone Number (Agt./Dist.)
 Herbst & Associates, Inc.
 15856 W NATIONAL AVE
 NEW BERLIN, WI 53151
 (282) 881-3070 (152/043)

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder.
 This certificate does not amend, extend or alter the coverage afforded by the policies listed below.

COVERAGES

This is to certify that policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies.

TYPE OF INSURANCE	POLICY NUMBER	POLICY DATE		LIMITS OF LIABILITY
		EFFECTIVE (Mo, Day, Yr)	EXPIRATION (Mo, Day, Yr)	
Homeowners/ Mobilehomeowners Liability				Bodily Injury and Property Damage Each Occurrence \$,000
Boatowners Liability				Bodily Injury and Property Damage Each Occurrence \$,000
Personal Umbrella Liability				Bodily Injury and Property Damage Each Occurrence \$,000
Farm/Ranch Liability				Farm Liability & Personal Liability Each Occurrence \$,000
				Farm Employer's Liability Each Occurrence \$,000
Workers Compensation and Employers Liability †	152329.801	07/22/2022	07/22/2023	Statutory *****
				Each Accident \$ 100,000
				Disease - Each Employee \$ 100,000
				Disease - Policy Limit \$ 500,000
General Liability ☒ Commercial General Liability (occurrence) ☐ ☐	CP00003156	07/22/2022	07/22/2023	General Aggregate \$ 2,000,000
				Products - Completed Operations Aggregate \$ 2,000,000
				Personal and Advertising Injury \$ 1,000,000
				Each Occurrence \$ 1,000,000
				Damage to Premises Rented to You \$ 100,000
				Medical Expense (Any One Person) \$ 5,000
Businessowners Liability				Each Occurrence†† \$,000
				Aggregate†† \$,000
Liquor Liability				Common Cause Limit \$,000
				Aggregate Limit \$,000
Automobile Liability ☐ Any Auto ☐ All Owned Autos ☐ Scheduled Autos ☐ Hired Auto ☐ Nonowned Autos ☐				Bodily Injury - Each Person \$,000
				Bodily Injury - Each Accident \$,000
				Property Damage \$,000
				Bodily Injury and Property Damage Combined \$,000
Excess Liability ☐ Commercial Blanket Excess ☐				Each Occurrence/Aggregate \$,000

Other (Miscellaneous Coverages)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / RESTRICTIONS / SPECIAL ITEMS

† The individual or partners ☐ Have shown as insured elected to be covered under this policy. ☐ Have not
 †† Products-Completed Operations aggregate is equal to each occurrence limit and is included in policy aggregate.

CERTIFICATE HOLDER'S NAME AND ADDRESS

CANCELLATION

Flare Exteriors
 951 Springdale St
 Mount Horeb, WI 53572

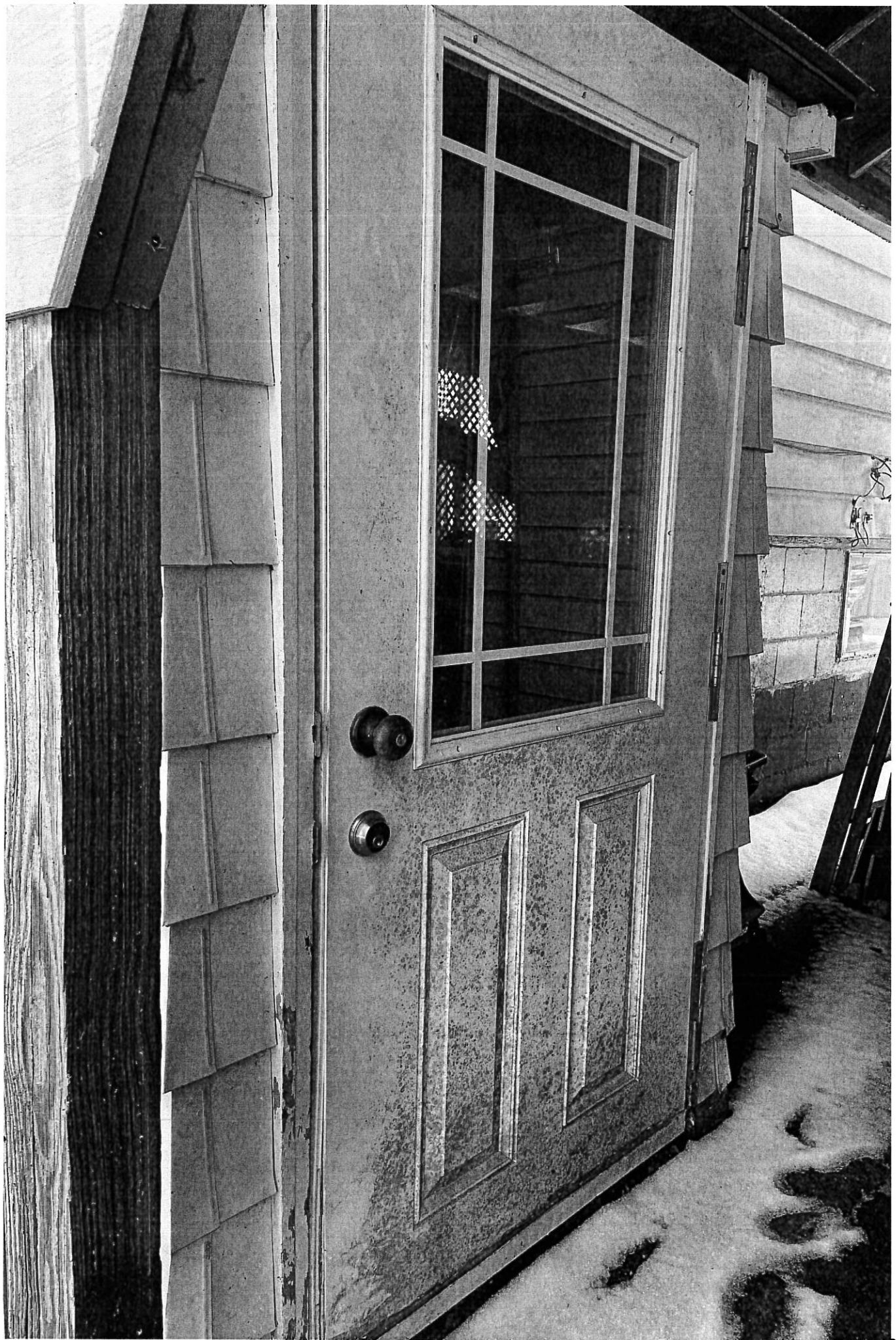
☐ Should any of the above described policies be canceled before the expiration date thereof, the company will endeavor to mail () days written notice to the Certificate Holder named, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives. *10 days unless different number of days shown.

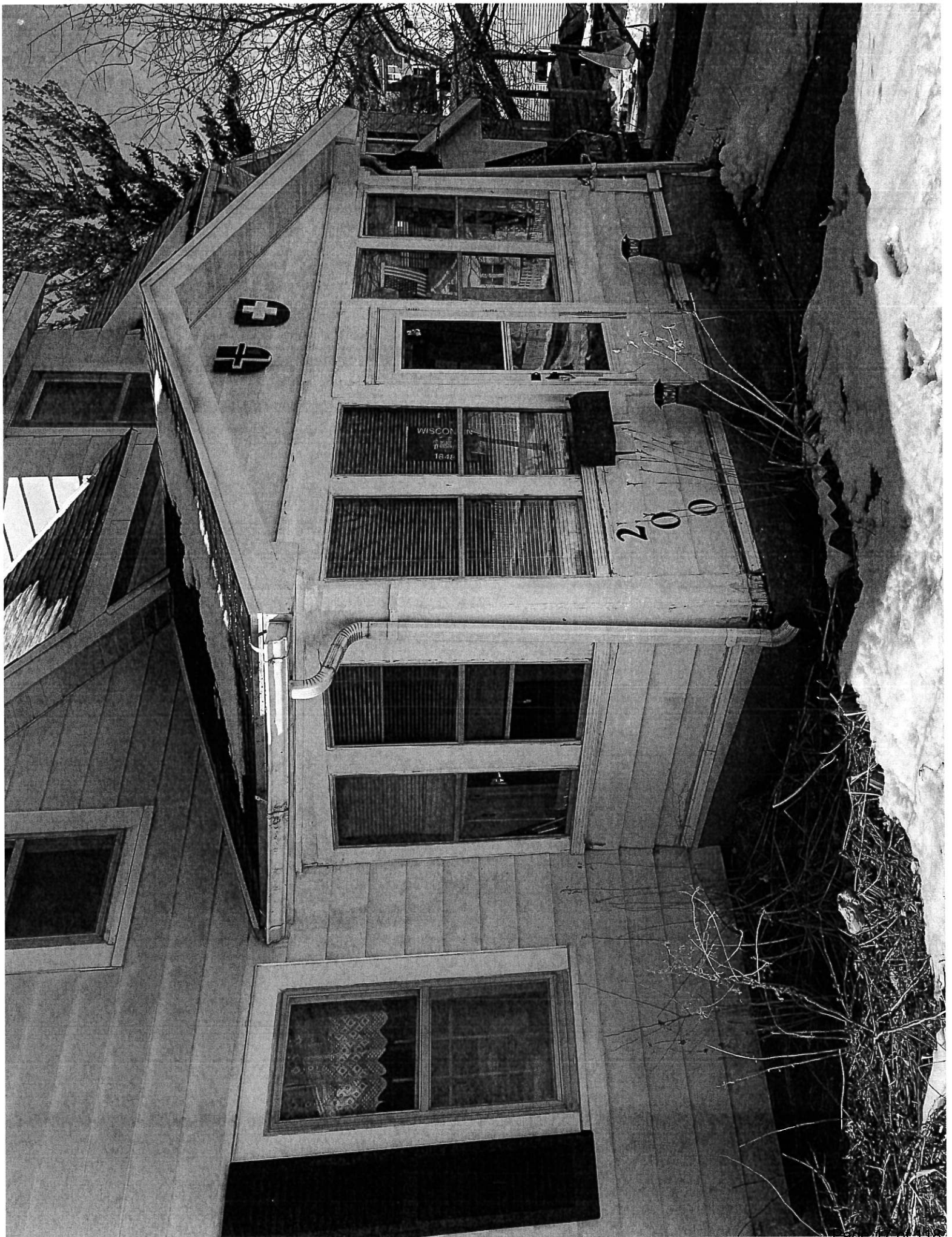
☒ This certifies coverage on the date of issue only. The above described policies are subject to cancellation in conformity with their terms and by the laws of the state of issue.

DATE ISSUED
 03/22/2023

AUTHORIZED REPRESENTATIVE
 Erik S. Herbst







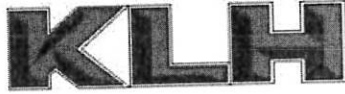


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Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

APPLICANT INFORMATION

Email jk1952@yahoo.com

Assessed Value of Home \$ 165,800.



CONSTRUCTION, LLC
413 PARK VIEW DRIVE
MOUNT HOREB, WI 53572

Submitted to: Jeanne Wright name Porch Repairs Date 3-31-23
200 N. 4th Street

Mt. Horeb, WI 53572	Page 1 of 1
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As required by Wisconsin Construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owners land or buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly owner probably will receive notice from those who furnish labor or materials for the construction, and should give a copy of each notice to his mortgage lender. If any, builder agrees to cooperate with the owner and his lender, to see that all potential lien claimants are duly paid. All material is to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other insurance.

Authorized signature _____ Date _____

Note: This proposal may be withdrawn by KLH Construction, LLC if not accepted in 7 days.

KLH Construction, LLC hereby submits specifications and estimate to: Provide labor and materials to remove and reconstruct existing porch walls. We will preserve the roof along with any salvageable exterior trim materials. The structure will be redone to meet code and to look similar to the existing porch.

Included

- Removal of all deteriorating materials (siding, door, windows, framing)
- 2x4s, treated lumber, plywood, LP Smart siding, new storm door, band boards and corner trim, fasteners
- Rough in walls, try to level existing roof with new supports, frame in window openings with (windows to be installed later)
- Clean up and waste removal.

Not included

Plumbing, electrical, foundation work, windows, painting or unforeseen circumstances

Estimated Material costs \$ 3,465.00
Estimated Labor cost \$ 3,712.00
Total estimated \$ 7,177.00

1/3 DUE UPON START DATE, BALANCE DUE UPON COMPLETION. 1.5% PER MONTH IF FINAL PAYMENT NOT RECEIVED WITHIN 30 DAYS.
Kevin Holan klhconstruction2@gmail.com Cell 608-577-4058



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RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

APPLICANT INFORMATION

Applicant Name Jeanne K Wright
Property Address 200 N 4th St
Phone 608-695-3789 Email jkh1952@yahoo.com

PROPERTY INFORMATION

Year Home Built 1940? Purchase Year of Home 2012
Assessed Value of Home \$ 165,800.

PROJECT INFORMATION

Proposed Start Date 2023 Proposed Completion Date 2023
Contractor Name Seth Statz Contractor License # DC-060600008
Contractor Address 4893 Pikes Peak Rd Ridgeway WI 53582
Street City State Zip
Contractor Phone 1-608-347-0472 Contractor Email statzconstruction@gmail.com
Total Project Estimate \$ 2925.00 Grant Request \$ 1762.50
Other funding sources that will be used: Savings

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

- Same as other bids see cover letter
- bid for basement door can be provided
- License and insurance on acceptance of bid.
Grinnel Mutual Ins. Trollway Ins. Scot Marty

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan *no dimensional changes to structure*
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Milton Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Common Council has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Jeannette K. Wright
Applicant Signature

3-27-2023
Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below) Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	

From: Seth Statz Construction quickbooks@notification.intuit.com
Subject: Estimate 1011 from Seth Statz Construction
Date: Mar 27, 2023 at 8:10:33 PM
To: jkh1952@yahoo.com

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!
Seth Statz Construction

----- Estimate

4893 Pikes Peak Rd
Ridgeway, WI 53582 US
+1 6083470472

Estimate #: 1011
Date: 03/23/2023
\$2,925.00

Address:

Jeanne Wright
206 N. 4th Street
Mount Horeb, WI 53572

Activity	Description
Demolition	Tear off lower exterior and door.
550.00	
Debris Rem	Removal and disposal of waste.
400.00	
Carpentry	Shoring up sagging corner.
450.00	

materials and labor

Carpentry P.I. lap siding from windows down.
650.00

materials and labor

Carpentry Trim post to match siding.
275.00

materials and labor

Cabinetry
Widen front opening to accommodate wider door.
175.00

materials and labor

Carpentry
Replace front storm door with 32" door.



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E. Main Street
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**RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM
GRANT APPLICATION**

APPLICANT INFORMATION

Applicant Name Jeanne K Wright
Property Address 200 N 4th St
Phone 608-695-3789 Email jkh1952@yahoo.com

PROPERTY INFORMATION

Year Home Built 1930's ? Purchase Year of Home 2012
Assessed Value of Home \$ 165,800.

PROJECT INFORMATION

Proposed Start Date 2023 Proposed Completion Date 2023
Contractor Name Ex Kahl Painting Contractor License # _____
Contractor Address 3488 Kelliher Rd Mt. Horeb WI 53572
Street City State Zip
Contractor Phone 608-437-4696 Contractor Email jseikahl@yahoo.com
Total Project Estimate \$ 8,980.00 Grant Request \$ 4,490.00
Other funding sources that will be used: savings

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

. see cover letter for all bids

. will provide insurance with accepted bid

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan *no dimensional changes to structure*
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Milton Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Common Council has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Jeannie K Wright
Applicant Signature

3/31/2023
Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below) Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	

Fox Kahl Painting and Tree Service
 3488 KELLIHER RD
 MOUNT HOREB, WI 53572
 608.437.4696
 joelkahl@yahoo.com

Estimate 1199

ADDRESS
 Jeanne Wright

DATE
 03/29/2023

TOTAL
 \$8,980.00

ACTIVITY	QTY	RATE	AMOUNT
Exterior Painting Remove mildew and power wash exterior of house. Mask and prep as needed. Apply Sherwin-Williams SuperPaint to all siding and white trim. Scrape, prime and paint grey foundation. Remove shutters and paint. All materials included. Sherwin-Williams products.	1	8,980.00	8,980.00

TOTAL \$8,980.00

THANK YOU.

Accepted By

Accepted Date



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

**RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM
GRANT APPLICATION**

APPLICANT INFORMATION

Applicant Name Jeanne Wright
Property Address 200 N 4th St
Phone 608-695-3789 Email jkh1952@yahoo.com

PROPERTY INFORMATION

Year Home Built 1930's Purchase Year of Home 2012
Assessed Value of Home \$ 165,800.

PROJECT INFORMATION

Proposed Start Date 2023 Proposed Completion Date 2023
Contractor Name Genesis Painting Contractor License #
Contractor Address 4401 Femrite Drive Madison WI 53716
Street City State Zip
Contractor Phone 608-310-2144 Contractor Email alyssa@genesiseexteriors.com
Total Project Estimate \$ 1887 or 9384 Grant Request \$ 3943.50 or 4,692.
*
Other funding sources that will be used: savings

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

see cover letter

*\$7887 w/o painting soffits, fascia, gutters, downspouts - optional
in bid at additional cost of \$1497. I think this may
not be necessary after cleaning

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan *no dimensional changes to structure*
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Milton Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Common Council has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Jeannine K Wright
Applicant Signature

3/27/2023
Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____	
☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial	
Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____	
☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below)	
Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	

**Customer Info:**

Job #: N/A
 Wright, Jeanne
 200 North 4th Street,
 Mount Horeb, WI, 53572
 (608) 695-3789-mobile

Genesis Painting

4401 Femrite Dr. Unit C Madison WI 53716

Phone: 608-221-4225

Fax: 608-221-3525

Company Representative:

Jeff Lennberg
 (608) 310-7686
 jeff@genesispainting.com

Painting-Exterior Residential

Description

Painting-Exterior Residential total: \$0.00

BID ACCEPTANCE TIME FRAME

Description

- Genesis Painting proposals are good for 30 days without being subject to rate changes. If the time frame for signing for the project goes beyond 30 days, scheduling will be out longer and additional cost may apply if rates have increased. Once a project is accepted and signed for, the client can hold the project for up to 12 months, if desired on their end

BID ACCEPTANCE TIME FRAME total: \$0.00

CLEANING THE EXTERIOR OF THE ENTIRE HOUSE

Description

- Remove shutters
- Spray surfaces with mildewcide to kill any mildew growth
- Scrub surfaces where necessary due to heavy mildew, heavy product break down & dirt build up
- Rinse/Wash surfaces thoroughly with a high pressure washer to remove dead mildew, dirt & chalk
- Materials: Mildewcide

CLEANING THE EXTERIOR OF THE ENTIRE HOUSE total: \$590.00

PAINTING OF THE ALUMINUM SIDING ON THE HOME, INCLUDING THE NEW SIDING INSTALLED ON THE FRONT PORCH

Description

- Using Metal Epoxy, repair dings & holes where present, brushing texture if aluminum has texture, sanding smooth if siding is smooth (3-4 hour allowance included in proposal)
- Mask off areas not being painted to prevent from paint transfer
- Apply one coat of client chosen paint color with the additive Emulsabond for maximum adherence. Apply using a spray technique
- Apply a second finish coat without the additive Emulsabond. Apply using a spray technique
- Pull masking, sharpen lines & clean up site properly
- Put shutters back up in place after siding is completed
- Materials: Easy-Mix Emulsa Bond Aluminum Siding Paint Additive

requested area/areas/items.

