



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, November 15, 2023 at 7:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Roll call
- 3) Agenda Items
 - a. Consideration of October 25, 2023 Meeting Minutes
 - b. Consider Revised Design Review Application, MARC Inc, 1961 Commerce Drive
 - c. Review Draft Historic Preservation Ordinance
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 5) Meeting adjournment.

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



AGENDA ITEM REPORT

MEETING DATE

November 15, 2023

PREPARED BY

AGENDA ITEM # 3.a

Consideration of October 25, 2023 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Draft minutes 10 25 23



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, October 25, 2023 at 7:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Ryan Czyzewski called the meeting to order at 7:00pm.
- 2) Roll call
Present were Commissioners Sarah Best, Nate Gauger, Andrew Kidd, Kris Kirkland, Destinee Udelhoven and Peggy Zalucha. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr and Assistant Clerk Jean Culberson.
- 3) Agenda Items
 - a. Consideration of September 27, 2023 Meeting Minutes
Zalucha Motioned with name correction and Best seconded to Consideration of September 27, 2023 Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Consider Design Review for Storage Shed, Children's Community School, 1175 Cox Drive
Owen gave an overview and Rohr questioned if the Commission wanted additional screening of the shed due to the view from the streets. The Commission reviewed the location and no additional screening was necessary. The Commission questioned the longevity of the shed. Applicant Sandra Cannon stated the shed is paintable and necessary for toy storage. Best Motioned, Kirkland seconded to Consider Design Review for Storage Shed, Children's Community School, 1175 Cox Drive. Motion carried by unanimous voice vote.
 - c. Consider Revised Design Review Application, MARC Inc, 1961 Commerce Drive
Rohr gave an overview of the previous approval and the new request for revisions to the building, which included allowing black facade color. No Marc representative was present to answer questions. The Commission agreed to the chimney removal and the enlargement of the patio. The Commission reviewed the fencing and questioned the black color and material change. Udelhoven Tabled to the November meeting and Kidd seconded. Motion carried by unanimous voice vote.

- d. Deanna Opsal Extraterritorial CSM Recommendation
Owen gave overview. The Commission questioned the unusual shape of the parcel. Donald Sands, agent for Deanna Opsal, explained that the past sale created the unique shape. Gauger Motioned, Zalucha seconded to Deanna Opsal Extraterritorial CSM Recommendation. Motion carried by unanimous voice vote.
- e. Discussion on Creating stand alone Historical Preservation Commission and CLG status
Owen gave an overview and informed on proceeding forward with the committee. The Commission discussed the stand alone commission and if property owners would be delayed or restricted by an additional committee. Further details are needed and a draft of the code changes will be presented at the November meeting with a public hearing in December.

4) Committee Reports:

- a. Plan Commission Chair Report
No report.
- b. Village Planner Report
Rohr gave the report.
- c. Building Inspector Report
Owen stated the report was in the packet and gave an update on the development and construction in the Village.

5) Meeting adjournment.

Zalucha Motioned to adjourn at 7:45pm and Best seconded. The motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

November 15, 2023

PREPARED BY

AGENDA ITEM # 3.b

Consider Revised Design Review Application, MARC Inc, 1961 Commerce Drive

BACKGROUND

MARC has made some changes to their site plan and building design for their proposed new building at 1961 Commerce Drive. Proposed changes are detailed in the attachments to your packets and include siding color change, fascia, gutter and downspout color change, change from cream colored brick to decorative concrete masonry and color change, lowered masonry height on front elevation, add wood accent to sign/tower element, change to the canopy, revise garage door from all glad to wood tone with windows, enlarge the patio at the north side of the building and revising the dumpster enclosure to match the new proposed masonry on the building.

Planner Ben Rohr has reviewed the proposed changes and his memo is included in your packet as well.

This item was tabled last month for feedback from the applicant. Architect Kyle Dumbleton will be present to discuss the changes to the plan.

RECOMMENDATION

ATTACHMENTS

1. MARC Revised Design Review Memo for Plan Commission 10.25.23
2. MARC Mount Horeb Design Review Resubmittal 10-16-2023 description
3. Design Review Application (PDF) resubmittal 10-16-2023
4. MARC MUNICIPAL RESUBMITTAL 10-16-2023 reduced
5. marc municipal resubmittal 10-16-2023 reduced (1)
6. PC LIGHTER GRAY ALTERNATE 11-15-2023 (1)



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: October 25, 2023
Re: Village Planner's Site Plan and Design Review Comments for Proposed Exterior Building Changes for Madison Area Rehabilitation Center (MARC) on Lot 158 Commerce Drive.

Introduction

The applicant, Kyle Dumbleton, on behalf of MARC came before the Plan Commission in April and May of 2023 for Site Plan, Design Review, and Conditional Use Permit review. All applications were approved at that time.

MARC is here today seeking a second Site Plan and Design Review by the Plan Commission in relationship to a set of proposed exterior building design changes that deviate from the plans reviewed and approved in Spring 2023. Below is a summary of the proposed changes:

- Siding colors changed from wood tone to black lap. Wood tone accents added to transition from black to gray siding.
- Facia, gutters, and downspouts color changed from copper to black.
- Brick color changed from cream to cocoa bean.
- No longer including a chimney that was previously shown on the west side of the building (electric fireplace).
- Reduced height of masonry on northern façade to be a consistent height with the bottom of the windows.
- Wall Sign surrounding frame changed from brick to a wood accent.
- The canopy changed from a recessed/coffered design to a flush-installed metal panel and color changes from light grey with wood accent to wood color with black accent.
- Overhead garage doors on west elevation changed from all glass to a solid door with wood tone and accent windows.
- The patio on the east elevation enlarged from 170 square feet to 645 square feet and now includes benches and planters, with some reconfiguration of plantings along the western facade.
- Dumpster enclosure exterior materials changed from masonry to siding to match building.

All Zoning District, Land Use, and Site Layout requirements of the Planned Industrial Zoning District were met with the plans reviewed and approved in April and May of 2023. The proposed set of revised plans for review today by the Plan Commission do not impact any of the PI Zoning District standards or conditions of approval associated with the last round of review. The only items before the Plan Commission today are related to Design Review.

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.

Those Design Review requirements that are impacted by the proposed exterior changes are underlined below. All other requirements that were previously approved in April 2023 and are not proposed to change are in plain text below.

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

2. Existing Site Vegetation and Other Natural Features:

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

3. Site Layout Relation to Abutting Streets:

- a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
 - This requirement is met. The proposed site layout features vehicle, walking, and bicycle connections to adjacent paths, streets, and sidewalks on two sides. It also provides a trail connection to Summer Frolic Sunrise Park.

- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - The site layout meets this requirement.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.
 - This requirement is met on all sides of the proposed building.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.
 - This requirement is not applicable.
- c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.
 - This requirement is not applicable as it does not have a frontage along Springdale Street.

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.
 - This requirement is met.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.
 - This requirement is not applicable.
- c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.
 - This requirement is not applicable as it does not have a frontage along Springdale Street. However, the proposed roof has multiple pitches the creates a de facto tower element in the center of the building. The center roof pitch on the west side of the building is approximately 3 feet taller than roof pitch on the eastern side of the building, which will allow natural light into the building. The chimney that was previously included within the plans is now proposed to be removed.

6. Building Mass:

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

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
 - This requirement is met on all four sides through the use of varying materials, roof pitches, windows, doors, and decorative elements.
- b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.
 - This requirement is met on all four sides through the use of varying materials, roof pitches, windows, doors, and decorative elements.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - While this requirement is not applicable for the proposed one-story building, the requirement is met with inclusion of windows on the tallest pitched roof areas to match the shorter areas of the building.
- d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
 - This requirement is not applicable.

8. Exterior Building Materials:

- a. Exterior materials for multi-family, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.
 - This requirement is met. The proposed exterior building materials include lap siding, brick, and composite wood pattern panels.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.

- This requirement was approved as a waiver by the Plan Commission because all sides of the building use vertical material changes, large windows, and architectural features as an alternative to a more traditional horizontal design. The proposed plan changes today include the reduction of masonry height along the northern façade to now align with the base of the proposed windows along the façade.

9. Exterior Building Colors:

- 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.
 - 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.
 - 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.
 - Previously Approved in April 2023: This requirement is met on all portions of structure using brown, grey, and brick colors.
 - Proposed Today: This requirement is not met. The proposed plan changes include black and grey exterior colored siding with brown, wood tone accents on all facades.
 - High gloss paints and other exterior finishes are not permitted.
 - This requirement is met on all portions of the building.
 - Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - This requirement is met on all portions of the building.

10. Exterior Doors:

- All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met through the use of different styles of windows, trim, and decorative features on all sides of the building. The proposed plan changes include a set of two solid wood garage doors along the eastern façade with small windows included within each.

11. Windows:

- Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.
 - This requirement is met. None of those materials are proposed.
- Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
 - This requirement is met. None proposed.

12. Roofs:

- a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - This requirement is met. Several of the surrounding buildings on Commerce Drive and Lillehammer Lane have pitched or articulated roofs. The pitched and varying roof lines of the proposed building are in harmony with existing buildings and enhance the architectural interest of the area.
- b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - This requirement was approved as a waiver by the Plan Commission because the proposed roof is standing seam metal, and the building includes enhanced architectural elements provided.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - This requirement is met.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement was approved as a waiver by the Plan Commission because the proposed rooftop mechanicals are screened with metal panels.

13. Exterior Building Appurtenances:

- a. Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.
 - This requirement is met with matching color downspouts proposed. The proposed plan changes include fascia, gutters, and downspout color changes from cooper to black.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is met. The proposed canopy over the drop-off/pick-up area matches the building materials and architectural features of the building. The proposed plan changes include a flush-installed metal panel canopy design instead of a recessed/coffered design. The color is also proposed to change to black and wood tone.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement was approved as a waiver by the Plan Commission because the design compliments the character of the building and enhances the prominence of the front entryway.
- c. Backlighting is prohibited.

- This requirement is met. No backlighting is proposed.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - The planned dumpster elevations were required as a condition of approval and were previously provided by the applicant. The proposed plan changes include siding to match the building design instead of masonry.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - The planned dumpster elevations were required as a condition of approval and were previously provided by the applicant. The proposed plan changes include siding to match the building design instead of masonry.
- c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.
 - The planned dumpster elevations were required as a condition of approval and were previously provided by the applicant. The proposed plan changes include siding to match the building design instead of masonry.

16. Freestanding Canopy Structures:

- a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.
 - No freestanding canopies are planned. This requirement is met.
- b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.
 - No freestanding canopies are planned. This requirement is met.
- c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - No freestanding canopies are planned. This requirement is met.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - No outbuildings are planned. This requirement is met.
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - The fencing plans were required as a condition of approval and were previously provided by the applicant and included within this set of plans, meeting the requirements of the Zoning Ordinance.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.
 - The exterior lighting fixture specifications were required as a condition of approval and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance.
- 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.
 - The exterior lighting fixture specifications were required as a condition of approval and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - The photometrics plans were required as a condition of approval and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - This requirement is met. All surface parking areas are under 10.0 footcandles and the areas under the drop-off/pick-up canopy are under 25 footcandles.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - The reduced height of the freestanding light fixtures was required as a condition of approval by the Plan Commission and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - The signage detail plans were required as a condition of approval by the Plan Commission and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - The signage detail plans were required as a condition of approval by the Plan Commission and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term

business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.

- No areas of outdoor display are proposed or approved anywhere else on the site. This requirement is met.
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - This requirement is met. Other than within the trash enclosure, there are no areas of outdoor display depicted or approved anywhere else on the site.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - This requirement is met throughout the site.
- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - This requirement is met.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. There is a proposed sidewalk connection from Commerce Drive to the northwest corner of the building and proposed trail connection to Summer Frolic Sunrise Park.
- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - This requirement is met.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met. Interior pedestrian crossing paths are identified within the on-site parking area.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - This requirement is met.
- b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.

- This requirement is met. Site access is taken from two proposed driveways off of Commerce Drive that do not conflict with any other intersections or access points.
- c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.
 - This requirement is met.
- d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
 - This requirement is not applicable as it does not have a frontage along Springdale Street.

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
 - This requirement is met with landscaping proposed on all four sides of the site between the building/parking area and the property line.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - This requirement is not applicable.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - This requirement is not applicable as it does not have a frontage along Springdale Street.
- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
 - This requirement is met with the 4 proposed bicycle parking spaces in the front of the building.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
 - The addition of landscaping along the northern façade of the building was required as a condition of approval by the Plan Commission and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance. The proposed plan changes include additional landscaping located within the expanded patio area and reconfiguration of plantings along the western building facade.

- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - The addition of landscaping along the northern façade of the building was required as a condition of approval by the Plan Commission and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance. The proposed plan changes include additional landscaping located within the expanded patio area and reconfiguration of plantings along the western building facade.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - The addition of landscaping along the northern façade of the building was required as a condition of approval by the Plan Commission and were previously provided by the applicant and are included within this set of plans, meeting the requirements of the Zoning Ordinance. The proposed plan changes include additional landscaping located within the expanded patio area and reconfiguration of plantings along the western building facade.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is met with new proposed trees along Commerce Drive and landscaping along the front (northern) façade of the building.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - This requirement is met with new proposed trees along Commerce Drive and landscaping along the front (northern) façade of the building.

27. Parking Lot Landscaping:

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

Village Planner's Recommendations:

I recommend the Plan Commission approve the following:

1. All of the waivers and requirements associated with the April 2023 Plan Commission approval as documented herein.
2. The revised Site Plan and Design Review packet, including waivers for:
 - a. 9.a.ii: Allow black façade colors to be utilized on all four building facades.
3. The revised Site Plan and Design Review packet, including the proposed changes related to:
 - a. Siding colors changed from wood tone to black lap. Wood tone accents added to transition from black to gray siding.
 - b. Facia, gutters, and downspouts color changed from copper to black.
 - c. Brick color changed from cream to cocoa bean.
 - d. No longer including a chimney that was previously shown on the west side of the building (electric fireplace).
 - e. Reduced height of masonry on northern façade to be a consistent height with the bottom of the windows.
 - f. Wall Sign surrounding frame changed from brick to a wood accent.
 - g. The canopy changed from a recessed/coffered design to a flush-installed metal panel and color changes from light grey with wood accent to wood color with black accent.
 - h. Overhead garage doors on west elevation changed from all glass to a solid door with wood tone and accent windows.
 - i. The patio on the east elevation enlarged from 170 square feet to 645 square feet and now includes benches and planters, with some reconfiguration of plantings along the western facade.
 - j. Dumpster enclosure exterior materials changed from masonry to siding to match building.
4. Any other comments or recommendations of the Village Engineer, Village Fire Department, and/or Plan Commission.

October 16th, 2023



PROJECT INFORMATION:

Owner: MARC, Inc.
Project Name: MARC Mt. Horeb & Sauk
Location: 1961 Commerce Drive,
Mount Horeb, WI 53572
Architect: Midwest Modern, LLC
Civil Engineer: Wyser Engineering, LLC

Structural Engineer: Structural Engineering Services, LLC
General Contractor: Premier Building Solutions, Inc.
Mechanical Contractor: Dave Jones, Inc
Electrical Contractor: E & S Electric, Inc.
Plumbing Contractor: A+ Plumbing, LLC
Fire Protection Contractor: Dave Jones Inc.

Plan Commission Resubmittal Proposed Changes

1. Proposed siding colors are to change from wood tone to black lap
 - a. Added wood tone accent band between transition from black to gray siding
2. Proposed fascia, gutters, and downspouts from copper to black.
3. Proposed to omit the chimney at the North Side of the building as the fireplace will be electric and no longer requires a chimney.
4. Proposed to change the cream colored brick to Decorative Concrete Masonry Color Cocoa Bean (12-060A) Texture Split face.
5. Proposed to lower masonry height on the street elevation to be a consistent height.
 - a. Add wood accent to sign/tower element
6. Proposed to change the canopy to a flush installed metal panel instead of a recessed/coffered design.
 - a. The canopy will be either gray or wood tone with black and wood accent /fascia bands.
7. Proposed to revise the overhead garage door design from all glass to a wood tone with accent windows
8. Proposed to enlarge the patio at the North of the building for better use by the occupants
 - a. The patio will be ringed by benches and planters.
9. Proposed to revise the dumpster enclosure from masonry to siding to match the building.
10. END

Village of Mount Horeb

138 East Main Street
Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: KYLE DUMBLETON ON BEHALF OF MARC, INC

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

Telephone Number (daytime): 608-445-7869

Address of project if different: 1961 Commerce Drive

Zoning Classification of project: PI-PLANNED INDUSTRIAL

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

Plan Submittal Checklist attached: YES

Landscape Plan Submittal Checklist attached: YES

Design Review Parking Lot Application Required: YES

Design Review Parking Lot Application Submitted: YES

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

WITH 34 PARKING STALLS

 10/16/2023
Applicant Date

Zoning Administrator Date

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

SIGNED: _____

DATE: _____

17.14 DESIGN REVIEW

(3) ADMINISTRATION

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

PLAN SUBMITTAL CHECKLIST

Project: MARC, INC

Submitted by: KYLE DUMBLETON

Dated submitted: 10/16/2023

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

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

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

LANDSCAPE PLAN SUBMITTAL CHECKLIST

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

This checklist should accompany the PLAN SUBMITTAL CHECKLIST.

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

APPENDIX 1

PARKING AREA
APPLICATION WORKSHEET

PORTION TO BE COMPLETED BY APPLICANT:

Project Location/Address: 1961 Commerce Drive

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

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

Phone: 608-445-7869

Date of Application: 10/16/2023

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

BUSINESS-ADULT DAY SERVICES

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

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

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

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

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

PORTION TO BE COMPLETED BY ZONING ADMINISTRATOR:

6. Minimum number of spaces required: _____

7. Minimum number of spaces for handicapped: _____

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

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

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

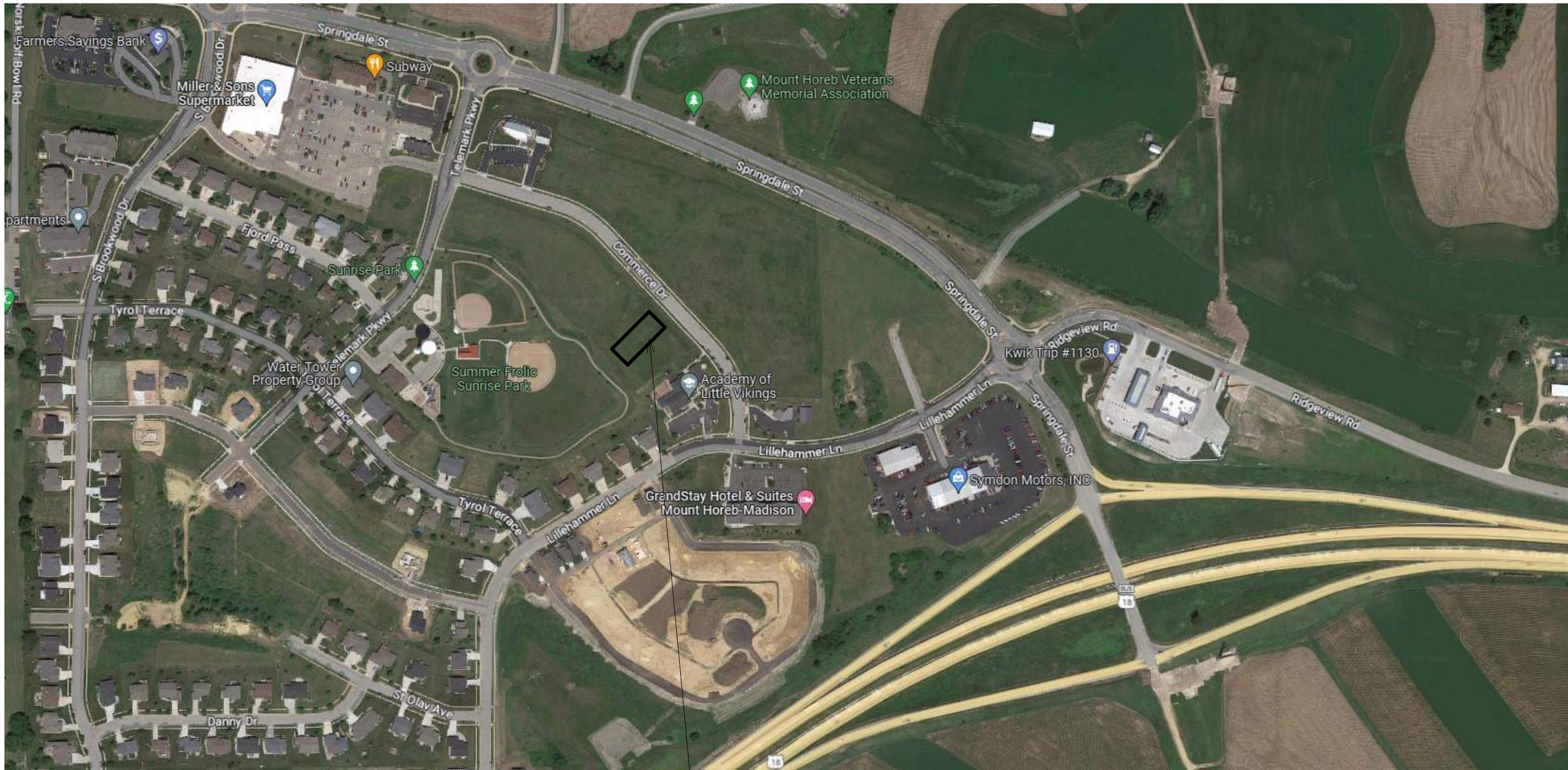
Location of Screening: _____

MARC, INC.

MT HOREB & SAUK NEW BUILDING

PROJECT TEAM

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



PROJECT LOCATION



Sheet Index	
Sheet #	Sheet Name
TS	TITLE SHEET
C000	EXISTING TOPOGRAPHY
C100	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
L1	EXTERIOR LIGHTING PLAN
L2	LIGHTING SPECIFICATIONS
L3	LIGHTING SPECIFICATIONS
L100	LANDSCAPE PLAN
AS1.1	ARCHITECTURAL SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.3	OVERALL ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A4.3	BUILDING SECTION
V1	RENDERING
V2	RENDERING
V3	RENDERING

REVISED PLANS

GENERAL NOTES

1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS

2.CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK DESCRIBED IN CONSTRUCTION DOCUMENTS.

3.CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY WALLS, FLOORS, CEILINGS AND/OR OTHER SURFACES WHICH MAY BE DISTURBED DURING THE INSTALLATION OF MECHANICAL, ELECTRICAL, OR OWNER PROVIDED WORK.

4.DO NOT SCALE DOCUMENTS- HARD LINE DIMENSIONS SHALL SUPERCEDE MEASURED SCALE.

5.ALL MECHANICAL DUCTS, PLUMBING & ELEC. RISERS TO BE COORDINATED WITH G.C., SUBCONTRACTORS, AND ARCHITECT

6.EXPOSED CONCRETE FLOORS SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PREVENT EXCESSIVE DAMAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY MATERIALS, EQUIPMENT, ETC.

7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK

8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

CODE NOTES

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



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



MARC MT. HOREB

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

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

TITLE SHEET

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

TS



GENERAL NOTES

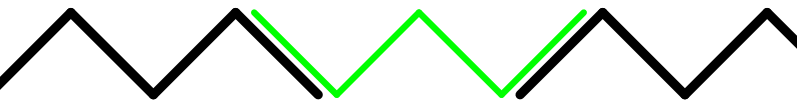
- 1.CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHERS
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- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

CODE NOTES



12.21.2022	INFORMATIONAL PLAN COMMISSION	
03.28.2023	PLAN COMMISSION DESIGN REVIEW	
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Date	No.	Description



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



MARC MT. HOREB

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

MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05.12.2023

EXISTING TOPOGRAPHY

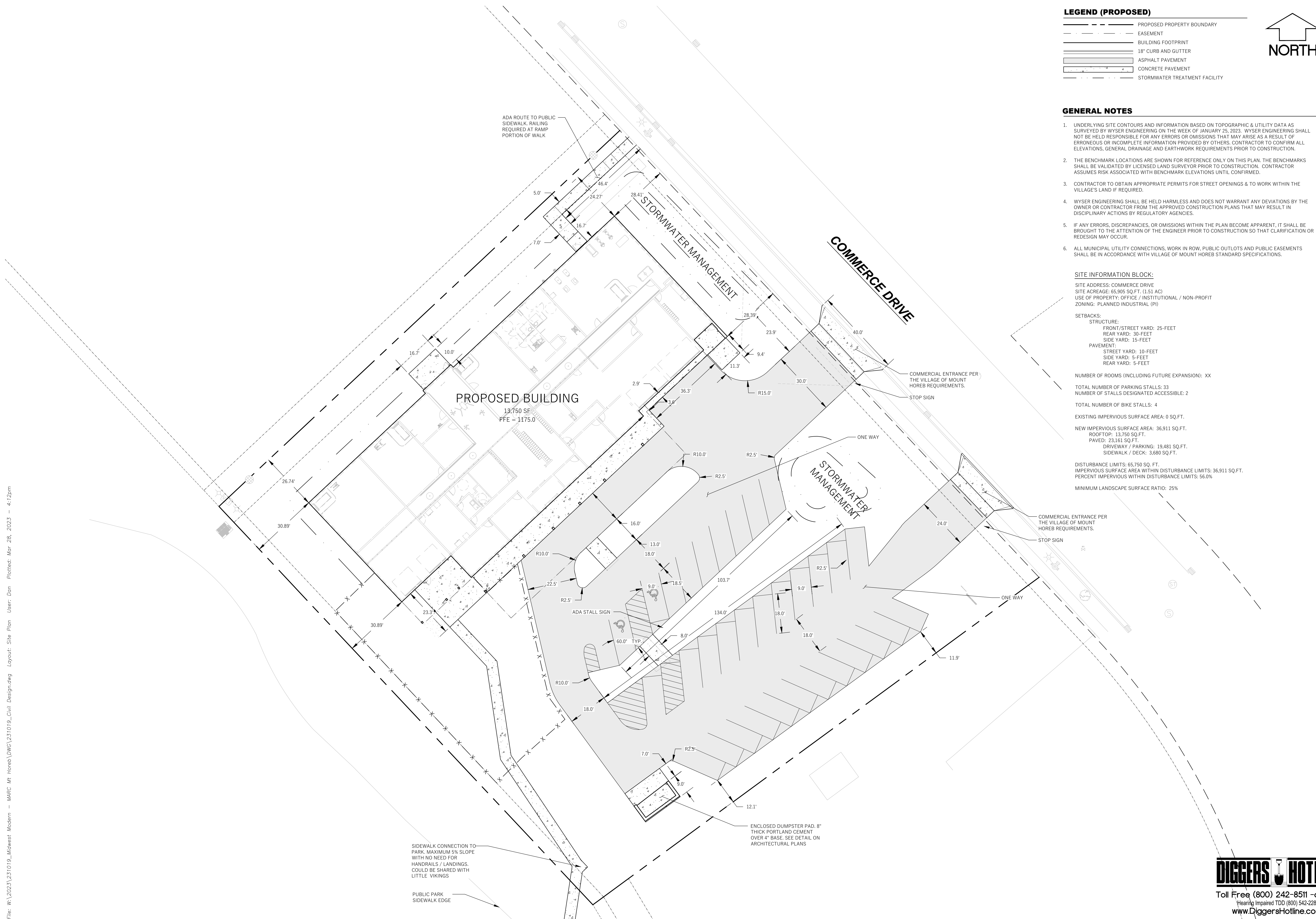
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1" = 30'-0"

C000

KD

Revisions:		
No.	Date:	Description:
Graphic Scale		
Wyser Number	23-1019	
Set Type	PLANNING	
Date Issued	03/28/2023	
Sheet Number	C100	

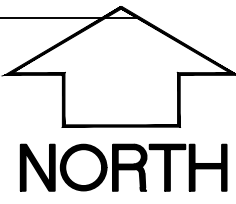
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



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

LEGEND (PROPOSED)

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



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JANUARY 25, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE 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 PLEBS STANDARD SPECIFICATIONS.

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

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

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

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

An aerial photograph of a road intersection. A large, white, diagonal sign with the text 'COMMERCE DRIVE' in bold black letters is visible. Below the sign, the road splits into two lanes, each marked with a dashed white line and the word 'LANE' in white. The road continues straight ahead, marked with a dashed white line and the word 'LANE' in white. The surrounding area is mostly green, with some buildings and parking lots visible.

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)

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF MOUNT HOREB / DANE COUNTY LAND CONSERVATION / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF .05 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/cons_standards.html.
9. INSTALL PERMITTER EROSION CONTROL STRIPS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SLOD LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL. IF CUMULATIVE PUMP CAPACITY IS TO GPM OR MORE.
14. PROVIDE ANTI-SOIL SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET POND PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
16. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
17. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
18. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
19. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
20. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
21. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BEHIND THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL, THE DEPOSITED OR STOCKPAILED MATERIAL NEEDS TO INCLUDE PERMITTER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
22. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
23. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1058.
25. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, REMAINING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
26. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INCLUDE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPAILED MATERIAL NEEDS TO INCLUDE PERMITTER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
27. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
28. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
29. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 2 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
30. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WORKS BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/botw/>
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006:
<http://www.epa.gov/epaospp/833-f-11-006.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXTURE, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PL CLASS I TYPE B URBAN EROSION CONTROL MAT.

