



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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VILLAGE BOARD AGENDA

Wednesday, October 2, 2024 at 7:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll call
- 4) Public Comments – non-agenda items
- 5) Consent Agenda
 - a. Consideration of September 4, 2024 Meeting Minutes
 - b. Consideration of September 4, 2024 Joint VB/F&P Meeting Minutes
 - c. Recommendation on Amendment of General Development Plan and SIP Approval, Beehive Homes, 325 N Eighth Street
 - d. Recommendation on Residential Exterior Improvement Grant Application, Adam Melka, 302 N 2nd Street
 - e. Set suggested Trick or Treat hours of 5-7pm on Halloween, Thursday October 31st.
 - f. Approve Youth in Government Student - Nola Gilmore
 - g. Approve Sustainability & Natural Resources Committee Student representative - Manon Gilles
 - h. Updates to Employee Handbook - Dress Code Policy
 - i. Open Intoxicants Footprint for Mount Horeb Chamber of Commerce, Witches Night Out event, October 17, 2024
- 6) Agenda Items
 - a. Proclamation recognizing area Climate Champions
 - b. Presentation and Recommendation: Community Development Block Grant Pathways to Removing Obstacles to Housing (PRO Housing)
 - c. Consider Ordinance 2024-13 to Amend Chapter 9 Public Peace and Good Order of the Municipal Code
 - d. Consider Resolution 2024-14 In Support of Election Officials

- 7) Committee Reports:
 - a. Community Development Authority
 - b. Dane County Cities & Villages Association Report
 - c. Finance/Personnel
 - d. Historic Preservation Committee Report
 - e. Library Board
 - f. Mount Horeb Area Chamber of Commerce
 - g. Mount Horeb Area Joint Fire Department
 - h. Parks, Recreation, and Forestry Commission
 - i. Plan Commission
 - j. Public Safety Committee
 - k. Public Works Committee
 - l. School Liaison
 - m. Sustainability and Natural Resources Committee
 - n. Tourism Commission
 - o. Utility Commission
- 8) Village President's report
- 9) Village Administrator's report
 - a. Sewer Capacity Discussions
 - b. Residential Improvement Grant Update
- 10) Village Clerk's report
- 11) Meeting adjournment.

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

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
SEPTEMBER 4, 2024**

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

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:33pm. The Pledge of Allegiance was recited. Present were Trustees Jones, Halverson, Scott, Gauger, and White. Trustee Schellpfeffer was absent. Also present were Administrator Nic Owen, Village Clerk Alyssa Gaffney, and Youth-In-Government student Siobahn Mertz.

Public Comments: None

Consent Agenda: White moved, Halverson seconded to approve the following consent agenda items: August 7, 2024 meeting minutes. Motion carried by unanimous voice vote.

Presentation of 2025 Fire District budget request: Fire and EMS Chief Jenny Minter presented details of their budget request, and fielded questions from the board.

Consider Resolution 2024-11 "Resolution Requesting Exemption from Dane County Library Tax": Owen explained this item. Gauger moved, White seconded to approve the resolution. Motion carried by unanimous voice vote.

Consider Resolution 2024-12 "Annual Bank Authorization": The board discussed the resolution. Gauger moved, Halverson seconded to approve the resolution as amended to include Summit Credit Union. Motion carried by unanimous voice vote.

Consideration of Resolution 2024-13 "Approving the Urban Area Boundary": Owen explained this item. Halverson moved, Jones seconded to approve the resolution. Motion carried by unanimous voice vote.

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

Village President's report: Czyzewski reported he has been in communication with Owen on operations and upcoming plans. He also stated they have been working through the process on making sure items get added to the agenda.

Village Administrator's report: Owen did not have anything to report.

Village Clerk's report: Gaffney reported details on absentee voting for the November 5th General Election.

Adjournment: With no further business before the board, White moved, Halverson seconded to adjourn @ 8:12pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk

DRAFT



AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

Alyssa Gaffney, Village Clerk

AGENDA ITEM # 5.b

Consideration of September 4, 2024 Joint VB/F&P Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. joint VB-F&P meeting 090424

**VILLAGE OF MOUNT HOREB
JOINT VILLAGE BOARD/FINANCE & PERSONNEL COMMITTEE MEETING
MINUTES
SEPTEMBER 4, 2024**

The Village Board and Finance & Personnel Committee met in special session in-person on the above date in the 3rd Floor Conference Room of the Mount Horeb Municipal Building.

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 6:30pm. Present were Trustees Halverson, Jones, Gauger, White, and Scott, and Committee Members Hook and Fendrick. Trustee Schellpfeffer was absent.

Discuss Village Administrator's Performance Evaluation. The Finance & Personnel Committee and Village Board may convene in closed session as authorized by Section 19.85(1)(c) of Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. The Finance & Personnel Committee and Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session: Czyzewski moved, Jones seconded to convene to closed session at 6:30pm. No action was taken, and they did not reconvene to open session.

Adjournment: The meeting was adjourned by consensus at the end of closed session, at 7:30pm.

Minutes by Alyssa Gaffney, Village Clerk
Assisted by Cathy Scott, Village Trustee



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 underlying 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

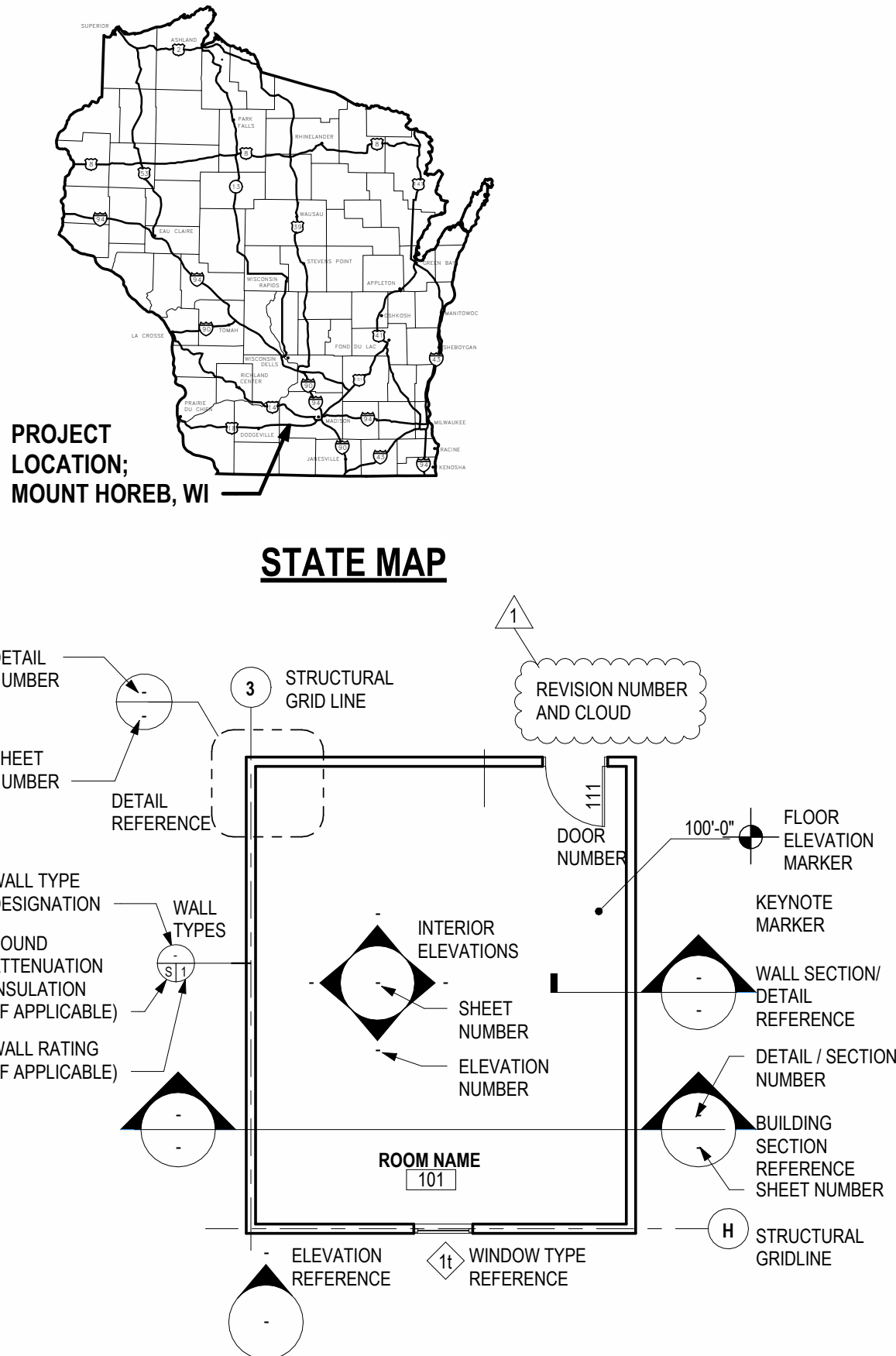
4. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. 15.a-c. dumpster plans that include elevations, 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.



325 N. 8th Street
Mount Horeb, WI 53572



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



PROJECT/BUILDING DATA

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 AMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WI AMENDMENTS
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 GRAFITE 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)
FIRE DRIFT STOPPING: (SEE IBC 2015 - §718.4.2 & §718.4.3)
ATTIC LOCKING 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

General Contractor:

Civil Engineering:

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

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

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

PLAN COMMISSION SUBMITTAL

07/29/2024

PROJECT # 24043

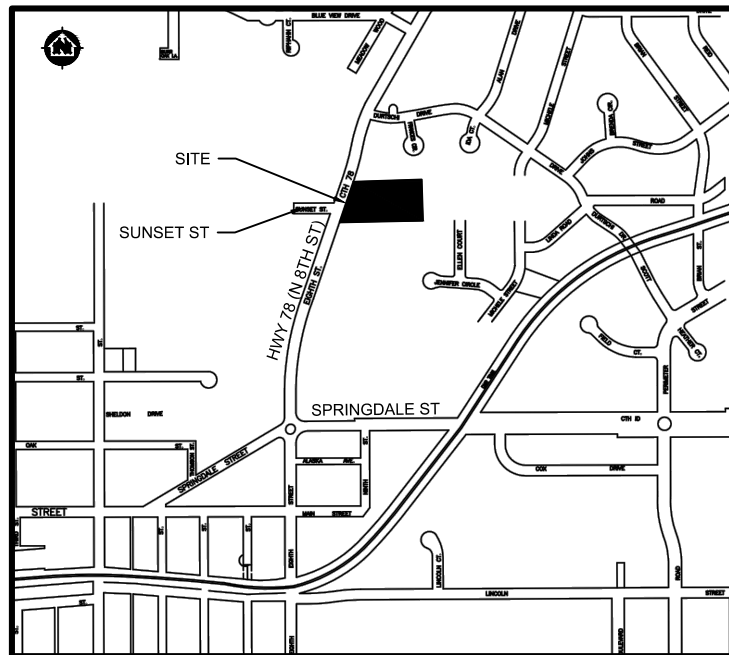
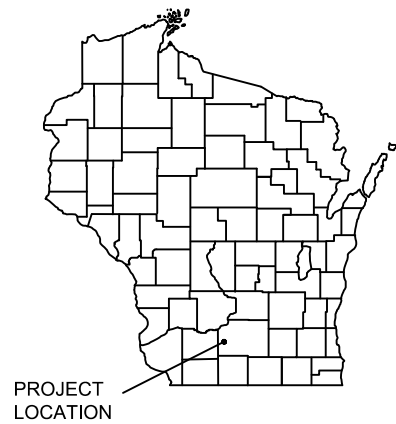
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BEEHIVE HOMES

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

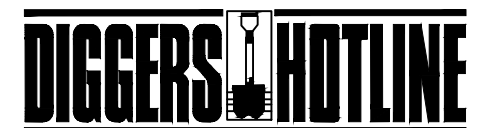
MOUNT HOREB TELEPHONE (MHTC)
1.608.437.5551

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	.	.	.

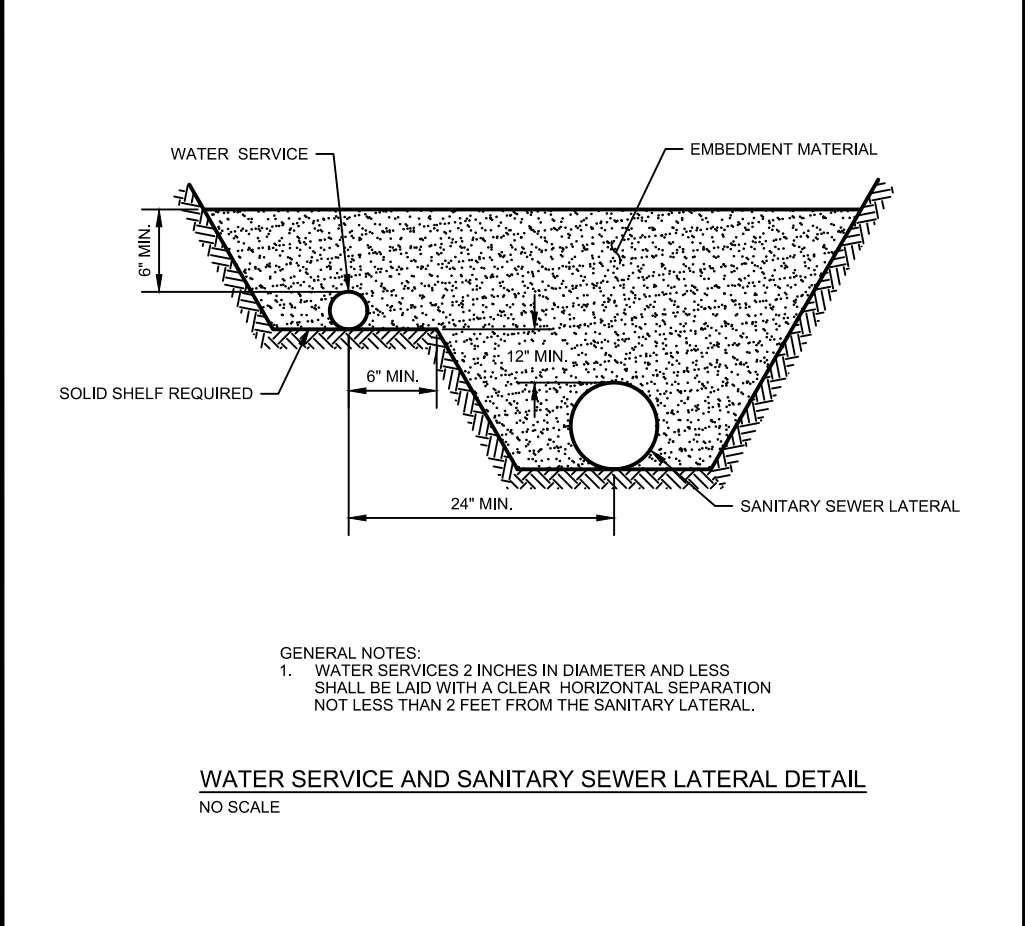
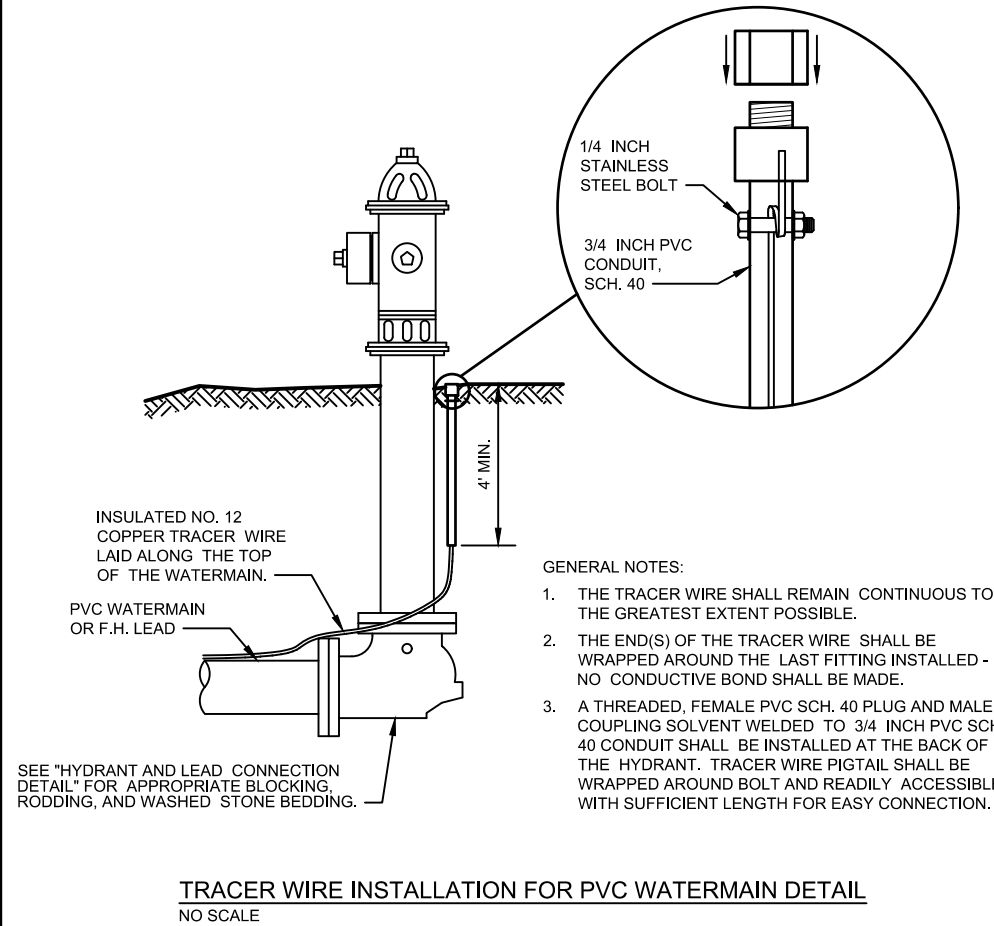
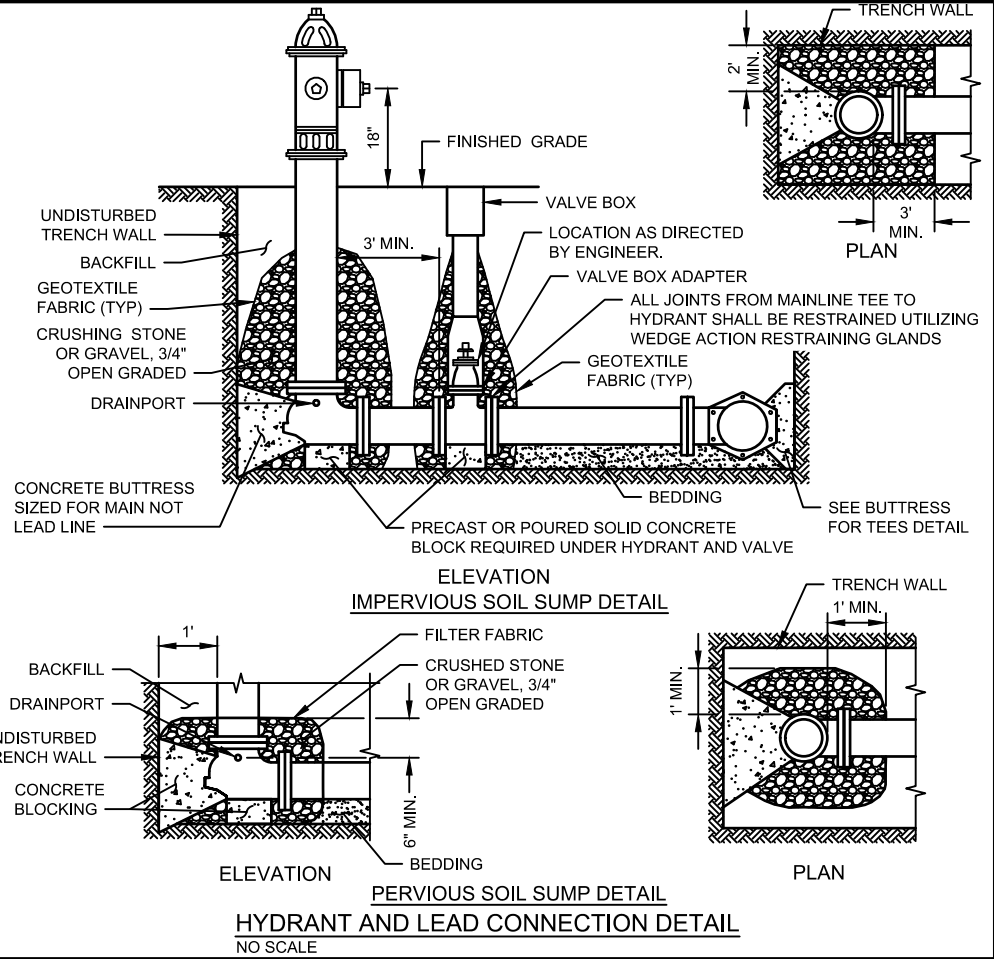
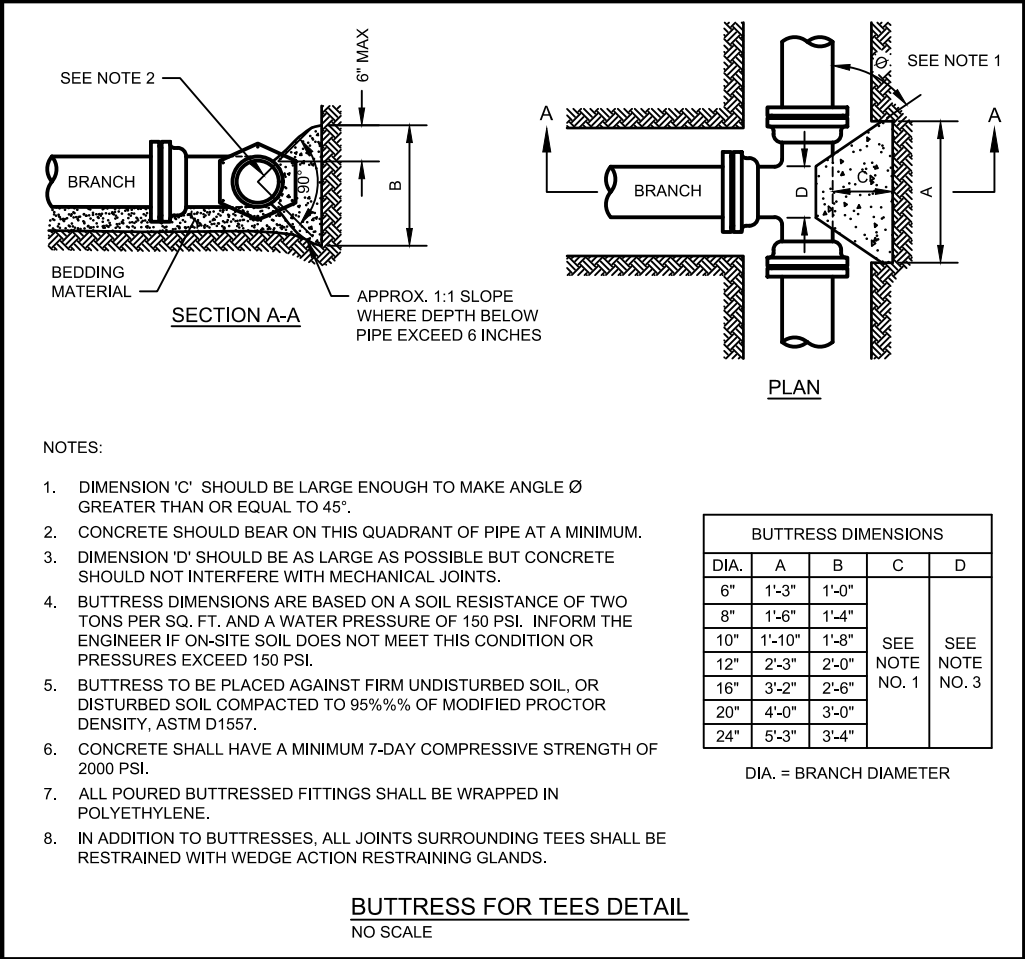
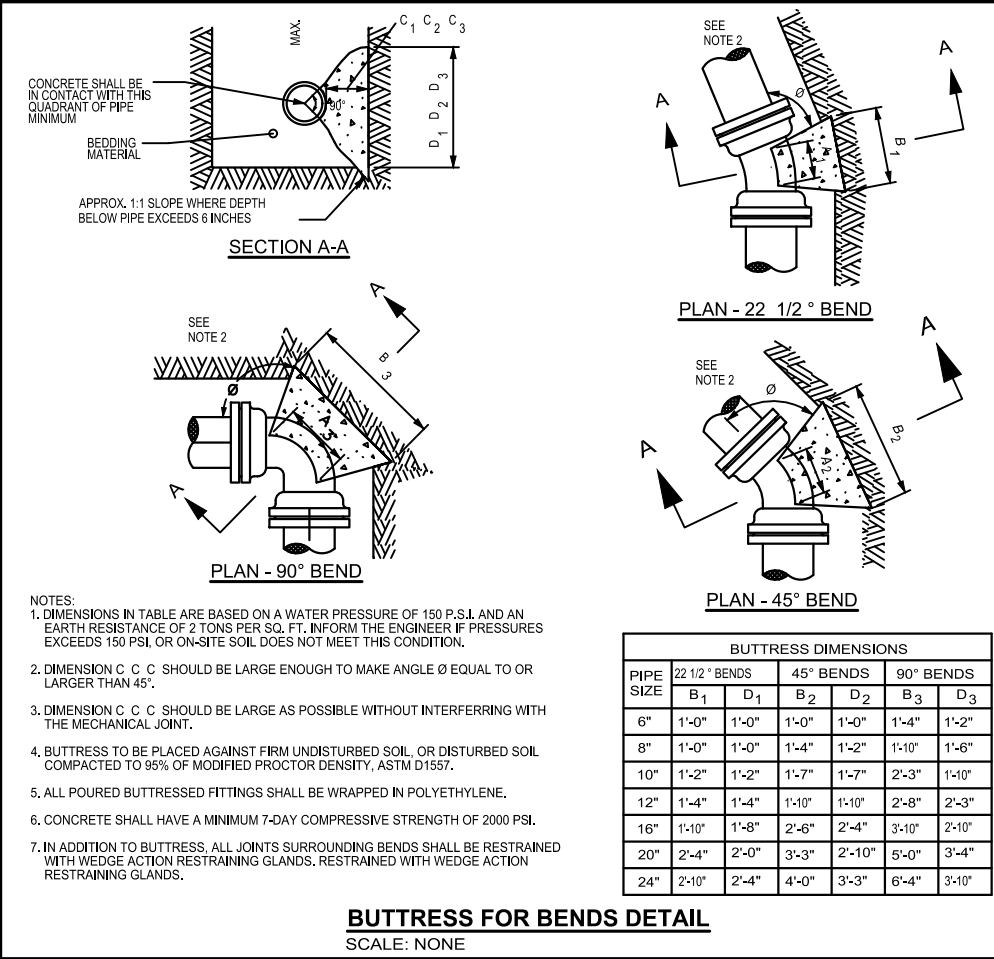


ENGINEERING | ARCHITECTURE | SURVEYING
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400 Ice Harbor Drive, Dubuque IA 52001
(563) 582-3973 www.msa-ps.com
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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

TITLE SHEET

PROJECT NO.
22520001
SHEET
G1

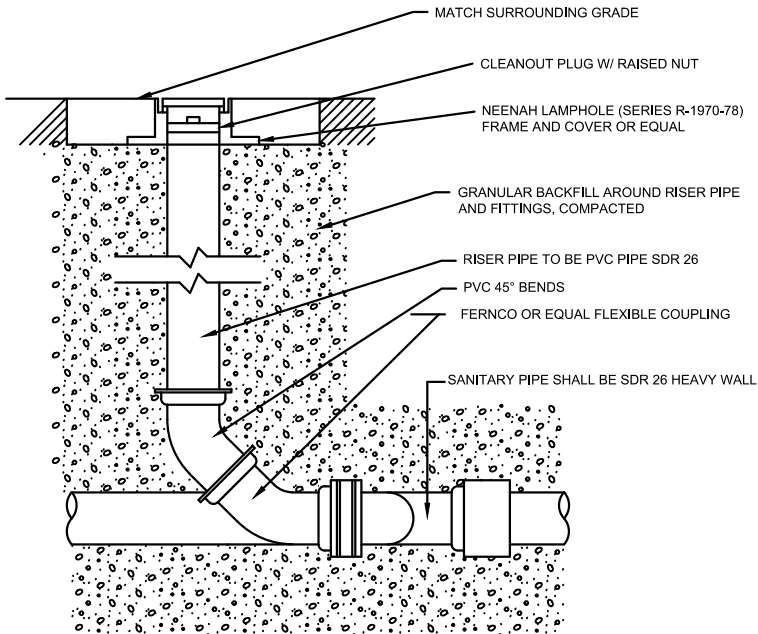


PROJECT DATE	NO.	DATE	REVISION	BY
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	DESIGNED BY: Init	.	.	.
	CHECKED BY: Init	.	.	.

