



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 AGENDA

Wednesday, September 25, 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 August 28, 2024 Meeting Minutes
 - b. Public Hearing: Amendment of General Development Plan for 325 N Eighth Street
 - c. Recommendation on Amendment of General Development Plan and SIP Approval, Beehive Homes, 325 N Eighth Street
 - d. Concept Presentation: GDP Amendment, Steve Brown Apartments, Front Street Station
 - e. Consideration of Design Review Application, 114-118 E Main Street, MJ Upward Properties
 - f. Consideration of signage for Trolls Vape and Smoke, 303 E Main Street
 - g. Zoning Code Rewrite Update: Proposed Density and Impervious Surface
 - h. Discussion on ETZ Committee meeting with Town of Vermont
- 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 AGENDA **Wednesday, August 28, 2024 at 7:00 PM**

DRAFT MEETING MINUTES

1) Call to order

The Plan 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 Nate Gauger, Andrew Kidd, Destinee Udelhoven and Peggy Zalucha. Sarah Best was absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Human Resources Andrea Murleau.

3) Agenda Items

a. Consideration of July 24, 2024, Meeting Minutes

Zalucha Motioned, Gauger seconded to Consideration of July 24, 2024, Meeting Minutes. Motion carried by unanimous voice vote.

b. Concept Presentation for new building at Beehive Homes, 325 N 8th Street was presented by Bernie Lange from, Project Development Manager from JG Development.

Village Planner, Rohr provided information on original configuration from 2017 and provided clarification what the differences are between the 2017 plan and current plan.

Plan Commission members asked questions and provided feedback on the concept plan.



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4) Committee Reports:

a. Plan Commission Chair Report

Czyzewski informed the commission that notification was received and the Village is officially Wisconsin's 79th Certified Local Government (CLG) which is administered by the State Historic Preservation Commission Office.

Questions from residents regarding signage is ongoing and have been passed to the Village Administrator and the Building Inspector.

The commission was informed that Brix Cider will be engaging a local artist to paint artistic Murals on the front of the building. Paintings will be 4ft x 5ft and will be placed above each of the windows on the front of the building.

b. Village Planner Report

Rohr informed the commission that they are actively working on zoning ordinance. Also informed the commission that he may not be available to attend the September meeting.

c. Building Inspector Report

Report in packet.

5) Meeting adjournment.

Zalucha motioned to adjourn at 7:26pm and Kidd seconded. Motion passed by unanimous voice vote.

Minutes by Andrea Murleau, Human Resources

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
SEPTEMBER 25, 2024

The Plan Commission of the Village of Mount Horeb will hold a public hearing on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

The purpose of the hearing is to consider an application from Gates Village LLC for an amendment to the approved PD-1 Planned Development with underlying R-4 Multi-Family zoning, to modify the Planned development - General Development Plan from the proposed three CBRF buildings to two CBRF buildings located at 325 N Eighth Street, further described as parcel 0606-121-3145-1.

The Village Board, by its Plan Commission, will hear all persons concerning all matters and/or objections written or oral at that time.

PUBLISH: Mount Horeb Mail September 5th, 2024
 Mount Horeb Mail September 12th, 2024



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Beehive Home - Building 2

Project Address 325 North 8th Street Mt. Horeb, WI 53572 Parcel Number: 060612131451

[Access Data Link](#)

Zoning Map

Current Zoning PUD VA-WD Frame Protected Future Land Use Zoning: same
(select zoning layer in map) (select future land use layer in map)

APPLICANT: <u>National Construction LLC (Bernie Lange)</u>	
ADDRESS: <u>445 South Junction Road</u>	
PHONE: <u>608-695-8681</u>	EMAIL: <u>bernie@jgdevelopment.com</u>

OWNER: <u>Amber and Adam Gates</u>	
ADDRESS: <u>325 North 8th Street Mt. Horeb, WI 53572</u>	
PHONE: <u>970-644-2509</u>	EMAIL: <u>agates@beehivehomes.com</u>

PROJECT DESCRIPTION: New 20-bed resident CBRF - ANA Non-Ambulatory

This building is very similar to the initial Beehive facility that was built in 2017.

OWNER/APPLICANT SIGNATURE: DATE: 7/29/24

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. Total Fee Paid: _____ Date: _____ Fee Waived By: _____
☐ Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	<u>Schedule</u>		
☐ Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	<u>Schedule</u>		
☐ Comprehensive Plan Amendment	\$150.00	Class One	
☐ Conditional Use Permit (changes in USE of property)	\$150.00	Class Two	
☐ Conditional Use Permit (planned development district)	\$200.00	Class Two	
☐ Design Review	\$100.00		
☐ General Development Plan (GDP)	\$200.00		
☒ Specific Improvement Plan (SIP)	\$300.00		
☐ Zoning Amendment (changes in zoning)	\$150.00	Class Two	
☐ Zoning Amendment (planned development district)	\$200.00	Class Two	

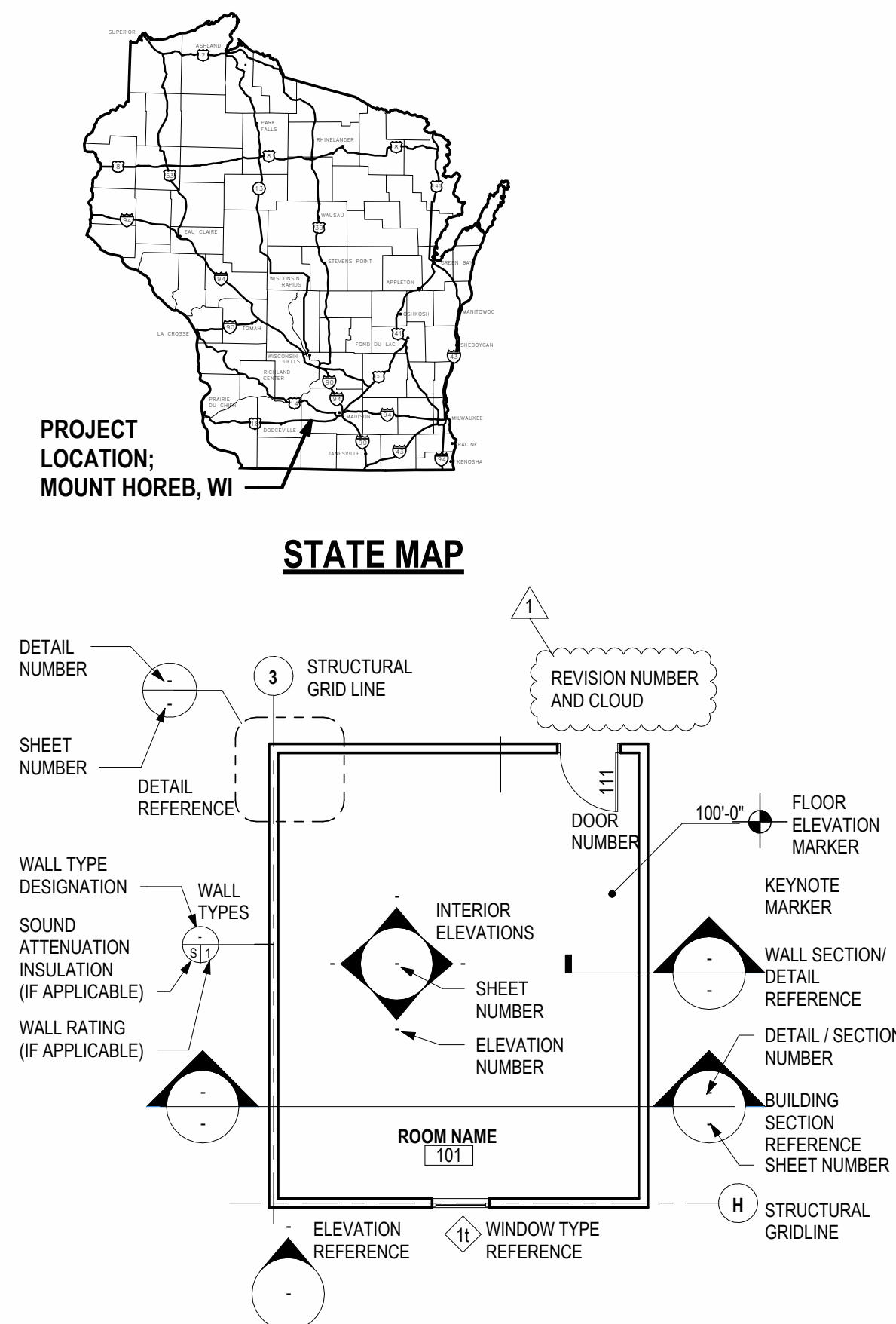
325 N. 8th Street
Mount Horeb, WI 53572



PROJECT RENDERING/PERSPECTIVE/ELEVATION

ARCHITECTURAL ABBREVIATIONS LEGEND

@	- AND	FND	- FOUNDATION	PREFAB	- PREFABRICATED
+	- AT	FOM	- FACE OF MASONRY	PERIM	- PERIMETER
AB	- ANCHOR BOLT	FOS	- FACE OF STUD	PC	- PLUMBING CONTRACTOR
AFF	- ABOVE FINISH FLOOR	FTG	- FOOTING	P/C	- PRECAST / PRESTRESSED
ALT	- ALTERNATE	FUT	- FUTURE	PNL	- PROVIDED NATURAL LIGHT
ALUM	- ALUMINUM	FV	- FIELD VERIFY	PNV	- PROVIDED NATURAL VENTILATION
ARCH	- ARCHITECT / ARCHITECTURAL	GA	- GAUGE	PIT	- POST TENSIONED
		GB	- GALVANIZED	PT	- PRESSURE TREATED
BRD	- BOARD	GB	- GRAB BAR	R	- RADIUS
BLK	- BLOCK (CMU)	GC	- GENERAL CONTRACTOR	RD	- ROOF DRAIN
BOT	- BOTTOM	GYP	- GYPSUM	REINF	- REINFORCING
				REOD	- REQUIRED
CB	- CATCH BASIN	HC	- HVAC CONTRACTOR	RM	- ROOM
CIP	- CAST-IN-PLACE	HM	- HOLLOW METAL	RNL	- REQUIRED NATURAL LIGHT
CJ	- CONSTRUCTION JOINT	HORIZ	- HORIZONTAL	RNV	- REQUIRED NATURAL VENTILATION
CL	- CENTERLINE	HT	- HEIGHT		
CLG	- CEILING	HVAC	- HEATING, VENTILATION & AIR CONDITIONING	SCHED	- SCHEDULE
CLJ	- CONTROL JOINT	HR	- HOUR	SHT	- SHEET
CLR	- CLEAR DISTANCE	ID	- INSIDE DIAMETER	SIM	- SIMILAR
CMU	- CONCRETE MASONRY UNIT	I.F.	- INSIDE FACE	SOG	- SLAB ON GRADE
COL	- CASED OPENING	INSUL	- INSULATION	SPEC	- SPECIFICATION
COL	- COLUMN	INTL	- INTERIOR	SQ	- SQUARE
CONC	- CONCRETE			SS	- STAINLESS STEEL
CONT	- CONTINUOUS	JBE	- JOIST BEARING ELEVATION	STL	- STEEL
CU	- CUBIC	JT	- JOINT	STR	- STRUCTURAL
DBL	- DOUBLE			THK	- THICKNESS
DF	- DRINKING FOUNTAIN	L	- STEEL ANGLE DESIGNATION	TOL	- TOP OF LEDGE ELEVATION
DM	- DIAMETER	LAM	- LAMINATE	TOP	- TOP OF PIER ELEVATION
DN	- DOWN	LVL	- LAMINATED VENEER LUMBER	TP	- TOILET PAPER DISPENSER
DS	- DOWN SPOUT			TS	- (SEE HIGH STRENGTH STEEL DESIGNATION)
DTL	- DETAIL	MAX	- MAXIMUM	TYP	- TYPICAL
DWG	- DRAWING	MBW	- MASONRY BEARING WALL		
		MFG	- MANUFACTURER	TOW	- TOP OF WALL ELEVATION
EA	- EACH	MIN	- MINIMUM		
EC	- ELECTRICAL CONTRACTOR	MO	- MASONRY OPENING	UL	- UNDERWRITERS LAB
EIS	- EXTERIOR INSULATION FINISH SYSTEM	MTL	- METAL	UNO	- UNLESS NOTED OTHERWISE
ELEV	- ELEVATION				
ELEV	- ELEVATOR	NIC	- NOT IN CONTRACT	VB	- VAPOR BARRIER
ENG	- ENGINEER	NO	- NOMINAL	VERT	- VERTICAL
EQ	- EQUAL	NTS	- NOT TO SCALE	VIF	- VERIFY IN FIELD
EXIST	- EXISTING	NO	- NUMBER		
EXP	- EXPANSION	OC	- ON CENTER	W	- WIDTH
EXT	- EXTERIOR	OD	- OUTSIDE DIAMETER	W	- WITH
		O.F.	- OUTSIDE FACE	WO	- WITHOUT
FD	- FLOOR DRAIN	OH	- OVERHEAD	WC	- WATER CLOSET
FND	- FOUNDATION	OPCI	- OWNER PROVIDED, CONTRACTOR INSTALLED	WD	- WOOD
FE	- FIRE EXTINGUISHER	OPOI	- OWNER PROVIDED, OWNER INSTALLED	WRB	- WEATHER RESISTANT BARRIER
FF	- FINISH EXTINGUISHER CABINET	OPNG	- OPENING	WWF	- WELDED WIRE FABRIC
FF	- FINISH FLOOR	OPP	- OPPOSITE		
FIN	- FINISH				
FLR	- FLOOR				



BUILDING AREAS
TOTAL BUILDING AREA = 11,622 SQFT

UNIT COUNT
TOTAL UNITS = 20 UNITS

PARKING COUNTS
EXISTING PARKING SPACES = 9 (1 ACCESSIBLE)
NEW PARKING SPACES = 19 (3 ACCESSIBLE)

TOTAL PARKING SPACES = 19

CODE INFORMATION SUMMARY

APPLICABLE CODE

2015 INTERNATIONAL BUILDING CODE WITH WI AMMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WI AMMENDMENTS
2009 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1

OCCUPANCY CLASSIFICATION - IBC 2015-CHAPTER 3

I-1. INSTITUTIONAL - CBRF ASSISTED LIVING FACILITY
CONDITION 2 - ANY PERSONS RECEIVING CUSTODIAL CARE WHO REQUIRE
LIMITED VERBAL OR PHYSICAL ASSISTANCE WHILE RESPONDING TO AN
EMERGENCY SITUATION TO COMPLETE BUILDING EVACUATION
A CLASS C NON-AMBULATORY CBRF SERVES RESIDENTS WHO ARE
AMBULATORY, SEMI-AMBULATORY OR NON-AMBULATORY, BUT ONE OR MORE
OF WHOM ARE NOT PHYSICALLY OR MENTALLY CAPABLE OF RESPONDING TO
A FIRE ALARM BY EXITING THE CBRF WITHOUT HELP OR VERBAL OR
PHYSICAL PROMPTING

ALLOWABLE HEIGHTS & AREAS - IBC 2015-CHAPTER 5

ALLOWABLE HEIGHT ABOVE GRADE PLANE = 50' (SEE IBC 2015 - § 504.3)
ACTUAL BUILDING HEIGHT ABOVE GRADE PLANE = 24'
ALLOWABLE STORIES ABOVE GRADE PLANE = 1 (SEE IBC 2015 - § 504.4)
ACTUAL BUILDING STORIES ABOVE GRADE PLANE = 1
ALLOWABLE FLOOR AREA = 38,000 SF (SEE IBC 2015 - § 506)
ACTUAL BUILDING FLOOR AREA = 11,736 SF

CONSTRUCTION TYPE & FIRE RESISTANCE RATINGS - IBC 2015-CHAPTER 6

TYPE-VA - WOOD FRAME PROTECTED
STRUCTURAL FRAME = 1 HOUR
EXTERIOR BEARING WALLS = 1 HOUR
INTERIOR BEARING WALLS = 1 HOUR
FLOOR ASSEMBLIES = 1 HOUR
ROOF ASSEMBLIES = 1 HOUR

FIRE & SMOKE PROTECTION FIRE RATINGS - CHAPTER 7

FIRE PARTITION: (SEE IBC 2015-§ 708.3)
SMOKE PARTITION: (SEE IBC 2015-§710.3)
CORRIDOR WALL: 1 HOUR
DWELLING UNIT SEPARATION: 1 HOUR (WITH EXCEPTIONS, SEE §708.3)
ATTIC DRAFT STOPPING: (SEE IBC 2015 - §718.4.2 & §718.4.3)
FIREBLOCKING IN CONCEALED WALL SPACES: VERTICALLY AT CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.

FIRE SPRINKLER - IBC 2015 - CHAPTER 9

BUILDING IS FULLY SPRINKLERED
NFPA 13 = ENTIRE BUILDING

SEE CODE COMPLIANCE PLANS FOR ADDITIONAL INFORMATION

PLAN COMMISSION SUBMITTAL

Architecture :

Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

General Contractor:

National Construction Incorporated

455 S. Junction Road, Madison, WI 53719
p: 608.230.7383 www.nationalconstructioninc.com

Civil Engineering:

MSA Professional Services

4000 Ice Harbor Drive, Dubuque, IA 52001
p: 563.582.3973 www.msa-ps.com

LIST OF DRAWINGS

SHEET
NO. SHEET NAME

GENERAL	
G0.1	COVER SHEET
CIVIL	
G1	CIVIL TITLE SHEET
G2	DETAILS
G3	DETAILS
G4	DETAILS
G5	DETAILS
G6	DETAILS
G7	SITE PLAN
G8	GRADING AND EROSION CONTROL PLAN
G9	UTILITY PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN ENLARGEMENTS
L3	LANDSCAPE DETAILS
SP1	SITE PHOTOMETRIC PLAN

ARCHITECTURAL

A1.1	FIRST FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR RENDERINGS

07/29/2024

PROJECT # 24043

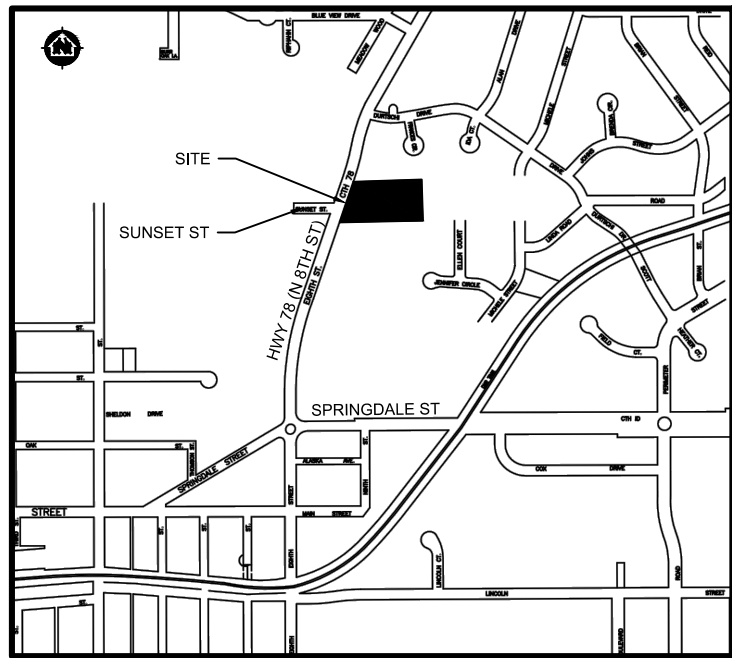
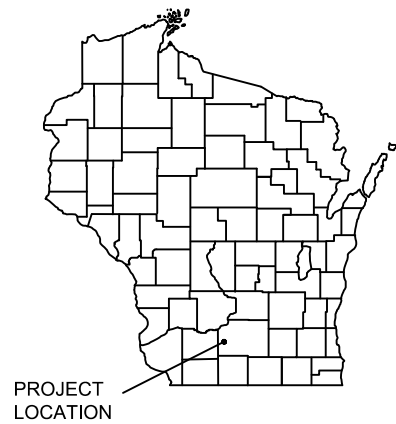
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BEEHIVE HOMES

ASSISTED LIVING COMMUNITY

VILLAGE OF MOUNT HOREB

DANE COUNTY. WISCONSIN



LOCATION MAP
NOT TO SCALE

SHEET INDEX

- G 1 TITLE SHEET
- G 2 DETAILS
- G 3 DETAILS
- G 4 DETAILS
- G 5 DETAILS
- G 6 DETAILS
- G 7 SITE PLAN
- G 8 GRADING AND EROSION CONTROL PLAN
- G 9 UTILITY PLAN
- L 1 LANDSCAPING PLAN
- L 2 LANDSCAPING ENLARGEMENTS
- L 3 LANDSCAPING DETAILS

LEGEND

	EXISTING WATER MAIN
	EXISTING GATE VALVE & HYDRANT
	WATER SERVICE & CURB STOP
	PROPOSED WATERMAIN, VALVE, & HYDRANT
	PROPOSED WATER SERVICE & CURB STOP
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING FORCEMAIN
	EXISTING STORM SEWER & INLET
	PROPOSED STORM SEWER & INLET
	PROPOSED STORM SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE
	BURIED ELECTRIC
	BURIED GAS & VALVE
	BURIED CABLE TELEVISION
	BURIED TELEPHONE
	BURIED FIBER OPTICS
	OVERHEAD UTILITY
	RAILROAD TRACKS
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING CULVERT PIPE
	PROPOSED CULVERT PIPE
	FENCE LINE
	DRAINAGE ARROW
	SILT FENCE
	RIGHT-OF-WAY
	BASELINE
	PROPERTY LINE
	TREE LINE
	BENCHMARK
	IRON PIPE
	IRON ROD
	CONTROL POINT
	UTILITY POLE & GUY
	SOIL BORING
	LIGHT POLE
	PEDESTAL
	STREET SIGN
	MAILBOX
	FLAGPOLE
	TREE - DECIDUOUS
	TREE - CONIFEROUS
	TREE TO BE REMOVED

UTILITIES

GAS:

Madison Gas & Electric
Utility Service
1.608.252.7373

ELECTRIC:

MOUNT HOREB WATER & ELECTRIC
DAVE HERFEL
1.608.437.3300

TELEPHONE:

MOUNT HOREB TELEPHONE
(MHTC)
1.608.437.5551

SEWER & WATER:

MOUNT HOREB WATER &
ELECTRIC
DAVE HERFEL
1.608.437.3300

MOUNT HOREB WATER &
ELECTRIC
JOHN KLEIN
1.608.437.3101

CATV:

CHARTER
1.844.805.0502

or

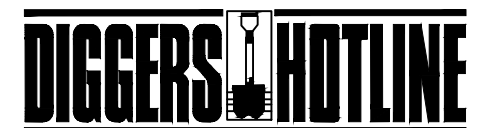
MOUNT HOREB TELEPHONE (MHTC)
1.608.437.5551

FIRE

EMERGENCY
911
NON-EMERGENCY
MOUNT HOREB FIRE DEPARTMENT
1.608.437.5571

POLICE

EMERGENCY
911
NON-EMERGENCY
MOUNT HOREB POLICE DEPARTMENT
1.608.437.5522



Dial 811 or (800) 242-8511

www.DiggersHotline.com

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR
SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO
CONSTRUCTION.

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
	Init	.	.	.	.
	DESIGNED BY	Init	.	.	.
	CHECKED BY	Init	.	.	.

