



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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

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

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, January 24, 2024 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 December 20, 2023 Meeting Minutes
 - b. Consideration of Design Review Application for Upland Hills Health Mount Horeb Clinic Remodel, 1809 Springdale Street
 - c. Concept Review: Mixed Use Building at 1881 Springdale Street
 - d. Concept Review: Valley Drive and Adams Street Townhomes
 - e. Zoning Code Rewrite Update
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 5) Meeting adjournment.

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



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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, December 20, 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 7:03pm.
- 2) Roll call
Present were Commissioners Nate Gauger, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Sarah Best and Kris Kirkland were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson, and Siobhan Mertz from the Youth in Government program.
- 3) Agenda Items
 - a. Consideration of November 15, 2023 Meeting Minutes
Zalucha Motioned, Gauger seconded to Consideration of November 15, 2023 Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Consider Extraterritorial Certified Survey Map, Erbe Road, Ferron and Barb Havens
Owen gave an overview. Gauger Motioned, Zalucha seconded to Consider Extraterritorial Certified Survey Map, Erbe Road, Ferron and Barb Havens. Motion carried by unanimous voice vote.
 - c. Consider Certified Survey Map, 1520 Springdale St, Trollway Properties LLC, Trent Nelson
Owen gave an overview. Udelhoven Motioned, Gauger seconded to Consider Certified Survey Map, 1520 Springdale St, Trollway Properties LLC, Trent Nelson. Motion carried by unanimous voice vote.
 - d. Public Hearing: Conditional Use Permit application from Pamela Lee to allow a proposed one-bedroom tourist rooming house at 307 Oak Street
Owen gave an overview. The public hearing opened at 7:05pm and no one spoke. The hearing closed at 7:06pm.
 - e. Consider recommendation for Resolution 2023-17 Conditional Use Permit to allow a Tourist Rooming House at 307 Oak Street Carl Boeck's Addition Lot 12

Property owner Pamela Lee spoke and requested the Commission to allow the rooming house guests to park in the street. The Commission discussed the parking situation and approved allowing guests to park in the street. The approval is to be reviewed in one year if there are any parking issues. Gauger Motioned, Zalucha seconded to Consider recommendation for Resolution 2023-17 Conditional Use Permit to allow a Tourist Rooming House at 307 Oak Street Carl Boeck's Addition Lot 12 with allowed parking in the street. Motion carried by unanimous voice vote.

- f. Public Hearing: Ordinance 2023-07 Creating Standalone Historic Preservation Commission
Owen gave an overview. The public hearing opened at 7:16pm. Those who spoke in favor were: Tim White, Lori Midthun, Mark Rooney, Marc Schellpfeffer, Sandy Glaeve, Rachel LaCasse-Ford, Brian Durtschi and Jill Schuettpeiz. No one spoke in opposition. The hearing closed at 7:39pm.
- g. Consideration of Ordinance 2023-07 Creation of Standalone Historic Preservation Commission
The Commission discussed the guidelines and requested changing the proposed public hearing code from 200 feet to 300 feet in the ordinance. Udelhoven Motioned, Zalucha seconded to Consideration of Ordinance 2023-07 Creation of Standalone Historic Preservation Commission with the above-noted change. Motion carried by unanimous voice vote.
- h. Presentation: Solar Friendly Planning and Zoning
Commission member Peggy Zalucha left the meeting prior to the start of agenda item h. Owen gave an overview and informed the Commission that solar will be adopted in the future code recodification. Tim White, Trustee on the Sustainability & Natural Resources Committee, spoke on solar progress and proceeding with the new code. Rohr explained the permitting and procedure process.
- i. Discussion: Planning and Zoning Code Rewrite Contract
Owen gave an overview on the three proposals for the Planning & Zoning contract. The Commission discussed the cost differences and the rewrite of the contract.

4) Committee Reports:

- a. Plan Commission Chair Report
Czyzewski commented on the busy year to come and wished everyone Happy Holidays.
- b. Village Planner Report
Rohr commented on the past year and the busy year to come.
- c. Building Inspector Report
Report in the packet.

- 5) Meeting adjournment.
Udelhoven Motioned to adjourn at 8:07pm and Gauger seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk



AGENDA ITEM REPORT

MEETING DATE

January 24, 2024

PREPARED BY

AGENDA ITEM # 3.b

Consideration of Design Review Application for Upland Hills Health Mount Horeb Clinic Remodel, 1809 Springdale Street

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Written Narrative
2. Design Review App
3. 2023-12-04 Plan Commission Application_completed
4. PRESENTATION RENDERINGS
5. 510 - EXTERIOR ELEVATIONS
6. 511 - EXTERIOR ELEVATIONS
7. PRESENTATION FIRST LEVEL FLOOR PLAN
8. PRESENTATION SECOND LEVEL FLOOR PLAN
9. 201 - SITE PLAN
10. 202 - SITE CONSTRUCTION DETAILS
11. Photo of Existing Sign on Northeast Corner facing road
12. Photo of Existing South Facade and materials to match
13. 910-E - ELECTRICAL SITE PLAN
14. Upland Hills Health Site Plan and Design Review Memo for Plan Commission
1.24.24



1 S Pinckney Street, Ste. 500
Madison, WI 53703

608.829.3701
bwbr.com

5 December 2023

Nicholas W. Owen
Village of Mount Horeb
138 E Main St
Mt Horeb WI 53572

Re: Upland Hills Health – Mt Horeb Clinic
BWBR Commission No. P.2300088.00

Dear Mr. Owen:

BWBR is submitting this project for consideration by the Plan Commission on behalf of our client, Upland Hills Health, located at 800 Compassion Way in Dodgeville, WI. The new project address for the Mount Horeb Clinic will be 1809 Springdale Street. Upland Hills Health formerly leased a portion of this building, and has now purchased the building with intent of eventually occupying the majority of the 2-story building. Upland Hills will be operating a daytime outpatient clinic and an after-hours urgent care in their newly remodeled space, as well several office tenants on the 2nd floor that will remain in the short term.

The project being submitted today includes an extensive remodel of the first level and a portion of the second level to grow Upland Hills Health's footprint in the building. This remodel also includes a small addition on the front (south) side of the building of a new entry, relocated convenience stair, and relocated elevator, which will require some minor site modifications. The entire building is also being retrofitted with a sprinkler system.

Parcel Area = 61,797 SF (1.42 acres)
Building Area = 16,229 net SF
Number of Parking Stalls Provided = 57
Number of Parking Stalls Required = $16,229 / 300 = 55$
Impervious Surface = 37,972 SF (61.4%)
Pervious Green Space = 23,825 SF (38.6%)

Please see supporting documentation included with this written narrative for more details.

Sincerely,

BWBR

Peter Nagel, AIA, ALA
Senior Architect

PN/PN

For professional licensure, visit bwbr.com/licenses-registrations

Attachment: Plan Commission Application and supporting documentation
Design Review Application and supporting documentation

c: Andrea Cecelia, BWBR
Mike Boldenow, BWBR

Village of Mount Horeb

138 East Main Street

Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: Upland Hills Health, Attn: Ryan Teasdale

Address: 800 Compassion Way, Dodgeville, WI 53533

Telephone Number (daytime): (608) 930 - 8000

Address of project if different: 1809 Springdale Street, Mt. Horeb, WI 53572

Zoning Classification of project: PB - Planned Business

Fee paid (\$100-see back side of application): \$100.00

Plan Submittal Checklist attached: Previously Submitted

Landscape Plan Submittal Checklist attached: Previously Submitted

Design Review Parking Lot Application Required: Previously Submitted

Design Review Parking Lot Application Submitted: Previously Submitted

Project Description: UHH is asking for a modification to the existing site development plan for the property located at 1809 Springdale Street to allow for a driveway access point at the northwest corner of the property.

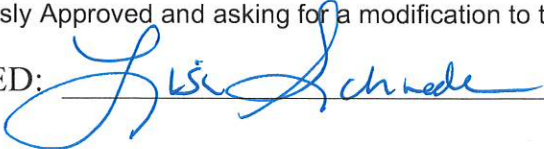
This new access point would connect to Golf Bowl Road south of Springdale Road. The improvements would include excavation, 12" gravel base, curb and gutter, 3-1/2" asphaltic pavements, signage and landscaping

Upland Hills Health 08/14/2023
Applicant Date

Village of Mt. Horeb 08/14/2023
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.

Previously Approved and asking for a modification to the original approval

SIGNED: 

DATE: 8/10/23

PLAN SUBMITTAL CHECKLIST

Project: 1809 Springdale Road Improvements

Submitted by: Upland Hills Health

Dated submitted: 08/14/2023

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 Unchanged from previous submittal
 - X b. Existing impervious surface Unchanged from previous submittal
 - X c. Proposed total impervious Additional 4000 sq.ft.
 - X d. Existing building Unchanged from previous submittal
 - X e. Proposed total building Unchanged from previous submittal
 - X f. Existing parking and pavement Unchanged from previous submittal
 - X g. Proposed total parking and pavement added 4000 sq.ft.
- X 3. Show all relevant dimensions including:
- X a. Buildings Unchanged from previous submittal
 - X b. Parking stalls Unchanged from previous submittal
 - X c. Driveway widths Existing Unchanged from previous submittal , Proposed 28' Face to Face
 - X d. Setbacks to buildings and other improvements Unchanged from previous submittal
 - X e. Parking lot aisles, turnarounds, turning radii, etc. Unchanged from previous submittal
 - X f. Distance from driveway to street corner if under 200 feet N/A
 - X g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way Unchanged from previous submittal
 - X h. Widths of abutting R.O.W.'s, roadways, and terraces. Unchanged from previous submittal
- X 4. Show dimensions and bearings of property lines. Unchanged from previous submittal
- X 5. Show North Arrow and scale of drawing.
- X 6. Show Village bench mark location and elevation to NGS datum. Unchanged from previous submittal
- X 7. Show all existing and proposed surface materials (grass, bituminous, concrete, etc.).

LANDSCAPE PLAN SUBMITTAL CHECKLIST

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

This checklist should accompany the PLAN SUBMITTAL CHECKLIST.

- ☒ 1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20 feet beyond property lines and nearby berms and swales and at least to the backs of curbs. Shown for area of modifications
- ☒ 2. Show total number of required:
- ☒ a. Parking stalls Unchanged from previous submittal
- ☒ b. Landscaping points and size of landscaping elements Unchanged from previous submittal
- ☒ c. Additional canopy trees except for removal of one tree
Unchanged from previous submittal
- ☒ 3. Show total number of provided: Previous submittal minus one tree
- ☒ a. Parking stalls Unchanged from previous submittal
- ☒ b. Landscaping points and size of landscaping elements Removed one tree from previous submittal
- ☒ c. Additional canopy trees Unchanged from previous submittal, but could be added if requested
- ☒ 4. Show North Arrow and scale of drawing.
- ☒ 5. Include name of designer on final papers. Unchanged from previous submittal
- ☒ 6. Show existing/proposed hydrants, sanitary laterals, water services, light poles, power poles, and other significant topographic features in landscaped areas. Unchanged from previous submittal
- ☒ 7. Show all relevant dimensions.
- ☒ 8. Show landscape elements and trees drawn to scale equal to their growth within five years of construction. Arial Map shows existing conditions



VILLAGE OF MOUNT HOREB
Zoning Administrator 608-437-9409
138 East Main Street
Mount Horeb, WI 53572

PLAN COMMISSION APPLICATION

PROJECT NAME: Upland Hills Health - Mt Horeb Clinic

Project Address 1809 Springdale St Parcel Number: 060707269409

[Access Dane Link](#)

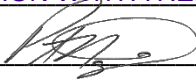
Zoning Map

Current Zoning PB Future Land Use Zoning: Planned Commercial
(select zoning layer in map) (select future land use layer in map)

APPLICANT: <u>BWBR c/o Peter Nagel</u>	
ADDRESS: <u>1 S Pinckney St, Suite 500, Madison WI 53703</u>	
PHONE: <u>651.379.8125</u>	EMAIL: <u>pnagel@bwbr.com</u>

OWNER: <u>Upland Hills Health c/o Ryan Teasdale</u>	
ADDRESS: <u>800 Compassion Way, Dodgeville WI 53533</u>	
PHONE: <u>608.930.7249</u>	EMAIL: <u>teasdaler@uplandhillshealth.org</u>

PROJECT DESCRIPTION: REMODEL OF A MULTI-TENANT OFFICE BUILDING, WITH UPLAND HILLS HEALTH CLINIC OCCUPYING THE ENTIRE FIRST LEVEL AND A PORTION OF THE SECOND LEVEL. PROJECT ALSO INCLUDES A SMALL ADDITION WITH A RELOCATED STAIR AND ELEVATOR, ADDING SPRINKLERS, AND ASSOCIATED SITE MODIFICATIONS.