- COMPLIMENTARY COLOR CONSULTATION: All Genesis projects (Over \$1,500.00) come with a free color consultation with a professional designer. The addition of multiple colors per room, accent walls or any more then one color per room may result in additional charges. These charges will be discussed at the time of the free color consultation. If you have any other questions regarding this, please contact your sales consultant. Color consultation is not the same as design work. If the client would like help with other design items unrelated to choosing paint colors, Genesis Design can assist the client at the rate the Design Office charges for design work outside of picking colors for the painting project.
- -COLORS: For exterior projects, three colors are included unless noted otherwise. These colors are one color for the siding, one color for the soffit / fascia / trim, and one color for the doors. Changing of existing colors to new colors will likely take two coats which will be an extra charge unless noted.
- -INTERIOR COLORS: Interior projects include one color per room on walls. Additional colors or accent walls will add extra cost unless otherwise noted. Color changes will likely take two coats and will result in extra charges unless noted.
- FINANCE OPTIONS: Genesis Painting Offers No Interest / No Payments for One Year. This Offer Must Be Selected Upon Acceptance Of This Proposal. Subject To Approval From A Third Party Bank. See Sales Consultant For Details
- WARRANTY: Genesis Painting provides a 3 YEAR FULL LABOR & FULL MATERIALS warranty on all workmanship and materials pertaining to the paint that Genesis applies. This is not applicable to crack repair, previous coatings unstable coatings, pre existing bubbling issues, decks, railings or floor surfaces. These items have a warranty of sixty days from completion of the project.
- PAYMENT TERMS: Full payment for the project is due at job completion. All major credit cards are accepted on payments up to \$6,000.00. If the client is applying of the 0 Payments and 0% for 12 months, an electronic voucher will be sent to sign at the project completion

IMPORTANT total: \$0.00

Total for all sections: \$7,657.00

Total: \$7,657.00

PAYMENT TERMS

Upon Substantial Co
homeowner is not

will be due in full. Payment will be collected by the job supervisor. If the

+shutters
\$7,887.
+fascia, soffits,
gutters, downspouts
\$9,384.

available to meet with the job supervisor upon substantial completion, payment can be made by calling the painting supervisor or accounts

receivable at 608-310-7690.

Substantial completion is the stage in the progress of the work when the work or designated portion thereof is sufficiently complete in accordance with

the contract so that the owner can occupy or use the work or a portion thereof for its intended use. Minor defects or touch up work would fall under

service or warranty work and do not constitute a reason to withhold final payment. A late fee of 1.5% per month interest

will apply if payment is not made within 5 days of reaching substantial completion. If payment is not received after 30 day intent to lien, a late penalty of \$350 will be added for the cost of lien processing.

not appear completely smoothed. If a smoother finish is preferred, you want to contract a company that chemically strips.

STAINING

Uniformity in stained surfaces cannot be guaranteed, due to thinness, surface, color and stain type.

POWER WASHING

Windows need to be closed tightly and water needs to be available at an outside faucet. Windows may occasionally streak depending on their

surface. Genesis will not be responsible for internal water damage due to any open gaps on the exterior surface washed.

PAINT CHIPS/CLEAN UP

We will use drop cloths, plastic, brooms and vacuums for both interior and exterior work. Due to wind, steep inclines, etc., there may be no

functional or pragmatic way to catch all paint chips as they fall. However, the chips will dissipate in time with no damage to you lawn. Empty

paint cans, paint chips, and other miscellaneous used materials will be left with the customer for their normal trash pickup.

WARRANTY

Genesis will warranty and furnish 100% of the labor and materials for three years for surfaces where the product has failed due to improper

workmanship or defective material including but not limited to peeling, blistering, or chipping. Previously applied coats of paint may have

moisture or adhesion problems that are beyond our control and are not fully warrantied, however in the event you have one of these rare

problems, we will still warranty those areas at a discounted rate of \$45.00 per hour for labor, and provide the paint at 50% off the retail store

cost. If the problem area is covered under this warranty, we will normally only redo the exact area of paint failure, caulk,

_____	_____	_____	_____
Company Authorized Signature	Date	Customer Signature	Date
		_____	_____
		Customer Signature	Date

This estimate was last edited by Jeff Lennberg ((608) 310-7686, jeff@genesispainting.com) on March 30, 2023. The estimate may be withdrawn if not accepted within _____ days.



GENES-2

OP ID: WOLU

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/03/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Harms Insurance Group 804 Liberty Blvd., Suite 203 Sun Prairie, WI 53590 Jeff Lederman		608-837-2484		CONTACT NAME: Lu Anne Wood PHONE (A/C, No, Ext): 608-837-2484 FAX (A/C, No): 608-837-4853 E-MAIL ADDRESS: lwood@tricolorinsurance.com	
INSURED GP Group Inc DBA Genesis Painting & Genesis Design 4401 Femrite Dr Unit C Madison, WI 53716				INSURER(S) AFFORDING COVERAGE INSURER A: West Bend Mutual INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
				NAIC # 15350	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC ☐ OTHER:		2042482	01/01/2023	01/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Emp Ben. \$ 1,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		2042482	01/01/2023	01/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$		2042482	01/01/2023	01/01/2024	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	2047916	01/01/2023	01/01/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	☒ Leased Equipment		2042482	01/01/2023	01/01/2024	\$ 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This certificate is intended to be used as a sample form for bidding purposes only. Individuals should request a formal copy of this document before job commences.

CERTIFICATE HOLDER

CANCELLATION

SAMPLE CERTIFICATE ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

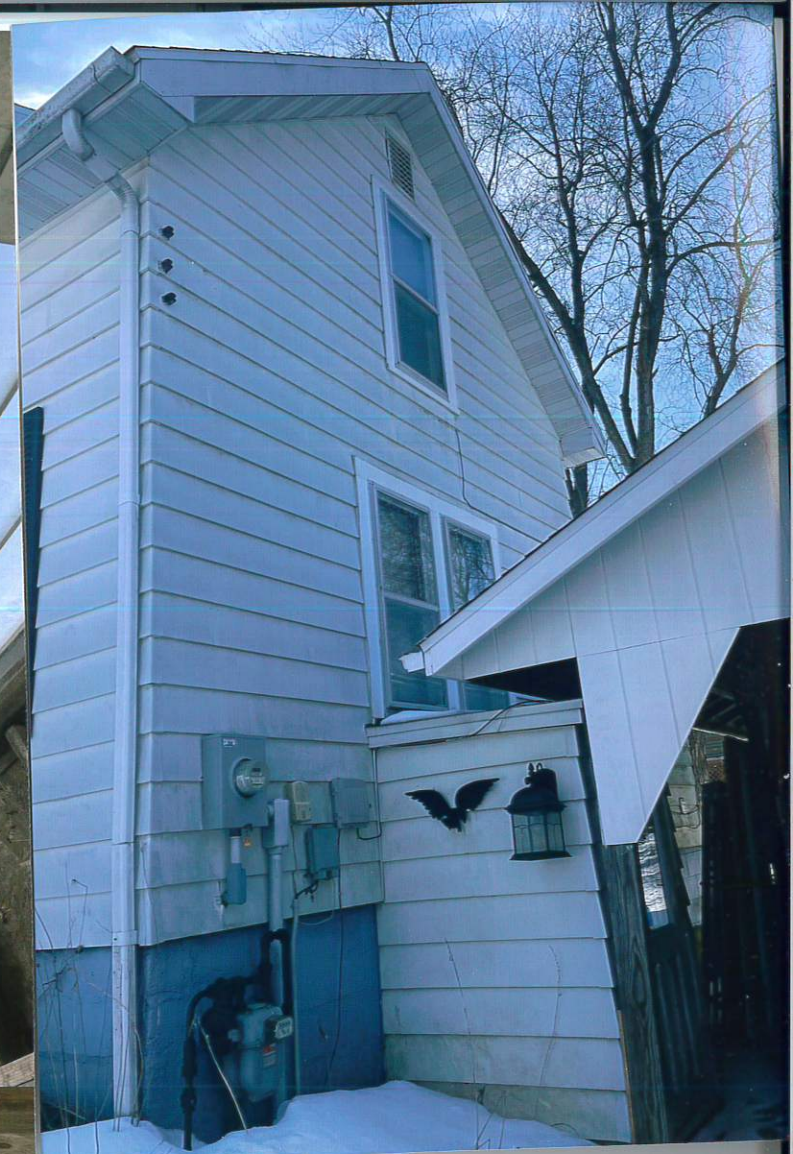
AUTHORIZED REPRESENTATIVE

Lu Anne Wood











AGENDA ITEM REPORT

MEETING DATE

July 5, 2023

PREPARED BY**AGENDA ITEM # 6.b**

Consider Pay Request 2 for Project 23-101

BACKGROUND**RECOMMENDATION****ATTACHMENTS**

1. SUB 2023-0627 Pay Request 2 Rule Contract 23-101

SMITHGROUP

June 27, 2023

Nic Owen
Village Administrator
VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572

Re Pay Request No. 2 – Contract 23-101, 2023 Street Improvements

Dear Nic,

Enclosed is Payment Request No. 2 from Rule Construction, Ltd. for work performed to date on the above referenced project. This payment request is recommended for payment in the amount of \$281,472.41. A summary of the payment is listed below, and the detailed request has been attached.

TOTAL AMOUNT REQUESTED TO DATE	\$510,774.25
LESS RETAINAGE	\$25,538.71
NET AMOUNT DUE	\$485,235.54
AMOUNT OF PREVIOUS PAYMENTS	\$203,763.13
AMOUNT DUE THIS APPLICATION	\$281,472.41

If you have questions, please do not hesitate to call. Thank you.

Sincerely,



Heather Brose, PE
Associate | Civil Engineer

cc: Rule Construction, Ltd. via Email

Contractor's Application for Payment No. 2

Application Period: May 24, 2023 - June 23, 2023		Application Date: 6/23/2023	
To (Owner): Village of Mt. Horeb	From (Contractor): Rule Construction, Ltd.	Via (Engineer): SmithGroup	
Project: 2023 Street Improvements	Contract: 23-101		
Owner's Contract No.: 23-101	Contractor's Project No.: 23-101	Engineer's Project No.: 23-101	

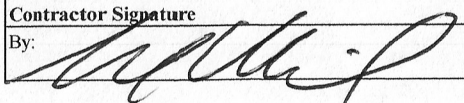
**Application For Payment
Change Order Summary**

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$	\$1,342,719.85
Number	Additions	Deductions	2. Net change by Change Orders.....	\$	\$23,415.00
Change Order #1	\$23,415.00		3. Current Contract Price (Line 1 ± 2).....	\$	\$1,366,134.85
			4. TOTAL COMPLETED AND STORED TO DATE		
			(Column F total on Progress Estimates).....	\$	\$510,774.25
			5. RETAINAGE:		
			a. 5% x 445,103.00	\$510,774.25	Work Completed. \$25,538.71
			b. X		Stored Material.... \$
			c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$25,538.71
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$485,235.54
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$203,763.13
			8. AMOUNT DUE THIS APPLICATION.....	\$	\$281,472.41
			9. BALANCE TO FINISH, PLUS RETAINAGE		
			(Column G total on Progress Estimates + Line 5.c above).....	\$	\$880,899.31
TOTALS	\$23,415.00				
NET CHANGE BY CHANGE ORDERS	\$23,415.00				

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:  Date: 6/23/2023

Payment of: \$ \$281,472.41
 (Line 8 or other - attach explanation of the other amount)

is recommended by: Heath R. Brose June 27, 2023
 (Engineer) (Date)

Payment of: \$ _____
 (Line 8 or other - attach explanation of the other amount)

is approved by: _____
 (Owner) (Date)

Approved by: _____
 Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work								Contractor's Application			
For (Contract): 23-101								Application Number: 2			
Application Period: May 24, 2023 - June 23, 2023								Application Date: 6/23/2023			
A						B	C	D	E	F	
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	Unclassified Excavation - Including removal of all materials & Subgrade (for 4" asphalt and 12" aggregate base, all driveways and misc. removals). Excavation for utilities is not included in estimated unclassified excavation quantity and is incidental to the associated utility work & bid items.	1	LS	\$104,000.00	\$104,000.00	0.25	\$26,000.00		\$26,000.00	25.0%	\$78,000.00
2	Excavation below subgrade & place stone fill (undercut)	1240	CY	\$47.00	\$58,280.00						\$58,280.00
3	Geotextile Fabric	500	SY	\$5.00	\$2,500.00						\$2,500.00
4	Install Crushed Stone Base Course (12" Deep)	8260	SY	\$11.22	\$92,677.20	3000.00	\$33,660.00		\$33,660.00	36.3%	\$59,017.20
5	Finish Grade Base Course	19	STA	\$400.00	\$7,600.00						\$7,600.00
6	Install 30" Concrete Curb & Gutter. (Includes 12" depth crushed stone base course to 12" behind curb & gutter)	3610	LF	\$20.15	\$72,741.50						\$72,741.50
7	Driveway Plating and Access During Curb Curing (undistributed)	4	EA	\$750.00	\$3,000.00						\$3,000.00
8	Sawcut Butt Joint.	830	LF	\$2.00	\$1,660.00						\$1,660.00
9	Install 4" Deep Bituminous Pavement (2-1/4" Binder, 1-3/4" Surface, Type LT)	8260	SY	\$17.20	\$142,072.00						\$142,072.00
10	Remove Existing Bituminous Drive Apron and Replace with 3" Thick Bituminous Drive Apron on 8" Deep Aggregate Base	160	SF	\$6.95	\$1,112.00						\$1,112.00
11	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (Includes decorative concrete)	935	SF	\$18.04	\$16,867.40						\$16,867.40
12	Hydrant Curb Striping (15 LF centered on hydrant, curb face and head, yellow)	105	LF	\$12.00	\$1,260.00						\$1,260.00
13	Special Waterway Curb. Includes placement and compaction of base	125	LF	\$61.33	\$7,666.25						\$7,666.25
14	Restoration	1	LS	\$16,000.00	\$16,000.00						\$16,000.00
15	Construction Staking and Layout	1	LS	\$12,000.00	\$12,000.00	0.35	\$4,200.00		\$4,200.00	35.0%	\$7,800.00
16	Traffic Control	1	LS	\$7,500.00	\$7,500.00	0.35	\$2,625.00		\$2,625.00	35.0%	\$4,875.00
17	Erosion Control	1	LS	\$8,000.00	\$8,000.00	0.35	\$2,800.00		\$2,800.00	35.0%	\$5,200.00
Sanitary Sewer											
18	Remove and Replace 8" SDR 35 PVC Sanitary Sewer (includes reconnection of all live laterals)	1880	LF	\$111.50	\$209,620.00	951.00	\$106,036.50		\$106,036.50	50.6%	\$103,583.50
19	Remove and Replace 10" SDR 35 PVC Sanitary Sewer (includes reconnection of all live laterals)	25	LF	\$141.50	\$3,537.50						\$3,537.50
20	Remove and Replace 4" SDR 35 PVC Sanitary Laterals	560	LF	\$108.00	\$60,480.00	301.50	\$32,562.00		\$32,562.00	53.8%	\$27,918.00
21	Adjust Existing Sanitary Sewer Manhole Casting to finish grade. Provide new polyethylene adjusting rings and external chimney seal. Reuse existing asting unless otherwise noted.	9	EA	\$1,250.00	\$11,250.00						\$11,250.00
22	Provide New Sanitary Sewer Manhole Casting. (Neenah R-1550-B with non-rocking lid) Installation and adjustment are included within Bid item 20	7	EA	\$1,500.00	\$10,500.00						\$10,500.00

Progress Estimate - Unit Price Work								Contractor's Application			
For (Contract): 23-101								Application Number: 2			
Application Period: May 24, 2023 - June 23, 2023								Application Date: 6/23/2023			
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
23	Sanitary Sewer Spot Repair on Nordic Trail	1	LS	\$8,500.00	\$8,500.00						\$8,500.00
Water Main											
24	Installation of Owner-supplied 10" Ductile Iron Water Main	850	LF	\$90.00	\$76,500.00						\$76,500.00
25	Installation Owner-supplied 8" Ductile Iron Water Main	1150	LF	\$90.00	\$103,500.00	1026.00	\$92,340.00		\$92,340.00	89.2%	\$11,160.00
26	Installation of Owner-supplied 6" Ductile Iron Water Main	150	LF	\$103.00	\$15,450.00	40.75	\$4,197.25		\$4,197.25	27.2%	\$11,252.75
27	Installation of Owner-supplied 6" Gate Valve and Box (includes Gate Valve Adapter)	4	EA	\$150.00	\$600.00						\$600.00
28	Installation of Owner-supplied 8" Gate Valve and Box (includes Gate Valve Adapter)	4	EA	\$200.00	\$800.00	3.00	\$600.00		\$600.00	75.0%	\$200.00
29	Installation of Owner-supplied 10" Gate Valve and Box (includes Gate Valve Adapter)	2	EA	\$300.00	\$600.00						\$600.00
30	Installation of Owner-supplied Fire Hydrant with Auxiliary Valve	7	EA	\$1,500.00	\$10,500.00	3.00	\$4,500.00		\$4,500.00	42.9%	\$6,000.00
31	Installation of Owner-supplied 8" Tapping Tee and Gate Valve (Included live tap)	2	EA	\$3,200.00	\$6,400.00	1.00	\$3,200.00		\$3,200.00	50.0%	\$3,200.00
32	Connection to Existing Main	6	EA	\$2,500.00	\$15,000.00	1.00	\$2,500.00		\$2,500.00	16.7%	\$12,500.00
33	Abandon Existing Water Main	1	LS	\$2,000.00	\$2,000.00	0.50	\$1,000.00		\$1,000.00	50.0%	\$1,000.00
34	Replacement of Water Service (including tap and connections) (Owner-supplied corporation, box, curb stop, and reducer)	23	EA	\$500.00	\$11,500.00	12.00	\$6,000.00		\$6,000.00	52.2%	\$5,500.00
35	Installation of Owner-supplied Type K Copper Water Service	625	LF	\$63.00	\$39,375.00	423.50	\$26,680.50		\$26,680.50	67.8%	\$12,694.50
36	Underground Utility Exploration	1	EA	\$1,000.00	\$1,000.00						\$1,000.00
37	Rock Excavation	500	LF	\$35.00	\$17,500.00						\$17,500.00
Storm Sewer											
38	15" ADS N-12 HDPE Pipe	21	LF	\$131.00	\$2,751.00	28.00	\$3,668.00		\$3,668.00	133.3%	-\$917.00
39	12" RCP	1226	LF	\$100.00	\$122,600.00	1064.00	\$106,400.00		\$106,400.00	86.8%	\$16,200.00
40	15" RCP	40	LF	\$142.00	\$5,680.00	40.00	\$5,680.00		\$5,680.00	100.0%	
41	2'x3' Type H Curb Inlet with casting and grate	7	EA	\$3,125.00	\$21,875.00	7.00	\$21,875.00		\$21,875.00	100.0%	
42	Manhole with casting and grate 48" Diameter	2	EA	\$4,850.00	\$9,700.00	2.00	\$9,700.00		\$9,700.00	100.0%	
43	Manhole with casting and grate 60" Diameter	1	EA	\$4,850.00	\$4,850.00	1.00	\$4,850.00		\$4,850.00	100.0%	
44	Concrete Flume and Storm Outfall at Hickory Street	1	LS	\$6,000.00	\$6,000.00	1.00	\$6,000.00		\$6,000.00	100.0%	
45	Oak Valley Dead End Stormwater Swale and STM-CB-108	1	LS	\$6,015.00	\$6,015.00						\$6,015.00
46	Beth Circle Stormwater Swale and STM-CB-202	1	LS	\$3,700.00	\$3,700.00	1.00	\$3,700.00		\$3,700.00	100.0%	
CO#1											
Change Order #1											
CB1-1	Installation Owner-supplied 8" Ductile Iron Water Main	130	LF	\$90.00	\$11,700.00						\$11,700.00
CB1-2	Installation of Owner-supplied 6" Ductile Iron Water Main	5	LF	\$103.00	\$515.00						\$515.00
CB1-3	Installation of Owner-supplied 6" Tapping Tee and Gate Valve (Included live tap)	1	EA	\$3,200.00	\$3,200.00						\$3,200.00
CB1-4	Reconnection of Water Service to 104 Oakridge	1	EA	\$1,500.00	\$1,500.00						\$1,500.00