DIGGERS HOTLINE

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

WYSER
ENGINEERING

COMMERCE DRIVE
MOUNT HOREB, WI 53572

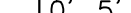
MARC MT. HOREB
NEW BUILDING

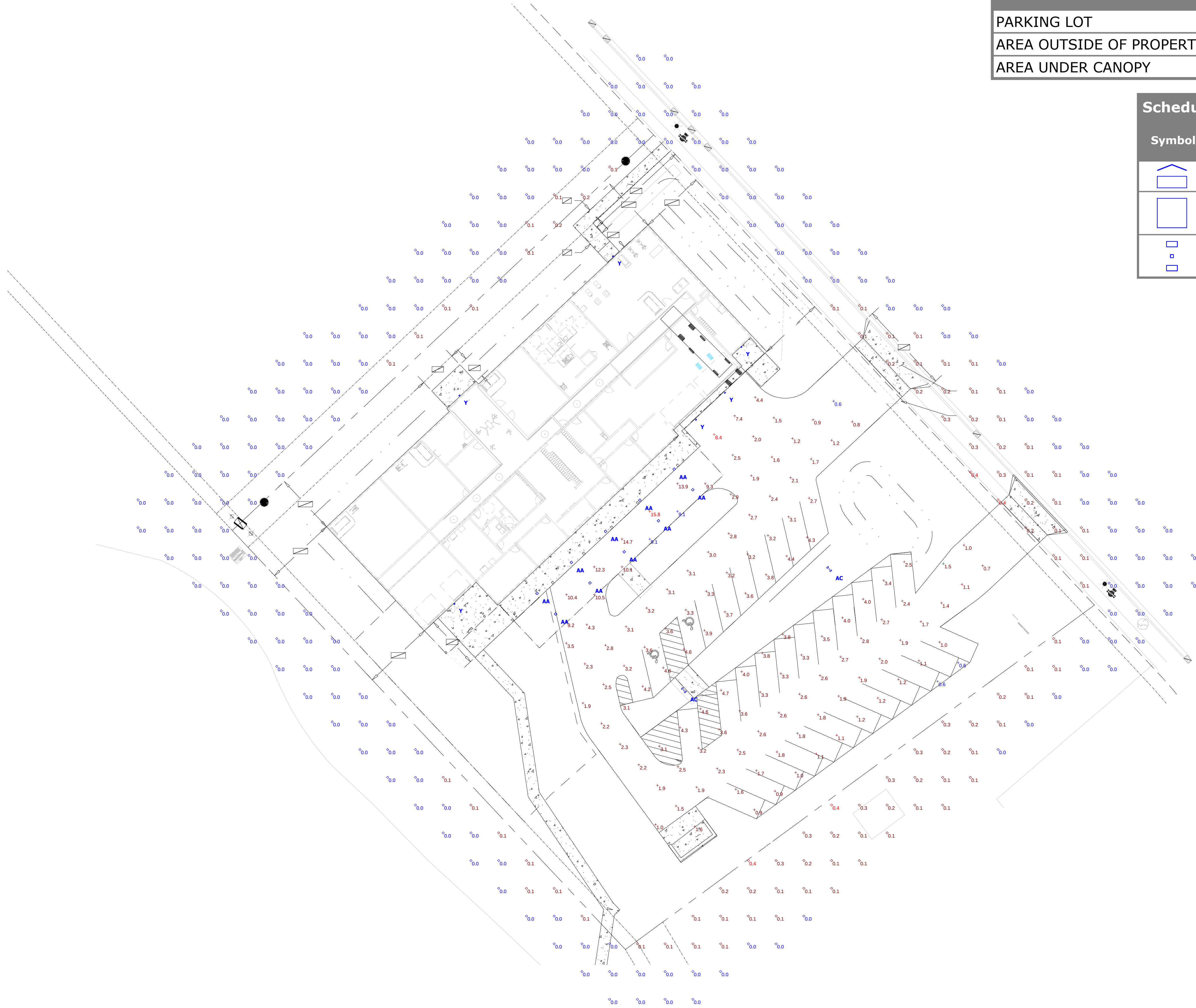
VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

[illegible]

Graphic Scale	
Wyser Number	23-1019
Set Type	PLANNING
Date Issued	03/28/2023
Sheet Number	C200



Plan View
Scale - 1" = 24ft

Statistics

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

Schedule

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

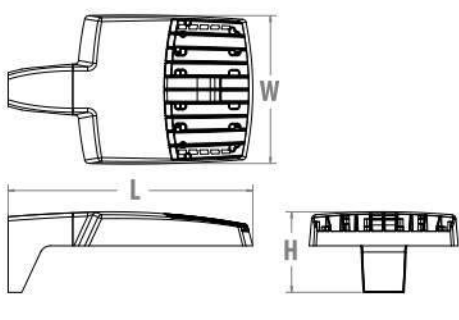


RSX1 LED Area Luminaire



Specifications

EPA (ft²@90°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED						
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVLT (120V-277V) ¹	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°; 3.5" min. SQ pole for 2, 3, 4 at 90°)	
	P2	40K 4000K	R3 Type 3 Wide	MVLT (947V-480V) ¹	BRB Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4; 4.0" pole, dia. RND pole for 1 at 90°; 2 at 120°)	
	P3	50K 5000K	R35 Type 3 Short	XVOLT (277V-480V) ¹	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)	
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon)	
			R45 Type 4 Short		WBA Wall bracket ¹	
			R5 Type 5 Wide	120 ¹ 277 ¹	WBASC Wall bracket with surface conduit bus	
			R55 Type 5 Short ¹	208 ¹ 347 ¹	AKSP Adjustable tilt arm square pole mounting ¹	
			AFR Automotive Front Row	240 ¹ 480 ¹	AARP Adjustable tilt arm round pole mounting ¹	
			AFR90 Automotive Front Row Right Retained		AWNB Adjustable tilt arm with wall bracket ¹	
			AFR150 Automotive Front Row Left Retained		AWWSC Adjustable tilt arm wall bracket and surface conduit bus ¹	
Options					Finish	
Shipped Installed					DDBRK Dark Bronze	
HS	House-side shield ¹				DBLXO Black	
PE	Photoconcentrator, button style ^{1,2}				DNAXD Natural Aluminum	
PER7	Seven-white twist-lock receptacle only (no controls) ^{1,2,3,4,5}				DDBWT White	
SPF	Single fuse (120, 277, 347) ¹				DWDXO Textured Dark Bronze	
DFD	Double fuse (208, 240, 480) ¹				DBLBD Textured Black	
SPDZV	200V Surge pack (100V standard)				DNAXD Textured Natural Aluminum	
F10	Field adjustable output ¹				DWGDG Textured White	
DMG	0-10V dimming extend out back of housing for external control (control ordered separately) ¹					
Shipped Installed						
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)						
NL2IAR3 PBRN 18-light AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{1,2,3,4,5}						
BAA Bay Ambient Air Control						
CCC Coastal Construction ¹						
*Note: NL2IAR3 PBRN with 18-light Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaires is tilted.						
Shipped Separately (requires some field assembly)						
EGS External glare shield ¹						
EGFV External glare full visor (360° around light aperture)						
BS Bird spikes ¹						

AA



Contractor Select™
CNY LED
Canopy Lighting

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

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

Catalog Number
Notes
Type



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

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



Specifications

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

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

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

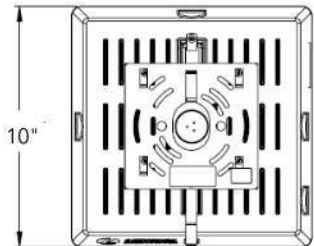
INSTALLATION
The CNY LED canopy luminaires feature a quick-mount mechanism that makes mounting to a recessed junction box both quick and trouble-free. Luminaire leads exit the back of the casting through a water-tight connector. The quick-mount mechanism allows the electrical connections to be made and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

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

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

Dimensions

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



All dimensions are inches (centimeters) unless otherwise indicated.

GENERAL NOTES

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

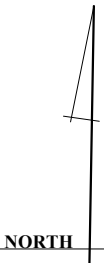
DRAWING NOTES

CODE NOTES



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

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



MARC MT. HOREB

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

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

LIGHTING SPECIFICATIONS

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

L3

Author

NOT FOR CONSTRUCTION.

1

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

GENERAL NOTES:

1. Individual tree and shrub groupings found within lawn areas and along parking areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

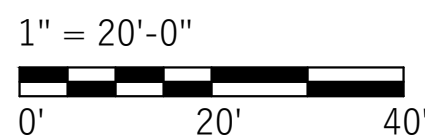
2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)

3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)

4. "Stone mulch" to be clean washed 1 ½" - 2 ½" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.

5. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.

6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



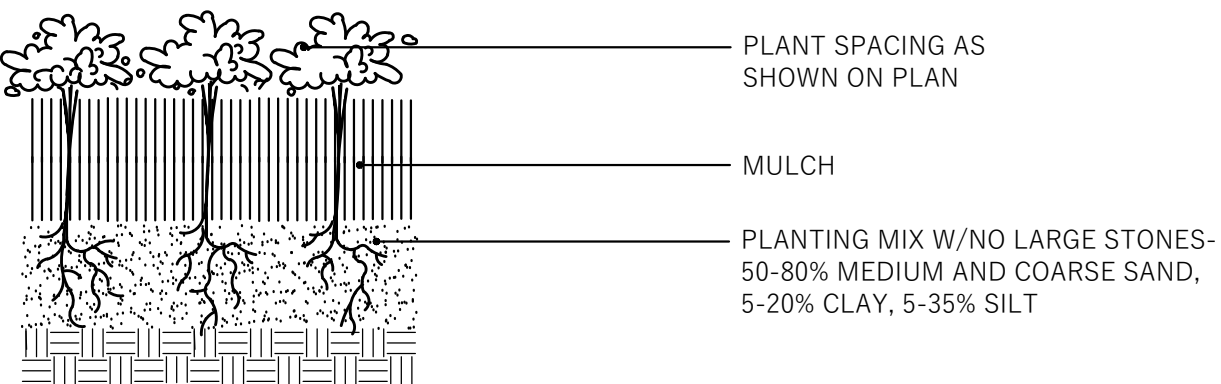
17.136 - Minimum Landscaping Standards
No. of Parking Stalls:
Trees Required:
Screening Required for parking near Residential Zoning: NA

Minimum Landscape Element Standards:
 Parking areas for 4 or more spaces require 15 points per space
 (33) proposed spaces x 15 points = (495) Points required
 (33) spaces = (3) required Trees

Landscape Point Totals:	
(8) Canopy Trees (50 pts. each)	400
(9) Low Ornamental Trees (30 pts. each)	270
(10) Evergreen Trees (30 pts. each)	300
(17) Medium Shrubs (6 pts. each)	102
Total Points Provided	1,072

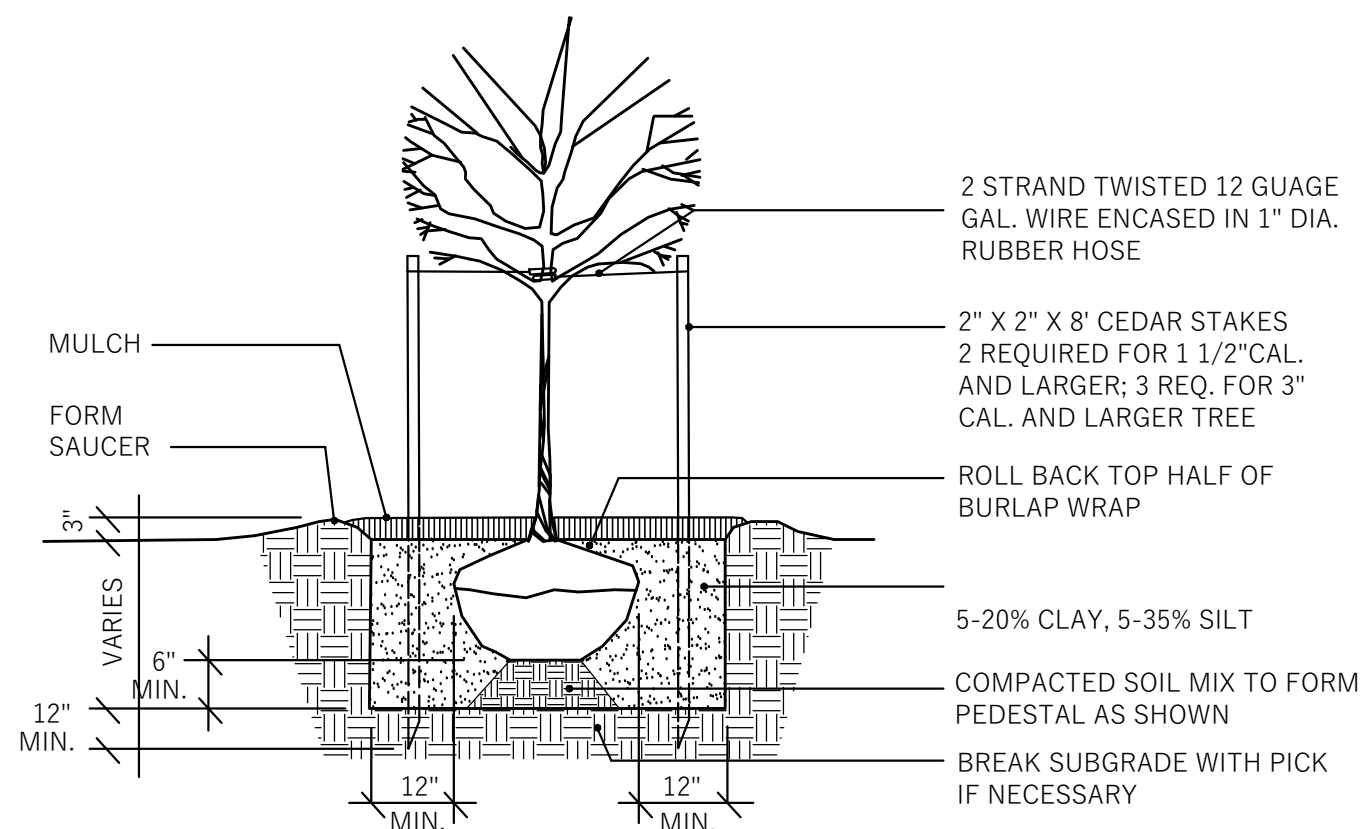
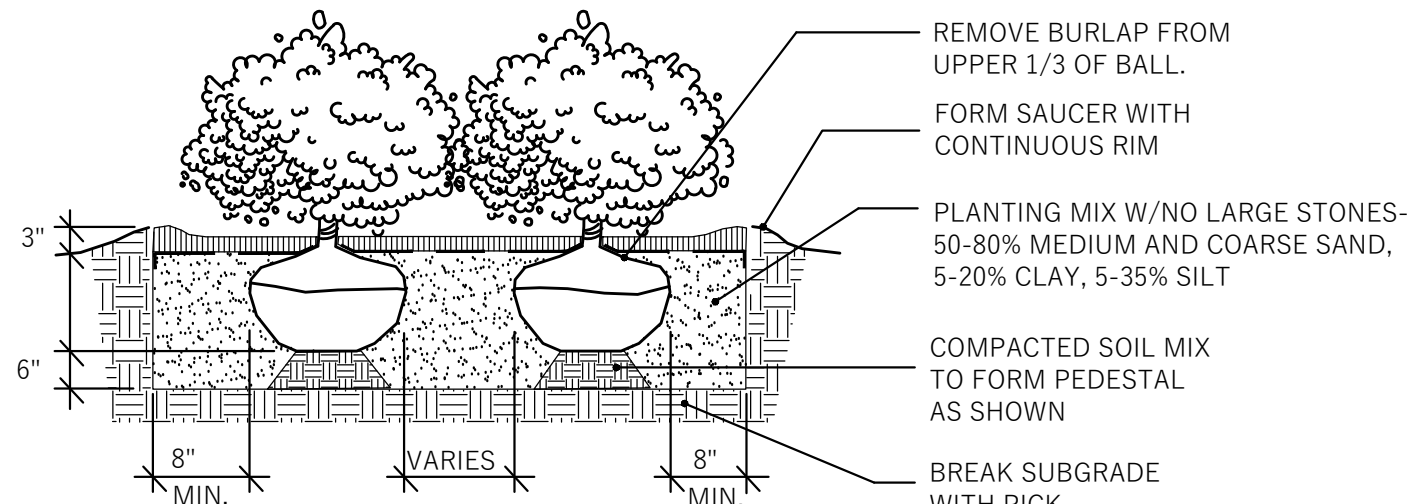
2

NTS



1

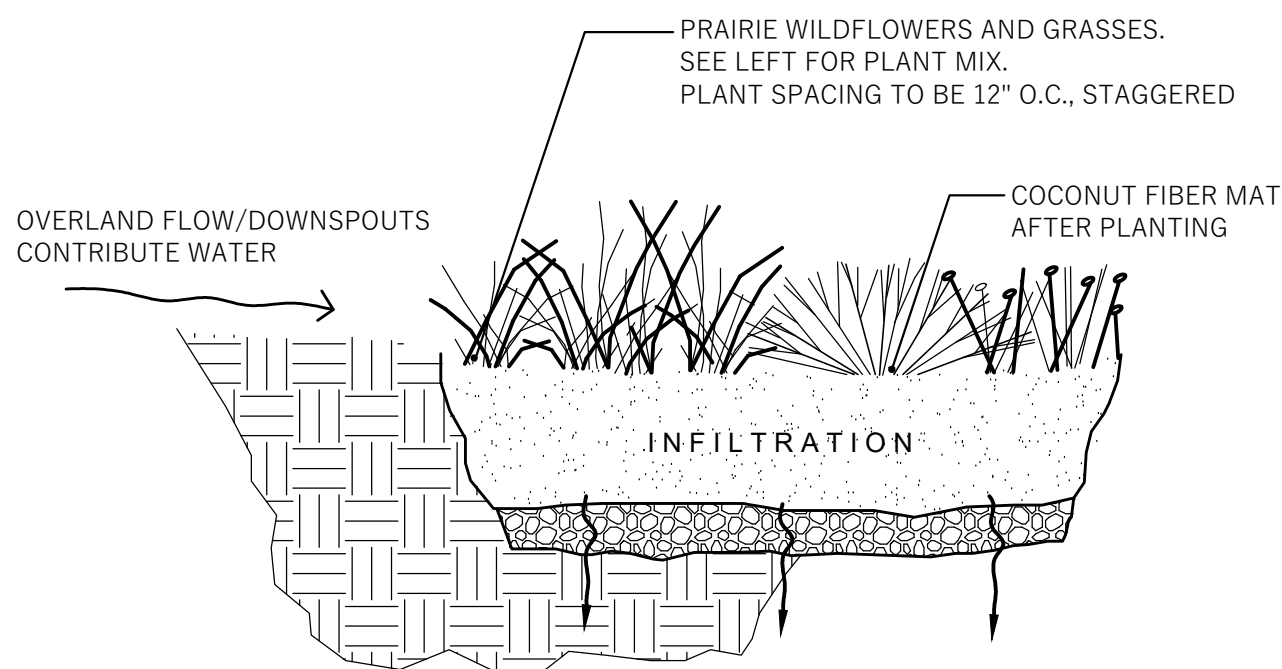
NTS



4

NTS

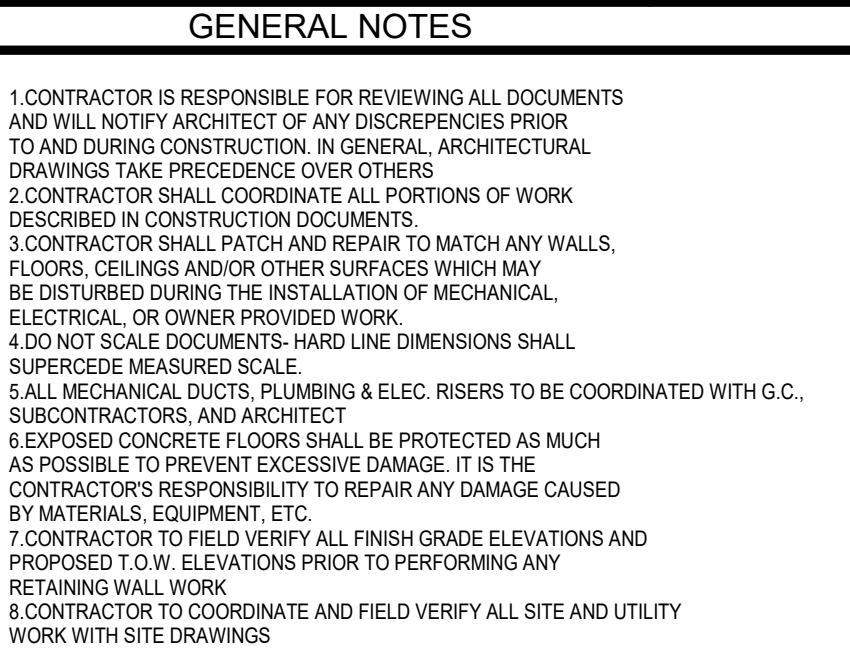
PLANTS; EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
Butterfly Weed, Blue False Indigo, White False Indigo, Purple Coneflower, Blue Flag Iris,
Cardinal Flower, Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod, Bottlebrush Sedge,
Fox Sedge, Torrey's Rush, Switch Grass



5

NTS

[illegible]



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

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

POWERING POTENTIAL
CHANGING LIVES

12.21.2022	INFORMATIONAL PLAN COMMISSION
03.28.2023	PLAN COMMISSION DESIGN REVIEW
05.12.2023	MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW
06.13.2023	DESIGN DEVELOPMENT FOR BUDGETING
Date	No. Description



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

DESIGN REVIEW RESUBMITTAL

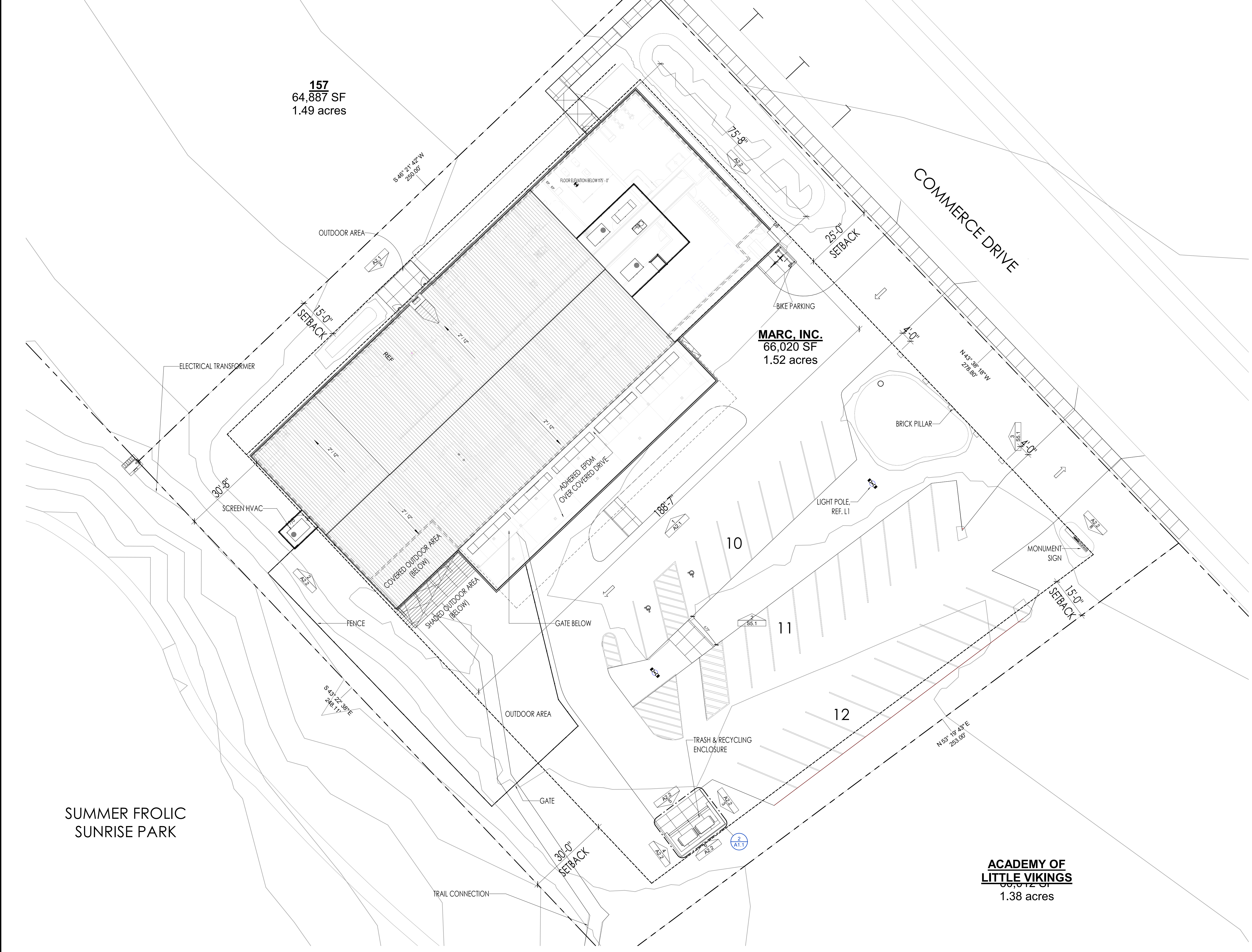
0.16.2023

ARCHITECTURAL SITE PLAN

SCALE AT
ANSI D 34"X22"
SHOWN
1/2 SCALE AT 17"X11"
1/16" = 1'-0"

AS1.1

D



157
64,887 SF
1.49 acres

MARC, INC.
66,020 SF
1.52 acres

ACADEMY OF
LITTLE VIKINGS
60,612 SF
1.38 acres

GENERAL NOTES

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DRAWING NOTES

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SITE AREA: 66,020 SF
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CODE NOTES

POWERING POTENTIAL
CHANGING LIVES

MARC

12.21.2022	INFORMATIONAL PLAN COMMISSION	
03.28.2023	PLAN COMMISSION DESIGN REVIEW	
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Date	No.	Description

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

NORTH

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

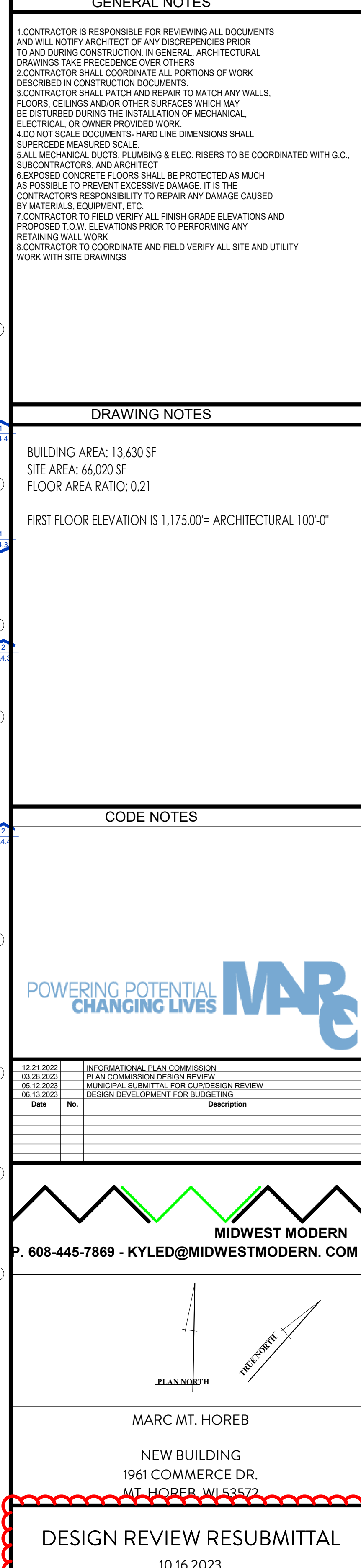
MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05.12.2023

ARCHITECTURAL SITE PLAN

SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/16" = 1'-0"

AS1.1

KD



DESIGN REVIEW RESUBMITTAL

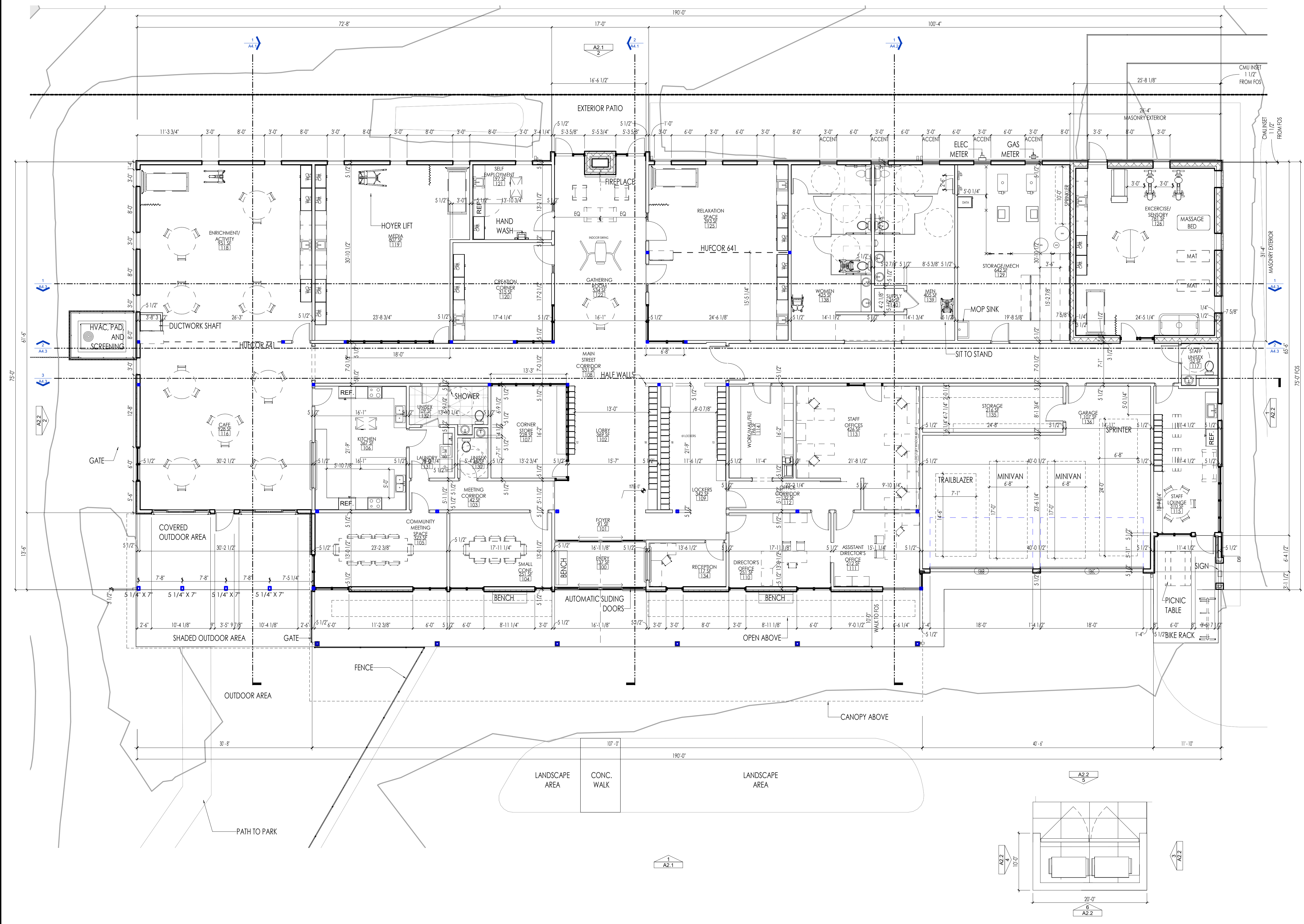
10.16.2023

FIRST FLOOR PLAN

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

A1.1

KD



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SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

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MIDWEST MODERN
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NORTH