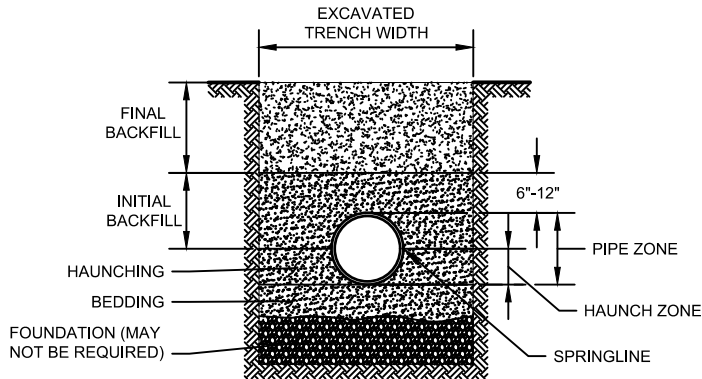
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SANITARY SEWER AND WATER MAIN NOTES

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.

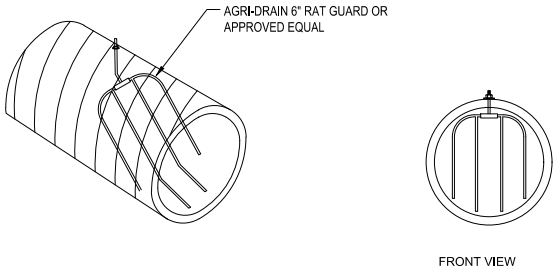


SANITARY SEWER CLEANOUT

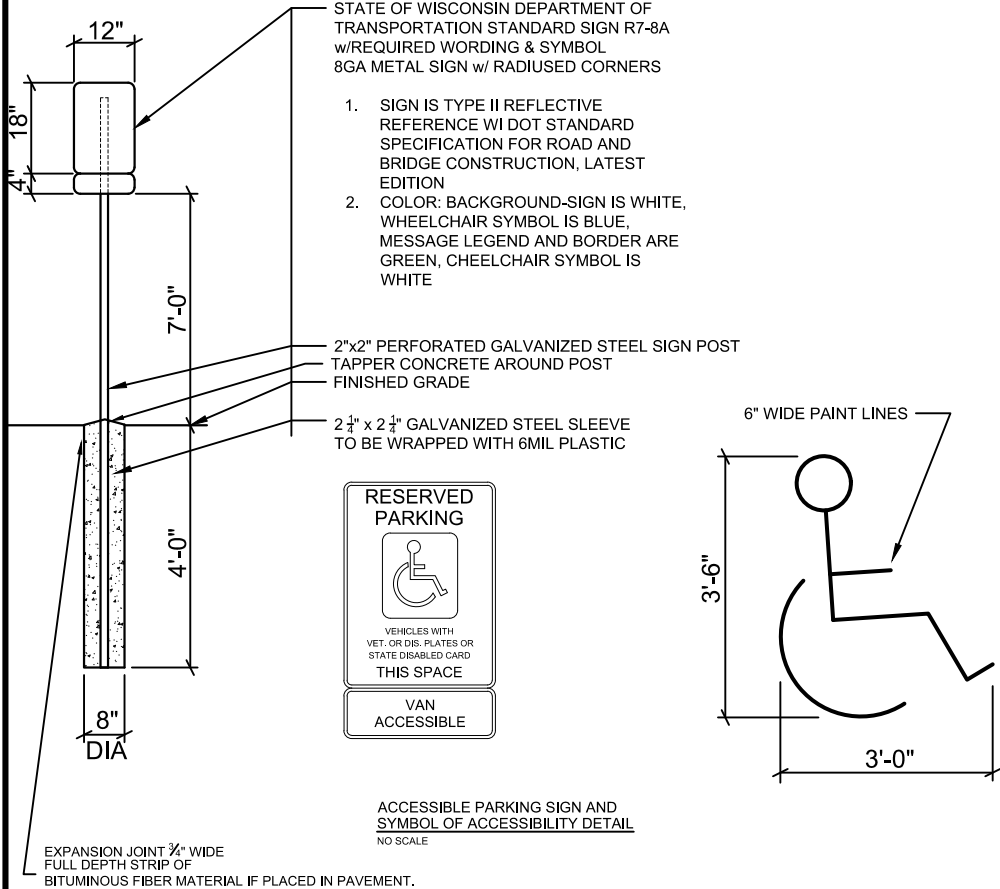


- GENERAL NOTES:
1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO ASTM D2321.
2. CLASS II EMBEDMENT MATERIAL SHALL BE CLEAN, COARSE-GRAINED SOILS WITH LITTLE TO NO FINES. NO PARTICLES LARGER THAN 1 1/2 -INCHES SHALL BE USED IN THE PIPE EMBEDMENT.
3. WHERE HYDRAULIC GRADIENT EXISTS 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



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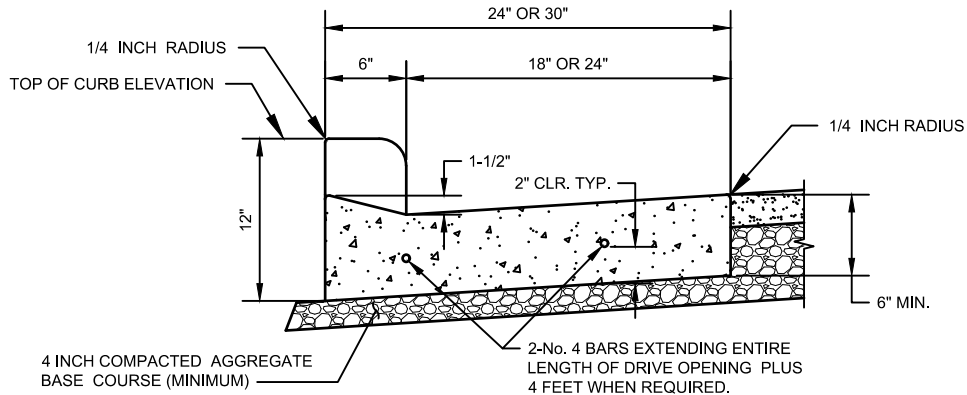


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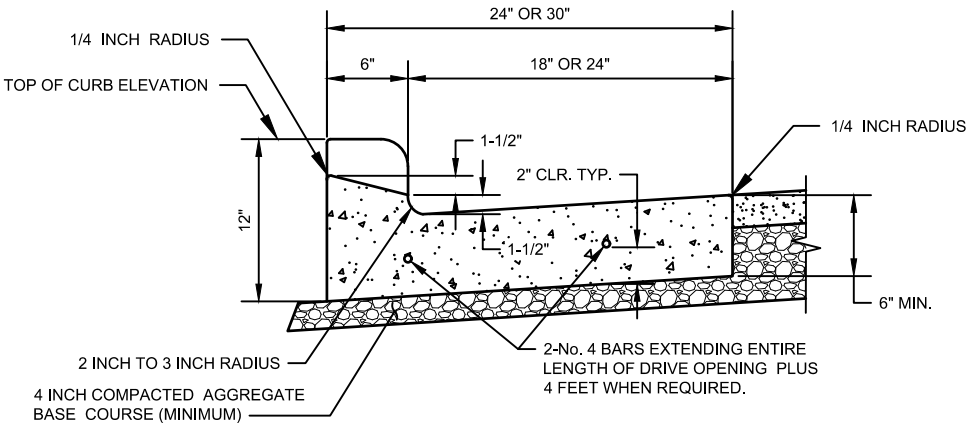
BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

DETAILS

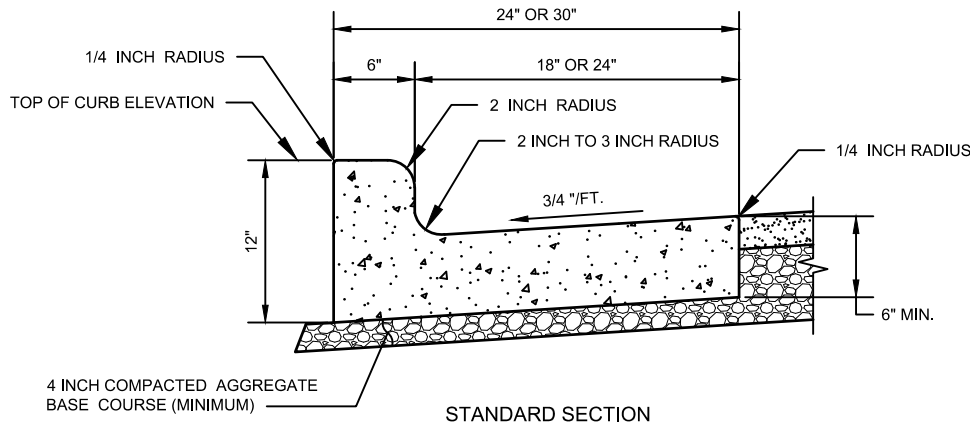
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DRIVEWAY SECTION

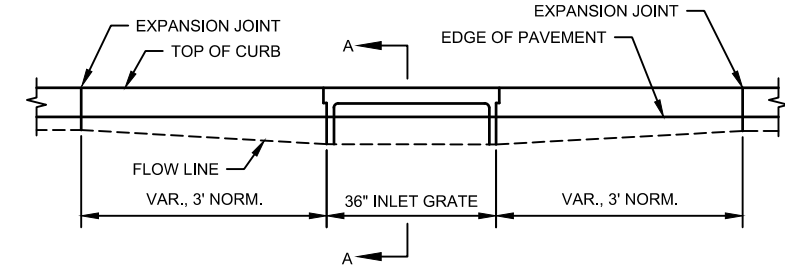


SPECIAL DRIVEWAY SECTION



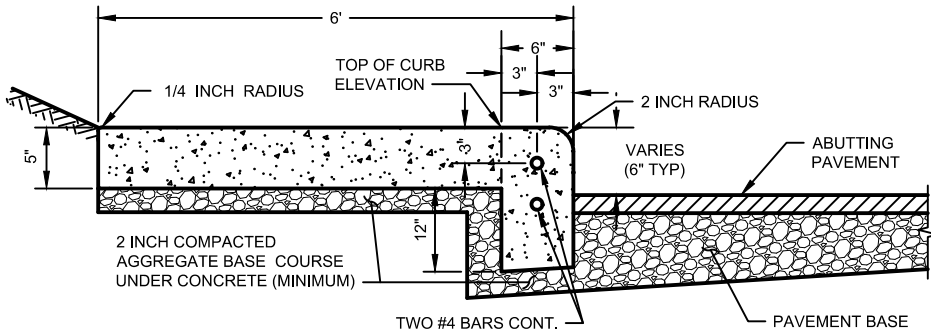
STANDARD SECTION

TYPE L CURB AND GUTTER DETAIL
NO SCALE



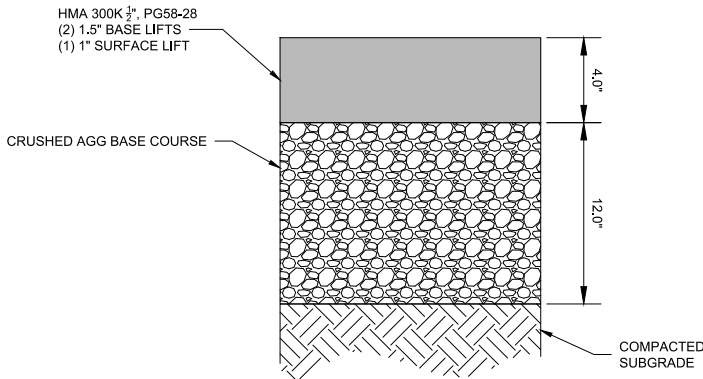
SECTION A-A

CURB AND GUTTER AT INLETS DETAIL
NO SCALE

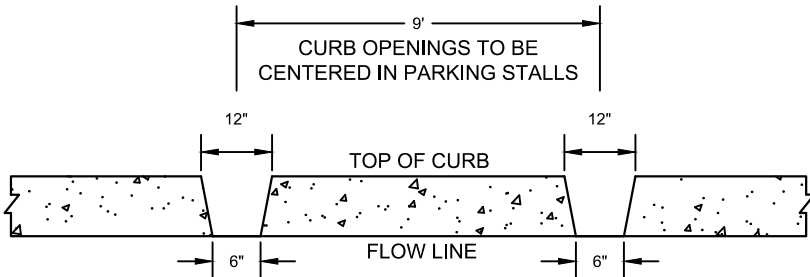


STANDARD SECTION

TYPE INTEGRAL CURB AND WALK DETAIL
NO SCALE



HMA PAVEMENT SECTION
SCALE: NONE



ISLAND DETAIL
SCALE: NONE

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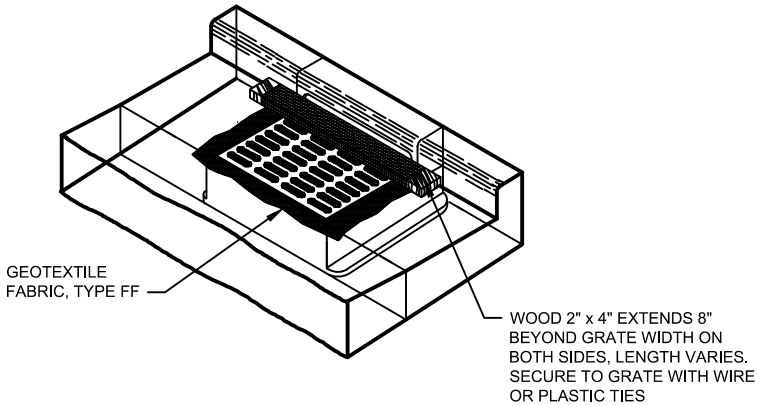
CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS

- 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.

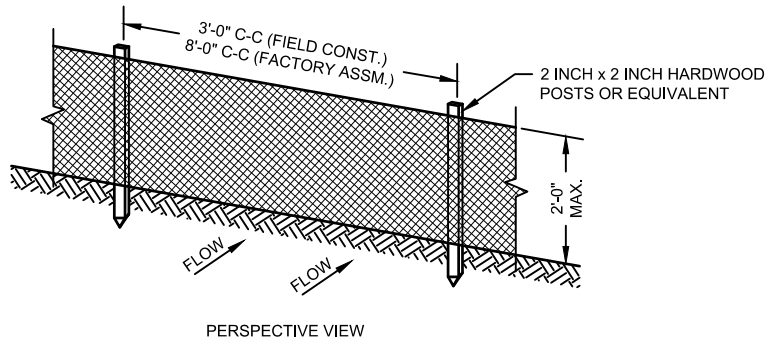
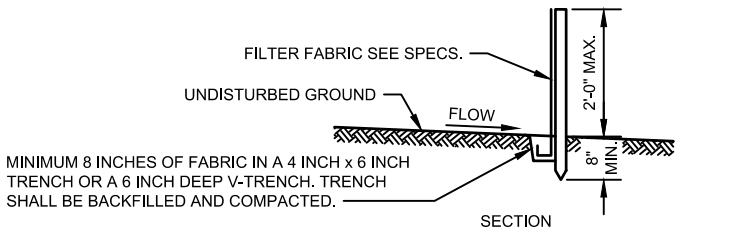
- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK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

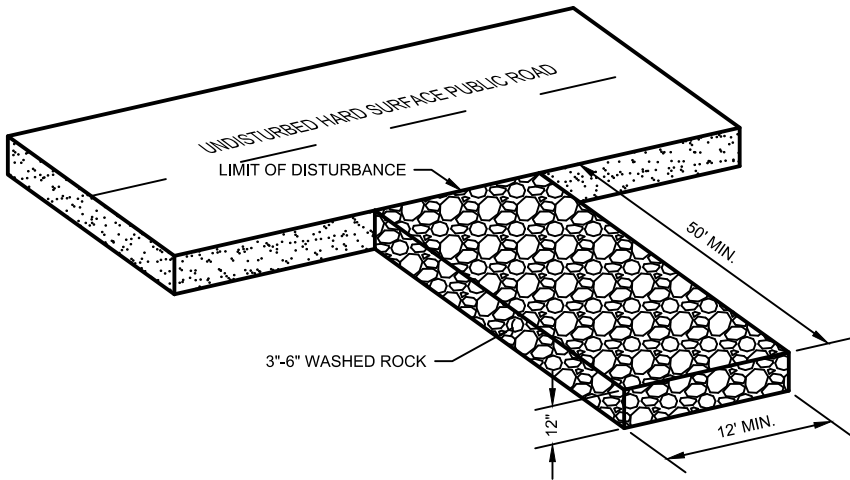
INLET PROTECTION, TYPE C
NO SCALE



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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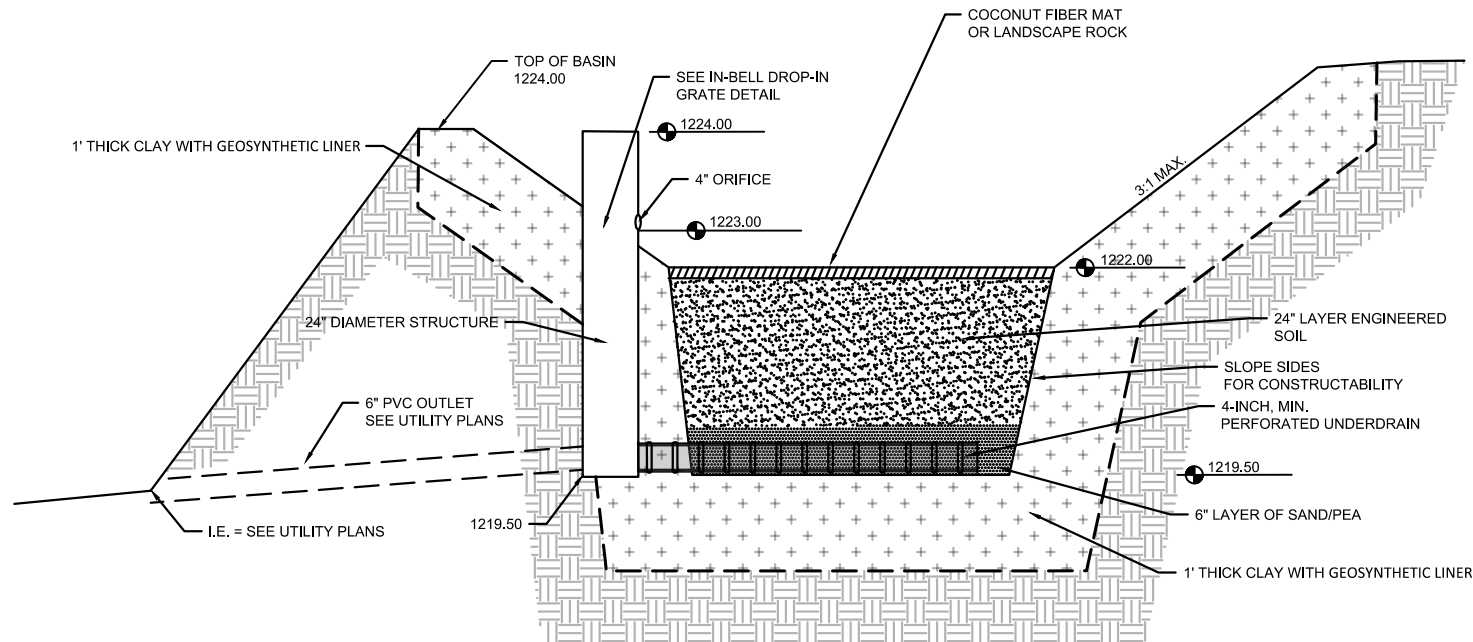


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EROSION CONTROL DETAILS

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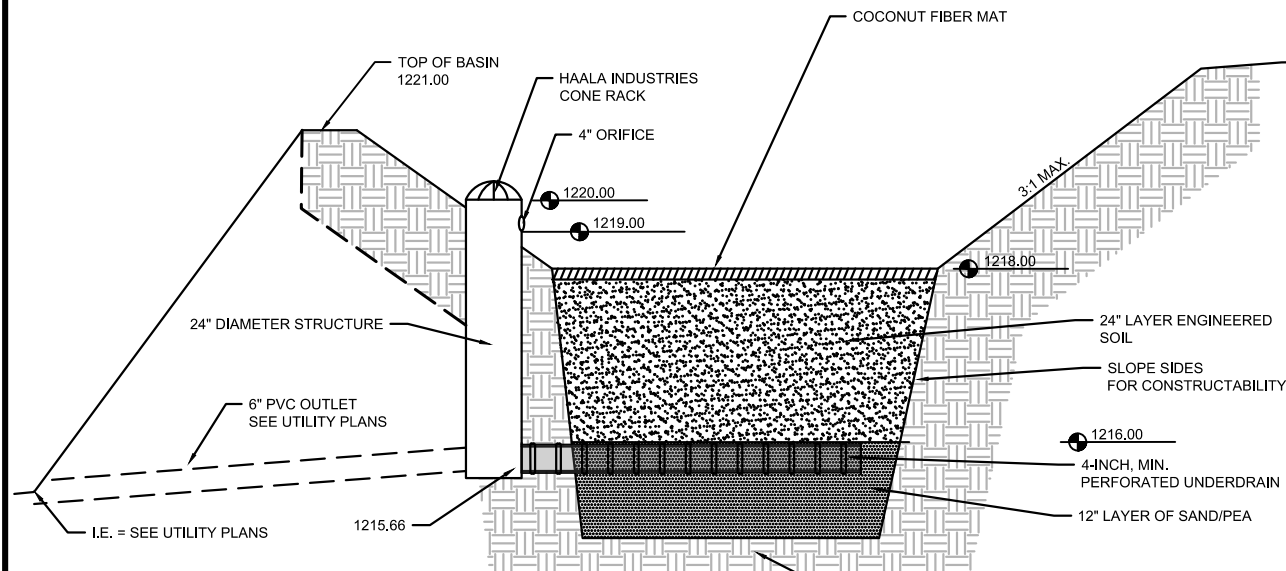


WEST BIOFILTRATION BASIN DETAIL
NO SCALE

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.

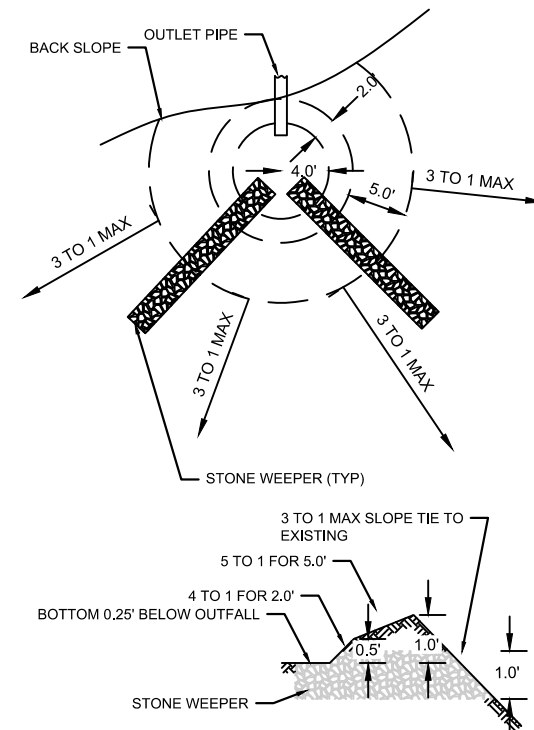
BASIN BUILT IN PHASE 1 CONTRACTOR TO PROTECT BASIN AND MODIFY STRUCTURE ONLY



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.