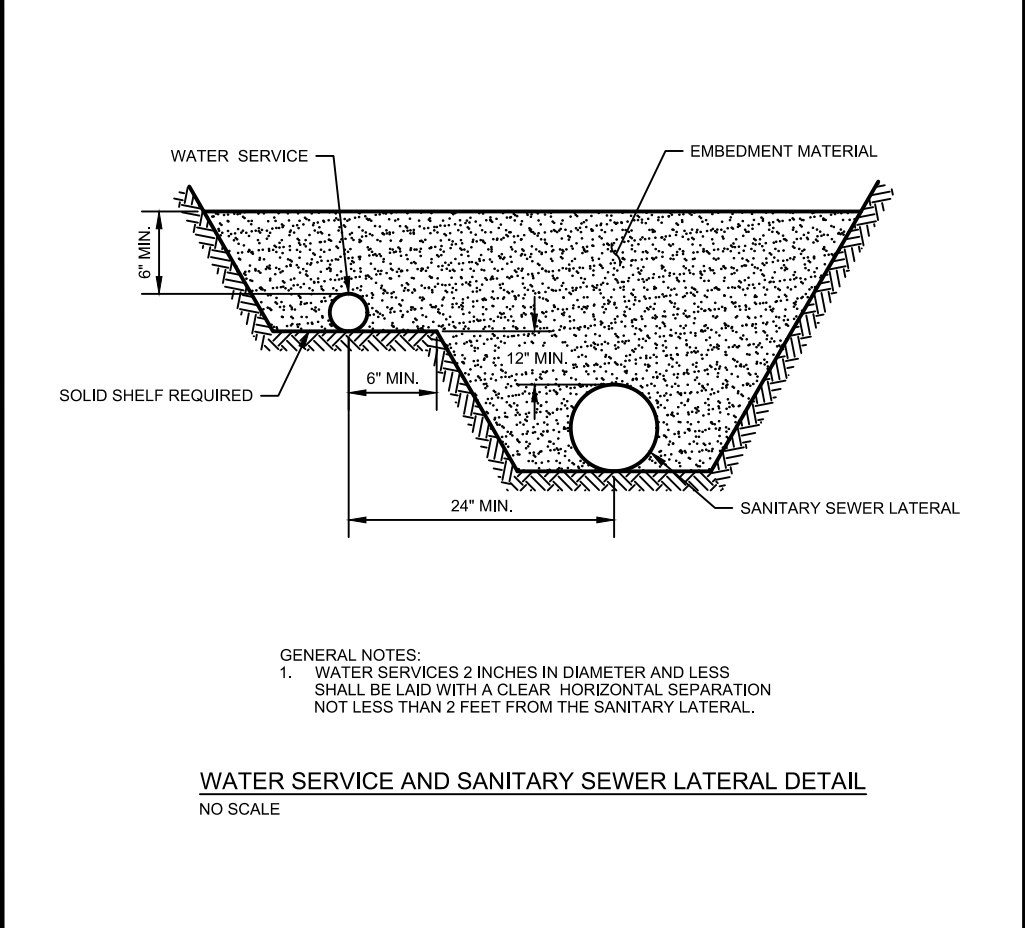
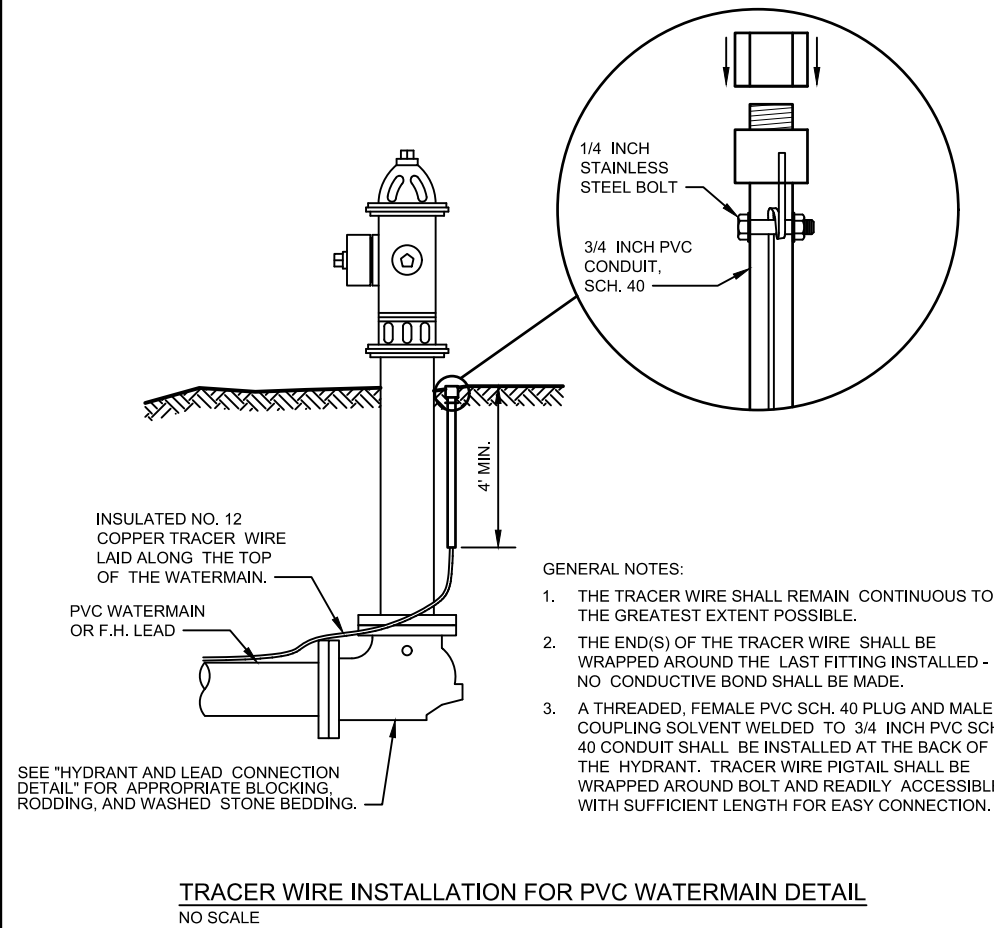
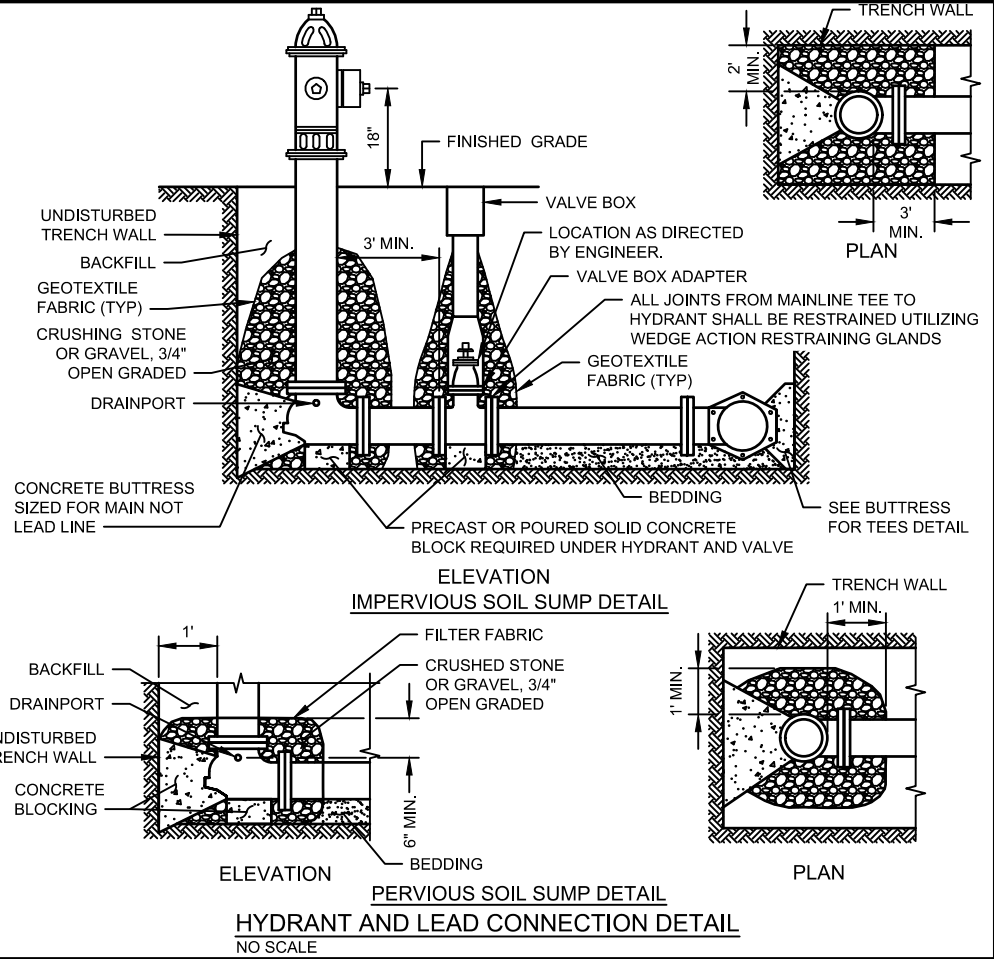
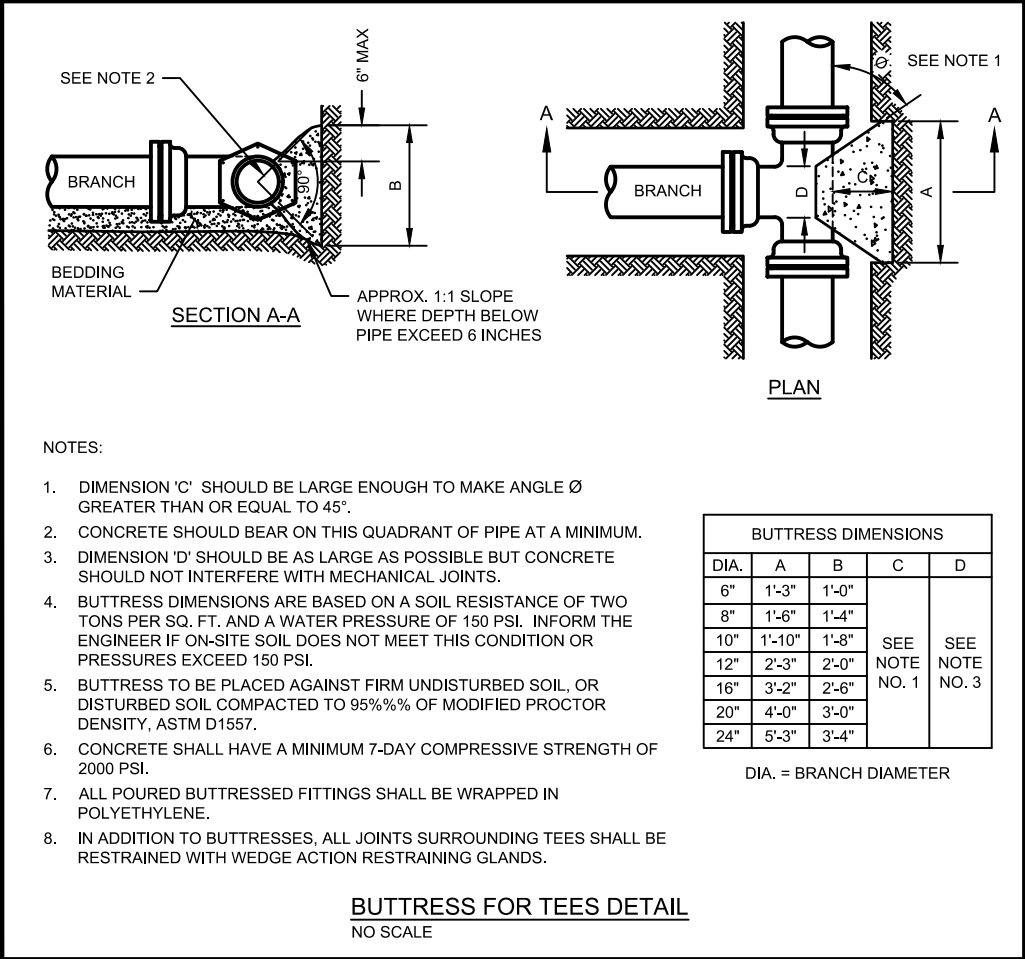
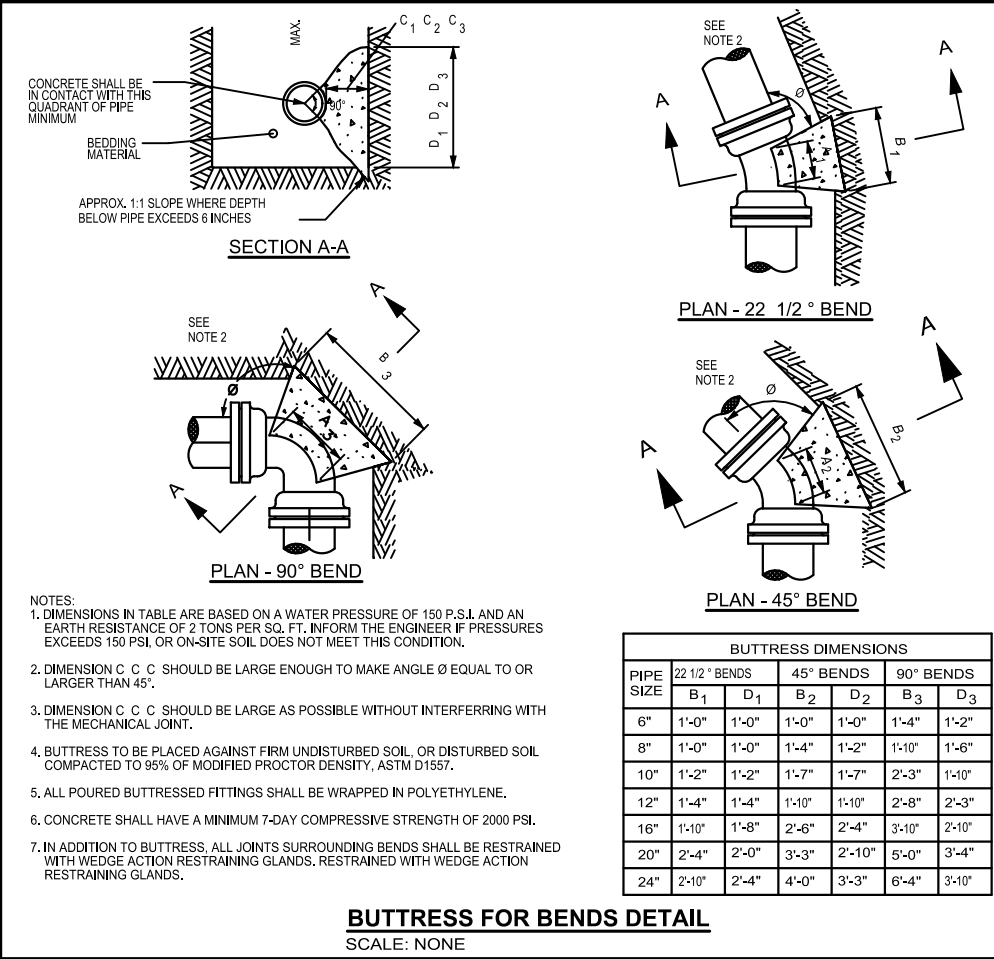


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400 Ice Harbor Drive, Dubuque IA 52001
(563) 582-3973 www.msa-ps.com
© MSA Professional Services, Inc.

BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

TITLE SHEET

PROJECT NO.
22520001
SHEET
G1



PROJECT DATE	NO.	DATE	REVISION	BY
	DRAWN BY: Init	.	.	.
	DESIGNED BY: Init	.	.	.
	CHECKED BY: Init	.	.	.

PLOT DATE: 7/26/2024 11:42 AM, G:\22\22520\22520001\CADD\Construction Documents\22520001 Title Sheet.dwg

SANITARY SEWER AND WATER MAIN NOTES

1.

CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL PROPER BARRICADES, LIGHTS, SIGNAGE AND WATCHMEN, OR OTHER TRAFFIC CONTROL MEASURES NECESSARY TO PROPERLY PROTECT PERSONS, ANIMALS AND PROPERTY DURING ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION.
2.

ALL OPEN CUT TRENCHES SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE RULES, LAWS AND REGULATIONS OF FEDERAL, STATE AND MUNICIPAL ORDINANCES, BUT SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY THE DEPARTMENT OF LABOR, OSHA 29 CFR, PART 1926.
3.

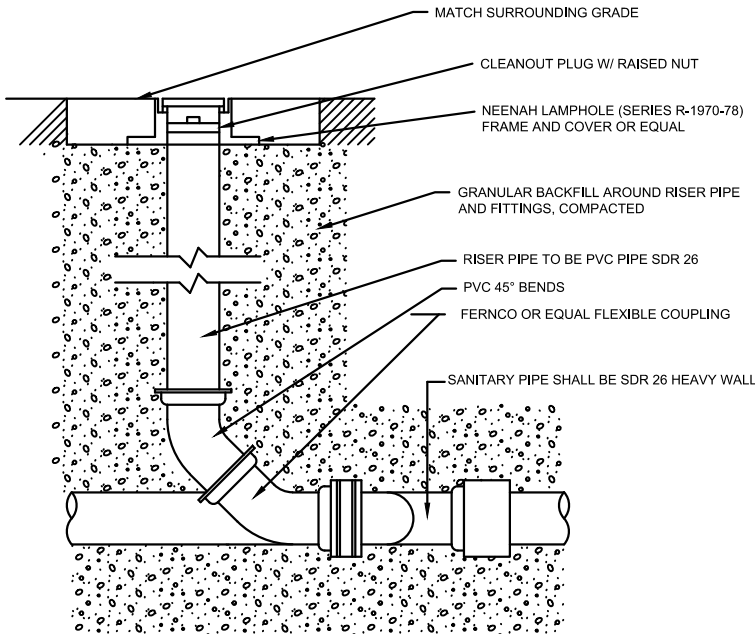
ALL OPEN TRENCHES SHALL BE BACK FILLED AT THE END OF EACH WORKING DAY, UNLESS THE TRENCH IS SUITABLY BARRICADED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS ESTABLISHED BY THE DEPARTMENT OF LABOR, OSHA 29 CFR, PART 1926.
4.

INSTALL ALL BOUNDARY SILT FENCE AND EROSION BALES FOR EROSION CONTROL IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. INSTALL ALL BOUNDARY SILT FENCE PRIOR TO ANY CONSTRUCTION WORK.
5.

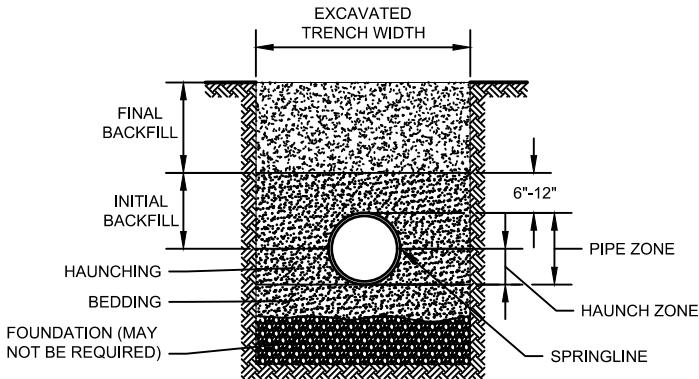
SANITARY SEWER SHALL BE CONSTRUCTED WITH COVER INDICATED. INSTANCES WHERE COVER CANNOT BE PROVIDED DUE TO PHYSICAL CONSTRAINTS OR CONFLICTS SHALL BE EVALUATED AND MODIFIED BY THE ENGINEER.
6.

CONTRACTOR SHALL PERFORM LOW PRESSURE AIR AND DEFLECTION TESTS FOR ACCEPTANCE IN THE PRESENCE OF THE ENGINEER, IN ACCORDANCE WITH THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD OF STATE AND PROVISIONAL PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS DESIGN STANDARDS, CURRENT EDITION. (TEN STATES STANDARDS)
7.

ALL SANITARY SEWER AND LATERAL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE TEN STATES STANDARDS.



SANITARY SEWER CLEANOUT



- GENERAL NOTES:
1.

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO ASTM D2321.
2.

CLASS II EMBEDMENT MATERIAL SHALL BE CLEAN, COARSE-GRAINED SOILS WITH LITTLE TO NO FINES. NO PARTICLES LARGER THAN 1 1/2 -INCHES SHALL BE USED IN THE PIPE EMBEDMENT.
3.

WHERE HYDRAULIC GRADIENT EXISTS USE A WELL-GRADED MIXTURE TO MINIMIZE MIGRATION OF FINES FROM ADJACENT SOIL.
4.

CLASS II MATERIAL IS SUITABLE AS A FOUNDATION AND FOR REPLACING OVER- EXCAVATED AND UNSTABLE TRENCH BOTTOM. INSTALL AND COMPACT IN 6-INCH MAXIMUM LAYERS.
5.

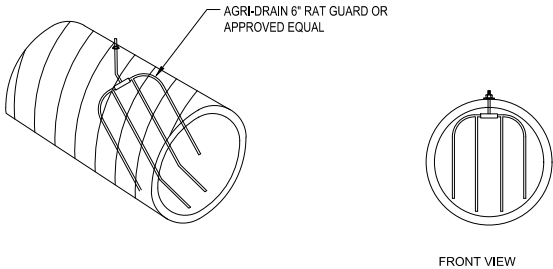
INSTALL AND COMPACT BEDDING IN 6-INCH MAXIMUM LAYERS. LEVEL FINAL GRADE BY HAND. MINIMUM DEPTH 4 INCH (6 INCH IN ROCK CUTS.)
6.

INSTALL AND COMPACT HAUNCHING IN 6-INCH MAXIMUM LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
7.

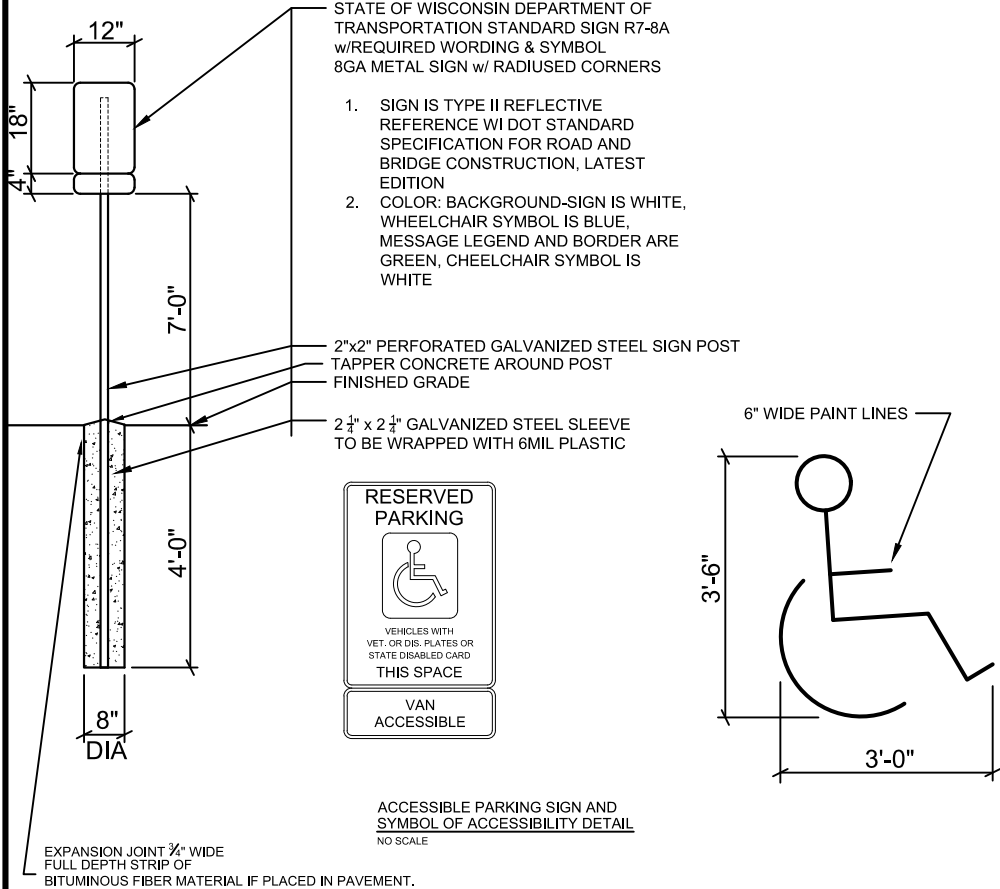
INSTALL AND COMPACT INITIAL BACKFILL TO A MINIMUM OF 6 INCH ABOVE PIPE CROWN.
8.

EMBEDMENT COMPACTION:
MINIMUM DENSITY 85% STANDARD PROCTOR. USE HAND TAMPERS OR VIBRATORY COMPACTORS.

CLASS II - FLEXIBLE PIPE EMBEDMENT DETAIL
NO SCALE



RODENT GUARD DETAIL AT PIPE DAYLIGHT
SCALE: NONE



ACCESSIBLE PARKING SIGN AND SYMBOL OF ACCESSIBILITY DETAIL
NO SCALE

PROJECT DATE .	DRAWN BY:	NO.	DATE	REVISION	BY:
	Init	.	.	.	.
	DESIGNED BY:	Init	.	.	.
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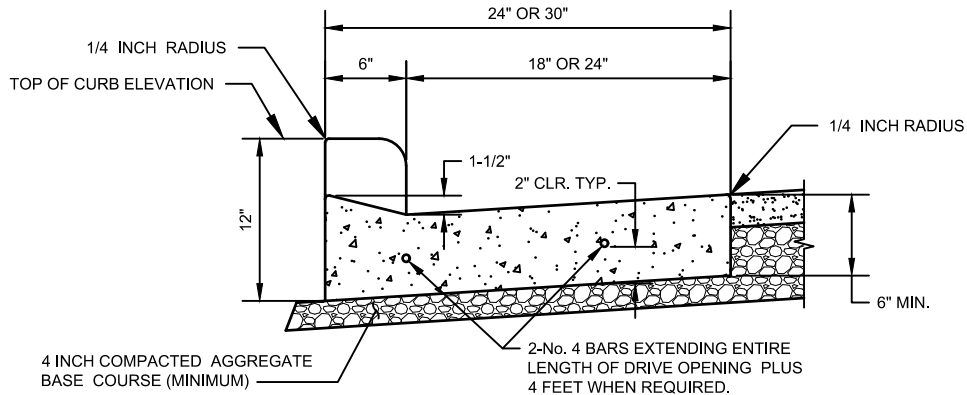


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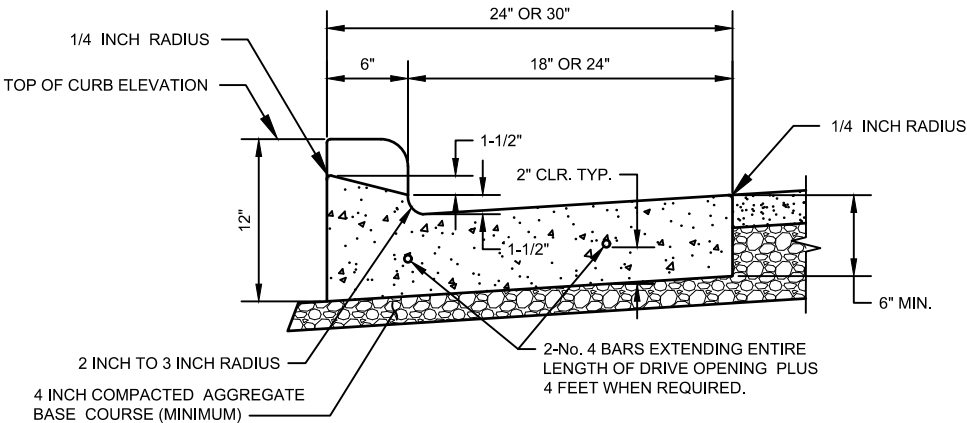
BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

DETAILS

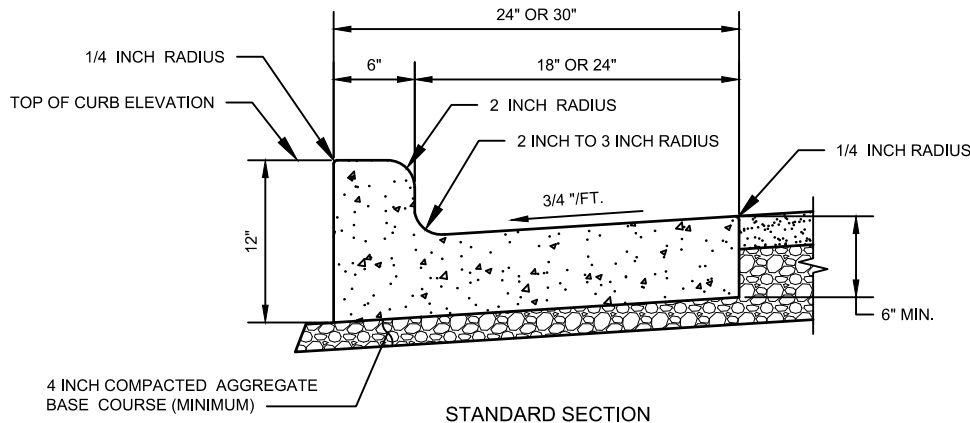
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DRIVEWAY SECTION