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

MUNICIPAL SUBMITTAL FOR
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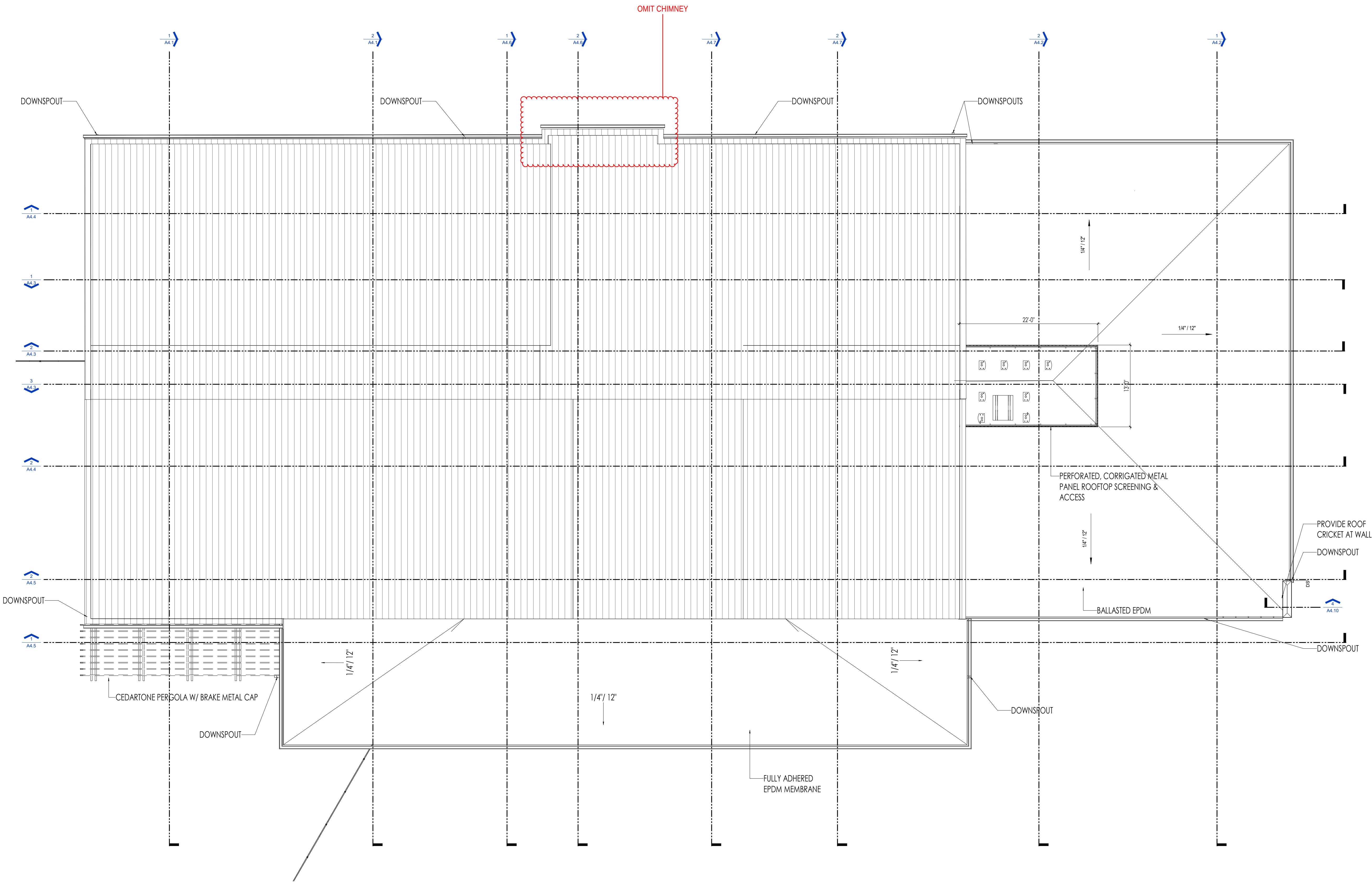
FIRST FLOOR PLAN

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

A1.1

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

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



GENERAL NOTES

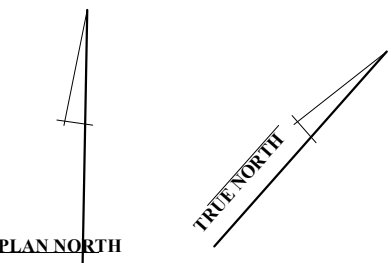
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- 7.CONTRACTOR TO FIELD VERIFY ALL FINISH GRADE ELEVATIONS AND PROPOSED T.O.W. ELEVATIONS PRIOR TO PERFORMING ANY RETAINING WALL WORK
- 8.CONTRACTOR TO COORDINATE AND FIELD VERIFY ALL SITE AND UTILITY WORK WITH SITE DRAWINGS

DRAWING NOTES

CODE NOTES



12.21.2022	INFORMATIONAL PLAN COMMISSION	
03.28.2023	PLAN COMMISSION DESIGN REVIEW	
05.12.2023	MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW	
06.13.2023	DESIGN DEVELOPMENT FOR BUDGETING	
Date	No.	Description



MARC MT. HOREB

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

DESIGN REVIEW RESUBMITTAL

10.16.2023

OVERALL ROOF PLAN

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

A1.3

KD

1. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION. IN GENERAL, ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ALL OTHER DOCUMENTS.
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BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

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

POWERING POTENTIAL
CHANGING LIVES

[illegible]

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NEW BUILDING
1961 COMMERCE DR.
MILWAUKEE, WI 53212

10.16.2023

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

KD



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DRAWING NOTES

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SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

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CODE NOTES



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Date	No.	Description

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

MARC MT. HOREB

NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53542

DESIGN REVIEW RESUBMITTAL

10.16.2023

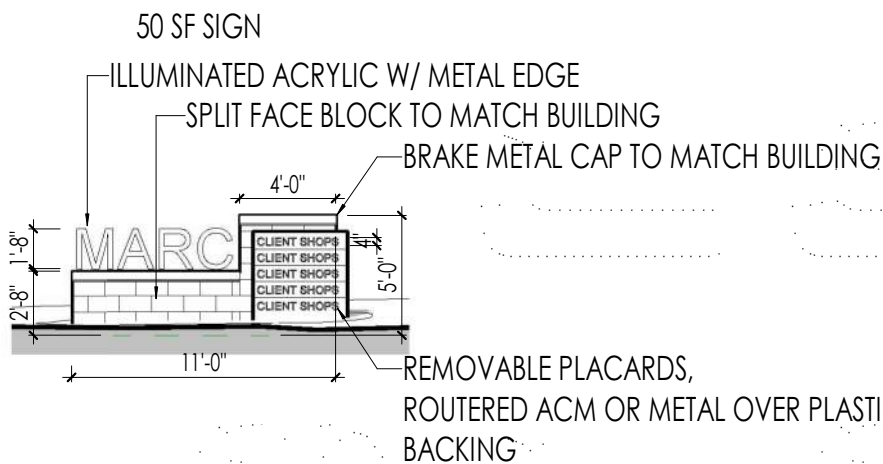
EXTERIOR ELEVATIONS

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

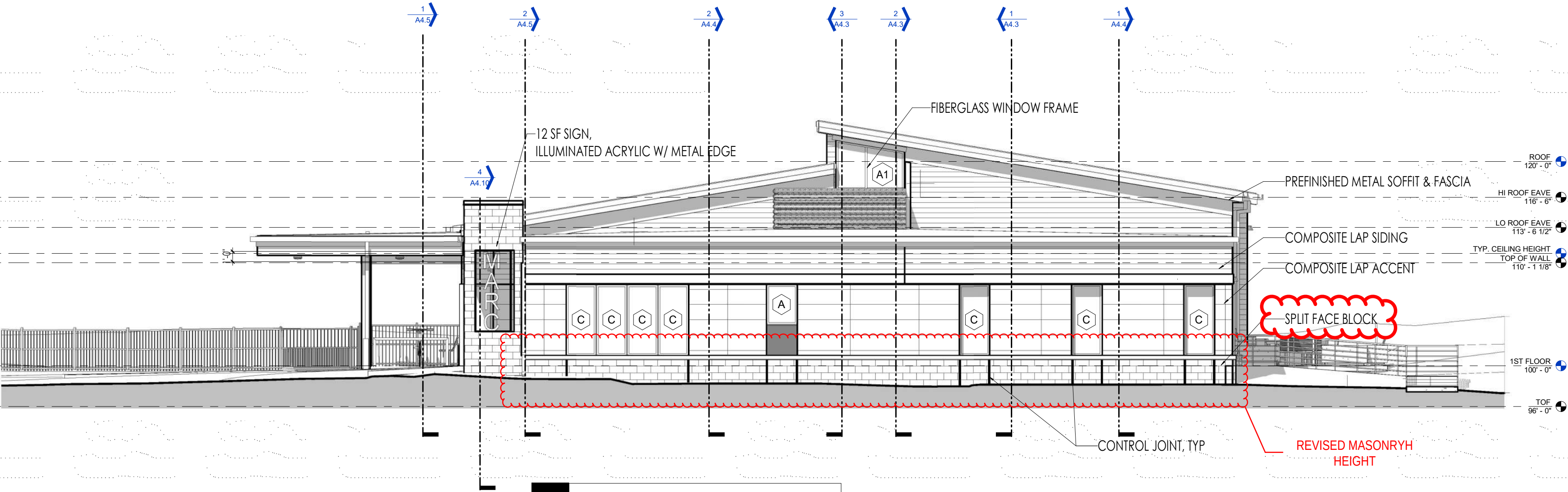
A2.2

KD

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

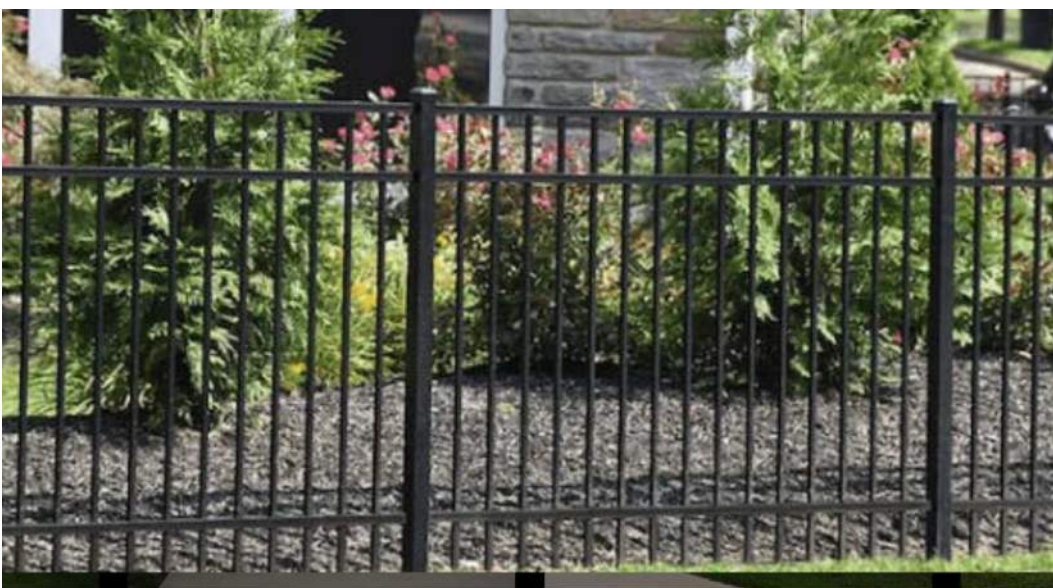


8 MONUMENT SIGN ELEVATION
1/8" = 1'-0"

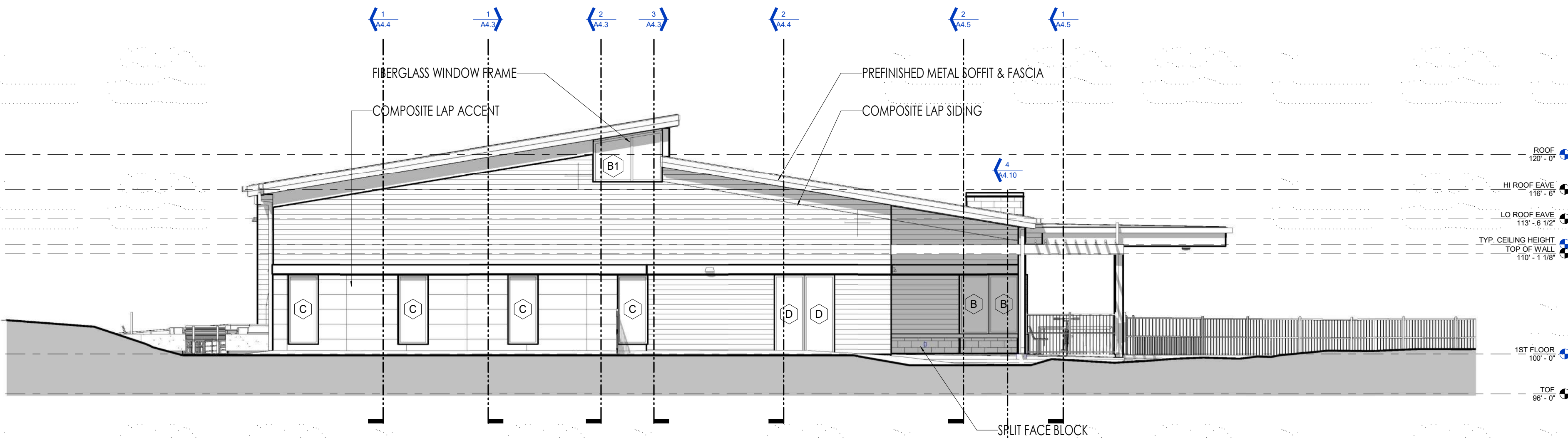


1 EAST ELEVATION
1/8" = 1'-0"

48" HIGH BLACK POWDER COATED STEEL FENCE @ EXTERIOR AREA



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

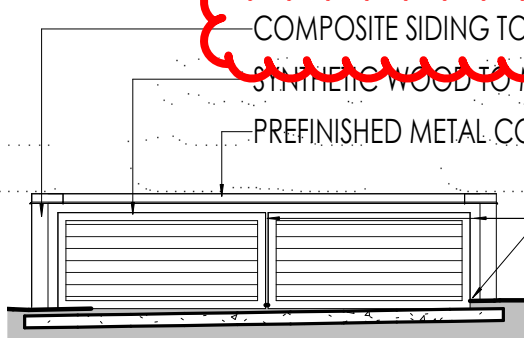


2 WEST ELEVATION
1/8" = 1'-0"

COMPOSITE SIDING TO MATCH BUILDING
SYNTHETIC WOOD TO MATCH BUILDING SIDING ON GALVANIZED METAL FRAME (INTERIOR)

PREFINISHED METAL COPING TO MATCH BUILDING

HEAVY DUTY GATE HINGES AND LATCH

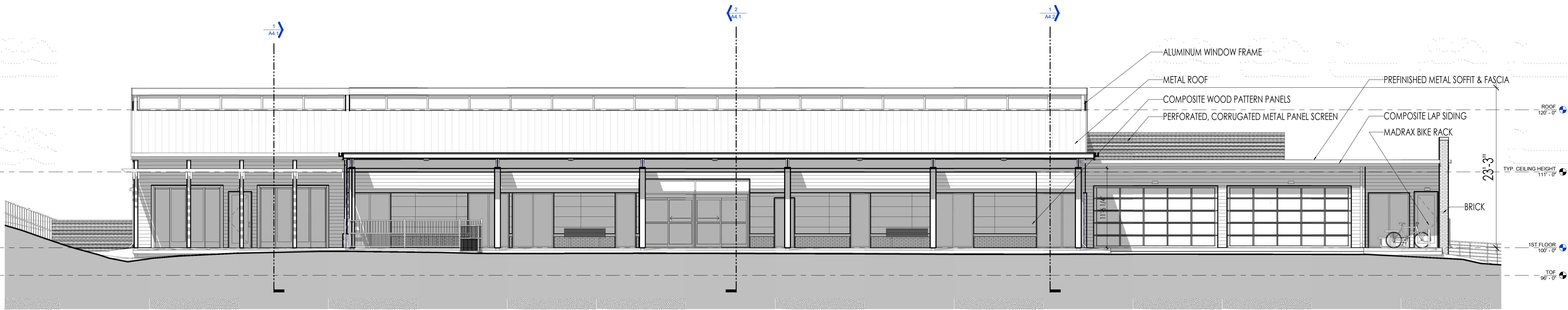


6 DUMPSTER ENCLOSURE EAST
1/8" = 1'-0"

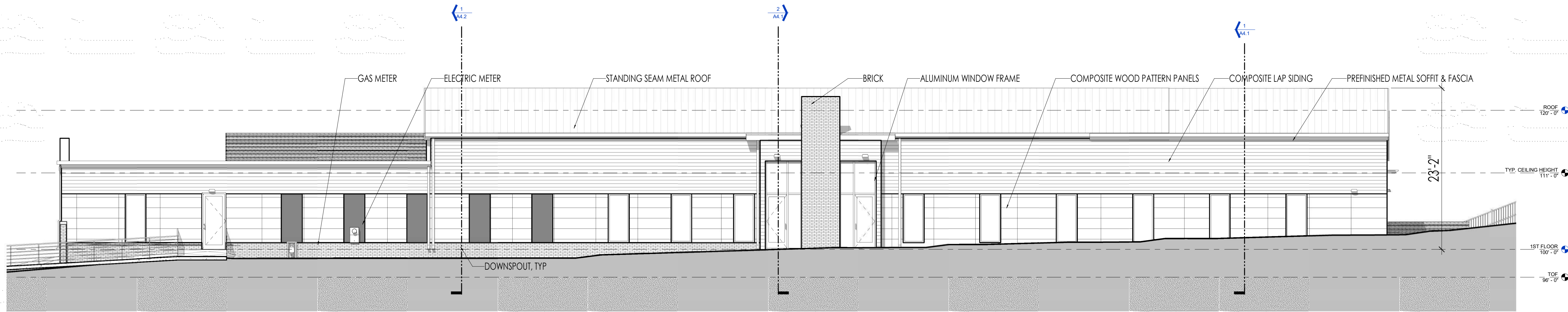
5 DUMPSTER ENCLOSURE WEST
1/8" = 1'-0"

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

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



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



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

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DRAWING NOTES

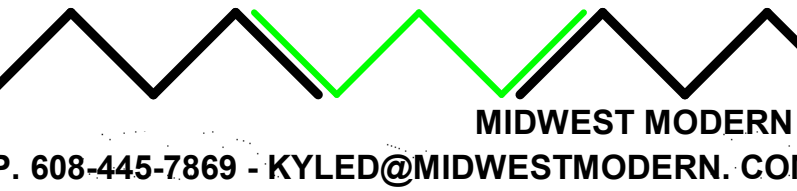
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SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

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

CODE NOTES



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Date	No.	Description
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MARC MT. HOREB

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

MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05.12.2023

EXTERIOR ELEVATIONS

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

1/8" = 1'-0"

A2.1

KD

GENERAL NOTES

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MARC MT. HOREB

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

MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05.12.2023

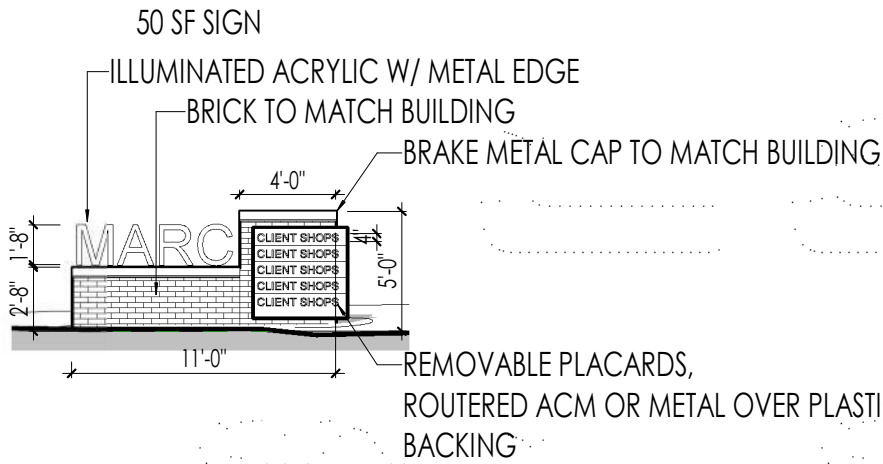
EXTERIOR ELEVATIONS

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

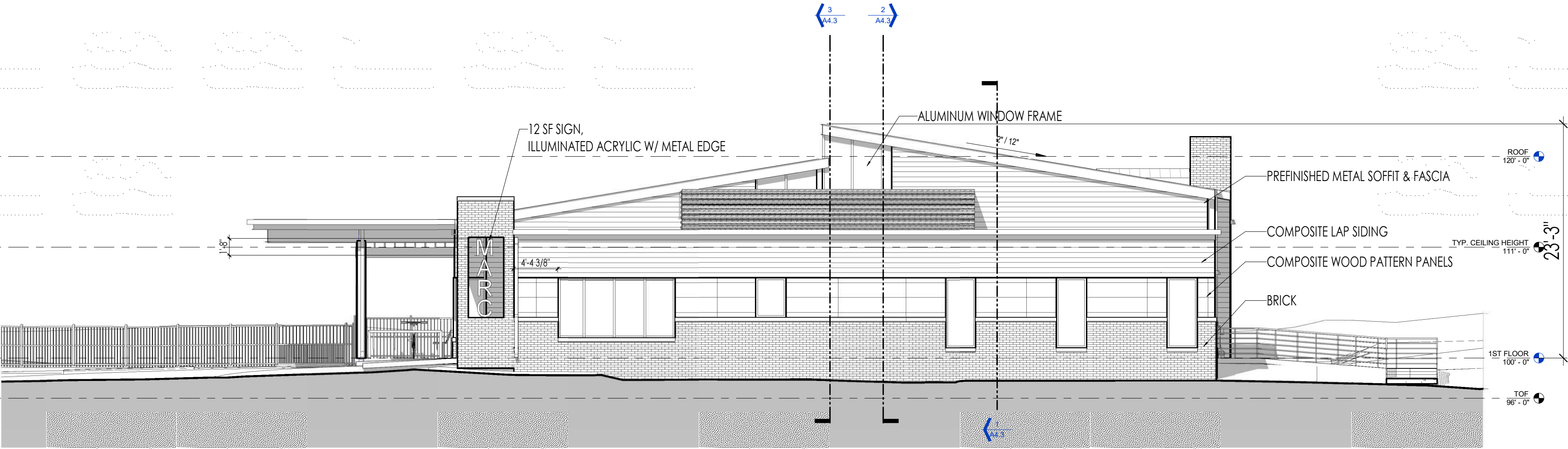
A2.2

KD

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



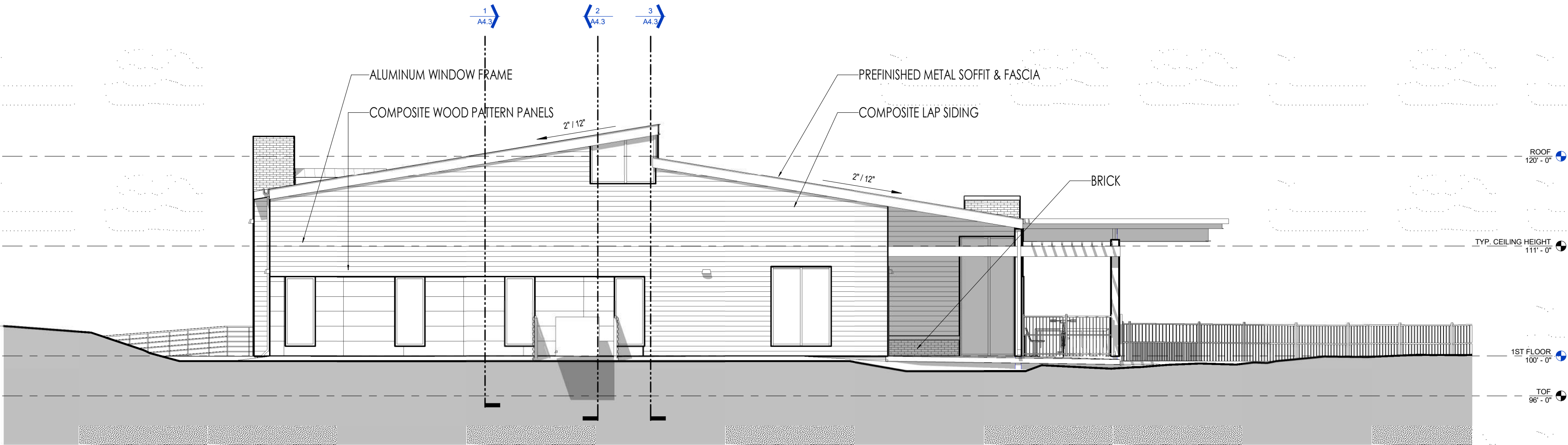
8 MONUMENT SIGN ELEVATION
1/8" = 1'-0"



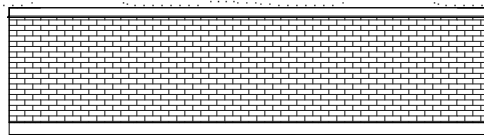
1 EAST ELEVATION
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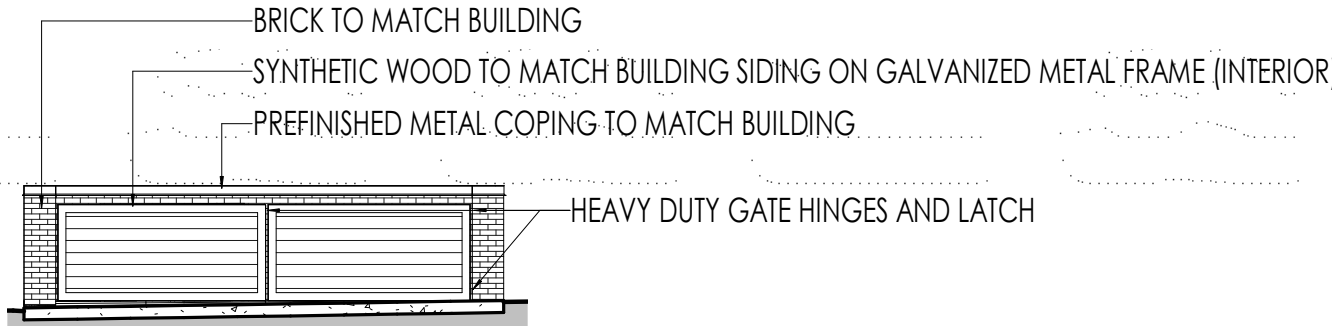
7 FENCE
1/2" = 1'-0"



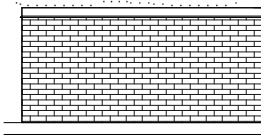
2 WEST ELEVATION
1/8" = 1'-0"



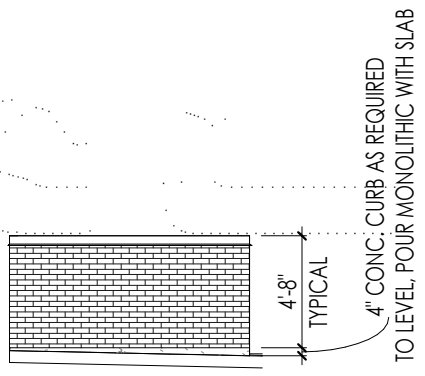
6 DUMPSTER ENCLOSURE EAST
1/8" = 1'-0"



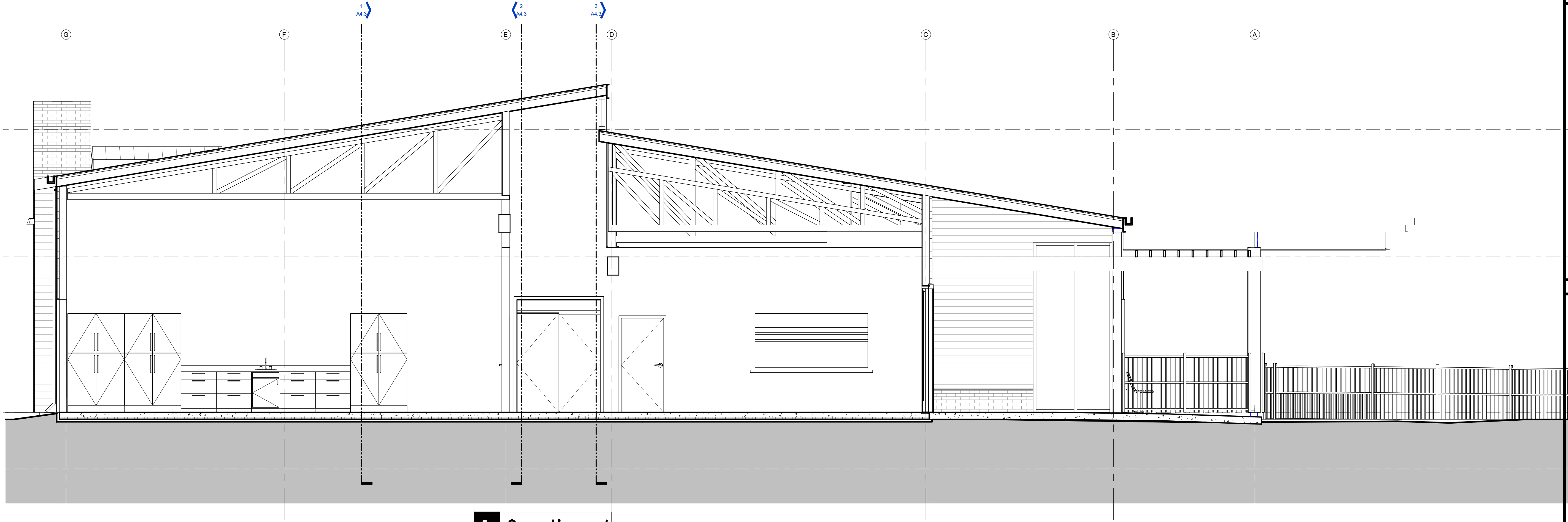
5 DUMPSTER ENCLOSURE WEST
1/8" = 1'-0"