Progress Estimate - Unit Price Work								Contractor's Application			
For (Contract): 23-101								Application Number: 2			
Application Period: May 24, 2023 - June 23, 2023								Application Date: 6/23/2023			
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
CB1-5	Plug Main at existing Valve in Oakridge Street	1	EA	\$1,000.00	\$1,000.00						\$1,000.00
CB1-6	Remove existing watermain	60	LF	\$25.00	\$1,500.00						\$1,500.00
CB1-7	Abandon existing Watermain in Place (fill w/Flowable Fill)	60	LF	\$25.00	\$1,500.00						\$1,500.00
CB1-8	Tree Removal and Restoration along Route	1	LS	\$2,500.00	\$2,500.00						\$2,500.00
	Totals				\$1,366,134.85		\$510,774.25		\$510,774.25	37.4%	\$855,360.60



AGENDA ITEM REPORT

MEETING DATE

July 5, 2023

PREPARED BY

AGENDA ITEM # 6.c

Consideration: Specific Implementation Plan, Academy of Little Vikings, 1991 Commerce Drive

BACKGROUND

The Academy of Little Vikings have applied for a rezone from PI - Planned Industrial to PD - Planned Development to allow for reduced side-yard setbacks for an expansion. The Planned Development zoning is a two-step process consisting of the General Development Plan, which is the zoning step, and the Specific Implementation Plan (SIP), which is the design step. The Plan Commission and Board have previously reviewed and approved the General Development Plan and at their June meeting, the Plan Commission reviewed and is recommending approval of the SIP.

The Plan Commission recommendation comes with the approval of the reduced side yard setback, waivers from Design Review requirements for not including hard and durable material base around the 40 inch base of the building and allowing for greater than 0.5 footcandles to be emitted at the north property line. The durable material requirement was approved to allow the expansion to match the existing building. The footcandle waiver was approved due to concurrence from the neighboring property and resubmittal of the fixture plans for staff review and approval.

Trustee Shellpfeffer's architecture firm CAS4 is the architect for the project and he will be recusing himself from the discussion and voting on this item.

RECOMMENDATION

ATTACHMENTS

1. 1991 Commerce Drive Little Vikings Addition SIP 5.24.23 (3)
2. 23004_2023_0510_PLANCOMMISSION_SUBMITTAL (3)
3. Academy of Little Vikings - EXT LIGHTING - MAY 15 2023 (2)
4. ExteriorLight_North_wdge1-led (2)



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
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

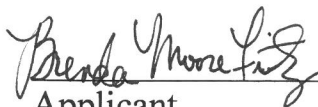
Landscape Plan Submittal Checklist attached: Attached

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.

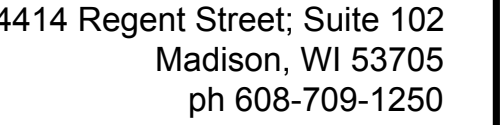
LANDSCAPE PLAN SUBMITTAL CHECKLIST

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.

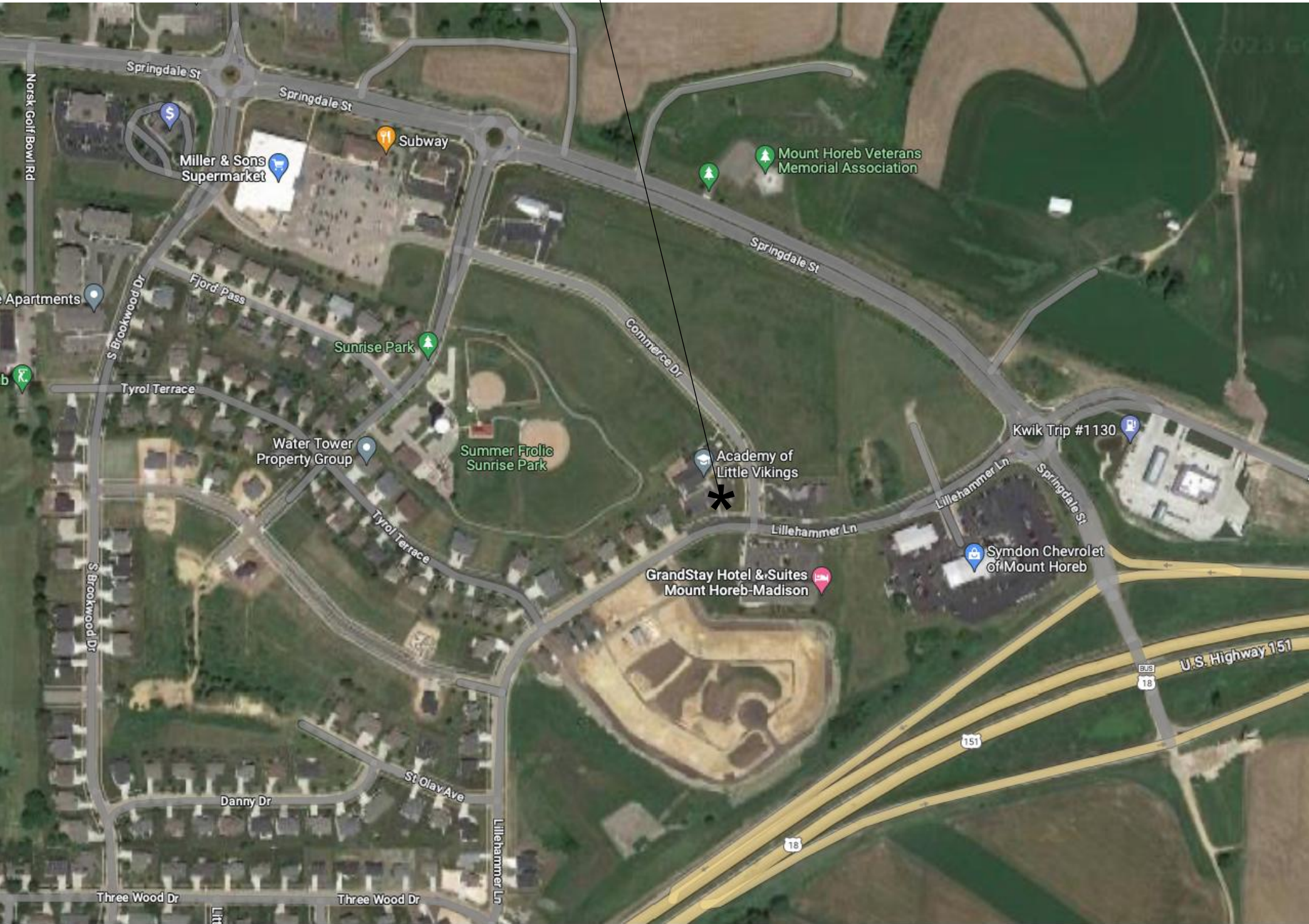
This checklist should accompany the PLAN SUBMITTAL CHECKLIST.

- ☒ 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



G001



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LEGEND

- FOUND PLSS MONUMENT TYPE NOTED
- FOUND IRON PIPE SIZE NOTED
- FOUND 3/4" REBAR
- FOUND PK NAIL
- CUT CROSS SET
- PK NAIL SET
- SIGN
- BOLLARD
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- INLETS
- UTILITY POLE
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- COMMUNICATION MANHOLE
- DECIDUOUS TREE
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- RAILING
- STONE WALL
- SAN - SAN - SANITARY SEWER
- WAT - WAT - WATER MAIN
- STM - STM - STORM SEWER
- GAS - GAS - NATURAL GAS LINE
- COMM - COMM - COMMUNICATION LINE
- E - E - ELECTRIC LINE
- OHE - OHE - OVERHEAD ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1240 - CONTOUR MAJOR
- 1241 - CONTOUR MINOR



0' 10' 20' 30'
1" = 20' on 22"x34"
1" = 40' on 11"x17"

GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON APRIL 17, 2023. ONLY THE AREAS OF INTEREST TO THIS PROJECT WERE FIELD SURVEYED. THIS INCLUDES THE AREA NORTH AND EAST OF THE BUILDING. THE REMAINING PORTIONS OF THE SITE ARE SHOWN BASED ON RECORD DRAWINGS. THE RIGHT-OF-WAY THAT HAS NOT BEEN FIELD VERIFIED IS SHOWN IN GRAY TONE.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NORTH REFERENCE: FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONS DANE, GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T6N, R6E, BEARS N 00°06' 27" W
- 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
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- 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.

LEGAL DESCRIPTION AS FURNISHED

LOT 155, FIRST ADDITION TO NORTH CAPE COMMONS, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

WYSER
ENGINEERING

1991 COMMERCE DRIVE
MOUNT HOREB, WI 53572

LITTLE VIKINGS ADDITION

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

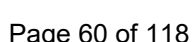
Sheet Title: TOPOGRAPHIC AND UTILITY MAP

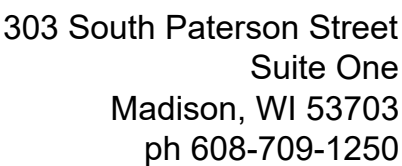
Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	23-1019
Set Type	DESIGN
Date Issued	04/19/2023
Sheet Number	V001

DIGGERS HOTLINE
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Hearing Impaired TDD (800) 542-2289
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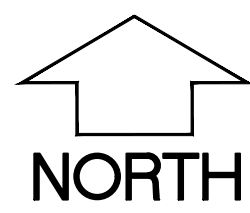
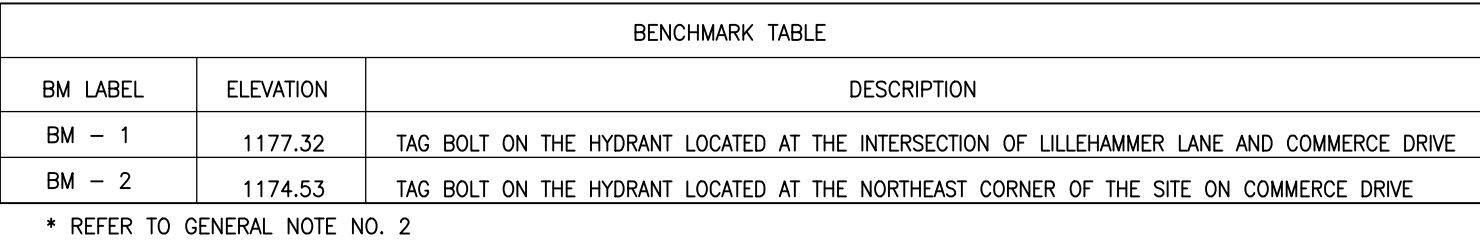
300 East Front Street
Mount Horeb, WI 53572

1991 Commerce Dr.
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C200

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Project Name: the Glen



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 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. 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 HORN STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION- LATEST EDITION.

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wi.gov).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
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. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL PRACTICES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE THE EROSION AND SEDIMENT CONTROL PRACTICES.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
9. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
10. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

1. ALL GRADES SHOWN ARE AL FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. CONTRACTOR TO DEEP TILL ALL COMPACTED Pervious SURFACES PRIOR TO SEEDING AND MULCHING.
8. 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).
9. 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.
10. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS 1 TYPE B EROSION CONTROL MAT.
11. ALL SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITHIN 1-WEEK OF DISTURBANCE WITH TEMPORARY SEEDING AND CLASS 1, TYPE B (URBAN) EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B MATTING.

1. 07/01/2023 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD, SILT FENCE AND INLET PROTECTION OF EXISTING INLETS, INCLUDING PUBLIC INLETS WITHIN THE PUBLIC RIGHT OF WAY.
2. DURING CONSTRUCTION
 - 2.1. INSTALL INLET PROTECTION WHERE INDICATED ON PLANS.
 - 2.2. SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
 - 2.3. ALL SLOPES GREATER THAN 4:1 SHALL BE STABILIZED WITHIN TWO MONTHS (60 DAYS) OF BEING DISTURBED.
3. 04/19/2024 - FINAL SITE STABILIZATION - ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH WITHIN SEVEN (7) DAYS OF FINAL GRADING.

1521 Sunset Ct.
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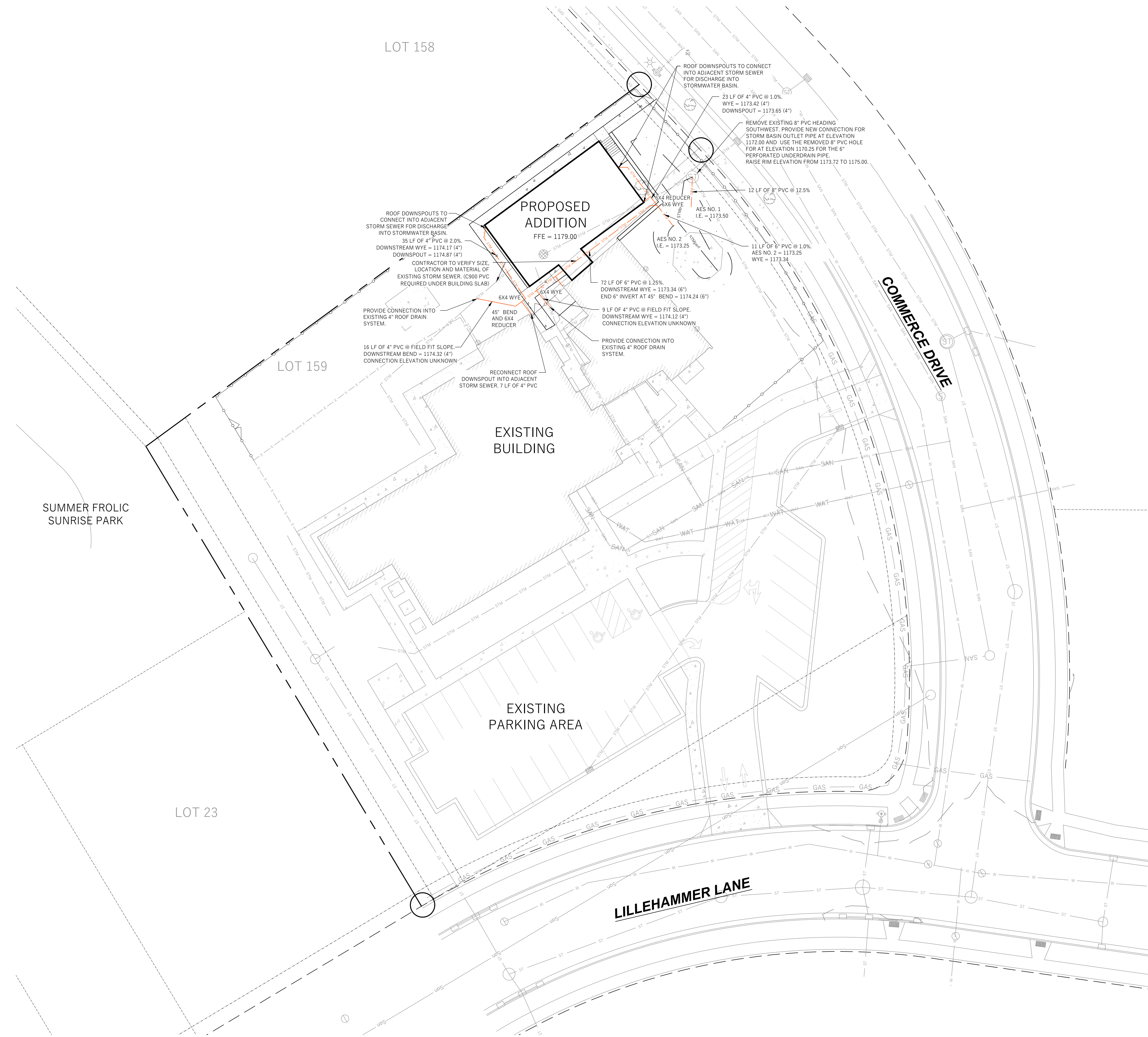
No.	Description	Date
1	Plan Commission Submittal	5-10-2023

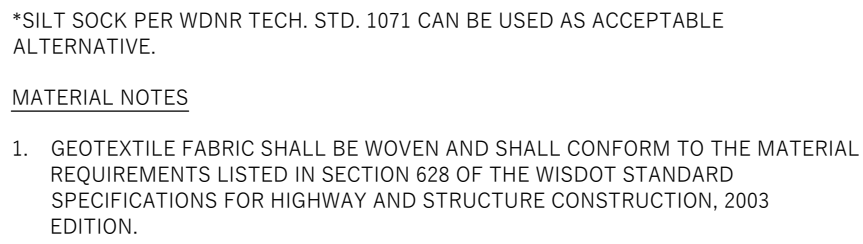
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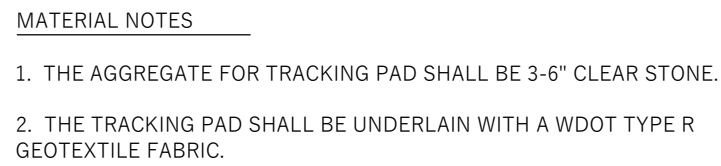
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2. BENCHMARK INFORMATION CAN BE FOUND ON SHEET C200. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK 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, WISDOTS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL NOTES, 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" 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) 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 CASTING 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 HRI-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.