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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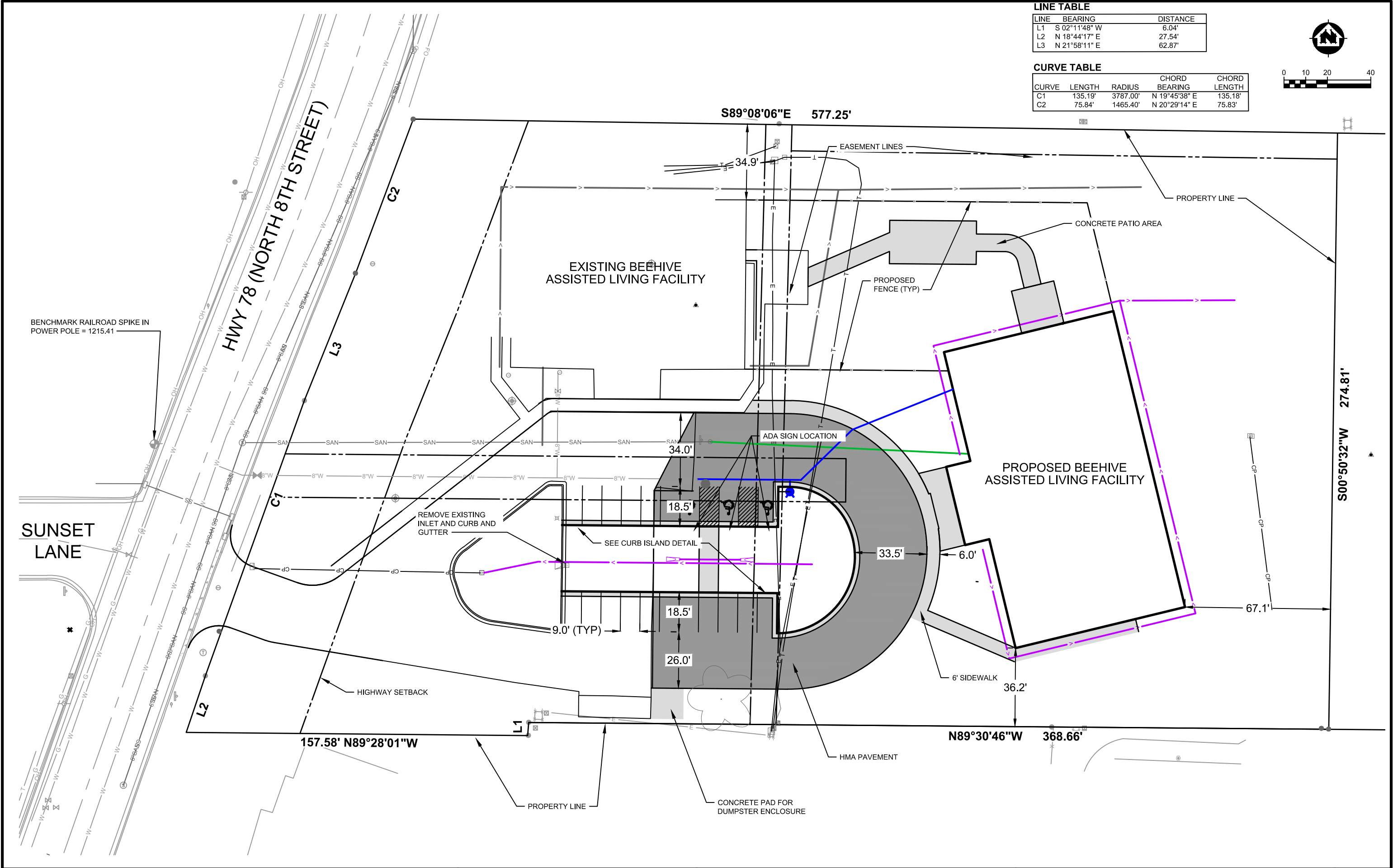


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BIOFILTER DETAILS

PROJECT NO.
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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\"/>	135.18'
C2	75.84'	1465.40'	N 20°29'14\"/>	75.83'



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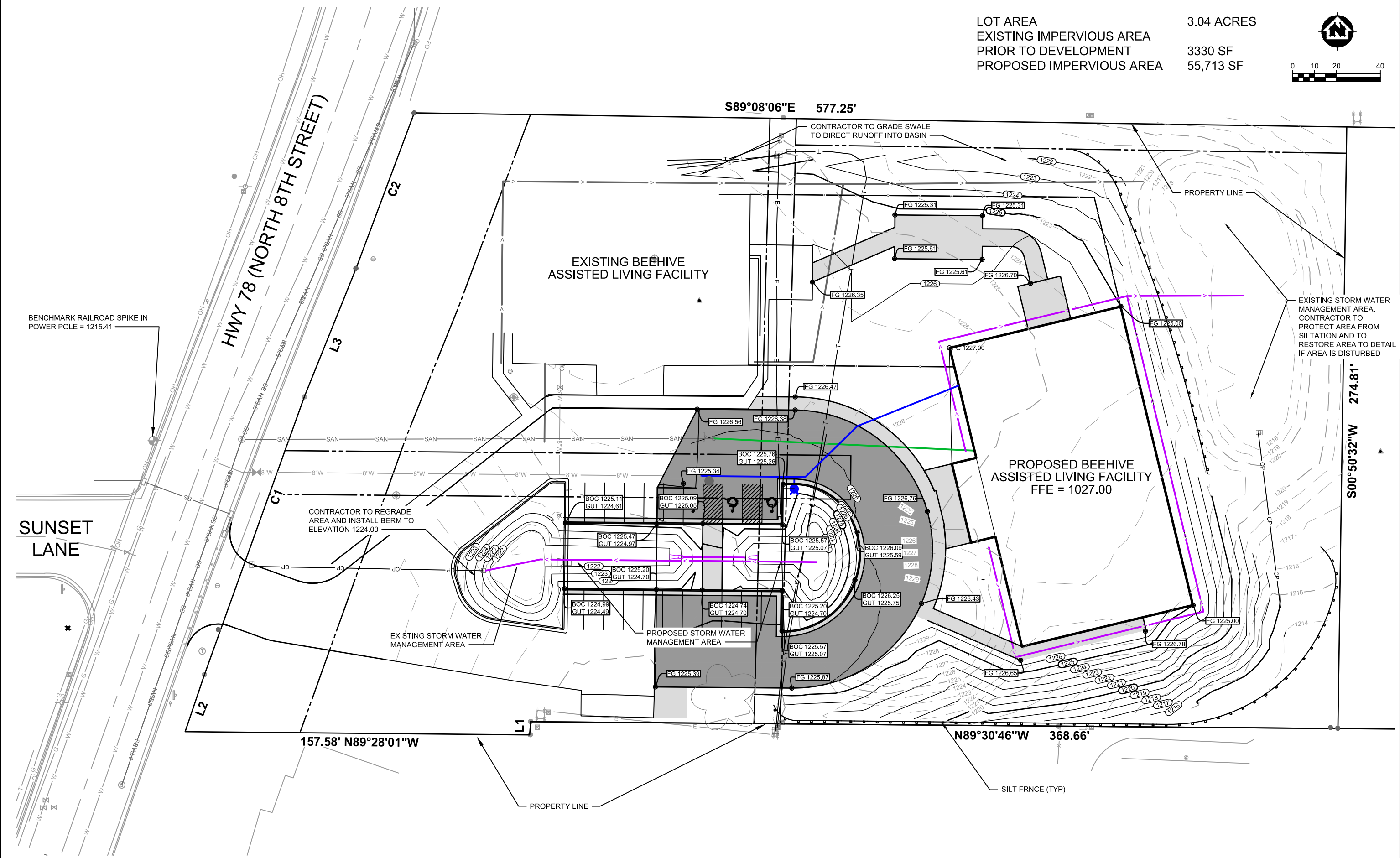
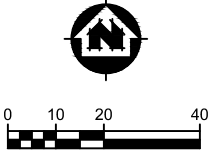
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BEEHIVE HOMES PHASE 2
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SITE PLAN

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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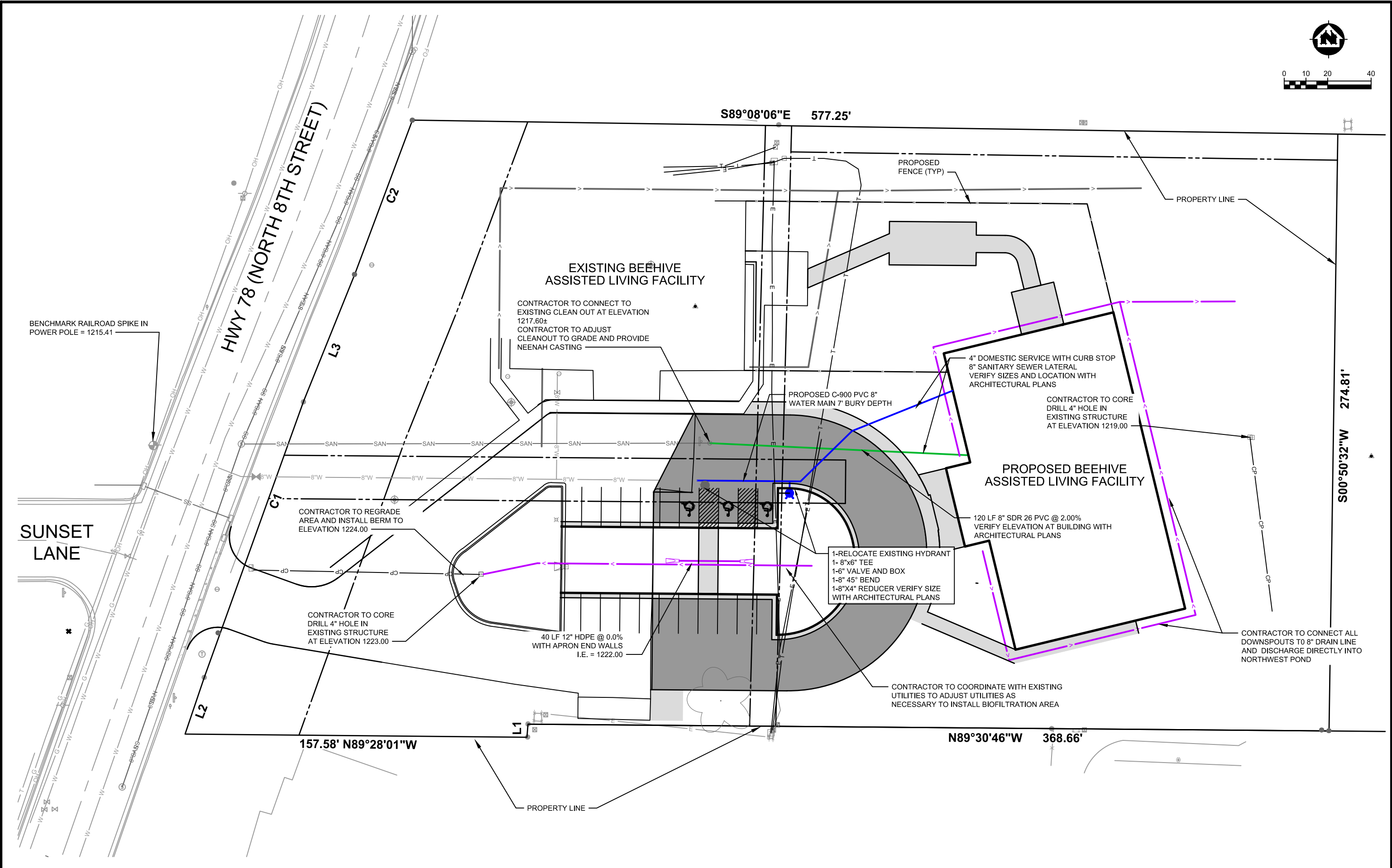


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GRADING AND EROSION CONTROL PLAN

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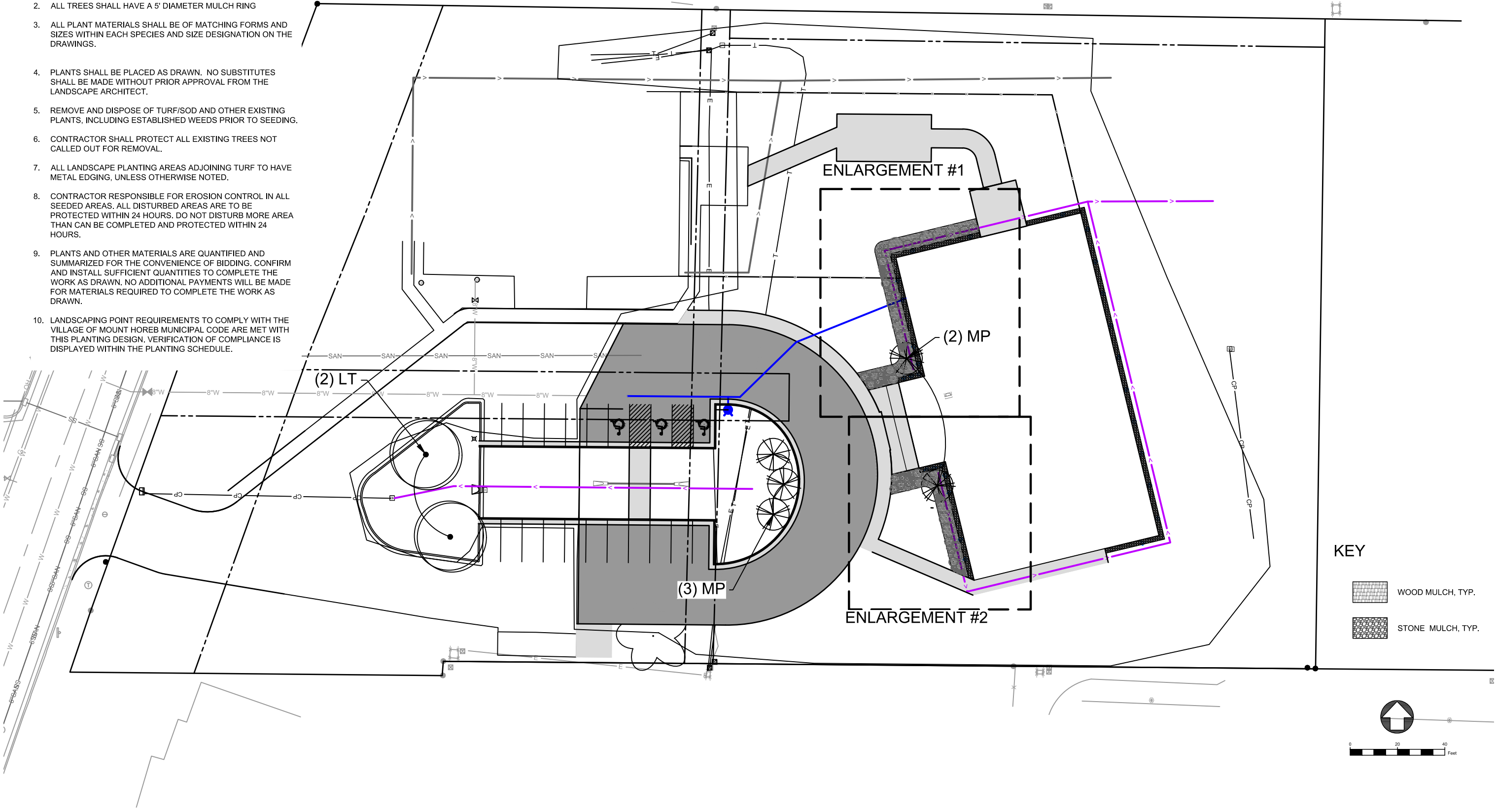
BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

UTILITY PLAN

PROJECT NO.
22520001
SHEET
G9

NOTES:

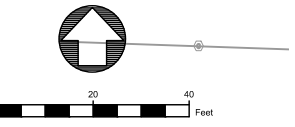
1. CONTRACTOR SHALL STAKE ALL PROPOSED TREE LOCATIONS PRIOR TO PLANTING. CONTRACTOR SHALL THEN NOTIFY THE FIELD ENGINEER AND OWNER ONCE THE STAKING IS COMPLETE FOR A WALK THRU REVIEW OF THE TREE LOCATIONS. FINAL TREE LOCATIONS ARE SUBJECT TO MOVING PER FINAL CONSTRUCTION AND LAYOUT. TREES SHALL BE PLANTED 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.



KEY

WOOD MULCH, TYP.

STONE MULCH, TYP.



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

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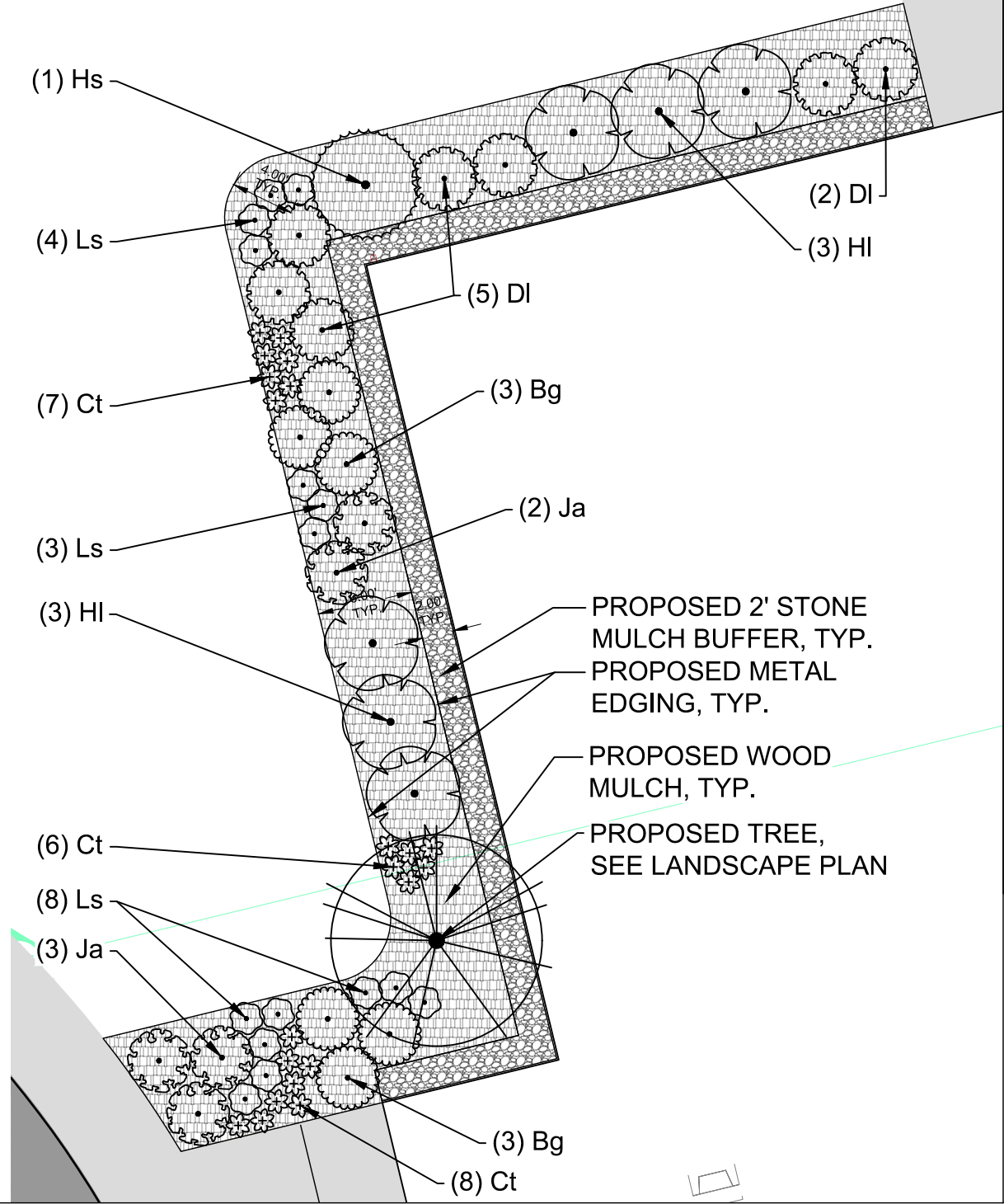
BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

LANDSCAPE PLAN

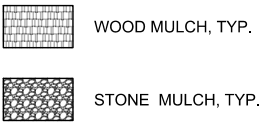
PROJECT NO:
22520001

SHEET
L1

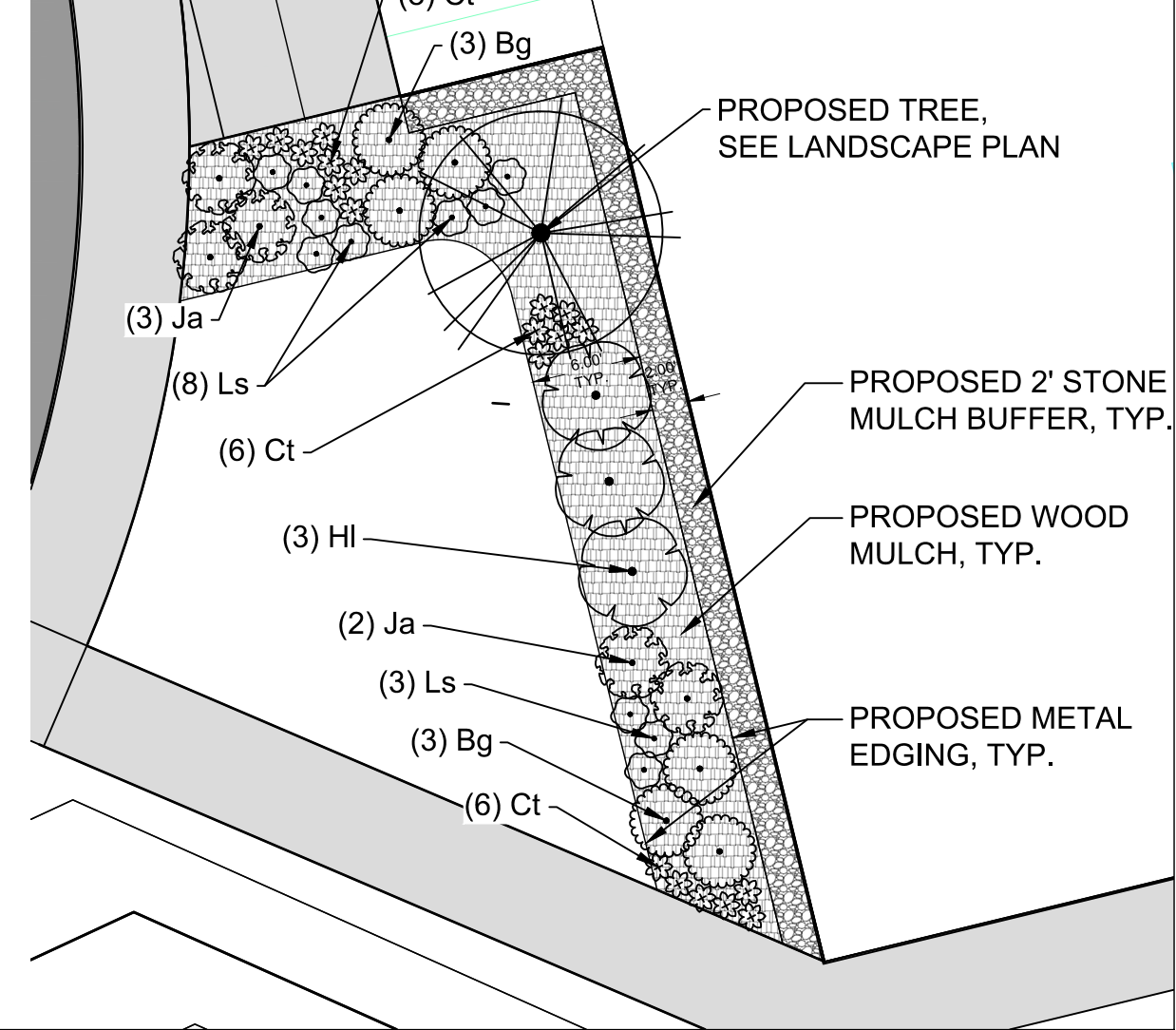
ENLARGEMENT #1



KEY



ENLARGEMENT #2



PLANTING SCHEDULE

Mount Horeb, Wisconsin

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

ORDINANCE

1 Tree per 12 spaces
15pts/parking space (full development)
Plan Commission - Foundation Planting

Required:

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

MET

2
334
x

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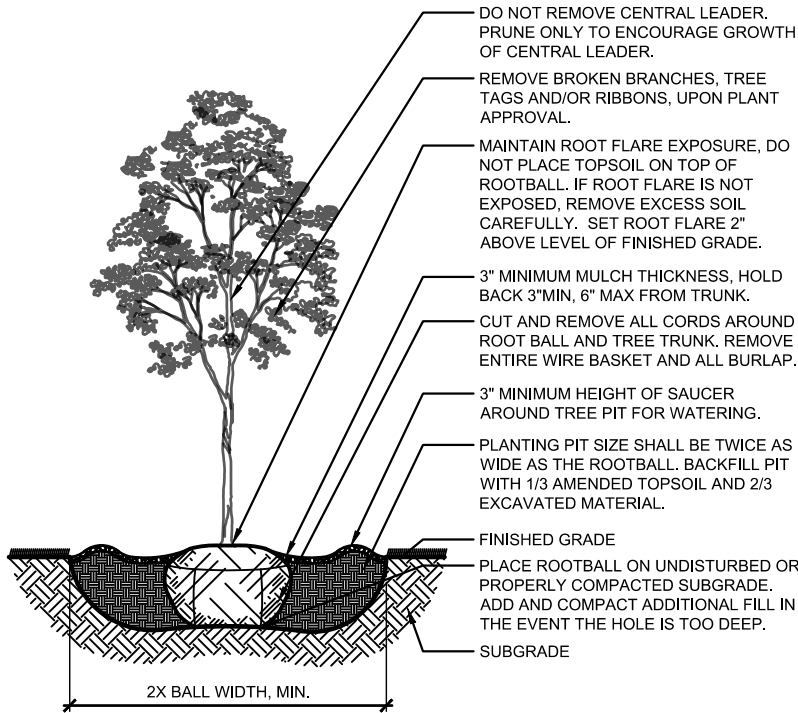
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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