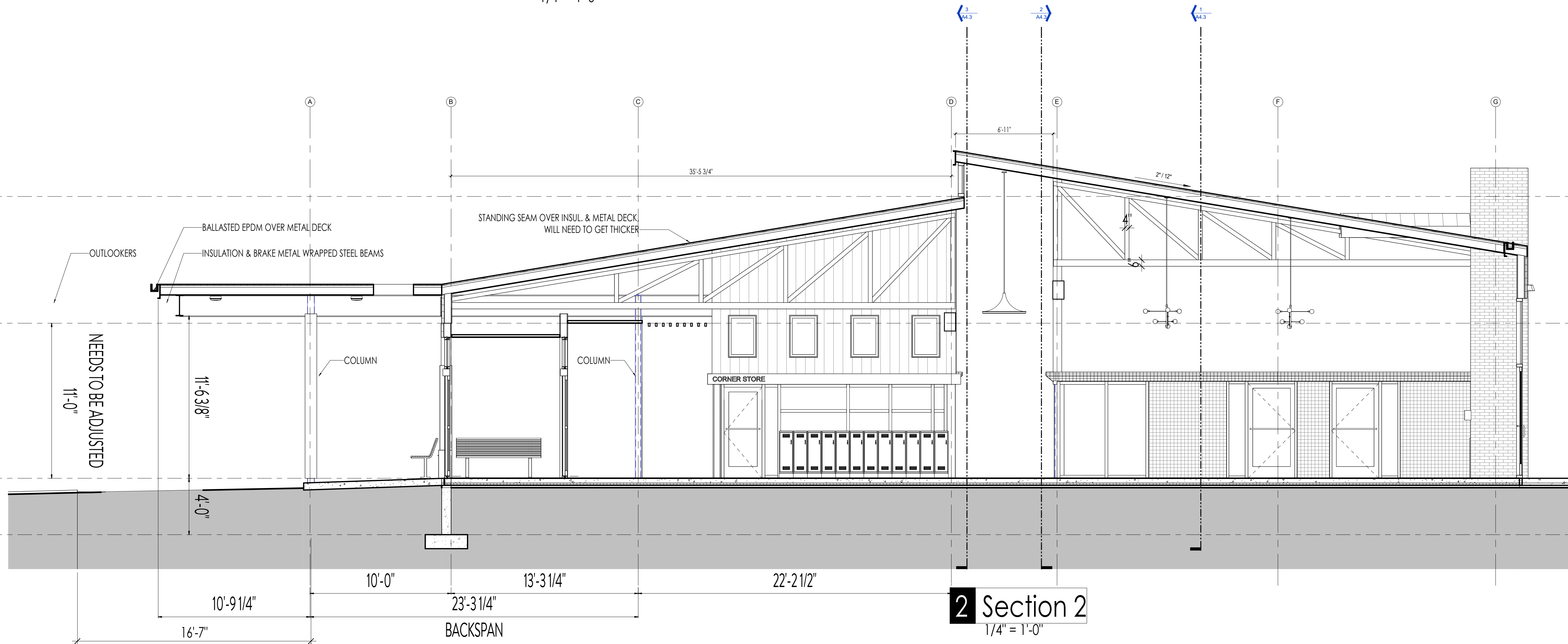
4 DUMPSTER ENCLOSURE SOUTH
1/8" = 1'-0"



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



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



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

GENERAL NOTES

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TYP. CEILING HEIGHT
111'-0"

DRAWING NOTES

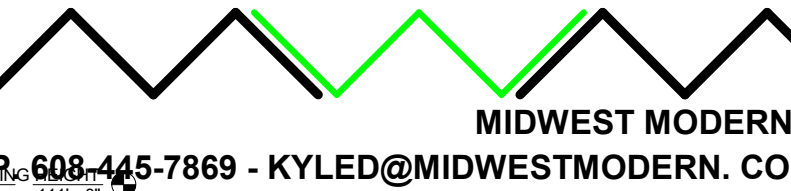
1ST FLOOR
100'-0"

TOF
96'-0"

CODE NOTES



12/21/2022		INFORMATIONAL PLAN COMMISSION
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05/12/2023		MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW
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MARC MT. HOREB
NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53572

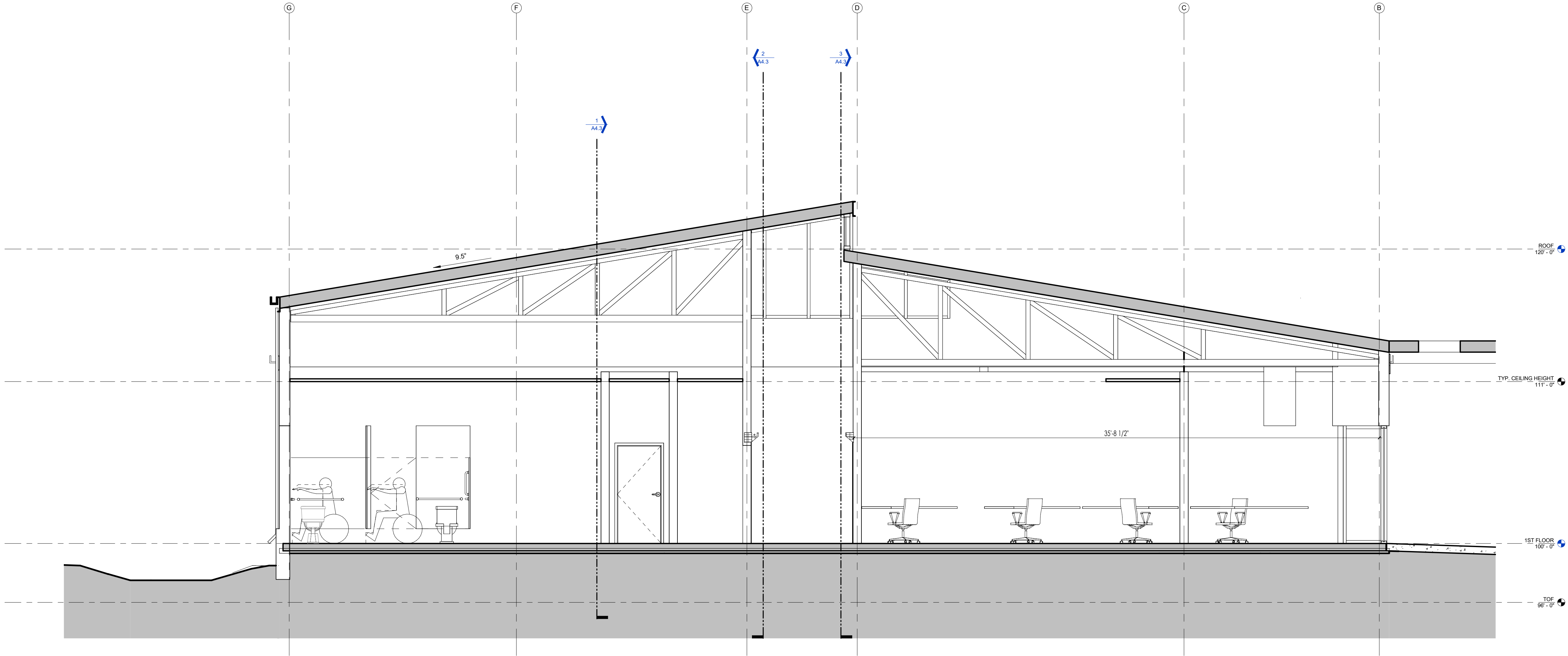
MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05/12/2023

BUILDING SECTION

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

A4.1

KD



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

GENERAL NOTES

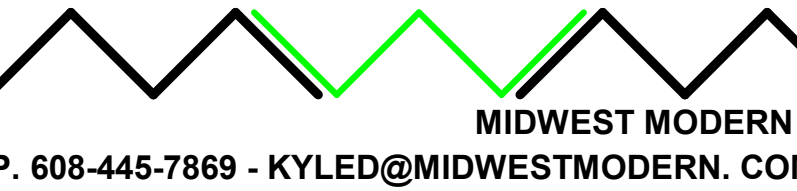
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MT. HOREB, WI 53572

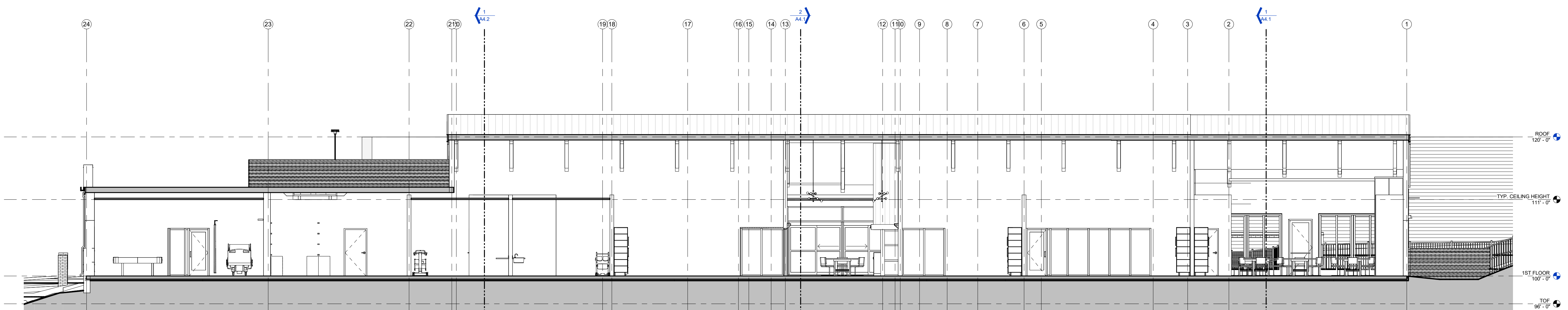
MUNICIPAL SUBMITTAL FOR
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05.12.2023

BUILDING SECTION

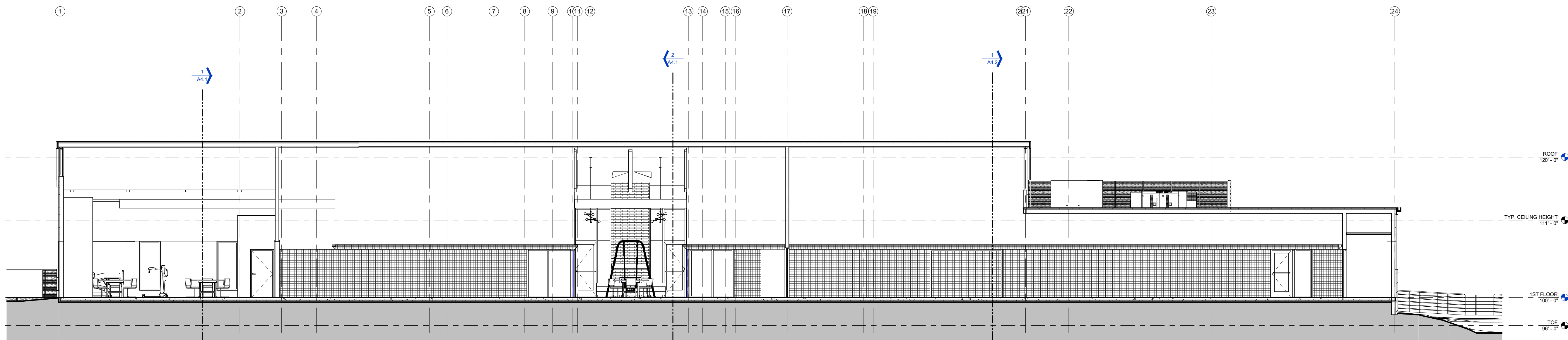
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/4" = 1'-0"

A4.2

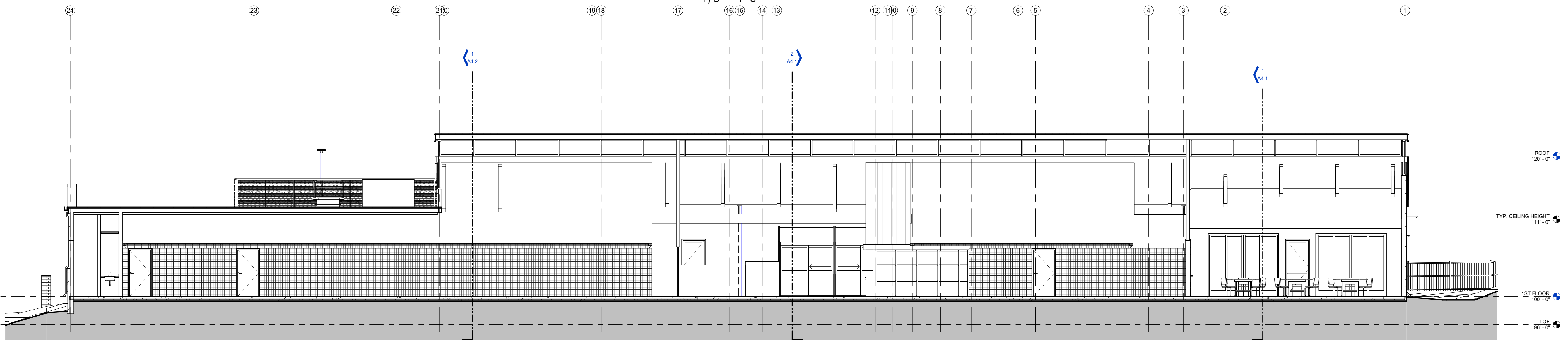
KD



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



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



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

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BUILDING SECTION

SCALE AT
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1/2 SCALE AT 17"X11"
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A4.3

KD

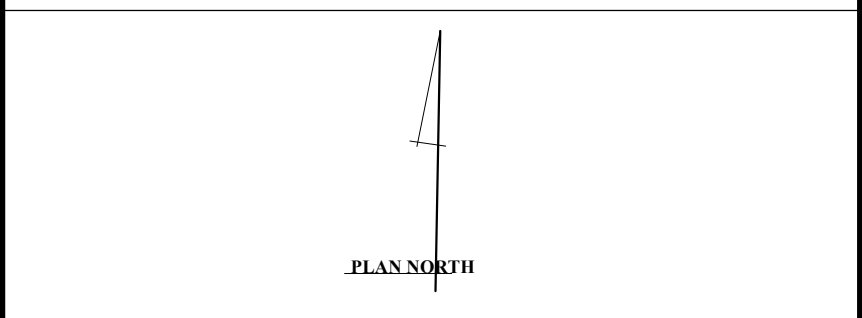


NOT FOR CONSTRUCTION.



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MARC MT. HOREB
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1961 COMMERCE DR.
MT. HOREB, WI 53653

DESIGN REVIEW RESUBMITTAL
10.16.2023

RENDERING

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

V1

KD



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05.12.2023		MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW
Date	No.	Description

MIDWEST MODERN

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

MARC MT. HOREB

NEW BUILDING

1961 COMMERCE DR.

MT. HOREB, WI 53572

MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW

05.12.2023

RENDERING

SCALE AT

ANSI D 34"X22" SHOWN

1/2 SCALE AT 17"X11"

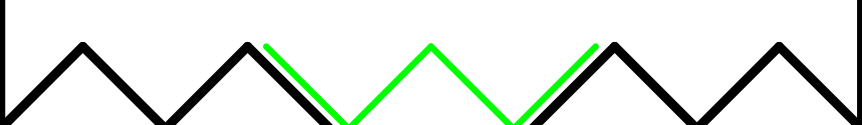
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NOT FOR CONSTRUCTION.



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06.13.2023	DESIGN DEVELOPMENT FOR BUDGETING	
Date	No.	Description


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PLAN NORTH

MARC MT. HOREB
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1961 COMMERCE DR.
MT. HOREB, WI 5352

DESIGN REVIEW RESUBMITTAL
10.16.2023

RENDERING

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

V2

KD



GENERAL NOTES

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DRAWING NOTES

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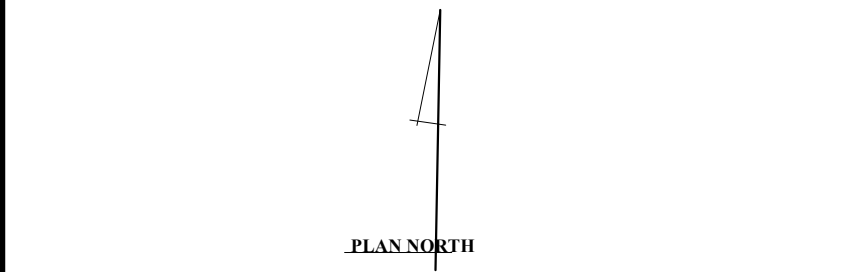
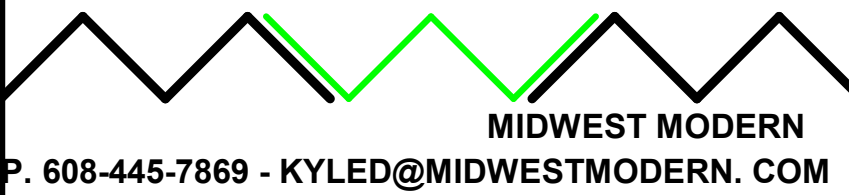
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MT. HOREB, WI 53572

DESIGN REVIEW RESUBMITTAL
10.16.2023
RENDERING

SCALE AT
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V3

KD



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V3

MARC, INC.

MT HOREB & SAUK NEW BUILDING

PROJECT TEAM

OWNER:
MARC, INC.
901 POST ROAD
MADISON, WI 53713
ATTN.: SUZANNE HANSON
608.223.9110

ARCHITECT:
MIDWEST MODERN, LLC
510 WEST EDGEWATER STREET
PORTAGE, WI 53901
ATTN: KYLE DUMBLETON
608-445-7869

GENERAL CONTRACTOR:
PREMIER BUILDING SOLUTIONS
2581 WI-92 TRUNK
MT HOREB, WI 53572
ATTN: JAMES LEUZINGER
608-437-9595

CIVIL ENGINEER:
WYSER ENGINEERING
300 EAST FRONT STREET
MT HOREB, WI 53572
ATTN.: WADE WYSE, PE
608.437.1980

LANDSCAPE ARCHITECT:
WYSER ENGINEERING
300 EAST FRONT STREET
MT HOREB, WI 53572
ATTN.: WADE WYSE, PE
608.437.1980

STRUCTURAL ENGINEER:
STRUCTURAL ENGINEERING SERVICES, LLC
1225 BURNING WOOD WAY
MADISON, WI 53704
ATTN: BOB SHULTZ, PE
608-577-1428

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CODE NOTES

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



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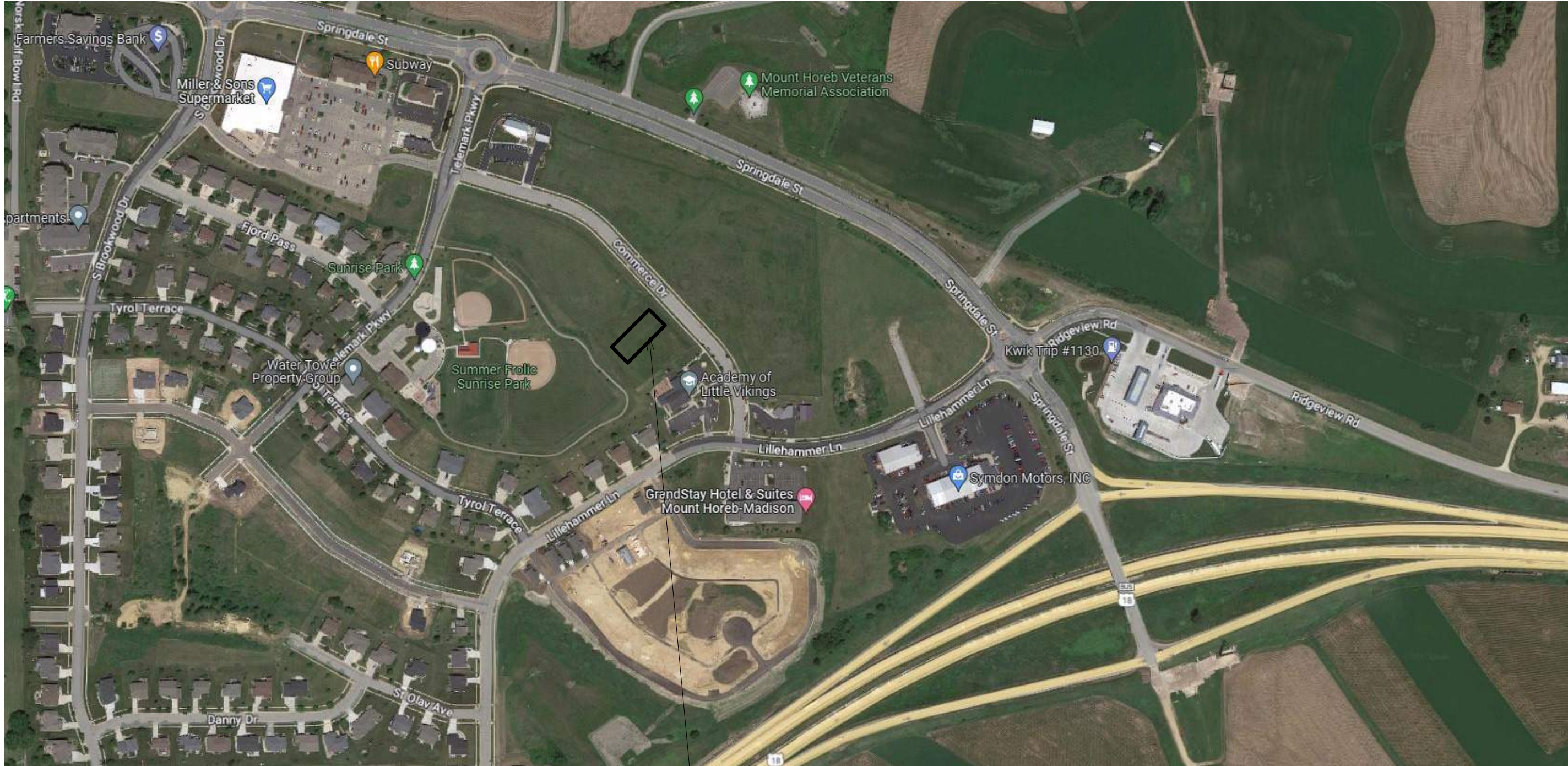
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TITLE SHEET

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TS

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PROJECT LOCATION

PROJECT LOCATION MAP



Sheet Index	
Sheet #	Sheet Name
TS	TITLE SHEET
C000	EXISTING TOPOGRAPHY
C100	SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
L1	EXTERIOR LIGHTING PLAN
L2	LIGHTING SPECIFICATIONS
L3	LIGHTING SPECIFICATIONS
L100	LANDSCAPE PLAN
AS1.1	ARCHITECTURAL SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.3	OVERALL ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A4.3	BUILDING SECTION
V1	RENDERING
V2	RENDERING
V3	RENDERING

REVISED PLANS



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EXISTING TOPOGRAPHY

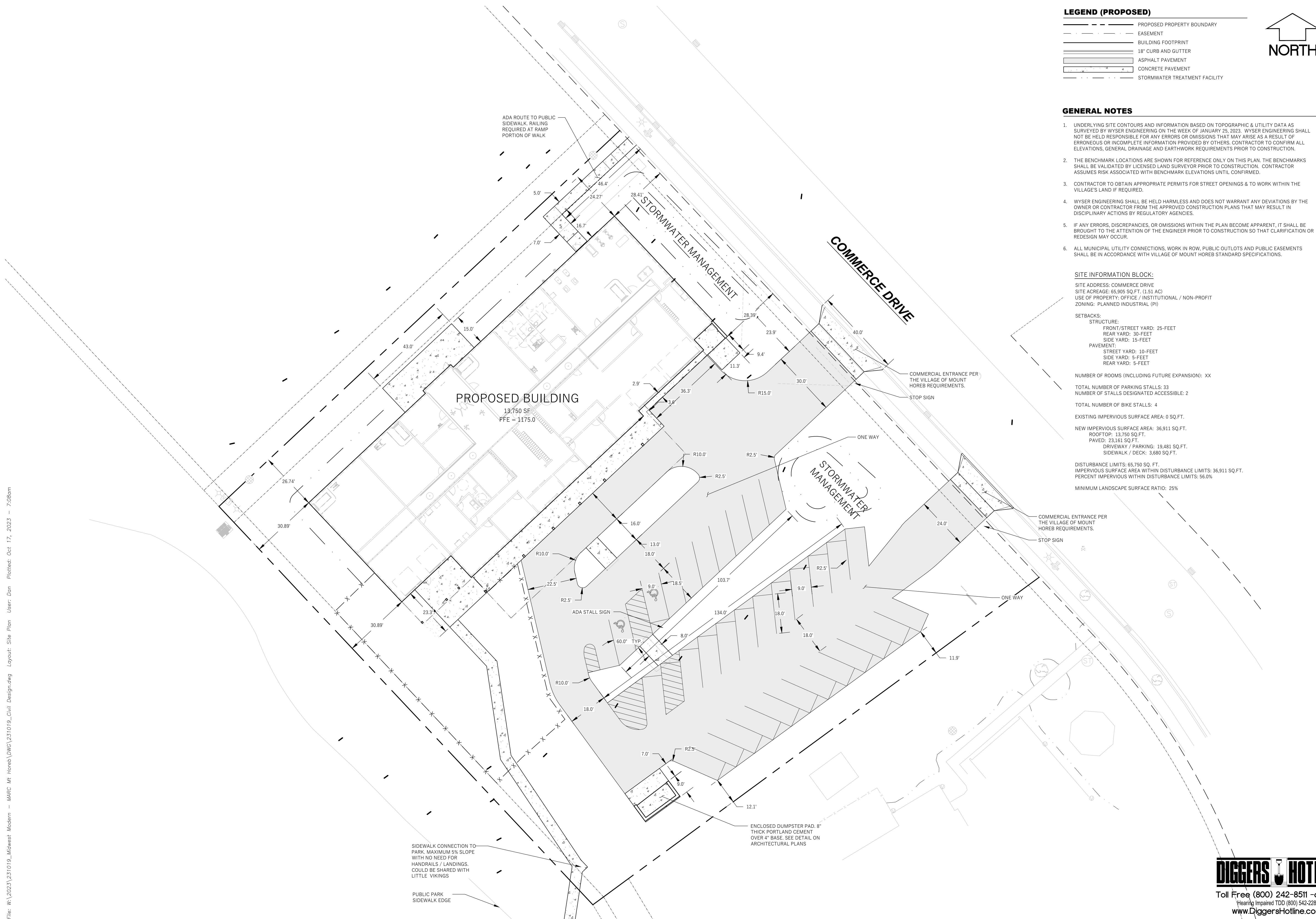
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1/2 SCALE AT 17"X11"
1" = 30'-0"