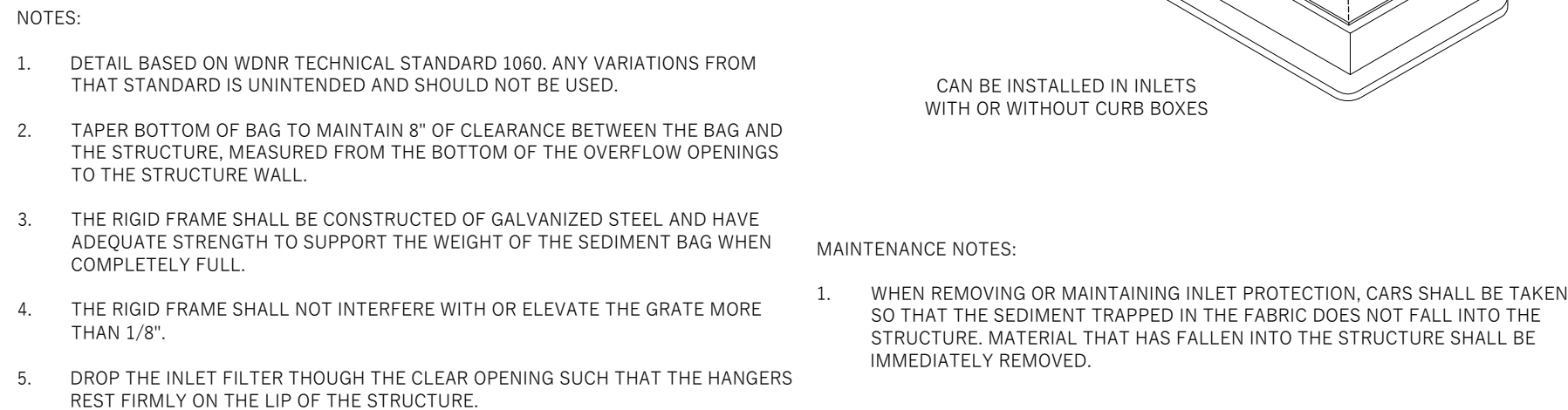


CONSTRUCTION ENTRANCE (TRACKING PAD)



INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 30-FOOT WIDE BY 50-FOOT LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKING ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.



CLASS III, TYPE A (TOP)

CLASS III, TYPE C (BOTTOM AND SIDES)

CLASS III, TYPE B (SLOPE)

EROSION CONTROL REVEGETATIVE MAT

1" TOPSOIL (TO BE SEEDDED)

3" TOPSOIL

TURF REINFORCEMENT MAT

NOTE: VARIATION ON INSTALLATION PROCEDURES MAY OCCUR. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

**TURF REINFORCEMENT
INSTALLATION DETAIL**

*NO GROUNDWATER FOUND TO THE LIMITS OF THE TEST PIT



- | | | |
|--|--|---|
| 1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDMR TECHNICAL STANDARD 100A - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN. | 4. CERTIFIED COMPOST SHALL CONSIST OF: ~40% ORGANIC MATTER, ~50% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT. | 7. MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL. WHEN BASIN IS FULL, ROOTSTOCK AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN. |
| 2. CONTRACTOR SHALL INSTALL NATIVE PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES). CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER. | 5. SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL, TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION DEPRESSION SHALL BE FORMED AFTER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES. | 8. RUNOFF MUST INFILTRATE WITHIN 24 HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP-TILLED, REGRADED, AND IF NECESSARY, RECONSTRUCTED WITH A DIFFERENT INFILTRATION RATE. |
| 3. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING | 6. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL. A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE. | 9. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER. |
| | | 10. REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS. |

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (E.G., RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES' CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' BEST MANAGEMENT PRACTICES MANUAL. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

303 South Paterson Street
Suite One
Madison, WI 53703
ph 608-709-1250

Structural Engineering:

ECHELON STRUCTURES, LLC

1521 Sunset Ct.
Middleton, WI 53562

Civil Engineering:

Wyser Engineering

300 East Front Street
Mount Horeb, WI 53572

Academy of Little Vikings 4K & Childcare Addition

1991 Commerce Dr.
Mount Horeb, WI 53572

Project #: 15008.00

DD Documents

Issued for:

Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

DETAILS

C400

Academy of Little
Vikings - 2nd Addition

1991 Commerce Street
Mount Horeb, WI 53572

Project #: 23004.00

Plan Commission Submittal

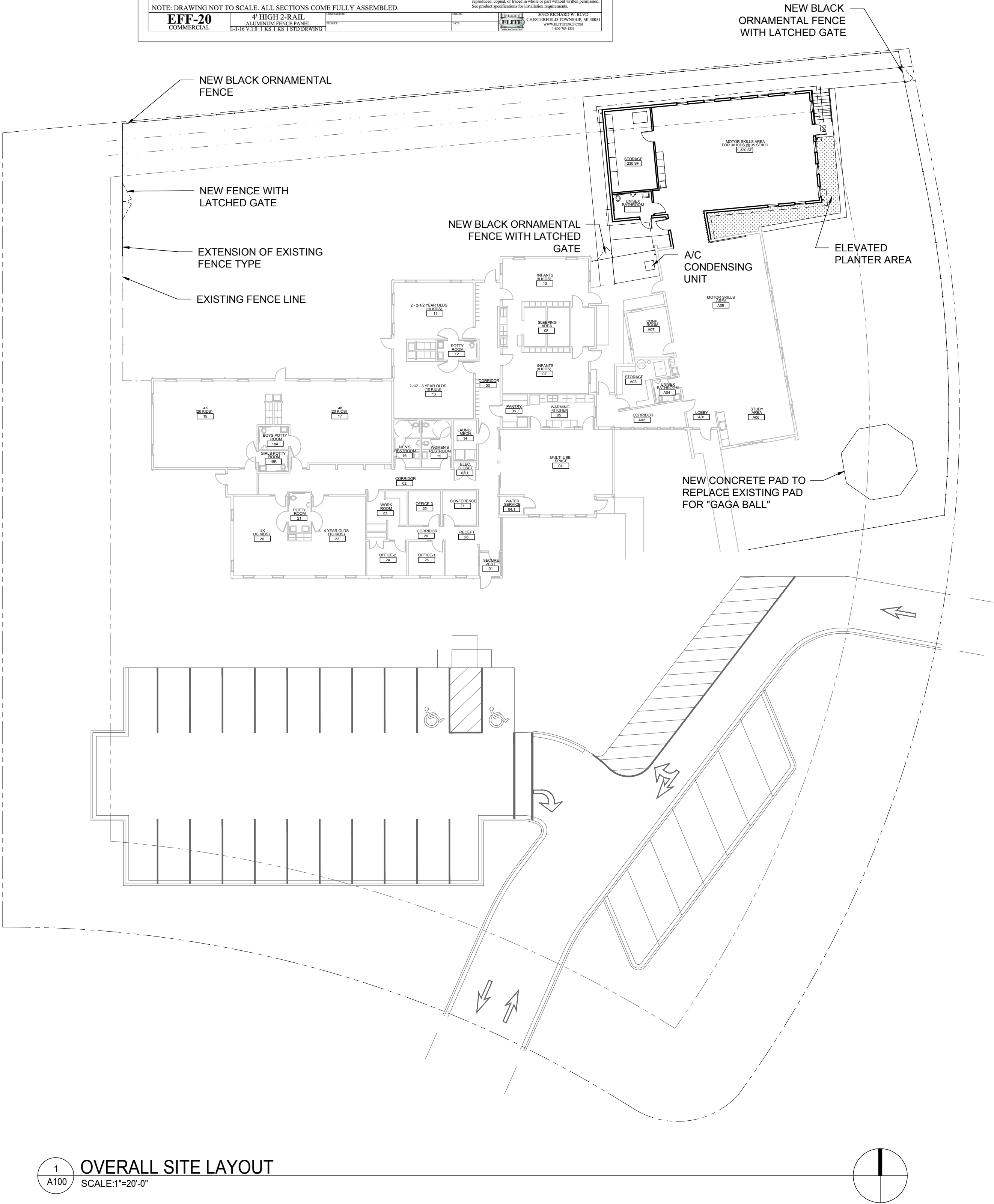
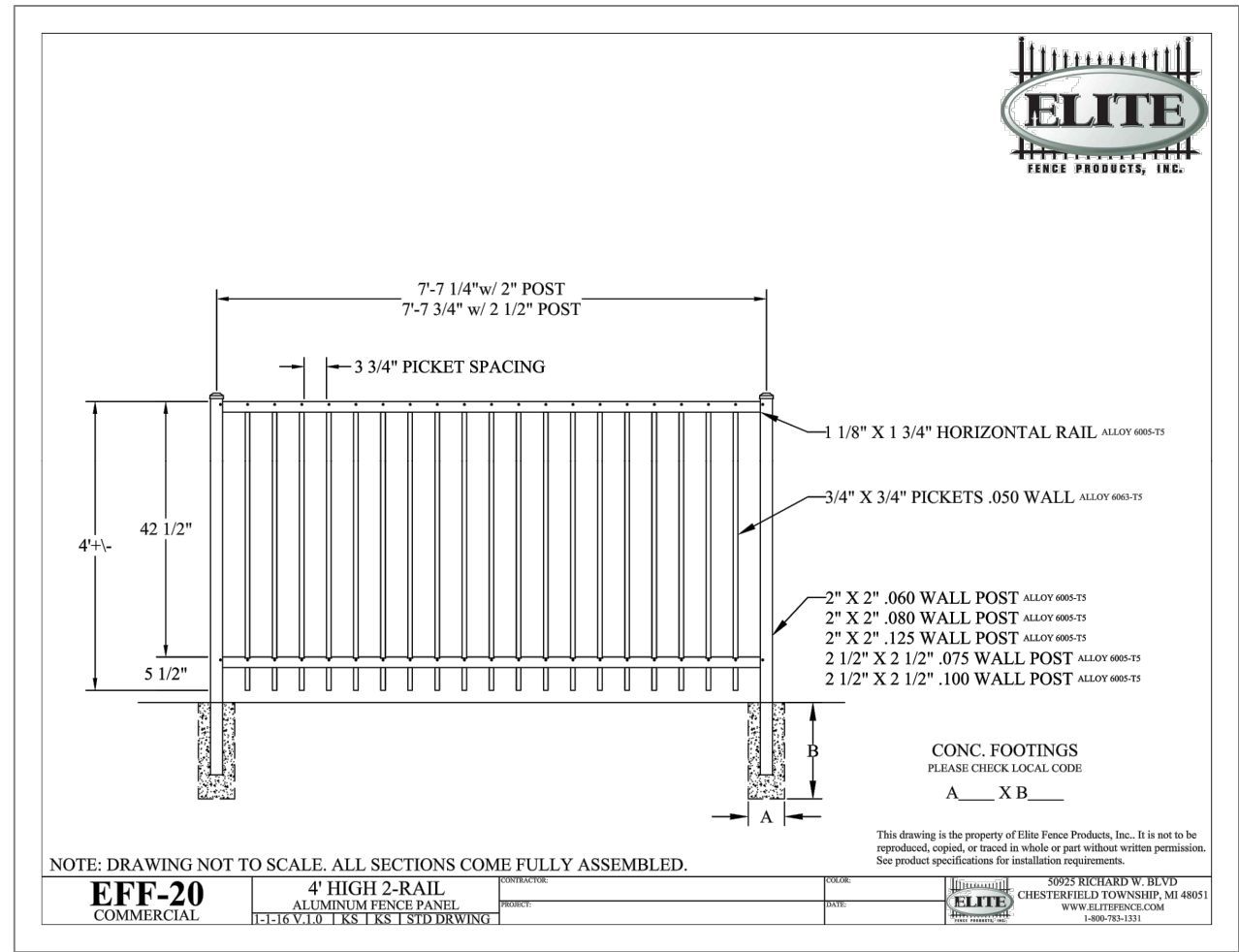
Issued for:

No.	Description	Date
1	Plan Commission Submittal	05-10-2023

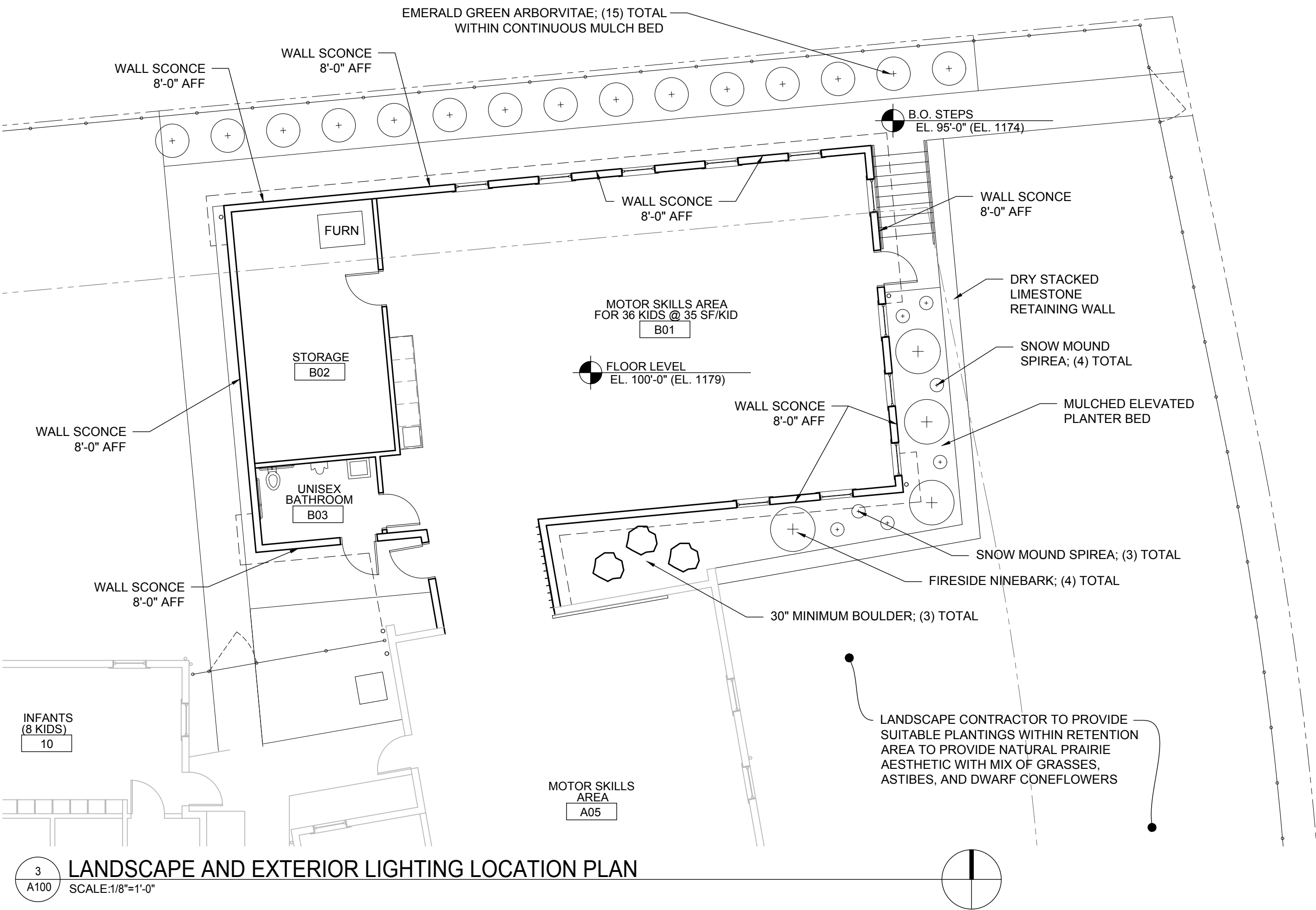
Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

OVERALL SITE LAYOUT,
FLOOR PLAN, AND
LANDSCAPE PLAN

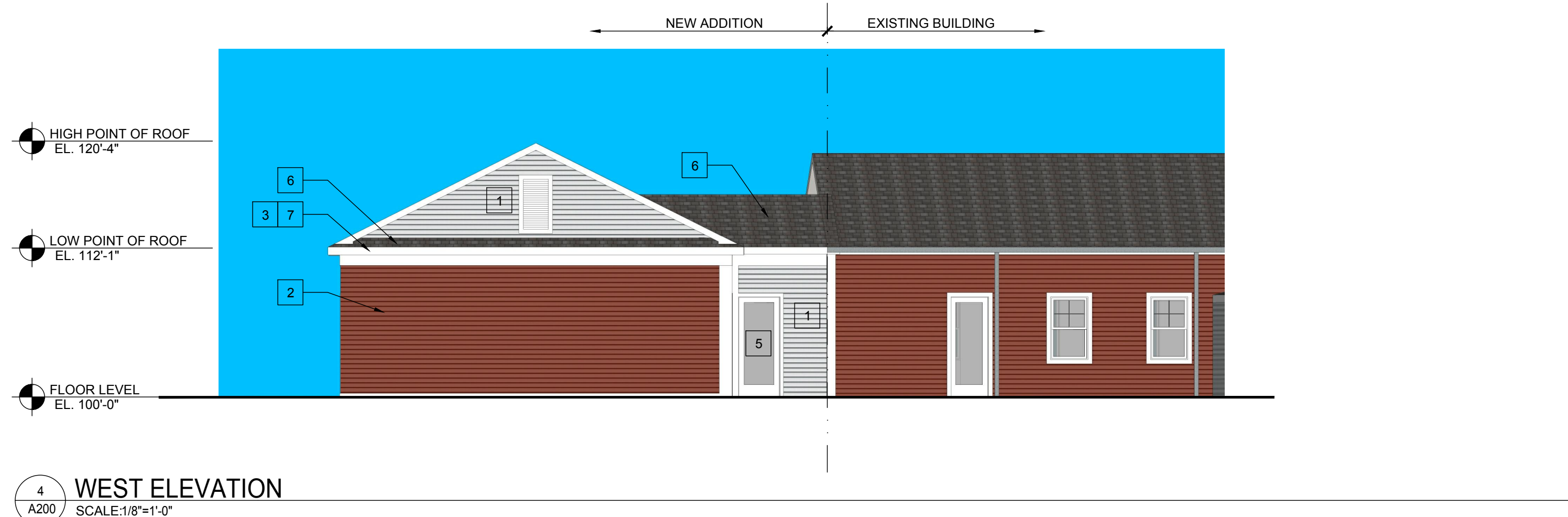
A100



2 FLOOR PLAN
SCALE: 1/8"=1'-0"



3 LANDSCAPE AND EXTERIOR LIGHTING LOCATION PLAN
SCALE: 1/8"=1'-0"



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.