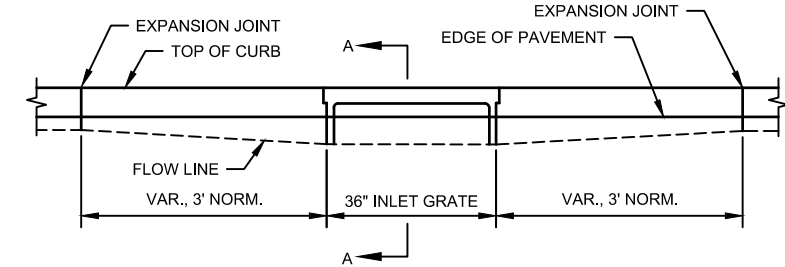


SPECIAL DRIVEWAY SECTION



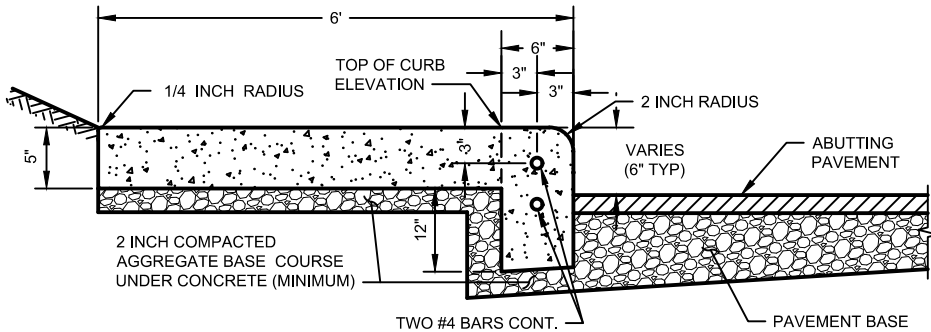
STANDARD SECTION

TYPE L CURB AND GUTTER DETAIL
NO SCALE



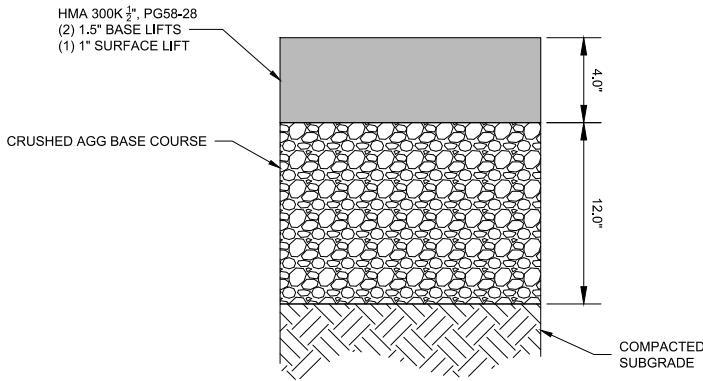
SECTION A-A

CURB AND GUTTER AT INLETS DETAIL
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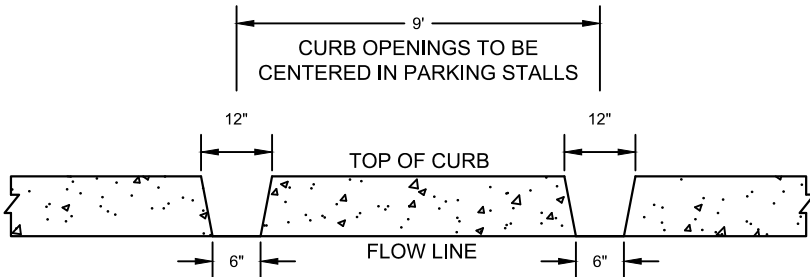


STANDARD SECTION

TYPE INTEGRAL CURB AND WALK DETAIL
NO SCALE



HMA PAVEMENT SECTION
SCALE: NONE



ISLAND DETAIL
SCALE: NONE

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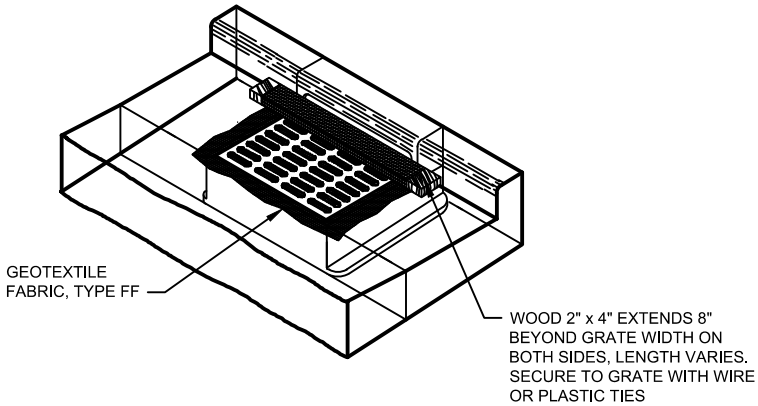
CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS

- 1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- 2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- 3.) THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
- 4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 5.) THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- 6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
- 7.) ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- 8.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- 9.) ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
- 10.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- 11.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- 12.) CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- 13.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- 14.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- 15.) ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
- a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- 16.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- 17.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 18.) DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION OF A DISTURBED WATERING OF ALL NEWLY SEEDED AND MULCHED AREAS SHALL BE PROVIDED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 19.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- 20.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 21.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

GENERAL NOTES - INLET PROTECTION

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

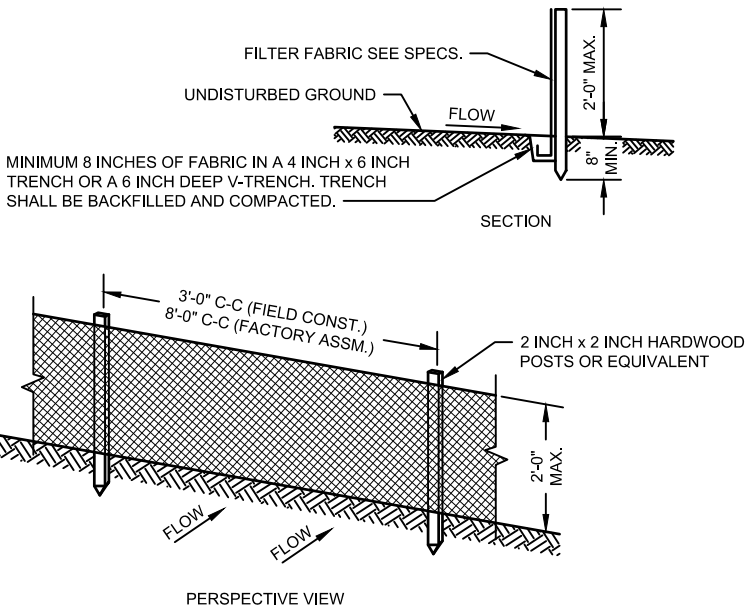
- 1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



INSTALLATION NOTES:

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

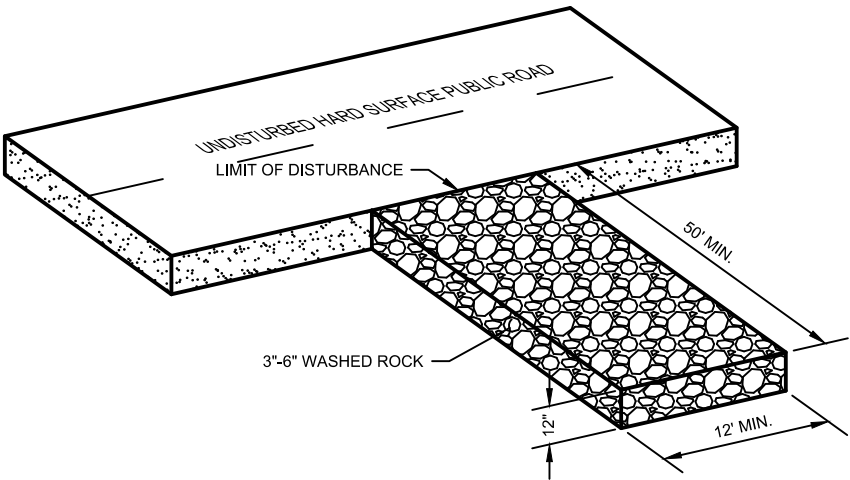
INLET PROTECTION, TYPE C
NO SCALE



GENERAL NOTES:

1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL
NO SCALE



VEHICLE TRACKING PAD
NO SCALE

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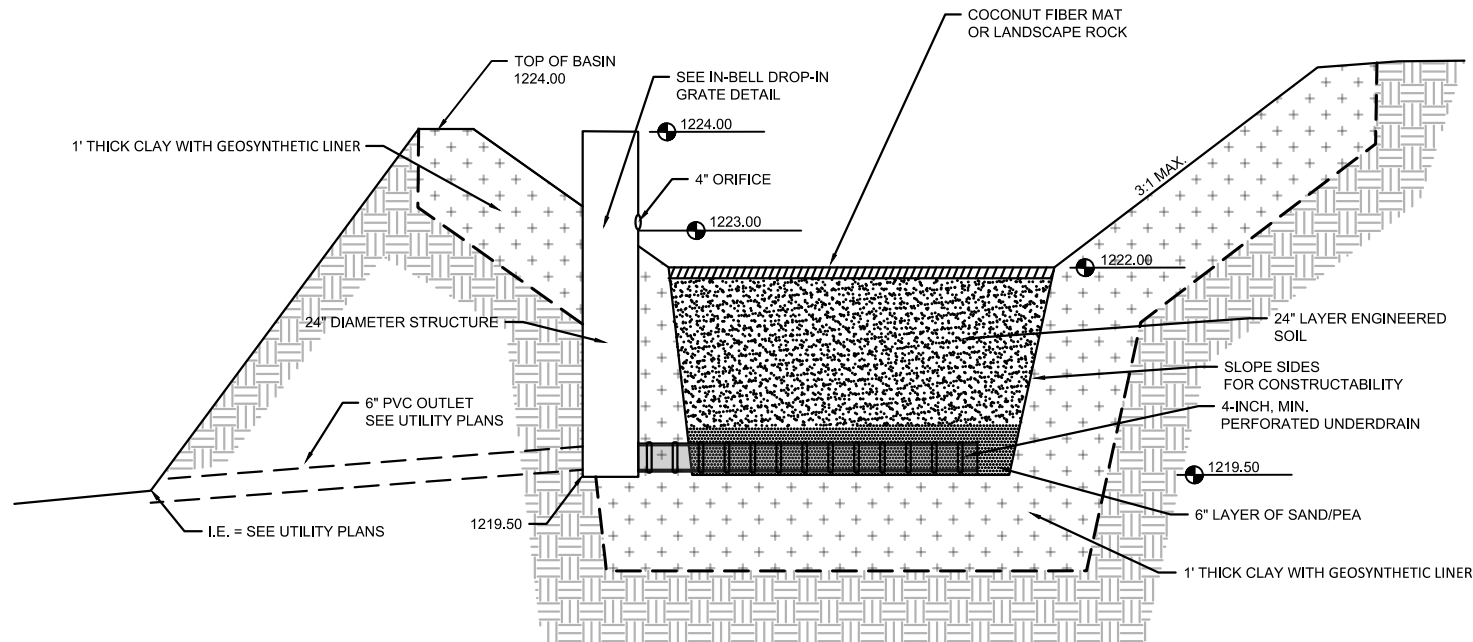


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EROSION CONTROL DETAILS

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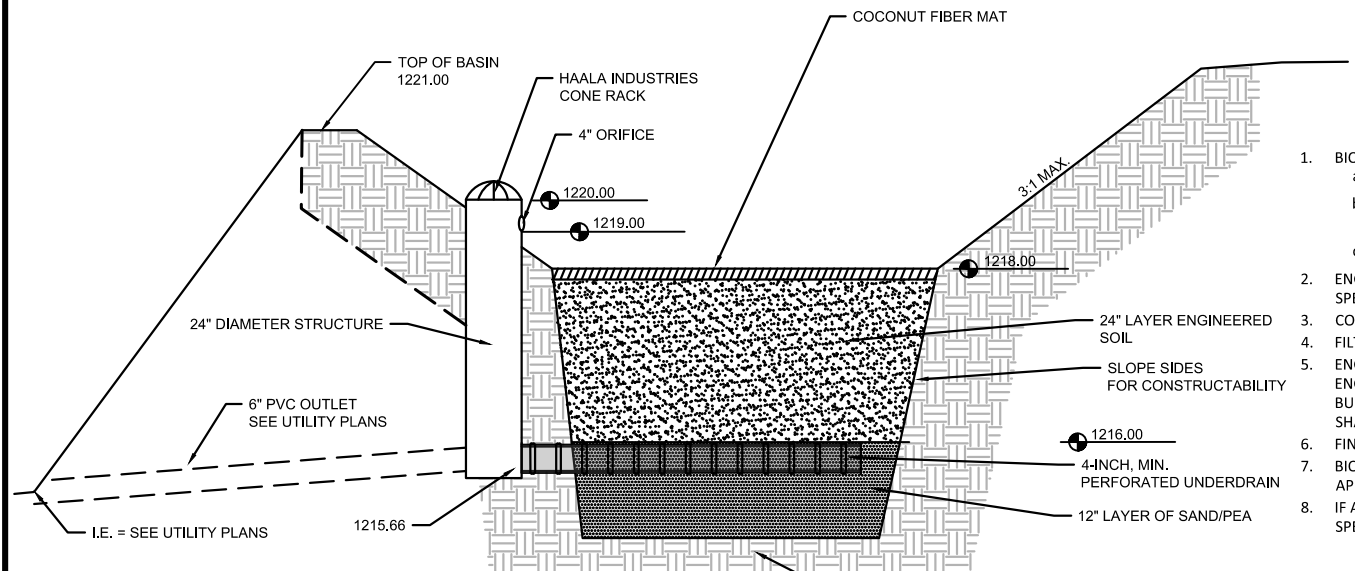


WEST BIOFILTRATION BASIN DETAIL
NO SCALE

BIOFILTRATION BASINS CONSTRUCTION REQUIREMENTS REQUIRED AT BOTH BASINS

- BIOFILTRATION FACILITIES WILL ACT AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - GRADE FACILITY TO BOTTOM OF ENGINEERED SOIL MIX, PROVIDING A 3" DEEP SEDIMENT STORAGE SUMP DURING CONSTRUCTION.
 - AFTER INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND TURF AREAS ARE RESTORED, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE TO BOTTOM OF PEA GRAVEL LAYER.
 - INSTALL PEA GRAVEL, UNDERDRAIN, ENGINEERED SOIL MIX, AND RESTORE W/PLUGS.
- ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WDNR SPECIFICATION S100. ENGINEER SHALL APPROVE MATERIAL SOURCE PRIOR TO INSTALLATION.
- CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
- FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
- ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
- FINISHED BIOFILTRATION AREA SURFACE SHALL BE LEVEL WITHING +/- 0.1 FEET.
- BIOFILTRATION AREAS ARE TO BE PLANTED WITH NATIVE PLUGS AT 1' SPACING. PLANTS SHALL BE CONSISTENT WITH AGRECOL'S RAINWATER RENEWAL MIX OR APPROVED SUBSTITUTE, APPLIED PER THE MANUFACTURE'S RECOMMENDED RATE.
- IF AT ANY TIME DURING CONSTRUCTION OF THE BIOFILTRATION AREA, THE CONTRACTOR COMPACTS THE BIOFILTRATION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEERS APPROVAL.

BASIN BUILT IN PHASE 1 CONTRACTOR TO PROTECT BASIN AND MODIFY STRUCTURE ONLY



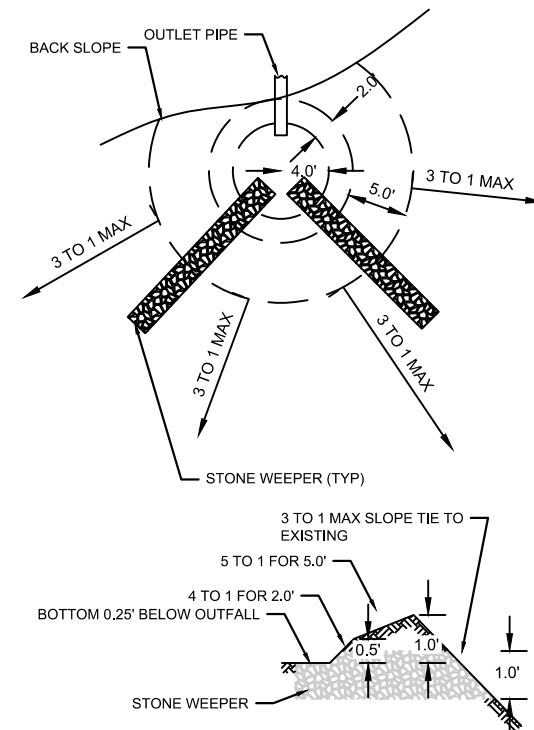
NORTHEAST BIOFILTRATION BASIN DETAIL
NO SCALE

BIOFILTRATION BASINS CONSTRUCTION REQUIREMENTS REQUIRED AT BOTH BASINS

- BIOFILTRATION FACILITIES WILL ACT AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - GRADE FACILITY TO BOTTOM OF ENGINEERED SOIL MIX, PROVIDING A 3" DEEP SEDIMENT STORAGE SUMP DURING CONSTRUCTION.
 - AFTER INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND TURF AREAS ARE RESTORED, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE TO BOTTOM OF PEA GRAVEL LAYER.
 - INSTALL PEA GRAVEL, UNDERDRAIN, ENGINEERED SOIL MIX, AND RESTORE W/PLUGS.
- ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WDNR SPECIFICATION S100. ENGINEER SHALL APPROVE MATERIAL SOURCE PRIOR TO INSTALLATION.
- CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
- FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
- ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
- FINISHED BIOFILTRATION AREA SURFACE SHALL BE LEVEL WITHING +/- 0.1 FEET.
- BIOFILTRATION AREAS ARE TO BE PLANTED WITH NATIVE PLUGS AT 1' SPACING. PLANTS SHALL BE CONSISTENT WITH AGRECOL'S RAINWATER RENEWAL MIX OR APPROVED SUBSTITUTE, APPLIED PER THE MANUFACTURE'S RECOMMENDED RATE.
- IF AT ANY TIME DURING CONSTRUCTION OF THE BIOFILTRATION AREA, THE CONTRACTOR COMPACTS THE BIOFILTRATION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEERS APPROVAL.

NOTES

- A PROBE TO BEDROCK SHALL BE CONDUCTED IN THE MIDDLE OF THE BOTTOM OF THE NE BIOFILTRATION FACILITY. IF BEDROCK IS FOUND WITHIN FIVE FEET OF THE BOTTOM OF THE BIOFILTER (BOTTOM OF PEA GRAVEL LAYER) THE TOP LAYER OF BEDROCK SHALL BE FRACTURED TO A DEPTH OF AT LEAST FIVE FEET BELOW THE BOTTOM OF THE BIOFILTER.
- ANY NATURAL SOIL BETWEEN BEDROCK AND THE BOTTOM OF THE BIOFILTER THAN DOES NOT HAVE A TEXTURE OF SAND OR COARSER SHALL BE REMOVED AND REPLACED WITH SAND.



CONTRACTOR SHALL INSTALL COCONUT STYLE EROSION CONTROL MATTING ON ENTIRE LEVEL SPREADER INCLUDING TIE IN SLOPES

STONE WEEPERS SHALL BE 2" CLEAN STONE INCASED IN FABRIC. STONE WEEPER SHALL BE 1.0' x 1.0' RECTANGULAR STONE CHANNEL AT AN ELEVATION 0.75 FEET BELOW OUTFALL EXTENDING UNTIL IT REACHES THE TIE IN SLOPES OR DAYLIGHT.

LEVEL SPREADER NO SCALE

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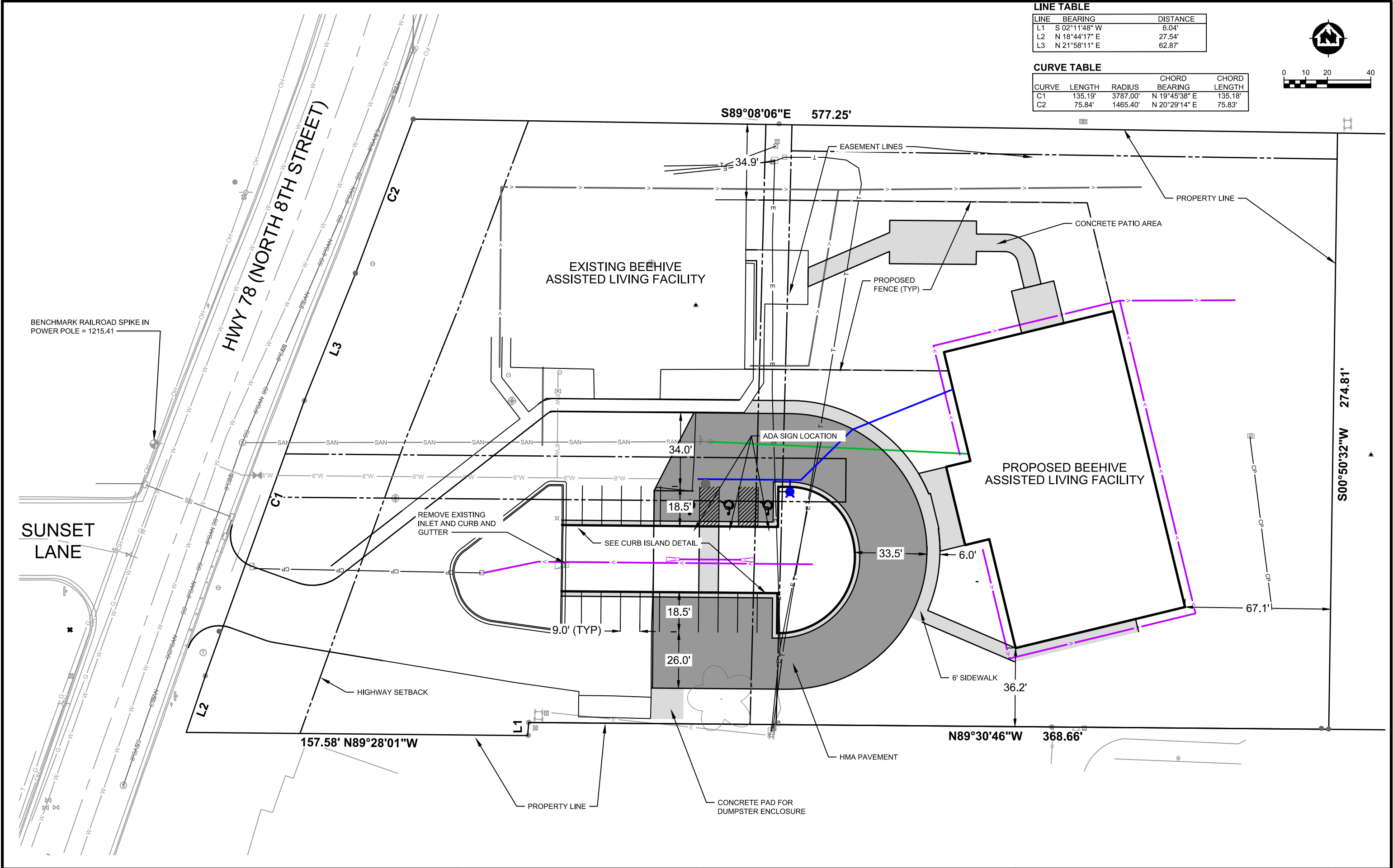


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BIOFILTER DETAILS

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°11'48" W	6.04'
L2	N 18°44'17" E	27.54'
L3	N 21°58'11" E	62.87'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	135.19'	3787.00'	N 19°45'38" E	135.18'
C2	75.84'	1465.40'	N 20°29'14" E	75.83'

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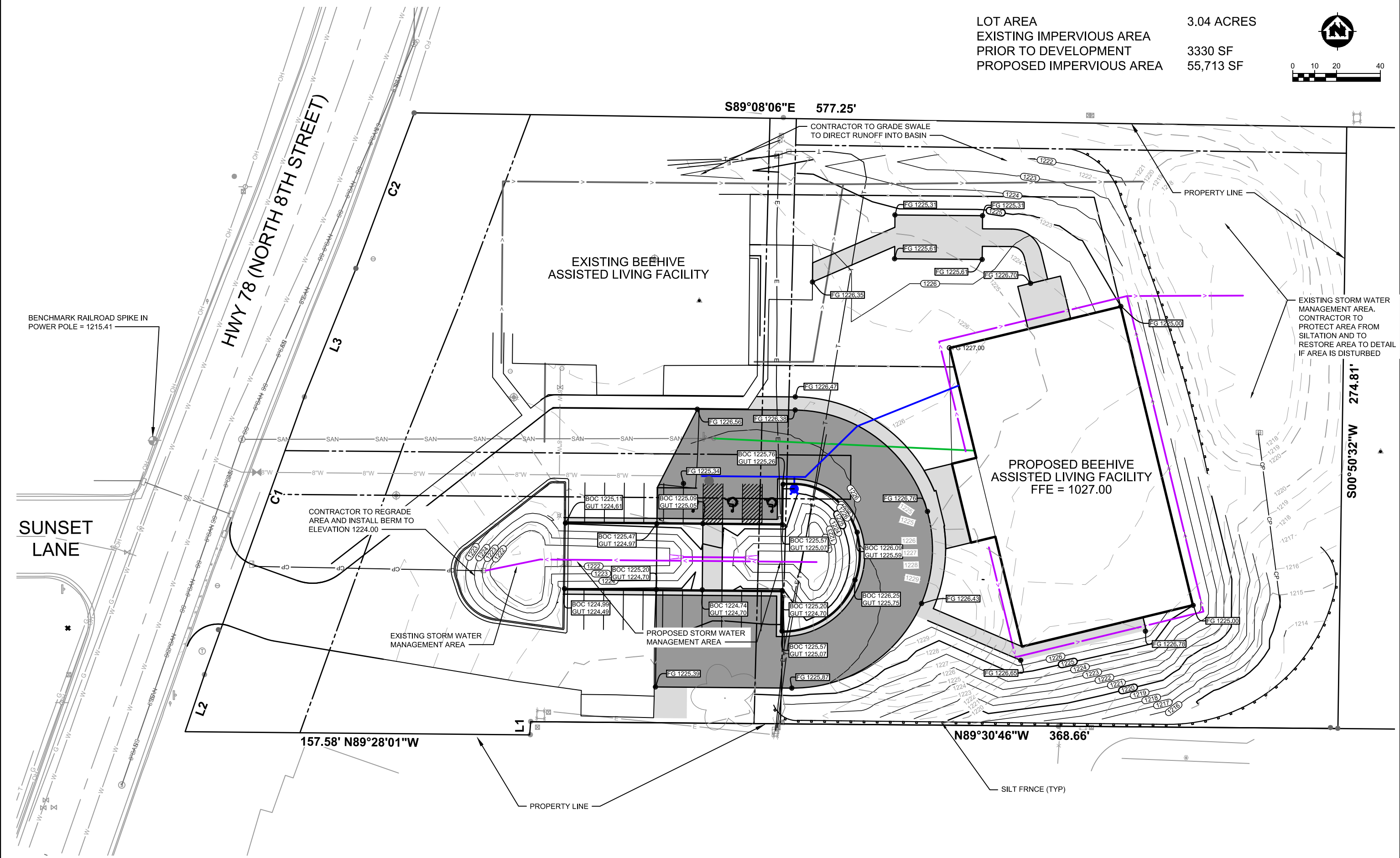
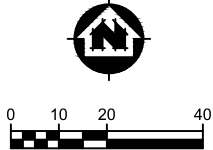
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BEEHIVE HOMES PHASE 2
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SITE PLAN