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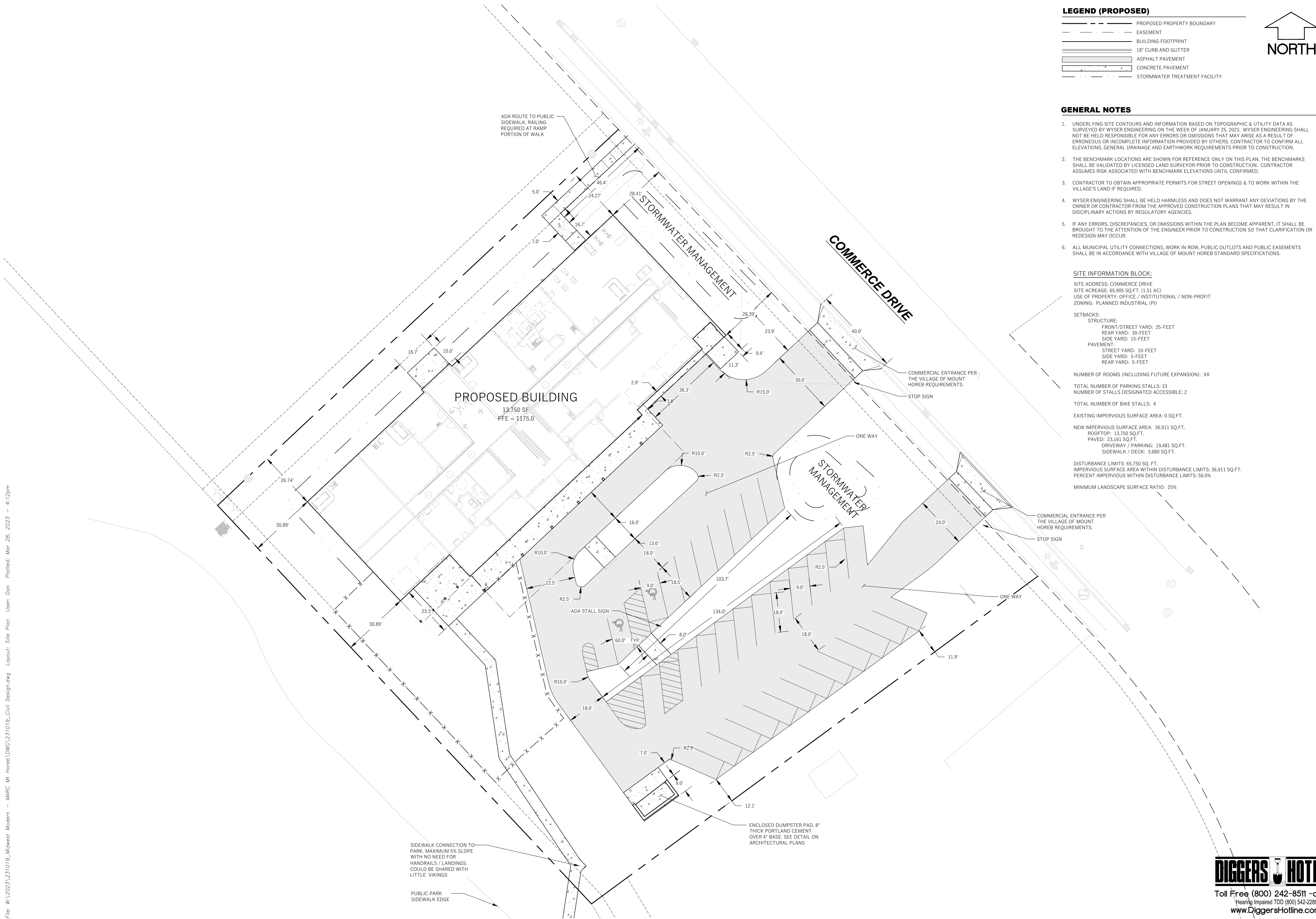
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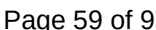
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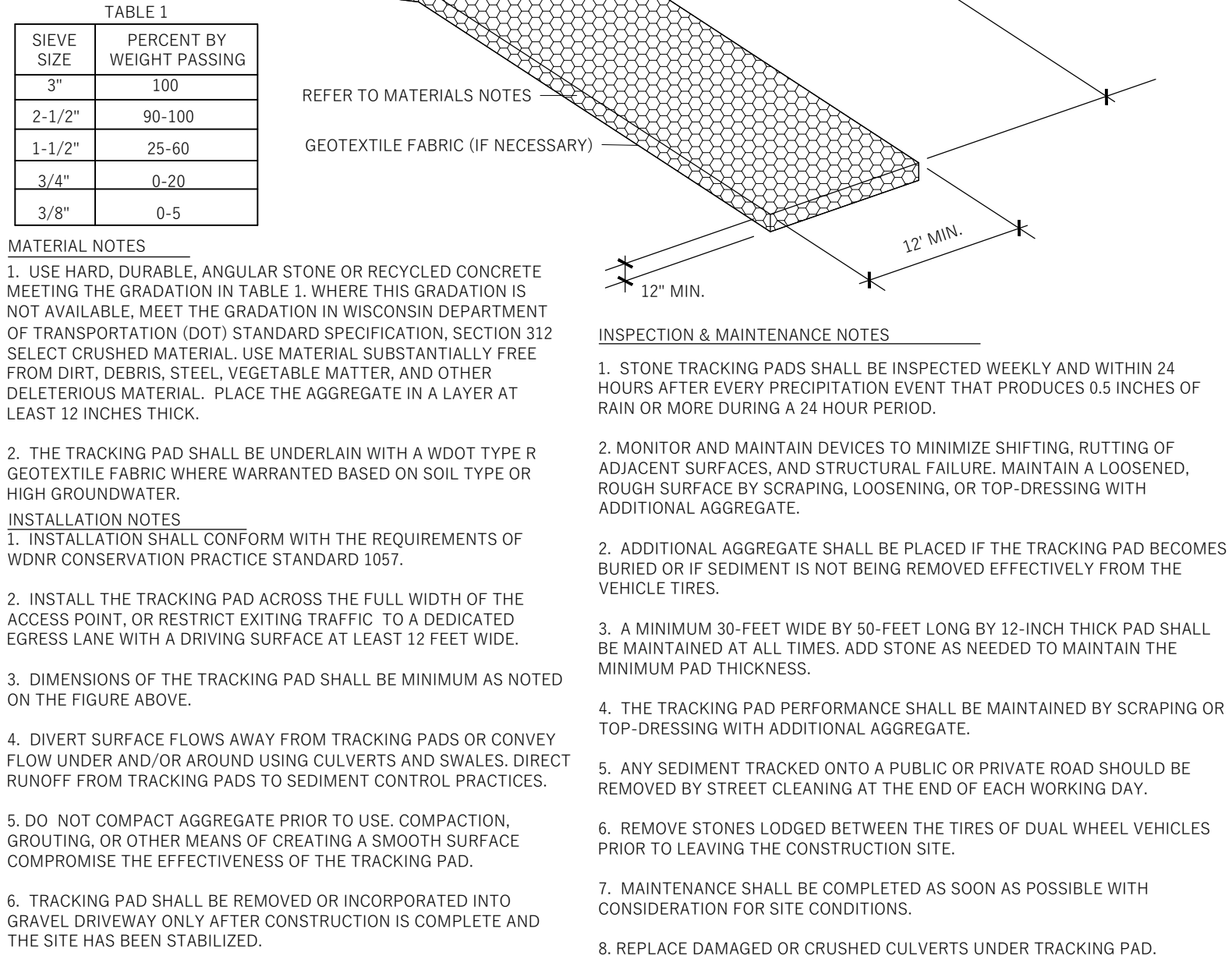
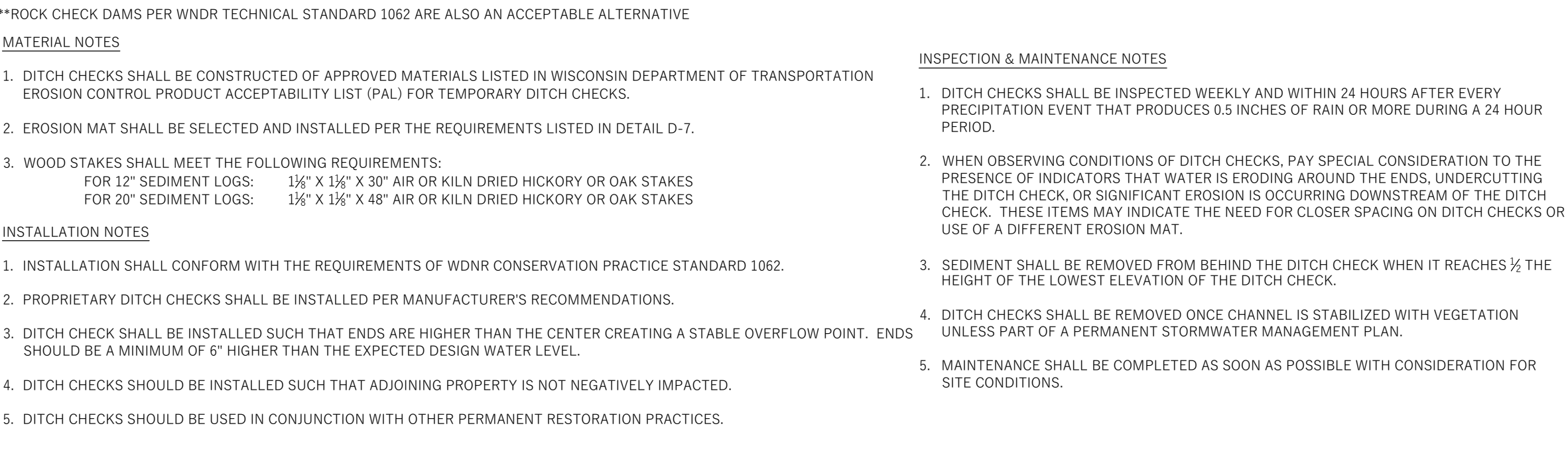
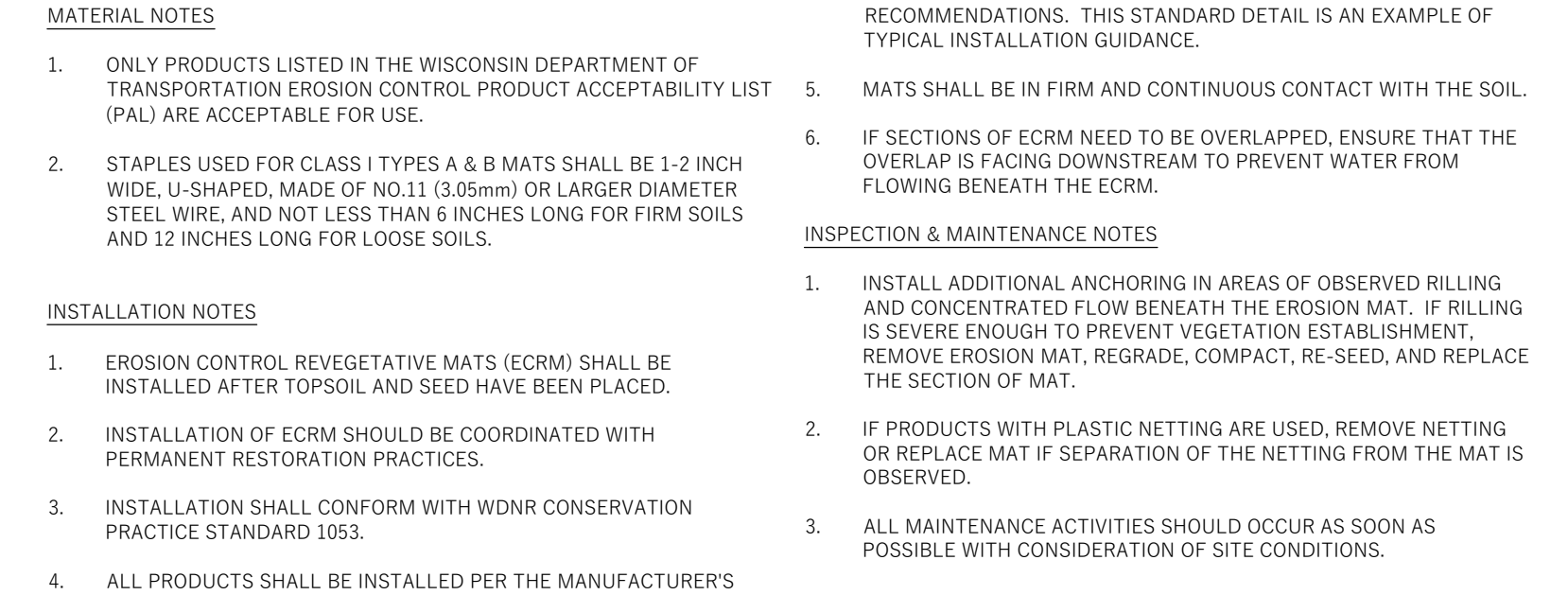
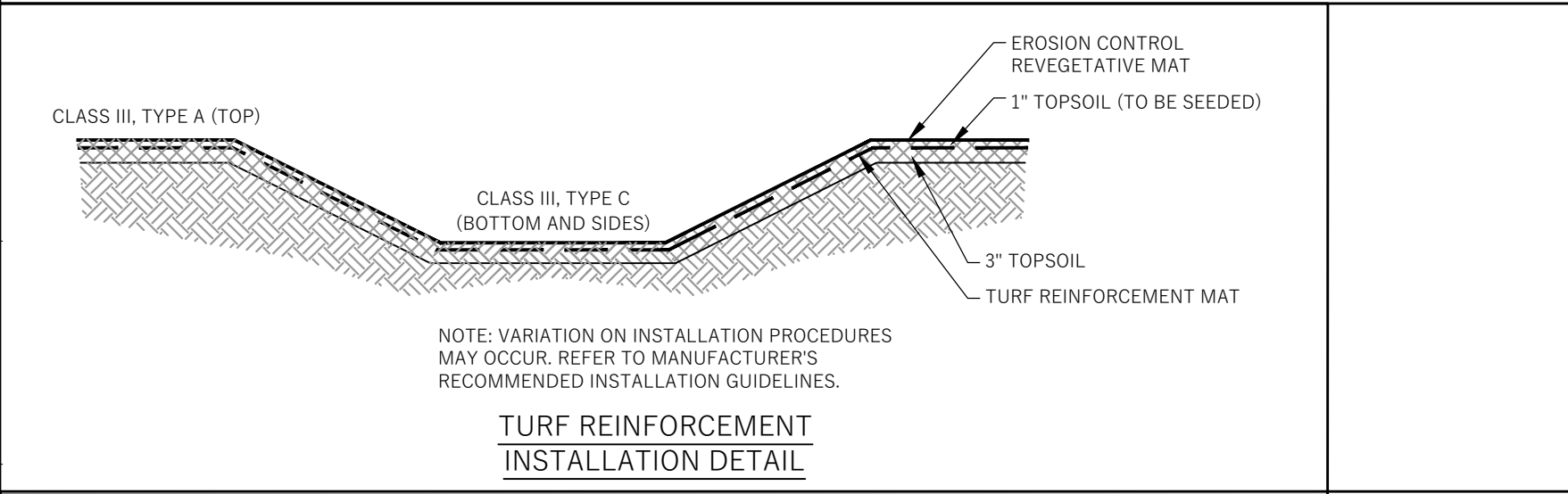
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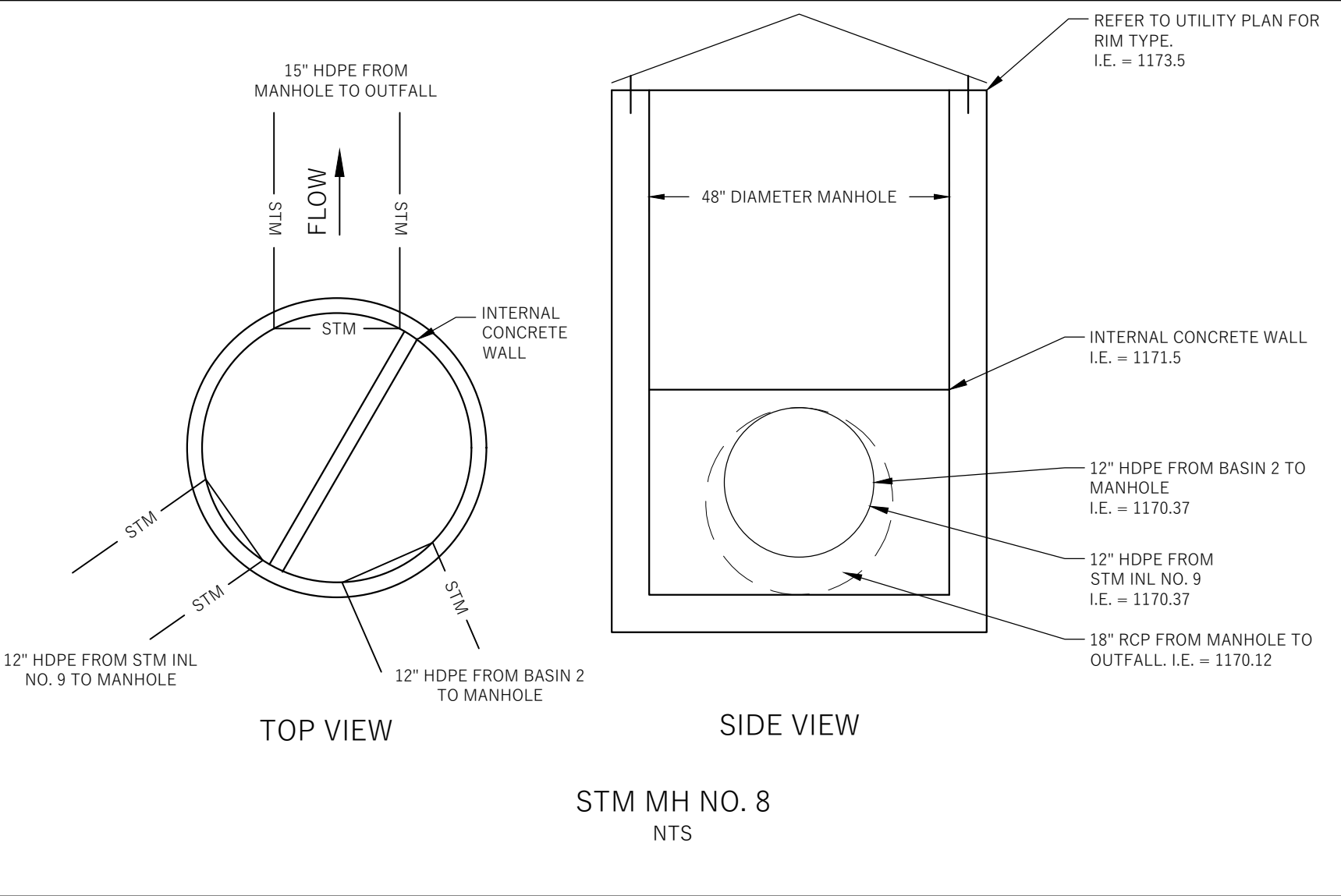
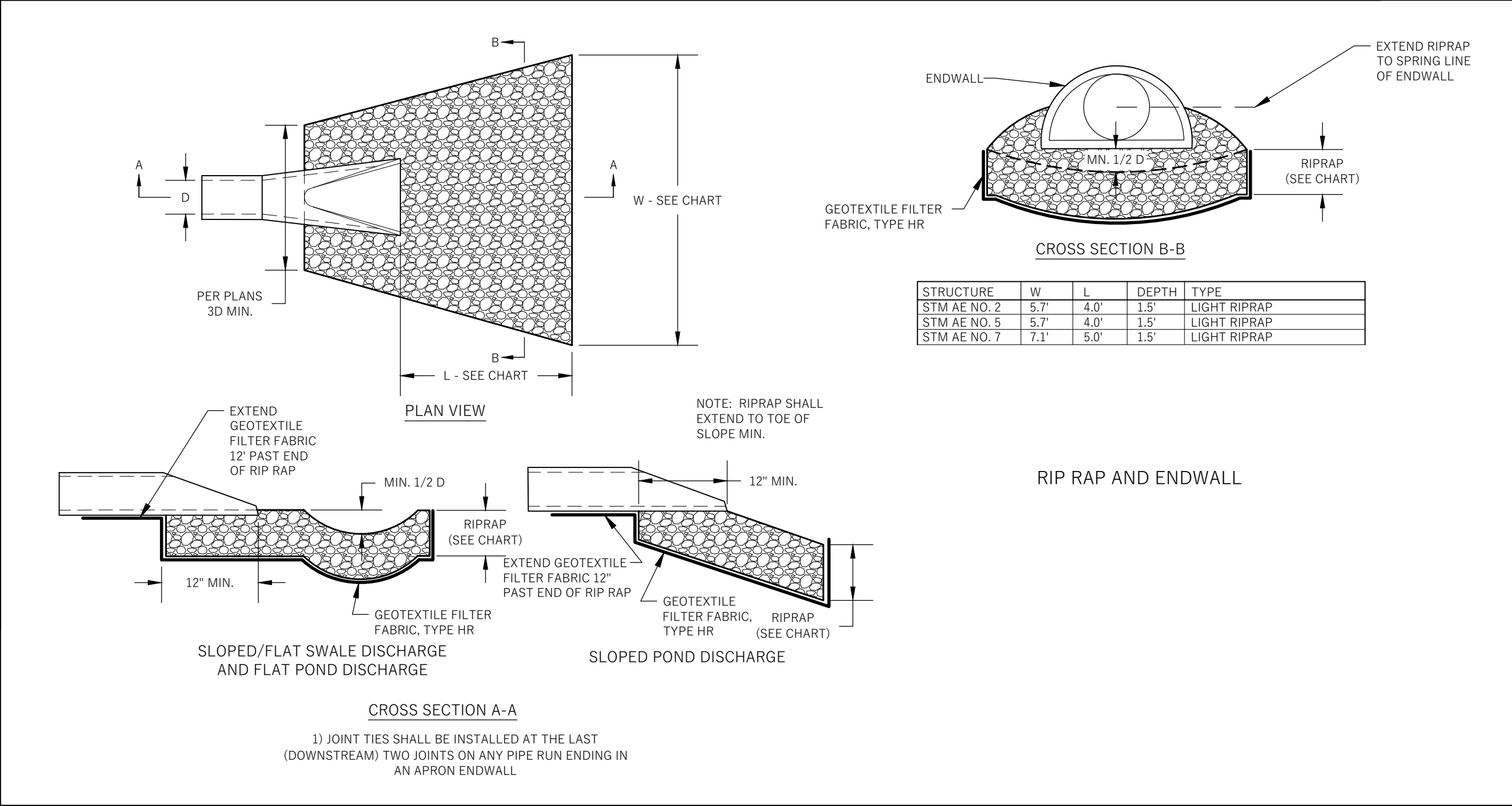
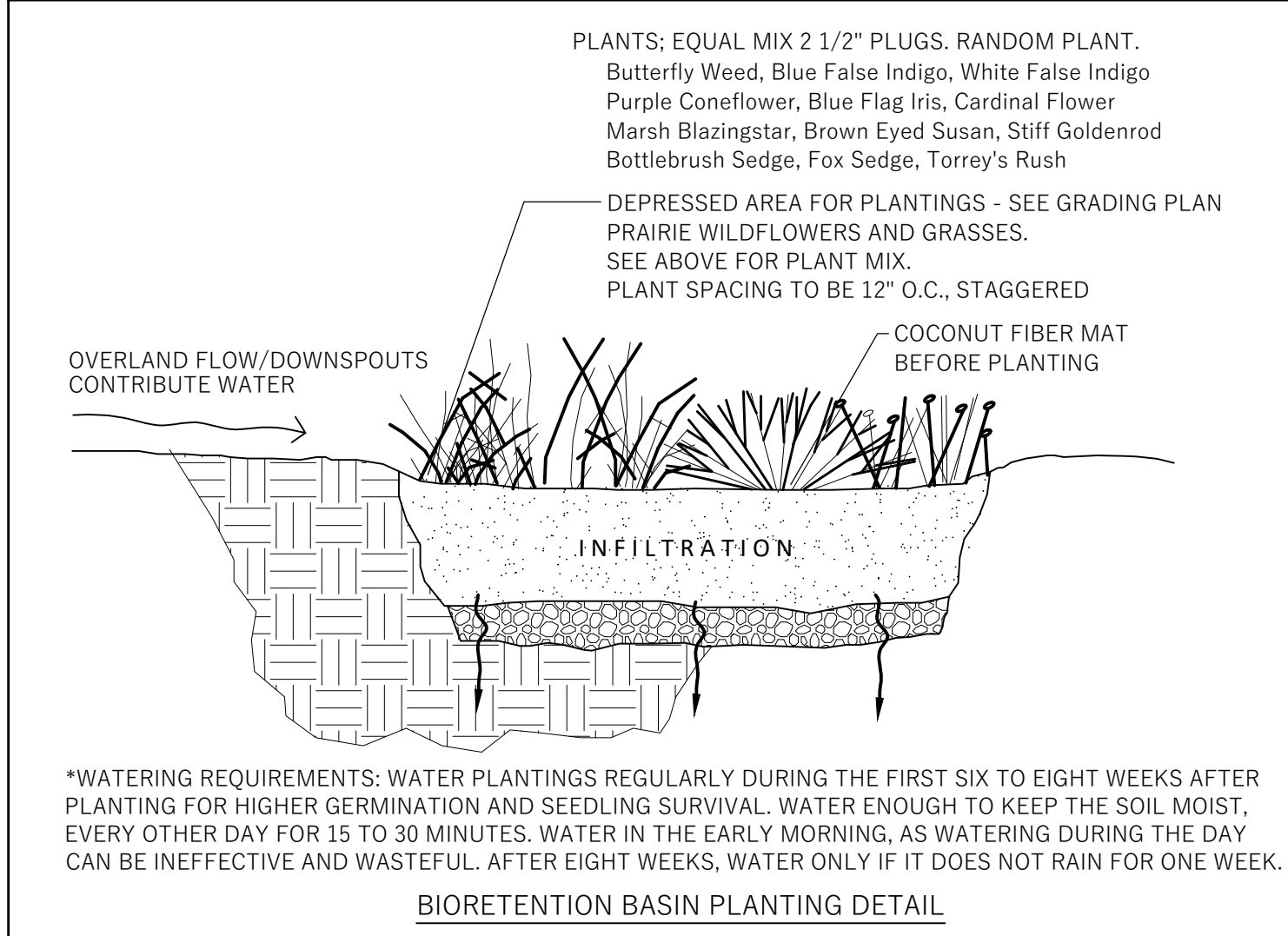
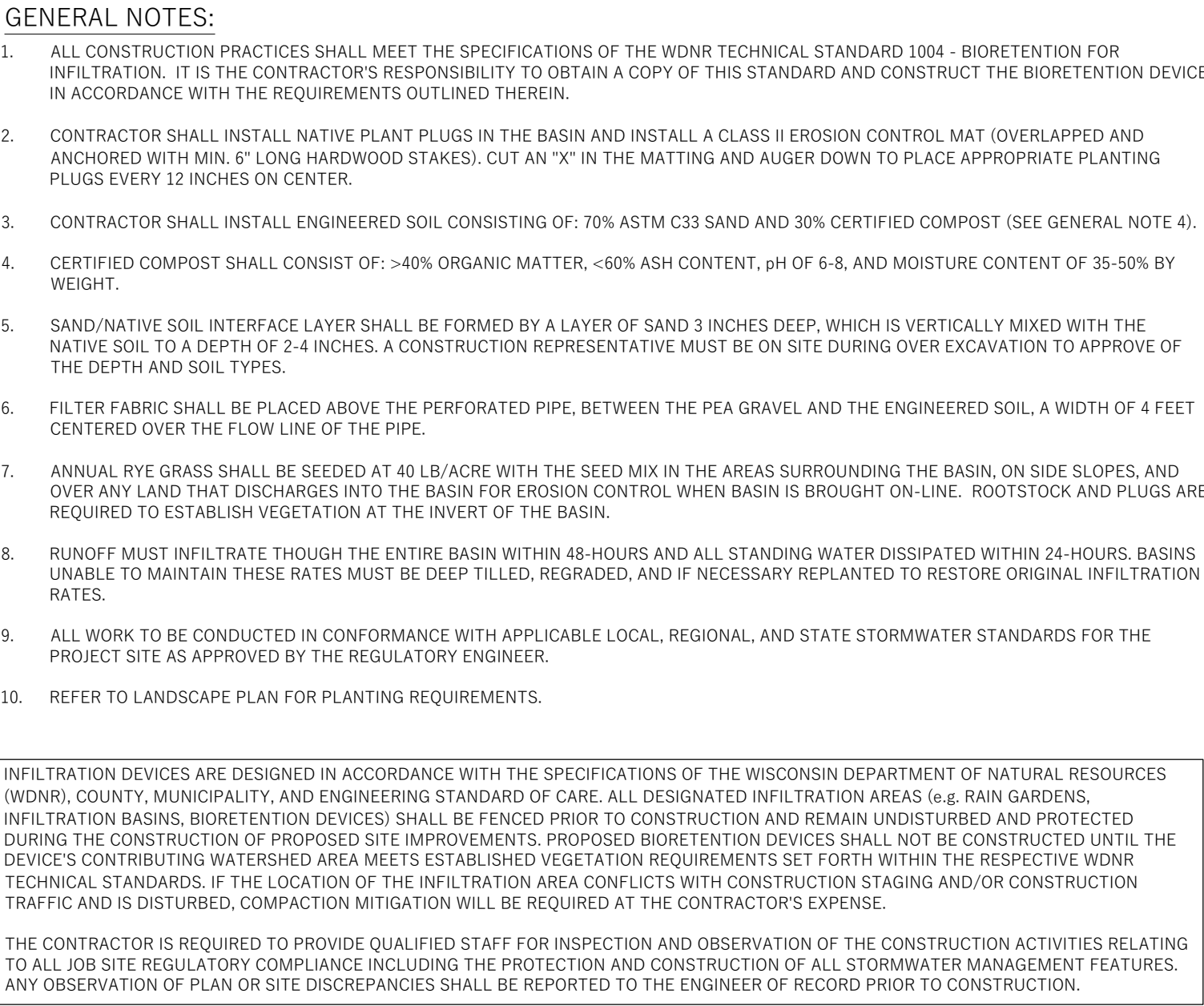
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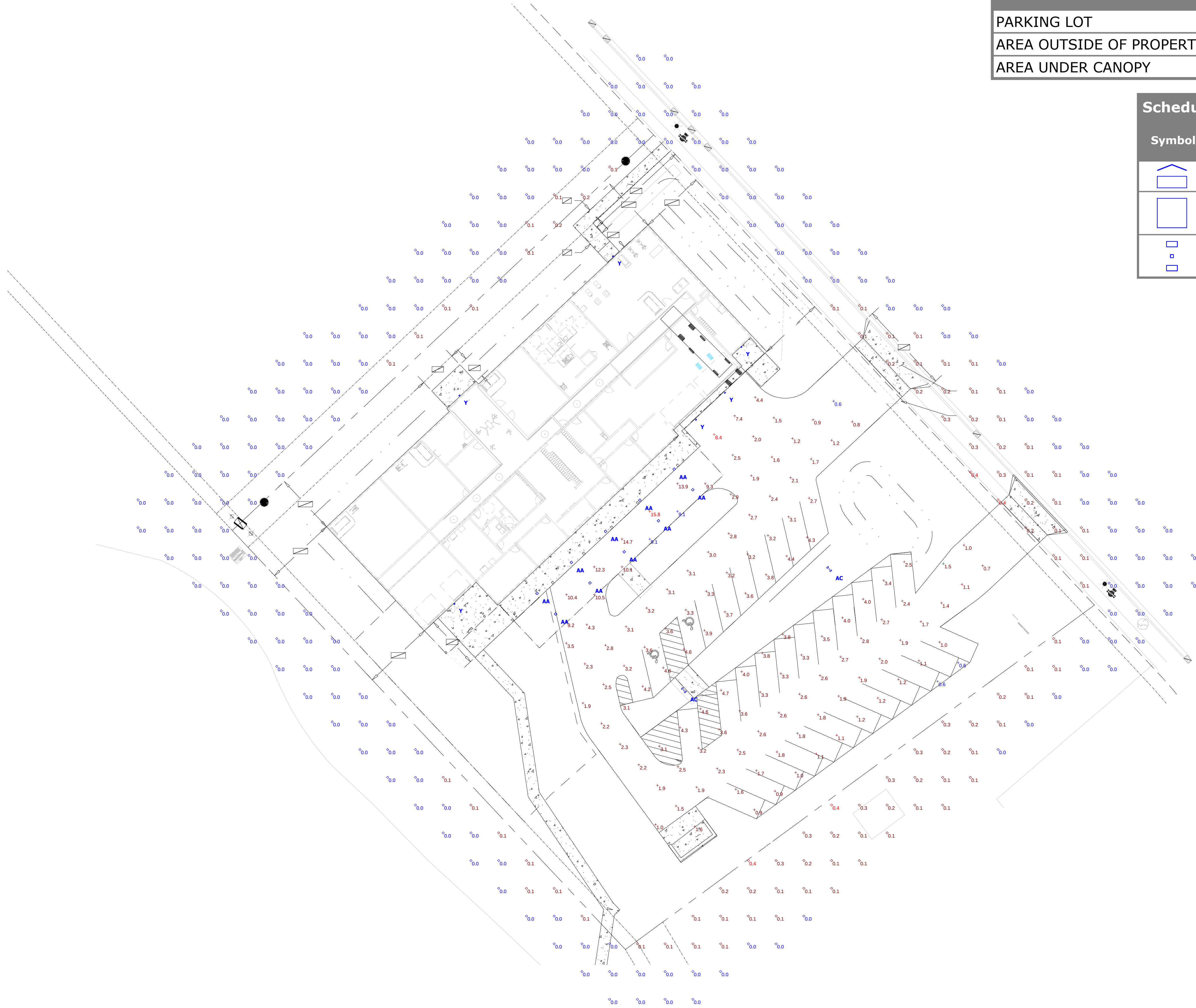


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Plan View
Scale - 1" = 24ft

Statistics

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

Schedule

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

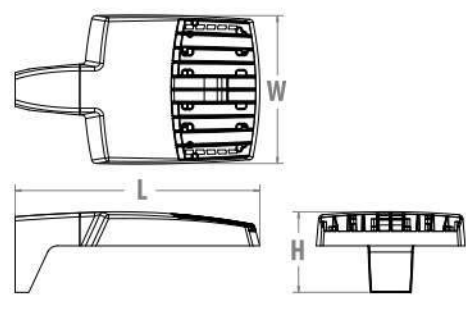


RSX1 LED Area Luminaire



Specifications

EPA (ft²@90°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight:	22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 K04 R3 MVOLT SPA DDBXD

RSX1 LED						
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVLT (120V-277V) ¹	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°; 3.5" min. SQ pole for 2, 3, 4 at 90°)	
	P2	40K 4000K	R3 Type 3 Wide	MVLT (947V-480V) ¹	BRN Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4; 4.0" pole, dia. RND pole for 1 at 90°; 2 at 120°)	
	P3	50K 5000K	R35 Type 3 Short	XVOLT (277V-480V) ¹	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)	
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon)	
			R45 Type 4 Short		WBA Wall bracket ¹	
			R5 Type 5 Wide	120 ¹ 277 ¹	WBASC Wall bracket with surface conduit bus	
			R55 Type 5 Short ¹	208 ¹ 347 ¹	AKSP Adjustable tilt arm square pole mounting ¹	
			AFR Automotive Front Row	240 ¹ 480 ¹	AARP Adjustable tilt arm round pole mounting ¹	
			AFR90 Automotive Front Row Right Retained		ANWB Adjustable tilt arm with wall bracket ¹	
			AFR150 Automotive Front Row Left Retained		ANWSC Adjustable tilt arm wall bracket and surface conduit bus ¹	
Options					Finish	
Shipped Installed					DDBKZ Dark Bronze	
HS	House-side shield ¹				DBLXO Black	
PE	Photoconcentrator, button style ^{1,2}				DNAXN Natural Aluminum	
PERF	Seven-white twist-lock receptacle only (no controls) ^{1,2,3,4,5}				DDBWT Dark Bronze	
SP	Single fuse (120, 277, 347) ¹				DWHD0 White	
DF	Double fuse (208, 240, 480) ¹				DBLBD Textured Black	
SPDZV	200V Surge pack (100V standard)				DNAD0 Textured Natural Aluminum	
FAD	Field adjustable output ¹				DWHDG Textured White	
DMG	0-10V dimming extend out back of housing for external control (control ordered separately) ¹					
Shipped Installed						
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)						
NL2IAR3 PBRN 18-light AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{1,2,3,4,5}						
BAA Bay Ambient Air Control:						
CCC	Coastal Construction ¹					
*Note: NL2IAR3 PBRN with 18-light Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaires is tilted.						
Shipped Separately (requires some field assembly)						
EGS	External glare shield ¹					
EGFV	External glare full visor (360° around light aperture) ¹					
BS	Bird spikes ¹					

AA



Catalog Number
Notes
Type

Contractor Select™
CNY LED
Canopy Lighting



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

FEATURES:

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



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

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



Specifications

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

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

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

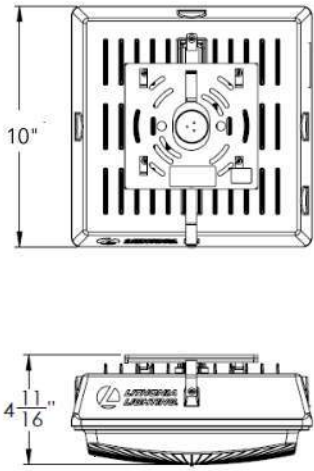
INSTALLATION
The CNY LED canopy luminaires feature a quick-mount mechanism that makes mounting to a recessed junction box both quick and trouble-free. Luminaire leads exit the back of the casting through a water-tight connector. The quick-mount mechanism allows the electrical connections to be made and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

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

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

Dimensions

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



All dimensions are inches (centimeters) unless otherwise indicated.