OWNER/APPLICANT SIGNATURE:  DATE: 12/4/2023

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-	Developer Deposit:
☐ Certificate of Appropriateness (for Central Business Zoning)	No Fee		An escrow deposit is required in accordance with the Development Application Agreement.
☐ Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐ Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐ Comprehensive Plan Amendment	\$150.00	Class One	Total Fee Paid: _____
☐ Conditional Use Permit (changes in USE of property)	\$150.00	Class Two	
☐ Conditional Use Permit (planned development district)	\$200.00	Class Two	Date: _____
☒ Design Review	\$100.00		
☐ General Development Plan (GDP)	\$200.00		Fee Waived By: _____
☐ Specific Improvement Plan (SIP)	\$300.00		
☐ Zoning Amendment (changes in zoning)	\$150.00	Class Two	
☐ Zoning Amendment (planned development district)	\$200.00	Class Two	

The Village of Mount Horeb Plan Commission meets the fourth Wednesday of the month, unless

noted on calendar. A schedule of deadlines can be found on the Zoning page of the Village website: [Plan Commission Calendar](#). **Consultation with the Village Administrator is highly encouraged to discuss procedure and necessary forms prior to any submittal.**

Note: applications requiring a public hearing will be scheduled for a hearing according to the publication deadline, with action considered at the scheduled Plan Commission meeting following the public hearing. Applicants are encouraged to contact the Village Administrator for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Class One = Published in newspaper for one week / Class Two = Published in newspaper for two weeks

Application submittals should include:

- 1) Fully executed **Plan Commission Application**
- 2) Fully executed **Development Application Agreement** (attached)
 - A development agreement is a voluntary contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development.
- 3) Full payment for all associated fees
- 4) Written narrative of the proposed project
- 5) One electronic copy of **full submittal**
 - emailed to (2 parties) Nic.Owen@mounthorebwi.info and mhbuildinginspector@mounthorebwi.info,
 - or provided to our offices on a USB device or submitted via downloaded file

All **submittals** must contain the following to be considered complete:

- 1) Written narrative must include:
 - a. Owner and/or developer names and addresses
 - b. Where applicable; architect and/or engineer names and addresses
 - c. Description of proposed uses
 - d. Calculation indicating total site size, building floor area, number of parking stalls, amount of impervious surface, and amount of non-impervious green space
- 2) A scaled site plan which must include:
 - a. Name of project and date of plan preparation
 - b. Scale of drawing and north arrow
 - c. Property boundaries
 - d. Where applicable; both the one hundred (100) year recurrence interval floodplain and the floodway delineations
 - e. Where applicable; wetlands as delineated in the WDNR Wetland Inventory and 75' setback line from such wetlands
 - f. Existing and proposed easements on the subject property
 - g. Adjoining public street rights-of-way, street pavements, and sidewalk locations; existing and proposed driveways and curb cuts; and parking and loading areas
 - h. Location of existing and proposed building footprints with building and yard setback lines indicated
 - i. Location and size of any existing or proposed signs and fencing
 - j. ~~Location and type of all outdoor lighting proposed to illuminate the site; including a photometrics plan of the site (See Village Code Chapter 17.14 (4))~~
- 3) Building Plans which must include:
 - a. Elevation drawing of each new or remodeled building façade, indicating height,

Per conversation between Keith Dalsing and Mt Horeb, our understanding is that a photometric plan is not required since existing lighting is to remain. At the village's request we are adding lighting under the new entry canopy.

- materials and building dimensions
 - b. Colored renderings of all façades of the principal building showing the proposed colors
 - c. Building materials samples (upon request)
- 4) Grading and Stormwater Management Plan, including:
- a. Existing and proposed topography shown at a contour interval of not less than two (2) feet at National Geodetic Vertical Datum
 - b. Location and dimension of Stormwater retention or detention basins and/or stormwater conveyances
- 5) Landscape Plan that meets all landscaping standards ([See Village Code Chapter 17.14\(25-27\)](#))
- 6) Parking Calculations
- ~~7) Escrow fees as outlined in the Development Application Agreement~~
- 8) Erosion Control and Stormwater Management Application and fees. *No person may begin a land disturbing construction activity or land developing activity subject to this division until the person has paid the Erosion Control Review and Inspection fee.
- 9) Erosion Control Plan
- ~~10) Signage Plan ([Village Code Chapter 17.171](#))~~ Existing signage to remain
- 11) Design Review guideline ([See Village Code Chapter 17.14](#))
- 12) Refer to [Mount Horeb Village Code Chapter 17-Zoning Code](#) for all supporting details of required documentation.

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the “Agreement”) is made and entered into this 24 day of January, 2023, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the “Village”), and BWBR (the “Applicant”).

RECITALS

- A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village’s jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the “Development”).
- B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.
- C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village’s discretion and that the Applicant’s compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.
- D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (*e.g.*, engineers, attorneys, accountants, planners, and other professionals).

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the Village and the Applicant agree as follows:

- 1. *Recitals.* The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
- 2. *Applicant to Reimburse Village Review Costs.* The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village’s review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (*e.g.*, engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as “Review Costs.” Village staff time shall be charged at current rates.

3. *Deposit Required to Fund Reimbursement Account.*

- a. To ensure that funds are readily available to the Village for reimbursement of the Review Costs as provided in paragraph 2 above, the Applicant shall deposit with the Village an amount determined by the Village Zoning Administrator to be used to pay the Review Costs (the “Deposit”). The Village Zoning Administrator shall use the following table as a guide to determine the amount of the Deposit:

- (1) Small additions (<2,500 sf) shall require a \$1,500 Deposit.
- (2) Small-sized projects (<5,000 sf) shall require a \$3,500 Deposit.
- (3) Medium-sized projects (<10,000 sf) shall require a \$5,500 Deposit.
- (4) Large-sized projects (>10,000 sf) shall require a \$10,000 Deposit.
- (5) In addition to the amounts identified in (1) through (4), any Development that requires a development agreement or tax incremental financing assistance from the Village shall require an additional \$5,000 to \$10,000 Deposit.

All Deposit amounts shall be determined by the Village Zoning Administrator in his/her sole discretion and are not subject to challenge by the Applicant. Generally small additions will be less than 2,500 square feet, small projects less than 5,000 square feet, medium projects less than 10,000 square feet and large projects are over 10,000 square feet.

- b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.
- c. The Deposit may be provided in the form of cash, a certified check, cashier’s check, personal check, or some other form as approved by the Village.
- d. The required Deposit must be made by the Applicant upon execution of this Agreement.
- e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.
- f. The Village shall place and maintain the Deposit in a segregated, non-interest-bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the “Reimbursement Account”).

4. *Village Withdrawals from the Reimbursement Account.*
- a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
 - b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
 - c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
 - d. Any amounts remaining in the Reimbursement Account after the Village as taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.
5. *Authority/Binding Effect.* The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the Village and the Applicant, and that all necessary and enabling resolutions have been enacted. This Agreement shall bind the heirs, successors and assigns of the Applicant and the Village.
6. *Notification of Parties.*

Any notices to be provided under this Agreement may be made by delivery in person, by First Class mail, or by electronic mail (request a read receipt required) as provided below:

To Village: Village of Mount Horeb
 Village Administrator
 138 East Main Street
 Mount Horeb, WI 53572
 Email: Nic.Owen@mounthorebwi.info

To Applicant: BWBR
c/o Peter Nagel or Andrea Cecelia
1 S Pinckney St, Suite 500
Madison WI 53703
Email: pnagel@bwbr.com

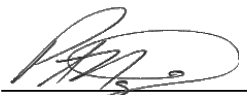
7. *Severability.* If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.
8. *Amendment, Withdrawal, or Release.* This Agreement may be withdrawn, amended or released only by a written document duly executed by both parties.
9. *Effective Date.* This Agreement shall be effective commencing on the date indicated in the first paragraph above.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the duly authorized individuals and officers below.