PROJECT NO.
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LOT AREA 3.04 ACRES
EXISTING IMPERVIOUS AREA 3330 SF
PRIOR TO DEVELOPMENT
PROPOSED IMPERVIOUS AREA 55,713 SF



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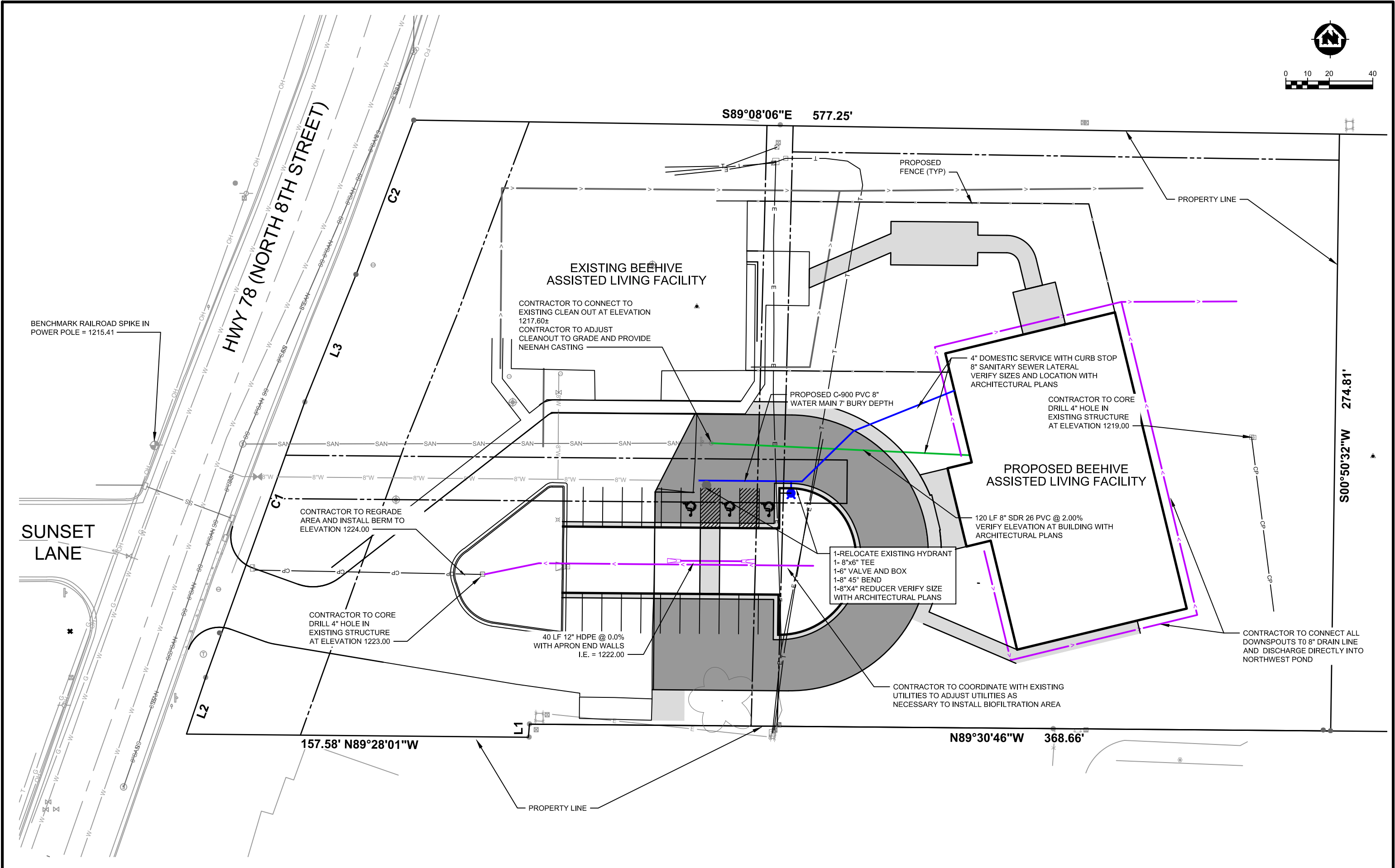


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GRADING AND EROSION CONTROL PLAN

PROJECT NO. 22520001
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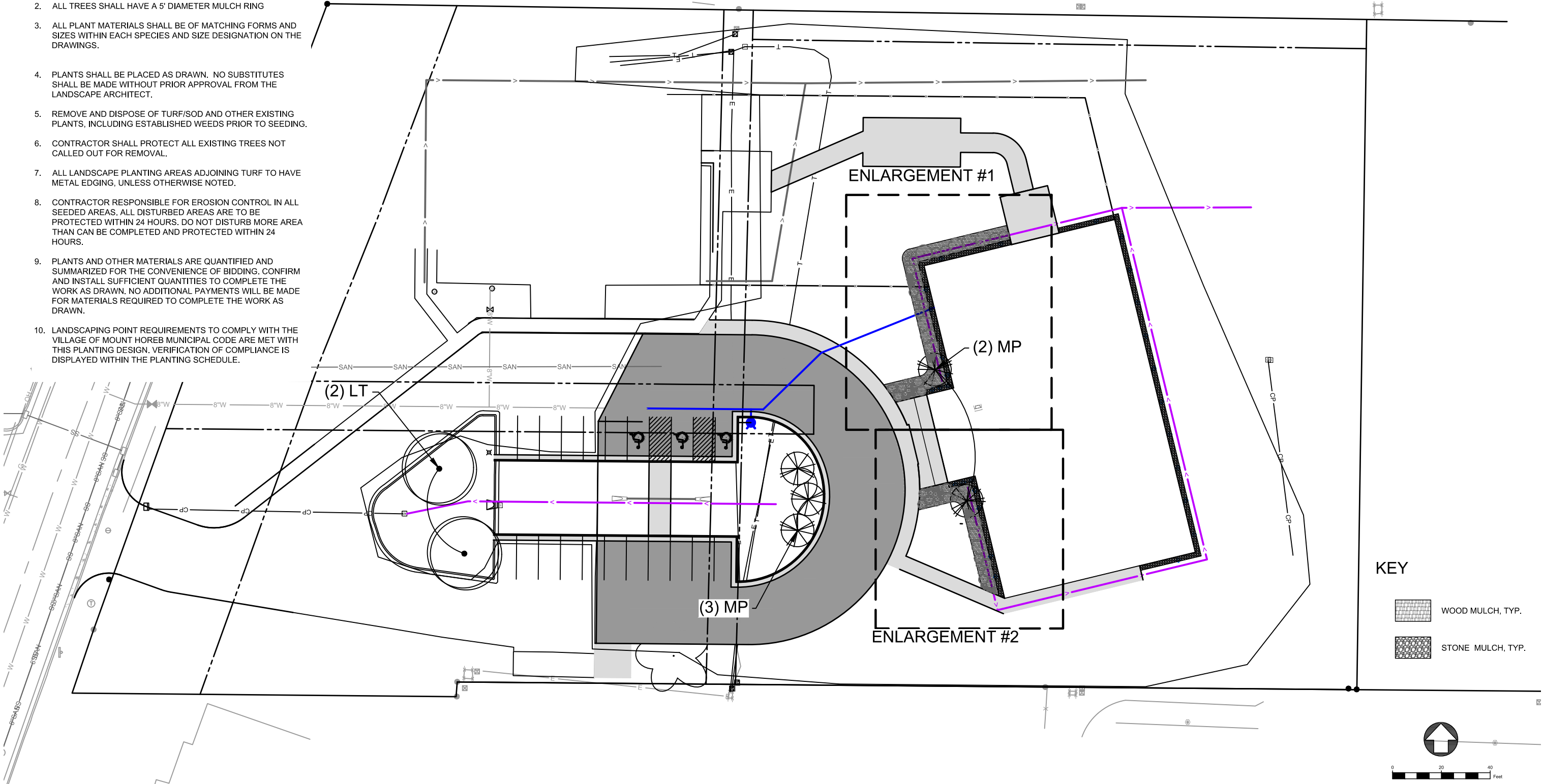
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MOUNT HOREB, WI

UTILITY PLAN

PROJECT NO.
22520001
SHEET
G9

NOTES:

1. CONTRACTOR SHALL STAKE ALL PROPOSED TREE LOCATIONS PRIOR TO PLANTING. CONTRACTOR SHALL THEN NOTIFY THE FIELD ENGINEER AND OWNER ONCE THE STAKING IS COMPLETE FOR A WALK THRU REVIEW OF THE TREE LOCATIONS. FINAL TREE LOCATIONS ARE SUBJECT TO MOVING PER FINAL CONSTRUCTION AND LAYOUT. TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ANY WALK OR PAVED EDGE.
2. ALL TREES SHALL HAVE A 5' DIAMETER MULCH RING
3. ALL PLANT MATERIALS SHALL BE OF MATCHING FORMS AND SIZES WITHIN EACH SPECIES AND SIZE DESIGNATION ON THE DRAWINGS.
4. PLANTS SHALL BE PLACED AS DRAWN. NO SUBSTITUTES SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. REMOVE AND DISPOSE OF TURF/SOD AND OTHER EXISTING PLANTS, INCLUDING ESTABLISHED WEEDS PRIOR TO SEEDING.
6. CONTRACTOR SHALL PROTECT ALL EXISTING TREES NOT CALLED OUT FOR REMOVAL.
7. ALL LANDSCAPE PLANTING AREAS ADJOINING TURF TO HAVE METAL EDGING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED AREAS. ALL DISTURBED AREAS ARE TO BE PROTECTED WITHIN 24 HOURS. DO NOT DISTURB MORE AREA THAN CAN BE COMPLETED AND PROTECTED WITHIN 24 HOURS.
9. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF BIDDING. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.
10. LANDSCAPING POINT REQUIREMENTS TO COMPLY WITH THE VILLAGE OF MOUNT HOREB MUNICIPAL CODE ARE MET WITH THIS PLANTING DESIGN. VERIFICATION OF COMPLIANCE IS DISPLAYED WITHIN THE PLANTING SCHEDULE.



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BEEHIVE HOMES PHASE 2
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LANDSCAPE PLAN

PROJECT NO:
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SHEET
L1

ENLARGEMENT #1

(1) Hs
(4) Ls
(7) Ct
(3) Ls
(3) HI
(6) Ct
(8) Ls
(3) Ja
(3) Bg
(8) Ct

(2) DI
(3) HI
(5) DI
(3) Bg
(2) Ja

PROPOSED 2' STONE MULCH BUFFER, TYP.
PROPOSED METAL EDGING, TYP.
PROPOSED WOOD MULCH, TYP.
PROPOSED TREE, SEE LANDSCAPE PLAN

4.00' TYP.
2.00' TYP.

KEY

	WOOD MULCH, TYP.
	STONE MULCH, TYP.



ENLARGEMENT #2

(8) Ct

(3) Bg

PROPOSED TREE, SEE LANDSCAPE PLAN

(3) Ja

(8) Ls

(6) Ct

(3) Hl

(2) Ja

(3) Ls

(3) Bg

(6) Ct

6.00 TYP

2.00 TYP

PROPOSED 2' STONE MULCH BUFFER, TYP.

PROPOSED WOOD MULCH, TYP.

PROPOSED METAL EDGING, TYP.

DECIDUOUS CANOPY TREES									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
LT	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B		Canopy Tree	50	2	N/A
DECIDUOUS ORNAMENTAL TREES									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
MP	Malus 'Prairifire'	Prairifire Crabapple	5'	B&B		Low Ornamental Tree	20	5	100
SHRUBS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
HI	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#5 CONT.	CONT.		Tall Shrub	9	9	81
Bg	Buxus 'Green Velvet'	Green Velvet Boxwood	#3 CONT.	CONT.		Medium Shrub	6	12	72
Hs	Hibiscus syriacus	Rose of Sharon	#5 CONT.	CONT.		Tall Shrub	9	1	9
DI	Diervilla lonicera	Dwarf Bush Honeysuckle	#3 CONT.	CONT.		Medium Shrub	6	7	42
EVERGREEN SHRUBS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
Ja	Juniperus sabina 'Arcadia'	Arcadia Juniper	#3 CONT.	CONT.		Low Shrub	3	10	30
PERENNIALS									
ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	POINTS	QUANTITY	POINTS
Ct	Coreopsis tinctoria	Plains coreopsis	#1 CONT.	CONT.		N/A	N/A	41	N/A
Ls	Liatris spicata	Blazing Star	#1 CONT.	CONT.		N/A	N/A	26	N/A

1 Tree per 12 spaces	2 Canopy Trees
15pts/parking space (full development)	300 pts
Plan Commission - Foundation Planting	Planting along parking edge of building, no point requirements

2 Canopy Trees
300 pts
Planting along parking edge of building, no point requirements.

$$\begin{array}{r} 2 \\ 334 \\ \times \\ \hline \end{array}$$


PROJECT NO.
2520001

SHEET
L2

DO NOT REMOVE CENTRAL LEADER. PRUNE ONLY TO ENCOURAGE GROWTH OF CENTRAL LEADER.

REMOVE BROKEN BRANCHES, TREE TAGS AND/OR RIBBONS, UPON PLANT APPROVAL.

MAINTAIN ROOT FLARE EXPOSURE, DO NOT PLACE TOPSOIL ON TOP OF ROOTBALL. IF ROOT FLARE IS NOT EXPOSED, REMOVE EXCESS SOIL CAREFULLY. SET ROOT FLARE 2" ABOVE LEVEL OF FINISHED GRADE.

3" MINIMUM MULCH THICKNESS, HOLD BACK 3" MIN, 6" MAX FROM TRUNK.

CUT AND REMOVE ALL CORDS AROUND ROOT BALL AND TREE TRUNK. REMOVE ENTIRE WIRE BASKET AND ALL BURLAP.

3" MINIMUM HEIGHT OF SAUCER AROUND TREE PIT FOR WATERING.

PLANTING PIT SIZE SHALL BE TWICE AS WIDE AS THE ROOTBALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL.

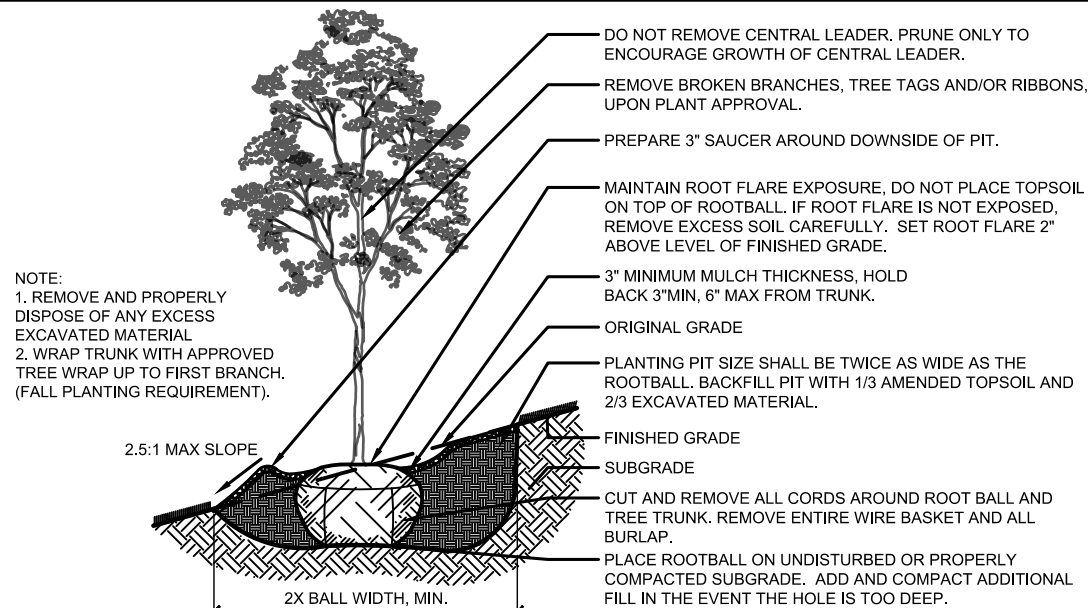
FINISHED GRADE

PLACE ROOTBALL ON UNDISTURBED OR PROPERLY COMPACTED SUBGRADE. ADD AND COMPACT ADDITIONAL FILL IN THE EVENT THE HOLE IS TOO DEEP.

SUBGRADE

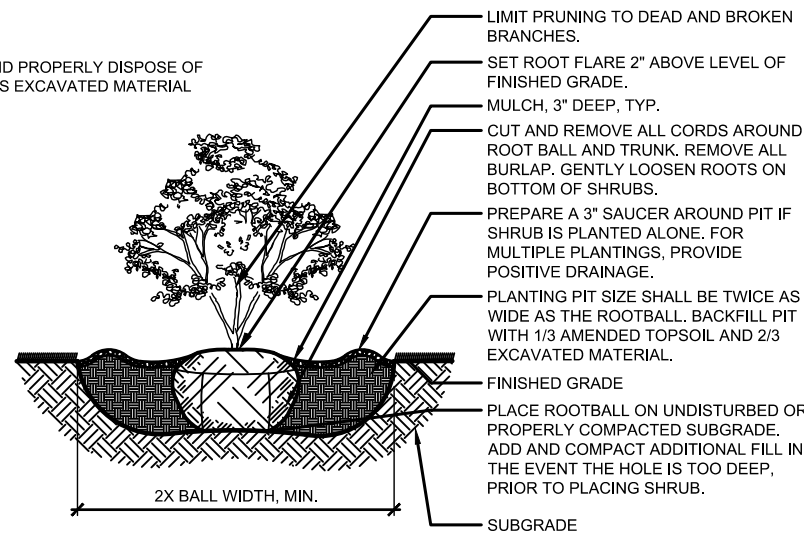
2X BALL WIDTH, MIN.

DECIDUOUS TREE PLANTING



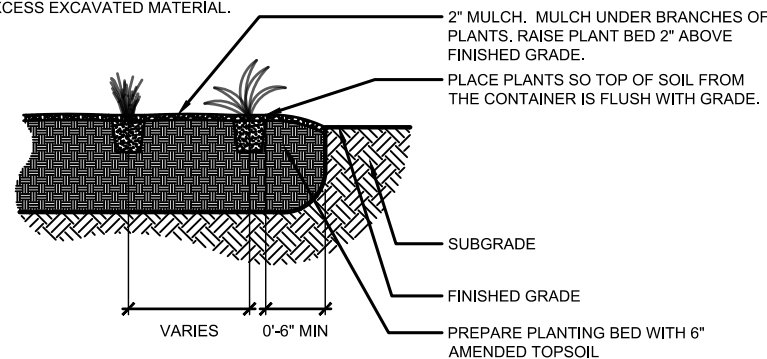
DECIDUOUS TREE ON A SLOPE PLANTING

NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL



5 SHRUB B&B PLANTING
L3

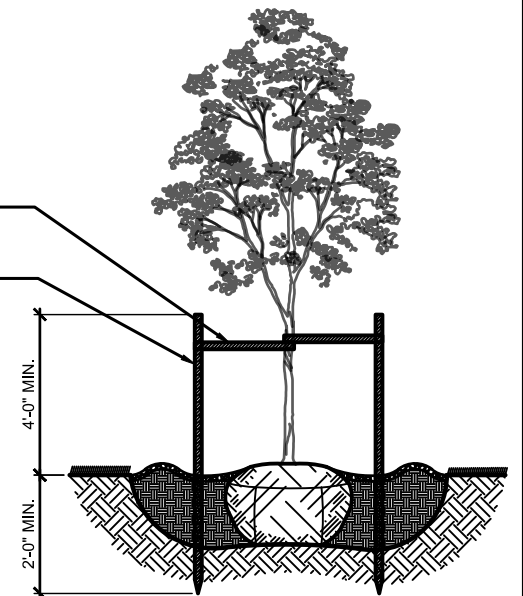
NOTE:
REMOVE AND PROPERLY DISPOSE OF
ANY EXCESS EXCAVATED MATERIAL.



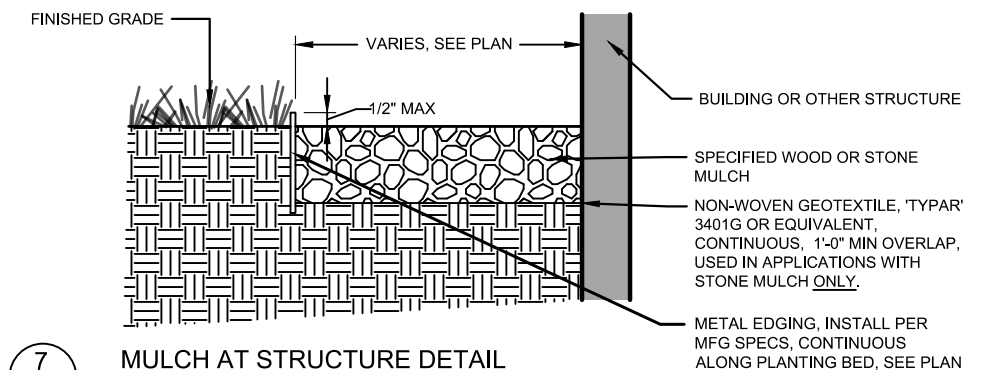
6 PERENNIAL PLANTING
L3

STRAPPING TO BE 2" NYLON OR POLYESTER WEBBING OR OWNER APPROVED ALTERNATE. NO METAL OR WIRE. ATTACHED 6" MIN. BELOW TOP OF STAKE. KEEP LOOSELY FITTED AROUND TRUNK.

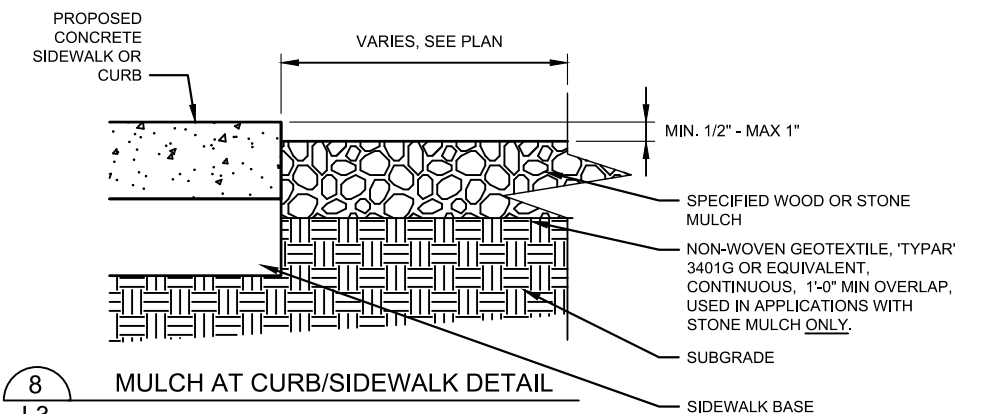
MIN. 2" WOOD OR METAL POST, PLACE
PARALLEL TO PREVAILING WINDS ON
SITE.



3 DECIDUOUS TREE STAKING



MULCH AT STRUCTURE DETAIL



8 MULCH AT CURB/SIDEWALK DETAIL

		NO.	DATE	REVISION	BY
PROJECT DATE: .	DRAWN BY: Init	.	.	.	.
	DESIGNED BY: Init	.	.	.	.
	CHECKED BY: Init	.	.	.	.

PLOT DATE: 7/26/2024 11:43 AM. G:\22\22520\22520001\CADD\Construction Documents\22520001 Landscape Plan.dwg



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FUNDING | PLANNING | ENVIRONMENTAL

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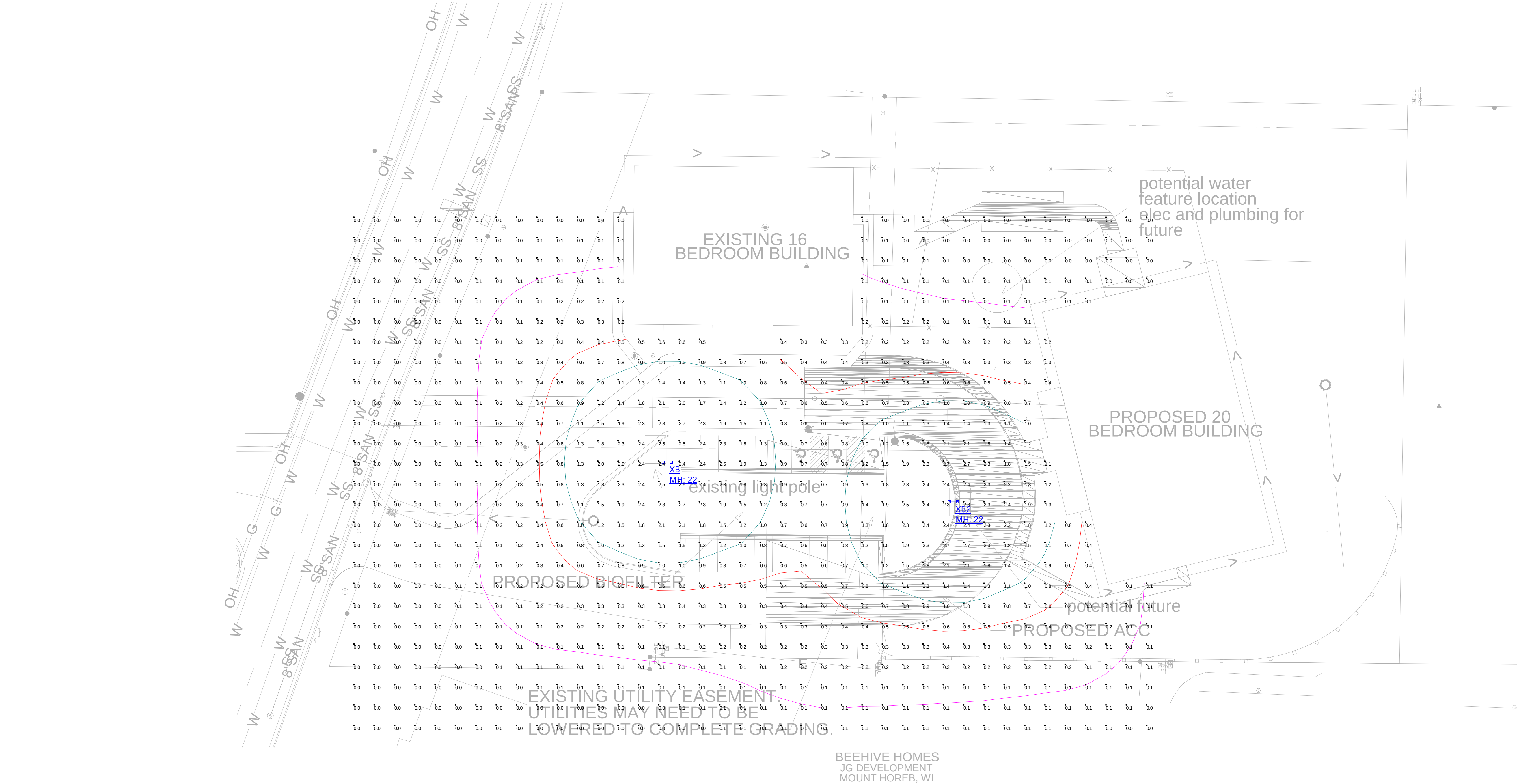
© MSA Professional Services, Inc.

BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

LANDSCAPE DETAILS

PROJECT NO.
2520001

SHEET
L3



Luminaire Schedule							
Symbol	Qty	Label	Manufacturer	Description	Arrangement	LLF	Luminaire Lumens
	1	XB	LUMARK	PRV-A40-D-UNV-T5-BZ	Back-Back	0.900	14045
	1	XB2	LUMARK	PRV-C25-D-UNV-T5-BZ	Back-Back	0.900	14045

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.50	2.8	0.0	N.A.	N.A.

1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.



Revisions	
#	Comments

Drawn By: MB	Project #:14921
Date:7/23/2024	Scale:1"=20'-0"

PHOTOMETRIC FLOOR PLAN	BEEHIVE MIDDLETON, WI
------------------------	-----------------------

BEEHIVE- BLD 2,
20 RESIDENT CBRF -
CNA

325 N. 8th Street
Mount Horeb, WI 53572

PLAN
COMMISSION
SUBMITTAL

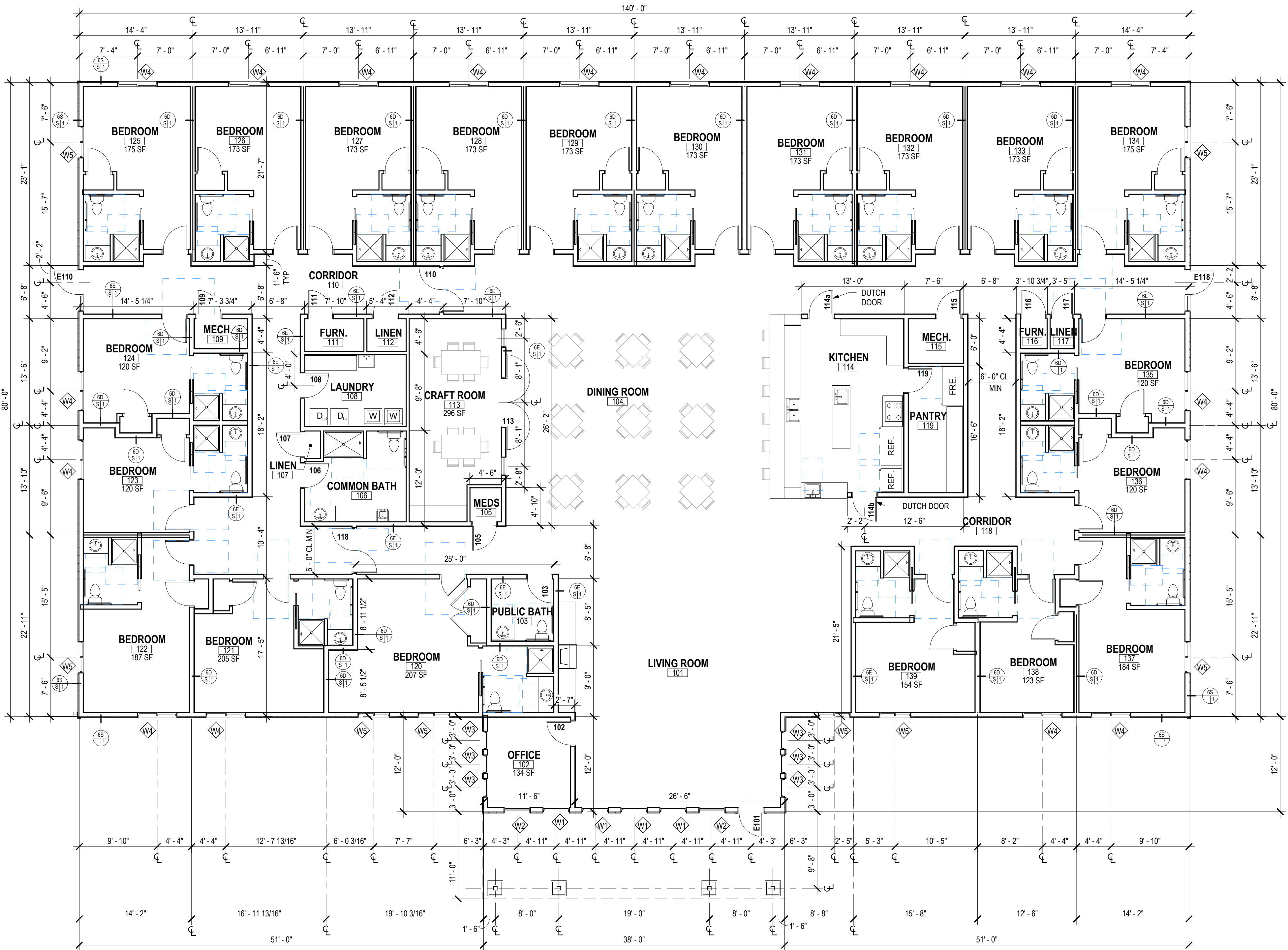
DATE OF ISSUE: 07/29/2024

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NOT FOR
CONSTRUCTION

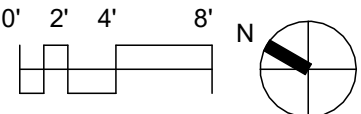
PROJECT # 24043

FIRST FLOOR PLAN

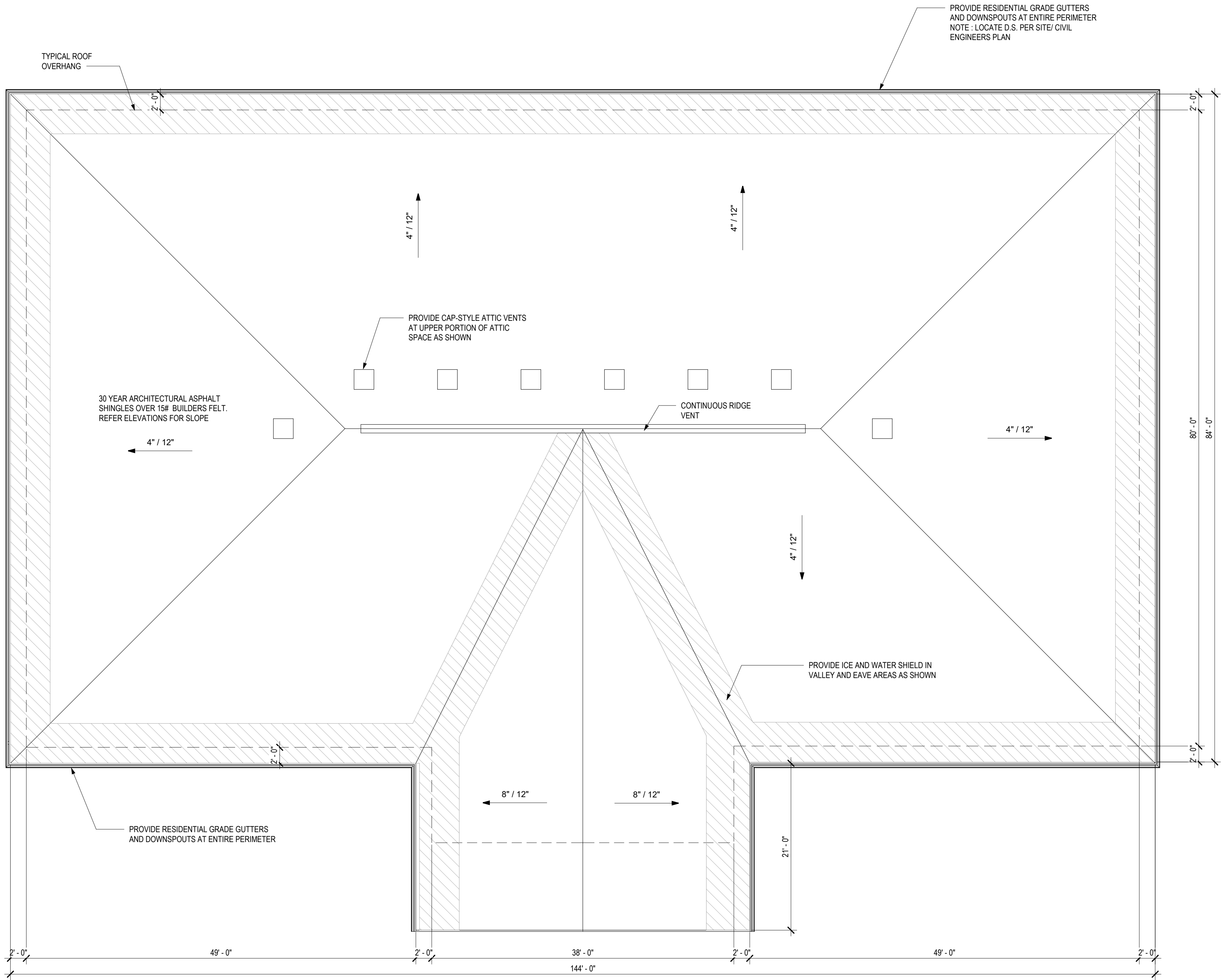
A1.1



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



7/30/2024 9:45:55 AM Autodesk Docs: /24043 - Beehive Housing NewConstruction24043 - Beehive Housing - NewConstruction.rvt



- ROOF PLAN GENERAL NOTES
- A.

ROOFING TO BE ASPHALT SHINGLES - REFER TO ROOF TYPE R50.
- B.

ROOF PLUMBING VENT PIPE PENETRATIONS NOT SHOWN. COORDINATE QUANTITY AND LOCATIONS WITH PLUMBING CONTRACTOR.
- C.

PROVIDE ICE & WATER SHIELD @ ALL EAVES 3' BEYOND EXTERIOR WALL.
- D.

PROVIDE ICE & WATER SHIELD @ ALL VALLEYS 3' ON EACH SIDE OF VALLEY.
- E.

COORDINATE DOWNSPOUT CONNECTIONS TO SEWER W/ CIVIL PLANS. PROVIDE SPLASH BLOCKS @ DOWNSPOUTS THAT SPILL ONTO GRADE.

DIMENSIONIV

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20 RESIDENT CBRF -
CNA

325 N. 8th Street
Mount Horeb, WI 53572

PLAN
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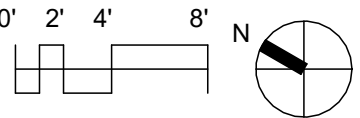
DATE OF ISSUE: 07/29/2024

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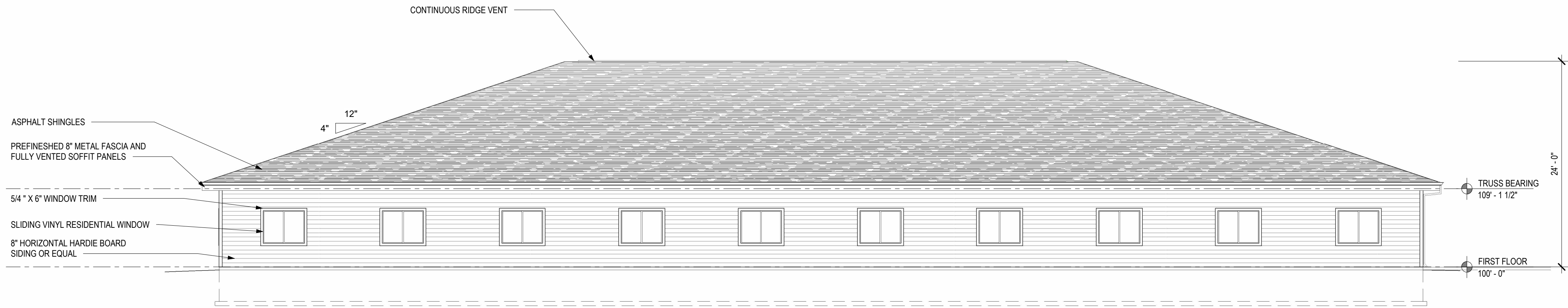
PROJECT # 24043

ROOF PLAN

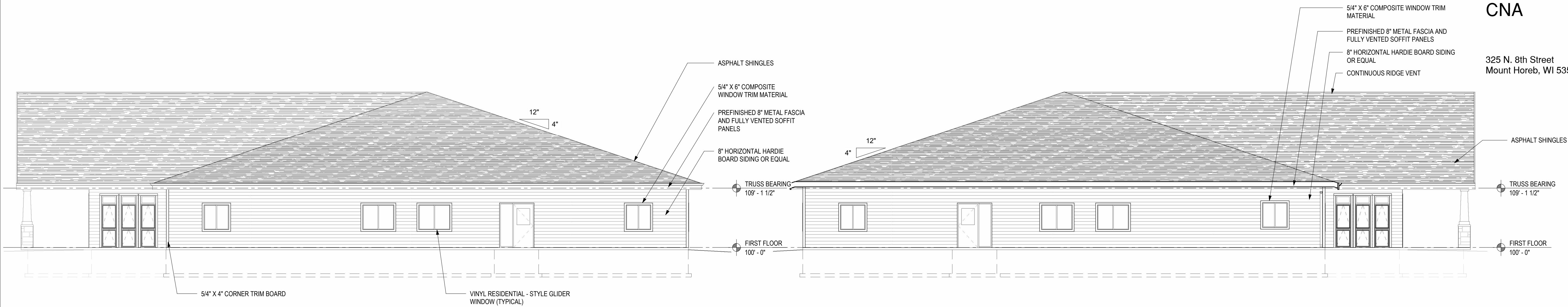
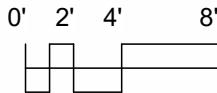
A1.3



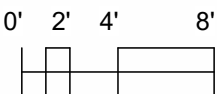
7/30/2024 9:42:02 AM Autodesk Docs (2/24/25 Beehive Housing NewConstruction24043 - Beehive Housing - NewConstruction.rvt



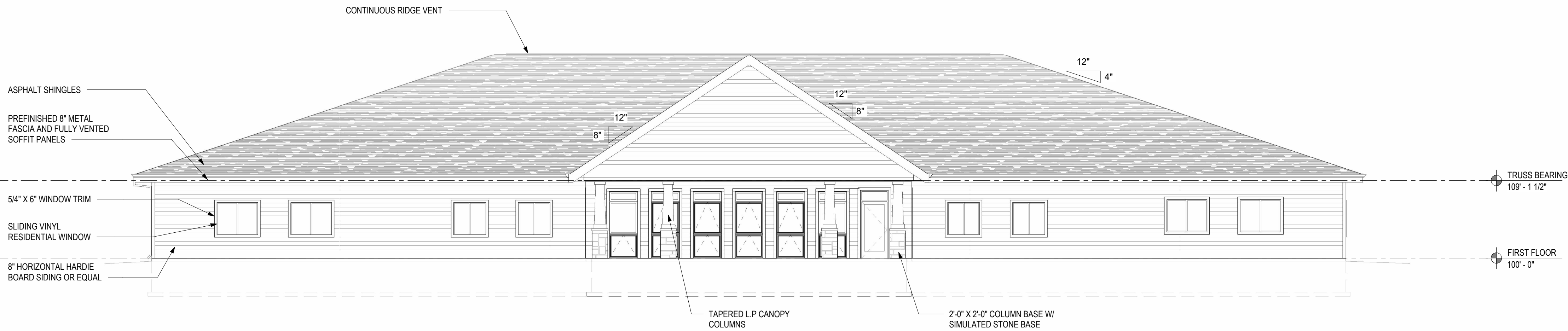
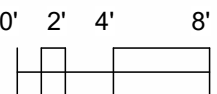
3 NORTH ELEVATION
1/8" = 1'-0"



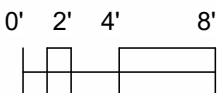
4 EAST ELEVATION
1/8" = 1'-0"



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



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



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CNA**

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Mount Horeb, WI 53572

DATE OF ISSUE: 07/29/2024

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PROJECT # 24043

**EXTERIOR
ELEVATIONS**

A2.0

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1 Front View - Mountain Sage



2 Back View - Mountain Sage

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325 N. 8th Street
Mount Horeb, WI 53572

DATE OF ISSUE: 07/29/2024

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PROJECT # 24043

EXTERIOR
RENDERINGS

A2.1

Project		Catalog #	PRV-C25-740-D-UNV-T5-SA-BZ	Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Product Certifications



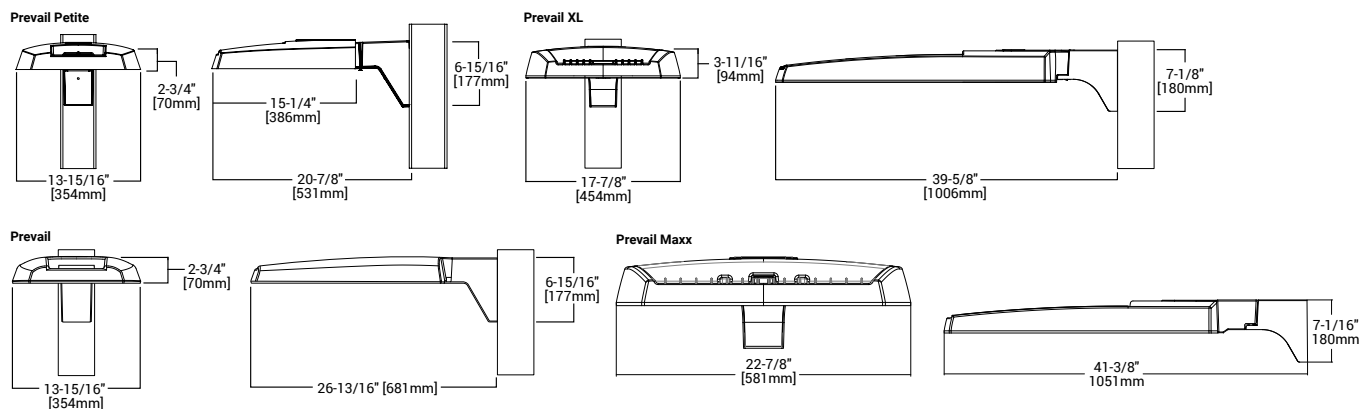
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ^{1,2}	Light Engine ⁴	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	740 =70CRI, 4000K 727 =70CRI, 2700K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	D =Dimming (0-10V)	UNV =Universal (120-277V) H =High Voltage, 347-480V 8 =480V ⁵ 9 =347V DV =DuraVolt (277-480V) ^{5,6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA =Fixed Mast Arm ²⁷ WM =QM Wall Mount Arm ADJA-WM =Adjustable Arm-Wall Mount ²⁹ ADJA =Adjustable Arm-Pole Mount ²⁹ ADJS =Adjustable Arm-Slipfitter, 3" vertical tenon ²⁹ SP2 =Adjustable Arm-Slipfitter, 2 3/8" vertical tenon ^{27,29}	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens						
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens						
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Compliant ³ TAA-PRV-M =Prevail Maxx TAA Compliant ³	C200 =(9 LED) 48,000 Nominal Lumens C225 =(9 LED) 56,000 Nominal Lumens C250 =(9 LED) 65,000 Nominal Lumens C275 =(9 LED) 73,000 Nominal Lumens						
Options (Add as Suffix)			Accessories (Order Separately) ^{20,21}				
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ CC =Coastal Construction finish ¹⁰ HSS =House Side Shield ⁸ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV/10kA UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device HA =50°C High Ambient Temperature ⁹ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ FADC =Field Adjustable Dimming Controller ³⁰ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height ^{12,13} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height ^{12,13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting Height ^{12,13}			SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height ^{12,14} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height ^{12,14} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height ^{12,14,27,28} WPS2XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17} WPS4XX =WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17} WLS2XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12,15,16,17} WLS4XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12,15,16,17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18,19}				
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions I8500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS or SPB). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).			PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁸ PRVXLMA-XX =Mast Arm Mounting Kit ²⁸ PRVXLWM-XX =Wall Mount Kit ²⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁸ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁸ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁷ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁷ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁷ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 3" to 2-3/8" PRV/COB-FDV =Full Drop Visor ²³ PRVXL/COB-FDV =Full Drop Visor ¹⁸ HS/VERD =House Side Shield Kit ^{8,24} VGS-F/B =Vertical Glare Shield Kit, Front/Back ²⁴ VGS-SIDE =Vertical Glare Shield Kit, Side ²⁴ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module (7-PIN) ²⁶				

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul		
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card	V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

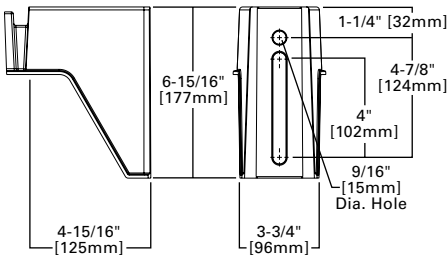
Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail PRVS-XL =Prevail XL	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV

NOTES:

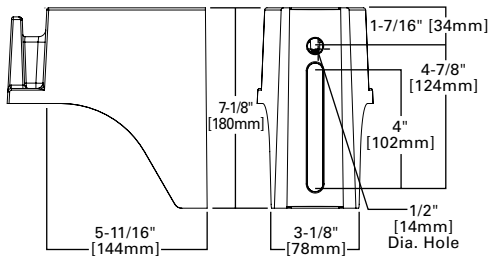
- All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
- Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

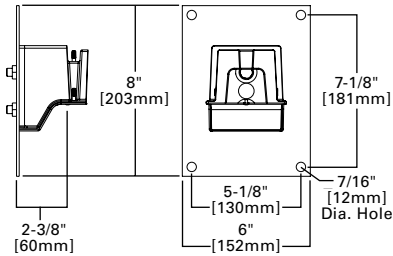
SA=QM Pole Mount Arm (PRV & PRV-P)



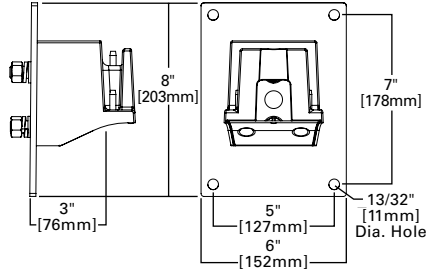
SA=QM Pole Mount Arm (PRV-XL)



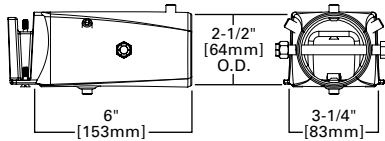
WM=QM Wall Mount Arm (PRV & PRV-P)



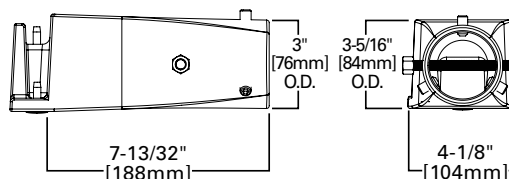
WM=QM Wall Mount Arm (PRV-XL)



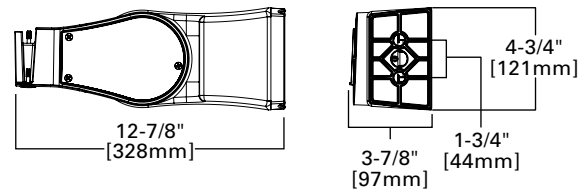
MA=QM Mast Arm (PRV & PRV-P)



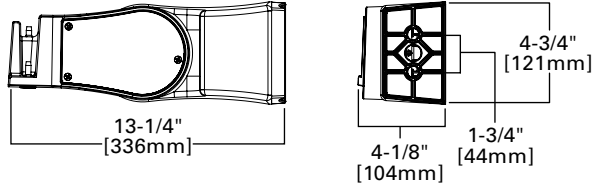
MA=QM Mast Arm (PRV-XL)



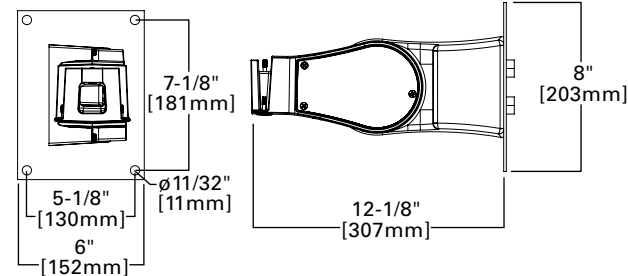
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



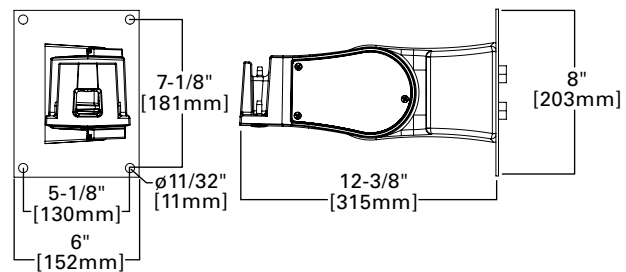
ADJA=Adjustable Arm Pole Mount (PRV-XL)



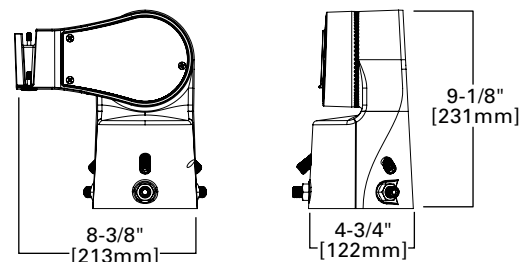
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



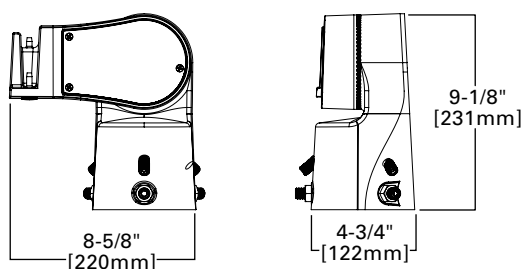
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

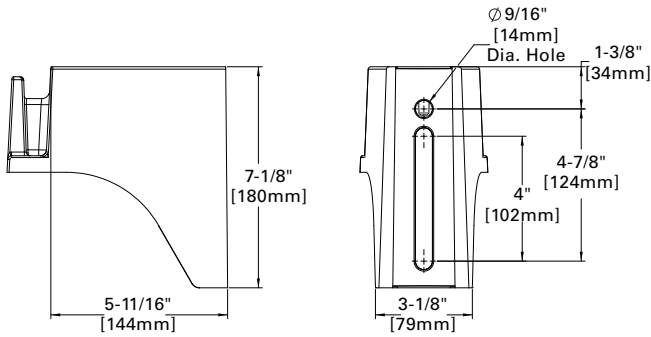


ADJS=Adjustable Slipfitter 3 (PRV-XL)