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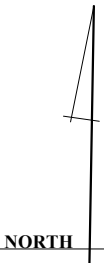
DRAWING NOTES

CODE NOTES



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

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



MARC MT. HOREB

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

MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05.12.2023

LIGHTING SPECIFICATIONS

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

L3

Author

1

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

1. Individual tree and shrub groupings found within lawn areas and along parking areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)

3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)

4. "Stone mulch" to be clean washed 1 ½" - 2 ½" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.

5. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.

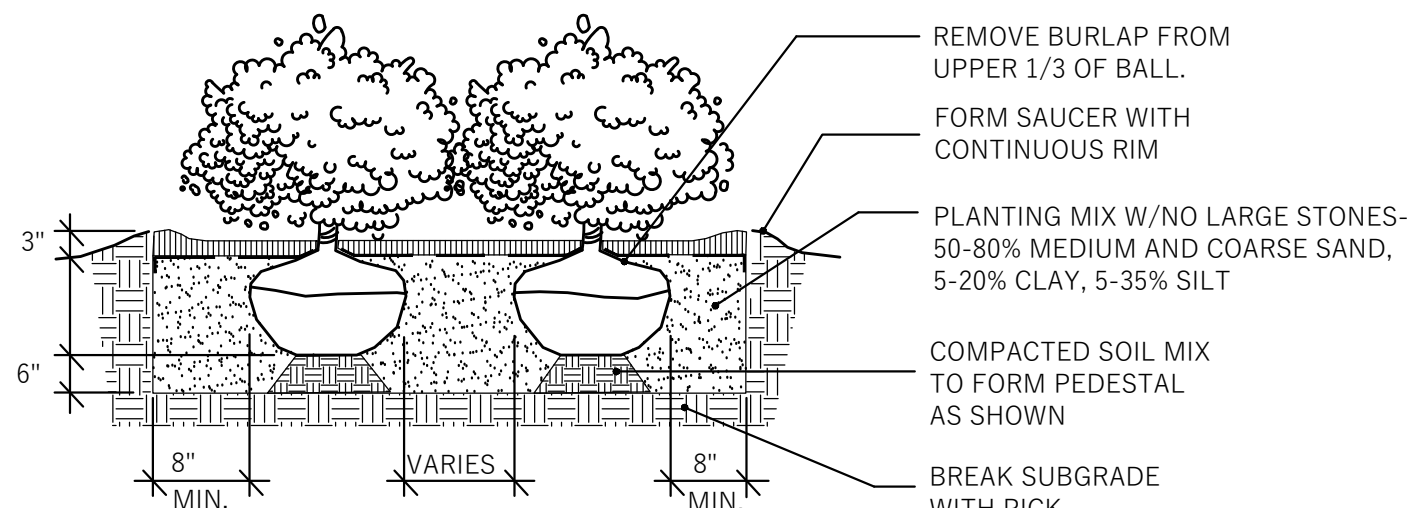
6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



17.136 - Minimum Landscaping Standards	
No. of Parking Stalls:	
Trees Required:	
Screening Required for parking near Residential Zoning: NA	
Minimum Landscape Element Standards:	
Parking areas for 4 or more spaces require 15 points per space	
(33) proposed spaces x 15 points = (495) Points required	
(33) spaces = (3) required Trees	
Landscape Point Totals:	
(8) Canopy Trees (50 pts. each)	400
(9) Low Ornamental Trees (30 pts. each)	270
(10) Evergreen Trees (30 pts. each)	300
(12) Medium Shrubs (6 pts. each)	72
Total Points Provided	1,072

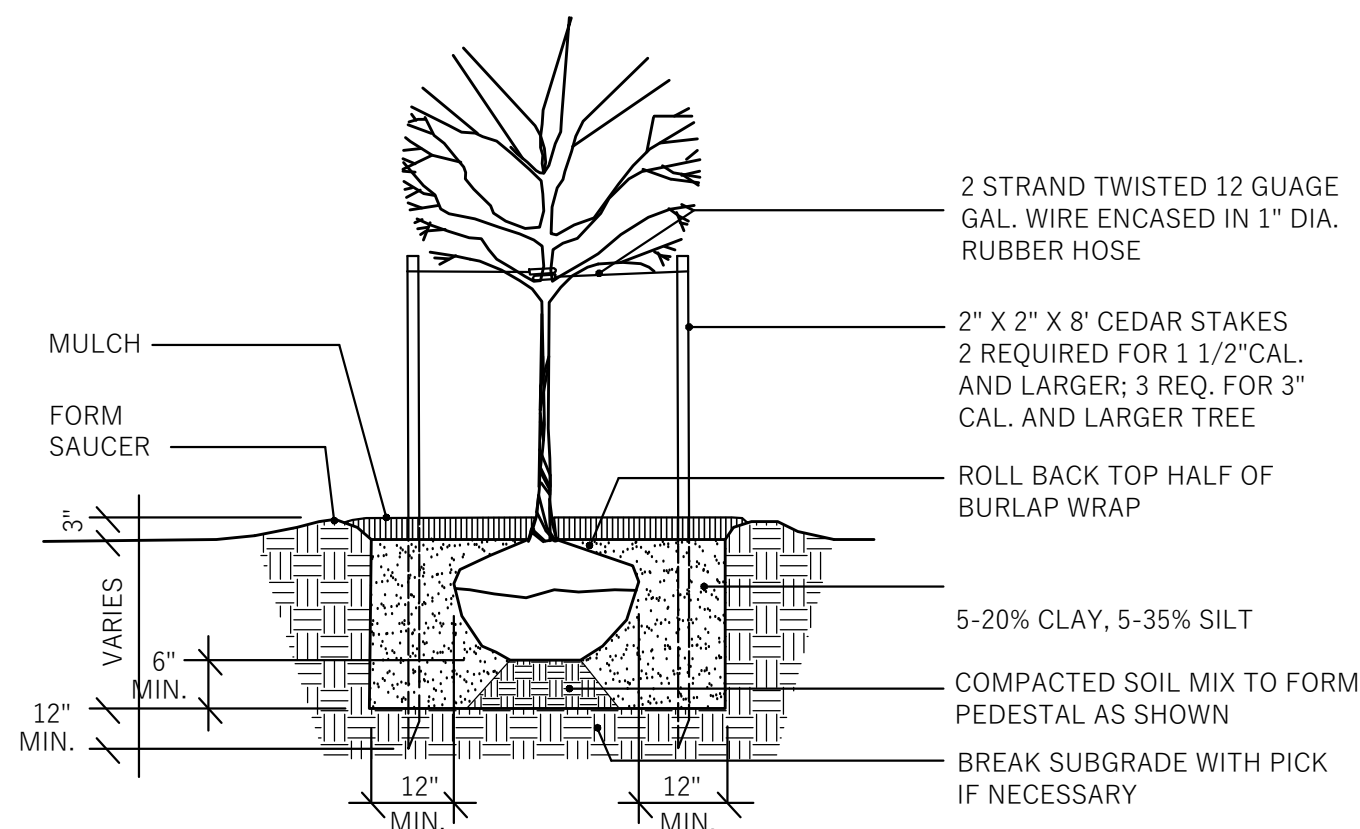
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NTS



3

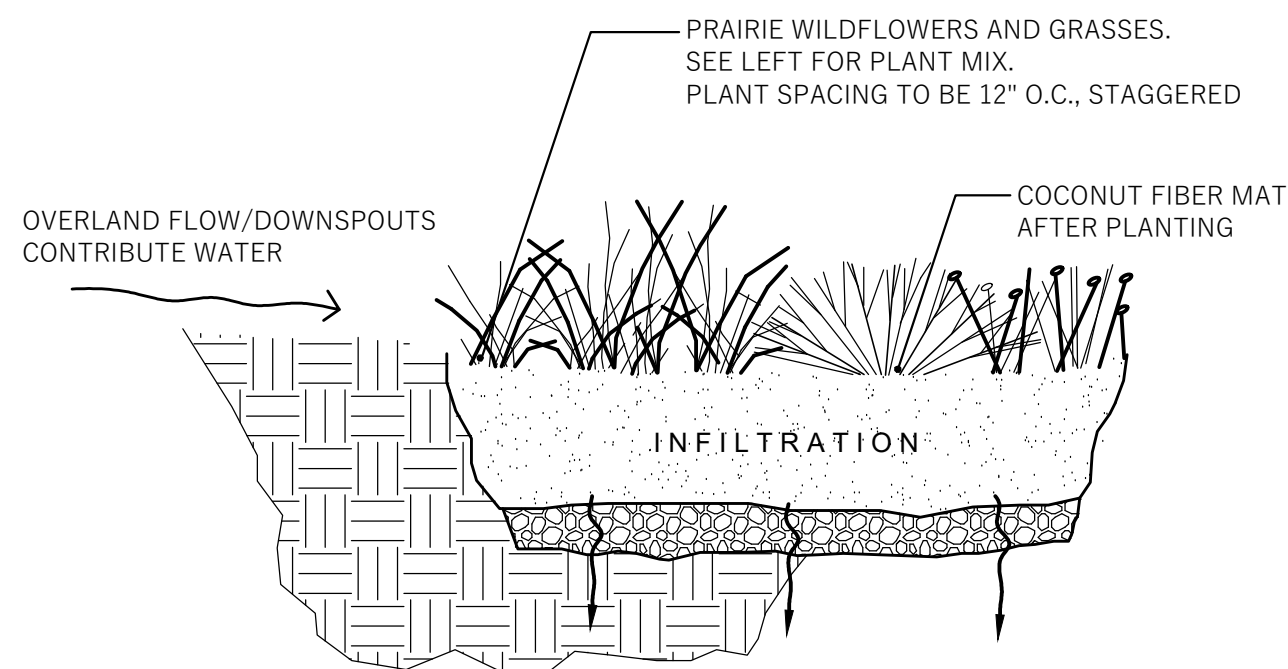
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4

NTS

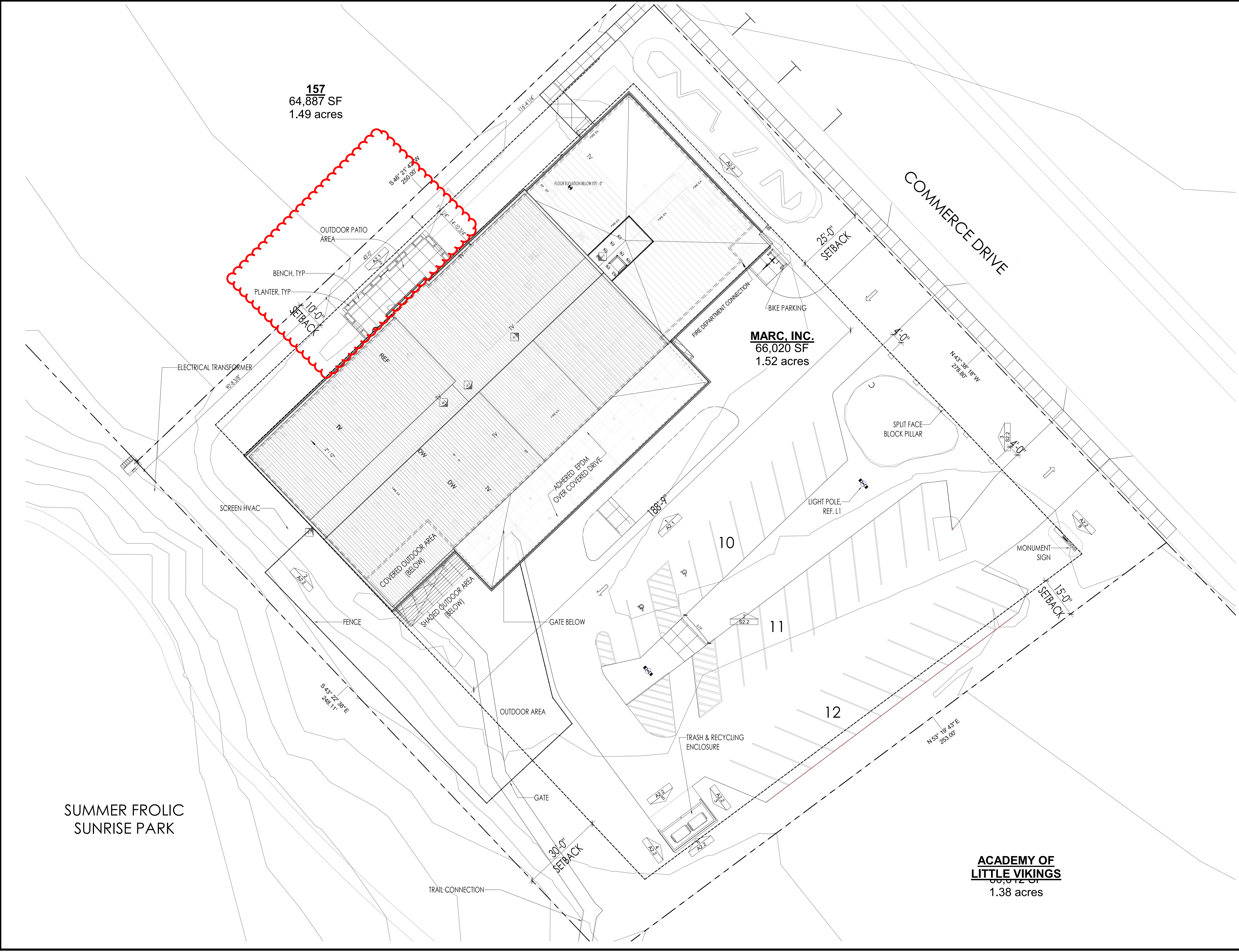
PLANTS; EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
Butterfly Weed, Blue False Indigo, White False Indigo, Purple Coneflower, Blue Flag Iris,
Cardinal Flower, Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod, Bottlebrush Sedge,
Fox Sedge, Torrey's Rush, Switch Grass



5

NTS

[illegible]



GENERAL NOTES

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DRAWING NOTES

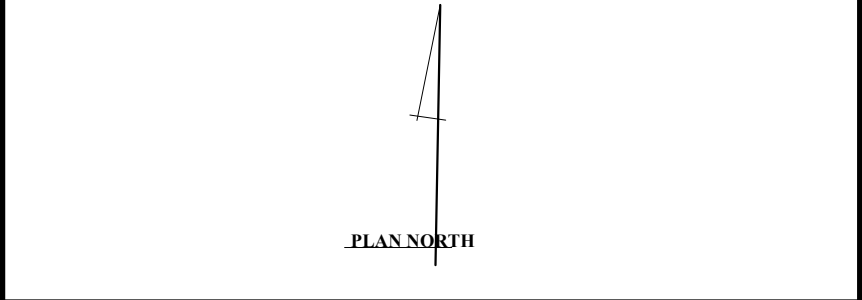
BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

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

CODE NOTES

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MIDWEST MODERN
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MARC MT. HOREB
NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53572

DESIGN REVIEW RESUBMITTAL
10/16/2023

ARCHITECTURAL SITE PLAN

SCALE AT
ANSI D 34"x22"
SHOWN
1/2 SCALE AT 17"x11"
1/16" = 1'-0"

AS1.1

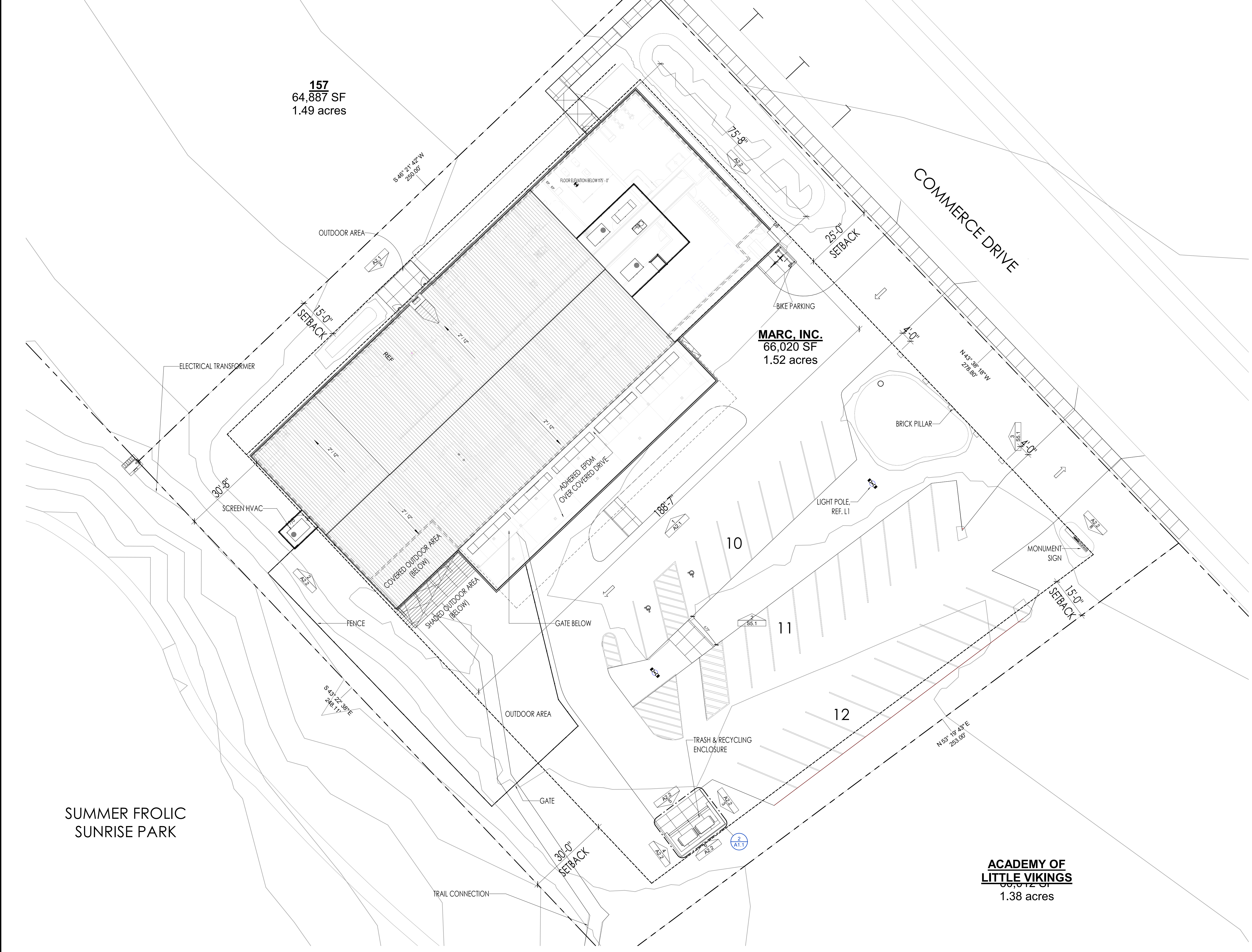
KD

SUMMER FROLIC
SUNRISE PARK

**ACADEMY OF
LITTLE VIKINGS**
66,012 SF
1.38 acres

MARC, INC.
66,020 SF
1.52 acres

157
64,887 SF
1.49 acres



157
64,887 SF
1.49 acres

MARC, INC.
66,020 SF
1.52 acres

ACADEMY OF
LITTLE VIKINGS
60,612 SF
1.38 acres

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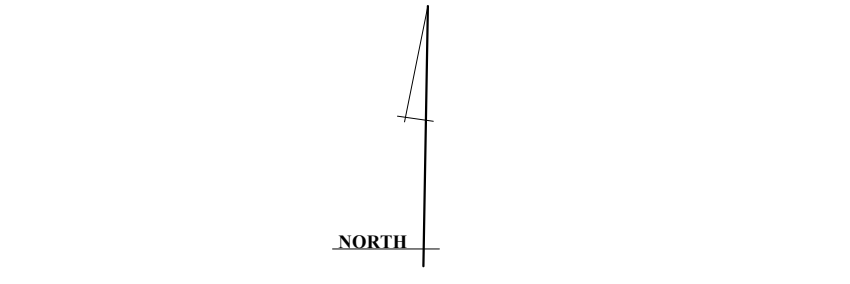
CODE NOTES

POWERING POTENTIAL
CHANGING LIVES

MARC

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03/28/2023	PLAN COMMISSION DESIGN REVIEW	
05/12/2023	MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW	
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MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05/12/2023

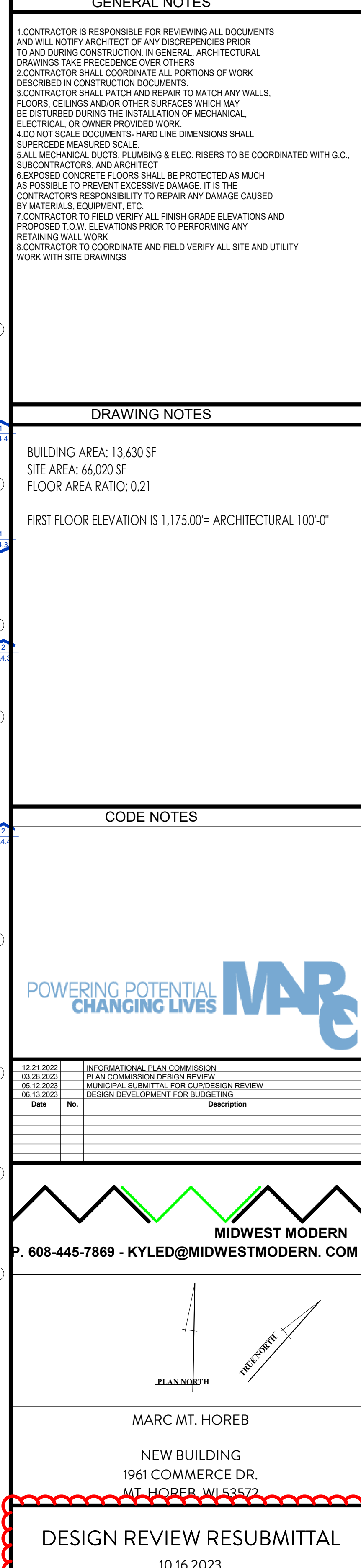
ARCHITECTURAL SITE PLAN

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ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/16" = 1'-0"

AS1.1

KD

SUMMER FROLIC
SUNRISE PARK



DESIGN REVIEW RESUBMITTAL

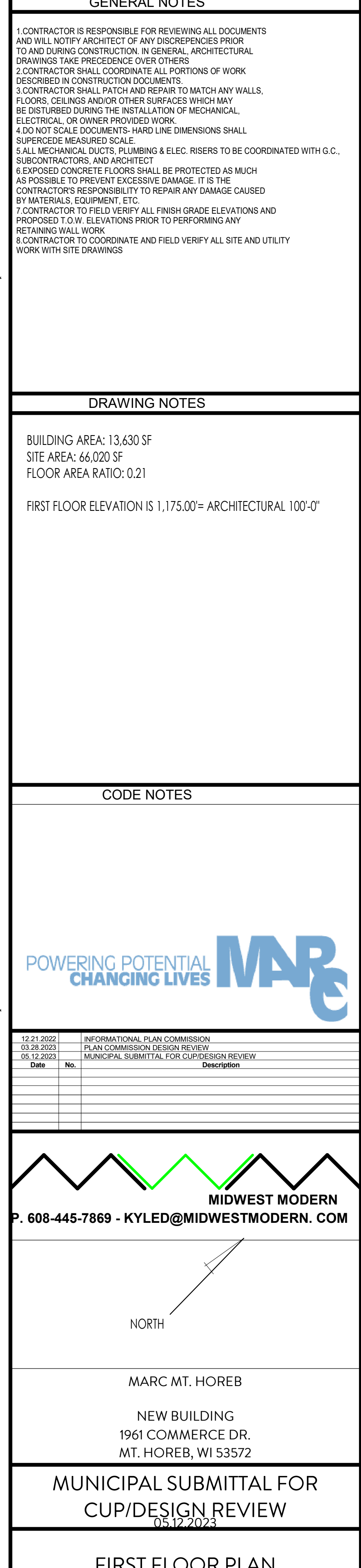
10.16.2023

FIRST FLOOR PLAN

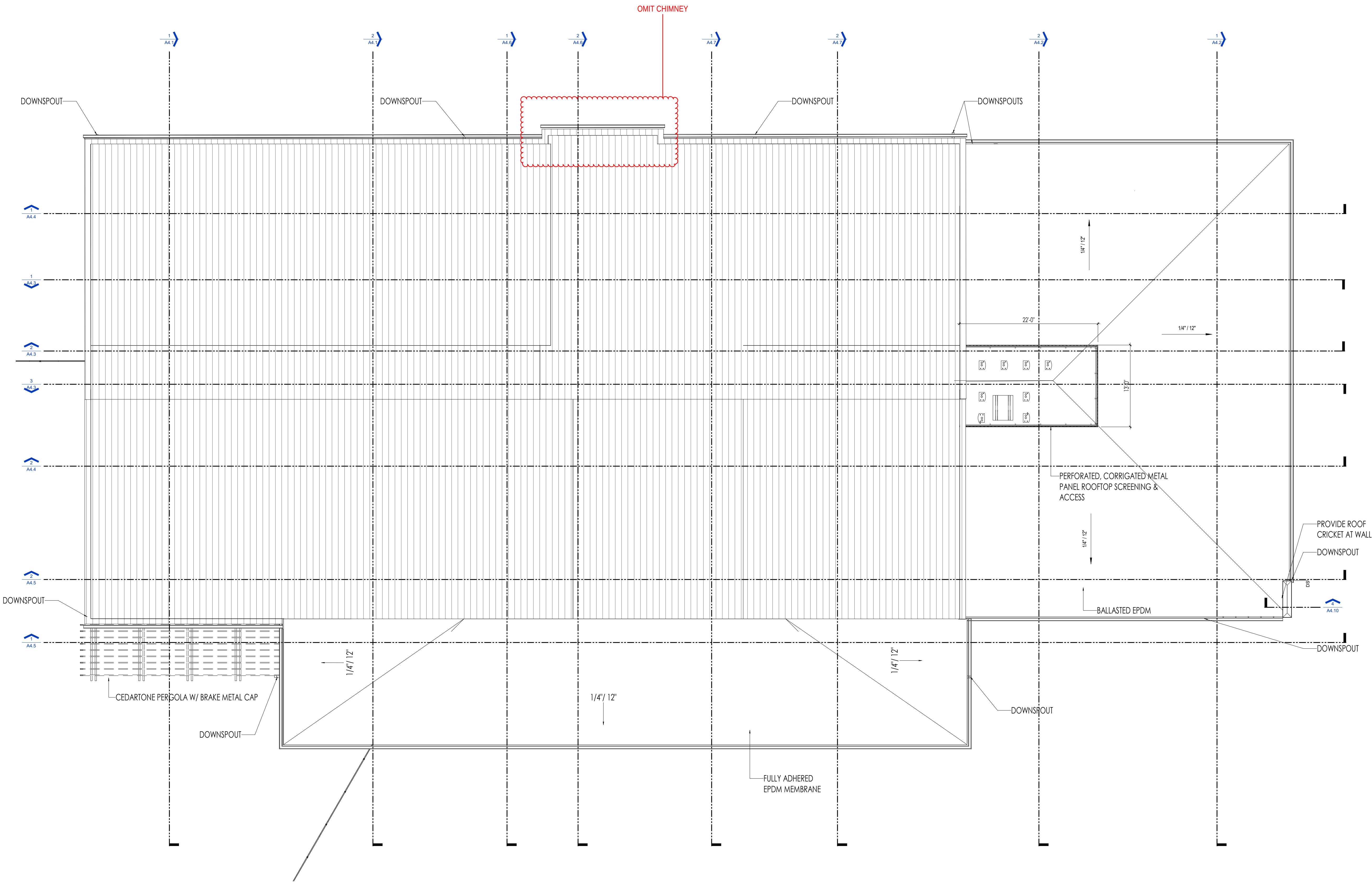
SCALE AT
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SHOWN
1/2 SCALE AT 17"x11"
1/8" = 1' 0"

A1.1

KD



2 DUMPSTER ENCLOSURE PLAN



GENERAL NOTES

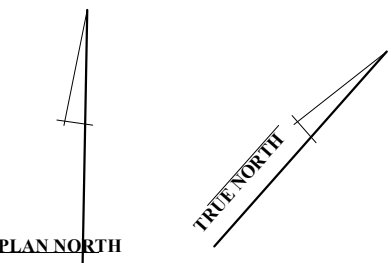
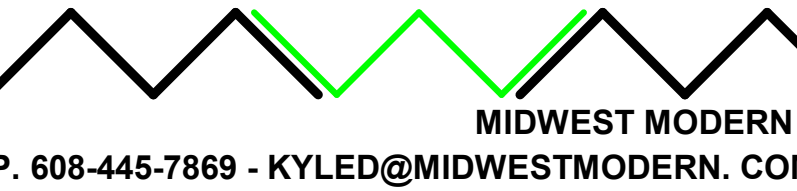
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06.13.2023	DESIGN DEVELOPMENT FOR BUDGETING	
Date	No.	Description