LANDSCAPE ENLARGEMENT

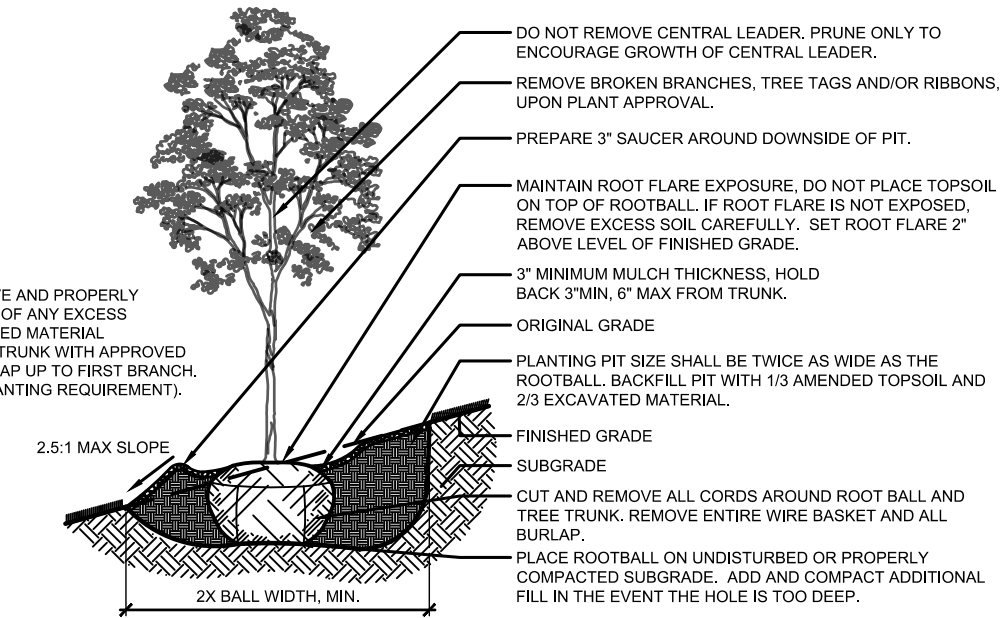
PROJECT NO:
22520001
SHEET
L2

NOTE:
1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.
2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



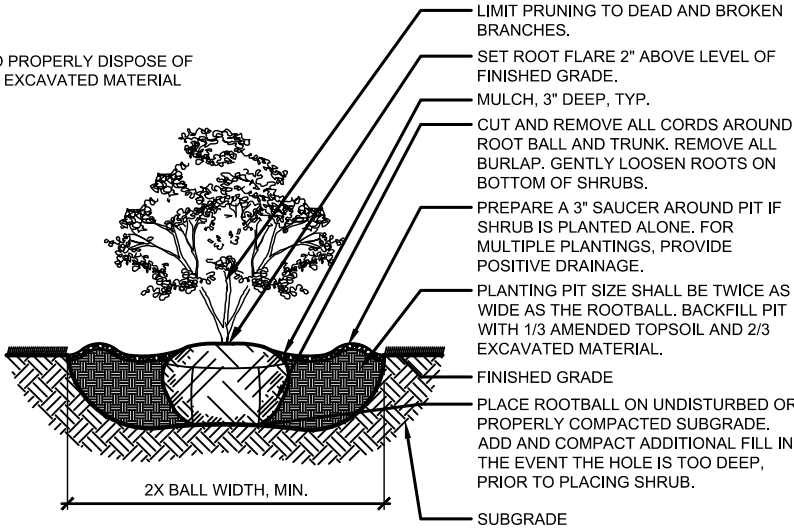
1
L3
DECIDUOUS TREE PLANTING

NOTE:
1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.
2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



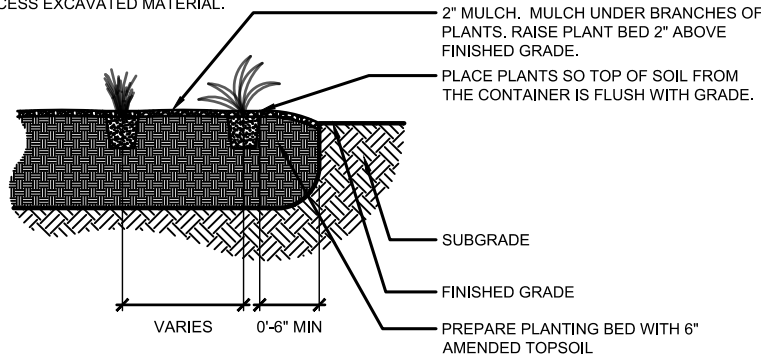
2
L3
DECIDUOUS TREE ON A SLOPE PLANTING

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



5
L3
SHRUB B&B PLANTING

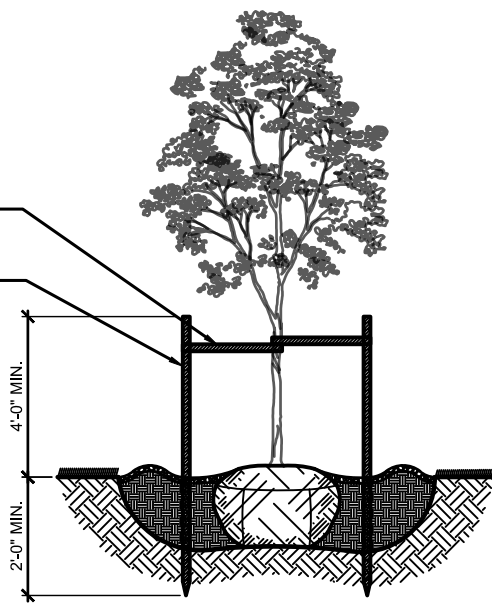
NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.



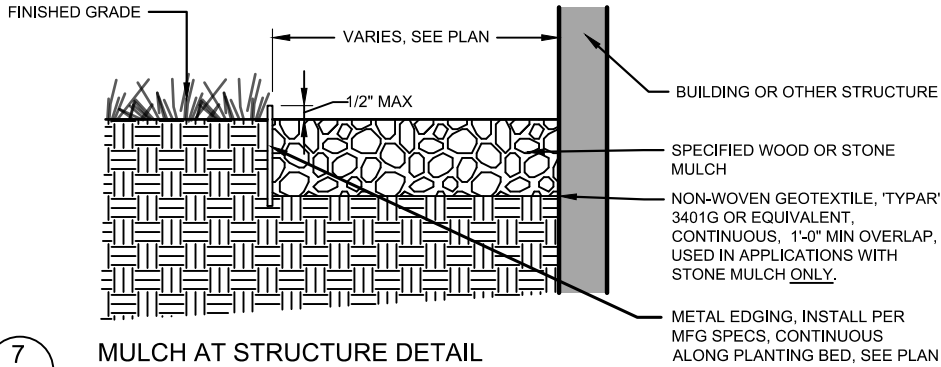
6
L3
PERENNIAL PLANTING

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.

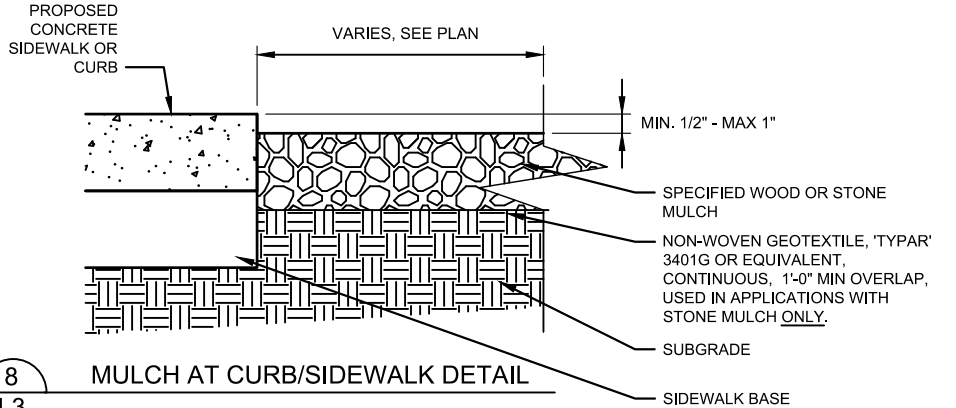
MIN. 2" WOOD OR METAL POST, PLACE PARALLEL TO PREVAILING WINDS ON SITE.



3
L3
DECIDUOUS TREE STAKING



7
L3
MULCH AT STRUCTURE DETAIL



8
L3
MULCH AT CURB/SIDEWALK DETAIL

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

LANDSCAPE DETAILS

PROJECT NO.
22520001
SHEET
L3

BEEHIVE- BLD 2,
20 RESIDENT CBRF -
CNA

325 N. 8th Street
Mount Horeb, WI 53572

PLAN
COMMISSION
SUBMITTAL

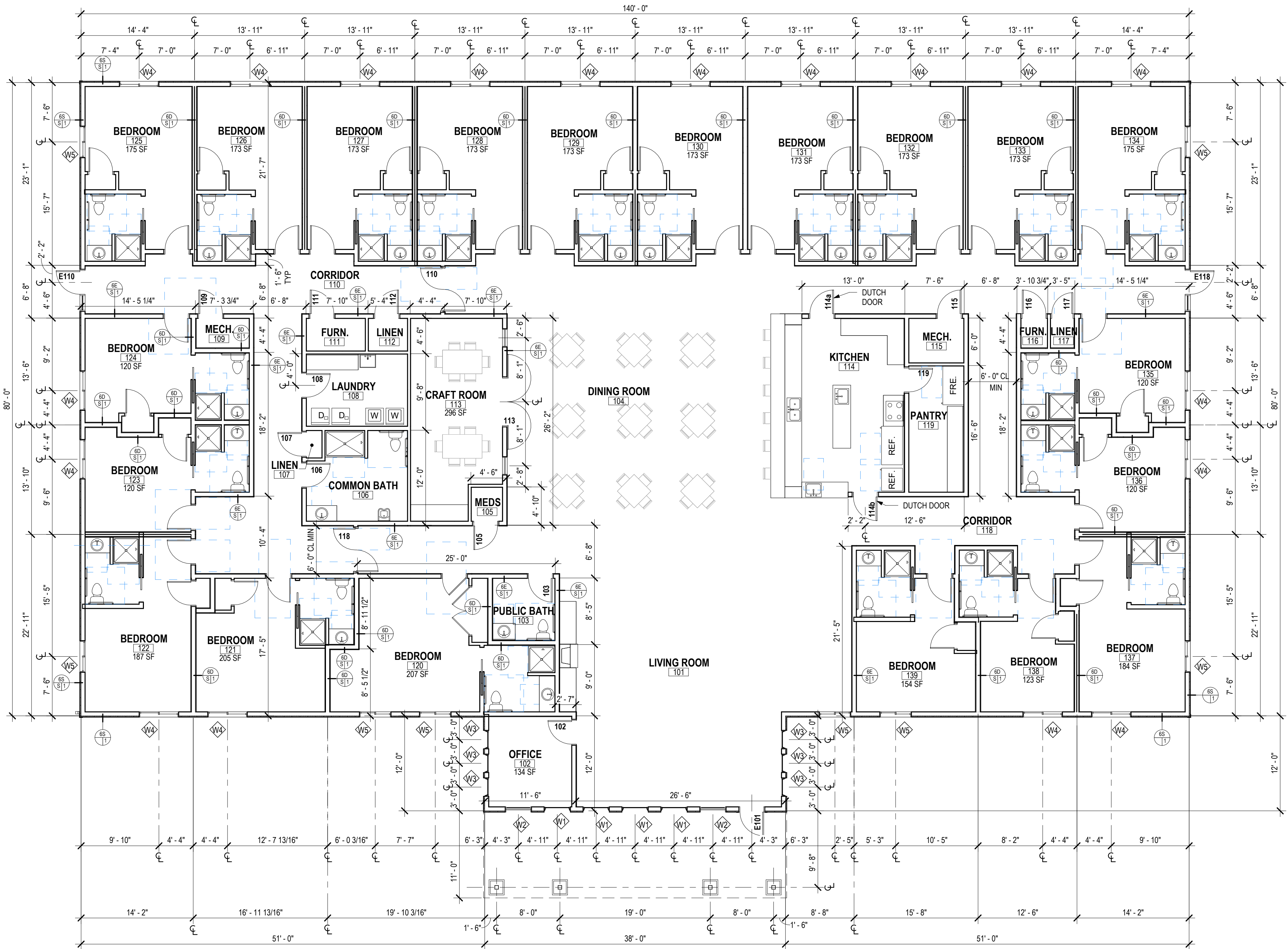
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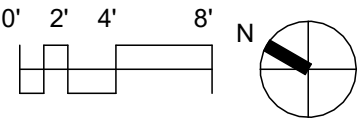
PROJECT # 24043

FIRST FLOOR PLAN

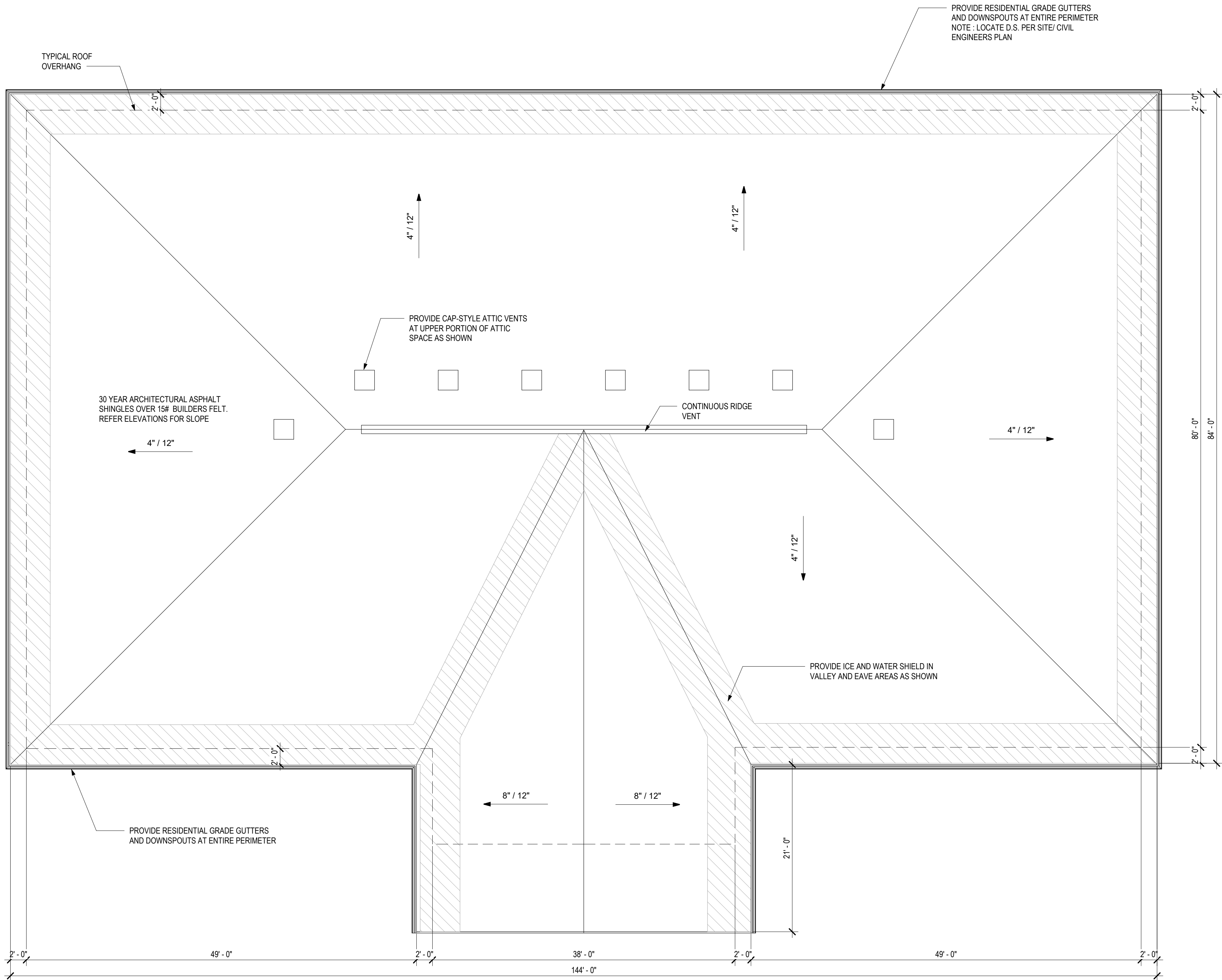
A1.1



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.

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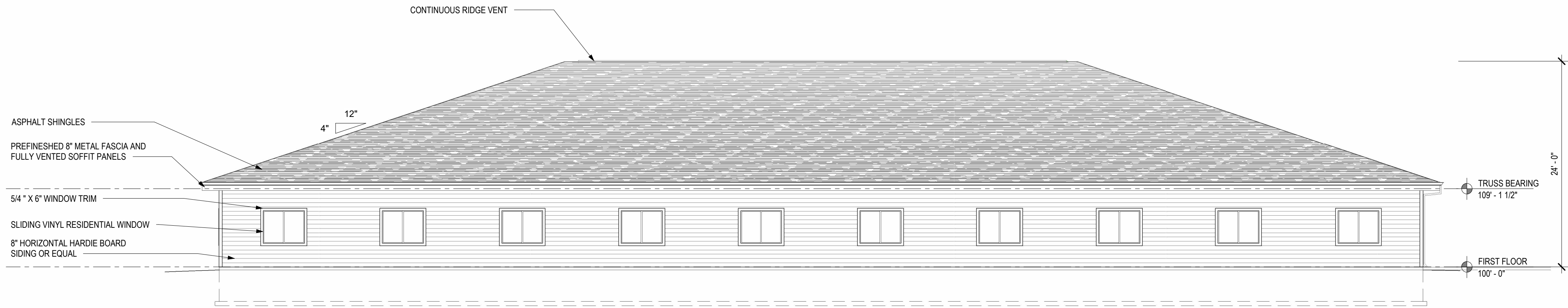
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PROJECT # 24043

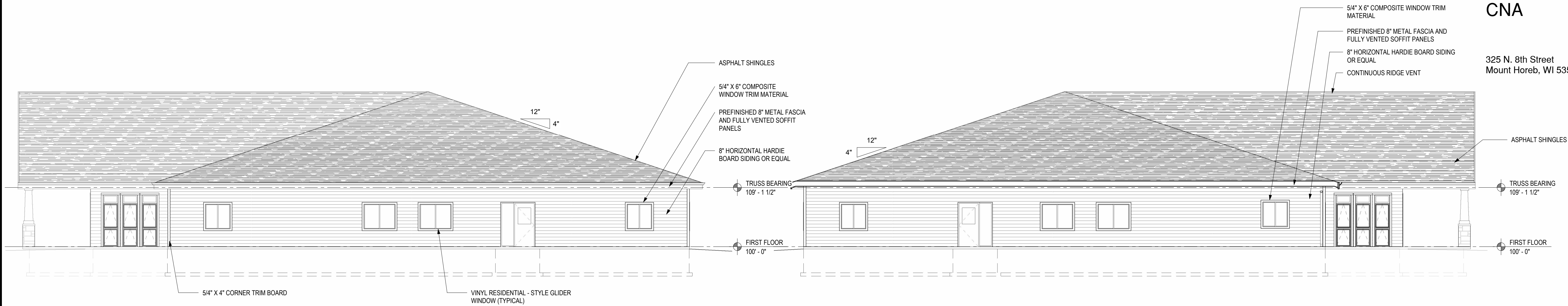
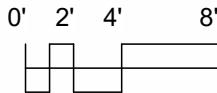
ROOF PLAN

A1.3

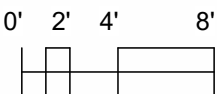
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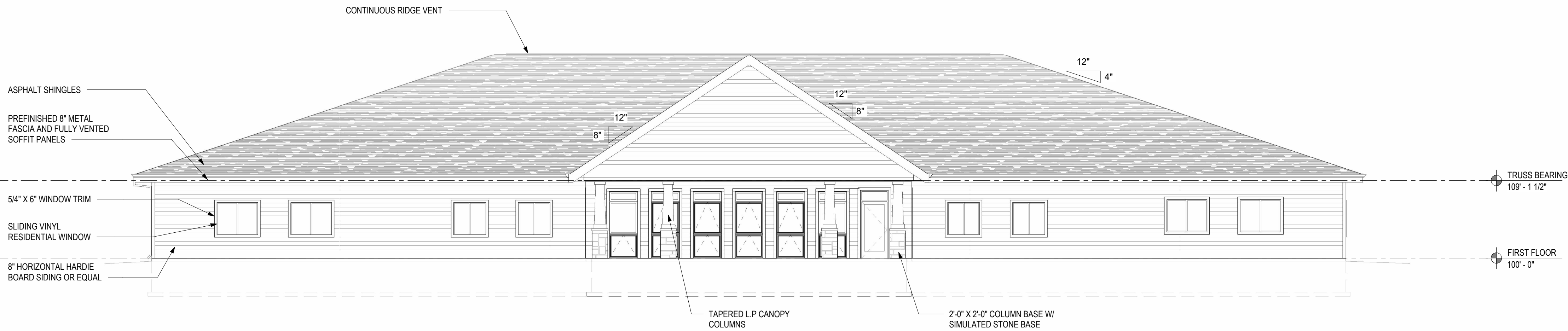
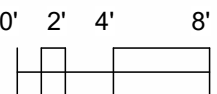
3 NORTH ELEVATION
1/8" = 1'-0"



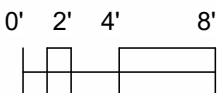
4 EAST ELEVATION
1/8" = 1'-0"



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



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



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**BEEHIVE- BLD 2,
20 RESIDENT CBRF -
CNA**

325 N. 8th Street
Mount Horeb, WI 53572

DATE OF ISSUE: 07/29/2024

**PRELIMINARY
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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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NOT FOR
CONSTRUCTION

PROJECT # 24043

EXTERIOR
RENDERINGS

A2.1

Date: **July 30, 2024**

Plan Commission Application Submittal

Written Narrative

1.a. Owner name **Amber and Adam Gates
Gates Village LLC
325 North 8th Street
Mt. Horeb, WI 53572**

1.b. Architect Name **Jerry Bourquin and Carl
Dimension IV – Madison
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719**

Civil Engineer Name **Nick Lange
MSA Professional Services
4000 Ice Harbor Drive
Dubuque, IA 52001**

1.c. Description of Proposed Uses

This new 20-bed Beehive Facility will be licensed as a CBRF with a CNA classification.

1.d. Total Site Size **132,422 sf/3.04 acres**
Building Floor Area **11,622 sf**
Number of Parking Stalls **9 existing + 19 new = 28 stalls (4 ADA)**
Impervious Surface **55,713 sf**
Non-impervious Surface **76,709 sf**

2a. Plans are attached to the application to fulfill the requirements a., b., c., d. non-applicable, e., non-applicable, f., g., h., of the Plan Commission Submittal form.

2.i. The existing signage is appropriate for this new facility. The proposed fencing is shown on the submitted plans.

2.j. There is a fixture cutsheet and photometric plan included in the Plan Commission submittal.