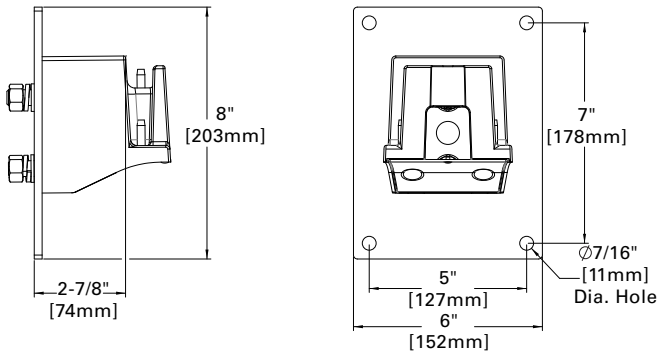


Mounting Details

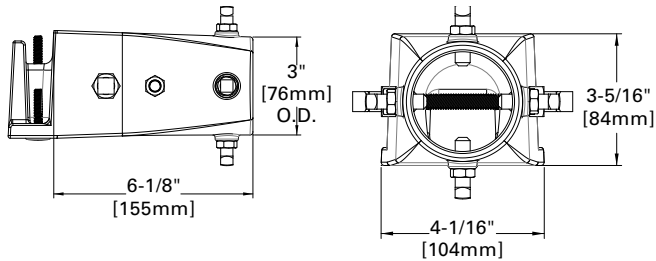
SA=QM Pole Mount Arm (PRV-M)



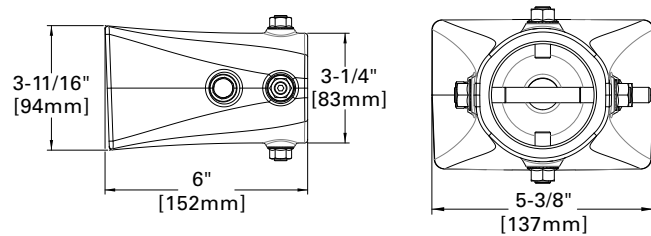
WM=QM Wall Mount Arm (PRV-M)



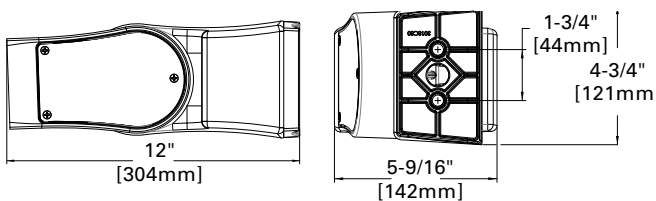
MA=QM Mast Arm (PRV-M)



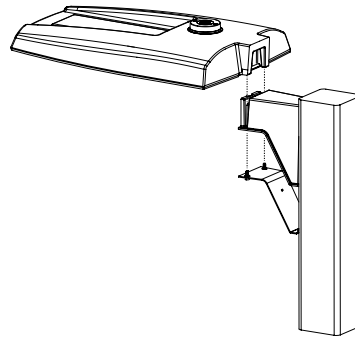
FMA=Fixed Mast Arm (PRV-M)



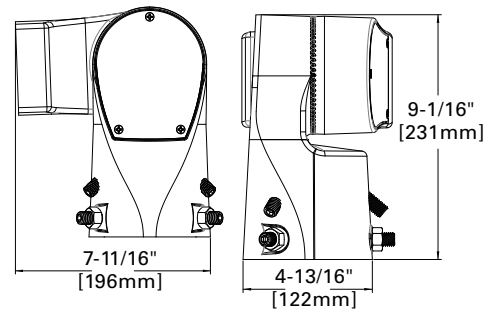
DM=Direct Pole Mount Arm (PRV-M)



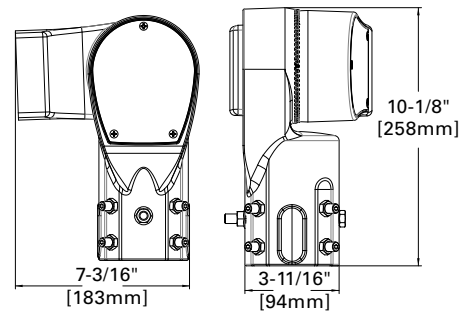
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



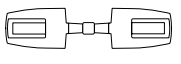
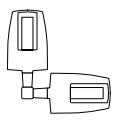
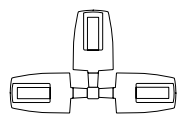
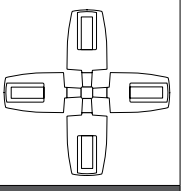
SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

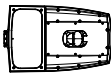
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

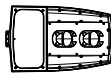
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



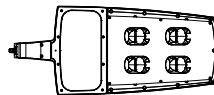
PRV-C15
(7,100 Nominal Lumens)



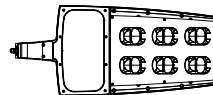
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



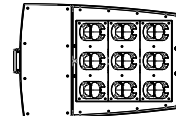
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



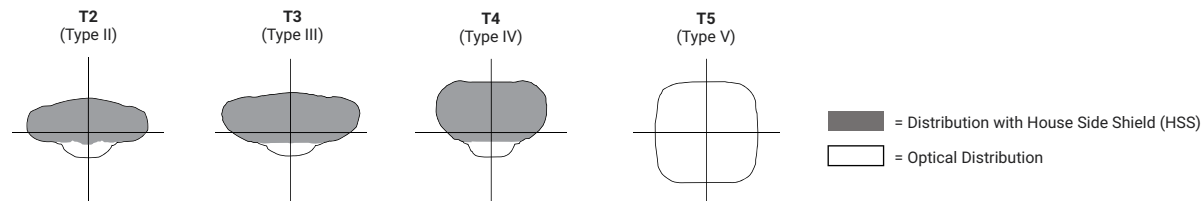
PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



PRV-M-PA6X
(50,000/60,000/70,000/80,000 Nominal Lumens)



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL					Prevail Maxx			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution ¹																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

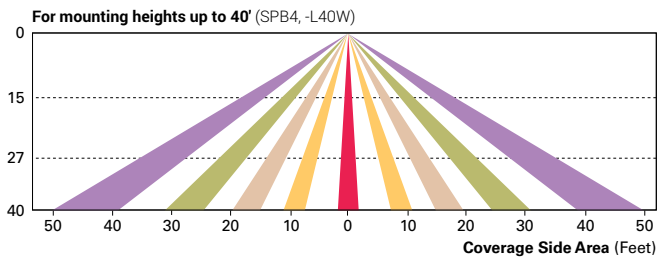
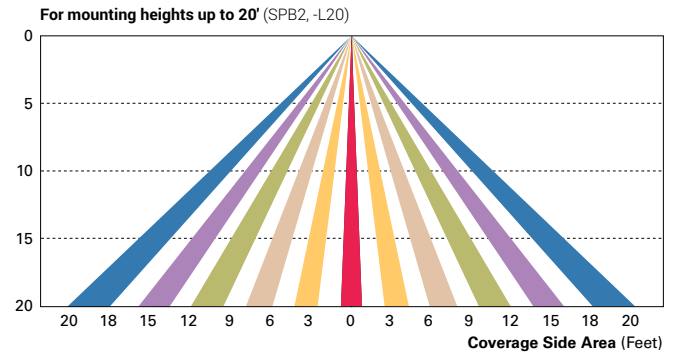
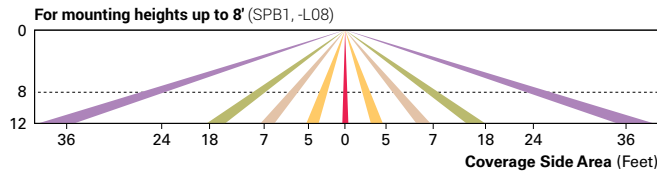
Note: +/-5% typical value

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacles.

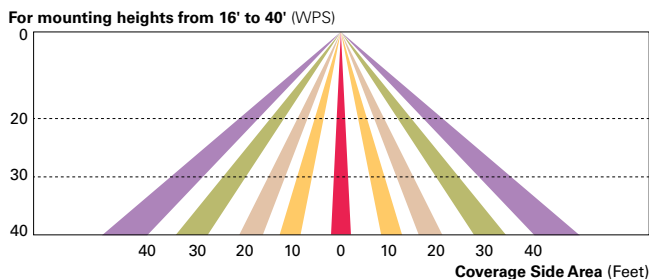
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: September 25, 2024
Re: Proposed Zoning Map Amendment from Planned Development with underlying Elderly Housing Residential (R-4) zoning to a modified Planned Development - General Development Plan (GDP) for a 1-Story Multi-Family Building at 325 N. 8th Street for Gates Village, LLC.

Introduction

Project Overview

Gates Village, LLC (Amber and Adam Gates) have submitted a General Development Plan (GDP) for 325 N. 8th Street for Plan Commission review. The project is proposed on the east side of North 8th Street, north of the Union Cemetery on the existing Beehive Homes of Mount Horeb property adjacent to residential neighborhoods. The property is currently zoned Planned Development with underlying Elderly Housing Residential (R-4) zoning that was approved in 2017. The approval included:

- Approval of a 3 building phased development of multi-family residential under the R-4 Zoning District.
- No flexibilities were granted as part of the GDP from the baseline standards of the R-4 Zoning District.
- The GDP enabled vested rights on the property for the development of Community-Based Residential Facilities (CBRF) multi-family residential.
- A condition of approval as part of the GDP included the entire project shall remain under the same ownership, management, and maintenance; unless given permission to divide ownership, management, and/or maintenance through an amended GDP.

Phase 1 of the project (one 16-unit CBRF multi-family residential building) also received SIP approval in 2017 and has since been constructed. That included the following conditions:

- The same ownership, management, and maintenance condition as the GDP.
- A reconfiguration of the parking lot/vehicle circulation drive in future phases to accommodate additional buildings and development on the site.

The proposed amendment of the GDP is to accommodate one 20-unit CBRF multi-family residential building on the far eastern end of the site. The existing 16-unit building on the northern side of the site is planned to remain unchanged. Other proposed site improvements include reconfiguration of the internal

parking and vehicle access to form a circle pattern on the site, sidewalk connections between the buildings and an outdoor patio area for residents, landscaping, lighting, and stormwater management.

Notable changes from the 2017 approved GDP submittal include:

- Two total multi-family residential buildings on the site instead of three
- One new 20-unit multi-family residential building instead of two 16-unit buildings
- Reconfigured outdoor patio and sidewalk connections between the buildings

The project has conceptually been brought before the Plan Commission in August for review and comment. Today, the requested General Development Plan (GDP), if approved by the Village, would establish the new zoning on the subject property. It is anticipated that the project will pursue approval of the Specific Implementation Plan (SIP) for design and operational details in September as well.

Zoning

The site is currently zoned Planned Development with an approved GDP and underlaying Elderly Housing Residential (R-4) zoning. The original GDP was approved in 2017, and this is the first proposed amendment to that approval.

Through the proposed GDP rezoning, the property will be modifying the existing GDP and using the Elderly Housing Residential (R-4) zoning district as the comparable district under the Planned Development.

Section 17.40(2) lists the purpose and permitted land uses of the R-4 zoning district. This includes dwelling units for the elderly or handicapped individuals. The existing Community Living Arrangements (16+ residents) land use is a facility regulated under state law that accommodates housing for these groups, among others. This land use is consistent with the R-4 zoning district and previously approved GDP for the property. All other existing permitted and conditional principal, accessory, and temporary land uses in the R-4 district would remain the same.

Currently, Community Living Arrangement land uses are limited to the following standards:

- No community living arrangement shall be established within 2,500 feet of any other such facility, regardless of capacity.
- The total capacity of all community living arrangements (of all capacities) in the Village shall not exceed 1% of the Village's population (unless specifically authorized by the Village Board following a public hearing).
- Parking requirements. One space per every three residents.

Chart 1 Lot, Yard, and Building Requirements provides the bulk dimensions for the R-4 district:

Lot and Density Requirements		
	Village Standards	Proposed
Min. Lot Area	1,800 sf/unit (64,800 sf)	132,422 sf
Min. Lot Width	20'/unit (720')	280'
Min. Street Frontage	20'/unit (720')	280'
Max. Number of Floors	2 floors	1 floor
Max. Building Height	35'	24'
Min. Landscape Surface Ratio	60%	58%
Max. Impervious Surface Ratio	40%	42%

Minimum Building Setbacks		
	Village Standards	Proposed
Front or Street	30'	55'
Side	15'	36'/34'
Rear	25'	67'
Accessory Structures	5'	Unknown

Section 17.20(3)(i) provides the minimum required off-street parking space standards for Community Living Arrangements, which are one space per every three residents. There is proposed to be a total of 36 units/residents, which would require 12 on-site parking stalls to be provided. There are 20 proposed.

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

Comprehensive Plan

The Village's 2022 Comprehensive Plan designates the site in the Government and Institutional category which is defined as "public or public-related land area and buildings such as schools, cemeteries, churches, public buildings, public parking lots, hospitals, assisted living, and public utilities." The land use recommendation also includes requirements for high-quality site design, building design, landscaping, lighting, and signage; an adequate street system to handle increased traffic demands; buffering to nearby residential uses, and no increased demand for on-street parking.

Other relevant goals, objectives, and policies from the plan that align with the proposed development include the following:

- Provide a variety of housing types, densities, arrangements, and costs to accommodate the needs, desires, and life cycles of existing and future residents.
- Promote infill and redevelopment practices to help diversify the community's housing supply.
- Guide new housing to areas within the Village with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.

Project Ownership

The land is currently owned by the applicant and proposed developer, Gates Village, LLC (Amber and Adam Gates).

Background Information about Planned Developments

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility and control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns.
- General Development Plan (GDP) to establish the unique zoning district.
- Specific Implementation Plan (SIP) to approve design and operation details.

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required at a subsequent date. The SIP submittal requires all of the details of development, including specific exterior materials and colors, floor plans, detailed exterior lighting plans, and detailed landscaping plans.

Formal General Development Plan (GDP) Review

Requested Flexibility from Zoning Ordinance Requirements:

The proposed GDP identifies the following items of flexibility from the standards of the R-4 zoning district and 2017 GDP approved for the site:

1. A **New Owner and Operator of the Facility and Site**. A condition of approval as part of the GDP included the entire project shall remain under the same ownership, management, and maintenance; unless given permission to divide ownership, management, and/or maintenance through an amended GDP. The property and proposed development are under different ownership than in 2017.
2. A **Different Building Configuration and Unit Count**. The previously approved GDP in 2017 included three total CBRF buildings on the property each with 16 units for a total of 48 units. The proposed development includes two CBRF buildings on the property for a total of 36 units.
3. The **Maximum Impervious Surface Ratio** established for the R-4 district in Chart 1 Lot, Yard, and Building Requirements of the Zoning Ordinance is 40%. The proposed development includes 42% impervious surfaces on the site.
4. The **Minimum Lot Width and Minimum Street Frontage at the Right-of-Way** established for the R-4 district in Chart 1 Lot, Yard, and Building Requirements of the Zoning Ordinance is 20' per dwelling unit. Based on 36 proposed dwelling units, this would require 720' of lot width and street frontage for the lot. The existing lot is 280' wide at the 8th Street right-of-way.

Analysis of Requested Flexibilities

The project's proposed flexibilities are mainly needed because of the change in ownership that occurred with the sale of the property and the proposed new owner's reconfiguration of the phasing plan that was approved as part of the 2017 GDP. The project is being reduced in scale from the past approval and generally aligns with the past plan's approach to phasing.

Additionally, the minimum lot width and minimum street frontage at the right-of-way standards identified above look to have been missed as part of the past GDP's required list of flexibilities from the R-4 standards. Since the new owner is required to amend the GDP regardless, this additional flexibility is added to bring the amended GDP into conformance.

Finally, the new flexibility identified as part of this GDP amendment is the maximum impervious surface ratio. As previously discussed with the Plan Commission, the Village has very low impervious surface maximums and they are not reflective of modern development, especially given that new development like this project is required to have its own on-site stormwater management. The seemingly arbitrary 40% maximum in the R-4 district is out of date given the densities permitted within this GDP, modern development practices, and the applicant's conformance to stormwater management standards.

In total, the proposed flexibilities within the proposed amendment to the GDP are generally consistent with the 2017 approval, correct omissions within the last approval, address outdated Village standards, and advance the goals and recommendations of the Village's Comprehensive Plan and Housing Report.

Additional Review

The following are observations of the proposed project, many of which will be further reviewed through the SIP stage.

1. See the SIP review memo for more information.
2. Requested Zoning Flexibility: I support granting flexibility for the identified items above given the general consistency of the proposed project in relationship to the 2017 GDP.

Village Planner's Recommendations Regarding the GDP

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including those items noted below:

1. The proposed flexibility to allow a new owner and operator of the facility and site should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow a different building configuration and unit count should be granted as proposed in the GDP submittal.
3. The proposed flexibility to allow the maximum impervious surface ratio of the lot to exceed 40% up to 45% should be granted as proposed in the GDP submittal.
4. The proposed flexibility to allow the minimum lot width and minimum street frontage at the right-of-way to be less than 720' down to 280' should be granted as proposed in the GDP submittal.
5. The proposed flexibilities and conditions of approval that remain unchanged as previously approved in the 2017 GDP should be retained within this GDP amendment.
6. The entire proposed project shall remain under the same ownership, management, and maintenance; unless given permission to divide ownership, management, and/or maintenance through an amendment GDP.
7. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: September 25, 2024
Re: Specific Implementation Plan (SIP) and Design Review for a Proposed 1-Story Multi-Family Building at 325 N. 8th Street for Gates Village, LLC.

Introduction

Gates Village, LLC (Amber and Adam Gates) have submitted a Specific Implementation Plan (SIP) for 325 N. 8th Street for Plan Commission review. The project is proposed on the east side of North 8th Street, north of the Union Cemetery on the existing Beehive Homes of Mount Horeb property adjacent to a single and two-family residential neighborhood.

This project received General Development Plan (GDP) zoning approval in 2017, which included:

- Approval of a 3 building, phased development of multi-family residential under the R-4 Zoning District
- No flexibilities were granted as part of the GDP from the baseline standards of the R-4 Zoning District
- The GDP enabled vested rights on the property for the development of CBRF multi-family residential
- A condition of approval as part of the GDP included the entire project shall remain under the same ownership, management, and maintenance; unless given permission to divide ownership, management, and/or maintenance through an amended GDP.

Phase 1 of the project (one 16-unit CBRF multi-family residential building) also received SIP approval in 2017. That included the following conditions:

- The same ownership, management, and maintenance condition as the GDP
- A reconfiguration of the parking lot/vehicle circulation drive in future phases to accommodate additional buildings and development on the site

The applicant has formally submitted the proposed SIP for Plan Commission consideration at the September meeting. The SIP is consistent with the GDP also being considered at the September meeting.

The SIP application is proposed to accommodate one 20-unit CBRF multi-family residential building on the far eastern end of the site. The existing 16-unit building on the northern side of the site is planned to remain unchanged. Other proposed site improvements include reconfiguration of the internal parking and vehicle access to form a circle pattern on the site, sidewalk connection between the buildings with an outdoor patio area for residents, landscaping, lighting, and stormwater management.

Notable changes from the 2017 approved GDP submittal include:

- Two total multi-family residential buildings on the site instead of three
- One new 20-unit multi-family residential building instead of two 16-unit buildings
- Reconfigured outdoor patio and sidewalk connections between the buildings

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

Specific Implementation Plan Review

Gates Village, LLC (Amber and Adam Gates) and their design team have been working with Village Staff and the Plan Commission to refine their design. Pending approval of the General Development Plan at the September meeting, the SIP is consistent with the zoning requirements, inclusive of the zoning flexibilities approved in the GDP.

Specific SIP Flexibilities Consistent with the Approved GDP include:

1. New Owner and Operator of the Facility and Site: The GDP approved a new owner and operator of the facility and site. The SIP is consistent with the approved GDP.
2. Revised Building Configuration and Unit Count: The GDP approved two CBRF buildings instead of three and a total of 36 units instead of 48 units. The SIP is consistent with the approved GDP.
3. Maximum Impervious Surface Ratio: The GDP approved maximum impervious surface ratios of greater than 40% up to 45%. The SIP is consistent with the approved GDP.
4. Minimum Lot Width and Minimum Street Frontage at the Right-of-Way: The GDP approved smaller minimum lot widths and minimum street frontages at the right-of-way from 720' required down to 280'. The SIP is consistent with the approved GDP.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for 325 N. 8th Street for approval by the Village Board, subject to the waivers and requirements addressed at the end of this report, as discussed and approved by the Plan Commission.

Design Review Requirements per Section 17-14:

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

This review is based on the plan set provided by the applicant. This project complies with most Design Review requirements. Any items that do not comply with the Design Directives or requires Plan Commission discussion have been identified with underlined text.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - This requirement is met, pending Village Engineer review and approval of the grading plan.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - This requirement is met. Existing grade transitions to adjacent properties are maintained to the extent possible.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - This requirement is met. Existing grade transitions to adjacent properties are maintained to the extent possible.

2. Existing Site Vegetation and Other Natural Features:

- a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
 - This requirement is met. The majority of the property where the new development is proposed consists of turf grass today. No existing site vegetation is planned to be removed.
- 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. The larger development of the property was approved in 2017 and is in general conformance with the configuration of the future phases previously reviewed and approved by the Village.
- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - This requirement is met. Same as 3.a., above.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.
 - This requirement is met. The SIP is consistent with the R-4 zoning district setbacks.
- 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, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.
 - This requirement is not applicable, as the subject property is not located in the specified area.

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.
 - This requirement is met. The SIP is consistent with the R-4 zoning district standards.
- 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, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.
 - This requirement is not applicable, as the subject property is not located in the specified area.

6. Building Mass:

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

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
 - This requirement is not met. The building provides very little articulation along each facade. However, the proposed building style is consistent with the existing structure on site and the neighboring residential properties. I recommend that this standard be waived.
- 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. Doors, windows, and canopy-supporting pillars are provided along the western façade.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - This requirement is not applicable as this is a one-story structure.
- 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, as the subject property is not located in the specified area.

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 building materials include hardie board siding and residential windows on all four facades.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
 - This requirement is not met. No decorative hard surface material is proposed along the base of the new structure. However, the proposed building style is consistent with the existing structure on site and the neighboring residential properties. I recommend that this standard be waived.

9. Exterior Building Colors:

- a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
 - This requirement is not applicable, as the subject property is not located in the specified area.
 - 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. The proposed exterior building material colors include earth tones.

- iii. High gloss paints and other exterior finishes are not permitted.
 - This requirement is met on all portions of the building.
- iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - This requirement is met on all portions of the building with a consistent use of earth tone colors proposed.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met. The front façade of the building (west elevation) includes decorative design elements such as glass and canopy-supporting pillars.

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. No such windows are proposed.
- b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
 - This requirement is met. No such windows are 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 materials are proposed to be asphalt shingles that are consistent with the existing building on-site and the neighboring residential properties.
- b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - This requirement is met. A shingled roof is proposed.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - This requirement is met.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement is met. No rooftop mechanicals are proposed.

13. Exterior Building Appurtenances:

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

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is met. The main building entry awning/canopy structure is consistent with the character of the proposed new building and the existing building on-site.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement is not met. The main building entry awning/canopy structure is permanently affixed to the roof and building structure, but is consistent with the character of the proposed new building and the existing building on-site.
- c. Backlighting is prohibited.
 - This requirement is met.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - It is unknown if this requirement is met. No dumpster plans have been provided, but a concrete dumpster pad is shown on the plans that must meet minimum accessory structure setbacks.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - It is unknown if this requirement is met. No dumpster plans have been provided, but a concrete dumpster pad is shown on the plans that must meet minimum accessory structure setbacks.
- 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.
 - It is unknown if this requirement is met. No dumpster plans have been provided, but a concrete dumpster pad is shown on the plans that must meet minimum accessory structure setbacks.

16. Freestanding Canopy Structures:

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

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - This requirement is met. No outbuildings are proposed as part of this project. The outdoor resident patio is proposed to be surfaced in concrete, include sidewalk connections, and be surrounded by fencing.
- 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.
 - It is unknown if this requirement is met. No fencing heights, materials, elevations, or designs have been provided.

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 fixtures are decorative and consistent with the proposed design of the structure.
- 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. All fixtures are downward facing and directional in nature.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - This requirement is met.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - This requirement is met.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - It is unknown if this requirement is met. No freestanding light fixture heights have been provided.

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 proposed.
- 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. No new signage proposed.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or

stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.

- This requirement is not applicable. No outdoor display or storage is 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. No outdoor display or storage is proposed.

21. Pavement Materials:

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

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. An existing sidewalk connects 8th Street to the site and the sidewalk network will be continued to connect to the new proposed building.
- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - This requirement is met. See 22.a. above.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is not applicable. No pedestrian crossings are proposed within vehicle circulation areas.

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. The proposed new traffic circulation pattern is consistent with the approved 2017 long-term plan.
- 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. The proposed new traffic circulation pattern is consistent with the approved 2017 long-term plan.

- 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. The proposed new traffic circulation pattern is consistent with the approved 2017 long-term plan.
- d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
 - This requirement is not applicable, as the subject property is not located in the specified area.

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
 - This requirement is met. Surface parking is visually screened from the street by the grade of the site.
- 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, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - This requirement is not applicable, as the subject property is not located in the specified area.
- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
 - This requirement is not met. No bicycle parking is provided. However, this type of residential facility includes older residents or those with physical disabilities that will not require on-site bicycle parking. I recommend waiving this requirement.

25. Building Foundation Landscaping:

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

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is not applicable. The first phase of the project is adjacent to the 8th Street frontage and the proposed development does not include those portions of the site.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - This requirement is not applicable. The first phase of the project is adjacent to the 8th Street frontage and the proposed development does not include those portions of the site.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement is not met. A minimum of two canopy trees are required for the number of parking spaces (5 provided) and 300 landscaping points are required for the number of parking spaces (150 provided). I recommend additional canopy trees be provided along the northern or southern property line to act a buffer to neighboring properties to the north and south.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is not met.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - This requirement is not applicable, as the subject property is not located in the specified area.