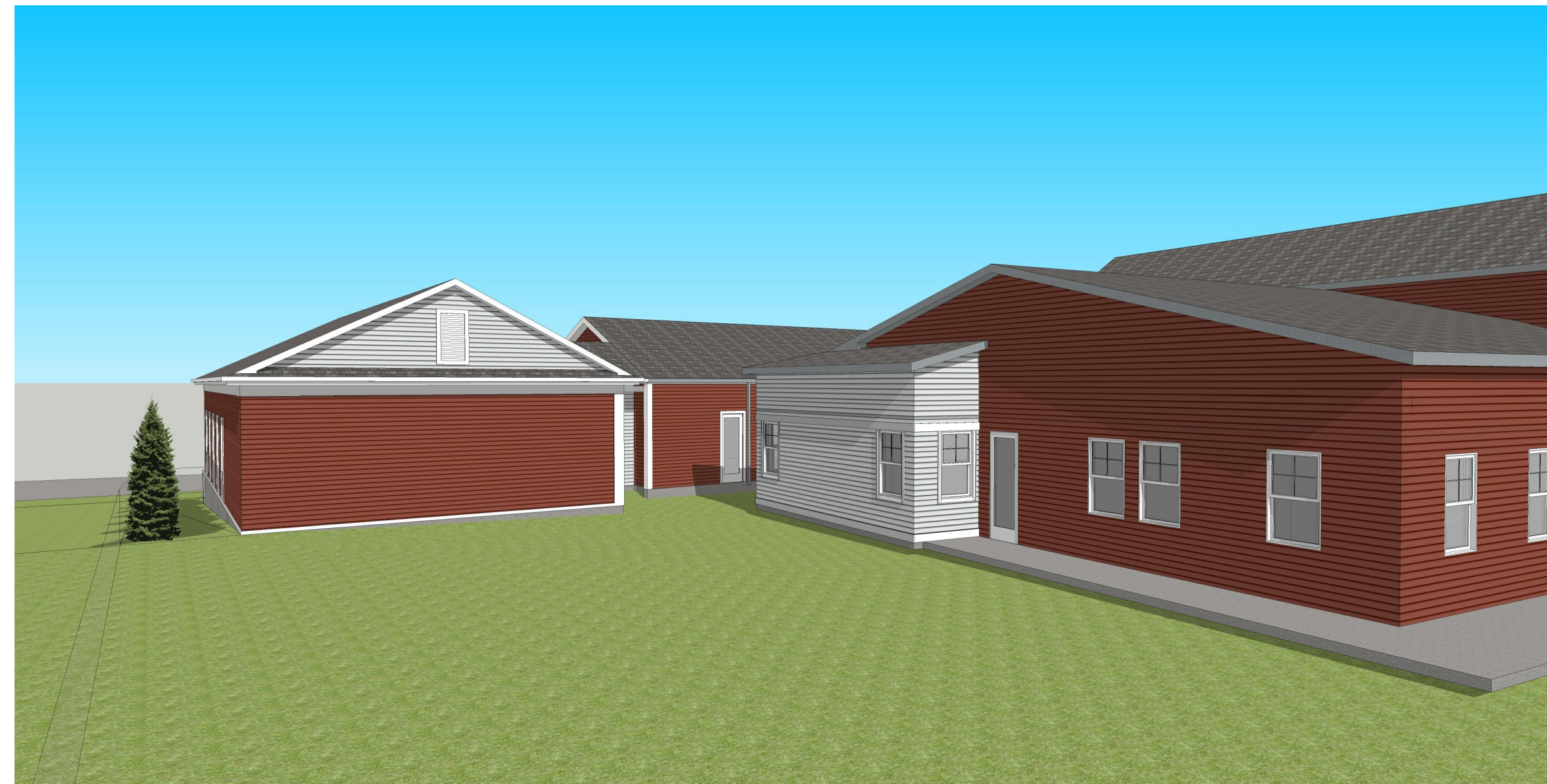
2. ALL EXTERIOR MATERIAL COMPONENTS SHALL BE SUBMITTED TO THE CONTRACTOR AND ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. PROVIDE (3) COPIES OF ALL PRODUCT DATA AND SAMPLE OF PRODUCT TO BE USED.

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

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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:

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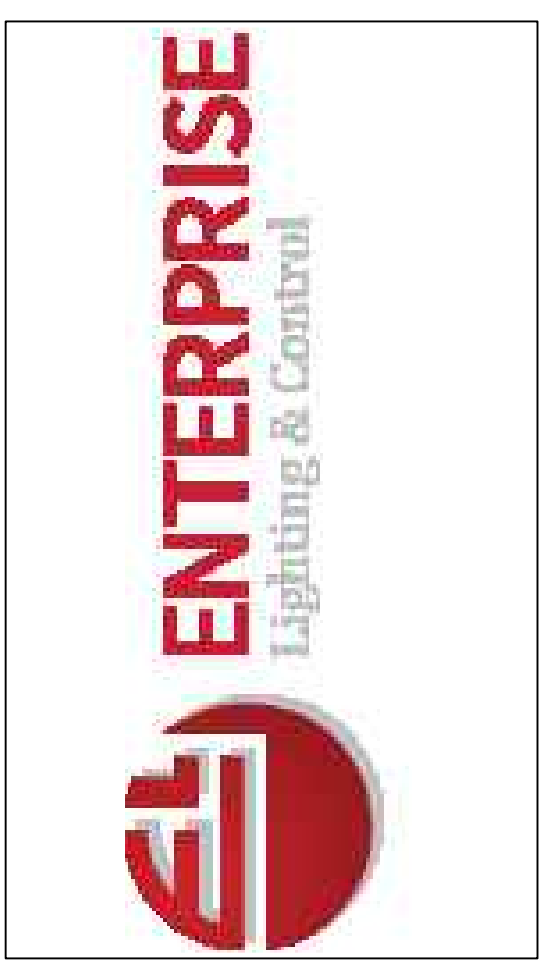
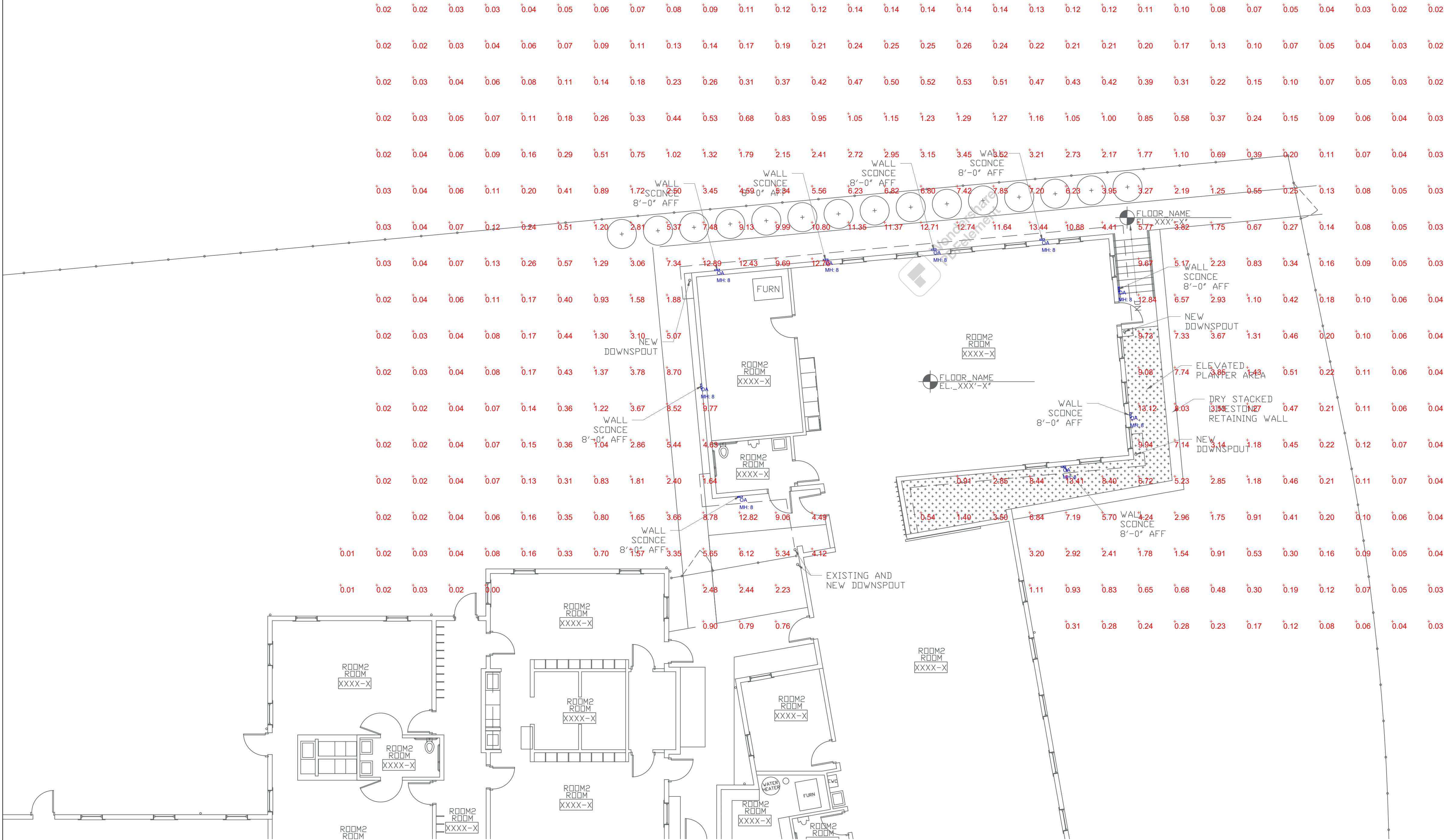
Drawn by: CaS4 Architecture
Checked by: CaS4 Architecture

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.



COMMENTS		DATE	#
REVISIONS			

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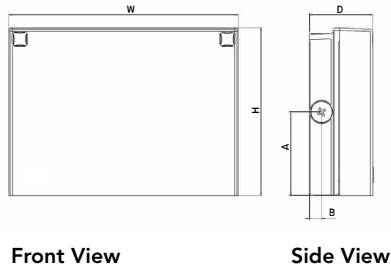
ACADEMY OF LITTLE VIKINGS	MADISON, WISCONSIN	SITE LIGHTING LAYOUT
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WPX LED Wall Packs



Specifications



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)

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

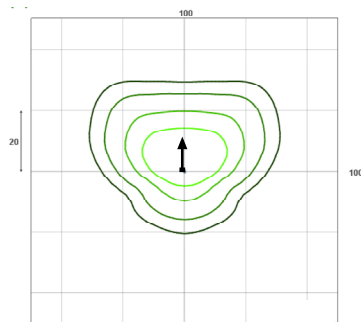
Photometric Diagrams

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

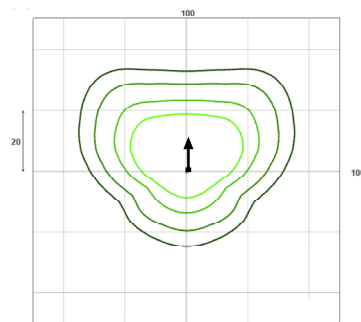
LEGEND

0.1 fc
0.2 fc
0.5 fc
1.0 fc

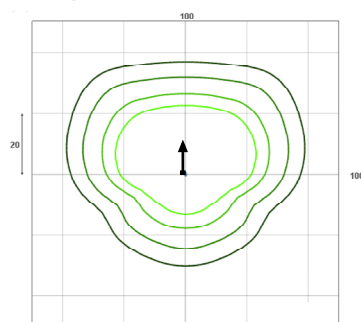
WPX1 LED P1



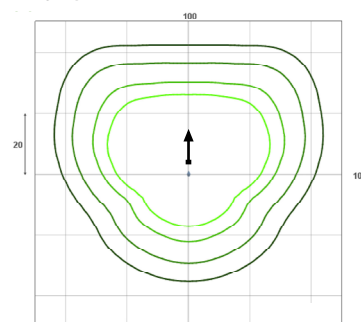
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



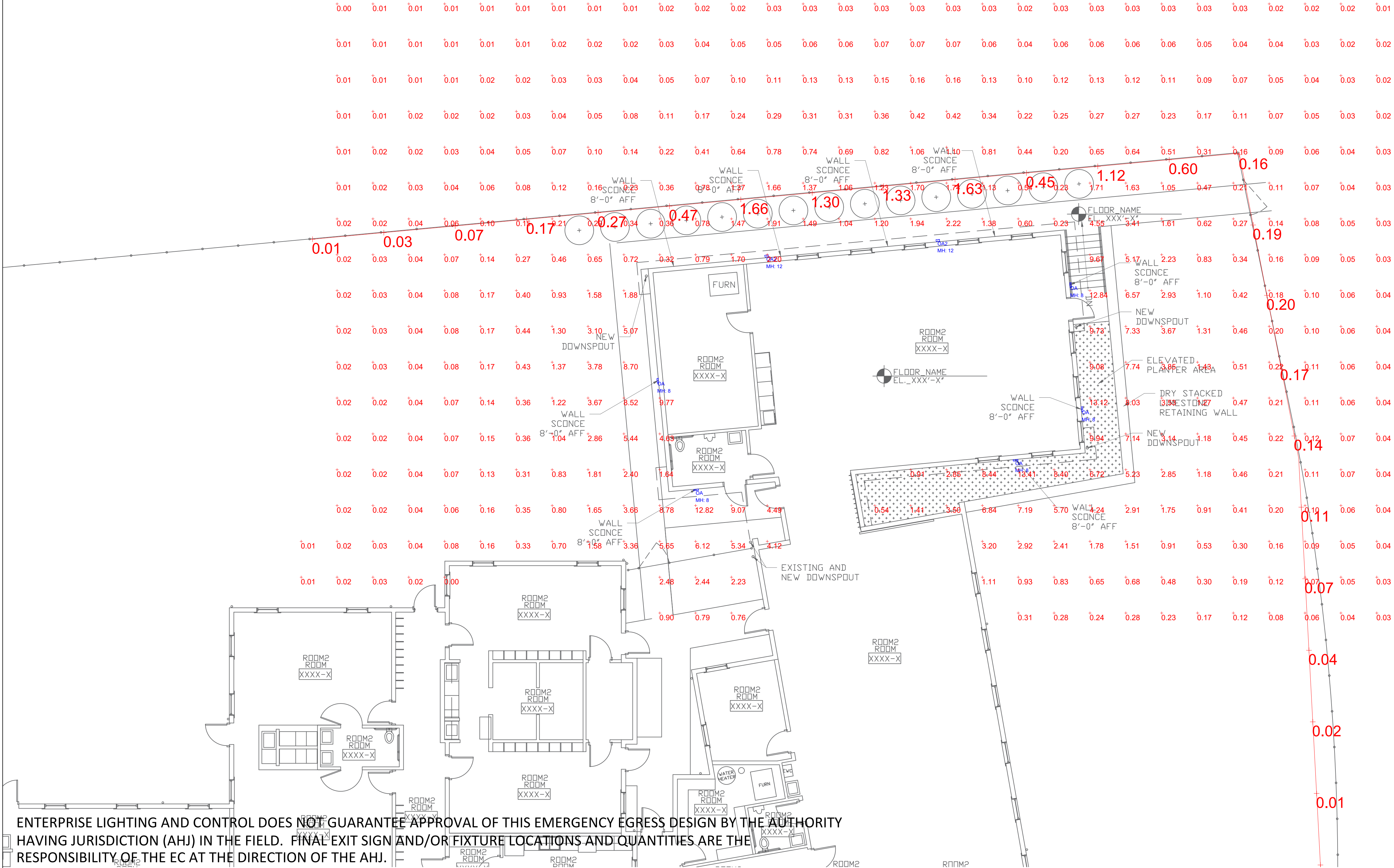
COMMERCIAL OUTDOOR

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WPX LED
Rev. 03/08/22

Luminaire Schedule								
Label	Qty	Arrangement	LLF	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
OA	5	SINGLE	0.950	LITHONIA	WPX1 LED P2 xxK Mvolt	24.42	122.1	2913
OA2	2	SINGLE	0.950	LITHONIA	WDGE1 LED P0 40K 80CRI VF	6.7947	13.5894	759

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.32	1.66	0.00	N.A.	N.A.
SITE	Illuminance	Fc	1.09	13.41	0.00	N.A.	N.A.
BLDG PERIMETER	Illuminance	Fc	3.41	13.4	0.2	17.05	67.00



ENTERPRISE LIGHTING AND CONTROL DOES NOT GUARANTEE APPROVAL OF THIS EMERGENCY EGRESS DESIGN BY THE AUTHORITY HAVING JURISDICTION (AHJ) IN THE FIELD. FINAL EXIT SIGN AND/OR FIXTURE LOCATIONS AND QUANTITIES ARE THE RESPONSIBILITY OF THE EC AT THE DIRECTION OF THE AHJ.



REVISIONS		
#	DATE	COMMENTS

DRAWN BY : LB	DATE : MAY 15, 2023	SCALE : 1/8" = 1'-0"
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ACADEMY OF LITTLE VIKINGS	MADISON, WISCONSIN	SITE LIGHTING LAYOUT
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WDGE1 LED

Architectural Wall Sconce



Catalog
Number

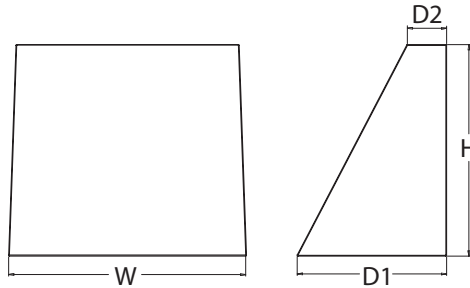
Notes

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

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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

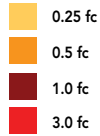
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
Rev. 11/21/22

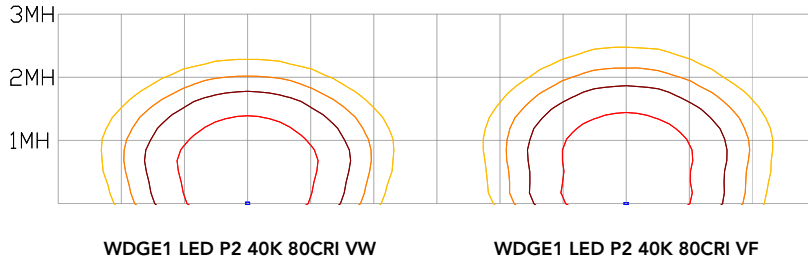
Photometric Diagrams

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



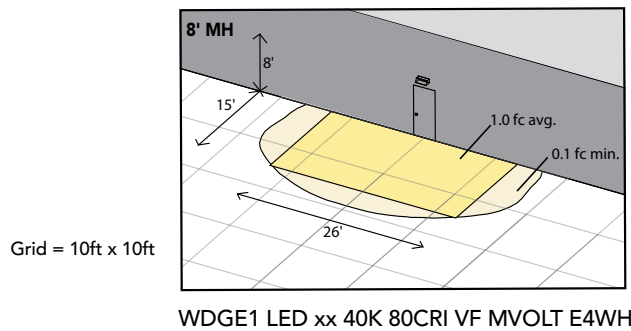
Emergency Egress Options

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

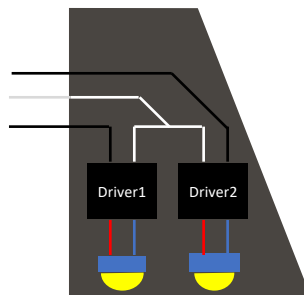
The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



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 WDGE 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 WDGE 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.