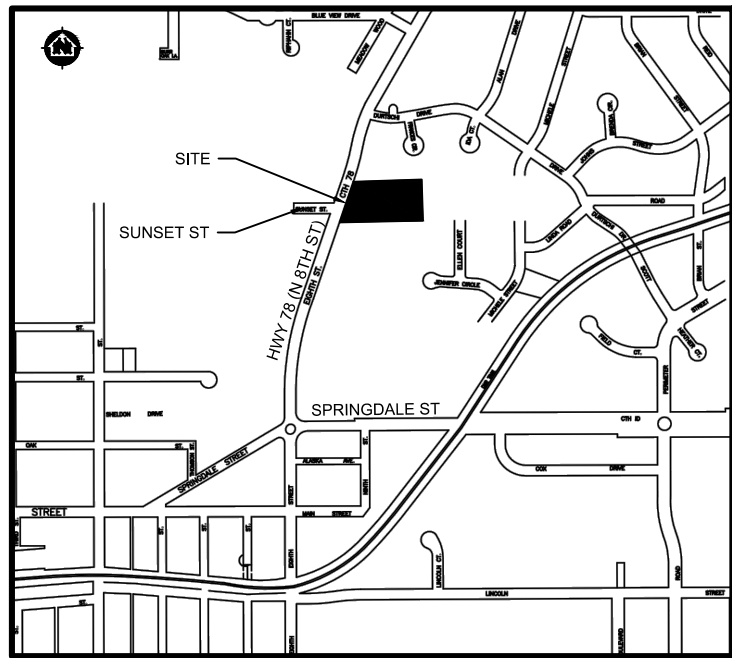
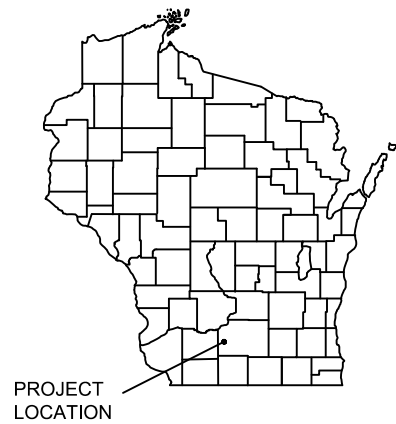
3.0 – 10.0 information is included in the attached plan documents

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

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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
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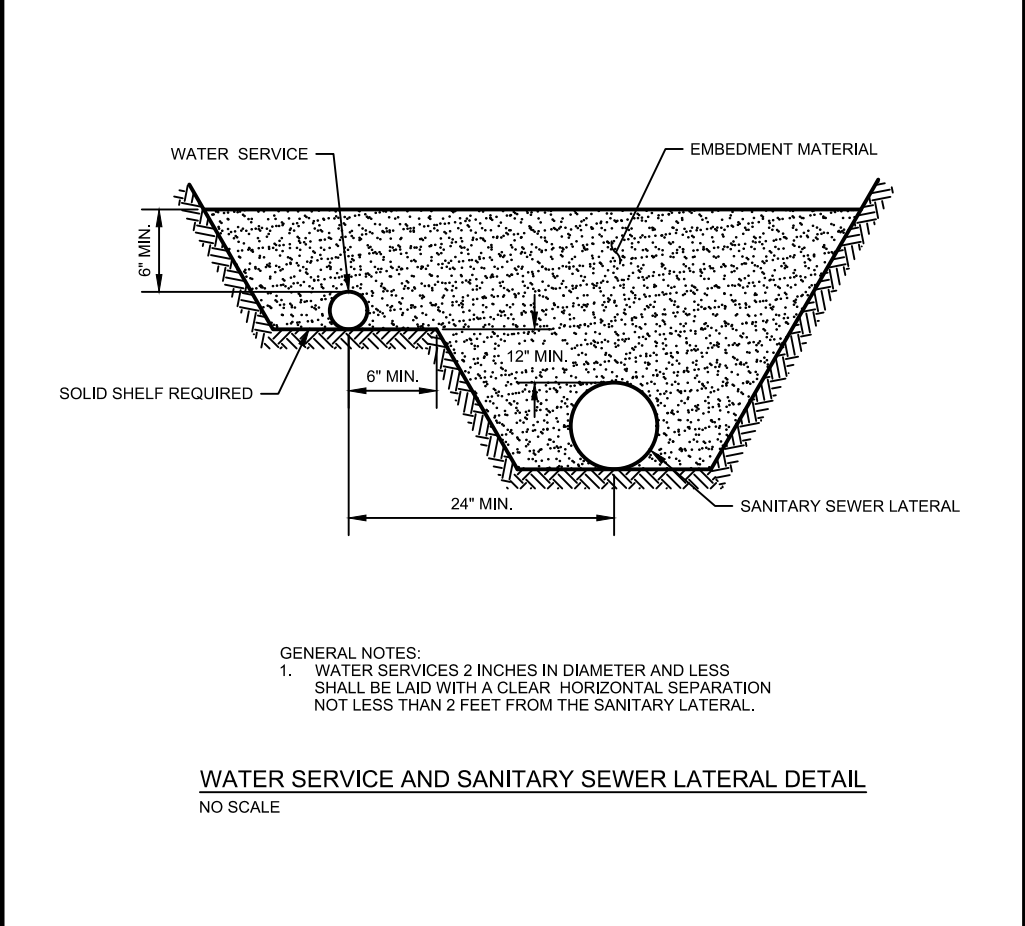
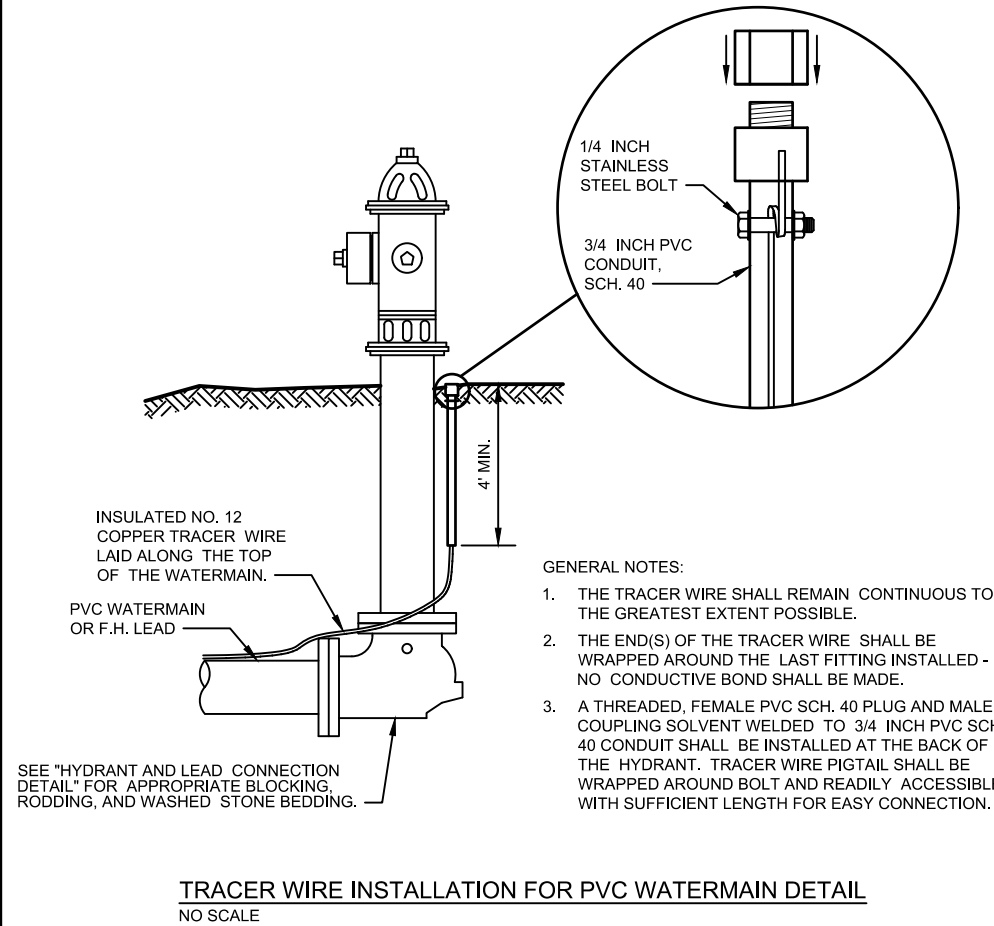
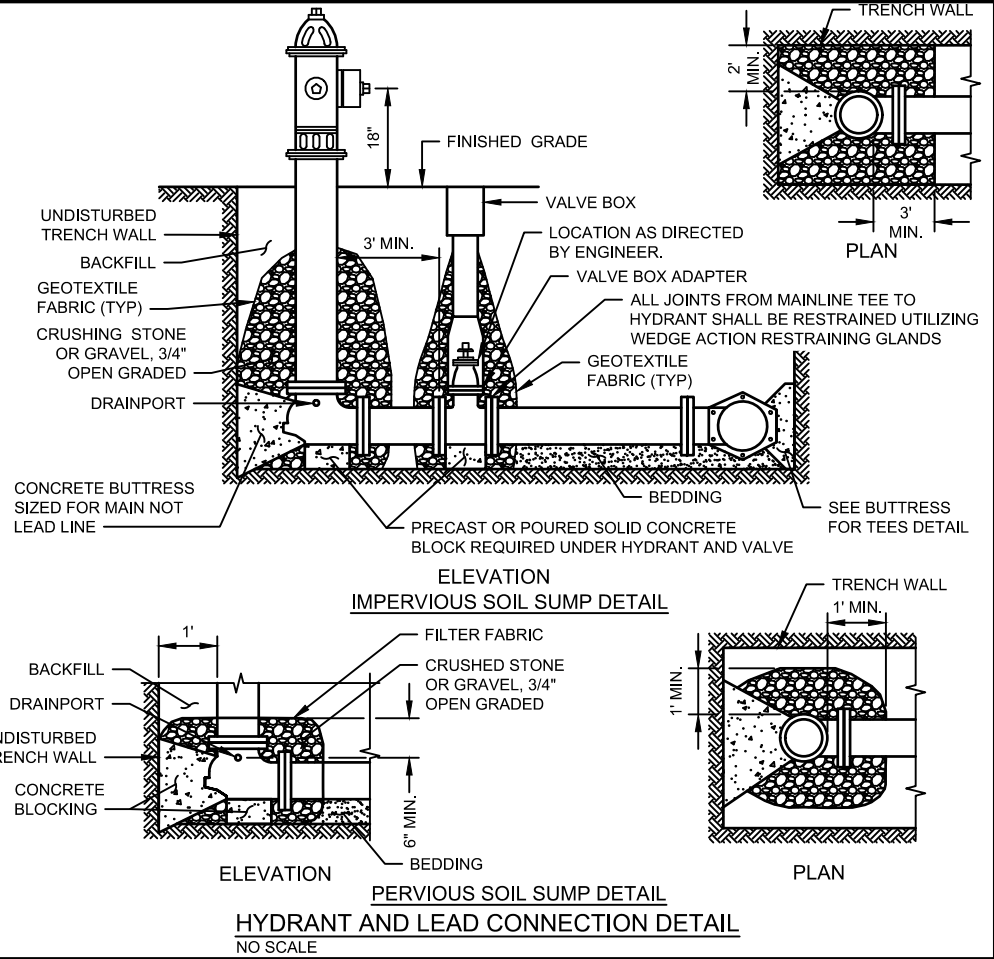
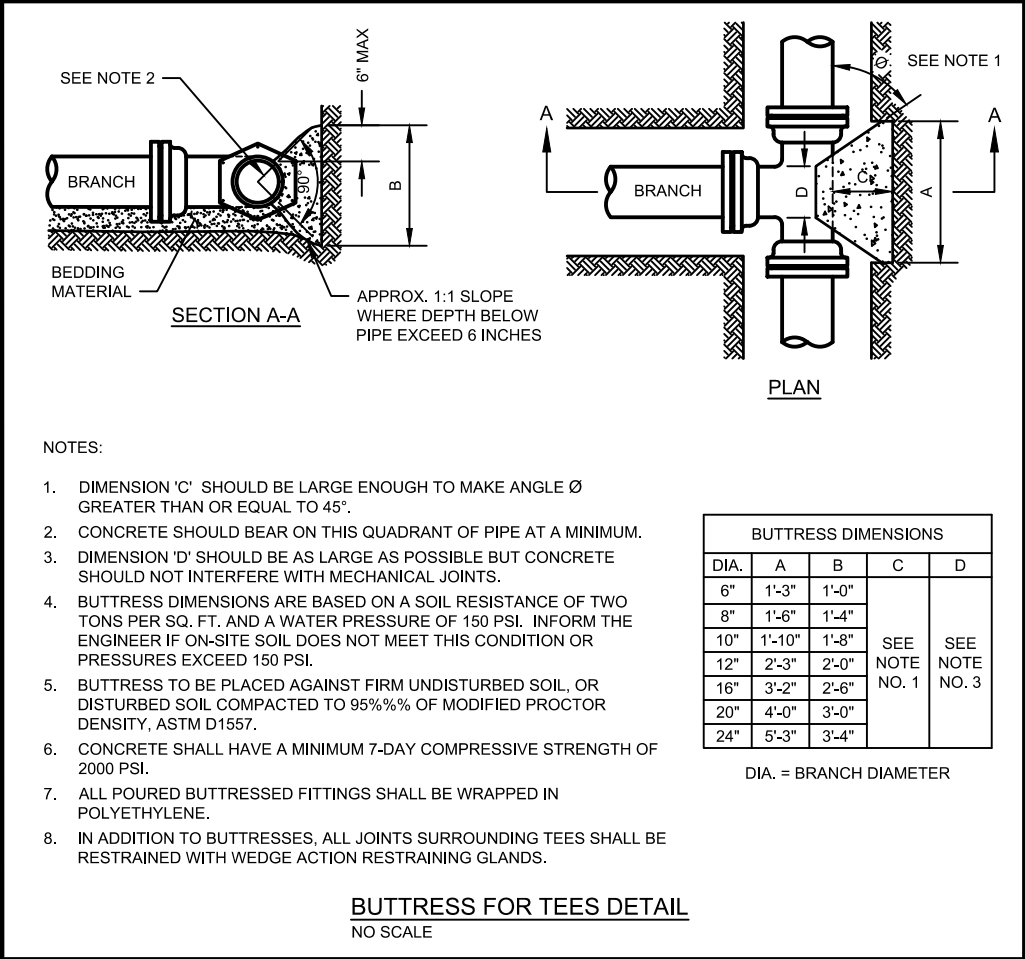
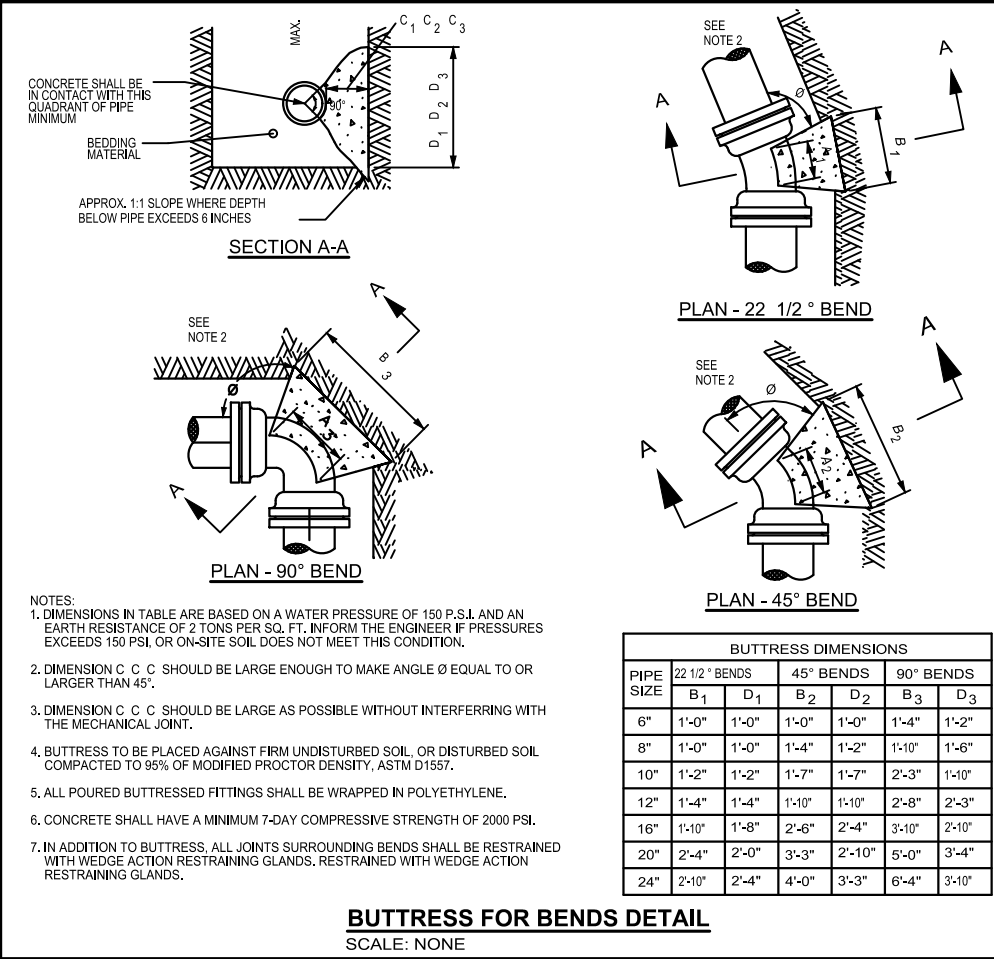


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BEEHIVE HOMES PHASE 2
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MOUNT HOREB, WI

TITLE SHEET

PROJECT NO.
22520001
SHEET
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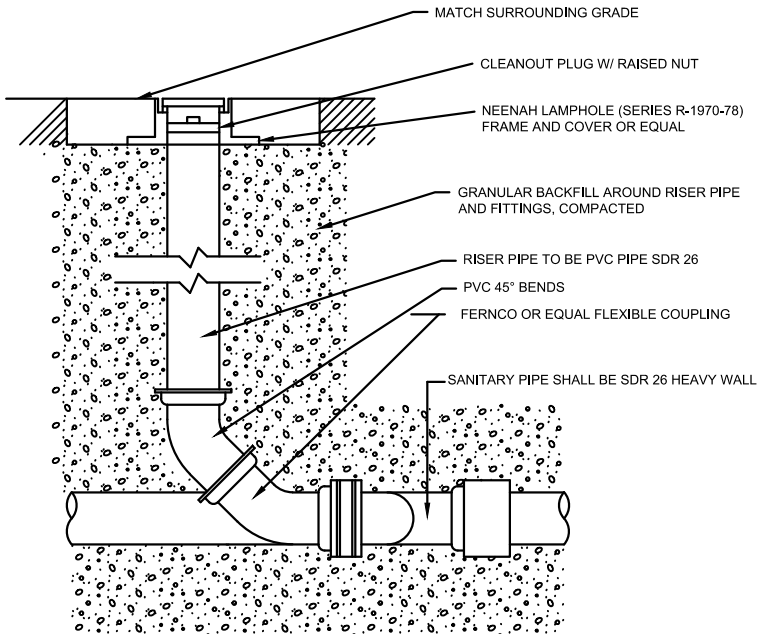


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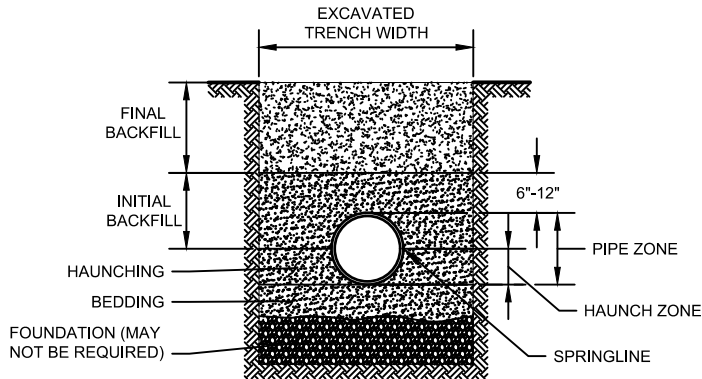
PLOT DATE: 7/26/2024 11:42 AM, G:\22\22520\22520001\CADD\Construction Documents\22520001 Title Sheet.dwg

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.

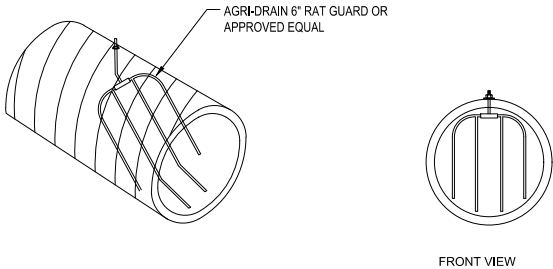


SANITARY SEWER CLEANOUT

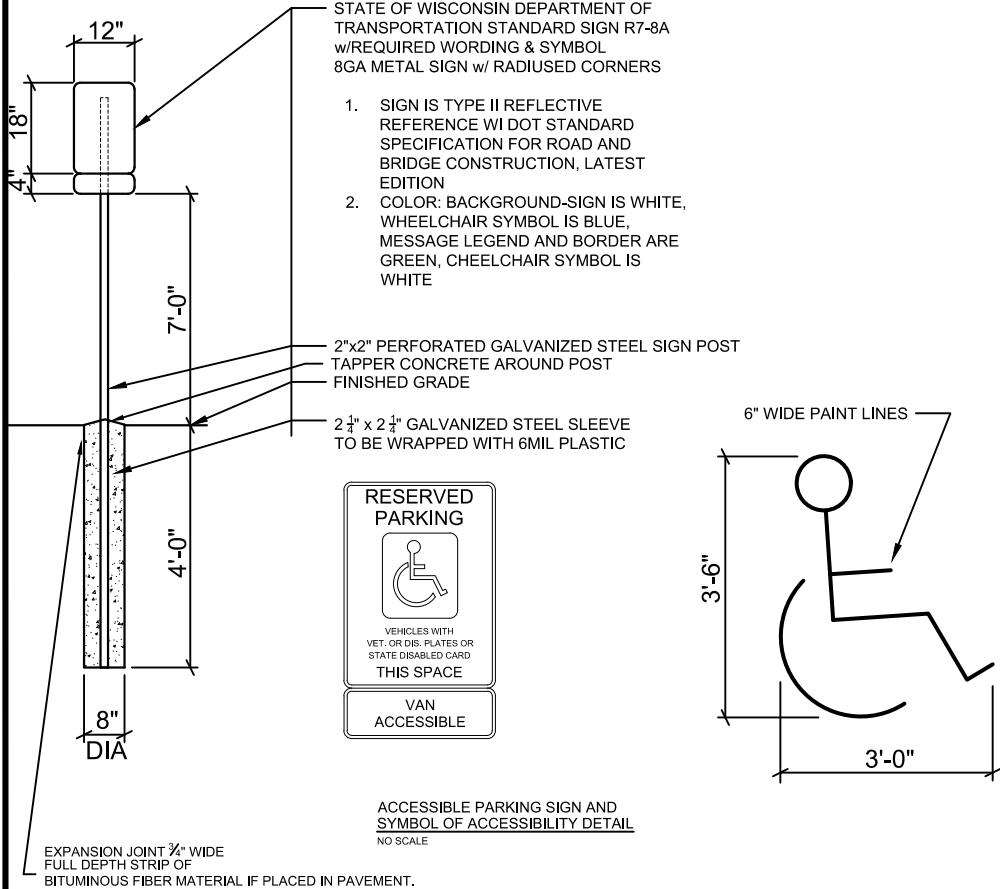


- GENERAL NOTES:
1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO ASTM D2321.
2. CLASS II EMBEDMENT MATERIAL SHALL BE CLEAN, COARSE-GRAINED SOILS WITH LITTLE TO NO FINES. NO PARTICLES LARGER THAN 1 1/2 -INCHES SHALL BE USED IN THE PIPE EMBEDMENT.
3. WHERE HYDRAULIC GRADIENT EXISTS 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

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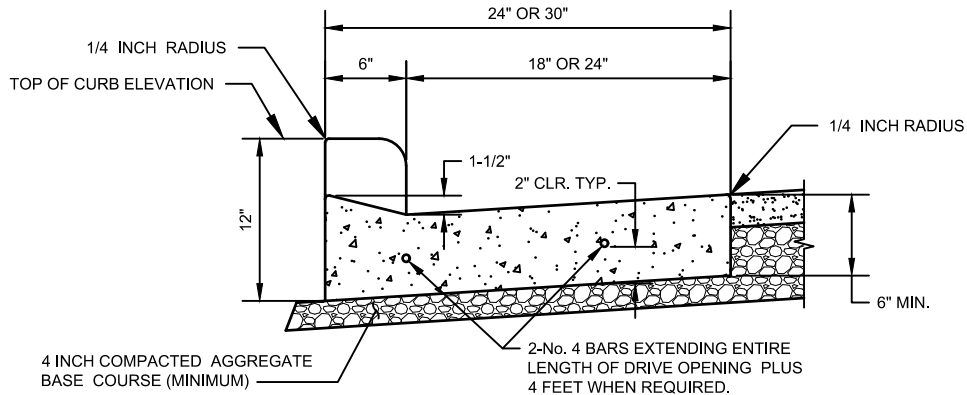


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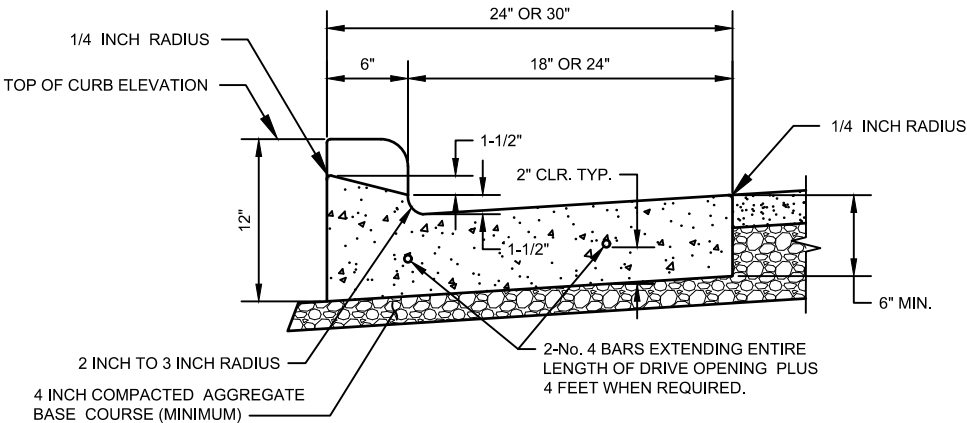
BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

DETAILS

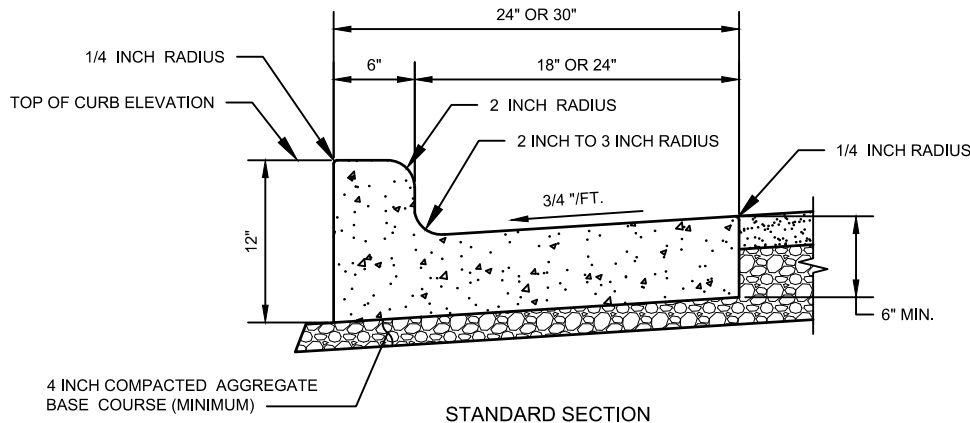
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DRIVEWAY SECTION

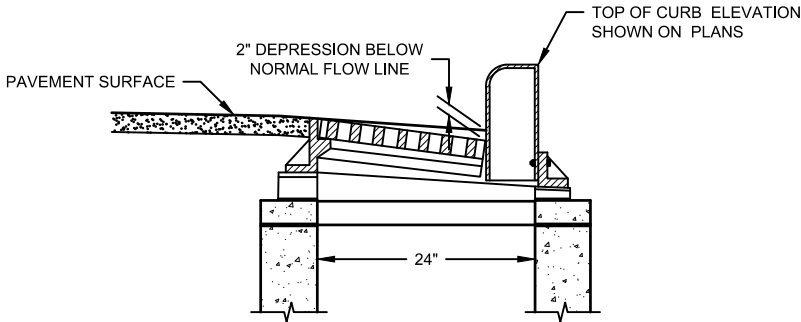
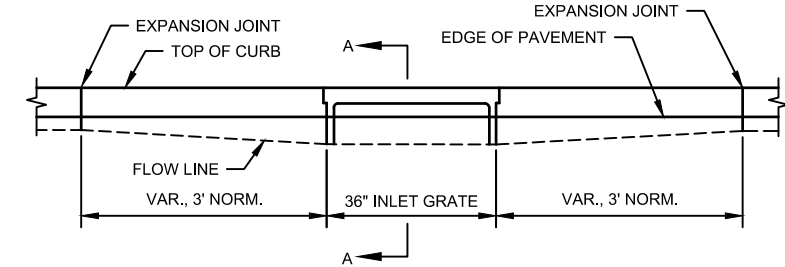