Village Planner's Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for 325 N. 8th Street:

1. A recommendation to the Village Board that the Specific Implementation Plan for 325 N. 8th Street be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
3. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
 - a. 7.a. for the limited articulation provided along each building façade, as depicted.
 - b. 8.b. for the non-decorative and hard surface base along the building foundation, as depicted.
 - c. 14.b. for the structurally integrated permanent awning/canopy to be permitted on west façade, as depicted.
 - d. 24.d. for no provided on-site bicycle parking, as depicted

4. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. 15.a-c. dumpster plans that include elevations, materials, height, configuration, and meets the minimum 5' accessory structure setback.
 - b. 17.b. fencing plans that include heights, materials, elevations, and designs.
 - c. 18.e. freestanding light pole heights that meet the maximum 20' requirement.
 - d. 27.a. additional landscaping is provided on the north and/or south property lines to provide additional screening and to meet the parking lot landscaping requirements.
5. Village Engineer review and approval of the proposed Stormwater Management and Grading Plans.
6. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

AERIAL VIEW | LOOKING NORTH EAST



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



1 WEST ELEVATION
SCALE: N.T.S.

CLUBHOUSE
ROOFTOP
PATIO AREA

P2
PARKING LEVEL
ENTRANCE



2 EAST ELEVATION
SCALE: N.T.S.

1
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SEE ENLARGED
BUILDING ELEVATION
FOR TYPICAL
EXTERIOR BUILDING
MATERIALS &
SIGNAGE DESIGN



INTENDED WINDOW TREATMENT
@ 1ST FLOOR PARKING AREA

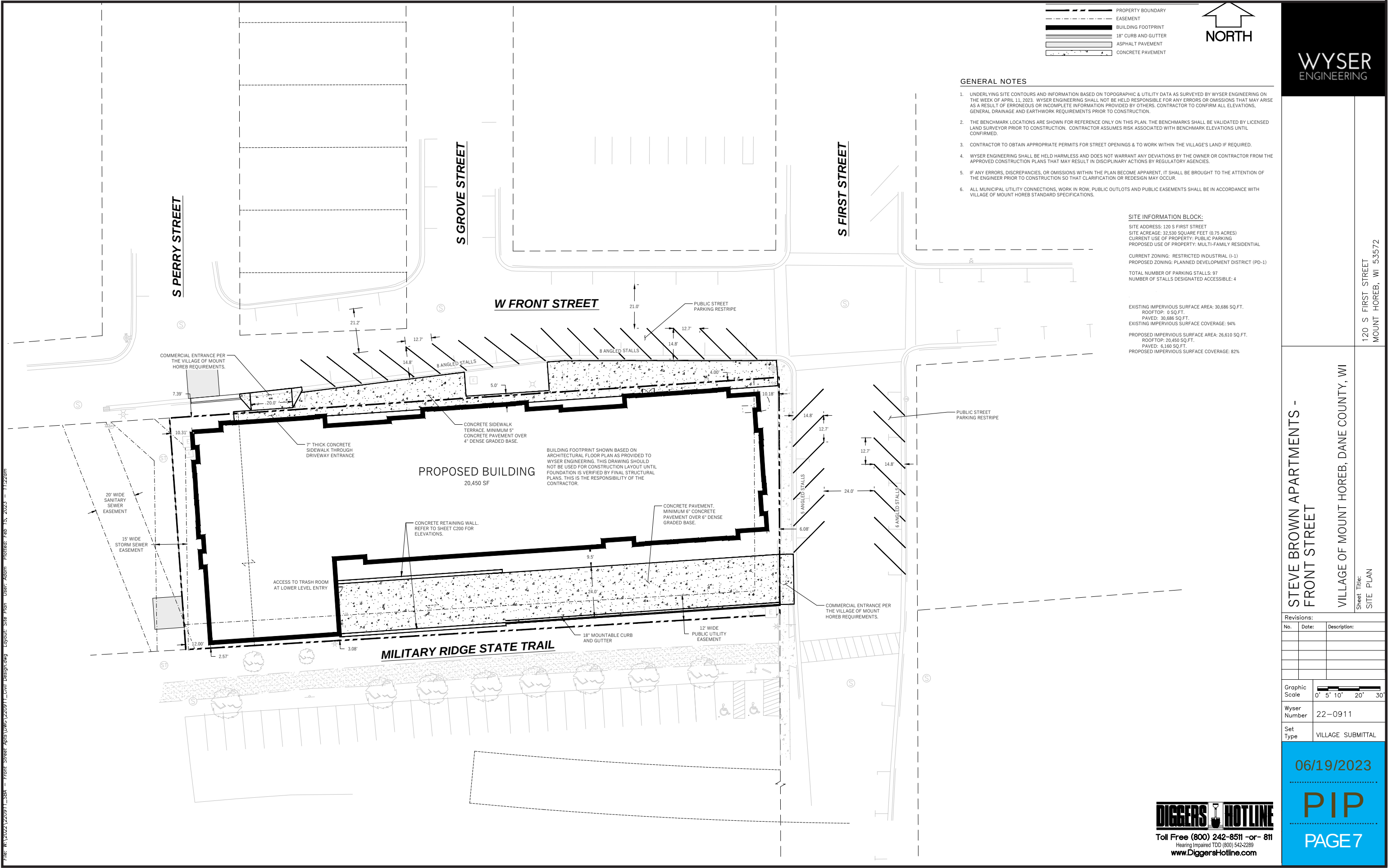
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\\fs-01\work\2022\220911_3564 - Front Street Apartments\220911_Civil Design.dwg Layout: Site Plan User: Adam Plot Date: Feb 15, 2023 1:12:40m

GENERAL NOTES

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

SITE INFORMATION BLOCK:

SITE ADDRESS: 120 S FIRST STREET
SITE ACREAGE: 32,530 SQUARE FEET (0.75 ACRES)
CURRENT USE OF PROPERTY: PUBLIC PARKING
PROPOSED USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL

CURRENT ZONING: RESTRICTED INDUSTRIAL (I-1)
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD-1)

TOTAL NUMBER OF PARKING STALLS: 97
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 4

EXISTING IMPERVIOUS SURFACE AREA: 30,686 SQ.FT.
ROOFTOP: 0 SQ.FT.
PAVED: 30,686 SQ.FT.
EXISTING IMPERVIOUS SURFACE COVERAGE: 94%

PROPOSED IMPERVIOUS SURFACE AREA: 26,610 SQ.FT.
ROOFTOP: 20,450 SQ.FT.
PAVED: 6,160 SQ.FT.
PROPOSED IMPERVIOUS SURFACE COVERAGE: 82%

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
SITE PLAN

120 S FIRST STREET
MOUNT HOREB, WI 53572

Revisions:

No.	Date:	Description:

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

Wyser Number: 22-0911

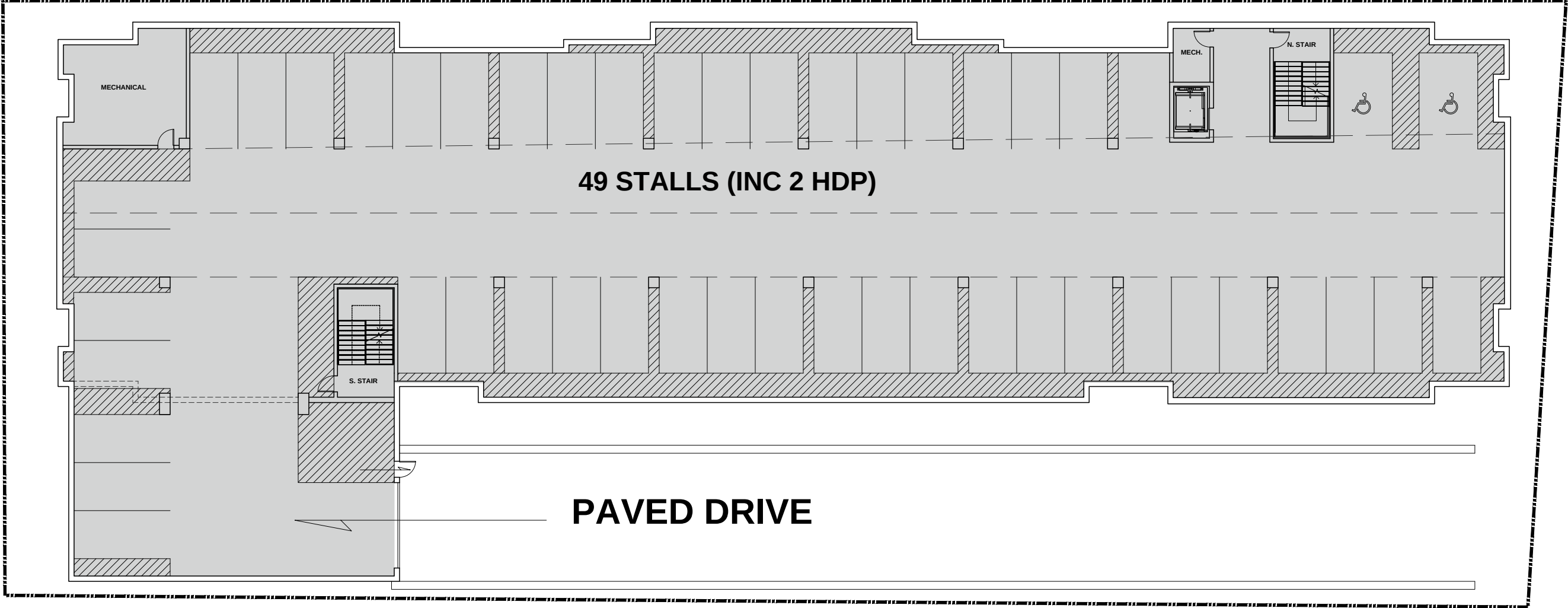
Set Type: VILLAGE SUBMITTAL

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

BUILDING FLOOR PLANS



LOWER PARKING LEVEL - P2 | 49 STALLS (2 HCP)

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

BUILDING FLOOR PLANS



2ND FLOOR PLAN | CLUBHOUSE & RESIDENTIAL

■ GROSS SQUARE FEET (GSF) = 18,020 SF + 2,092 SF ROOFTOP PATIO
■ NET SQUARE FEET (NET) = 17,296 SF + 2,092 SF ROOFTOP PATIO

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

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MT. HOREB, WI

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FRONT STREET STATION

MOUNT HOREB, WI

GENERAL DEVELOPMENT PLAN

SEPTEMBER 16, 2024

TABLE OF CONTENTS:

02	PROJECT SUMMARY & BUILDING STATISTICS	07	BUILDING ELEVATIONS NORTH & SOUTH SIDES
03	SITE PLAN & EXISTING CONDITIONS	08	BUILDING ELEVATIONS EAST & WEST SIDES
04	FLOOR PLANS LOWER PARKING LEVEL P2	09	PREVIOUS PROJECTS SAMPLE
05	FLOOR PLANS AT GRADE PARKING LEVEL P1 1 ST FLOOR		
06	FLOOR PLANS TYPICAL FLOOR PLAN		

Owner:
Steve Brown Apartments



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

Architect:
Brownhouse



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

Civil Engineering:
Wyser Engineering



Wade Wyse
300 East Front Street
Mount Horeb, WI 53572
Tel: (608) 437-1980
wade.wyse@wyserengineering.com

PROJECT OVERVIEW & BUILDING STATISTICS

Steve Brown Apartments is proposing a new multi-family development in Mt. Horeb's vibrant downtown. The ~.8-acre site is currently a municipal parking lot consisting of 89 spaces and bounded by *Front Street* to the North, *First Street* to the East, the *Military Ridge State Trail* to the South and industrial uses to the West. This site is included in TID #5 and included in the 2022 *Comprehensive Plan Proposed Land Use* as "central mixed use." We are requesting approval of the enclosed *General Implementation Plan* and believe it is in direct alignment with the vision of the *Comprehensive Plan* for this area and accomplishes many of the stated goals regarding Mt. Horeb's housing needs.

Comprehensive plan *Appendix A* suggests a need for increasing diverse housing units throughout the *Village* is a top priority of the next decade. Particularly, the *Appendix* indicates a need for non-owner-occupied housing units and single-person households in order to accommodate new families within the *Village*. Growth projections for Mt. Horeb estimate there will be more than 1000 new households within the *Village* but that the average households are also decreasing in size. *Appendix A* cites this trend of smaller households as an important to consider when evaluating and planning for Mt. Horeb's future housing stock. More specifically, an increase in multi-family units will provide a greater diversity in housing options in the *Village* and should be a top

priority. We believe the kind of infill development we are proposing is exactly what is being prescribed.

The development will include a single five-story building consisting of two levels of private and four levels of market rate apartments owned and operated by Steve Brown Apartments. The exterior of the building will showcase a mixture of stone, brick and siding products selected to build upon the existing architectural language of Mt. Horeb's downtown. The residences themselves will include a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom apartments and will be finished in high-end materials usually associated with condominiums or custom homes.

Pending entitlements, we intend to break ground in 2025 and deliver in the early summer of 2026.

As the owners and operators of North Cape Commons and having recently delivered 20 additional units at that site, we are extremely excited for this opportunity to again work with the *Village* and deliver an exceptional housing product.

1. SITE STATISTICS						2. PARKING STATISTICS:						
TOTAL SITE AREA		32,530.20 SF				UNDERGROUND SPACES		47 STALLS (2 HCP)				
BUILDING FOOTPRINT		18,885.73 SF				AT GRADE SPACES		42 STALLS (2 HCP)				
BUILDING COVERAGE RATIO		58.05%				ADDITIONAL POSSIBLE PUBLIC SPACES		11 DIA.				
PERVIOUS SURFACE AREA		9,882 SF (30%)				PARKING RATIO (SPACES/UNIT)		1.24				
IMPERVIOUS SURFACE AREA		22,648 SF (70%)										
NUMBER OF STORIES		5 (60 FT MAX.)										
3. ZONING CODE - VILLAGE OF MOUNT HOREB												
	Min. Lot Area Sq.ft.	Min. Lot Width (ft) (at front setback line)	Min. Street Frontage at Right-of-Way (ft.)"	Max. Building Height (ft.)/ Size	Max. Imper-vious Surface (%)	Principal Building Min. Front Yard (ft.)	Principal Building Min. Side Yard (ft.)	Principal Building Min. Rear Yard (ft.)	Acces-sory Building Max. Height (ft.)	Acces-sory Building Min. Distance from Side Lot Line (ft.)	Acces-sory Building Min. Distance from Rear Lot Line (ft.)	Design Review Req'd
CB REQ'D	2,000	24	N/A	50 max/ 20 min.	N/A	N/A	N/A	N/A	15	5	5	Yes
PROPOSED PROJECT	MET	MET	N/A	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES
4. BUILDING STATISTICS												
FLOOR #	USAGE					NET SQ. FT. (NET)		GROSS SQ. FT. (GSF)				
P1 LEVEL	LOWER PARKING LEVEL P2					17,946.55 SF		18,852.27 SF				
1ST FLOOR	AT GRADE PARKING LEVEL P1					17,937.86 SF		18,708.75 SF				
2ND FLOOR	RESIDENTIAL (18 UNITS/FLOOR)					17,393.54 SF		18,885.72 SF				
3RD FLOOR	RESIDENTIAL (18 UNITS / FLOOR)					17,393.54 SF		18,885.72 SF				
4TH FLOOR	RESIDENTIAL (18 UNITS / FLOOR)					17,393.54 SF		18,885.72 SF				
5TH FLOOR	RESIDENTIAL (18 UNITS / FLOOR)					17,393.54 SF		18,731.62 SF				
5. DWELLING UNIT MIX												
FLOOR	STUDIO	1 BED	2 BED/1 BATH	2 BED/2 BATH	3 BED/2.5 BATH	TOTAL						
2ND FLOOR	5 + 2 ANSI	4	2	4	1	18						
3RD FLOOR	7	4	2	4	1	18						
4TH FLOOR	7	4	2	4	1	18						
5TH FLOOR	7	4	2	4	1	18						
TOTAL	28	16	8	16	4	72						

SITE PLAN & EXISTING CONDITIONS



US POST OFFICE



FARMERS COOP

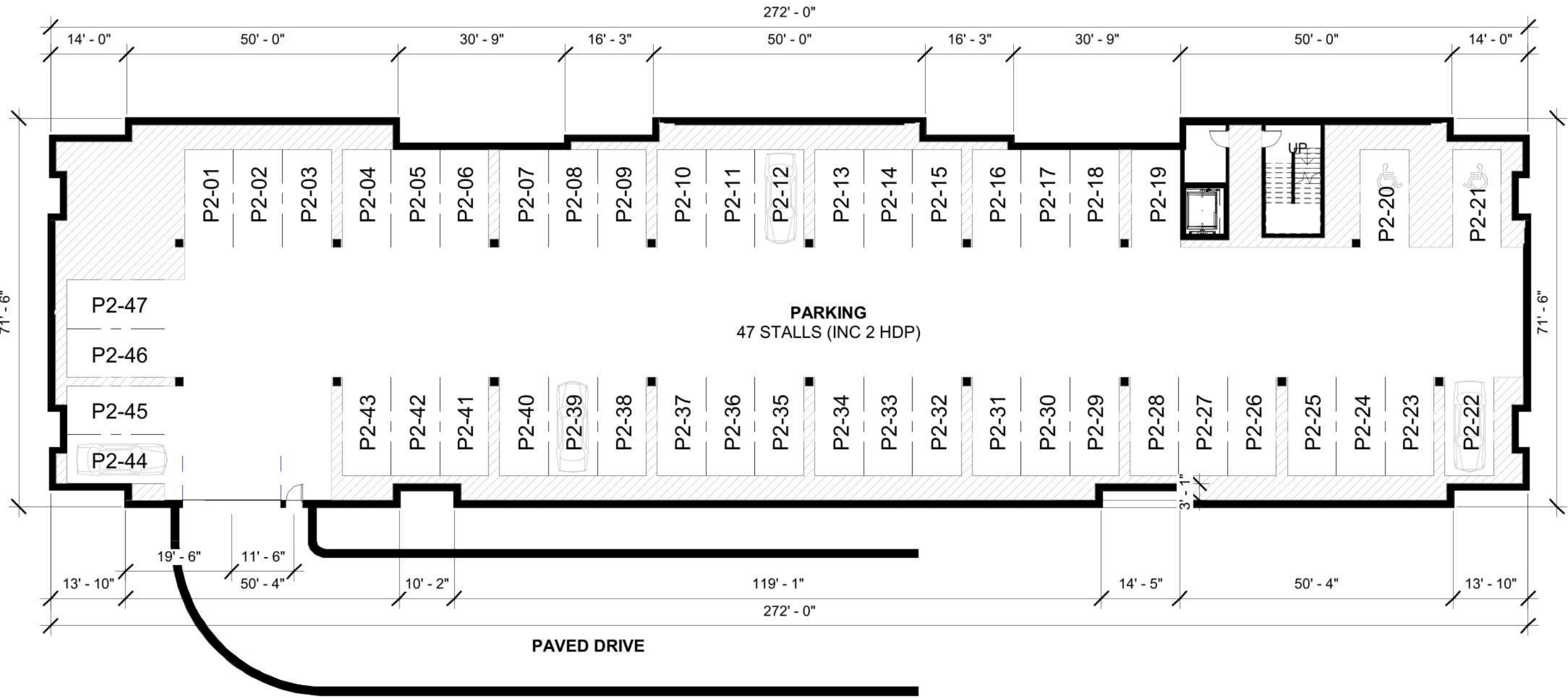


HOFF APARTMENTS



DULUTH TRADING COMPANY

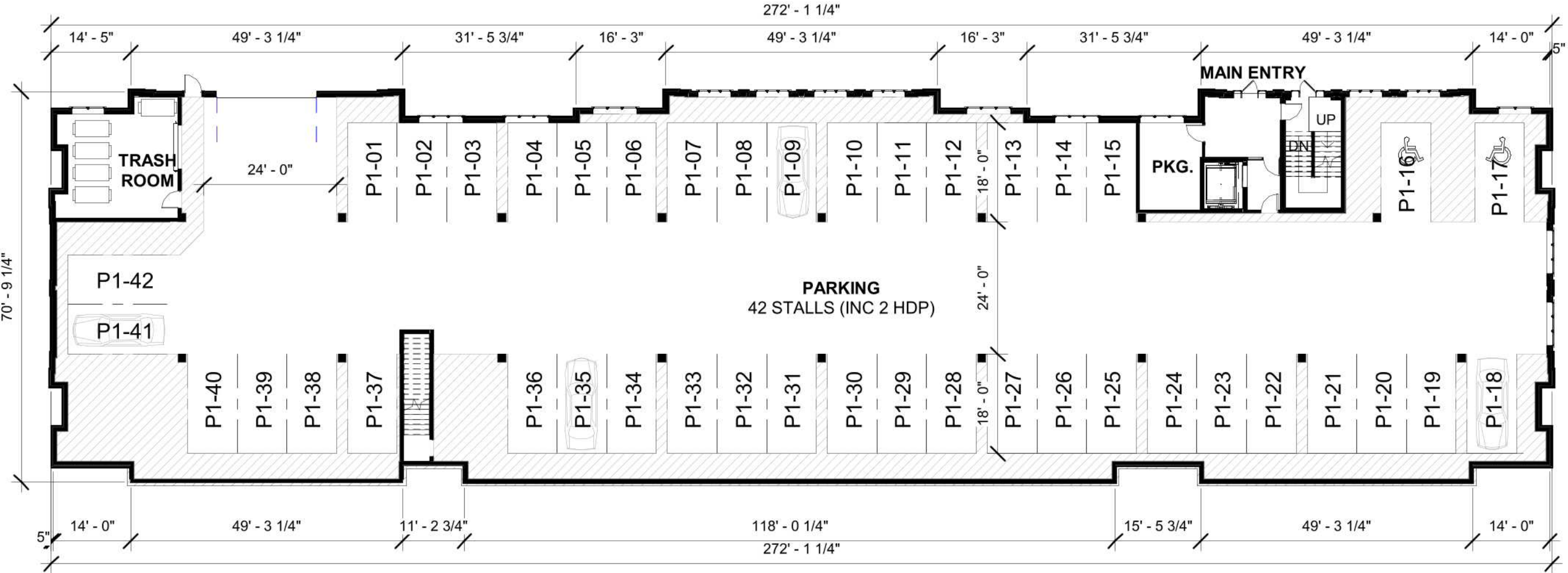
BUILDING FLOOR PLANS



LOWER PARKING LEVEL - P2 | 47 STALLS (2 HCP)

■ GROSS SQUARE FEET (GSF)	= 18,852.27 SF
■ NET SQUARE FEET (NET)	= 17,946.55 SF

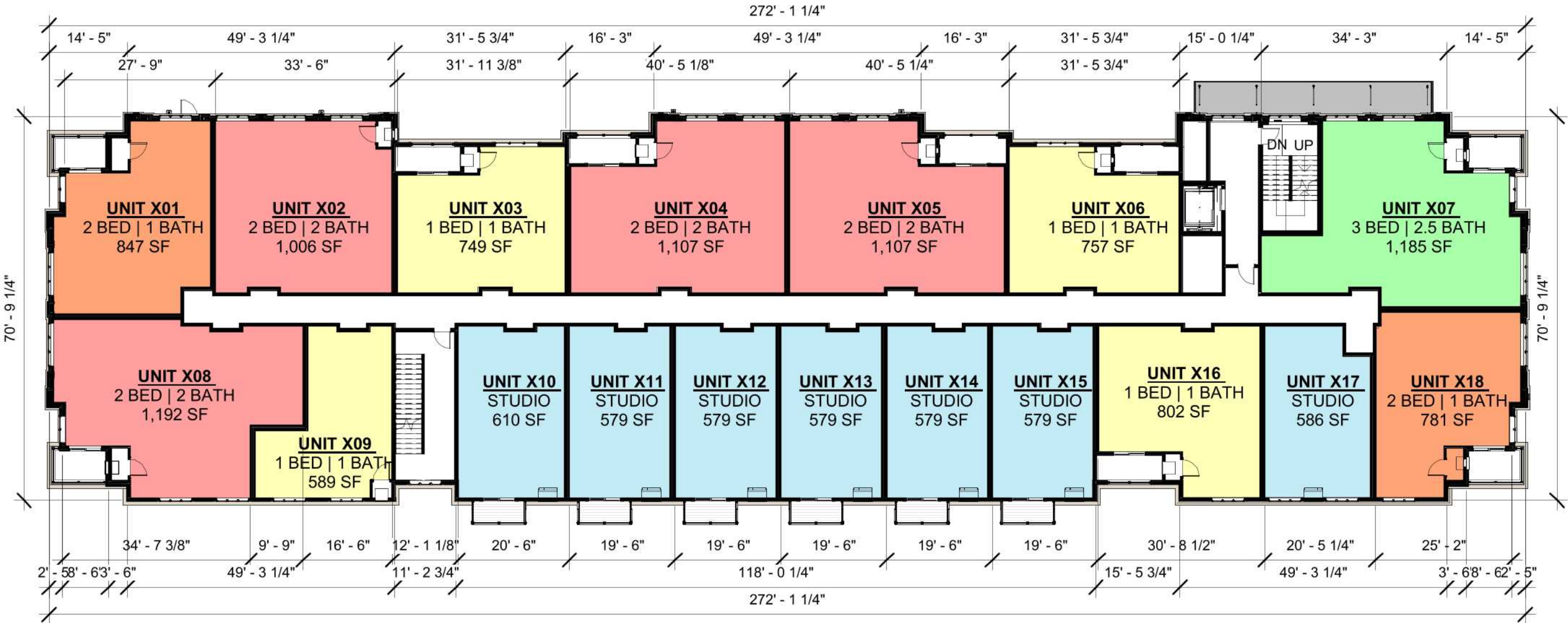
BUILDING FLOOR PLANS



AT-GRADE PARKING LEVEL - P1 | 42 STALLS (2 HCP)

■ GROSS SQUARE FEET (GSF)	= 18,708.75 SF
■ NET SQUARE FEET (NET)	= 17,937.86 SF

BUILDING FLOOR PLANS



TYPICAL FLOOR PLAN | 2ND/3RD/4TH/5TH FLOOR LEVELS | 18 UNITS/FLOOR

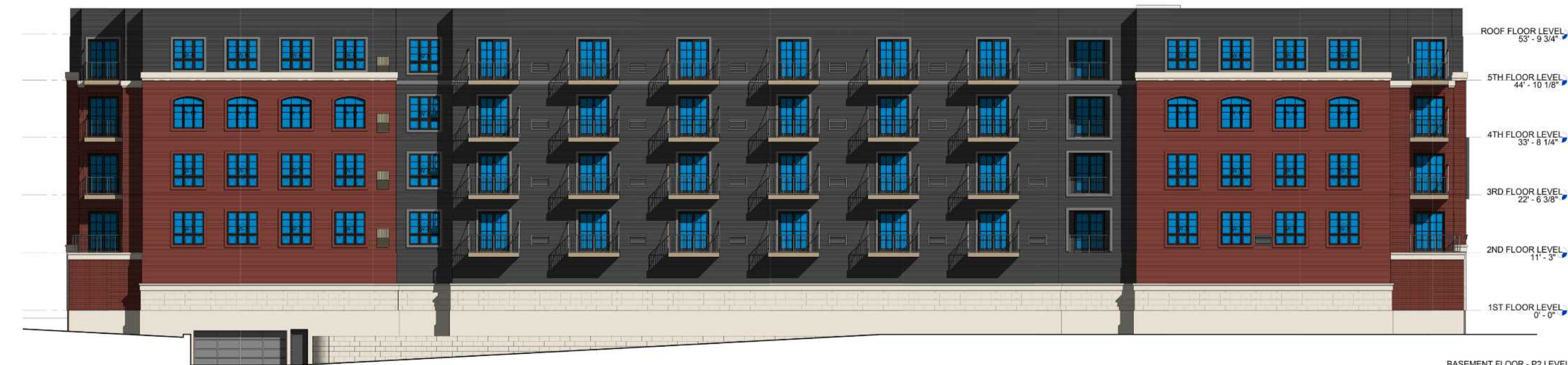
■ **GROSS SQUARE FEET (GSF)** = 18,885.72 SF
■ **NET SQUARE FEET (NET)** = 17,393.54 SF

- STUDIO (INC. 2 ANSI)
- 1 BED | 1 BATH
- 2 BED | 1 BATH
- 2 BED | 2 BATH
- 3 BED | 2.5 BATH

BUILDING ELEVATIONS



1 NORTH ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.

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09/16/2023

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1 EAST ELEVATION
SCALE: N.T.S.