MARC MT. HOREB

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

DESIGN REVIEW RESUBMITTAL

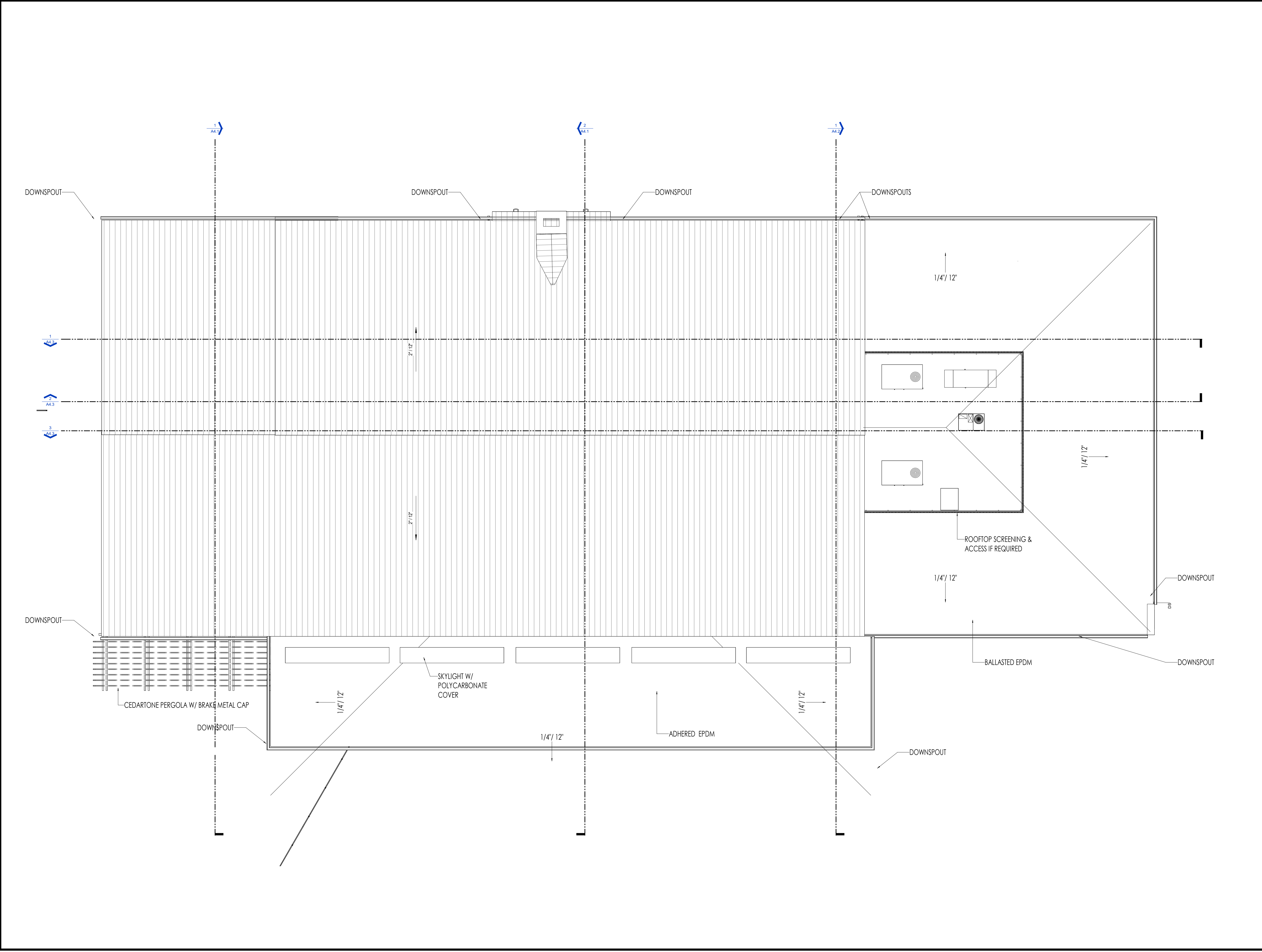
10.16.2023

OVERALL ROOF PLAN

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

A1.3

KD



GENERAL NOTES

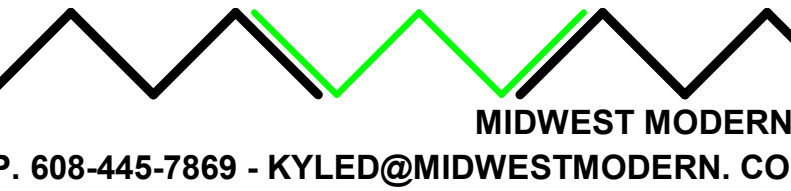
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MARC MT. HOREB
NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53572

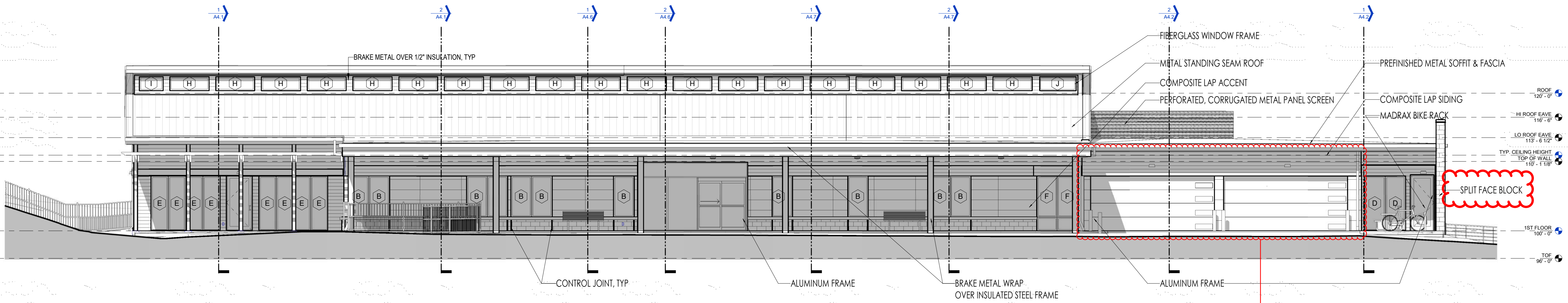
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CUP/DESIGN REVIEW
05.12.2023

OVERALL ROOF PLAN

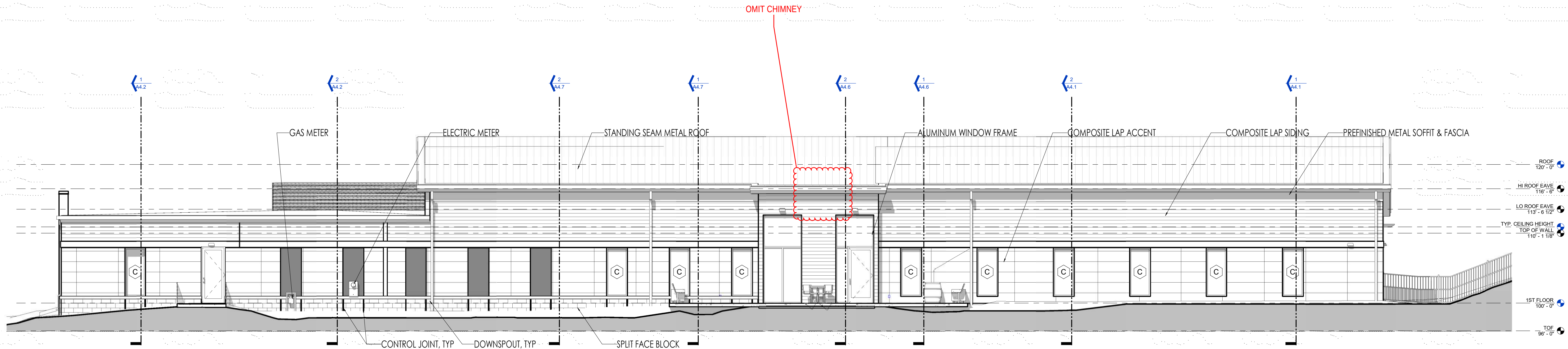
SCALE AT
ANSI D 34"X22" SHOWN
1/2 SCALE AT 17"X11"
1/8" = 1'-0"

A1.3

KD



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



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

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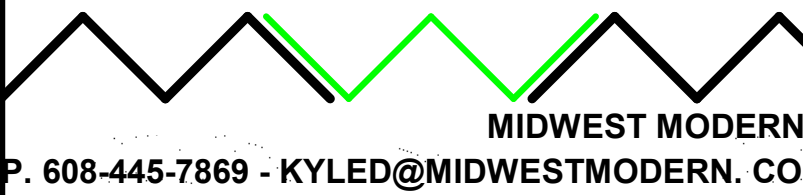
BUILDING AREA: 13,630 SF
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05.12.2023		MUNICIPAL SUBMITTAL FOR CUP/DESIGN REVIEW
08.13.2023		DESIGN DEVELOPMENT FOR BUDGETING



MARC MT. HOREB

NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53152

DESIGN REVIEW RESUBMITTAL

10.16.2023

EXTERIOR ELEVATIONS

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

A2.1

KD

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Date	No.	Description

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

7/8" / 12"

MARC MT. HOREB

NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53542

DESIGN REVIEW RESUBMITTAL

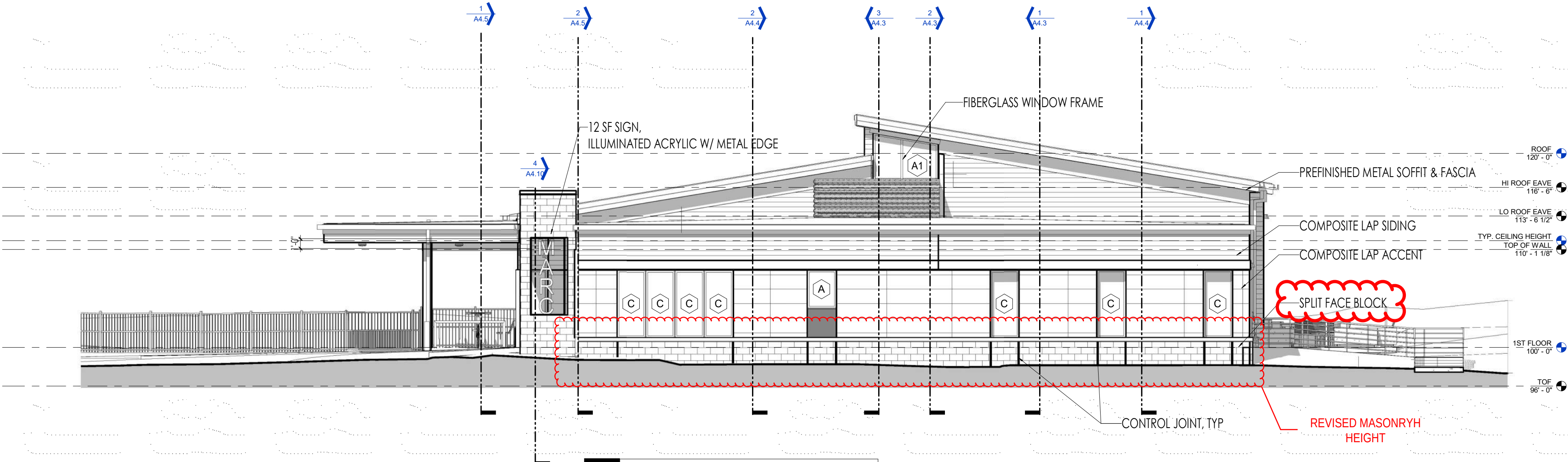
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EXTERIOR ELEVATIONS

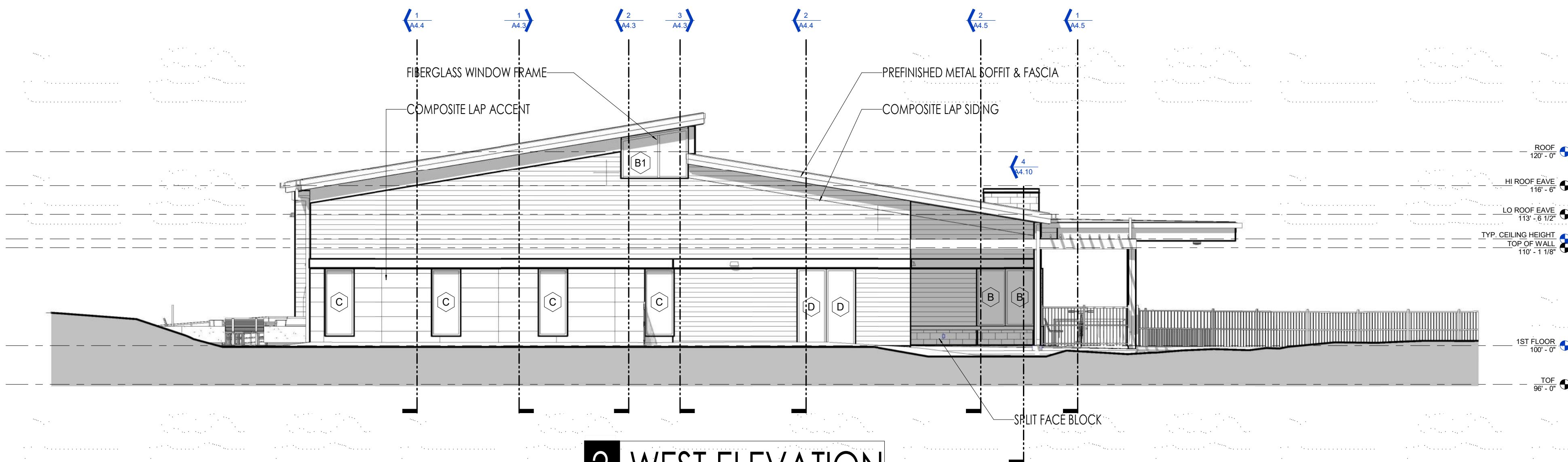
SCALE AT
ANSI D 34"x22"
SHOWN
1/2 SCALE AT 17"x11"
As indicated

A2.2

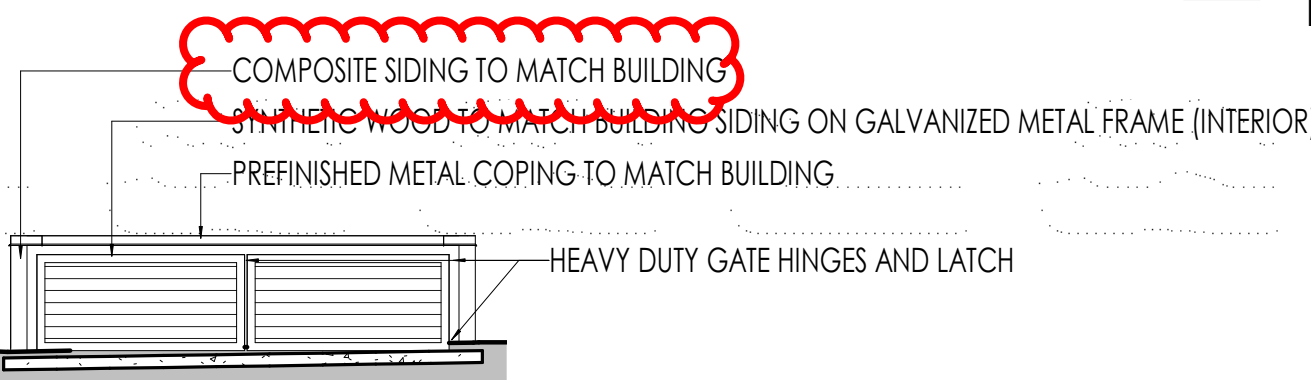
KD



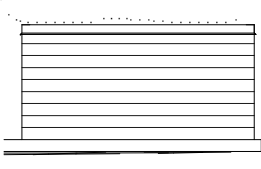
1 EAST ELEVATION
1/8" = 1'-0"



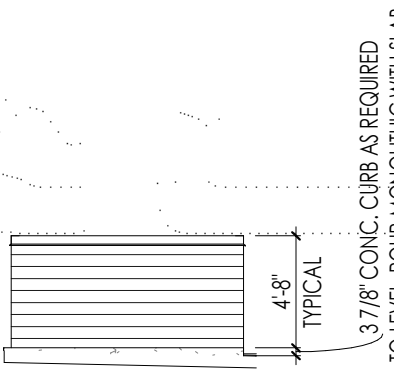
2 WEST ELEVATION
1/8" = 1'-0"



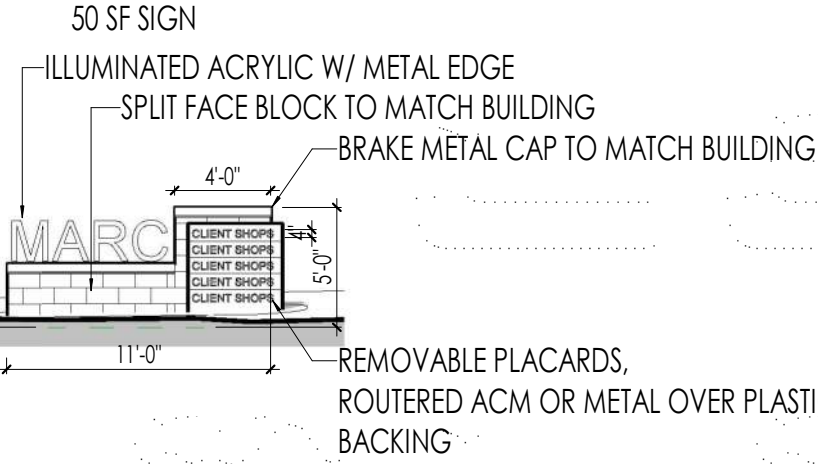
5 DUMPSTER ENCLOSURE WEST
1/8" = 1'-0"



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



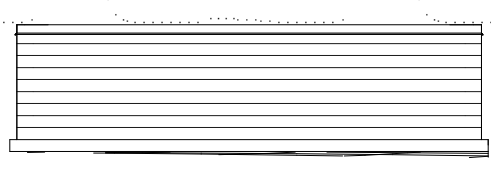
3 DUMPSTER ENCLOSURE NORTH
1/8" = 1'-0"



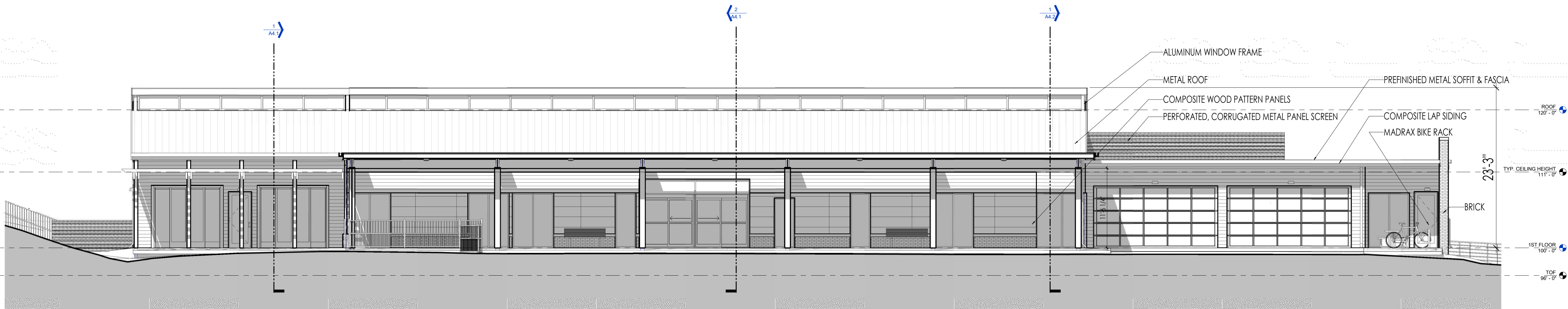
8 MONUMENT SIGN ELEVATION
1/8" = 1'-0"



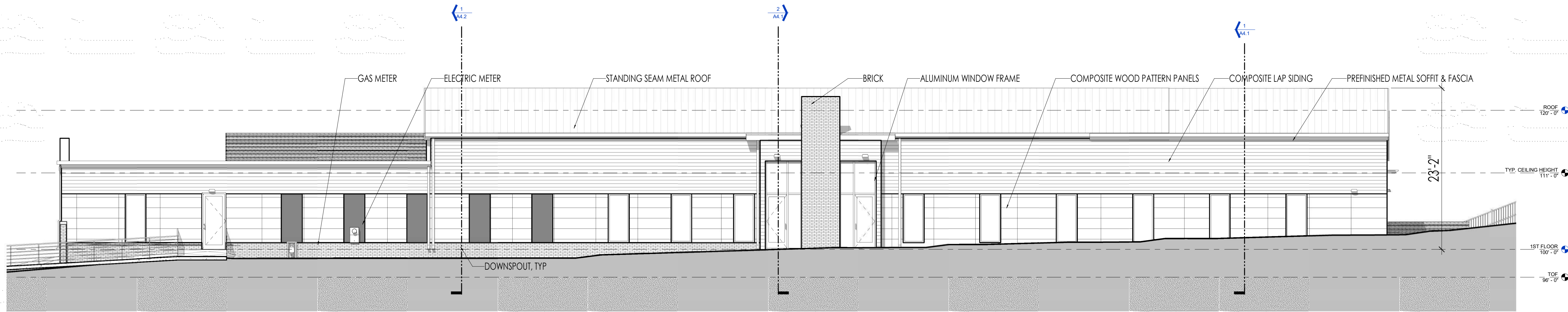
7 FENCE
1/2" = 1'-0"



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



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



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

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DRAWING NOTES

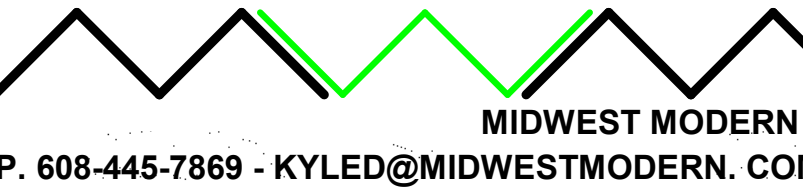
BUILDING AREA: 13,630 SF
SITE AREA: 66,020 SF
FLOOR AREA RATIO: 0.21

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

CODE NOTES



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

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

MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05.12.2023

EXTERIOR ELEVATIONS

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

1/8" = 1'-0"

A2.1

KD

GENERAL NOTES

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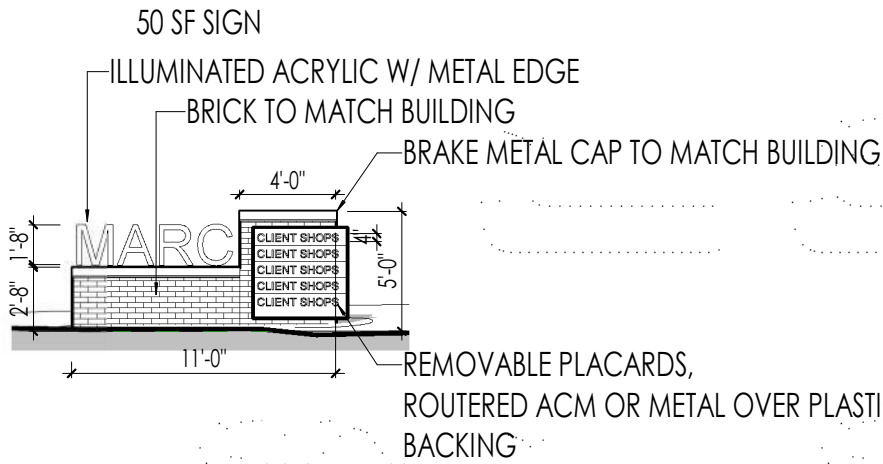
EXTERIOR ELEVATIONS

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

A2.2

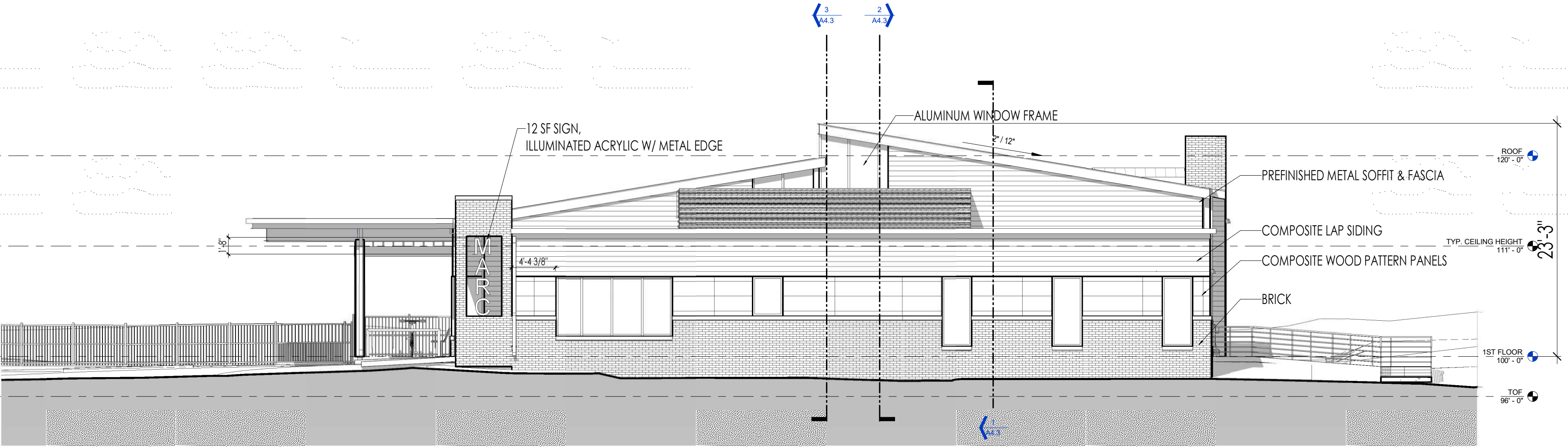
KD

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



8 MONUMENT SIGN ELEVATION

1/8" = 1'-0"



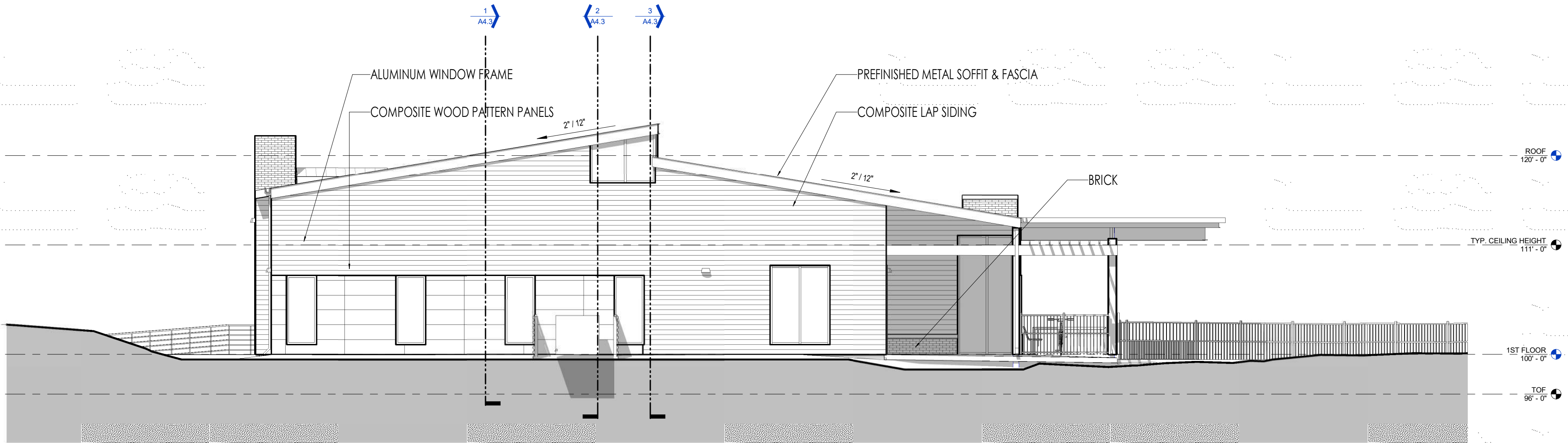
1 EAST ELEVATION

1/8" = 1'-0"



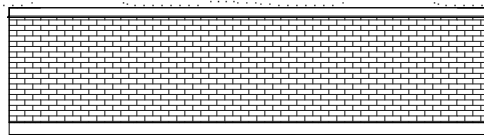
7 FENCE

1/2" = 1'-0"



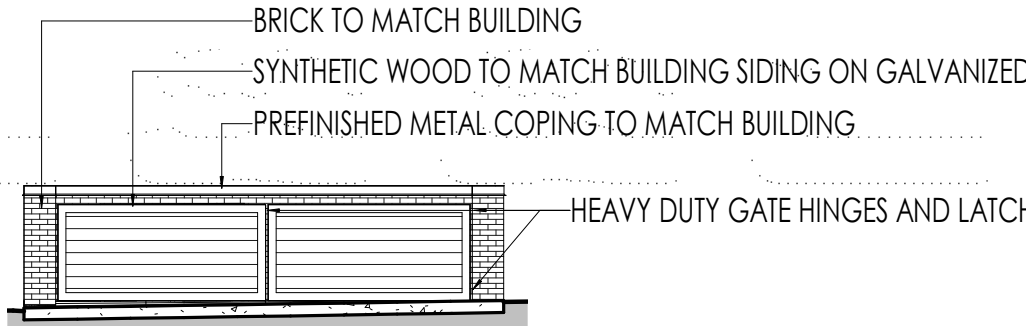
2 WEST ELEVATION

1/8" = 1'-0"



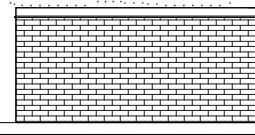
6 DUMPSTER ENCLOSURE EAST

1/8" = 1'-0"



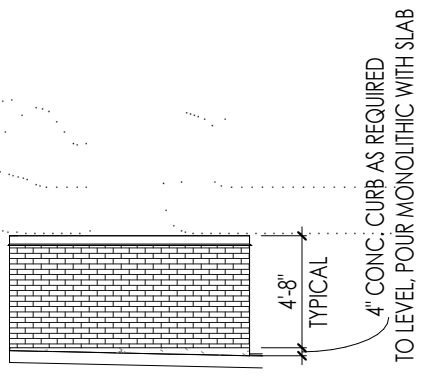
5 DUMPSTER ENCLOSURE WEST

1/8" = 1'-0"