AGENDA ITEM REPORT

MEETING DATE

July 5, 2023

PREPARED BY

AGENDA ITEM # 6.d

Consideration: Specific Implementation Plan, Steve Brown Apartments Front Street Station, 120 W Front Street

BACKGROUND

Steve Brown Apartments has applied for a rezone from I1 - General Industrial to PD - Planned Development for the Village-owned parking lot at 120 W Front Street. The Planned Development zoning is a two-step process consisting of the General Development Plan, which is the zoning step, and the Specific Implementation Plan (SIP), which is the design step. The Plan Commission and Board have previously reviewed and approved the General Development Plan and at their June meeting, the Plan Commission reviewed and is recommending approval of the SIP.

There have been a lot of public comments made during meetings and also submitted through email that have been shared with both the Village Board and the Plan Commission. While we welcome and appreciate public feedback and input on all aspects of projects such as this, at this point of the review process, we are discussing the SIP plan only, which is the design review step dealing with the aesthetics of the building, lighting and landscaping. Discussion at the Board meeting should be centered on those items.

The Plan Commission recommendation for approval includes waivers from the Design Review requirements to allow deviation from the Victorian color palette for black portions of the facade, non-decorative service and garage doors and metal awnings. They are additionally recommending that the mural proposed for the rear facade be approved by the Plan Commission and be completed within 3 years of occupying the building. Staff was delegated authority for review and approval of the signage and lighting plans for the building. Window screening treatments for the first floor windows that look into the parking garage will need to come back for Plan Commission approval, but this does not delay the overall SIP approval.

A significant amount of discussion amongst the Commissioners centered around the design of the rear facade and the main entrance. The debate over the rear facade centered on whether brick should be carried over to the back facade as well as the front and if not brick, is there a better look for the center portion of the building? In the



AGENDA ITEM REPORT

end, the Commission approved leaving the siding as is on the two bumped out portions of the building and changing the reddish-colored siding in the middle to the near-black siding.

Discussions on the entrance were on ways to make the front of the building look more active and draw attention and foot traffic to the building. After the discussion, the only change made to the main entrance was to make the eastern window a full window, extending to the sidewalk to match the other full length window on the entrance.

The addition of solar panels was also discussed. The applicant indicated that is one item they are considering but would not commit to at this time. The applicant is working with WPPI and Focus on Energy staff to participate in the new construction design program to maximize energy efficiency of the building.

RECOMMENDATION

ATTACHMENTS

1. Steve Brown Apartments SIP and Design Review Memo for Plan Commission 6.28.23
2. 230214_Mt Horeb PIP_RS (1)



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: June 28, 2023
Re: Specific Implementation Plan (SIP) and Design Review for Proposed 5-Story Multi-Family Building at 120 E. Front Street for Steve Brown Apartments.

Introduction

Steve Brown Apartments has submitted the Specific Implementation Plan (SIP) for 120 E. Front Street for Plan Commission review. The project is proposed at the corner of Front Street and First Street on an existing Village parking lot. This project received General Development Plan (GDP) zoning approval at the April meeting and the Specific Implementation Plan (SIP) came before the Plan Commission for discussion at the May meeting. In reflection of the feedback received over the past several months, the applicant has formally submitted the proposed SIP for Plan Commission consideration at the June meeting. The SIP is consistent with the approved GDP.

Plan Commission Feedback Summary From May Meeting:

- Planters added to the front façade (see submittal pages 10, 15, and 16)
- Enhanced and improved front entryway façade (see submittal pages 15, 16, and 18)
- Requiring mural installation within a set timeframe, whether that is installed by the Village or property owner (see this document page 12)
- Lit or clear first floor façade windows connected to the structured parking area or images on the windows themselves similar to the Hoff Building (see submittal pages 16 and 19)
- Rear façade siding moved lower under the windows to have a shorter block wall on that side of the building (see submittal page 15)
- Additional arched windows in the rear façade mirroring that of the front façade (see submittal page 15)

The Planned Development is proposed to accommodate a five-story residential building with 63 multi-family housing units and 97 structured parking spaces. The mixed-use building will be a combination of market rate multi-family apartments (20 studio units, 24 one-bedroom units, and 19 two-bedroom units). The building will include a community room/club house and shared second story outdoor patio for residents. All proposed on-site structured parking (97 stalls) will be private spaces for residents, split between below ground (49 stalls) and on the first floor (48 stalls). The applicant has also proposed the reorientation of on-street parking spaces on both streets to be angled, which would net an additional 11

spaces. The on-street parking reconfiguration would require approval by the Village Engineer and Public Services Department. Additionally, the project includes bicycle parking within the parking structure via hanging racks between vehicle parking spaces. Pedestrians will be able to access the site from a planned sidewalk the full length of Front Street and 1st Street around the property.

To receive final Village approval of the Planned Development, this project requires approval of the SIP and Design Review by the Plan Commission and the Village Board. This report addresses the SIP first, followed by the Design Review.

Specific Implementation Plan Review

Steve Brown Apartments have been working with Village Staff and the Plan Commission to refine their design over the past several months through multiple rounds of conceptual review. At the April Plan Commission and Village Board meeting, the project received General Development Plan approval. The SIP must meet the zoning requirements, inclusive of the zoning flexibilities approved in the GDP.

Specific SIP Flexibilities Consistent with the Approved GDP include:

1. Allowable Land Uses: The GDP approved one by-right principal land uses for the property – Apartments (Multi-Family). The SIP is consistent with the approved GDP.
2. Number of Dwelling Units in Building: The GDP approved a building with up to 63 dwelling units. The SIP is consistent with the approved GDP.
3. Building Setbacks: The GDP approved maximum front (5 feet), side (10 feet), and rear (3 feet) setbacks. The SIP is consistent with the approved GDP.
4. Apartment Land Use Setbacks: The GDP approved minimum setbacks less than 30 feet from all property lines consistent with 3. above. The SIP is consistent with the approved GDP.
5. Building Height: The GDP approved a building of five stories, with structured parking, up to 60 feet in height. The SIP is consistent with the approved GDP.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for 120 E. Front Street 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. Any items that do not comply with the Design Directives or requires Plan Commission discussion have been identified with underlined text.

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. The existing site is generally flat. The Grading Plan maintains the site's topography to the extent possible.
- 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. Existing grade transitions to adjacent properties are maintained to the extent possible.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - This requirement is met. Existing site grades are maintained to the extent possible.

2. Existing Site Vegetation and Other Natural Features:

- a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
 - This requirement is met. The property is currently a paved parking lot with little to no existing vegetation.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
 - This requirement is met. The property is currently a paved parking lot with little to no existing vegetation.

3. Site Layout Relation to Abutting Streets:

- a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
 - This requirement is met. The project is generally consistent with the downtown development pattern, in particular the densities of the Hoff Building across the street and building height of the Duluth Trading Company Headquarters. The existing topography in this area of the Village creates a situation where development along Front Street is much lower in elevation than those along Main Street. The applicant has provided three-dimensional renderings showing how the building scale would generally be consistent with other large buildings on Front Street, but not adversely impact the development scale and character of those along Main Street, due to the grade change.
- 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. Same as 3.a., above.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.

- This requirement is met. The SIP is consistent with the approved setbacks in the GDP. 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 met. The SIP is consistent with the approved setbacks in the GDP. All other building setbacks are met.
- c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.
 - This requirement is not applicable, as the subject property is not located in the specified area.

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. The SIP is consistent with the approved building height in the GDP.
- 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 met. The SIP is consistent with the approved building height in the GDP.
- c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.
 - This requirement is not applicable, as the subject property is not located in the specified area.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - The building exceeds 5,000 square feet of gross floor area, and complies with all requirements for large developments.

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 by regularly spaced building staggers, changes in building façade materials, patios, and differentiated widow types along all facades.
- 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. Same as 7.a., above.
- 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 met with regularly spaced windows on both the ground floor and upper stories of all facades.
- 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 met. Although there are no storefronts proposed with the development, the main entry point to the building from Front Street has decorative windows, lighting, a metal canopy overhang, and building material variation.

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. Proposed building materials include lap siding, cornices, brick, stone banding, and a smooth stone/rock face stone base.
- 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 met. Brick and stone are proposed along the base of all four facades the full length of the first floor.

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 met for the majority of the building with brown brick and light grey stone; however, the proposed modern black portions of the façade aren't necessarily in keeping with the Victorian color palette for downtown. The modern black is proposed for two reasons 1) provide vertical material and color differentiation and 2) provide horizontal material and color differentiation on the fifth story to appear

somewhat like a physical building façade stepback. I recommend waiving this requirement.

- 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.
 - See note above in 9.a.i.
- 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 with a consistent use of neutral colors proposed.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met, outside of a blank metal service door and garage door on the eastern façade. However, this will be the underground parking entrance that is significantly lower in elevation than First Street and (for the most part) hidden from prominent public view. I recommend that this requirement be waived.

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.
 - Outside of the windows associated with the main building entryway, the windows along the first-floor façade are proposed to be screened with translucent film to block the view into the structure parking area, but still allow for some light to be seen from the street and sidewalk. This change was made by the applicant in response to the May Plan Commission meeting feedback. I recommend that this item be discussed by the Plan Commission to ensure consistency with the desired approach.
- b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
 - See note above in 11.a.

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. The proposed flat roof matches most of the downtown building pattern.
- 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. A membrane roof is proposed.

- 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. As indicated by the applicant, meter boxes will be required to serve the units on the western elevation but are proposed to be screened using landscaping.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is met. Two awnings are proposed 1) on the front façade over the main entryway to the building and 2) on the rear façade over a portion of the shared tenant second story patio. Both match the color scheme and materials of the building.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement is not met. Both awnings proposed are metal and match the color scheme and materials of the building. I recommend that this requirement be waived.
- c. Backlighting is prohibited.
 - This requirement is met.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement is met. The trash containment structure is proposed to be located within the first-floor structure parking area (northwest corner).
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement is not applicable, as the structure will be located within the building.
- 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 not applicable, as the structure will be located within the building.

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. There are no freestanding canopy structures 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. There are no freestanding canopy structures 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. There are no freestanding canopy structures proposed.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - This requirement is not applicable. 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 not applicable. There are no outbuildings 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.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided. However, the exterior lighting shown on renderings looks to comply with this requirement.
- 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.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided. However, the exterior lighting shown on renderings looks to comply with this requirement.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided. However, the exterior lighting shown on renderings looks to comply with this requirement.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided. However, the exterior lighting shown on renderings looks to comply with this requirement.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided. However, the exterior lighting shown on renderings looks to comply with this requirement.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - This requirement is met. There are three total proposed channel lit signs (two projecting signs on the north and east facades and one canopy sign over the main entryway). There is also a proposed mural facing the Military Ridge Trail on the rear façade from the ground to the second story shared tenant balcony space. The modern and minimalist signage proposed compliments the overall building design. The details of the mural are yet to be determined and the exact dimensions of the canopy sign proposed have not been provided. The mural shall be reviewed by the Plan Commission at the intended time of installation and the canopy signage dimensions shall be provided prior to the issuance of Building Permits.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - This requirement is not applicable, as there are no freestanding signs proposed.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.
 - This requirement is not applicable, as there are no outdoor display or storage areas proposed.
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - This requirement is not applicable, as there are no outdoor display or storage areas proposed.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - This requirement is met throughout the site.
- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - This requirement is met. The site is approximately 100% impervious surface today and the proposed development includes some new green space/plantings on all four sides of the building.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. Sidewalks are included on both the Front and First Street facades connecting to the proposed building.

- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - This requirement is met. Sidewalks are included on both the Front and First Street facades connecting to the proposed building.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met. While both proposed structured parking entries cross over the sidewalk, no other downtown parking situation similar to this one has been required to provide delineated crosswalks over public sidewalks where structured or surface parking entries cross the sidewalk.

23. Traffic Circulation:

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

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
 - This requirement is met. No surface parking areas 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 met. No surface parking areas are proposed.

- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - This requirement is not applicable, as the subject property is not located in the specified area.
- 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 may be met. The applicant has indicated bicycling parking in the structure parking area adjacent or in front of each parking stall provided. However, no bicycle parking has been identified on the submitted plans. Prior to the issuance of Building Permits, bicycle parking plans shall be provided by the applicant.

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. There are no landscaping requirements downtown and the proposed project includes building foundation landscaping on all four sides of the building.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - This requirement is met. There are no landscaping requirements downtown and the proposed project includes building foundation landscaping on all four sides of the building.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - This requirement is met. There are no landscaping requirements downtown and the proposed project includes building foundation landscaping on all four sides of the building.

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. There are no landscaping requirements downtown and the proposed project includes street frontage landscaping on all four sides of the site.
- 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. There are no landscaping requirements downtown and the proposed project includes street frontage landscaping on all four sides of the site.

27. Parking Lot Landscaping:

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

- This requirement is not applicable, as the subject property is not located in the specified area.

Village Planner's Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for 120 E. Front Street:

1. A recommendation to the Village Board that the Specific Implementation Plan for 120 E. Front Street 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. 9.a.i and ii. for deviation from the Victorian color palette for black portions of the façade, as depicted.
 - b. 10.a. for the non-decorative service and garage doors on eastern façade for the underground parking entry, as depicted.
 - c. 14.b. for the metal awnings over the main entryway and a portion of the rear shared tenant second story patio area, as depicted.
4. Additional Design Review requirements as approved by the Plan Commission, including:
 - a. Require the mural proposed on the rear façade to be reviewed by the Plan Commission prior to installation and installed within 3 years of building occupancy, whether that be by the Village or the applicant.
5. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. Require the proposed canopy signage plan dimensions be provided to ensure compliance with the Sign Ordinance, as depicted.
 - b. Require the proposed bicycle parking to be depicted on the Site Plan to ensure a minimum of 20 spaces are provided.
 - c. Require the applicant to provide lighting fixture plans and photometrics plans to ensure compliance with the Zoning Ordinance, as depicted.
6. Plan Commission Discussion and Action on either:
 - a. Waving the prohibited window screening requirement to allow translucently-screened windows on the first floor façade which are directly connected to the structure parking area.
 - b. Requiring resubmittal with an alternative window treatment on the first-floor façade which directly connects to the structured parking area.
7. Village Engineer and Public Services Department review and approval of the proposed on-street parking reconfiguration, as depicted.
8. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

FRONT STREET STATION

MOUNT HOREB, WI

PRECISE IMPLEMENTATION PLAN

JUNE 19, 2023

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04	AERIAL VIEW LOOKING NORTH EAST	13	FLOOR PLANS 2 ND FLOOR PLAN
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08	CIVIL PLANS GRADING & EROSION CONTROL PLAN	17	ENLARGED BUILDING ELEVATION MATERIALS & SIGNAGES
09	CIVIL PLANS UTILITY PLAN	18	RENDERINGS STREET VIEW WITH CONTEXT
10	CIVIL PLANS LANDSCAPE PLAN	19	RENDERINGS NIGHT STREET VIEW WITH CONTEXT
		20	PREVIOUS PROJECTS SAMPLE

Owner:
Steve Brown Apartments



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

Architect:
Brownhouse



Shane Fry
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Civil Engineering:
Wyser Engineering



Wade Wyse
300 East Front Street
Mount Horeb, WI 53572
Tel: (608) 437-1980
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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	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES
4. BUILDING STATISTICS												
FLOOR #	USAGE					NET SQ. FT. (NET)		GROSS SQ. FT. (GSF)				
P1 LEVEL	LOWER PARKING LEVEL P2					19,973 SF		20,814 SF				
1ST FLOOR	AT GRADE PARKING LEVEL P1					19,973 SF		20,814 SF				
2ND FLOOR	RESIDENTIAL (15 UNITS/FLOOR), CLUBHOUSE & ROOFTOP AREA					17,296 SF + 2,092 SF ROOFTOP		18,020 SF + 2,092 SF ROOFTOP				
3RD FLOOR	RESIDENTIAL (16 UNITS / FLOOR)					17,296 SF		18,020 SF				
4TH FLOOR	RESIDENTIAL (16 UNITS / FLOOR)					17,296 SF		18,020 SF				
5TH FLOOR	RESIDENTIAL (16 UNITS / FLOOR)					17,296 SF		18,020 SF				
5. DWELLING UNIT MIX												
FLOOR	STUDIO		1 BED	2 BED/1 BATH		2 BED/2 BATH		TOTAL				
2ND FLOOR	3 + 2 ANSI		6	2		2		15				
3RD FLOOR	5		6	2		3		16				
4TH FLOOR	5		6	2		3		16				
5TH FLOOR	5		6	2		3		16				
TOTAL	20		24	8		11		63				

SITE PLAN & EXISTING CONDITIONS



US POST OFFICE



FARMERS COOP



HOFF APARTMENTS



DULUTH TRADING COMPANY

AERIAL VIEW | LOOKING NORTH EAST



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FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/19/2023

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AERIAL VIEW | LOOKING SOUTH WEST