2 WEST ELEVATION
SCALE: N.T.S.



3 TYPICAL SIGNAGE ELEVATION
SCALE: N.T.S.

PREVIOUS PROJECTS



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



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AGENDA ITEM REPORT

MEETING DATE

September 25, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.e

Consideration of Design Review Application, 114-118 E Main Street, MJ Upward Properties

BACKGROUND

The owners of 114-118 E Main Street have replaced the old siding with new hardiboard style siding and trim. The siding is gray, and the trim is black. The color does appear to be close to the Baycraft Pewter on the approved downtown color pallet and black has been allowed for trim or accents on other projects. The approved downtown color pallet is included in your packets.

RECOMMENDATION

ATTACHMENTS

1. Design Review App
2. MH Downtown Color Palettes



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

PLAN COMMISSION APPLICATION

PROJECT NAME: 118 Main Street

Project Address 118 Main Street Parcel Number: _____

[Access Dane Link](#)

Zoning Map

Current Zoning Commerical Future Land Use Zoning: N/A
[\(select zoning layer in map\)](#) [\(select future land use layer in map\)](#)

APPLICANT:	<u>MJ UPWARD PROPERTIES</u>		
ADDRESS:	<u>8642 Cty Rd. G Verona, WI 53593</u>		
PHONE:	<u>(608) 574-9466</u>	EMAIL:	<u>joshuazimmer@hotmail.com</u>

OWNER:	<u>CAYGILL / ZIMMER</u>		
ADDRESS:	<u>316 Main Street Mt. Horeb, WI 8642 Cty Rd. G Verona, WI</u>		
PHONE:	<u>(608) 574-9466</u>	EMAIL:	<u>joshuazimmer@hotmail.com</u>

PROJECT DESCRIPTION: Demo old siding / trim / fascia on front exterior of building. Replace with all new product, LP smart siding in cavern steel.

OWNER/APPLICANT SIGNATURE: Joshua J Zimmer DATE: 9/12/2024

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: <u>\$100-</u>
☐ Conditional Use Permit (changes in USE of property)	\$150.00	Class Two	
☐ Conditional Use Permit (planned development district)	\$200.00	Class Two	Date: <u>9/12/2024</u>
☒ 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	

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,

- 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](#))
 - 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 12 day of September, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the "Village"), and MJ Upward (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: _____

Email: _____

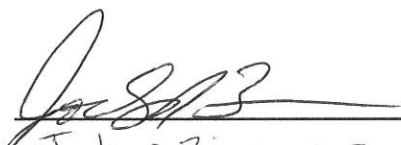
7. *Severability.* If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.
8. *Amendment, Withdrawal, or Release.* This Agreement may be withdrawn, amended or released only by a written document duly executed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

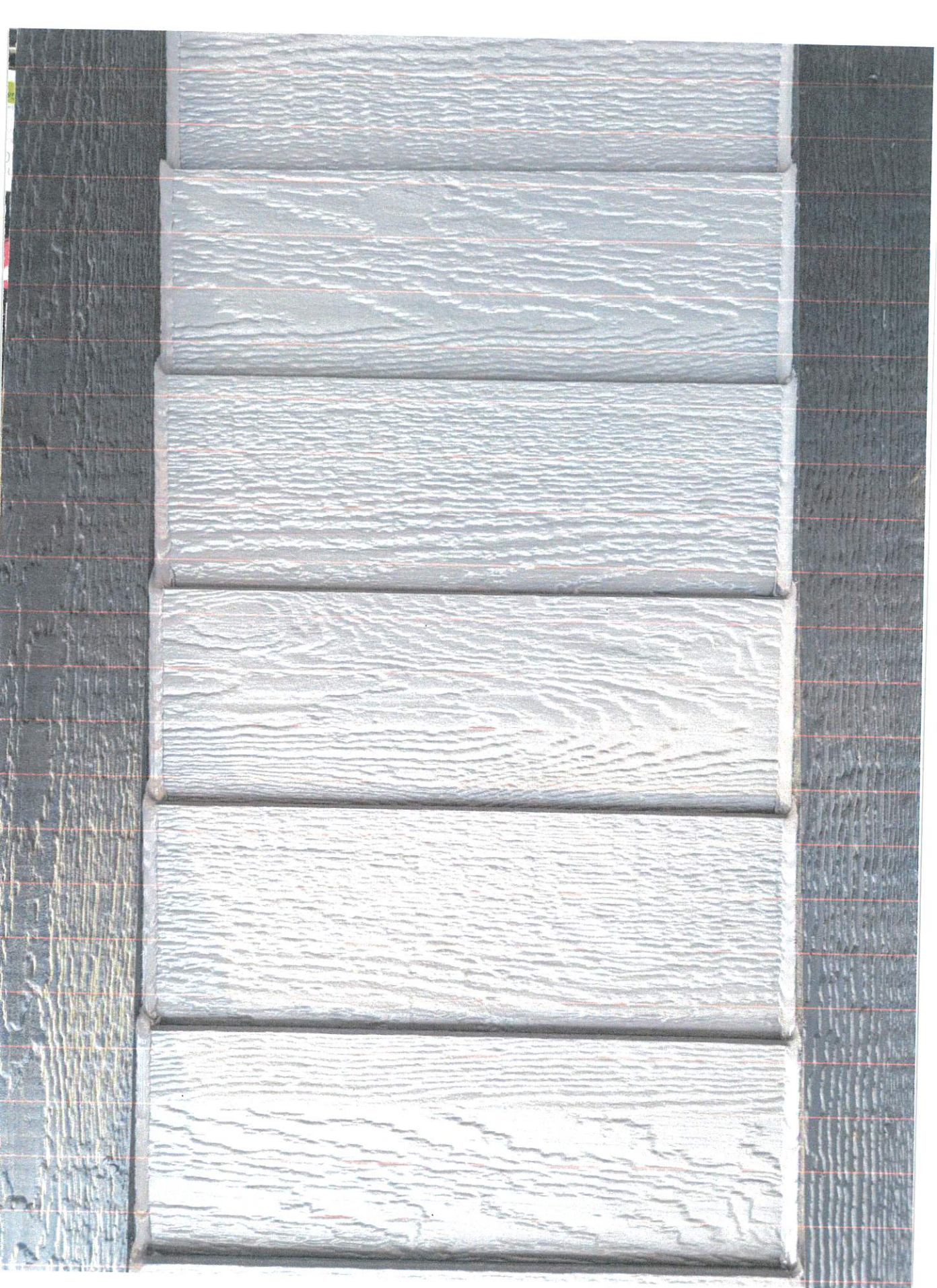
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the duly authorized individuals and officers below.

VILLAGE OF MOUNT HOREB

By: _____
Nicholas W Owen
Administrator

APPLICANT

By:  _____
Print name: Joshua Zimmer
Title: Owner





VICTORIAN

1900's

IT WAS A PERIOD OF CONTRASTS. Natural shades of sand, stone, slate and earth, on homes designed in the style of a Gothic Revival. Accents were everything, with ornate windows, doors and cornices painted in vivid hues that featured every ornament. And whether you're faithfully restoring a home in perfect detail, or simply love the look, our Victorian Preservation Palette® has all the authentic colors you need.



Rookwood Dark Red
SW 3801



Rookwood Red
SW 3802



Rookwood Terra Cotta
SW 3803
"Terra Cotta" used yellow



Benwick Rose Beige
SW 3804



Rookwood Dark Brown
SW 3806



Rookwood Medium Brown
SW 3807



Rookwood Brown
SW 3808



Benwick Beige
SW 3805



Rookwood Shutter Green
SW 3809



Rookwood Bash Green
SW 3810



Rookwood Blue Green
SW 3811



Rookwood Jade
SW 3812



Rookwood Dark Green
SW 3816



Benwick Olive
SW 3815



Rookwood Antique Gold
SW 3814



Downing Snow
SW 3813



Benwick Golden Oak
SW 3834



Rookwood Clay
SW 3823



Downing Sand
SW 3822



Downing Stone
SW 3821

ARTS & CRAFTS

1900's

IT WAS PURELY USEFUL, AND SIMPLY BEAUTIFUL. But the Arts & Crafts Movement was more than California bungalows and Prairie School villas. It was a blend of Victorian windows, Queen Anne sash, Colonial columns, Gothic half-timbering, Mission dormers and bungalow brackets—all painted in the deep, rich Roycroft colors. And whether you're a craftsman purist, or you just like the look, our Preservation Palette® has all the colors you need for utilitarian beauty.



Roycroft Yellow
SW 3833



Birdseye Maple
SW 3834



Craftsman Brown
SW 3835



Quartersawn Oak
SW 3836



Hammered Silver
SW 3840



Roycroft Copper Red
SW 3839



Polished Mahogany
SW 3838



Aurora Brown
SW 3837



Roycroft Mist Gray
SW 3844



Roycroft Brass
SW 3843



Roycroft Suede
SW 3842



Weathered Shingle
SW 3841



Bungalow Gray
SW 3845



Roycroft Bronze Green
SW 3846



Roycroft Battle Green
SW 3847



Roycroft Pewter
SW 3848

CLASSICAL/COLONIAL

1800

IT IS THE TRUE AMERICAN STYLE. First created by Thomas Jefferson, this balanced blend of 18th century neoclassicism and 19th century romanticism emulated the spirit of a new nation with its leanings toward Ancient Greek and Roman style. Yellowish whites were used to simulate ancient marble. Rookwood Shutter green was used on outside blinds for its resemblance to the bronze shutters of Renaissance buildings. It's a style that continues in popularity today, and you'll find every authentic shade in our Preservation Palette®.



Classical White
SW 2839



Classical Yellow
SW 2845



Classical Gold
SW 2831



Colonial Revival Gray
SW 2822



Colonial Revival Tan
SW 2828



Colonial Revival Stone
SW 2827



Colonial Revival Green Stone
SW 2826



Colonial Revival Sea Green
SW 2825

possible palettes



BODY

TRIM

ACCENT



BODY

TRIM

ACCENT



BODY

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ACCENT



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ACCENT



BODY

TRIM

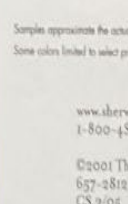
ACCENT



BODY

TRIM

ACCENT



BODY

TRIM

ACCENT

Samples approximate the actual paint color.
Some colors limited to select product lines.

www.sherwin-williams.com
1-800-4SHERWIN

©2001 The Sherwin-Williams Company
657-2812
CS 3/05



Mount Horeb Central Business
Color Palettes



AGENDA ITEM REPORT

MEETING DATE

September 25, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.f

Consideration of signage for Trolls Vape and Smoke, 303 E Main Street

BACKGROUND

Attached is the proposal for the new Trolls Vape and Smoke at 303 E Main Street. The red color is not on the approved color pallet, but has been allowed on other signage. Yellow is an approved color, but I'm not sure the tone of the yellow matches. The sign will also be neon lit.

RECOMMENDATION

ATTACHMENTS

1. Trolls-Vape_Permit

- 3M 3630 - Color Code : 033
- 3M 3630 - Color Code : 235
- White Acrylic Face 7328
- Return 4.3" Black
- Black Trim
- LED Light, white color 10K, IP65

Color description is for reference only.
Samples provided upon request after order placement.

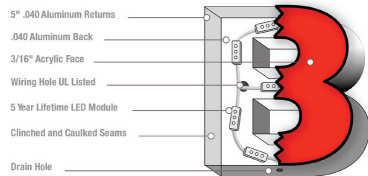


ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

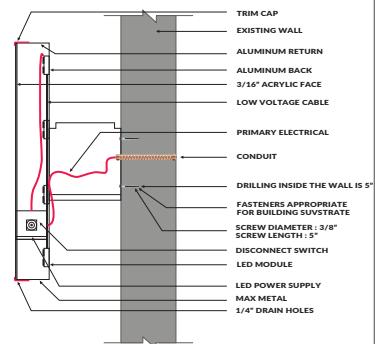
" Channel Letters are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign."

Power Supply: Simple LED Power Inc.
AC INPUT: 100-277VAC, 50/60HZ, MAX 2.8A
DC OUTPUT: +12V/16.5A/200W

Standard Front Lit Channel Letter



FRONT VIEW



19.5"

68.7" x 18.1" H. 85.4" x 18.1" H. 90.1" x 19.5" H.

TROLLS VAPE & SMOKE

252"

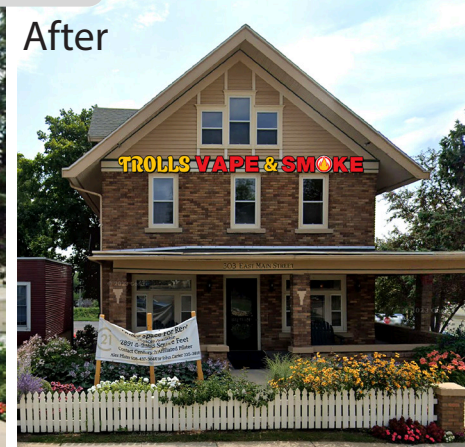
Switch

Sign 34.1SQ. FT

Wall Dimensions: 24.75' x 17.25' H.

MOCK-UP

Rendering is an Approximate Visual Aid ONLY
(*Actual Results May Vary)



Note: All drawing in this form is the property of Creative LED Sign Inc. it is not to be reproduced, copied, or exhibited in any fashion without written consent from Creative LED Signs & Printing Inc. charges of up to \$2000.00 will be assessed for any mis-use of these drawings.

303 E Main St, Mount Horeb, WI 53572

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering show is for concept only. Actual scale and placement show are approximate.



Job name **Trolls Vape & Smoke**
City **Mount Horeb, WI**

Design#
Designer
Date

SIGN APPROVAL

Client _____ Landlord _____

Date _____ Date _____

Proposed Dwelling Unit Density Approach For Multi-Family (3+ Units)

Lot Area Per Dwelling Unit for Multi-Family Existing Vs. Proposed

	Existing	Proposed	Typical Actual Unit Size*
Studio/1-Bedroom	1,800 sf	1,000 sf	500-900 sf
2-Bedroom	2,900 sf	1,000 sf	1,000 sf - 1,300 sf
3-Bedroom	3,200 sf	1,000 sf	1,300 sf
4-Bedroom	4,300 sf	1,000 sf	1,300 sf +

*Based on recent submitted projects in Mount Horeb over the past 5 years.

New Approach Example

Example 8-Unit Building		
	Existing	Proposed
Total Units	8	8
Total Lot Area Needed (SF)	14,400-34,400	8,000
Total Lot Area Needed (Acres)	0.33-7.9	0.2

New Approach Comparison

	1881 Springdale Street		300 Adams Street		Steve Brown Apartments		1800 Springdale Street		Gorman Project	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Total Units	23	23	11	11	63	63	40	40	51	51
Total Lot Area Needed (SF)	53,500	23,000	35,200	11,000	134,300	63,000	93,800	40,000	135,500	51,000
Total Lot Area Needed (Acres)	1.2	0.5	0.8	0.3	3.1	1.4	2.2	0.9	3.1	1.2
Total Lot Area Provided (SF)	39,204	39,204	28,136	28,136	32,530	32,530	62,726	62,726	112,891	112,891
Total Lot Area Provided (Acres)	0.9	0.9	0.6	0.6	0.7	0.7	1.4	1.4	2.6	2.6
Meets Standards	No	Yes	No	Yes	No	No	No	Yes	No	Yes

Potential Options

- Utilize the same figure (proposed 1,000 sf of lot size per dwelling unit) for any multi-family land use in the Village
- Reduce lot size per dwelling unit requirement for downtown area (smaller lots)
- Utilize form-based approach for small scale multi-family (MF-1 district) and 1,000 sf standard for larger scale multi-family (MF-2)

Proposed Impervious Surface Standards Approach

New Approach Comparison

	Mount Horeb (Existing)	Mount Horeb (Proposed)	Middleton (2023)	Fort Atkinson and Jefferson (2020- 21)	Oregon (2006)	Cross Plains (2016)
SF	40%	60%-75%	45%-70%	50%-70%	50%-70%	55%-65%
TF	40%-65%	75%	55%-70%	70%	50%	65%
MF	40%	70%-75%	70%-80%	70%	50%	70%
Small MU	60%-90%	80%	75%	75%	70%	65%
Corridor MU	75%	75%	80%	75%-80%	60%-75%	70%
Downtown MU	100%	100%	100%	90%-100%	100%	100%

Findings

- Existing standards are very low in comparison to other communities (especially for residential)
- Proposed standards are more in line with newer codes



AGENDA ITEM REPORT

MEETING DATE

September 25, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.h

Discussion on ETZ Committee meeting with Town of Vermont

BACKGROUND

The Village Extraterritorial Zoning Committee members met with representatives from the Town of Vermont and their Planner Mark Roffers, to discuss their proposal for a boundary agreement and the Village's reaction. The Village's main objection to the Boundary agreement request was that we don't think we are likely to annex anywhere near Vermont in the 10-year time frame of the proposed agreement, and it required us to make updates to our newly adopted comprehensive plans, which will carry a cost.

At our meeting, Vermont representatives expressed that they feel an agreement on the boundary is more important than the comprehensive plan amendments, and they would be open to considering just that agreement. Village representatives stated they thought the firm agreement not to annex might be a tough sell to the Plan Commission and Board and asked if Vermont would consider an extended review time for annexations to give them time to provide input to the Village on the annex. Vermont will be considering that request and providing a proposal to the Village to respond to. When we receive that, it will come to the Commission for review.

RECOMMENDATION

ATTACHMENTS

1. Draft Vermont_Mount Horeb Intergovernmental Agreement_12.26.23
2. Boundary Map

INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE TOWN OF VERMONT AND THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN RE: BOUNDARY AND LAND USE MATTERS

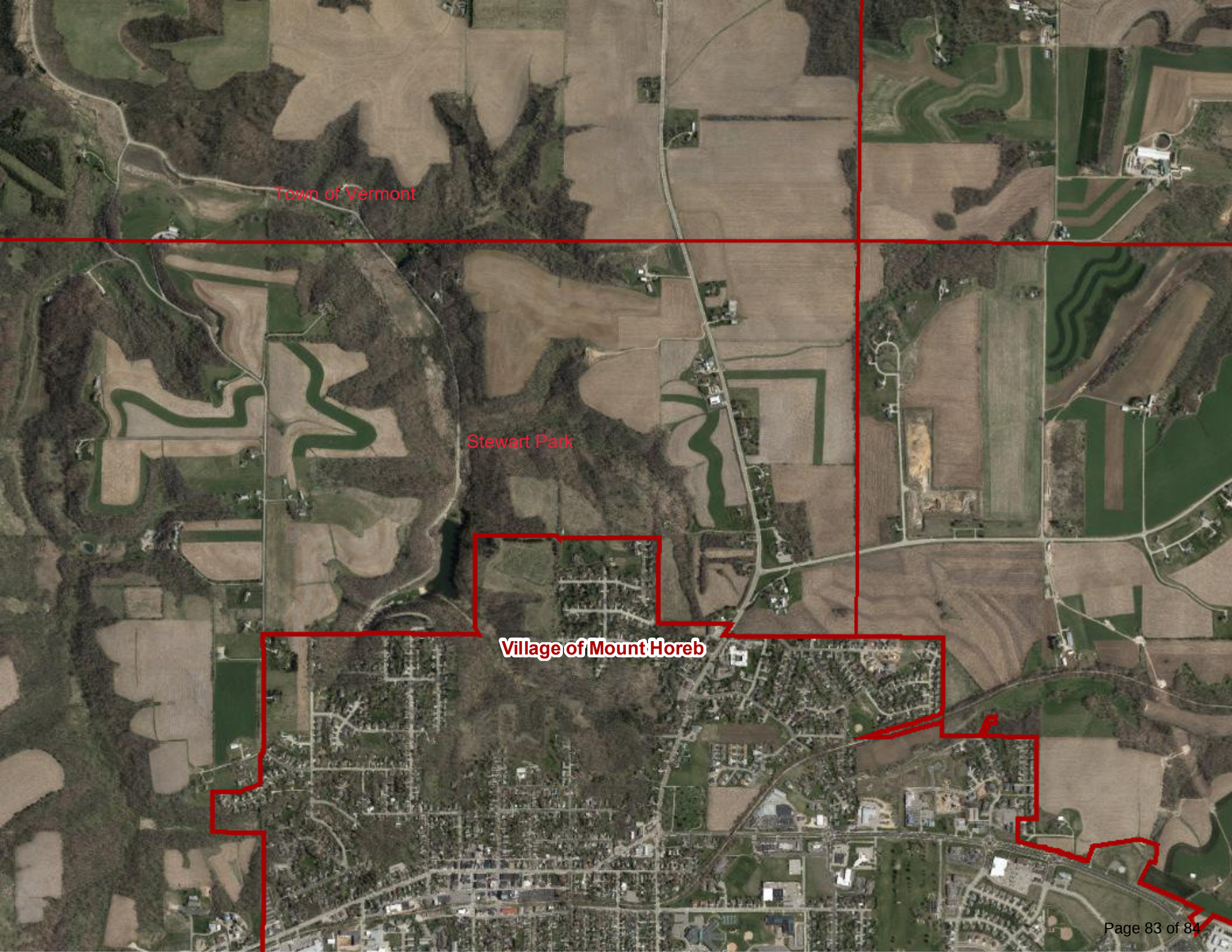
The Village of Mount Horeb (the “Village”) and the Town of Vermont (the “Town”) in Dane County, Wisconsin, desire to enter into this Agreement to promote intergovernmental cooperation, joint planning, and the preservation of rural character, natural beauty, sensitive environmental areas, and farmland. Therefore, having determined it to be in the public interest, and under the authority of Wis. Stat. § 66.0301, the Village and the Town agree as follows:

1. Village Extraterritorial Jurisdiction. The Town acknowledges the Village’s 1 ½ mile extraterritorial jurisdiction for purposes of comprehensive planning, official mapping, and subdivision plat and certified survey map (land division) review. Both municipalities also acknowledge extension of the Village’s extraterritorial jurisdiction that may result from future municipal boundary changes.
2. Village Responsibilities. Over the term of this Agreement, the Village agrees:
 - a. Not to annex into the Village any lands in the Town, unless granted express approval by the Town Board or as directed under Section 281.43(1m), Wis. Stats.
 - b. Not to request expansion of the Mount Horeb Urban Service Area into any lands in the Town, unless granted express approval by the Town Board or ordered by the Wisconsin Department of Natural Resources or a court with jurisdiction.
 - c. Within six (6) months from the effective date of this Agreement, to amend, its Comprehensive Plan and Subdivision and Platting ordinance (Chapter 18) provisions governing its review of extraterritorial land divisions in a manner that (i) ensures internal consistency between such Plan and ordinance, (ii) specifies a minimum lot size of two (2) acres in its extraterritorial jurisdiction in the Town, and (iii) includes ridgetop and hillside division provisions that are consistent with the Town Comprehensive Plan as of the date of this Agreement or per any mutually agreed amendment under paragraph 4a.
 - d. Not to oppose land divisions in the Town within the extraterritorial jurisdiction of the Village, provided such land divisions are for four (4) or fewer lots and consistent with Village’s Comprehensive Plan and Subdivision and Platting ordinance as amended pursuant to paragraphs 2c and 4a.
 - e. Not to impose Village requirements for public improvements, including but not limited to curb, sidewalk, street lights, and street trees, within that part of its extraterritorial jurisdiction in the Town.

3. Town Responsibilities. Over the term of this Agreement, the Town agrees within the Village's extraterritorial jurisdiction:
 - a. To approve rezonings and land divisions for residential, agricultural, and open space purposes only in a location, density, and design consistent with the Town of Vermont Comprehensive Plan at the time of this Agreement, and any mutually approved amendments thereto under paragraphs 2c and 4a.
 - b. Not to approve any subdivision plats.
 - c. Not to approve further rezoning to any of the current or future commercial, industrial, or business zoning districts under the Dane County Zoning Ordinance, except where limited to low-impact small businesses such as those allowed in the County's Limited Commercial Zoning District and where otherwise consistent with the goals and objectives of the Town's Comprehensive Plan. Any rezoning to commercial, industrial, or business zoning districts shall be expressly approved in advance by the Village Board.
4. Village and Town Mutual Responsibilities. The Village and Town mutually agree, during the term of this Agreement:
 - a. Not to amend their respective comprehensive plans as they affect lands within that portion of the Village's extraterritorial jurisdiction in the Town, except as provided in paragraph 2c or where the other party agrees to such an amendment by approval of its Board. Any such mutually-approved comprehensive plan amendment shall control for the purposes described in this Agreement.
 - b. To maintain and enforce erosion control and storm water management standards at least as restrictive as proscribed in that version of Section 14.46 of the Dane County Erosion Control and Storm Water Management Ordinance in effect on the date of this Agreement.
 - c. To oppose any decisions or actions by Dane County which are inconsistent with the provisions of this Agreement.
5. Agreement Term. This Agreement shall be effective from the date it signed by the second of the two parties to a date that is ten (10) years following that effective date.

IN WITNESS WHEREOF, the Parties certify that this Agreement has been duly approved by their respective boards in accordance with state and local laws, rules, and regulations; and each has caused their duly authorized officers to execute this Agreement on the dates written before their respective signatures.

SIGNATURES ON FOLLOWING PAGES



Town of Vermont

Stewart Park

Village of Mount Horeb



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
September 25, 2024	
AGENDA ITEM # 4.c	
Building Inspector Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	