VILLAGE OF MOUNT HOREB

By: _____
Nicholas W Owen
Administrator

APPLICANT

By:  _____
Print name: Peter Nagel
Title: Senior Architect



VIEW FROM SOUTH PARKING LOT - NEW ENTRY / ADDITION



AERIAL VIEW FROM SOUTHWEST

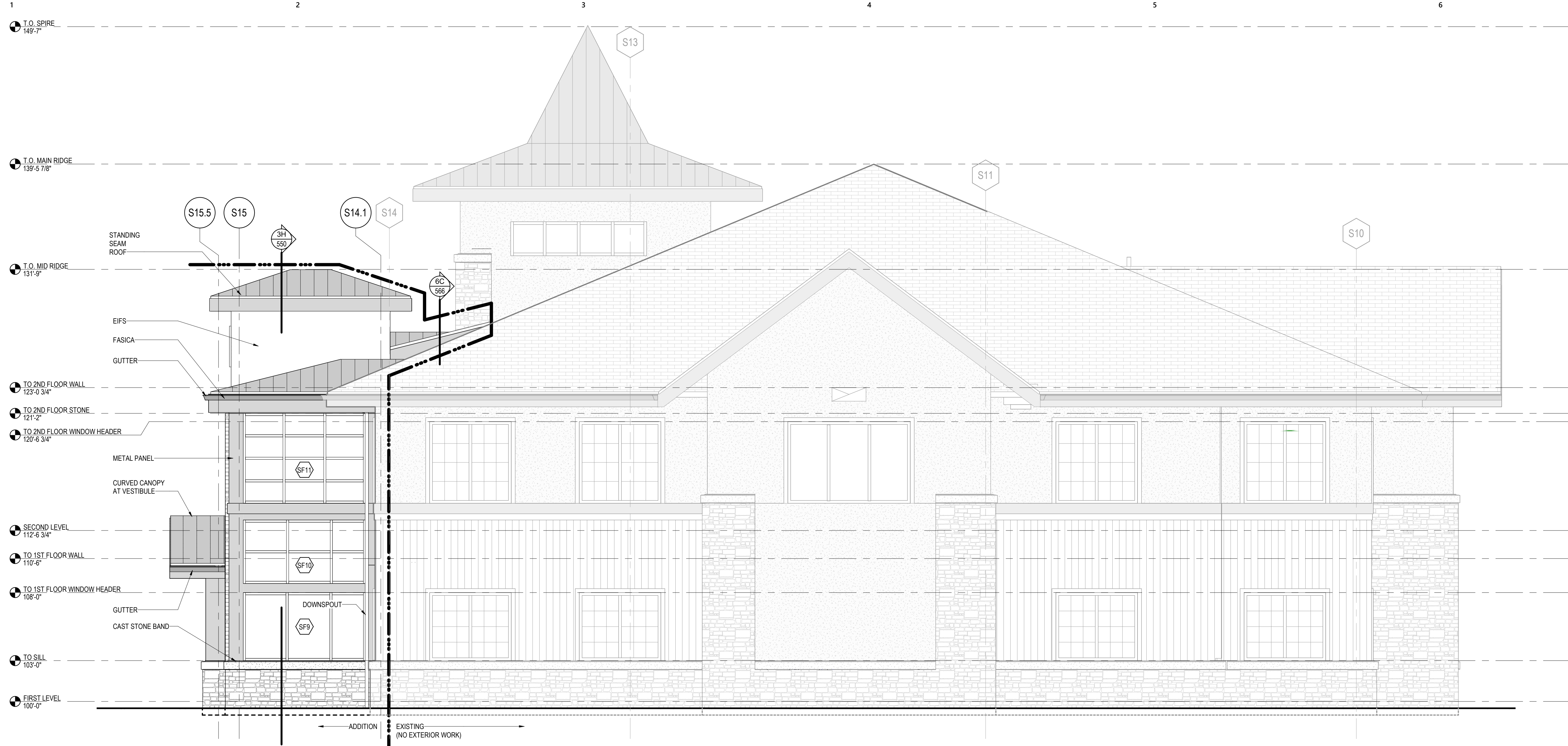


VIEW FROM SOUTHEAST SITE ENTRY - NEW ENTRY / ADDITION

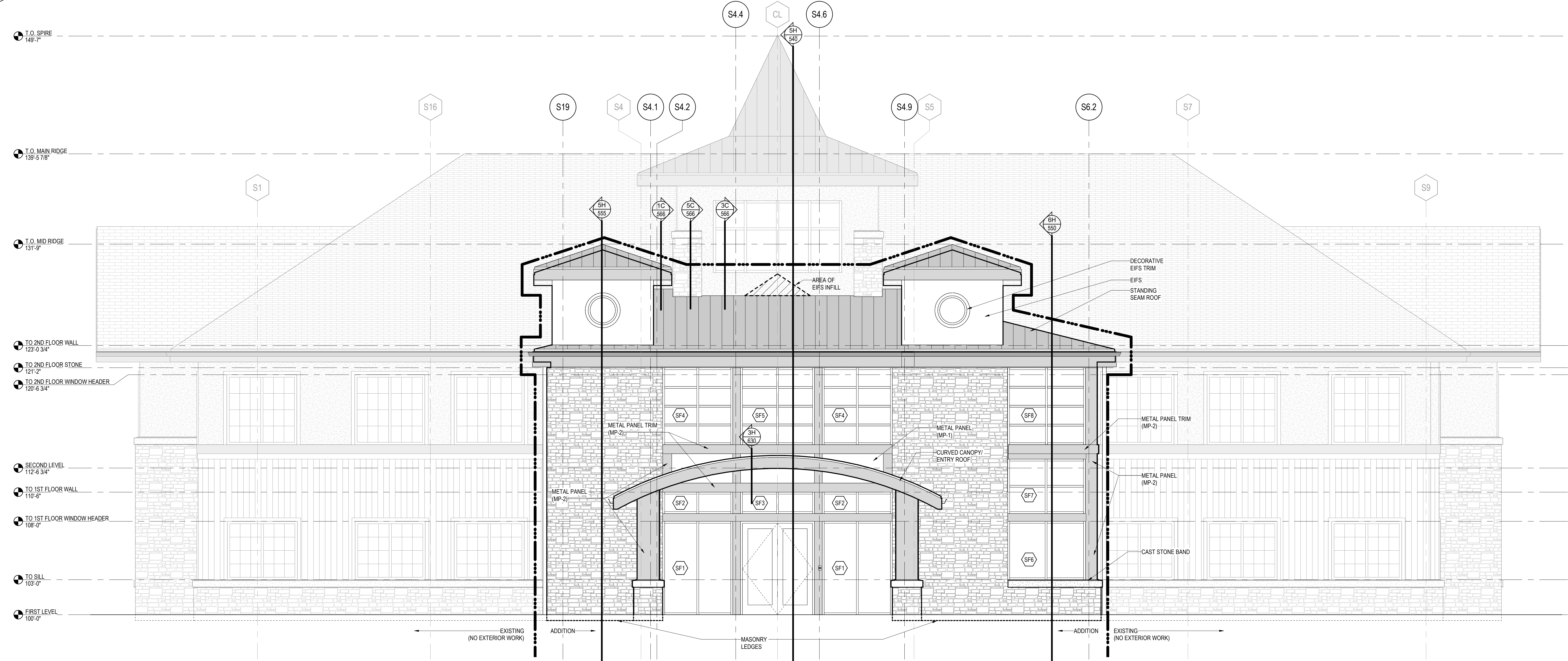


VIEW FROM SPRINGDALE ST / US-18 - EXISTING FACADE FOR REFERENCE

1/2/2024 8:54:11 AM



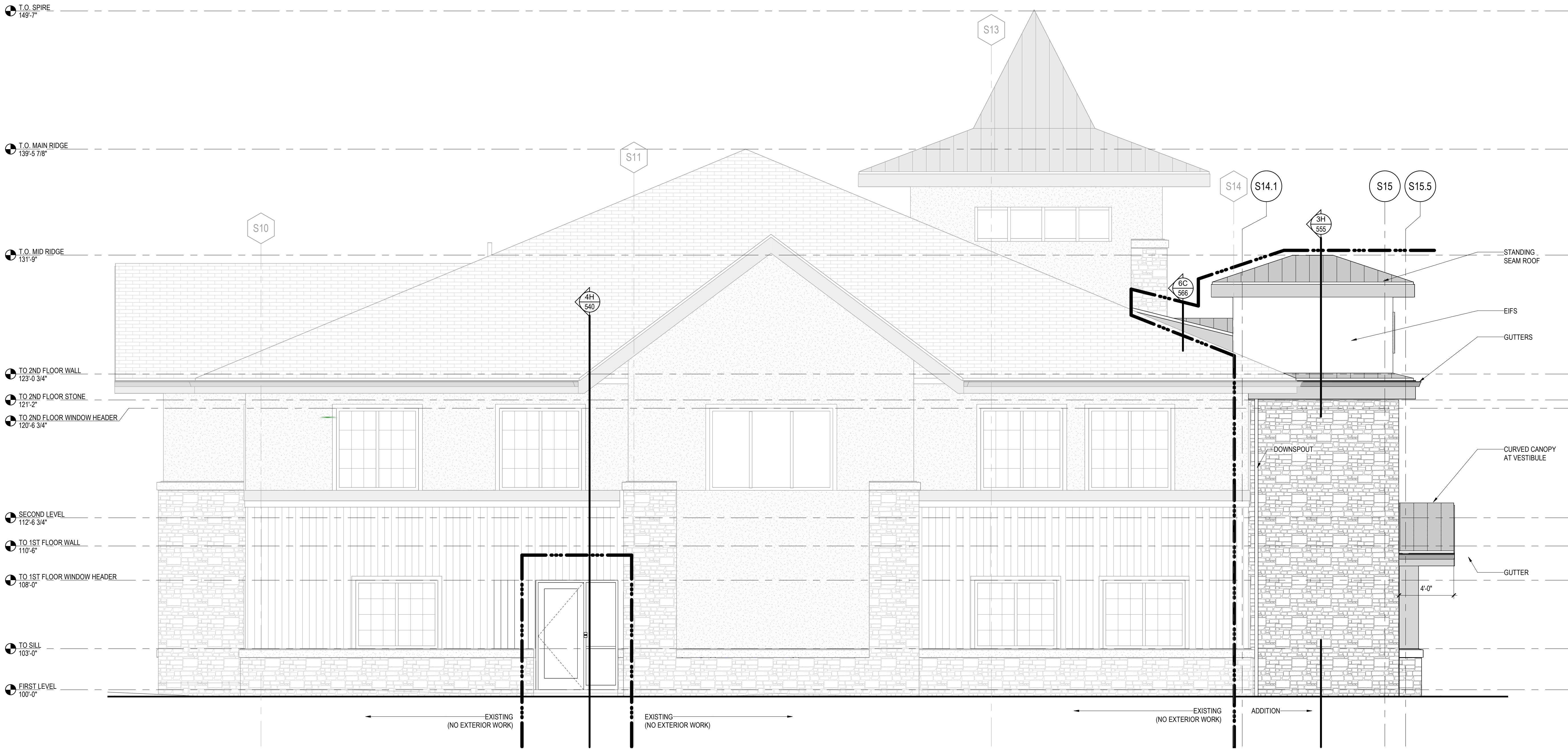
1D EXTERIOR ELEVATION - EAST
S10 1/4" = 1'-0"



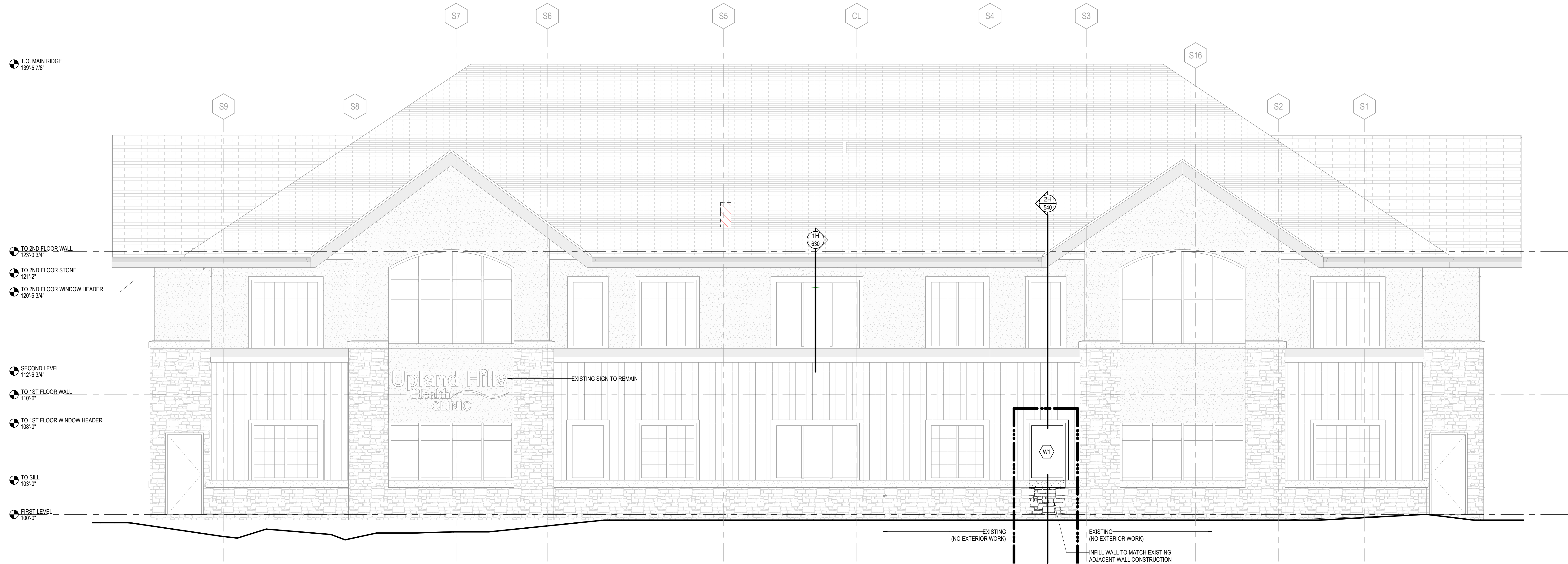
1H EXTERIOR ELEVATION - SOUTH
S10 1/4" = 1'-0"

SYMBOLS LEGEND - EXTERIOR ELEVATION			
	EXISTING BUILDING AS NOTED		CURTAIN WALL TAG
	STONE (ST-1)		WINDOW TAG
	MATCH EXISTING COURSING AND PATTERNING		LOUVER TAG
	METAL ROOF PANELS (SS-1)		CAST STONE (CS-1)
	OUTSIDE LIMITS		EXTERIOR INSULATION FINISH SYSTEM (EF-1)
	WITHIN LIMITS		CONSTRUCTION LIMITS
	ZONE 1		MATCH LINE
	ZONE 2		

KEYNOTES - EXTERIOR ELEVATION	
REV	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING

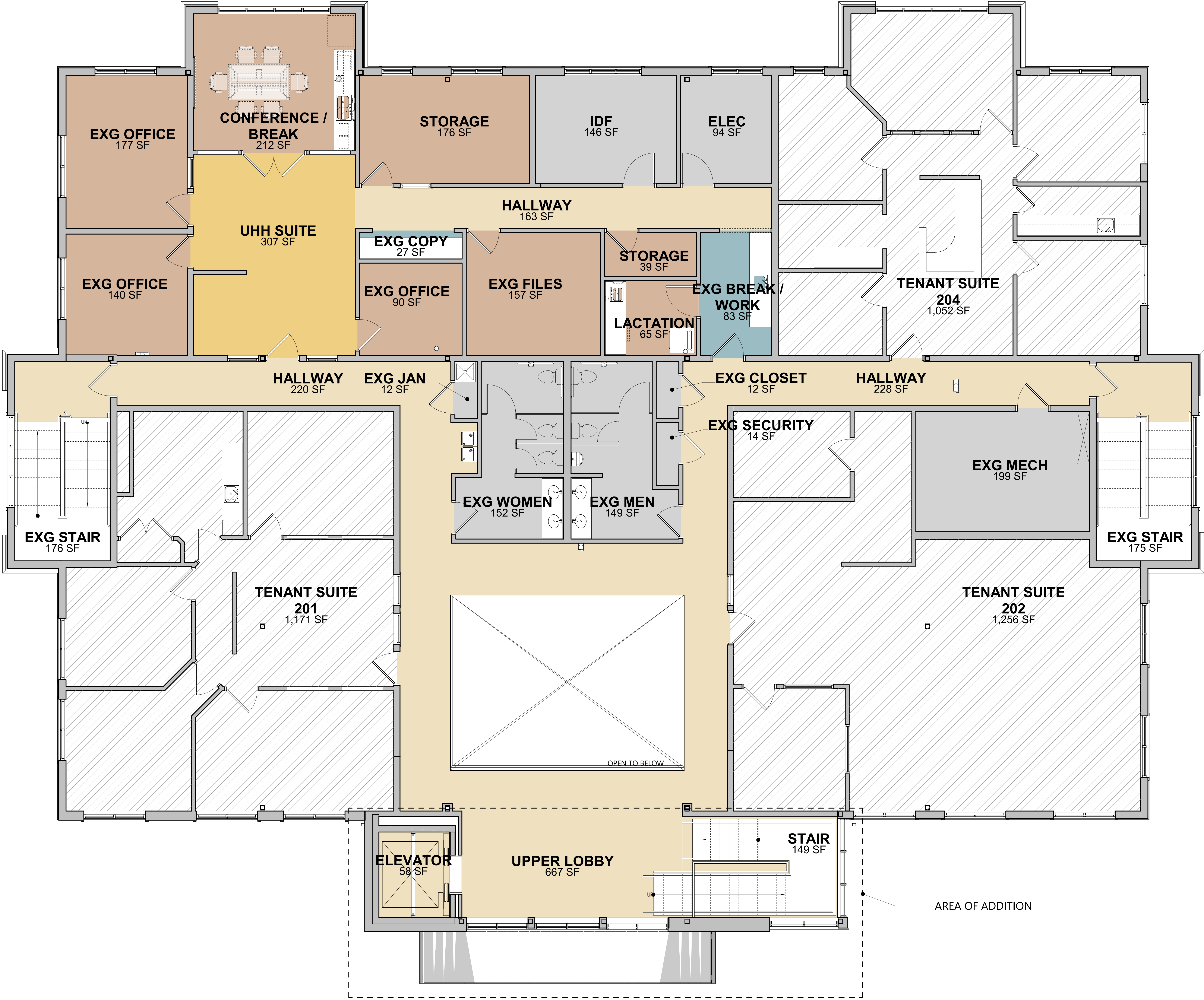


1E EXTERIOR ELEVATION - WEST
S11 1/4" = 1'-0"