SPECIAL DRIVEWAY SECTION



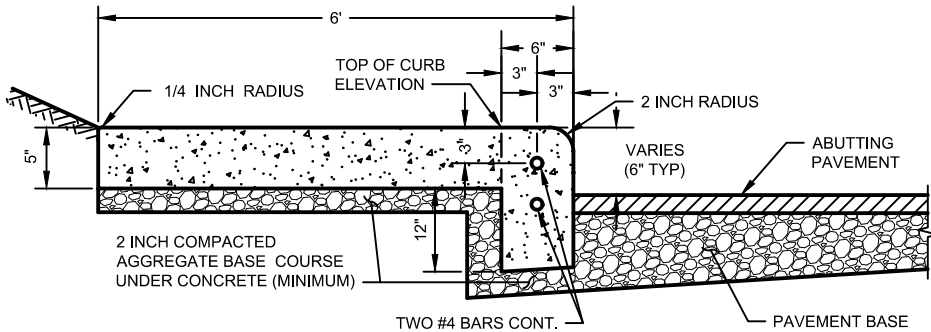
STANDARD SECTION

TYPE L CURB AND GUTTER DETAIL
NO SCALE



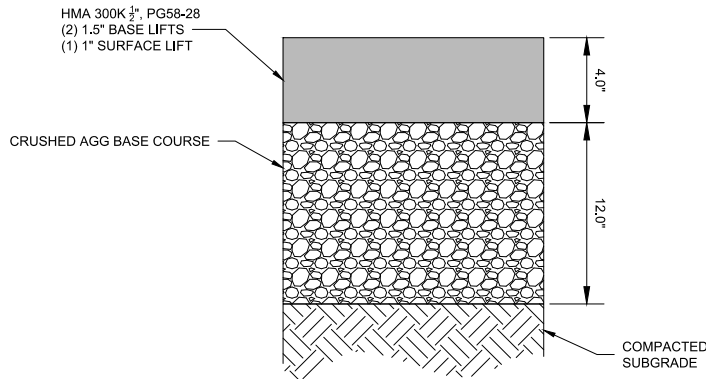
SECTION A-A

CURB AND GUTTER AT INLETS DETAIL
NO SCALE

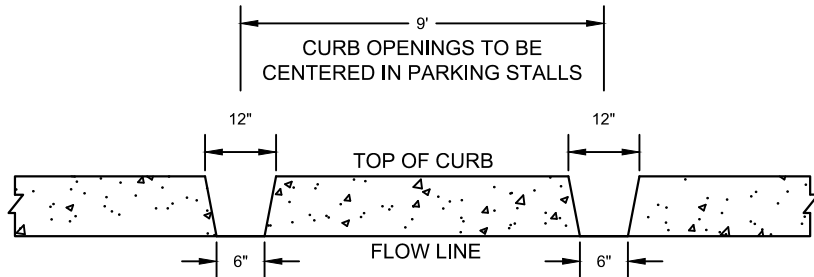


STANDARD SECTION

TYPE INTEGRAL CURB AND WALK DETAIL
NO SCALE



HMA PAVEMENT SECTION
SCALE: NONE



ISLAND DETAIL
SCALE: NONE

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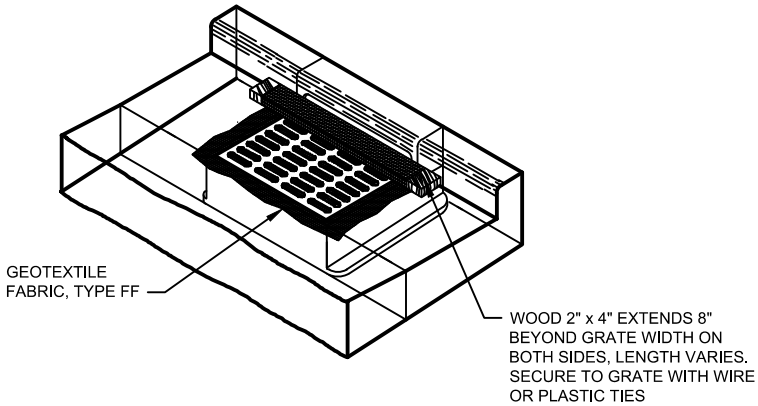
CONSTRUCTION SITE
EROSION CONTROL REQUIREMENTS

- 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 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.

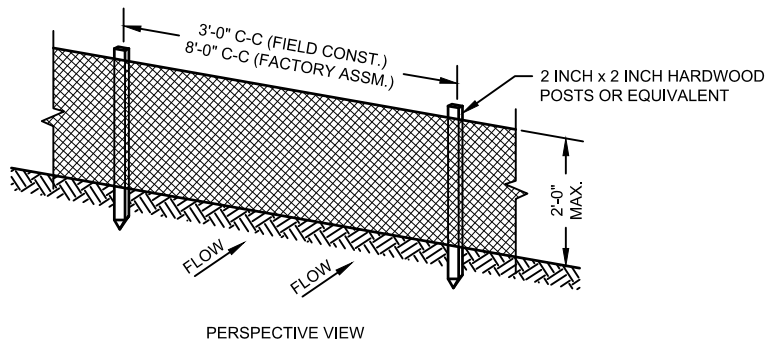
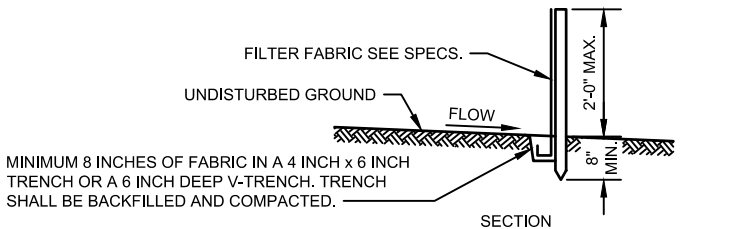
- 1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK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

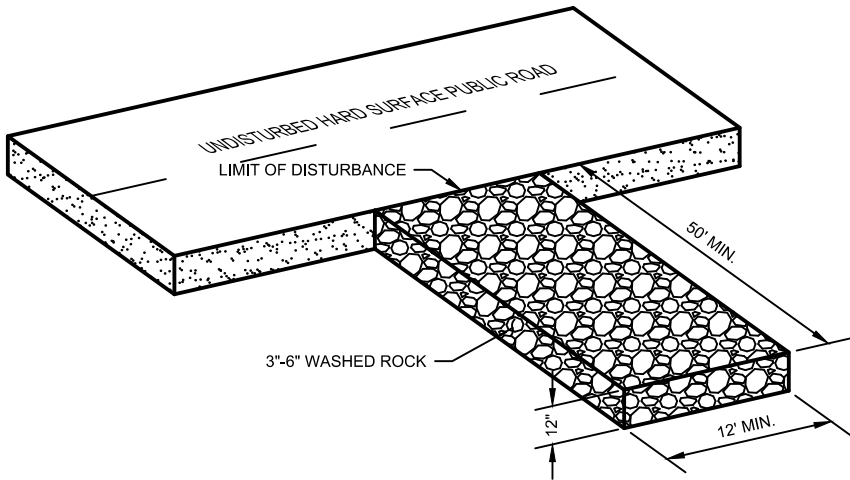
INLET PROTECTION, TYPE C
NO SCALE



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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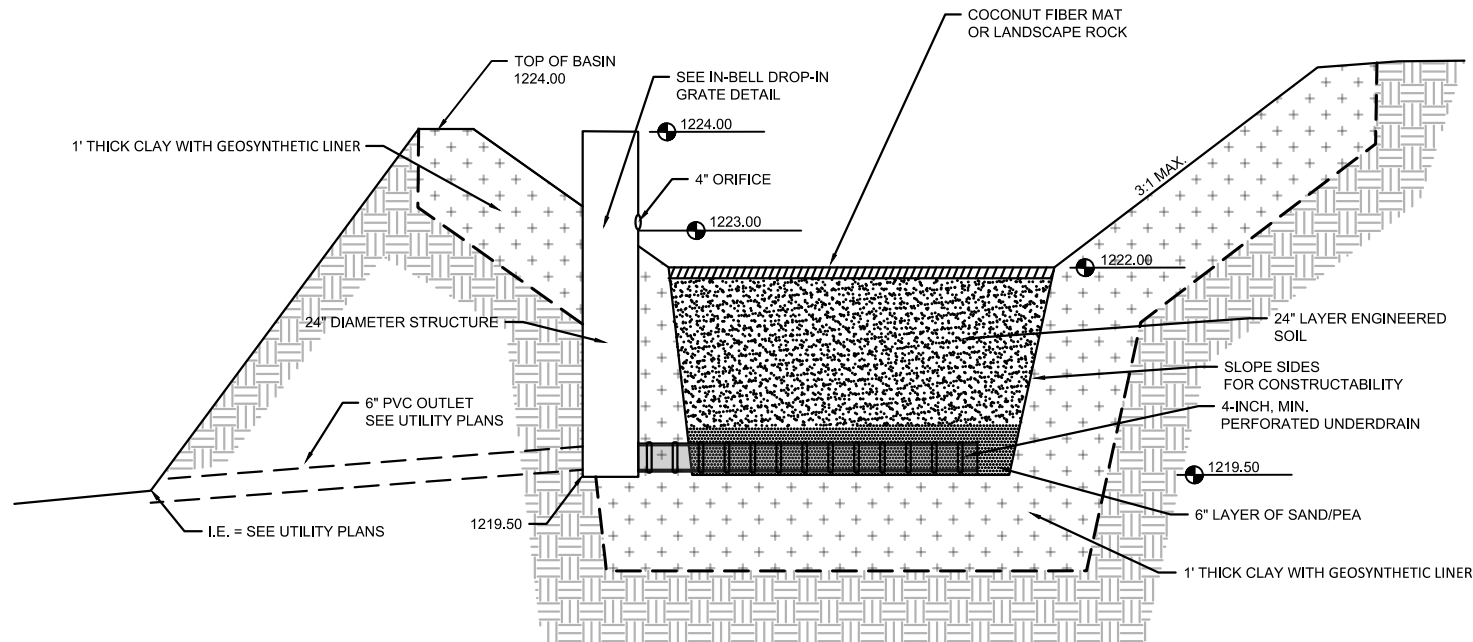


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EROSION CONTROL DETAILS

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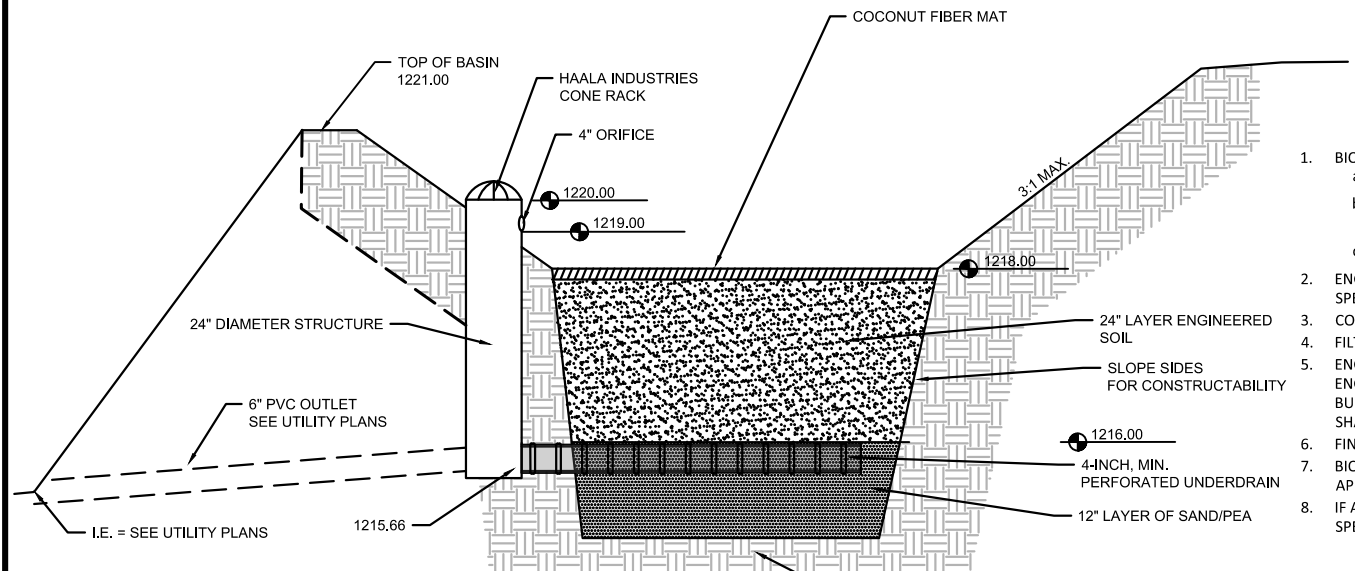


WEST BIOFILTRATION BASIN DETAIL
NO SCALE

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



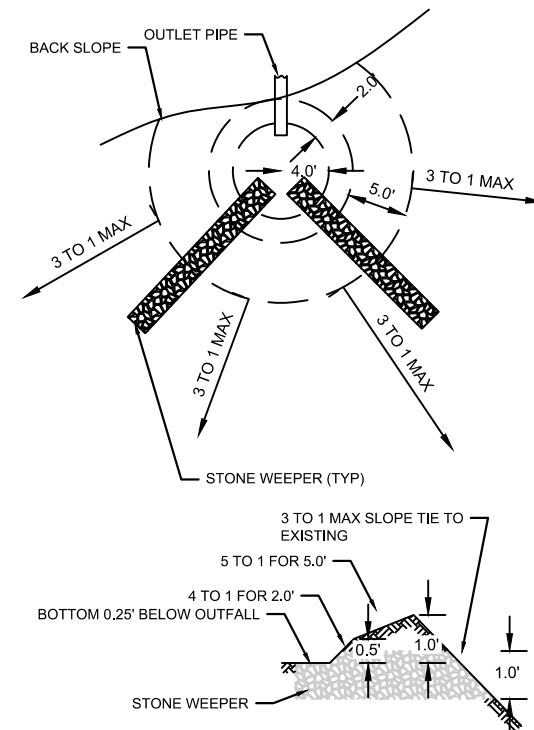
NORTHEAST BIOFILTRATION BASIN DETAIL
NO SCALE

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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BIOFILTER DETAILS

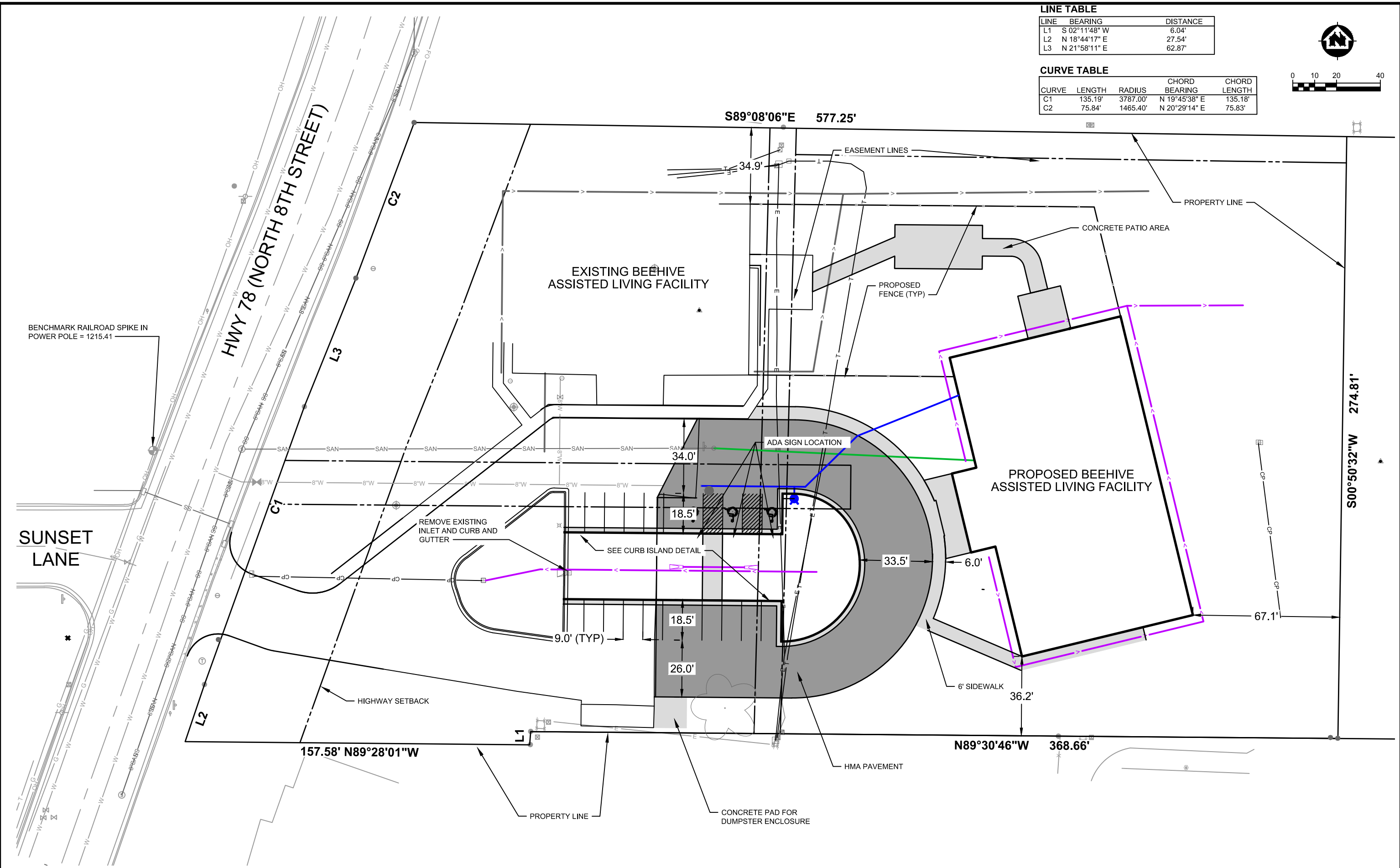
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LINE TABLE

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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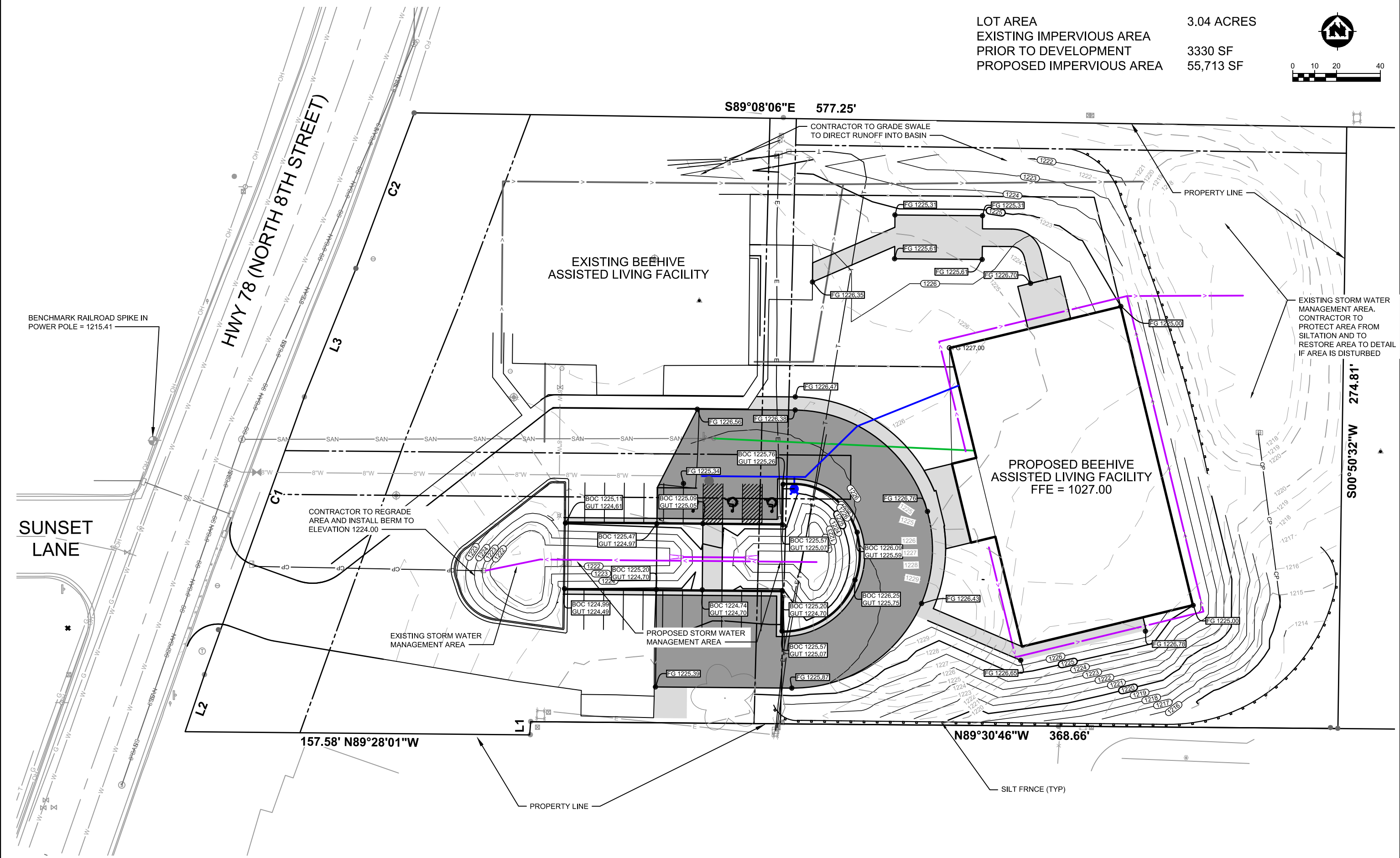
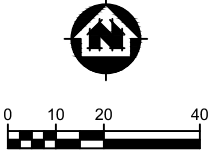
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SITE PLAN

PROJECT NO.	22520001
SHEET	G7

LOT AREA
EXISTING IMPERVIOUS AREA
PRIOR TO DEVELOPMENT
PROPOSED IMPERVIOUS AREA

3.04 ACRES
3330 SF
55,713 SF



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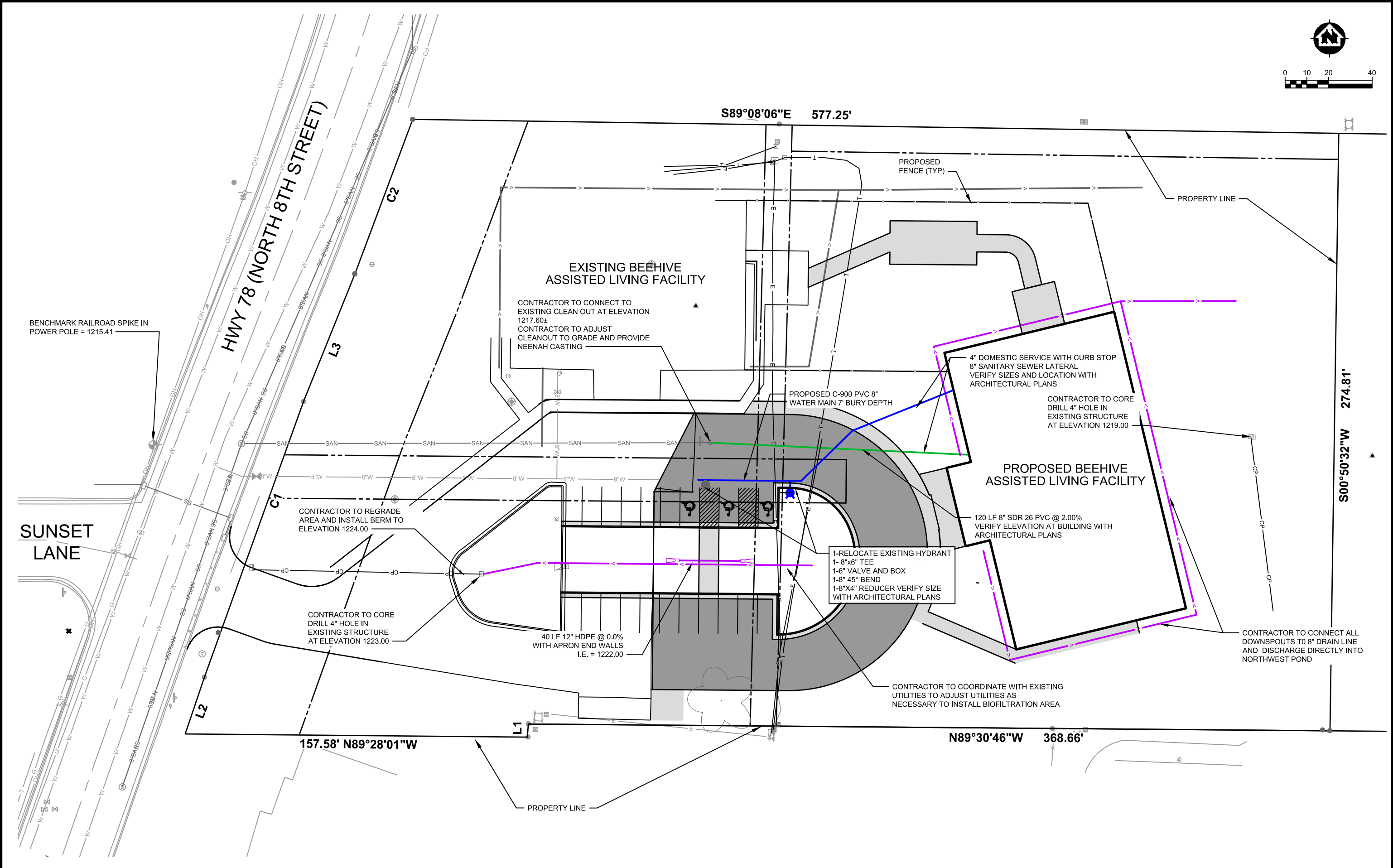