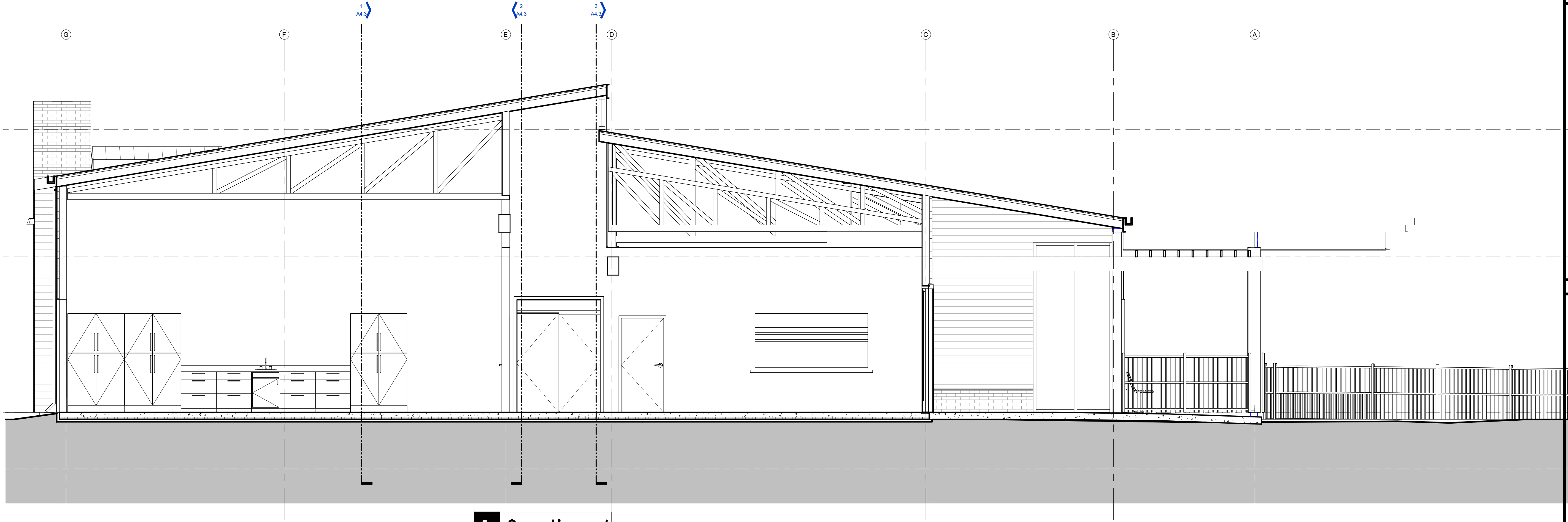
4 DUMPSTER ENCLOSURE SOUTH

1/8" = 1'-0"

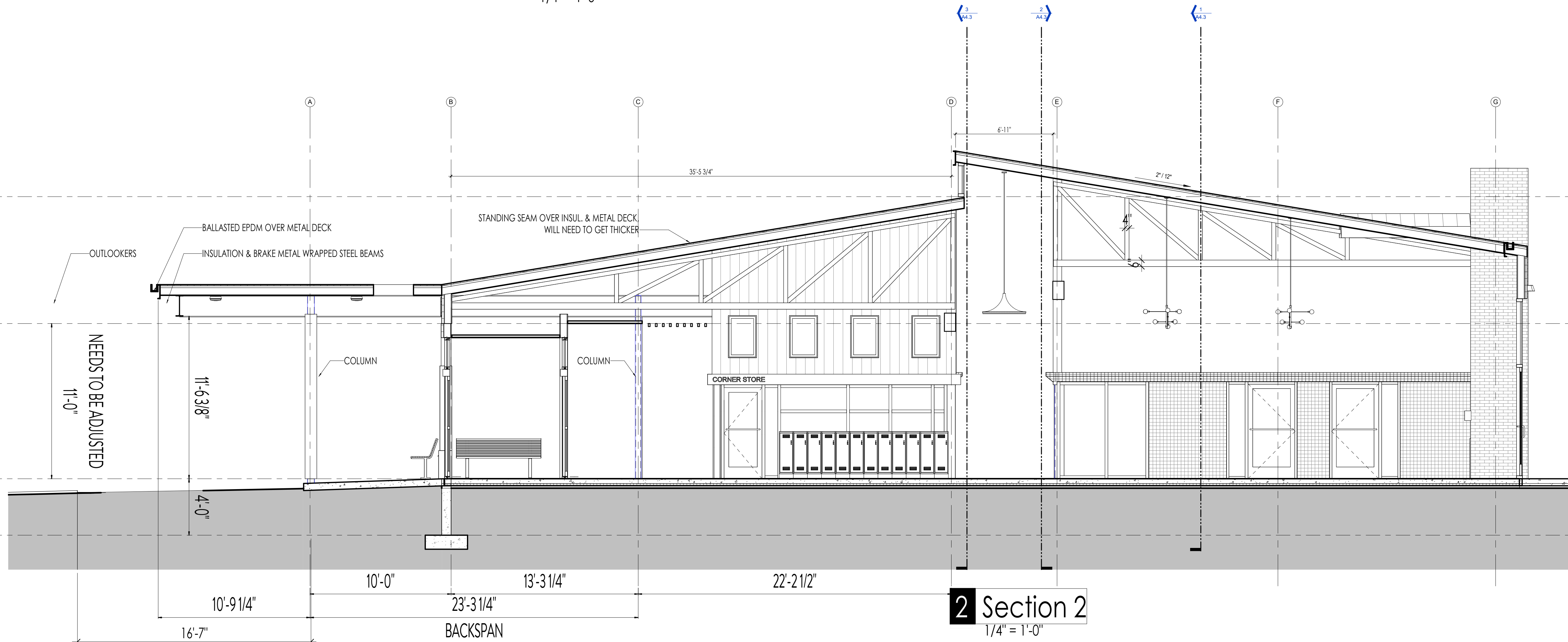


3 DUMPSTER ENCLOSURE NORTH

1/8" = 1'-0"



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



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

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TYP. CEILING HEIGHT
111'-0"

DRAWING NOTES

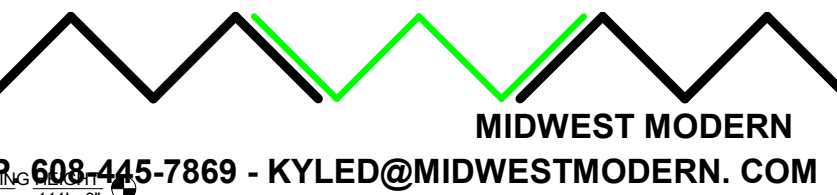
1ST FLOOR
100'-0"

TOF
96'-0"

CODE NOTES



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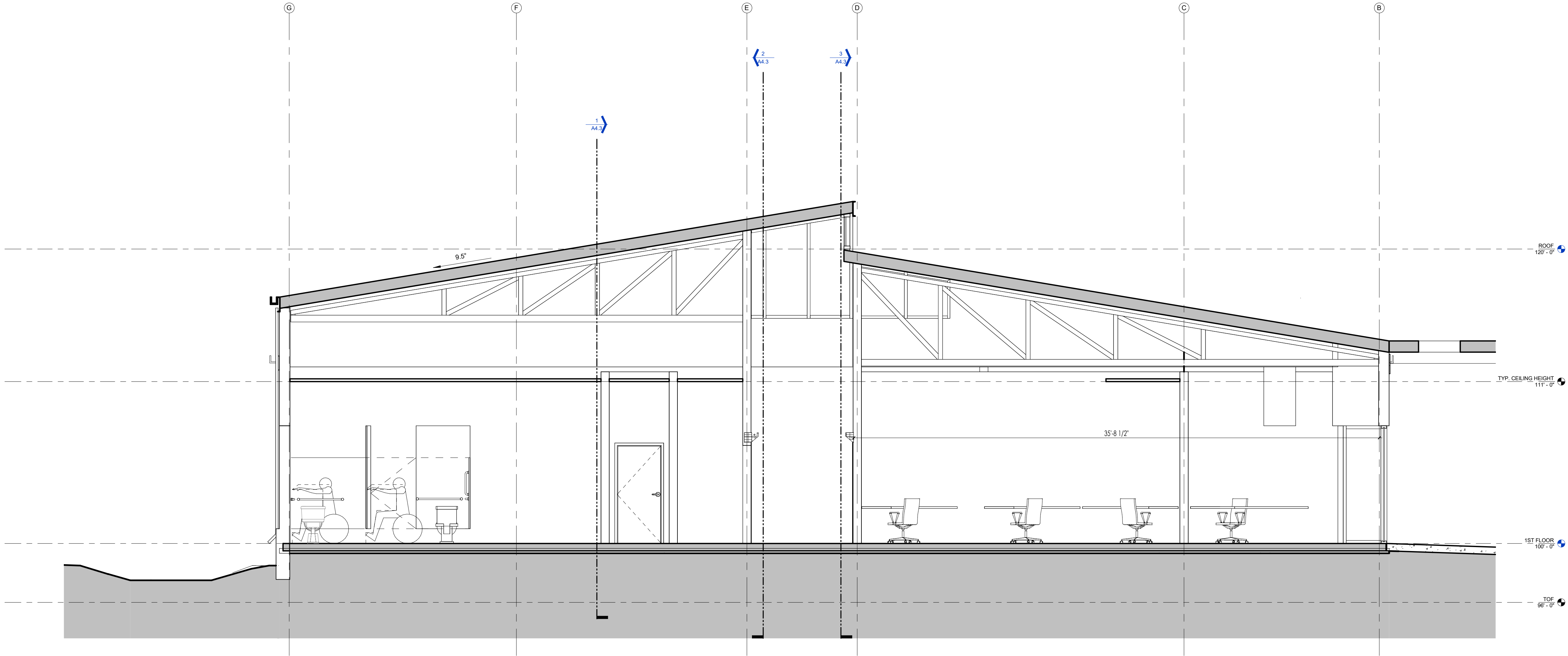
MUNICIPAL SUBMITTAL FOR
CUP/DESIGN REVIEW
05.12.2023

BUILDING SECTION

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

A4.1

KD



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

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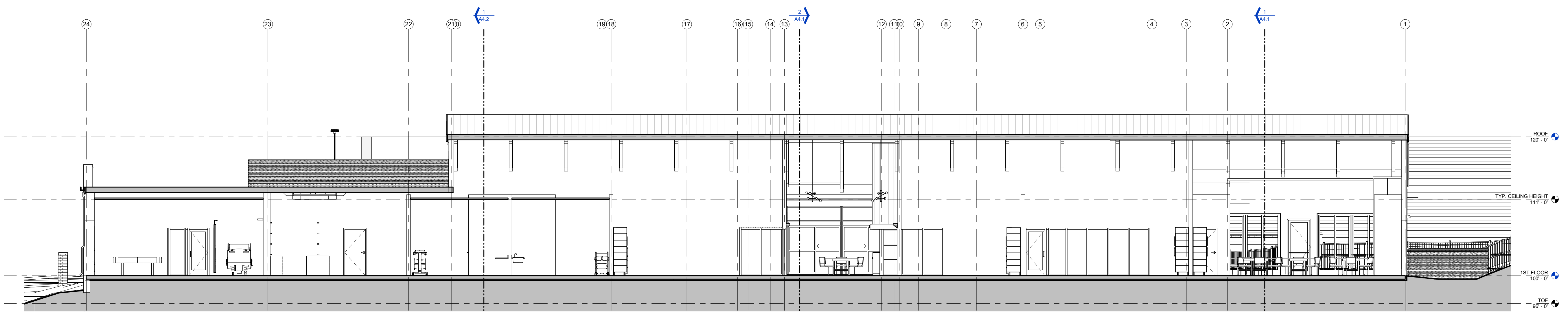
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BUILDING SECTION

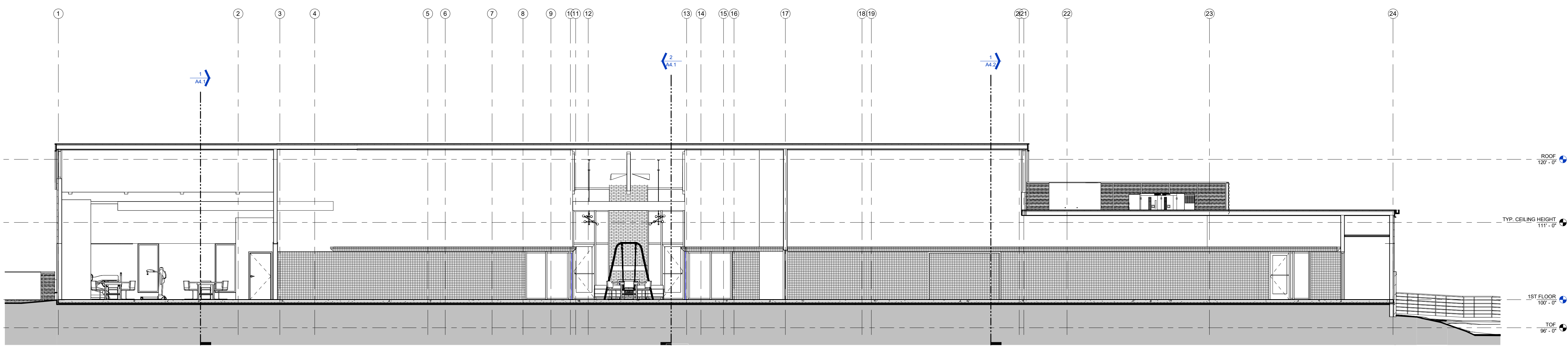
SCALE AT
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1/2 SCALE AT 17"X11"
1/4" = 1'-0"

A4.2

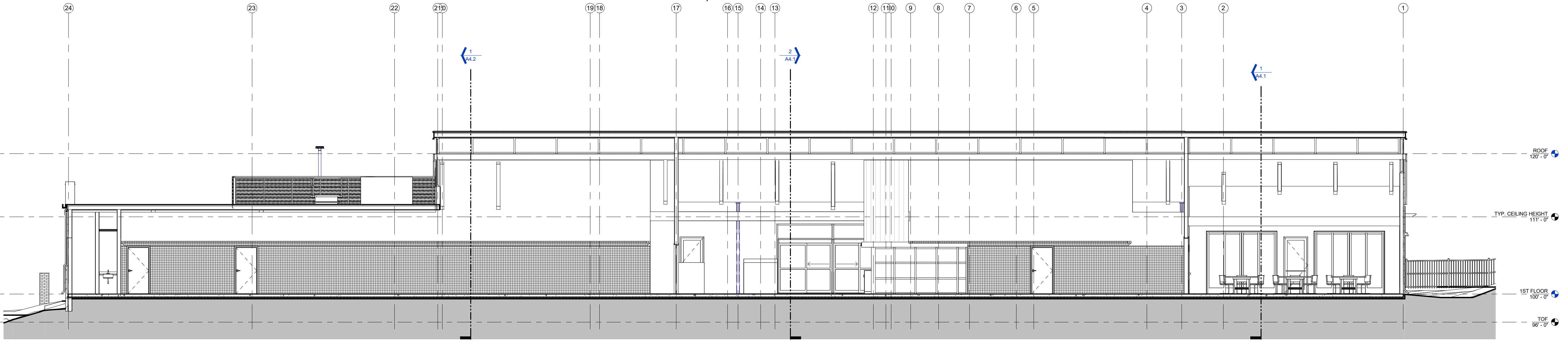
KD



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



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



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

GENERAL NOTES

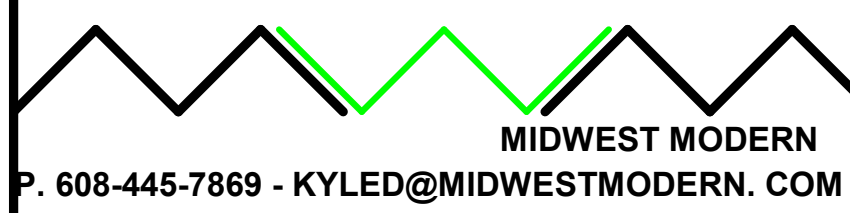
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MT. HOREB, WI 53572

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BUILDING SECTION

SCALE AT
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1/2 SCALE AT 17"X11"
1/8" = 1'-0"

A4.3

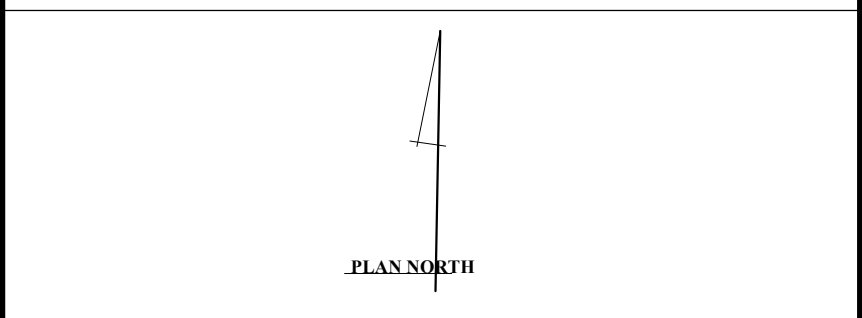


NOT FOR CONSTRUCTION.



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MARC MT. HOREB
NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 53653

DESIGN REVIEW RESUBMITTAL
10.16.2023

RENDERING

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

V1

KD



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1/2 SCALE AT 17"X11"

V1

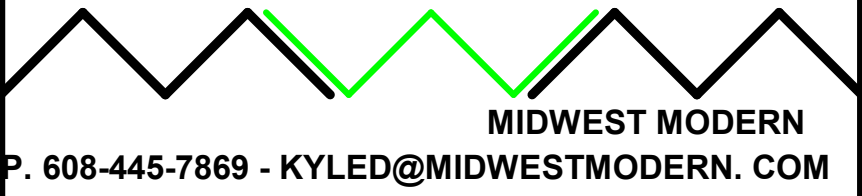
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NEW BUILDING
1961 COMMERCE DR.
MT. HOREB, WI 5352

DESIGN REVIEW RESUBMITTAL

10.16.2023

RENDERING

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V2

KD



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RENDERING

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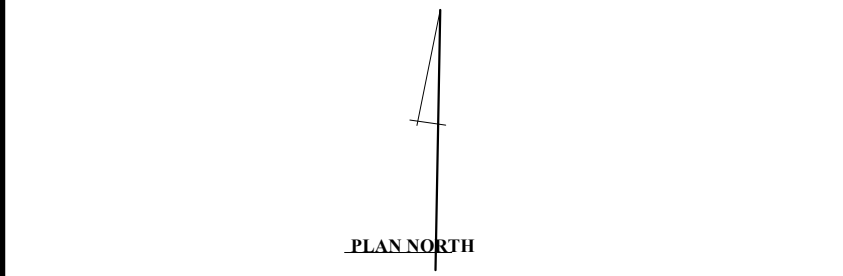
V2



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DESIGN REVIEW RESUBMITTAL
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RENDERING

SCALE AT
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1/2 SCALE AT 17"x11"

V3

KD



GENERAL NOTES

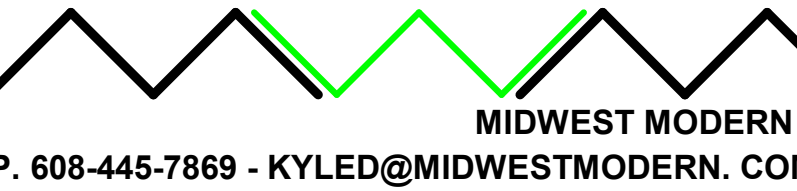
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1/2 SCALE AT 17"X11"

V3

KD



ABYSS BLACK, SUBMITTED



DARK GRAY, ALTERNATE



ABYSS BLACK, SUBMITTED



DARK GRAY, ALTERNATE



AGENDA ITEM REPORT

MEETING DATE

November 15, 2023

PREPARED BY

AGENDA ITEM # 3.c

Review Draft Historic Preservation Ordinance

BACKGROUND

Attached to your packet is the draft ordinance separating the Historic Preservation Commission from Plan Commission. The ordinance has been reviewed by the State Historical Society Staff and they determined it meets standards for the Village to achieve Certified Local Government Status. We will review and discuss any revisions needed to the ordinance this month and hold a public hearing on the changes at the December 20th meeting.

RECOMMENDATION

ATTACHMENTS

1. CLG Compliant Historic preservation Code 10.11.23
2. HPC Ordinance and Commission Changes Summary Memo for Plan Commission - 11.15.23

1.31 Historic Preservation Commission.

- (1) Membership. ~~The Village Plan Commission also acts as the Historic Preservation Commission.~~ **The Historic Preservation Commission shall consist of 7 members: 2 representatives of the Village Board and 5 citizen members. Citizen members shall be selected to include members with expertise in the following areas: architecture, history, planning, architectural history, archeology, conservation or other closely related fields.**
- (2) Powers and duties. The Historic Preservation Commission shall have the powers and duties as prescribed in § 17.17 of this Municipal Code.

17.17. Historic preservation.

- (1) Purpose and intent. It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements or sites of special character or special architectural, archeological or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this section is to:
 - (a) Effect and accomplish the protection, enhancement and preservation of such improvements, sites and districts which represent or reflect elements of the Village's cultural, social, economic, political and architectural history.
 - (b) Safeguard the Village's historic, prehistoric and cultural heritage, as embodied and reflected in such historic structures, sites and districts.
 - (c) Stabilize and improve property values, and enhance the visual and aesthetic character of the Village.
 - (d) Protect and enhance the Village's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (2) Definitions. As used in this section, the following terms shall have the meanings indicated:

CERTIFICATE OF APPROPRIATENESS — The certificate issued by the Commission approving alteration, rehabilitation, construction, reconstruction or demolition of an historic structure, historic site or any improvement in an historic district.

COMMISSION — **The Historic Preservation Commission under § 1.31** of this Municipal Code.

HISTORIC DISTRICT — An area that contains two or more historic improvements or sites, which has been designated an historic district pursuant to the provisions of this section.

HISTORIC SITE — Any parcel of land of historic significance due to a substantial value in tracing the history or prehistory of man, or upon which an historic event has occurred, and which has been designated as an historic site under this section, or an improvement parcel, or part thereof, on which is situated an historic structure

and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.

HISTORIC STRUCTURE — Any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the Village, state or nation and which has been designated as an historic structure pursuant to the provisions of this section.

IMPROVEMENT — Any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment, including streets, alleys, sidewalks, curbs, lighting fixtures, signs and the like.

(3) Historic structure, historic site and historic district designation criteria.

- (a) For purposes of this chapter, an historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural, archeological or cultural significance to the Village, such as historic structures, sites or districts which:
1. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
 2. Are identified with historic personages or with important events in national, state or local history;
 3. Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method or construction, or of indigenous materials or craftsmanship;
 4. Are representative of the notable work of a master builder, designer or architect who influenced his age; or
 5. Have yielded, or may be likely to yield, information important to prehistory or history.
- (b) The Commission shall adopt specific operating guidelines for historic structure and historic site designation, providing such are in conformance with the provisions of this chapter.
- (c) The Commission ~~shall~~ **may** select geographically defined areas within the Village to be designated as historic districts and shall prepare an historic preservation plan for each area. An historic district may be designated for any geographic area of particular historic, architectural or cultural significance to the Village, after application of the foregoing criteria. Each historic preservation plan prepared for or by the Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development, and a statement of preservation objectives.

(4) Historic preservation commission powers and duties.

(a) Designation.

1. The Commission shall have the power to recommend designation of historic structures, historic sites and historic districts within the Village limits. All historic structure, historic site and historic district designations shall be made by the Village Board and shall be made pursuant to Subsection (5) hereof.
2. Once designated, such historic structures, sites and districts shall be subject to all the provisions of this section and shall continue to be subject to all other provisions of this Chapter 17, Zoning Code, of this Municipal Code, including those provisions and requirements specific to the

particular zoning district in which the said historic structure, site or district is situated.

(b) Regulation of construction, reconstruction, alteration and demolition.

1. No owner or person in charge of an historic structure, historic site or structure within an historic district shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a certificate of appropriateness has been granted by the Commission. Also, unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.
2. Upon filing of any application for a certificate of appropriateness with the Commission, the Commission shall approve the applications unless:
 - a. In the case of a designated historic structure of historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement or site upon which said work is to be done;
 - b. In the case of the construction of a new improvement upon an historic site, or within an historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance or other neighboring improvements on such site or within the district;
 - c. In the case of any property located in an historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this section and to the objectives and design criteria of the historic preservation plan for said district;
 - d. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the Village **and or** state;
 - e. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.
3. If the Commission determines that the application for a certificate of appropriateness and the proposed changes are consistent with the character and features of the property or district, it shall issue the certificate of appropriateness. The Commission shall make this decision within 45 days of the filing of the application.

4. This issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the Village. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the certificate of appropriateness required for the proposed work.
 5. Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of an historic structure or site or the replacement of elements of a structure with pieces identical in appearance, and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.
- (c) Appeals. Should the Commission fail to issue a certificate of appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal such decision to the Village Board within 30 days. In addition, if the Commission fails to issue a certificate of appropriateness, the Commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a certificate of appropriateness within the guidelines of the section.
- (d) Recognition of historic structures, sites and districts. At such time as an historic structure, site or district has been properly designated, the Commission, in cooperation with the property owner, may cause to be prepared and erected on such property, at Village expense, a suitable plaque declaring that such property is an historic structure, site or district.
- (5) Procedures.
- (a) Nominations.
1. **Nominations for designation of a single property or a historic district under this chapter may be submitted to the Commission by an resident of the Village of Mount Horeb. The Commission shall review the nomination for completeness and eligibility under at least one of the criteria in 17.13 (3)(a). The Commission, at its discretion, may then forward the nomination to the Village Board along with its recommendation for or against designation.**
 - Nominations to designate historic structures and historic sites may be made to the Commission by any person with a legal interest in the real estate subject to such designation (i.e., the owner or a purchaser under an accepted offer to purchase) on forms prescribed by the Commission, which shall be available from the Village office. Such nominations may also be made by the Commission itself or by the Village Board.
 2. **Only the Commission or Village Board may nominate real estate for the creation of an historic district.**
- (b) Hearing. The Commission shall hold a public hearing to consider nominations for designation as historic structures and historic sites and for creation of historic districts. Notice of the time, place and purpose of the hearing shall be

given to the owners of record, as listed in the Village tax roll, of the nominated property or whose property is situated in whole or in part within 200 feet of the said property. The notice of hearing shall be mailed to said owners at least 10 days prior to the hearing date.

- (c) Commission recommendation. Following the hearing, the Commission shall vote on the nomination and make its recommendations thereon to the Village Board.
- (d) Board action.
 - 1. Designation of historic structures and historic sites. Upon receipt of the recommendations from the Commission, the Village Board shall either designate the property an historic structure or an historic site or rescind such designation. After the designation or rescission has been made, the property owner or owners shall be notified of the Board's action. Any designation or rescission hereunder shall be recorded, at Village expense, in the Dane County, Wisconsin, Register of Deeds Office.
 - 2. Creation of historic district. Upon receipt of the recommendations from the Commission, the Village Board shall either designate or reject the historic district. Creation of the historic district shall constitute adoption of the plan prepared for that district and direct the implementation of said plan.
- (6) Interim control. No building permit shall be issued by the Building Inspector for alteration, construction, demolition, or removal of a nominated historic structure, historic site, or any property or structure within a nominated historic district from the date of the meeting of the Commission at which a nomination form is first presented until the final disposition is authorized by formal resolution of the Village Board as necessary for public health, welfare, or safety. In no event shall the delay be for more than 180 days.
- (7) Penalties for violations. Any person or persons violating any provision of this section shall be fined \$50 for each separate violation. Each and every day during which violation continues shall be deemed to be a separate offense. Notice of violations shall be issued by the Building Inspector.



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: November 15, 2023
Re: Village Planner's Summary of Proposed Historic Preservation Ordinance and Commission Changes

Introduction

Within the 2021 Village of Mount Horeb Comprehensive, it was recommended that the Village explore the option of establishing a standalone Historic Preservation Commission. This item has been discussed throughout the summer and fall of 2023. Village staff have drafted proposed ordinance amendments to facilitate this change. This includes:

- Amending Chapter 1.31 of the Municipal Ordinance to create a standalone Historic Preservation Commission.
- Amending Chapter 17.17 of the Zoning Ordinance to comply with state requirements for Historic Preservation standards.

The following summary is aimed to help the Plan Commission understand what's happening today, how that will change with the proposed amendments, and potential outcomes of the amendments. This document is intended to be for educational purposes.

If the summary below matches the Plan Commission's recommended approach, no further drafting of the proposed ordinance amendments will be needed. However, if the Plan Commission wishes to change the intended process, responsibilities, etc., this will require changes to the proposed ordinance amendments.

How does it work today?

The Plan Commission and Historic Preservation Commission are combined into one group (Section 1.31 of the Village's Municipal Ordinance). Their responsibility is the review of projects that fall within the purview of the Village's Zoning Ordinance (Chapter 17) for things like Site Plans, Zoning Amendments, Design Review, Conditional Use Permits, etc.

This currently includes Section 17.17: Historic Preservation. However, today, there are no locally-designated historic structures, sites, or districts within Mount Horeb. As such, this portion of the Zoning Ordinance doesn't apply to any physical locations within the Village. To note, the Main Street Historic District was listed in the State and National Register in 2018-19. This does not include a local designation at this time.

How will it work if the proposed changes are made?

The Plan Commission will be a separate group from the Historic Preservation Commission, which will result in two distinct groups of appointed and elected officials, meeting times and dates, and responsibilities in respect to the full Zoning Ordinance (Chapter 17) vs. the Historic Preservation Ordinance (Section 17.17).

The Historic Preservation Commission (HPC) will now have responsibility for the following:

- Selecting and recommending nominations for the local designation of historic structures, sites, or districts:
 - Public Hearing required before the HPC
 - Approval required from the Village Board
- Adopting specific operating guidelines for historic structure or site designation
- Preparing historic preservation plans for each area
- Reviewing any reconstruction, alteration, or demolition to the exterior of a locally-designated historic structure, site, or district:
 - Approve or deny a Certificate of Appropriateness application based on the criteria listed in Section 17.17(4)(b).
 - Any appeal of a decision by the HPC in regard to a Certificate of Appropriateness would be decided by the Village Board.
- To note, all of these provisions exist today for the combined Plan Commission and Historic Preservation Commission.

Plan Commission will now have responsibility for:

- Review of projects that fall within the purview of any other section of the Village's Zoning Ordinance (Chapter 17). This includes items like:
 - Site Plan and Design Review
 - Zoning Text or Map Amendments
 - Planned Developments
 - Conditionals Use Permits
 - Sign Plan Review

How will this impact a potential future project proposed?

Following an approved designation by the HPC and Village Board, any proposed reconstruction, alteration, or demolition of a locally-designated historic structure, site, or district may be subject to both Plan Commission and HPC review. The following process could occur, depending on the project:

- The HPC would review the project based on the criteria of Section 17.17(4)(b) and either approve or deny a Certificate of Approval.
- The Plan Commission would review the project based on the full Zoning Ordinance (Chapter 17), which could include items like setbacks, land uses, design criteria, signs, etc. The Plan Commission would either approve or deny of the Site Plan, Design Review, Conditional Use Permit, Sign Plan, etc.

This two-step process would most likely occur in the instance of a reconstruction project, but could also be required as part of an alteration project, depending on the extent of the alteration proposed. A review of the project by the Village Board could also be required for items like Conditional Use Permits, Planned Developments, or Zoning Amendments, depending on the project.



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
November 15, 2023	
AGENDA ITEM # 4.c	
Building Inspector Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	