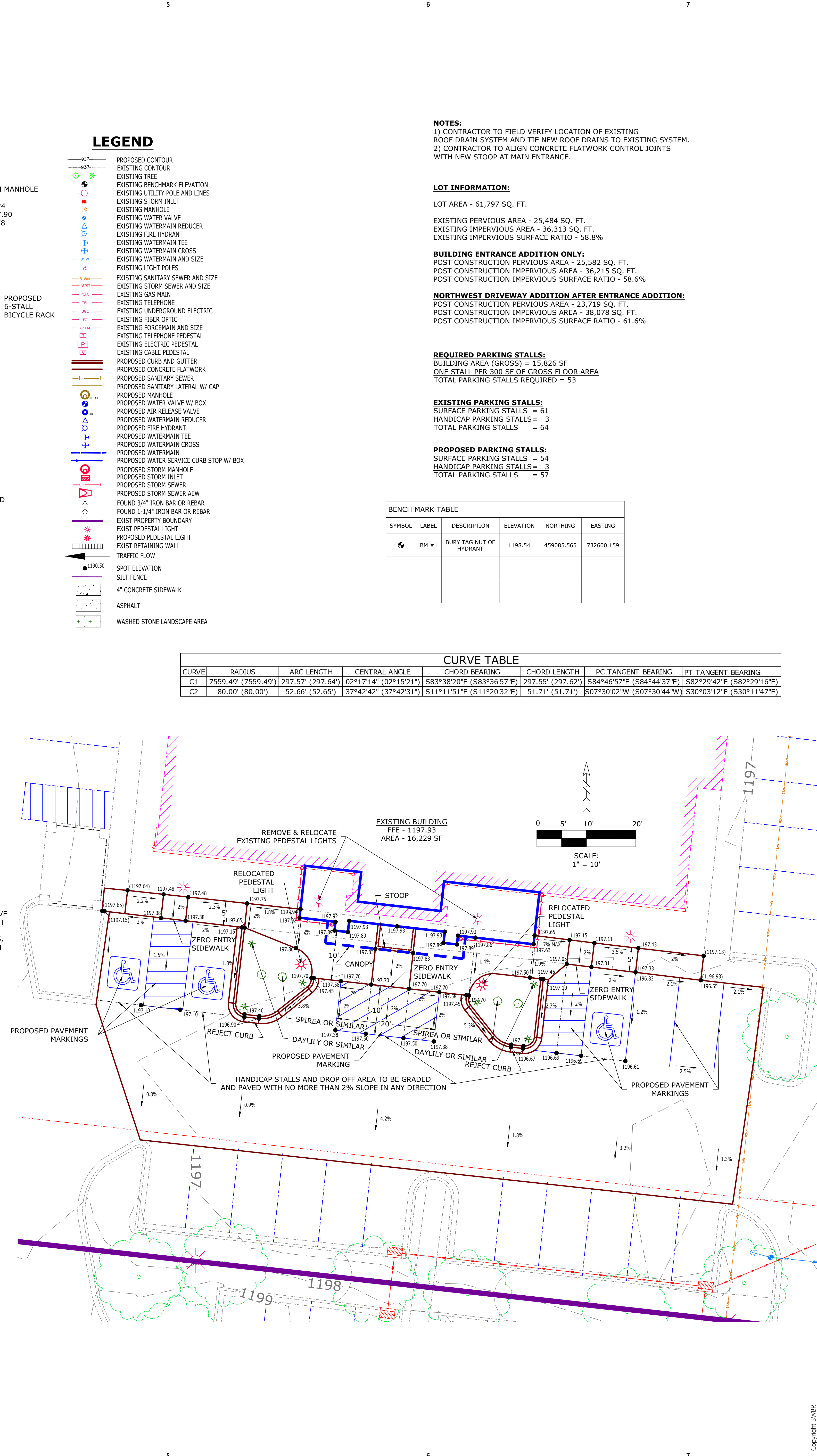
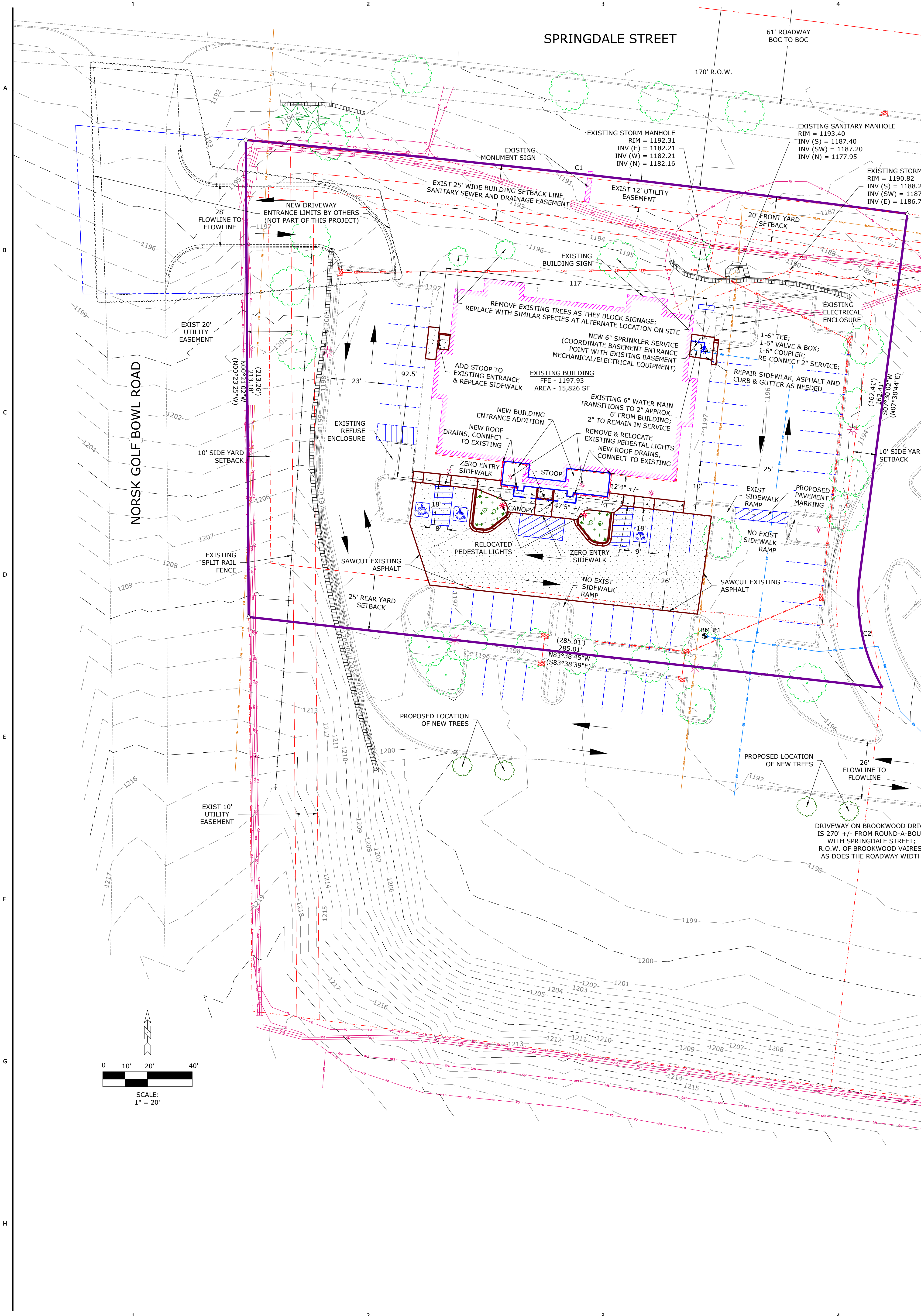


1H EXTERIOR ELEVATION - NORTH
S11 1/4" = 1'-0"





- CLINIC SUPPORT
- PUBLIC
- NONASSIGNABLE - BLDG CIRCULATION
- NONASSIGNABLE - BLDG SUPPORT
- STAFF SUPPORT
- TENANT



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING TREE
- EXISTING BENCHMARK ELEVATION
- EXISTING UTILITY POLE AND LINES
- EXISTING STORM INLET
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING WATERMAIN REDUCER
- EXISTING FIRE HYDRANT
- EXISTING WATERMAIN TEE
- EXISTING WATERMAIN CROSS
- EXISTING WATERMAIN AND SIZE
- EXISTING LIGHT POLES
- EXISTING SANITARY SEWER AND SIZE
- EXISTING STORM SEWER AND SIZE
- EXISTING GAS MAIN
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING FORCEMAIN AND SIZE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING CABLE PEDESTAL
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE FLATWORK
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY LATERAL W/ CAP
- PROPOSED MANHOLE
- PROPOSED WATER VALVE W/ BOX
- PROPOSED AIR RELEASE VALVE
- PROPOSED WATERMAIN REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERMAIN TEE
- PROPOSED WATERMAIN CROSS
- PROPOSED WATERMAIN
- PROPOSED WATER SERVICE CURB W/ BOX
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER AEW
- FOUND 3/4" IRON BAR OR REBAR
- FOUND 1-1/4" IRON BAR OR REBAR
- EXIST PROPERTY BOUNDARY
- EXIST PEDESTAL LIGHT
- PROPOSED PEDESTAL LIGHT
- EXIST RETAINING WALL
- TRAFFIC FLOW
- SPOT ELEVATION
- SILT FENCE
- 4" CONCRETE SIDEWALK
- ASPHALT
- WASHED STONE LANDSCAPE AREA

NOTES:
1) CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING ROOF DRAIN SYSTEM AND TIE NEW ROOF DRAINS TO EXISTING SYSTEM.
2) CONTRACTOR TO ALIGN CONCRETE FLATWORK CONTROL JOINTS WITH NEW STOOPT AT MAIN ENTRANCE.

LOT INFORMATION:

LOT AREA - 61,797 SQ. FT.
EXISTING PERVIOUS AREA - 25,484 SQ. FT.
EXISTING IMPERVIOUS AREA - 36,313 SQ. FT.
EXISTING IMPERVIOUS SURFACE RATIO - 58.8%

BUILDING ENTRANCE ADDITION ONLY:
POST CONSTRUCTION PERVIOUS AREA - 25,582 SQ. FT.
POST CONSTRUCTION IMPERVIOUS AREA - 36,215 SQ. FT.
POST CONSTRUCTION IMPERVIOUS SURFACE RATIO - 58.6%

NORTHWEST DRIVEWAY ADDITION AFTER ENTRANCE ADDITION:
POST CONSTRUCTION PERVIOUS AREA - 23,719 SQ. FT.
POST CONSTRUCTION IMPERVIOUS AREA - 38,078 SQ. FT.
POST CONSTRUCTION IMPERVIOUS SURFACE RATIO - 61.6%

REQUIRED PARKING STALLS:
BUILDING AREA (GROSS) = 15,826 SF
ONE STALL PER 300 SF OF GROSS FLOOR AREA
TOTAL PARKING STALLS REQUIRED = 53

EXISTING PARKING STALLS:
SURFACE PARKING STALLS = 61
HANDICAP PARKING STALLS = 3
TOTAL PARKING STALLS = 64

PROPOSED PARKING STALLS:
SURFACE PARKING STALLS = 54
HANDICAP PARKING STALLS = 3
TOTAL PARKING STALLS = 57

BENCH MARK TABLE

SYMBOL	LABEL	DESCRIPTION	ELEVATION	NORTHING	EASTING
	BM #1	BURY TAG NUT OF HYDRANT	1198.54	459085.565	732600.159

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	PC TANGENT BEARING	PT TANGENT BEARING
C1	7559.49' (7559.49')	297.57' (297.64')	02°17'14" (02°15'21")	S83°38'20"E (S83°36'57"E)	297.55' (297.62')	S84°46'57"E (S84°44'37"E)	S82°29'42"E (S82°29'16"E)
C2	80.00' (80.00')	52.66' (52.65')	37°42'42" (37°42'31")	S11°11'51"E (S11°20'32"E)	51.71' (51.71')	S07°30'02"W (S07°30'44"W)	S30°03'12"E (S30°11'47"E)

Consultants

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Item Date

VILLAGE SUBMITTAL 01/24/2024

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The bar above is 1" long on a Full Size Sheet.
Drawing Scales apply to Full Size Sheets.

Keyplan

BWBR Comm. No. Drawn

P2300088.00 JM

Sheet Title

SITE PLAN

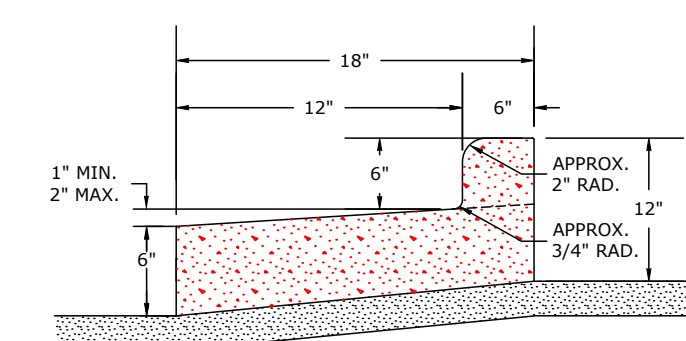
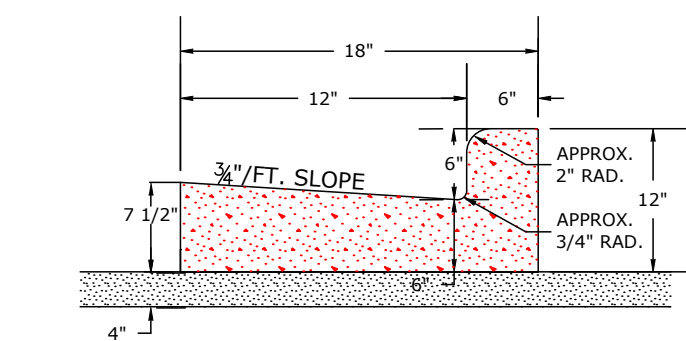
Sheet No.