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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

GRADING AND EROSION CONTROL PLAN

PROJECT NO.
22520001
SHEET
G8



PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
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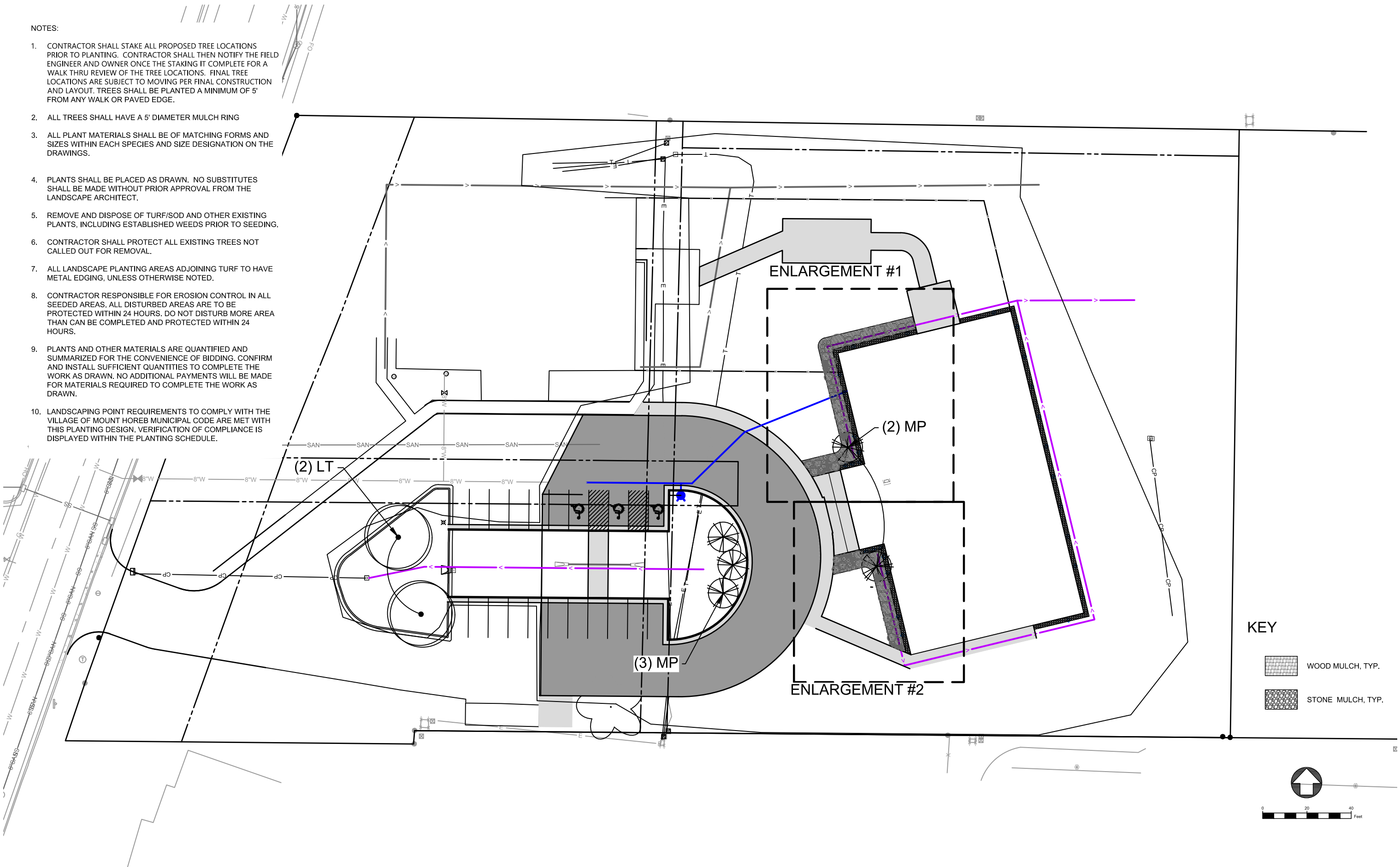
BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

UTILITY PLAN

PROJECT NO.
22520001
SHEET
G9

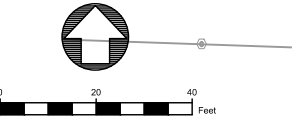
NOTES:

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.



KEY

- WOOD MULCH, TYP.
- STONE MULCH, TYP.



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY:
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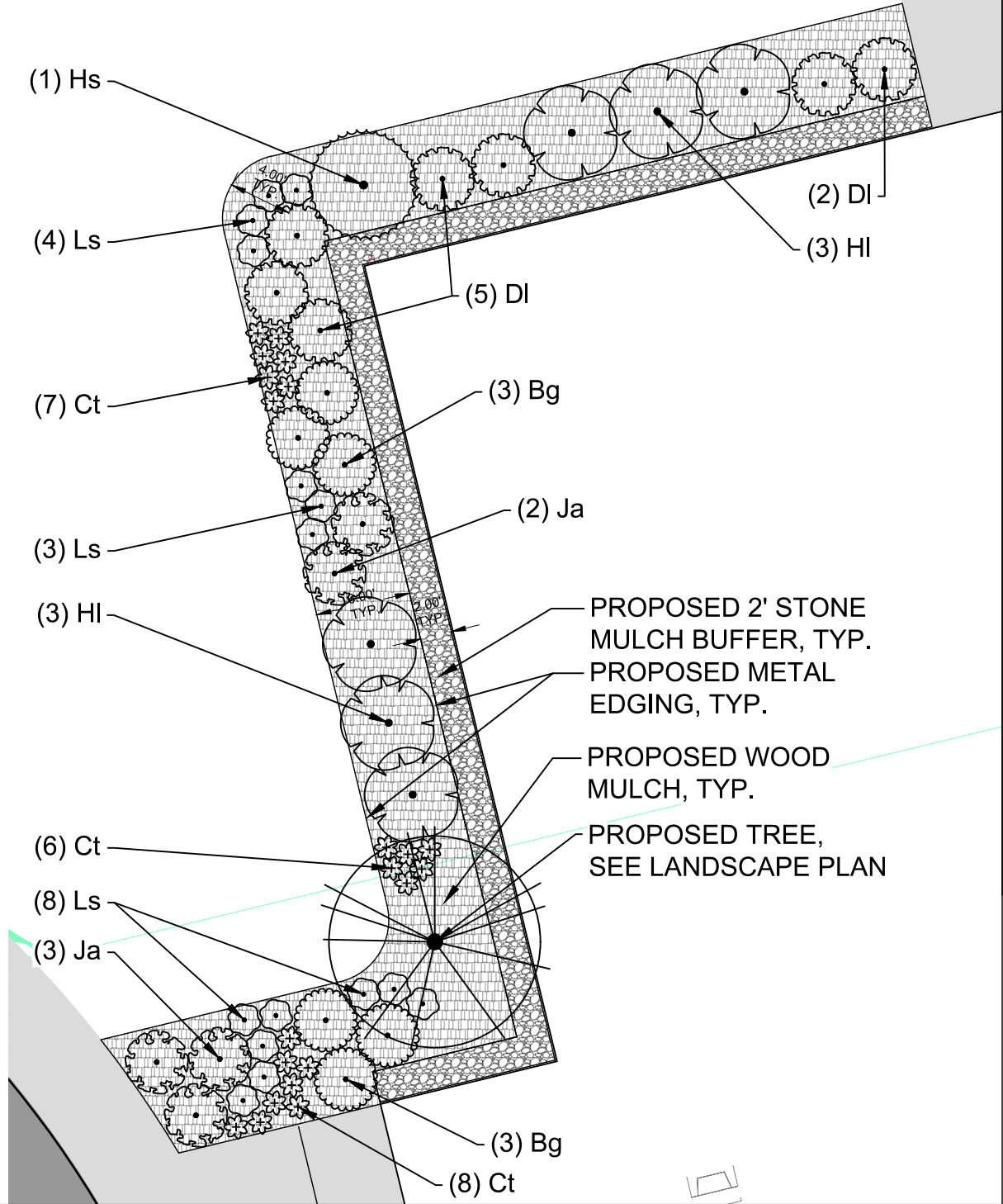
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NATIONAL CONSTRUCTION
MOUNT HOREB, WI

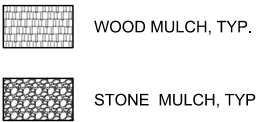
LANDSCAPE PLAN

PROJECT NO:
22520001
SHEET
L1

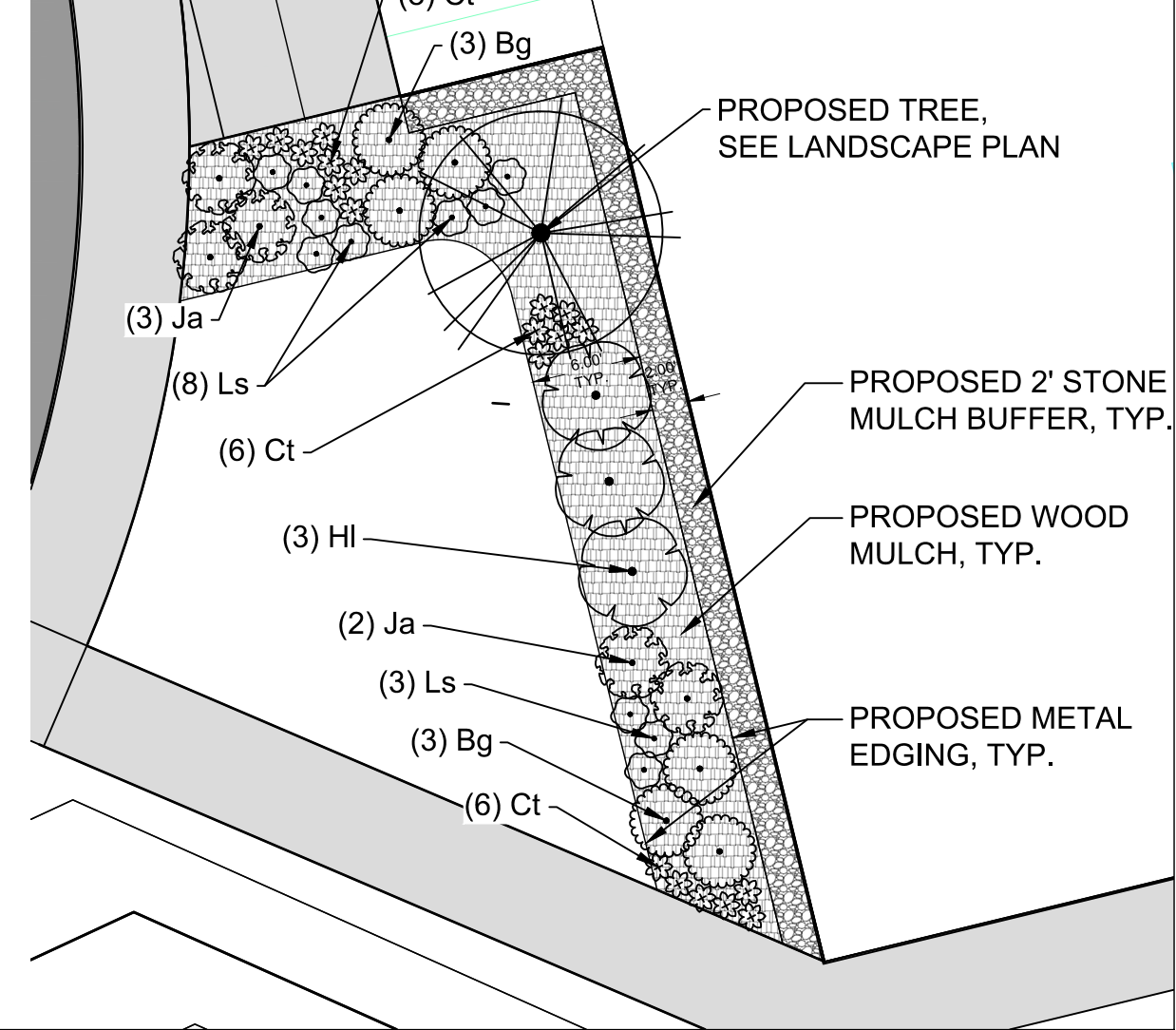
ENLARGEMENT #1



KEY



ENLARGEMENT #2



PLANTING SCHEDULE

Mount Horeb, Wisconsin

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

ORDINANCE

1 Tree per 12 spaces
15pts/parking space (full development)
Plan Commission - Foundation Planting

Required:

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

MET

2
334
x

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
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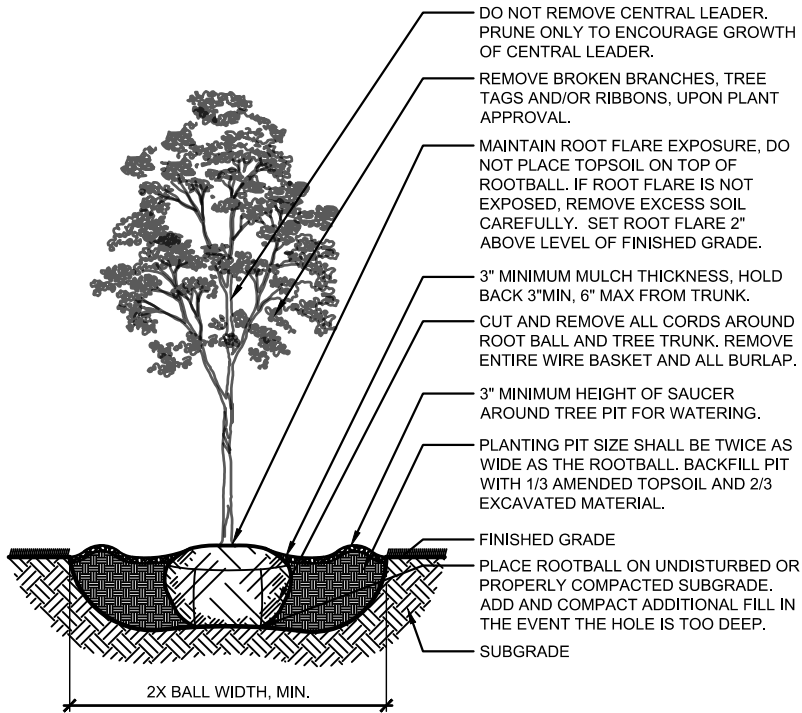
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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

LANDSCAPE ENLARGEMENT

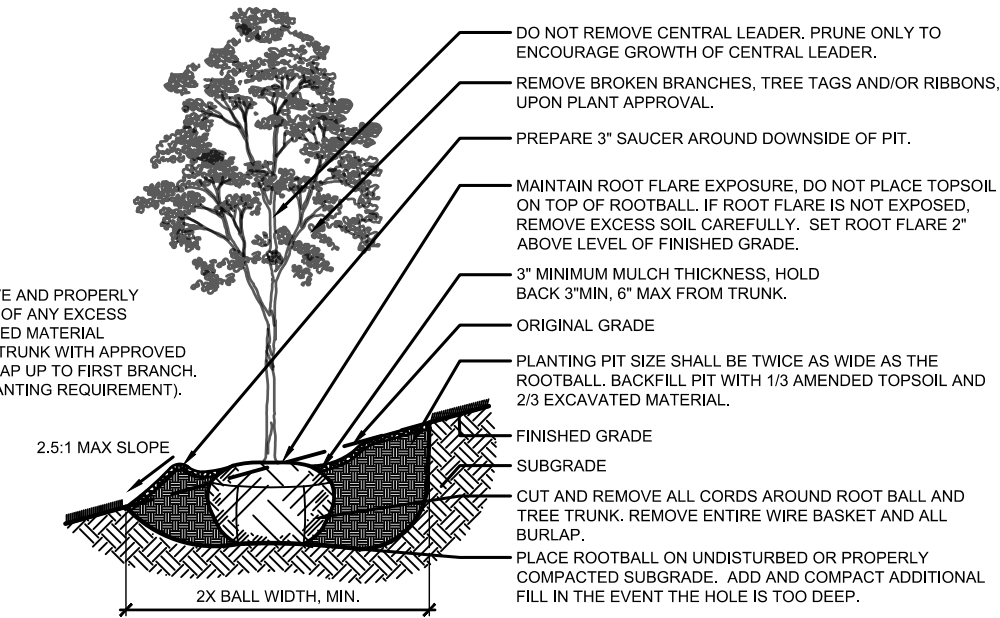
PROJECT NO.
22520001
SHEET
L2

NOTE:
1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.
2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



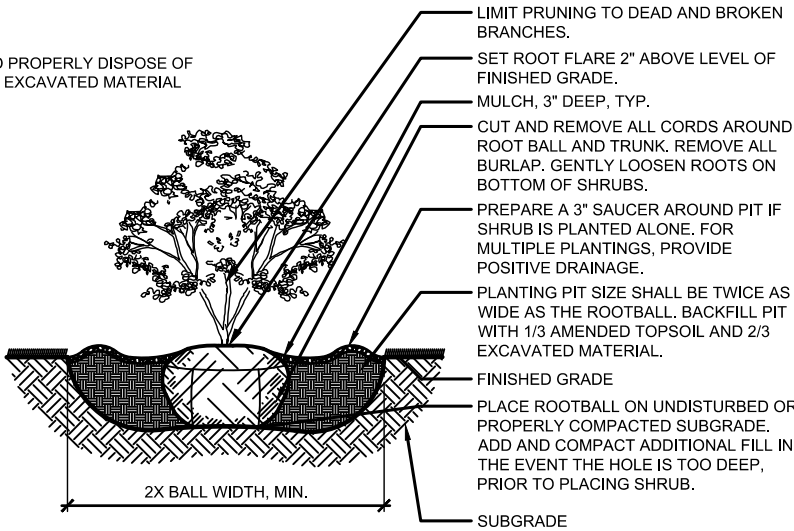
1
L3
DECIDUOUS TREE PLANTING

NOTE:
1. REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL
2. WRAP TRUNK WITH APPROVED TREE WRAP UP TO FIRST BRANCH. (FALL PLANTING REQUIREMENT).



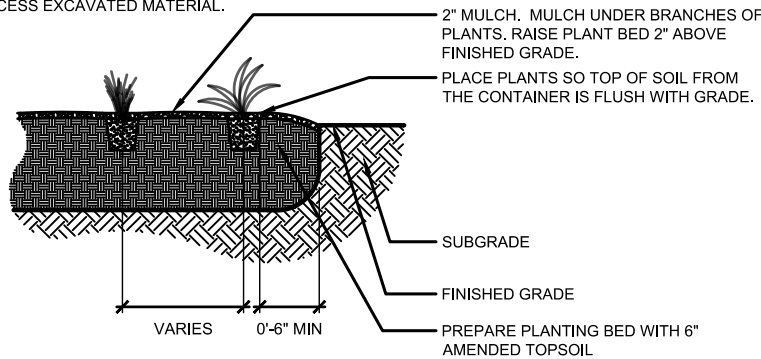
2
L3
DECIDUOUS TREE ON A SLOPE PLANTING

NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL



5
L3
SHRUB B&B PLANTING

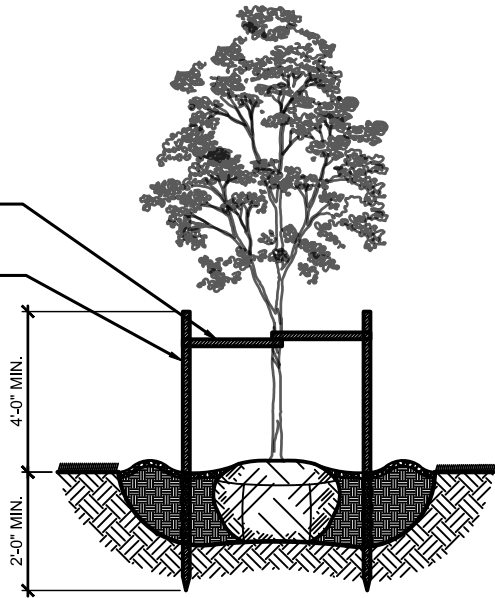
NOTE:
REMOVE AND PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.



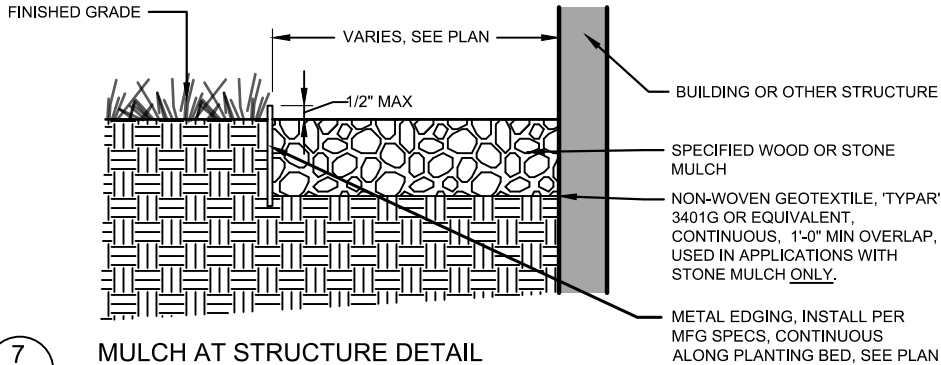
6
L3
PERENNIAL PLANTING

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.

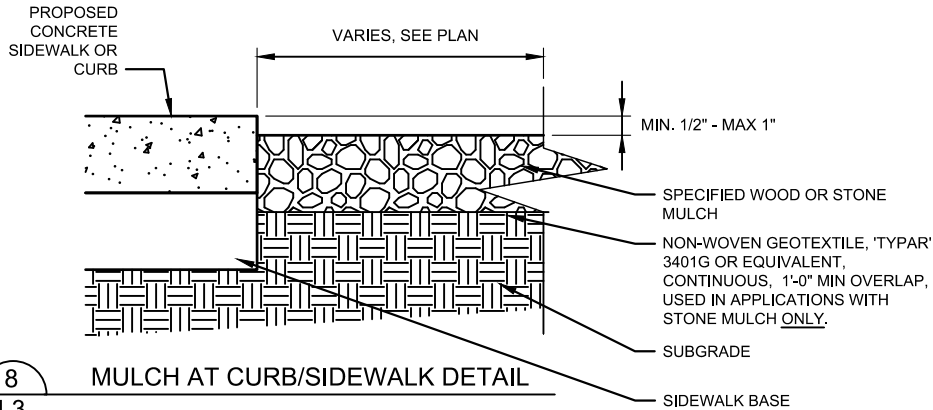
MIN. 2" WOOD OR METAL POST, PLACE PARALLEL TO PREVAILING WINDS ON SITE.



3
L3
DECIDUOUS TREE STAKING



7
L3
MULCH AT STRUCTURE DETAIL



8
L3
MULCH AT CURB/SIDEWALK DETAIL

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
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PLOT DATE: 7/26/2024 11:43 AM, G:\22\22520\22520001\CADD\Construction Documents\22520001 Landscape Plan.dwg



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BEEHIVE HOMES PHASE 2
NATIONAL CONSTRUCTION
MOUNT HOREB, WI

LANDSCAPE DETAILS

PROJECT NO.
22520001
SHEET
L3

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



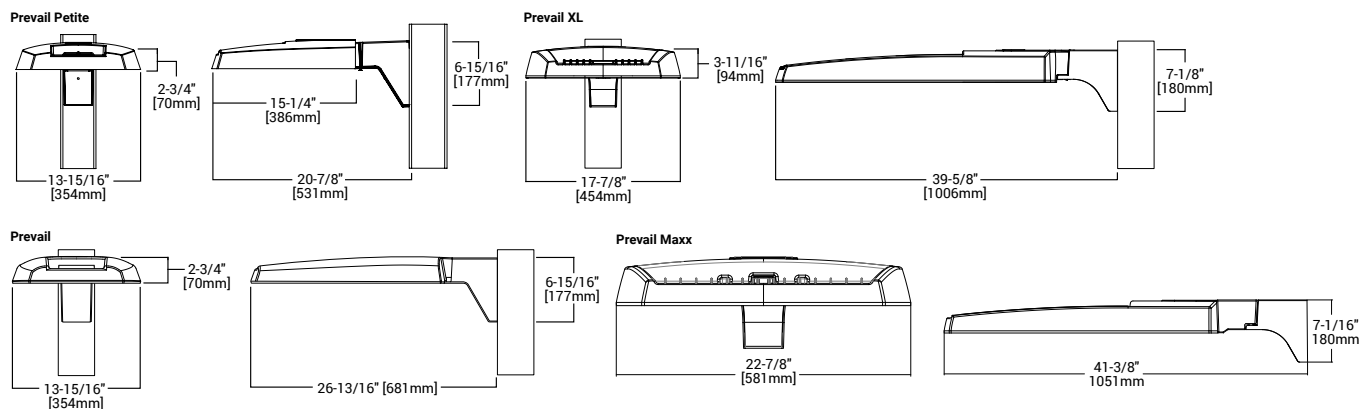
Quick Facts

- 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.