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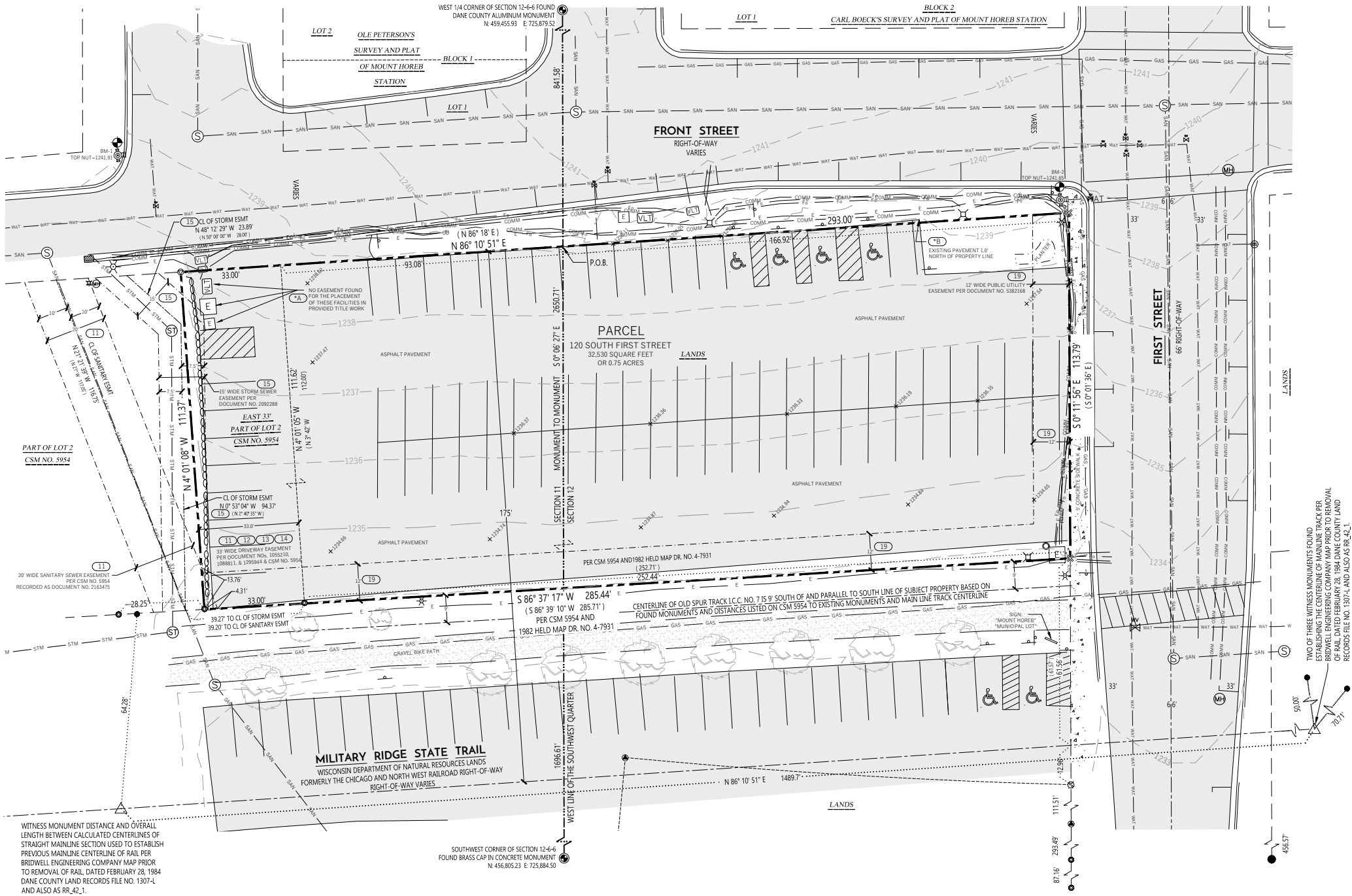
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File: W:\2022\220391-3584 - Front Street ALTA\DWG\220391-3584.dwg User: cgm Plotter: Apr 25, 2022 = 2:02pm Layout: Survey 220391-3584



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 PLAT OR 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 CONTOUR MAJOR
			1241 CONTOUR MINOR

GENERAL NOTES

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

NOTES REGARDING SCHEDULE B - PART II

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

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRE OF PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, GAPS, OR OTHER FACTS THAT WOULD BE DISCLOSED BY 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 87, 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 263 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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MOUNT HOREB, WI 53572
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PREPARED FOR:
STEVE BROWN APARTMENTS
1301 WEST CORPORA STREET
MADISON, WI 53703

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'

Wysen Number 22-0911

Set Type ALTA/NSPS

Date Issued 04/22/2022

06/19/2023

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PAGE 6

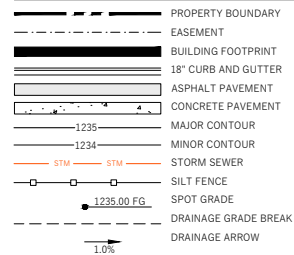
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NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM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



WYSER
ENGINEERING

GENERAL NOTES

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

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF MOUNT HOREB HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING 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 DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DOWNSHED IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DOWNSHED 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-SLOUT PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DOWNSHED. PERFORM DOWNSHED OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DOWNSHED #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS), LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CLOSURES #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. 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 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 DRAINAGE.
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 WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED DISPOSAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT KNOWLEDGE SUPPORT (BRRTS) PUBLIC DATABASE AT <http://dnr.wis.gov/bwbt/>.
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 823-F-11-006: <http://www3.epa.gov/npdes/pubs/concretestwashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

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

STEVE BROWN APARTMENTS -
FRONT STREET

120 S FIRST STREET
MOUNT HOREB, WI 53572

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

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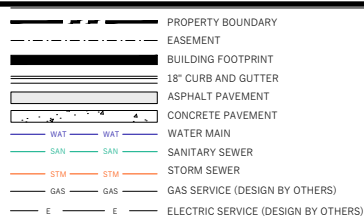
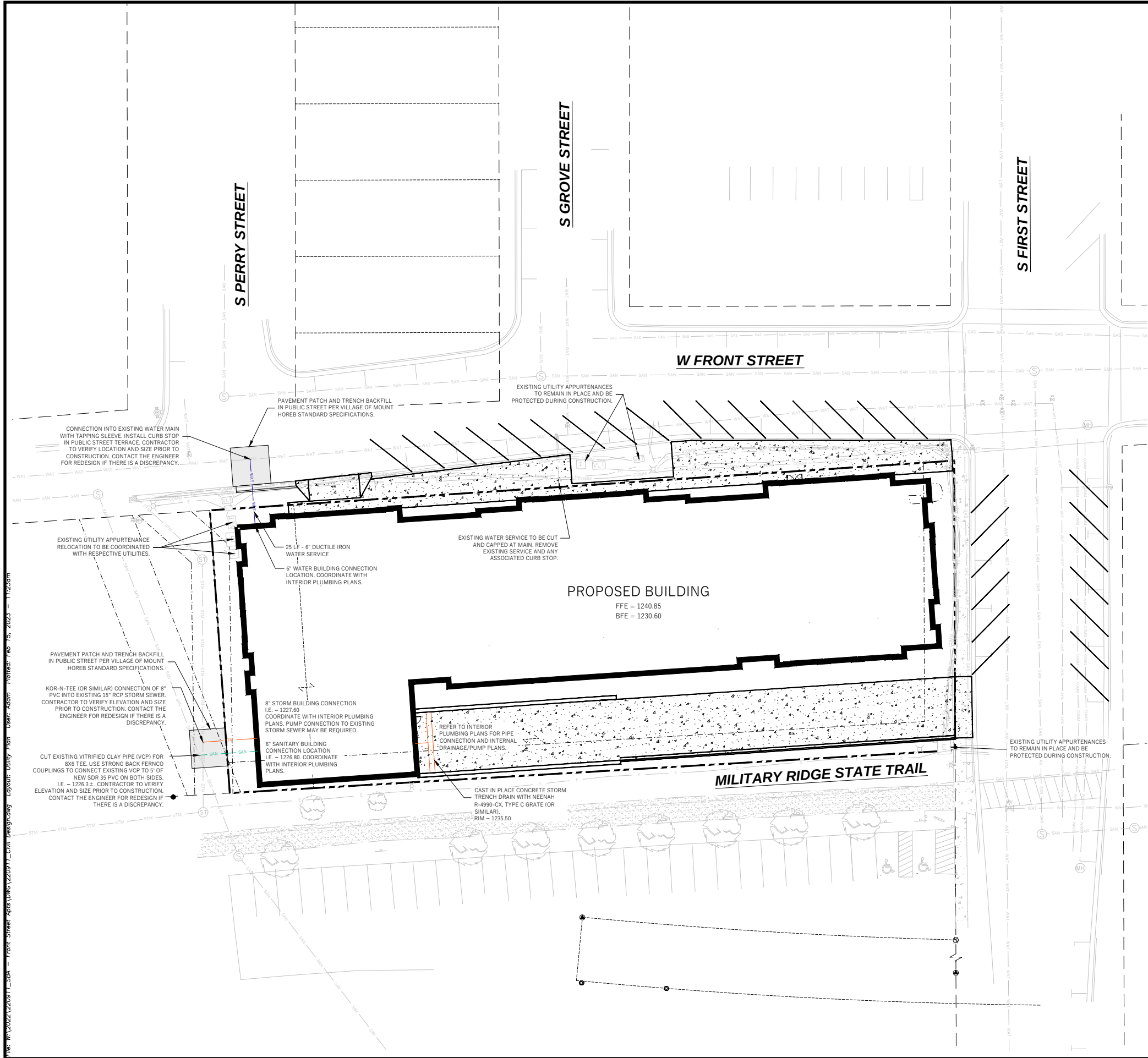
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WYSER
ENGINEERING

GENERAL NOTES

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

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
UTILITY PLAN

120 S FIRST STREET
MOUNT HOREB, WI 53572

Revisions:

No.	Date:	Description:

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

Wysen Number: 22-0911

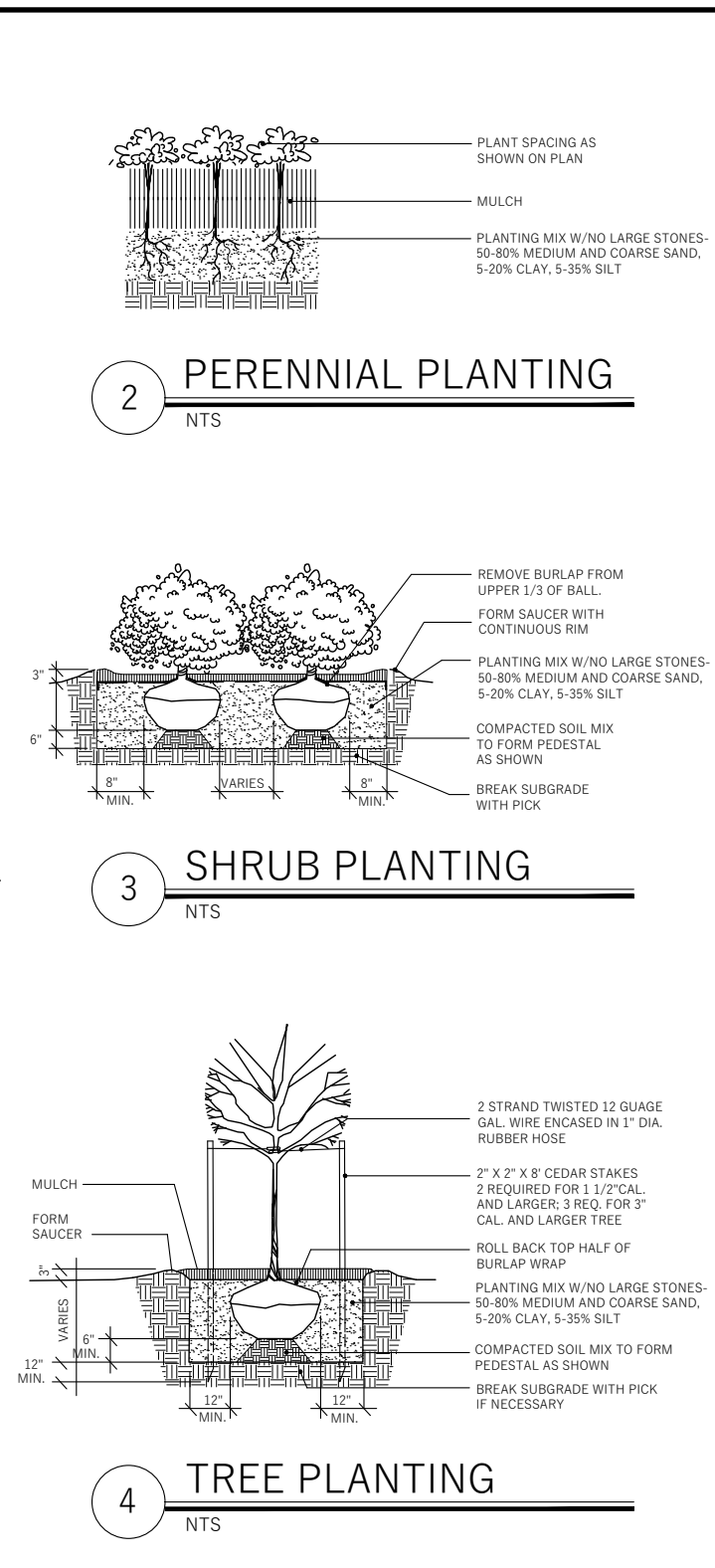
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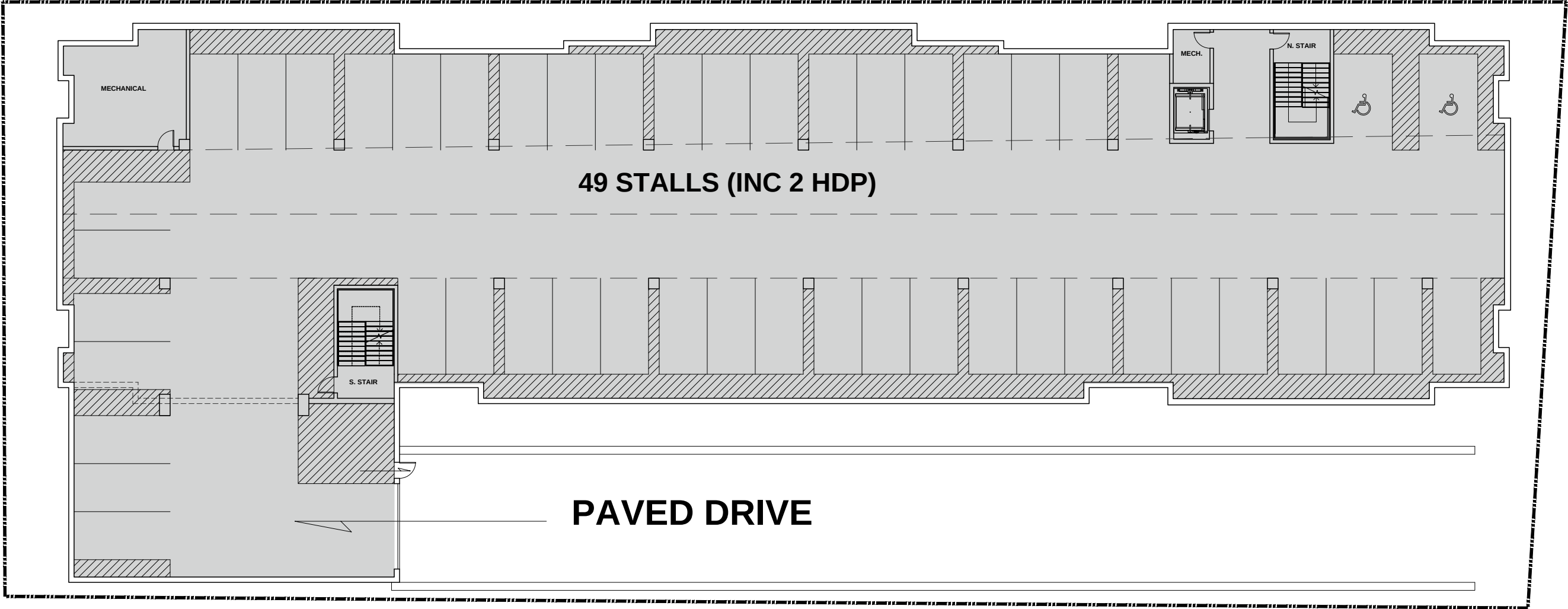
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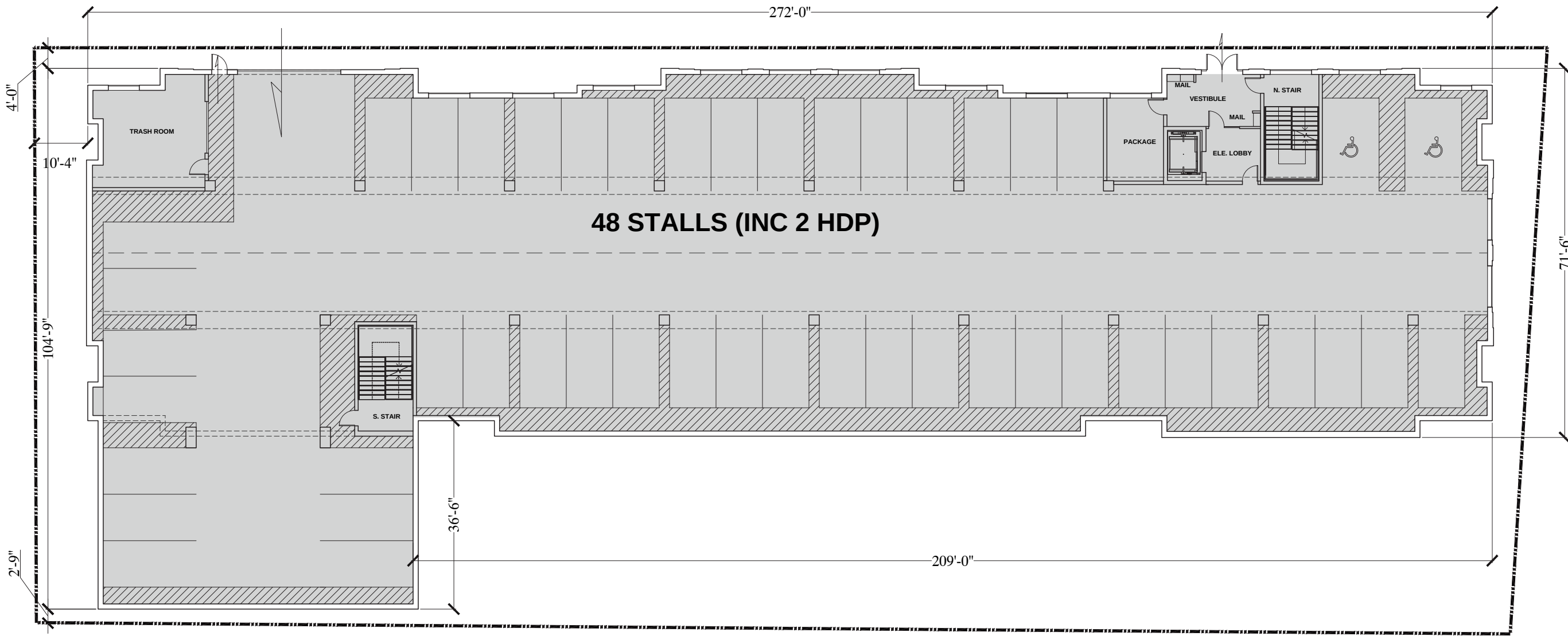
BUILDING FLOOR PLANS



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

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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FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

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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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www.brownhousedesigns.com

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FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

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BUILDING ELEVATIONS



1 NORTH ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.

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PROPOSED BUILDING
SIGNAGE (A) LOCATION
* ALL SIGNAGE TO
RECEIVE CHANNEL LIT
LETTERS.