EROSION CONTROL NOTES:

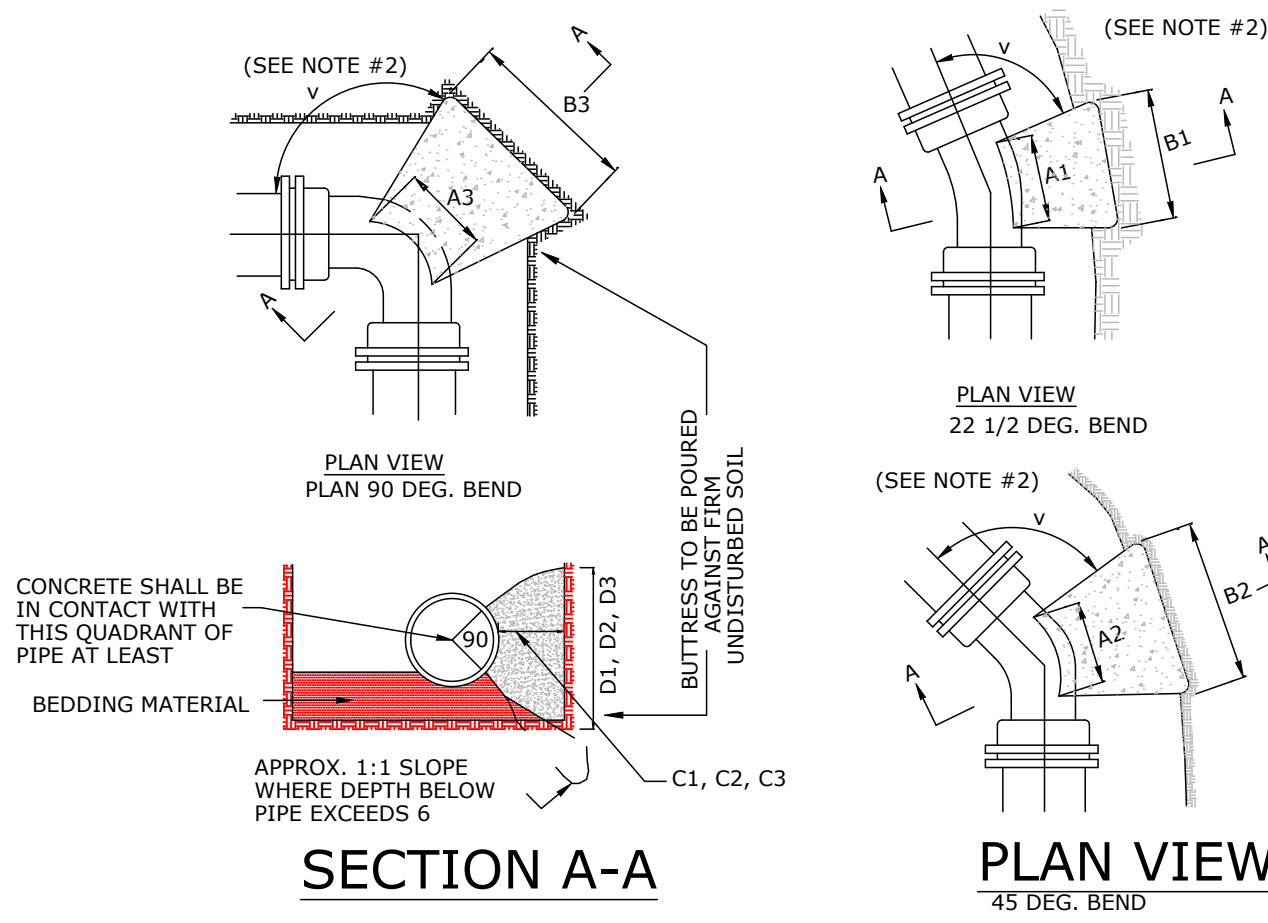
1. CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION AND ACTIVITIES.
2. EROSION CONTROL MEASURES SHALL COMPLY WITH WISCONSIN ADMINISTRATIVE CODE, NASECA - WISCONSIN CONSTRUCTION SITE EROSION CONTROL FIELD GUIDE, AND SPS 360 - EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT.
3. ALL SILT FENCES SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPLACING EROSION CONTROL MEASURES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS IN LOCATIONS DESIGNATED ON THE PLANS, OR AS MAY OTHERWISE BE DIRECTED BY THE ENGINEER.
5. SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL OF THE WORK SITE.
6. EXISTING VEGETATION SHALL BE REMOVED ONLY TO THE EXTENT NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
7. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBANCE IS COMPLETED. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL AT LEAST 70% OF THE AREA SERVED HAS ESTABLISHED A UNIFORM, VIGOROUS VEGETATED COVER.
8. STONE MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL ONTO PUBLIC ROADWAYS. ANY TRACKED SOIL SHALL BE REMOVED BY MECHANICAL STREET CLEANING AT THE END OF EACH DAY. ADD NEW STONE TO THE TOP IF OLD STONE BECOMES DIRT COVERED.
9. ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER DISTURBANCE. IN GENERAL, STABILIZATION OF DISTURBED AREAS SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL DISTURBANCE, OR WITHIN 7 DAYS OF FINAL GRADING AND TOPSOIL PLACEMENT.
10. REFER TO THE DNR TECHNICAL STANDARDS AVAILABLE AT [HTTP://WWW.DNR.STATE.WI.US/ORG/WATER/WM/NPS/STORMWATER/TECHSTDS.HTM](http://www.dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.htm)
11. CONTRACTOR SHALL WATER NEWLY SEEDED AREAS IF 7 DAYS PASS WITHOUT A RAINFALL DURING THE FIRST 6 WEEKS AFTER INITIAL STABILIZATION.
12. MULCHING OF DISTURBED AREAS SHALL BE AT A RATE OF 2 TONS PER ACRE. MULCH SHALL BE ANCHORED INTO THE SOIL BY DISCING.
13. AFTER ATTEMPTS TO STABILIZE DISTURBED AREAS WITH SEEDING AND MULCH FAIL, THOSE AREAS SHALL BE TEMPORARILY STABILIZED USING POLYACRYLAMIDE UNDER DIRECTION OF THE ENGINEER.
14. A MINIMUM OF ONE EROSION CONTROL INSPECTION SHALL BE PERFORMED EACH WEEK, AND ONE INSPECTION SHALL BE PERFORMED AFTER ANY RAINFALL EVENT OF 0.5" OR GREATER. ALL REPAIRS OR MODIFICATIONS SHALL BE COMPLETED WITHIN 24 HOURS OF THE INSPECTION.

SITE RESTORATION CONSTRUCTION NOTES:

1. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", OF STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, 2023 EDITION.
2. FERTILIZER SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND SHALL CONFORM TO THE REQUIREMENTS SPECIFIED; FERTILIZER SHALL HAVE A 20-10-10 RATIO OF NITROGEN, PHOSPHORIC ACID AND POTASH.
3. STRAW MULCH OVER NEW SEEDING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT A RATE OF 2 TONS/ACRE AND SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN SECTION 627 OF THE STATE SPECIFICATIONS. ALL MULCH SHALL BE STABILIZED BY ANCHORING. THIS CAN BE ACHIEVED BY LIGHT DISCING.
4. ENGINEER WILL MAKE PERIODIC ON-SITE OBSERVATIONS OF THE WORK IN PROGRESS.



CONCRETE CURB & GUTTER
TYPICAL SECTIONS



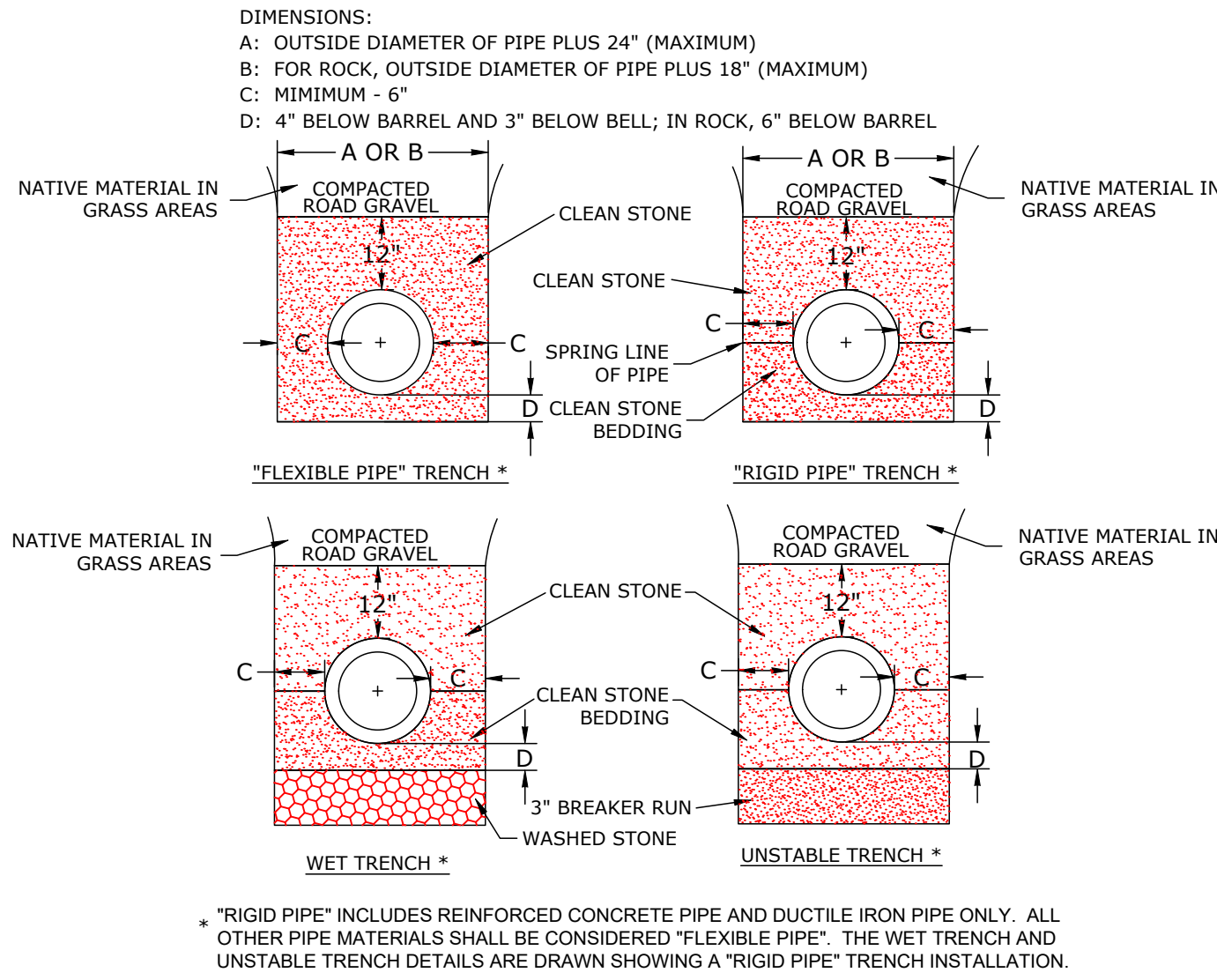
BUTTRESS FOR BENDS

WATER MAIN CONSTRUCTION NOTES:

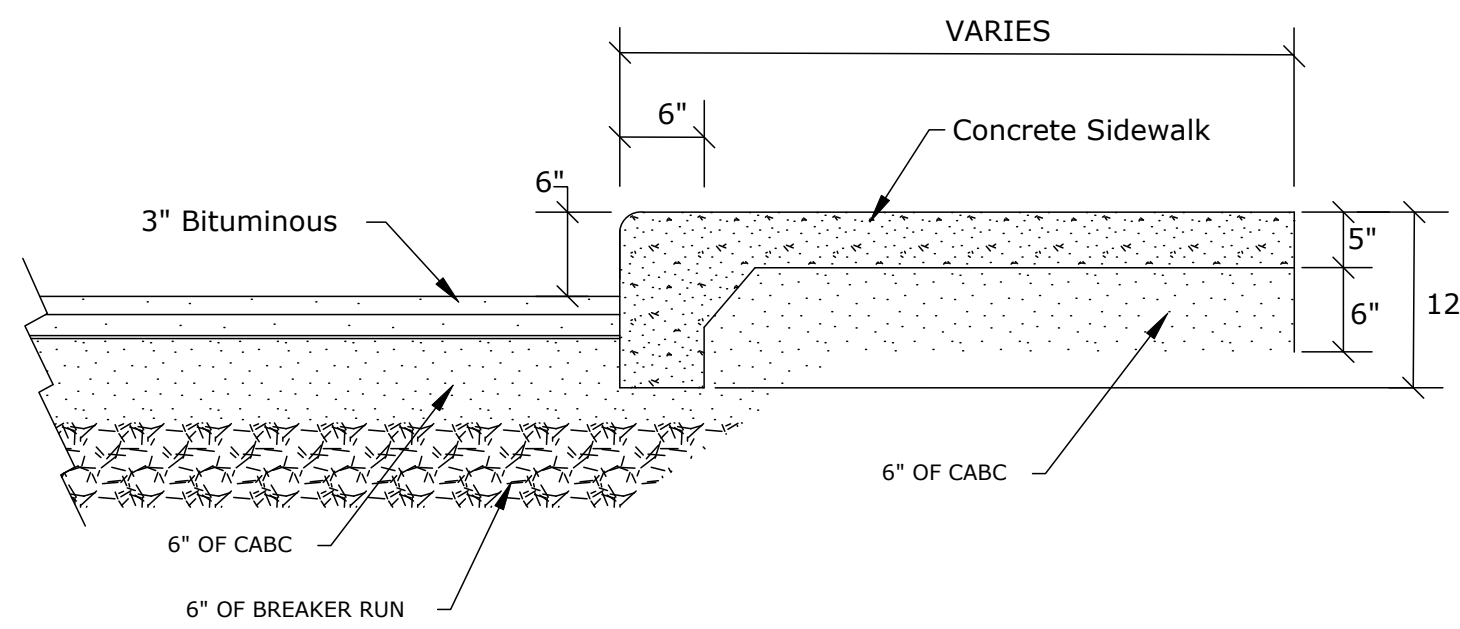
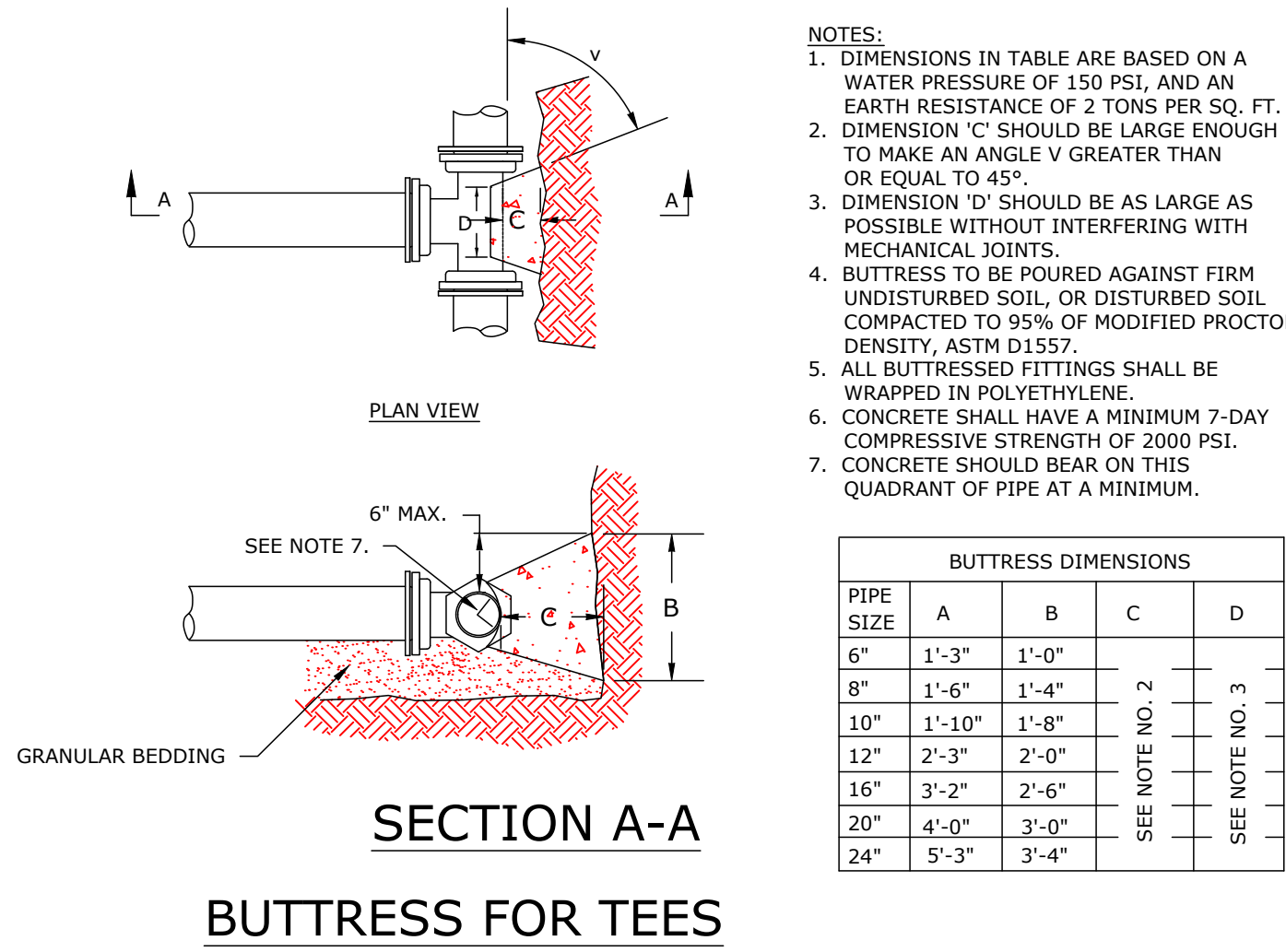
1. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION, DATED DECEMBER 22, 2003, WITH ADDENDUM NO. 1, DATED DECEMBER 22, 2004.
2. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" BY THE STATE OF WISCONSIN DEPT. OF TRANSPORTATION, 2023 EDITION.
3. WATER MAIN AND SERVICES SHALL HAVE A MINIMUM COVER OF 6.5 FEET. IN AREAS WHERE LESS COVER, USE 2" RIGID INSULATION OVER THE CLEAN STONE IN THE TRENCH.
4. AT INTERSECTIONS WITH SANITARY SEWERS, THE VERTICAL SEPARATION FROM EXTERIOR OF PIPES SHALL BE 6" WHEN WATER MAIN IS ABOVE THE SANITARY SEWER AND 18" WHEN THE WATER MAIN IS BELOW THE SANITARY SEWER. IN CROSSINGS UNDER STORM SEWER, USE 2" RIGID INSULATION OVER THE CLEAN STONE IN THE TRENCH.
5. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM OR SANITARY SEWER SHALL BE 8'.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATIONS.
7. WATER MAIN PIPE SHALL MEET THE REQUIREMENTS OF AWWA C300 "POLYVINYL CHLORIDE (PVC) PRESSURE PIPE", CLASS 150, AND A DIMENSION RATIO (DR) OF 18. JOINTS SHALL BE ELASTOMERIC GASKETS WHICH MEET THE REQUIREMENTS OF ASTM F-477 AND BELL SECTIONS WHICH MEET THE REQUIREMENTS OF AWWA C500.
8. ENGINEER WILL MAKE PERIODIC ON SITE OBSERVATIONS OF THE WORK IN PROGRESS.

BUTTRESS DIMENSIONS							
PIPE SIZE	B1	D1	B2	D2	B3	D3	
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"	
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"	
10"	1'-2"	1'-2"	1'-7"	1'-4"	2'-4"	1'-10"	
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-9"	2'-3"	
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"	
20"	2'-4"	2'-0"	3'-3"	2'-10"	6'-0"	3'-4"	
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"	
30"	3'-6"	3'-0"	8'-4"	3'-10"	8'-0"	4'-8"	

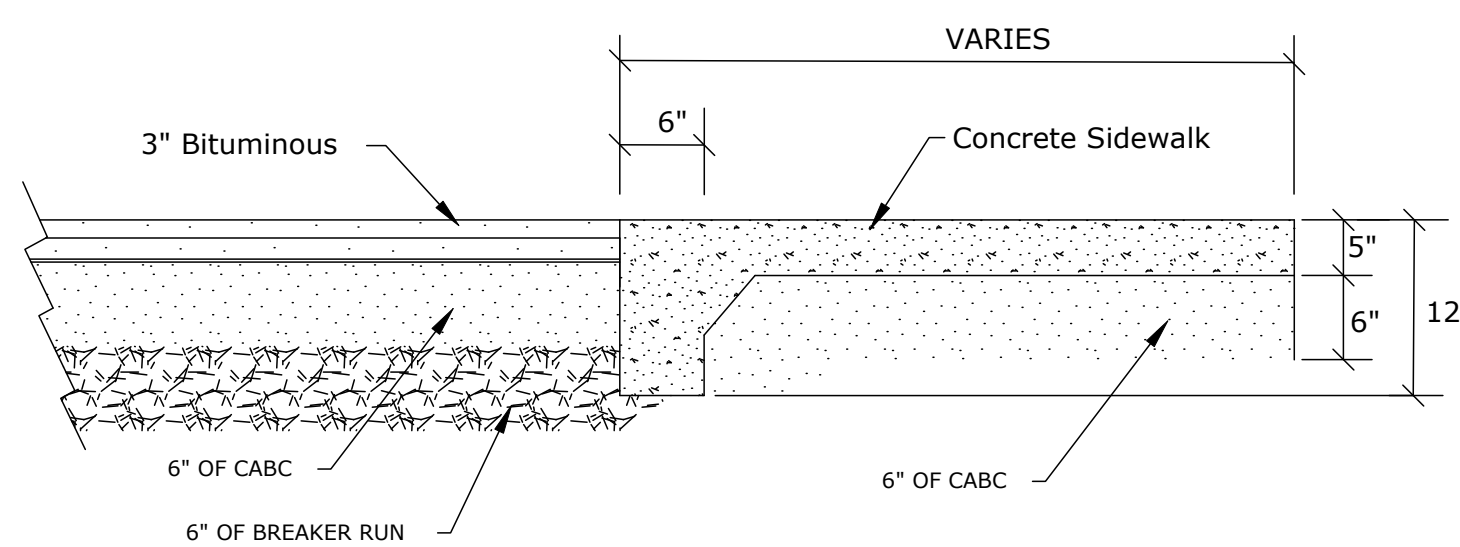
- NOTES:
1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AND AN EARTH RESISTANCE OF 2 TONS PER SQ. FT.
 2. DIMENSION C1, C2, C3, SHOULD BE LARGE ENOUGH TO MAKE ANGLE V EQUAL OR LARGER THAN 45°.
 3. DIMENSION A1, A2, A3, SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MECHANICAL JOINTS.
 4. BUTTRESS TO BE POURED AGAINST FIRM UNDISTURBED SOIL, OR DISTURBED SOIL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY, ASTM D1557.
 5. ALL BUTTRESSED FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
 6. CONCRETE SHALL HAVE A MINIMUM 7-DAY COMPRESSIVE STRENGTH OF 2000 PSI.