1 WEST ELEVATION
SCALE: N.T.S.

CLUBHOUSE
ROOFTOP
PATIO AREA

P2
PARKING LEVEL
ENTRANCE



2 EAST ELEVATION
SCALE: N.T.S.

1
PAGE 16

SEE ENLARGED
BUILDING ELEVATION
FOR TYPICAL
EXTERIOR BUILDING
MATERIALS &
SIGNAGE DESIGN



INTENDED WINDOW TREATMENT
@ 1ST FLOOR PARKING AREA

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EPDM MEMBRANE ROOF

ALTERNATING HORIZONTAL
LAP SIDING (TYPICAL)

CORNICE

BRICK DETAILING

BRICK (TYPICAL)

HERRINGBONE BRICK

HERRINGBONE BRICK

STONE BANDING

SMOOTH STONE
AND ROCK FACE STONE
FINISH (TYPICAL)

T.O. ROOF
MAX. 60'-0"

FIFTH FLOOR
44'-5 3/4"

FOURTH FLOOR
33'-5 1/4"

THIRD FLOOR
22'-5"

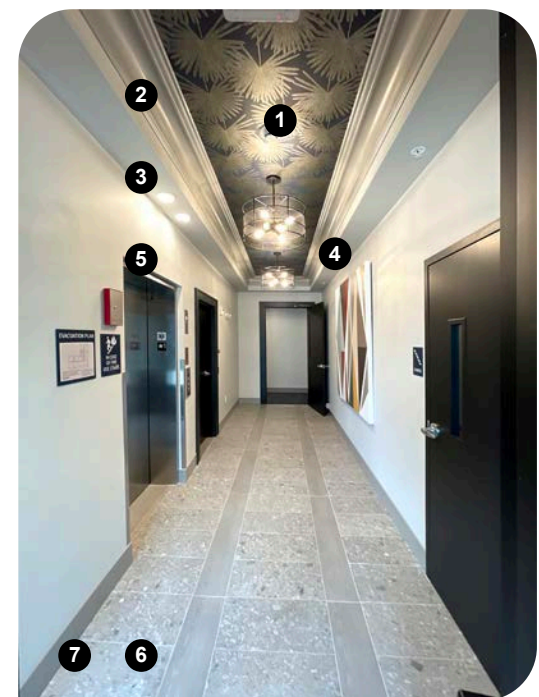
SECOND FLOOR
11'-3"

FIRST FLOOR
0'-0"

SIGNAGE (A)
SIGNAGE (B)
* ALL SIGNAGE TO
RECEIVE CHANNEL LIT
LETTERS.
BUILDING SIGNAGE (C)
@ CANOPY; LETTERS TO BE ILLUMINATED

12'-0"
21'-6" (APPROX.)

FRONT STREET STATION



TYPICAL ELEVATOR LOBBY/ENTRANCE INTERIOR
FINISHES @ MILL DISTRICT, VERONA:
1- CEILING ACCENT WALLCOVERING
2- CEILING CROWN MOULDING
3- GENEROUS CEILING HEIGHTS
4- DECORATIVE LIGHT FIXTURES
5- PAINTED GYP. WALL
6- INTERESTING FLOOR TILE DESIGNS
7- TALL WALL BASE

1 ENLARGED BUILDING ELEVATION | TYPICAL EXTERIOR BUILDING MATERIALS & SIGNAGE DESIGN
SCALE: N.T.S.

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RENDERINGS



1

MAIN BUILDING ENTRANCE - STREET VIEW
SCALE: N.T.S.

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RENDERINGS



1

MAIN BUILDING ENTRANCE - NIGHT VIEW
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

July 5, 2023

PREPARED BY

AGENDA ITEM # 6.e

Discussion/Consideration: Resolution in Support of Town of Springdale Levy Limit Exception

BACKGROUND

The Town of Springdale is requesting all Mount Horeb Area Fire District municipalities to adopt a version of the resolution included in your packet allowing member municipalities to exceed the state levy limit if the Fire District's levy increase is less than the Consumer Price Index plus 2%. This is a retroactive resolution so it would be applied to the current 2023 budget and would not affect budgets going forward and the Fire District Levy request was compliant with the limits in the resolution. This is not an ongoing resolution, it would only apply to the current budget year.

The importance of adopting this resolution to Springdale is that it would allow them to retain \$35,075 in state shared revenue that would be lost due to a procedural error with their 2022 vote to exceed their levy limit. After re-reading the resolution and speaking with a representative at the Wisconsin Department of Revenue, I am comfortable with the Village Board approving the resolution.

RECOMMENDATION

ATTACHMENTS

1. reso 2023-08 Levy Limit Exception for the MHAJFD under 2005 Wisconsin Act 484

RESOLUTION NO. 2023-08

A RESOLUTION TO AUTHORIZE A LEVY LIMIT EXCEPTION FOR CHARGES ASSESSED BY THE MOUNT HOREB JOINT FIRE DISTRICT PURSUANT TO 2005 WISCONSIN ACT 484

WHEREAS, The Village Board of the Village of Mount Horeb, Dane County, Wisconsin, has the specific authority under s. [66.0602\(3\)\(h\)2.b.](#), Wis. stats., to adopt this Resolution; and

WHEREAS, the Mount Horeb Area Joint Fire District (the Fire District) consists of the Village of Mount Horeb, the Village of Blue Mounds, the Town of Springdale, the Town of Blue Mounds, the Town of Cross Plains, the Town of Vermont, the Town of Perry and the Town of Primrose, herein referred to as signatory municipalities; and

WHEREAS, Section 66.0602(3)(h) Wis. Stats., of the Levy Limit Law, allows the signatory municipalities to exceed the levy limit if the levy increase requested by the Fire District would cause a municipality to exceed its permitted levy limit, provided the levy increase requested by the Fire District is less than the sum of the Consumer Price Index (CPI) plus 2%, and provided all the signatory municipalities pass a resolution allowing a signatory municipality to exceed the levy limit; and

NOW, THEREFORE, that the undersigned signatory municipality hereby authorizes any signatory municipality to exceed the levy limit in accordance with SS 66.062(3)(h) if they are authorized to do so and so elect. These changes shall be effective upon adoption and after this Resolution has been duly noticed and published pursuant to the applicable Wisconsin Statutes.

Adopted, approved and recorded July 5, 2023

Ryan Czyzewski
President

ATTEST:

Alyssa Gaffney
Village Clerk

(SEAL)



AGENDA ITEM REPORT

MEETING DATE

July 5, 2023

PREPARED BY

AGENDA ITEM # 6.f

Discussion/Consideration of Utility Easements related to Steve Brown Apartments Front Street Station project

BACKGROUND

Agenda item added at request of Bryan Kleinmaier, Stafford Law. His comments: I just looked at the Board agenda for Wednesday's meeting, and I did not see an agenda item for approval of the easement agreement. Also, the easement agreement was not in the packet. My recollection is that we need this item on the agenda for Wednesday's meeting.

I think we could add the agenda item as item 6.f.

I think the agenda item could state: Discussion/Consideration of Utility Easements related to Steve Brown Apartments Front Street Station project.

Let's include the attached Amendment to Utility Easement Agreement in the packet.

Then, for a motion, I would recommend: Motion to approve Amendment to Utility Easement Agreement and any related easement documents, subject to final review and approval by the Village Administrator and the Village Attorney. Thank you, Bryan

RECOMMENDATION

ATTACHMENTS

1. Amendment to Utility Easement Agreement - DRAFT 06-28-23

**AMENDMENT TO
UTILITY EASMENT AGREEMENT**

THIS AMENDMENT TO UTILITY EASMENT AGREEMENT (this "Amendment") is entered into by and between the Village of Mount Horeb, acting through the Mount Horeb Utility Commission (the "Utility") and _____ a Wisconsin limited liability company (the "Developer"), as of July ___, 2023.

RECITALS

A. The Utility is the holder of a utility easement pursuant to that certain Utility Easement Agreement entered into between the Utility and the Mount Horeb Fire District ("MHFD"), dated September 8, 2017, and recorded in the Dane County Register of Deeds' office on January 5, 2018, as Document No. 5382168; (the "Easement Agreement").

B. The Developer, as successor in title to MHFD, is the owner of that certain parcel of real estate located at 120 S. First Street in the Village of Mount Horeb, as described on the attached Exhibit A (the "Subject Property"), which is encumbered by the Easement.

C. The Developer proposes to construct a multifamily dwelling on the Subject Property and desires that the Easement be amended in order to accommodate construction of the building.

D. The Utility is willing to amend the Easement on the terms and conditions set forth herein.

AMENDMENT

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Easement is hereby amended as follows:

1. Utility Easement Area. Exhibit A and Exhibit B to the Easement Agreement, which describe and depict the Utility Easement Area, are hereby replaced in their entirety with Exhibit B attached to this Amendment.

2. Binding Effect. This Amendment and the terms, conditions, restrictions, covenants and agreements set forth herein, including the benefits and burdens, shall run with the land, and shall be binding upon and inure to the benefit of the owners of the properties described herein and their respective successors and assigns in interest.

3. Amendment or Termination. The Easement Agreement, as amended herein, may be further amended or terminated only by the recording of a written instrument in the Office of the Register of Deeds of Dane County, Wisconsin, executed by or on behalf of the Utility, the owner of the Subject Property and the holder of any mortgage on the Subject Property.

4. Governing Law. This Amendment shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

5. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Amendment shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Amendment.

Recording Area

Name and Return Address:

Village Clerk
Village of Mount Horeb
138 East Main Street
Mount Horeb, WI 53572

PIN:

See attached Exhibit A

6. Entire Agreement. This Amendment constitutes the entire understanding of the parties with respect to the subject matter set forth herein. Any and all prior understandings, whether oral or written, are merged into this Amendment, which alone represents the full, complete and integrated understanding of the parties with respect hereto. Except as modified by this Amendment, the Easement Agreement is ratified and confirmed. In the event of any conflict between the terms and conditions of the Easement Agreement and this Amendment, this Amendment shall, in all cases, control.

7. Authority. Each party to this Amendment represents and warrants to the other that it has the full power and authority to enter into this Amendment and that no third-party authorizations or consents are necessary to bind such party to the terms hereof.

8. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all such counterparts together shall constitute one original instrument.

[SIGNATURES ON NEXT PAGE FOLLOWING]

This instrument was drafted by:
Dan O'Callaghan
Carlson Black O'Callaghan & Battenberg

IN WITNESS WHEREOF, the parties have caused this Amendment to be made as of the first date written above.

UTILITY:

Village of Mount Horeb, acting through the Mount Horeb Utility Commission

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2023, the above-named _____ as _____ of the Mount Horeb Utility Commission, who executed the foregoing instrument and acknowledged the same in the capacity set forth above.

Printed Name: _____
Notary Public, State of Wisconsin
My commission: _____

DEVELOPER:

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2023, the above-named
_____ as _____ of _____, who
executed the foregoing instrument and acknowledged the same in the capacity set forth above.

Printed Name: _____

Notary Public, State of Wisconsin

My commission: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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 TWO (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.

Parcel No. 060612387103 and 060611484205

EXHIBIT B

LEGAL DESCRIPTION AND DEPICTION OF PUBLIC UTILITY EASEMENT AREA

Easement Area "A"

Part of 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 (CSM 5954), and part of unplatted lands located in part of the Northwest Quarter of the Southwest Quarter of Section 12, and part of the Northeast Quarter of the Southeast Quarter of Section 11, all located in Township 6 North, Range 6 East, Village of Mount Horeb, Dane County, 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, 954.09 feet to a point on the Northerly right-of-way of the Military Ridge State Trail, being the Point of Beginning; thence along said Northerly right-of-way, South 86 degrees 37 minutes 17 seconds West, 118.42 feet to the Southwest corner of the East 33 feet of aforesaid Lot 2 of CSM 5954; thence along the West line of said East 33 feet of Lot 2 of CSM 5954, North 04 degrees 01 minutes 08 seconds West, 2.47 feet; thence North 86 degrees 09 minutes 04 seconds East, 74.01 feet; thence North 03 degrees 22 minutes 43 seconds West, 8.92 feet; thence North 86 degrees 37 minutes 17 minutes East, 200.10 feet; thence North 00 degrees 11 minutes 56 seconds West, 29.28 feet; thence North 86 degrees 10 minutes 51 seconds East, 5.93 feet; thence 03 degrees 00 minutes 03 seconds, 17.50 feet; thence North 03 degrees 49 minutes 09 seconds West, 30.00 feet; thence North 04 degrees 38 minutes 15 seconds West, 24.75 feet to a point on the Southerly right-of-way of Front Street; thence along said Southerly right-of-way of Front Street, North 86 degrees 10 minutes 51 seconds East, 10.76 feet to the West right-of-way of First Street; thence along said West right-of-way of First Street, South 00 degrees 11 minutes 56 seconds East, 113.79 feet to a point on aforesaid Northerly right-of-way of the Military Ridge State Trail, South 86 degrees 37 minutes 17 degrees West, 167.02 feet back to the Point of Beginning.

Said parcel contains 3,693 square feet or 0.08 acres.

Easement Area "B"

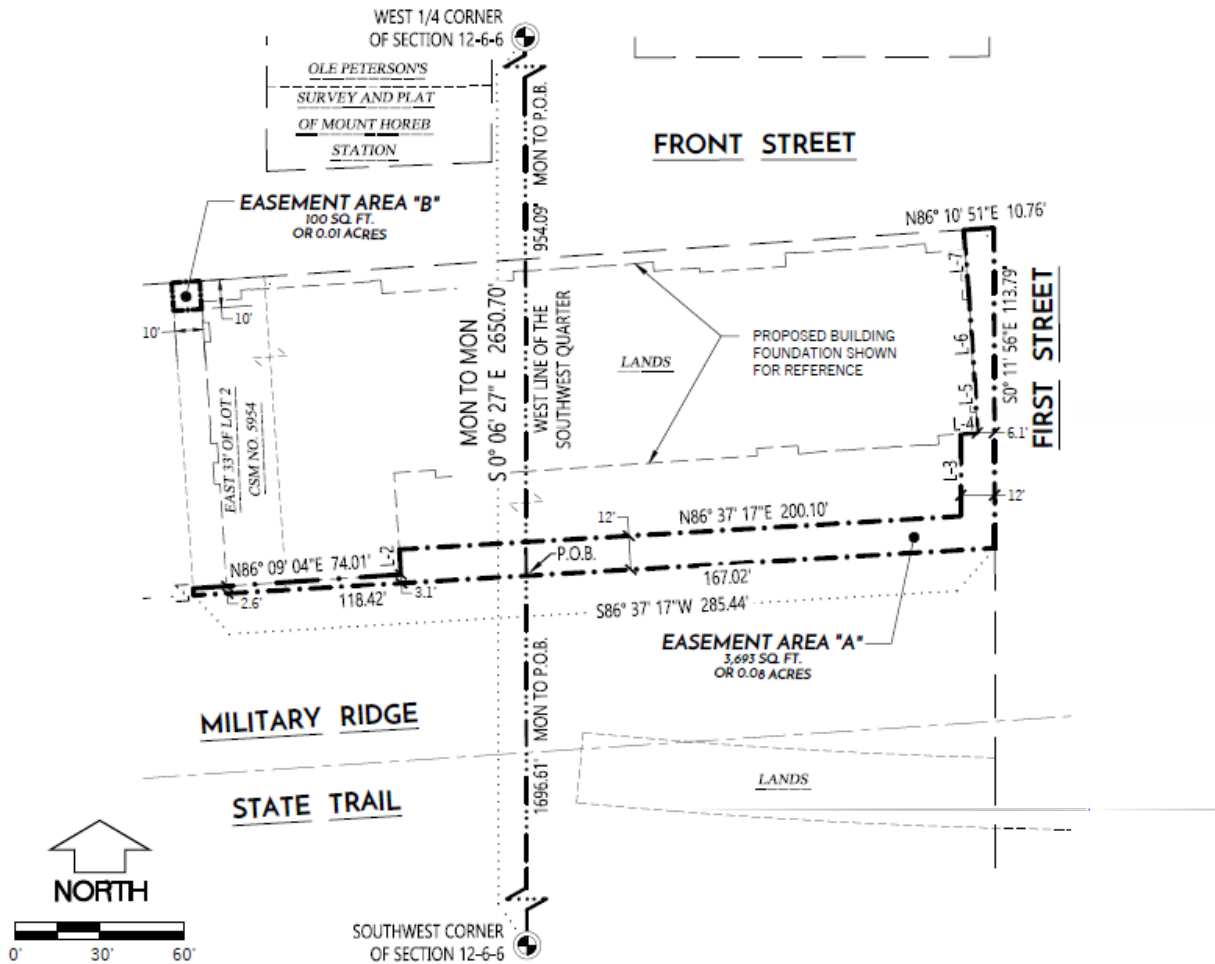
Part of the East 33 feet of Lot 2 of Certified Survey Map No. 5954, recorded in Volume 28 of Certified Survey Maps of Dane County on Pages 179-180, as Document No. 2163475 (CSM 5954), being located in the Northeast Quarter of the Southeast Quarter of Section 11, Township 6 North, Range 6 East, Village of Mount Horeb, Dane County, more particularly described as follows:

The West 10 feet of the North 10 feet of the East 33 feet of aforesaid Lot 2 of CSM 5954.

Said parcel contains 100 square feet or 0.01 acres.

PUBLIC UTILITY EASEMENT

PART OF 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 UNPLATTED LANDS BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



LEGEND

- RIGHT-OF-WAY LINE
- SECTION/QUARTER LINE
- PLATTED LOT LINE
- . - EASEMENT AREA BEING CREATED

EASEMENT NOTES:

1. INTENT OF THIS EXHIBIT IS TO PROVIDE A NEW EASEMENT IN AREAS AS SHOWN. THE EASEMENT IS 12-FOOT FROM THE PROPERTY LINE WHERE AVAILABLE. AREAS LESS THAN 12-FOOT ARE TO FOUNDATION OF BUILDING.

LINE TABLE

LINE #	BEARING	DISTANCE
L-1	N 4° 01' 08" W	2.47'
L-2	N 3° 22' 43" W	8.92'
L-3	N 0° 11' 56" W	29.28'
L-4	N 86° 10' 51" E	5.93'
L-5	N 3° 00' 03" W	17.50'
L-6	N 3° 49' 09" W	30.00'
L-7	N 4° 38' 15" W	24.75'

Disclaimer: This image is intended to represent spatial relationships. Viewers are directed to disregard any illegible text.