TRENCH WIDTH AND BEDDING DETAILS



SIDEWALK CURB DETAIL



ZERO ENTRY SIDEWALK DETAIL



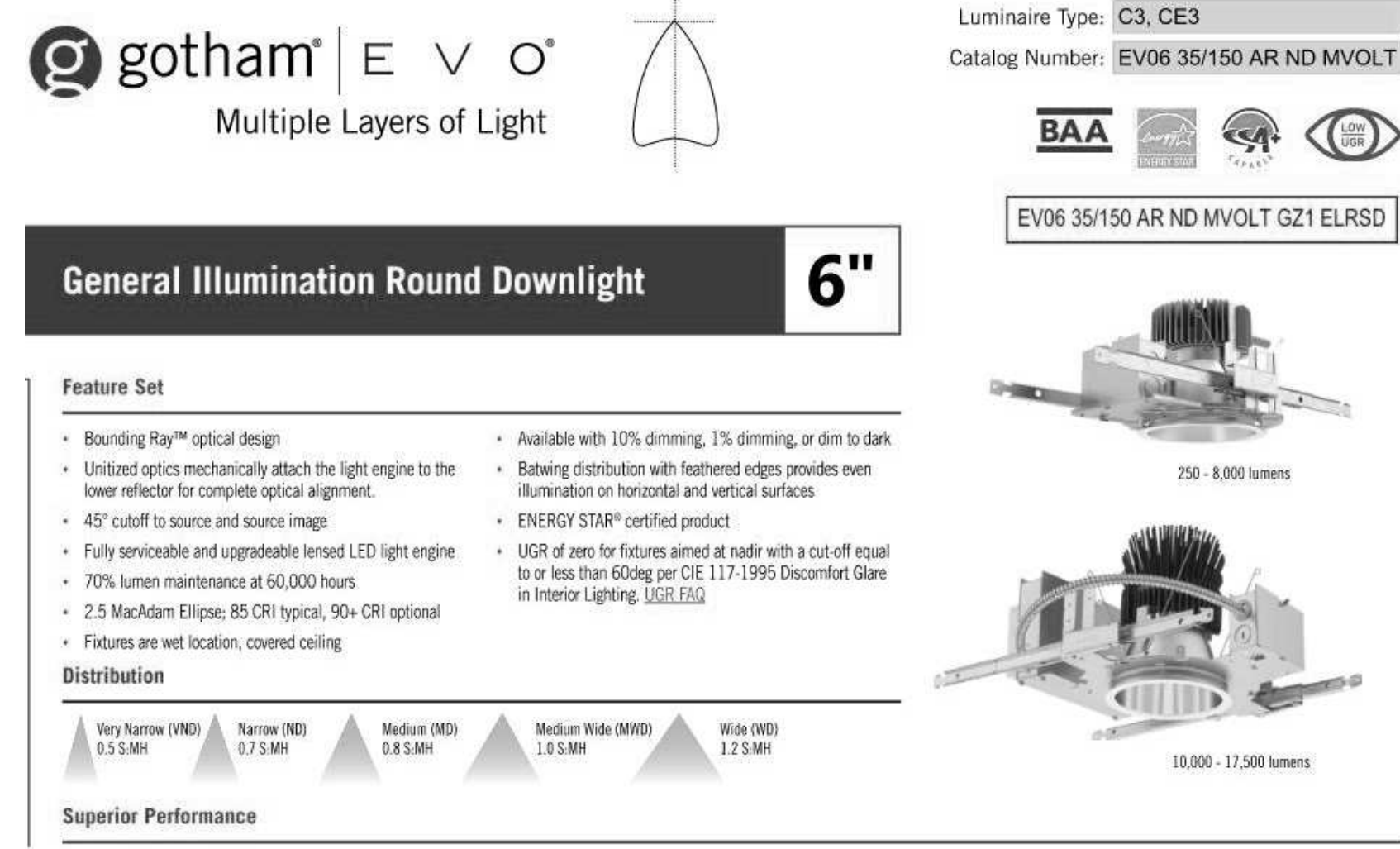




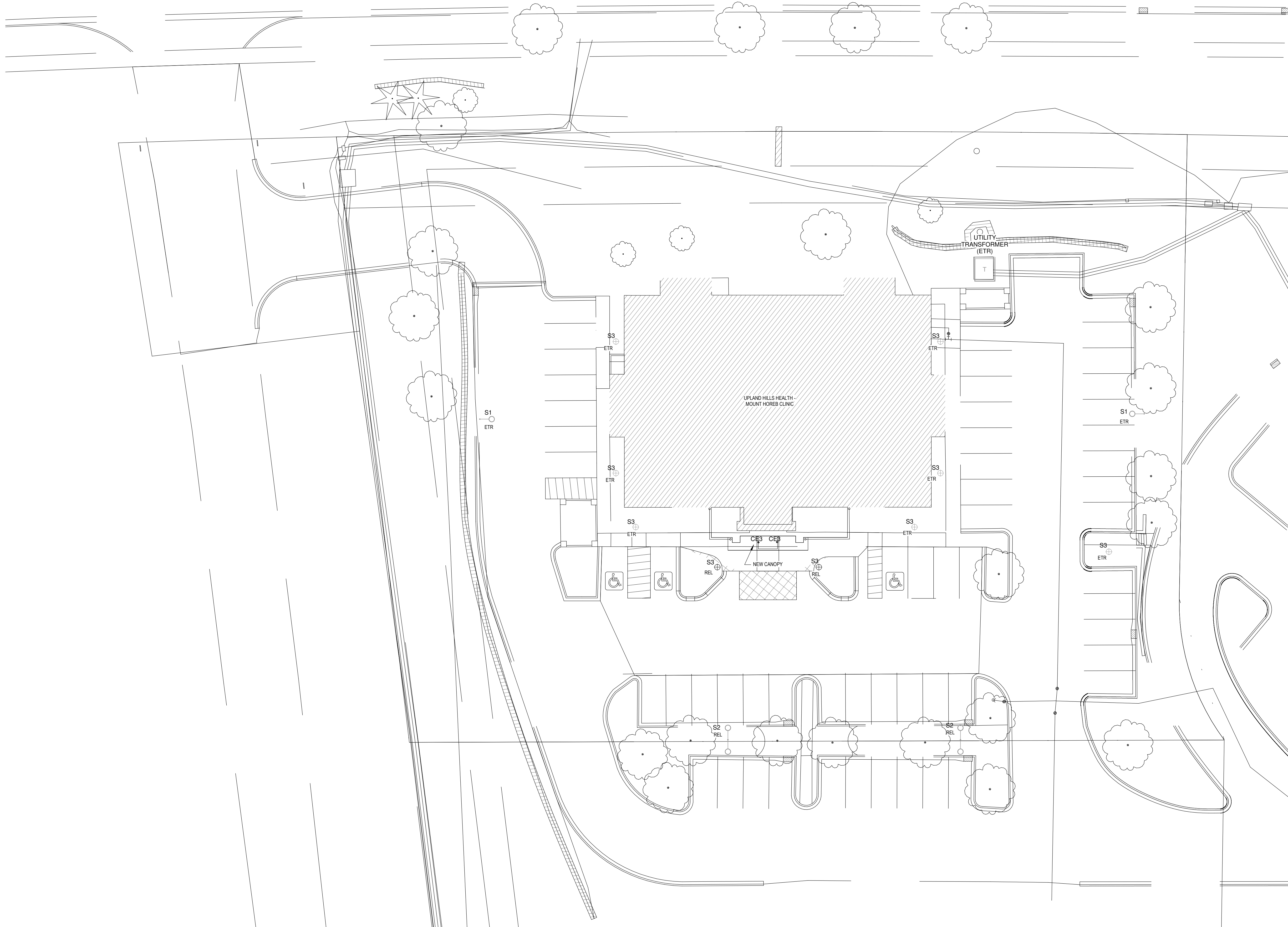
SITE LIGHTING TYPE S1 AND S2



SITE LIGHTING TYPE S3



CANOPY LIGHTING TYPE CE3



GENERAL NOTES

2. REFER TO SHEET 90.0 FOR ELECTRICAL SYMBOLS AND ABBREVIATIONS
3. REFER TO SHEET 90.0 FOR LIGHTING SCHEDULES AND DETAILS.
4. ALL BRANCH CIRCUIT WIRING FOR SITE LIGHTING SHALL BE IN #1" CONDUIT MINIMUM UNLESS OTHERWISE NOTED. CONDUIT SHALL BE INSTALLED ACCOMMODATED 3% VOLTAGE DROP FOR 48 HOURS OF OPERATION. ALL CONDUIT SHALL BE RATED PAVEMENT SHALL BE 2" BELOW GRADE MINIMUM. CONDUIT SHALL BE 18" BELOW GRADE MINIMUM. CONDUIT SHALL BE INSTALLED WITH CIVIL AND LANDSCAPE PLANS.
5. REFER TO SHEET 97.0 FOR ELECTRICAL SINGLE-LINE DIAGRAM.
6. PROVIDE WEATHERPROOF RATED OR GFCI PROOF HOUSING FOR EXTERIOR MOUNTED EQUIPMENT AND DEVICES SUCH AS DIMMER CONTROLS, DIMMER SWITCHES, DIMMER CONTROLLERS, RECEPTACLES, LIGHTING SWITCHES, AND DIMMER CONTROLS. PROVIDE WEATHERPROOF RECEPTACLES SHALL BE GFCI WITH WEATHERPROOF COVERS.
7. SITE LIGHTING: TYPE S1 ARE EXISTING SINGLE HEAD LIGHTS. TYPE S2 POLE LIGHTS HAVE BEEN RETROFITTED WITH LED MODULES.
8. SITE LIGHTING: TYPE S3 ARE EXISTING DOUBLE HEAD LIGHTS. TYPE S4 POLE LIGHTS HAVE BEEN RETROFITTED WITH LED MODULES.
9. SITE LIGHTING: TYPE S5 ARE EXISTING 3' TALL BRACKET LIGHTS HAVE BEEN RETROFITTED WITH LED LAMP.

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Health

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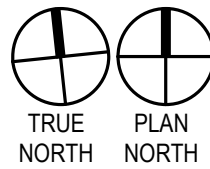
Item	Date
<u>DD ISSUE</u>	<u>12/18/2023</u>
<u>VILLAGE SUBMITTAL</u>	<u>01/24/2024</u>

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Keyplan



BWBR Comm. No.	Drawn
P.2300088.00	ALP

Sheet Title
ELECTRICAL SITE PLAN

Sheet No. _____

910.E



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: January 24, 2024
Re: Village Planner's Site Plan and Design Review Comments for a Proposed Building Addition for Upland Hills Health at 1809 Springdale Street.

Introduction

The applicant, Upland Hills Health, was previously a tenant within the existing commercial building at 1809 Springdale Street. They have now purchased the entire building and three total parcels including a 1.4-acre property where the existing building is located, a 1.1-acre property directly to the south where a portion of the shared parking area is located, and a 0.6-acre property to the southeast that is currently vacant. The properties are directly adjacent to the Norsk Golf Course (west) and the Farmers Savings Bank (east) located on the south side of Springdale Street.

Upland Hills Health now plans to renovate the interior of the building to accommodate an expanded clinic use on the entire ground floor and a portion of the second floor. Three rented tenant spaces will remain on the second floor. Their plans also include the addition of approximately 400 square feet on the southern façade of the building to accommodate a new vestibule entry, elevator, and staircase that will connect to the clinic lobby space on the first floor and provide direct tenant access to those remaining rented spaces on the second floor. Other proposed site changes include a new paved stoop on the western façade adjacent to the existing stairwell within the building, reconfiguration of the south façade parking area and sidewalk, removal of existing trees along the Springdale Street frontage, and the relocation of two freestanding on-site lighting elements.

In August 2023, Upland Hills Health received Plan Commission approval for a new driveway connection at the northwest corner of the property from Norsk Golf Bowl Road to their site. These improvements have not yet been completed, but are shown (reflective of the approved plans) within the proposed Site Plan.

The site is zoned Planned Business, which allows Office and Personal and Professional Service land uses by-right. Today, the applicant is seeking review and action on the proposed site plan and design review application.

This review is based on the plans dated January 24, 2024. Any requirement that is not met is underlined.

Zoning District, Land Use, and Site Layout Requirements

The Subject Property has Planned Business (PB) Zoning:

- Multiple land uses are proposed to remain on-site and are only being reconfigured with this project:
 - Office
 - Personal or Professional Services
- Other land use requirements that are met:
 - Minimum parking requirements of one space per 300 square feet of gross floor area
- PB Zoning District intensity (coverage) and bulk (setback and height) requirements are all met.

Village Standard Type	Village Standard Minimums/Maximums	Proposed Development
Front Setback	20 feet	Unchanged
Side Setback	10 feet	Unchanged
Rear Setback	25 feet	>25 feet
Paved Surface Setback	10 feet	Unchanged
Building Height	45 feet/4 stories	Existing Building = 40 feet/2 stories Existing Tower Element = 50 feet Proposed Addition = 32 feet/2 stories
Landscape Surface Area Ratio	25%	38%
Parking*	1 stall per 300 square feet of gross floor area = 54 required	57 stalls proposed

*The proposed addition and reconfiguration of the south façade will impact the parking stalls in this area and result in 6 fewer stalls than exist today. However, including all existing parking areas on-site and the 10 existing on the vacant lot to the south under the same ownership (to remain unchanged), minimum on-site parking requirements will still be met. To note, a new drop-off area will now be provided directly adjacent to the new entryway as an alternative to the additional parking stalls that exist today.

- Site Design: Except for those areas noted below, all Design Review requirements are met. If acceptable to the Plan Commission, these will require explicit waivers from the Design Review Requirements. These issues are discussed in detail in the Recommendations Section, below.
- Landscaping: Except for those areas noted below, all landscaping requirements are met, including requirements for Building Foundation, Paved Areas, Street Frontages, and General Open Space.
- Signage: No exterior signage changes are proposed at this time.

Design Review Requirements per Section 17-14:

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

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

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - This requirement is met. No significant grade changes are proposed with this project.
- 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. See above.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - This requirement is met. See above.

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.
 - Four existing trees are proposed to be removed between the northern façade and Springdale Street. The other existing tree was approved to be relocated as part of the new driveway. See landscaping comments in 26 below.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
 - This requirement is met.

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. No site layout changes are proposed that will create incompatibility with patterns of development in the immediate vicinity.
- 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 for all setbacks impacted by the project.
- 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.

- This requirement is not applicable. No changes proposed.

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.

- This requirement is met. The proposed building addition is shorter than the existing building and meets all maximum height requirements.

- 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 met with the existing building's tower element that is proposed to remain unchanged. The addition also includes two smaller tower elements to complement the larger existing tower.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.

- This requirement is met. The addition is less than 5,000 square feet and the building already complies with the requirements for large developments.

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.

- This requirement is met. The addition includes varying material types, roof forms, glass windows and doors, and a canopy to match the existing structure's general design theme. I believe that this creates a unique and appealing entryway that compliments the existing structure.

- 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 with windows and door openings included on two of the three facades of the addition. To note, the western façade of the addition will serve as an elevator shaft and no windows or doors are proposed.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - This requirement is met with windows along the second floor of the proposed addition.
- 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 may be met. There are small amounts of proposed metal wall panels directly behind the proposed arched awning and metal panel trim utilized on the addition facades. I believe that this minimal amount of metal wall paneling meets the intent of the ordinance, and the requirement shall be waived.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
 - This requirement is met on all three sides of the addition through the use of masonry adjacent to the grade of the structure.

9. Exterior Building Colors:

- a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
 - This requirement is not applicable.
 - ii. Throughout the rest of the Village, primary colors including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.
 - This requirement is met through the use of earth tone materials on the addition that match the existing building.
 - iii. High gloss paints and other exterior finishes are not permitted.
 - This requirement is met. None proposed.

- iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - This requirement is met through the use of earth tone materials on the addition that match the existing building.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met using glass doors, columns, a canopy, and the existing tower element centered over the main entryway.

11. Windows:

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

12. Roofs:

- a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - This requirement is met. Roof forms reflect those of the existing building and the Farmers Savings Bank to the east.
- b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - This requirement is not met. The addition includes a metal roof. However, this matches the metal roof material used on the existing tower element and creates an accent and interesting architectural design contrast to the shingle roof on the rest of the existing building. I believe that this requirement should be waived.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - This requirement is met.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement is met. None proposed.

13. Exterior Building Appurtenances:

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

- This requirement is met. All exterior appurtenances on the proposed new addition are mostly concealed from view and match those on the building today.

14. Awnings:

- Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is met. The proposed arched metal canopy over the main entryway compliments the design of the structure and highlights the entry doors.
- Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement is not met. The canopy is proposed to be constructed of metal. I believe that this requirement should be waived.
- Backlighting is prohibited.
 - This requirement is met. None proposed.

15. Trash Containment Structures:

- Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement is met. The existing dumpster enclosure meets all requirements and is proposed to remain unchanged.
- Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement is met. The existing dumpster enclosure meets all requirements and is proposed to remain unchanged.
- Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.
 - This requirement is met. The existing dumpster enclosure meets all requirements and is proposed to remain unchanged.

16. Freestanding Canopy Structures:

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

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - This requirement is not applicable. None proposed.
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - This requirement is not applicable. No changes proposed.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.
 - This requirement is met. All exterior on-site lighting elements are proposed to remain unchanged with the exception of the relocation of two small pedestal lights adjacent to the reconfigured main entryway addition.
- b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.
 - This requirement is met. See 18.a. above.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - This requirement is met. See 18.a. above.
- 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. See 18.a. above.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - This requirement is met. See 18.a. above.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - This requirement is met. No new signage is proposed with this project. As part of the new driveway Site Plan approval in August, any new on-site signage proposed shall be subject to the requirements of the ordinance and any proposed wayfinding signage on the Village-owned golf course parcel is subject to Village Board approval.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - This requirement is met. See 19.a. above.

20. Outdoor Display or Storage:

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

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

- This requirement is not applicable. None proposed.
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - This requirement is not applicable. None proposed.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - This requirement is met with the proposed new drop-off and reconfigured parking area that adjoins the building addition and new front entryway.
- 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 an existing sidewalk provided from Brookwood Drive into the site from the east. This provides the required sidewalk access.
- 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. See note above in 22.a.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met. See note above in 22.a.

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. No traffic circulation changes are proposed, outside of a new one-car length drop-off area near the new front entryway.
- 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 as traffic patterns are relatively unchanged from existing conditions with the proposed Site Plan changes.

- 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 not applicable.
- 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 met per the August Site Plan approval associated with the new driveway.

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 not applicable. No changes proposed.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - This requirement is not applicable.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - This requirement is met. No changes proposed.
- 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. There is one 6-stall bicycle parking rack shown on the northeast corner of the building. However, I recommend the Plan Commission discuss and determine if this location appropriately serves bicyclists who may be coming to the site.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
 - This requirement is not met. There are no proposed landscaping beds directly adjacent to the new building addition. However, there is an existing landscaping bed running along the southern façade that will remain, outside of the new building addition area. Additionally, new landscaping beds are proposed within the reconfigured front entryway parking area. I recommend the Plan Commission waive this requirement.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - See 25.a. above.

- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - See 25.a. above.

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.
 - See 26.b. below.
- 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 not met. There are four existing trees between the northern façade of the building and Springdale Street that are proposed to be removed and relocated to the vacant southern parcel near the existing parking lot drive isle. Additionally, as part of the August Site Plan approval for the new driveway, one existing tree in the northwest corner of the lot was to be removed and relocated to another portion of the Springdale Street frontage. This has not been completed yet. The Plan Commission should discuss whether the proposed tree relocation sufficiently meets the requirements of the ordinance, or if trees should be required in an alternative location on the site.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - The proposed reconfigured front entryway and parking along the southern face of the building includes two green space islands in the parking area planned to include daylilies and spirea. These plantings do not technically reflect the Village's requirements in that there are 6 parking stalls planned for this area of the site, which would require 90 landscaping points to be made up of trees and shrubs, not just ground covering plantings. I recommend the Plan Commission discuss whether additional plantings are needed within the proposed islands.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is not applicable. No changes proposed.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - This requirement is not applicable. No changes proposed.

Village Planner's Recommendations:

I recommend the Plan Commission approve the Site Plan and Design Review including the following:

1. All requirements of the August 2023 Site Plan approval for the new driveway shall be met.
2. Site Plan and Design Review packet, including:
 - a. 8.a. Waive the requirements that prohibit metal wall panels to be used as an exterior building material for commercial buildings because the amount of this material utilized is minimal and does not deter from the high-quality architectural and aesthetic elements proposed on the rest of the addition.
 - b. 12.b. Waive the requirements that prohibit metal roofs because the metal roof proposed over the building addition matches the existing tower element on the building and reflects the overall architectural character of the structure.
 - c. 14.b. Waive the requirements that prohibit metal awnings and canopies because the proposed metal canopy reflects the overall architectural character of the structure.
 - d. 25.a.-c. Waive the requirements for building foundation planting surrounding the proposed new building addition area because the existing building foundation plantings that will not be impacted by the building addition will remain unchanged.
3. Plan Commission discussion and determination of the bicycle parking location proposed per 24.d. Either:
 - a. Allow the proposed 6-stall bicycle rack near the northeast corner of the building as shown on the Site Plan.
 - b. Require the proposed 6-stall bicycle rack to be relocated to better serve bicyclists coming to the site.
4. Plan Commission discussion and determination of the landscaping requirements between the northern building façade and Springdale Street per 2.a., 26.a., and 26.b. Either:
 - a. Waive tree requirements along the street facing façade and allow all existing trees to be removed and relocated to the southern parcel adjacent to the existing drive isle, as proposed by the applicant.
 - b. Require a minimum of 6 trees along the street facing façade that meets the requirements of the ordinance.
5. Plan Commission discussion and determination of the landscaping requirements within the reconfigured parking area per 27.a. Either:
 - a. Waive the requirements for parking lot landscaping points associated with the new green space islands proposed on either side of the new building entryway and drop-off point.
 - b. Require additional trees, shrubs, or ground cover plantings within the new green space islands the meets the requirements of the ordinance.
6. Any other comments or recommendations of the Village Engineer, Village Fire Department, and/or Plan Commission.



AGENDA ITEM REPORT

MEETING DATE

January 24, 2024

PREPARED BY

AGENDA ITEM # 3.c

Concept Review: Mixed Use Building at 1881 Springdale Street

BACKGROUND

Included in your packet are some preliminary materials for a concept review for a mixed-use, residential and commercial development at 1881 Springdale Street (the South-East corner of the Millers Planned Development. The proposal consists of a 3-story building with 1,250 square feet of commercial space on the main floor, with residential units above. Initial concepts include garage parking for 23 residents of the building and surface parking for commercial and additional residential use. Village Planner Ben Rohr will be reviewing the concept and providing his comments as well. If feedback from the Commission is favorable, the applicant will proceed with submittal of Planned Development and design review materials.

RECOMMENDATION

ATTACHMENTS

1. 2024-01-17 Concept Submittal

January 17, 2024

Nic Owen
Administrator
Village of Mount Horeb
138 East Main Street
Mt. Horeb, WI 53573



Re: Letter of Intent – Concept Review
1881 Springdale
Mt. Horeb, WI

Mr. Nic Owen,

The following is submitted together with plans and elevations for Plan Commission consideration at a Concept Review level.

Organizational Structure:

Owner/ MMI LLC
Developer: 5701 Voges Rd.
 Madison, WI 53718
 Phone: 608-516-8601
 Tim Neitzel

Architect: Knothe & Bruce Architects, LLC
 8401 Greenway Blvd., Ste 900
 Middleton, WI 53562
 Phone: 608-836-3690
 Contact: Matt Tills
 mtills@knothebruce.com

Introduction:

The proposed development is located at 1881 Springdale St., Parcel Number: 060707304291, west of Telemark Parkway, south of Highway 151, and north of Fjord Pass, adjacent to Miller's grocery store. The existing 0.9-acre parcel is currently undeveloped with grassy vegetation across the site. The site presents some unique challenges, including the shallow presence of bedrock across the site which limits underground facilities.

The project will consist of a 3-story, 24 unit mixed use building with 1,250 SF of commercial space and enclosed first-floor parking. The building will include a mix of studio, one bedroom and two-bedroom units. It will also include a community room, exercise room and outdoor grilling/gathering space for residents' use.

On-Site Parking:

A portion of the first floor will include a parking garage with 23 stalls for residents' use. Surface parking for both commercial and residential use will be provided as well. Circulation and connection to the existing adjacent parking lot will be coordinated via cross-access easements as required.

Architectural Design:

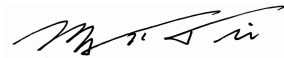
The general design scheme is based on a residential vernacular style consisting of composite board-and-batten siding, horizontal lap siding, vertical metal, stone veneer and masonry base accents. The roof will be pitched with two step-down areas for visual interest. Windows will be high-quality aluminum or fiberglass composite. Apartment units will include high-quality materials and modern amenities along with private balconies.

Social & Economic Benefits:

This development will provide high- quality housing in an area with access to walk-able amenities and outdoor public spaces. Located between the commercial development (Miller and Sons Supermarket) and single family housing to the SW, this development is an ideal location for quality, medium density housing.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Tills", is written over a light gray rectangular background.

Matt Tills, AIA



SITE LOCATOR MAP



Site Development Data:	
Zoning	GDP/PD
Densities:	
Lot Area	40,744 S.F. / .93 Acres
Dwelling Units	24 units
Lot Area / D.U.	1,728 S.F./ DU.
Density	25 units/Acre
Lot Coverage:	
Building Footprint	15,011 S.F.
Community Patio	740 S.F.
Paving Footprint	5,016 S.F.
Total Footprint	20,767 S.F. (50.09%)
Usable Open Space	# S.F. (# S.F./unit)
Building Height	3 stories
Commercial Area	1,252 S.F.
Dwelling Unit Mix:	
Studio	4 (17%)
One Bedroom	8 (33%)
Two Bedroom	12 (50%)
Total Dwelling Units	24
Vehicle Parking Stalls:	
Parking Garage	23
Surface	5
Commercial	5
Total	33 stalls
Parking Ratio	1.38 stalls/unit



CONCEPTUAL SITE PLAN



UNIT MIX	
STUDIO	4
1 BEDROOM	8
2 BEDROOM	12
TOTAL	24

LEGEND	
	CIRCULATION
	AMMENITY
	STUDIO
	1 BEDROOM
	2 BEDROOM
	STORAGE/MECHANICAL
	GARAGE
	TRASH
	COMMERCIAL
	ROOF DECK/TERRACE



CONCEPTUAL FLOOR PLANS

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI
VILLAGE CONCEPT SUBMITTAL | 01.17.2024 | #2363



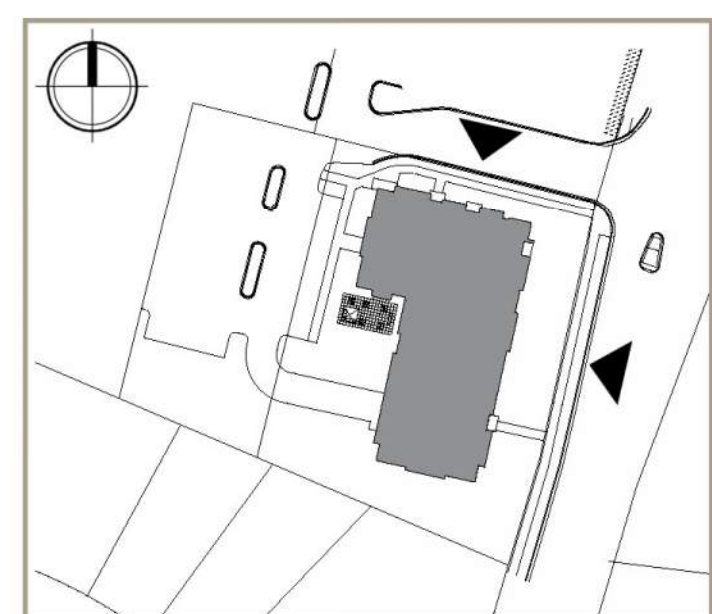


EAST ELEVATION ALONG TELEMAR PARKWAY



NORTH ELEVATION

CONCEPTUAL ELEVATIONS



0 8' 16' 32'
GRAPHIC SCALE

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI
VILLAGE CONCEPT SUBMITTAL | 01.17.2024 | #2363



AGENDA ITEM REPORT

MEETING DATE

January 24, 2024

PREPARED BY

AGENDA ITEM # 3.d

Concept Review: Valley Drive and Adams Street Townhomes

BACKGROUND

Rick North has gained control over three vacant duplex lots at the intersection of Valley Drive and Adams Street. The lots are below the 10,000 square foot minimum to construct a regular duplex or single family home and even if you could, the cost of construction materials would likely make the purchase cost or rent too high for that area of the village. North is considering combining the three lots and constructing townhome-style buildings. To do this, North would need to go through a Comprehensive Plan amendment and rezone to Planned Development. North is looking for feedback from the Plan Commission to determine if there is sufficient support for the project. With the location of this lot close to the schools, dependent on the ultimate cost of construction, this project could fill a missing piece of our workforce housing stock.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

January 24, 2024

PREPARED BY

AGENDA ITEM # 3.e

Zoning Code Rewrite Update

BACKGROUND

The Village Board approved renewing our contract for planning services with Vandewalle and Ben Rohr. They had questions about the scope and budget for the zoning code rewrite. Staff will be working with Ben to refine the scope for the zoning rewrite. Village Planner Ben Rohr will be present to discuss the process they use for their zoning code rewrite and discuss options for reducing the cost.

RECOMMENDATION

ATTACHMENTS

None

Village of Mount Horeb, Building Inspection

Dept. Building Inspector's Report

December 2023

Month to Date

16 - Building permits have been issued for general construction
since Dec 1st 1- new UDC permit

Year to Date

330 -General permits since Jan. 1st
27- New UDC single family homes
since Jan. 1st 4- New Duplex

Large Commercial projects currently active

- Driftless Social
Working on Kitchen
Finish will open kitchen
in a couple weeks

Respectfully submitted

Chris Michaels
Building Inspector