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 ²³ ADJA =Adjustable Arm-Pole Mount ²³ 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 MaxxTAA 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 ^{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, 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}	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				
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 IBS00002EN and pole white paper WPS13001EN 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). 16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more WaveLinX application information. 17. Replace XX with sensor color (WH, BZ, or BK). 18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9). 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Operates on 120-347V input voltages. 27. Only for use with PRV-M configurations. 28. Only for use with PRV-XL configurations. 29. Fixed for PRV-M. 30. Cannot be used with PR7 or other motion response control options							

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

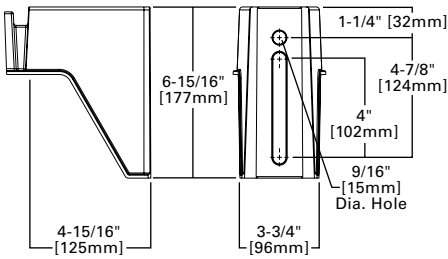
Product Family	Camera Type	Data Backhaul		
L=LumenSafe Technology 	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card	V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	E=Ethernet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

Stock Ordering Information

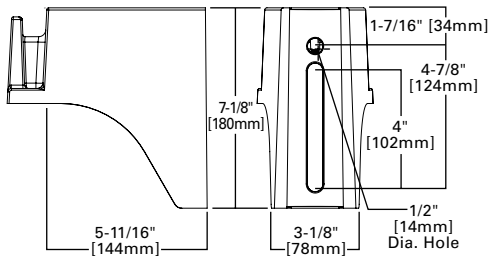
Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
PRVS-XL =Prevail XL	C75 =(4 LED) 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		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

Mounting Details

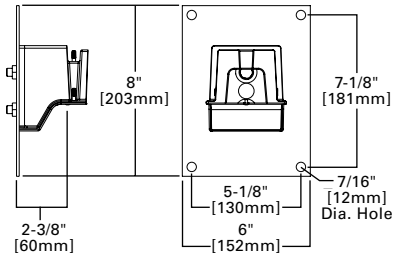
SA=QM Pole Mount Arm (PRV & PRV-P)



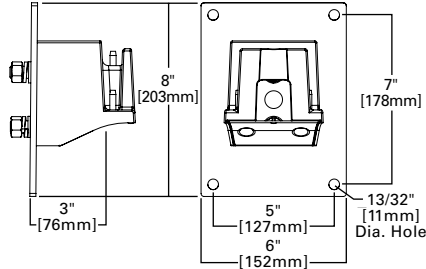
SA=QM Pole Mount Arm (PRV-XL)



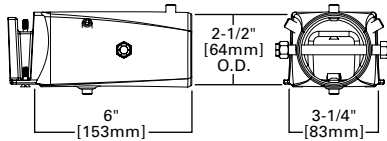
WM=QM Wall Mount Arm (PRV & PRV-P)



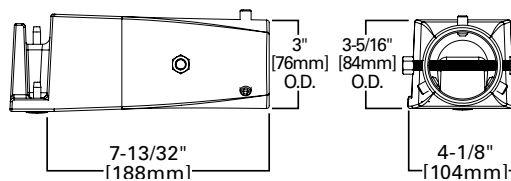
WM=QM Wall Mount Arm (PRV-XL)



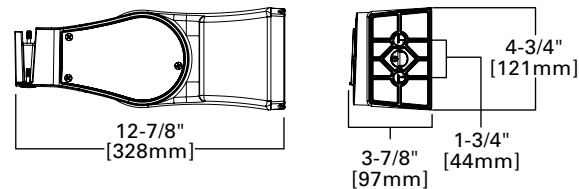
MA=QM Mast Arm (PRV & PRV-P)



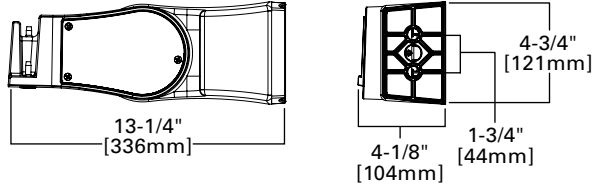
MA=QM Mast Arm (PRV-XL)



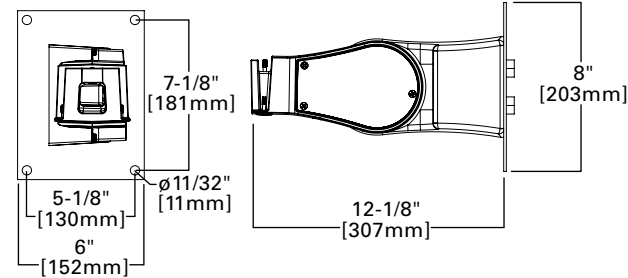
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



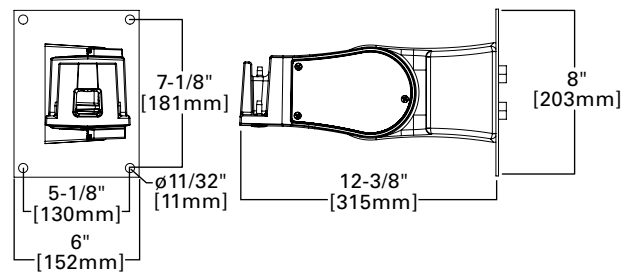
ADJA=Adjustable Arm Pole Mount (PRV-XL)



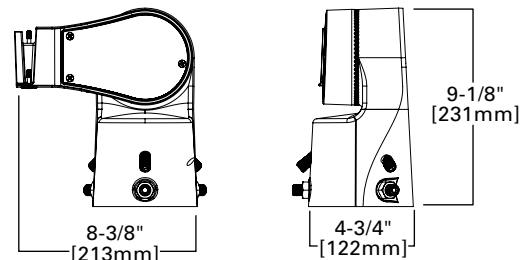
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



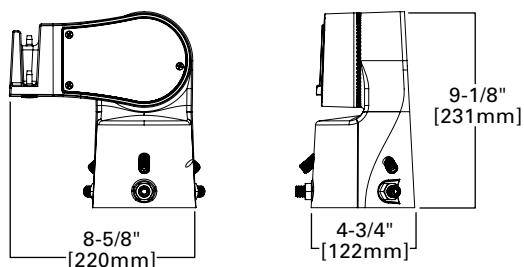
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



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

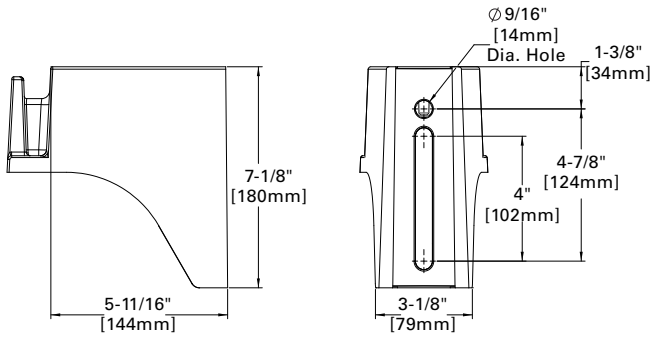


ADJS=Adjustable Slipfitter 3 (PRV-XL)

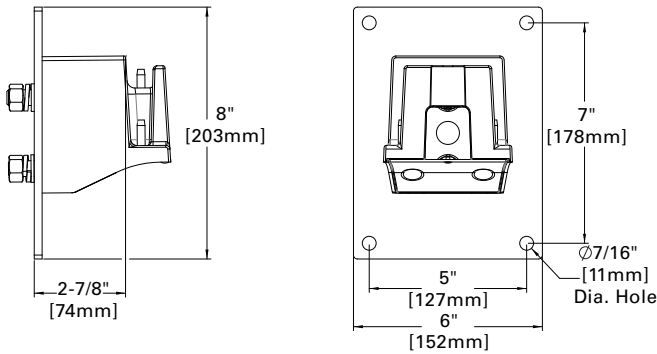


Mounting Details

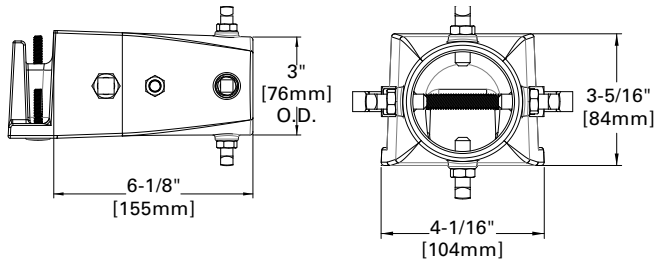
SA=QM Pole Mount Arm (PRV-M)



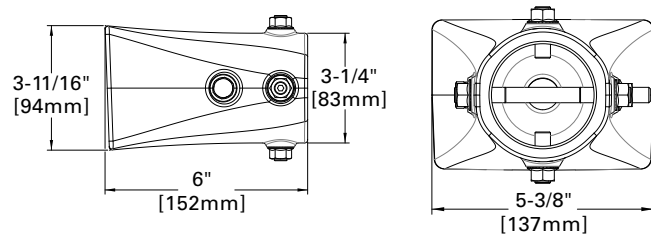
WM=QM Wall Mount Arm (PRV-M)



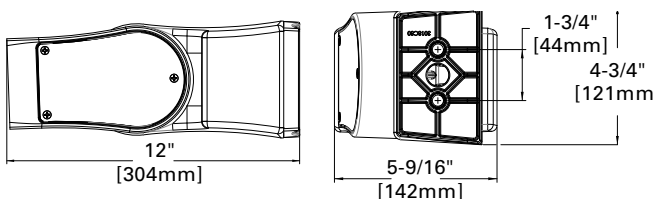
MA=QM Mast Arm (PRV-M)



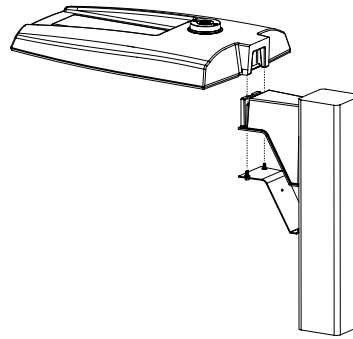
FMA=Fixed Mast Arm (PRV-M)



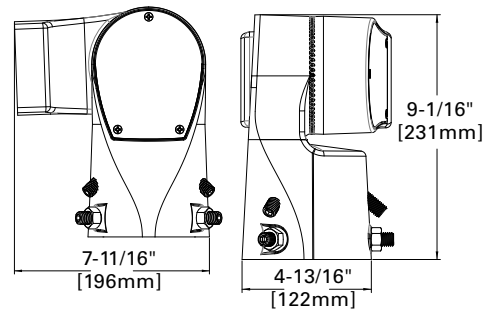
DM=Direct Pole Mount Arm (PRV-M)



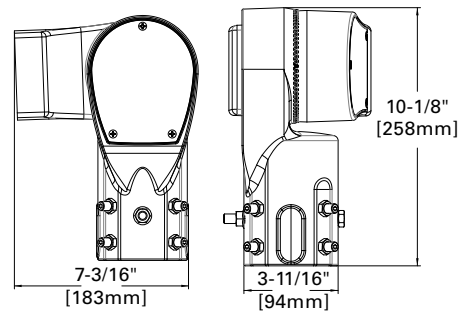
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



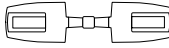
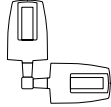
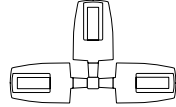
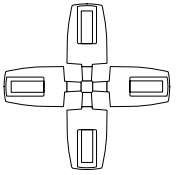
SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



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.

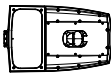
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	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

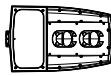
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



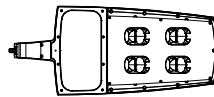
PRV-C15
(7,100 Nominal Lumens)



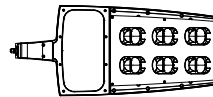
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



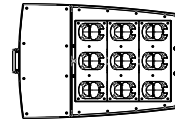
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



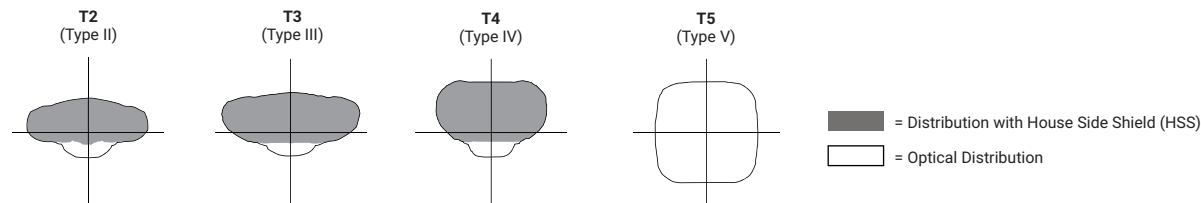
PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



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%

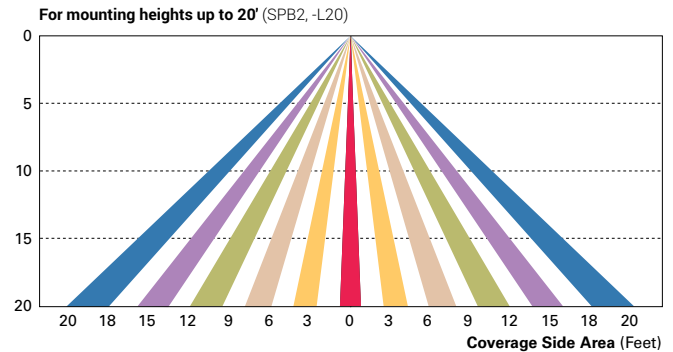
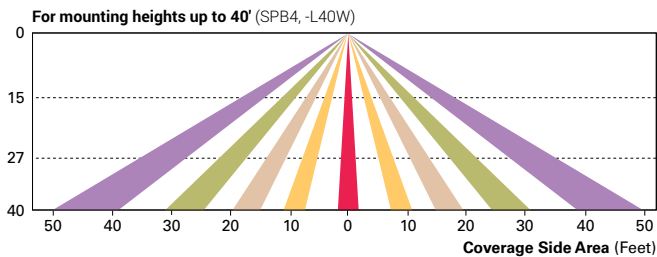
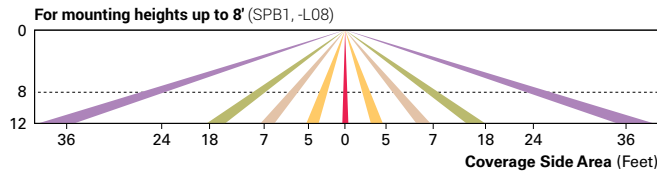
Note: +/-5% typical value

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.

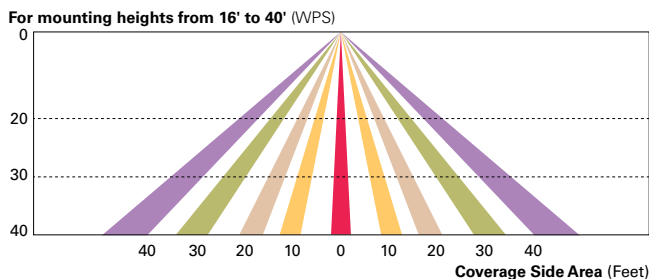
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These 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.



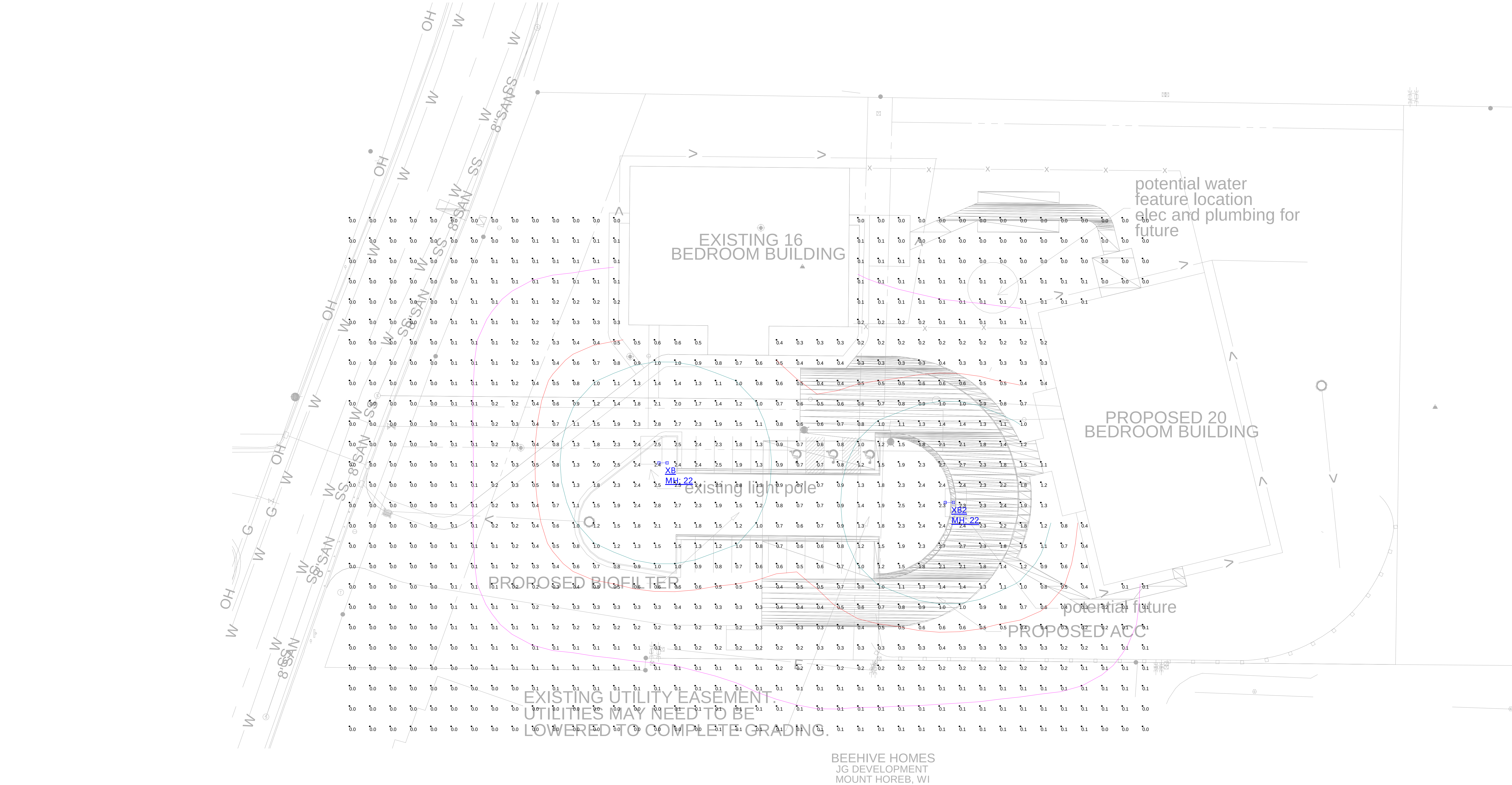
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required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



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

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts_1	Illuminance	Fc	0.50	2.8	0.0	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.
7. 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
------------------------	--------------------------



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	

MONTAGE PLUS[®]



ORNAMENTAL STEEL FENCE

Montage Plus ornamental steel fence has the *versatility to fit many different project applications*. With its ability to *traverse varying grades*, variety of *distinct product styles* and unmatched coating performance, Montage Plus is the *preferred choice for ornamental fence*.



PRIMARY APPLICATIONS

- ***Commercial Developments***
- ***Self Storage***
- ***Apartments (Multi-Family)***
- ***Parks & Recreation***
- ***Schools & Universities***



FENCE PRODUCTS

AMERISTARFENCE.COM | 888-333-3422

ASSA ABLOY, the global leader in door opening solutions

AMERISTAR[®]

ASSA ABLOY

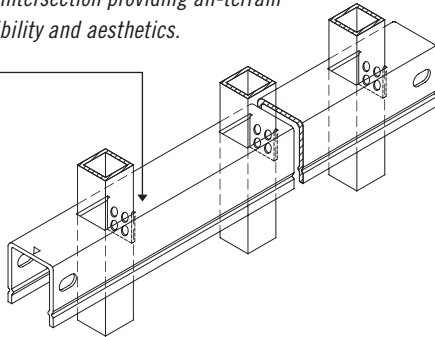
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MONTAGE PLUS®

ORNAMENTAL STEEL FENCE

.75"sq x 18ga PICKETS | 1.4375" x 1.5" x 14ga RAILS | 2.5"sq x 16ga POSTS

Each picket is precisely welded at each rail intersection providing all-terrain flexibility and aesthetics.

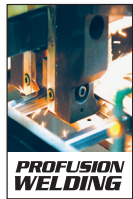


STYLE OPTIONS



Also available in Pool, Pet & Play (3" air spacing) – styles vary

PROFUSION WELDED STEEL



All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



E-COAT™ PROTECTIVE FINISH

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.



20 YEAR LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty.



DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.

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FENCE PRODUCTS

TO PLACE YOUR ORDER CALL 888-333-3422

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Page 65 of 101



AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 5.d

Recommendation on Residential Exterior Improvement Grant Application, Adam Melka, 302 N 2nd Street

BACKGROUND

The applicant is applying for a total re-roof including decking, venting, underpayment and shingles. The work will improve the look of the home from the street, protect the old home and will likely provide some improvement in energy efficiency. The application was concise and complete and the final score for the project was 53. The CDA recommends approval.

RECOMMENDATION

ATTACHMENTS

1. Melka Full Application
2. Melka Scoring Rubric



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name ADAM MELKA
Property Address 302 N 2nd ST
Phone 608 235 1702 Email AJMELKA @ GMAIL.COM

PROPERTY INFORMATION

Year Home Built 1932 Purchase Year of Home 2015
Assessed Value of Home \$ 337,000

PROJECT INFORMATION

Proposed Start Date 9/1/24 TO 11/30/24 Proposed Completion Date 9/1/24 TO 11/30/24
Contractor Name FREY CONSTRUCTION Contractor License # 049800082-DC
Contractor Address 530 PARK AVENUE PRAIRIE DU SAC WI 53578
Street City State Zip
Contractor Phone 608-643-7914 Contractor Email FREYCONSTRUCTION.COM
Total Project Estimate \$ 25,315.04 Grant Request \$ 5,000

Other funding sources that will be used: OWNER FUNDS

Project Narrative (attach additional sheets if necessary).

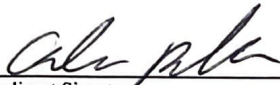
Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

COMPLETE ROOF SYSTEM REPLACEMENT, INCLUDING DECKING, VENTING, UNDERLAYMENT, + SHINGLES. CURRENT ROOFING IS DETERIORATING AND ATTIC VENTILATION IS INADEQUATE. CHARCOAL SHINGLES WILL BE USED.

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

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


Applicant Signature

8-27-24
Date

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

Much Less expensive over time

- Every 10 yrs. roofing labor and materials will double or possibly triple
- Swita Metal Roofs are 40% - 60% less expensive over time
- Current roof can be gone over with one layer – No Tear off – Saves more \$\$\$\$
- Homeowner's insurance premiums can be reduced
- 25-35% energy savings – energy consumption and costs are tripling

No Worries - No Problems - No More

- No more hassle having to keep replacing asphalt shingles
- No leaks – little to no maintenance
- No need to shovel the snow off your roof

Beauty For the Test of Time

- Latest paint technology – 30 yr. No Fade, No Chip, No Chalk warranties
- Numerous styles and metal shingle profiles now available

Eco-Friendly

- 34 % Recycled Materials – Saves \$\$\$ - Heals the planet
- Low Carbon Footprint – Saves \$\$ - Heals the planet
- No more asphalt shingles into landfills

Resale Value

- 40 - 68% Resale on a quality metal roof (Cost vs. Resale Magazine 2019)
- Much easier to sell your home if the roof does not need replacing

Durability and Longevity

- Metal Roofs can last 70 - 100 yrs. or more
- Investment Grade A metal materials – strong, durable, walkable
- Class IV hail rating, UL 2218 Wind Rating, Class A – Fire Rated

Less weight

- 1/5 the weight of asphalt shingles
- Snow sheds off the roof faster – less weight and stress on rafters

Iron Clad Warranties

- 40 yr. warranties on most metal
- Transferable warranties available on most metal roofs
- 5 yr. Non-Pro Rated Labor Warranty that is 100% transferable

Experienced and Skilled Installers

- Family-Owned Businesses subcontracted through Swita
- Experience and specialization in metal installations

Swita Metal Roofing

- Family Owned and Operated
- Excellent communications and follow-through from start to finish
- Five Star Ratings (Google & Home Advisor & Angie)

Today's Date: 6/12/24

Metal Roofing Consultant: Mike Swita 608-444-3345
Mike@SwitaMetalRoofing.com

Published List Price: _____ (Good for six months)

Qualified Discounts: _____

Total Investment: \$28,000 (3 payments 20% / 60% / 20%)

Chosen Product: Vicwest Shake

Chosen Color: Burnished Slate-Mate

Includes
- Cold Roof
- Ventilation
- Pro Deck Total Foam
- All TAXES
- TEAR OFF



Frey Construction & Home Improvements, LLC
530 Park Avenue
Prairie du Sac, WI 53578
(608) 643-7914

www.freyconstruction.com

Customer Information

Adam Melka 302 N Second St Mount Horeb WI 53572	(608)703-0244 ajmelka@gmail.com	Date: 08/27/2024 Rep: Zach Peterson
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Locations INCLUDED in scope of work to be performed All shingles on house. Vented drip edge on upper section of house.
Locations EXCLUDED in scope of work to be performed Any insulation. Soffit and fascia. Siding replacement. Gutters and downspouts. Reinstallation of gutter covers.

Roofing Shingles

GAF Timberline HDZ			
Metal Edging			1 Story
Product Details **Exclusive Warranty Available Only From a GAF Master Elite Contractor** GAF Golden Pledge Warranty covers complete Roofing System, not just the shingles. GAF Warranty provides 50 years of 100% coverage for material defects and labor to repair or replace materials, including tear-off and disposal. For any non-single family, residential property, length of the warranty is 40 years and the non-prorated period shall be reduced to 20 years. Upon completion, Workmanship will be 100% covered by the warranty for 25 years. Unlimited Wind Coverage is provided for 15 years. If the home is sold, the warranty may be transferred once during the first twenty years of the warranty. Tear off existing one layer of roof materials down to roof deck. Supply & install GAF StormGuard Ice and Water Shield on 6' on eaves and 3' in valleys. Supply & install GAF Deck Armor Felt Underlayment. Supply & install GAF Snow Country ridge vent, 20" of galvanized steel in all valleys, and metal edging with GAF Starter along all eaves & rakes. Install plywood in existing vent openings. Replace plumbing vent flashings, Broan vents and chimney flashings. Clean up, and recycle or dispose of waste. Antenna/Dish remove or reset, Homeowner responsible to realign. Supply & install GAF Timberline HDZ Lifetime Shingles. Supply & install GAF Timbertex Hip and Ridge Shingles.	Mocha	Wall Details Wood siding: Cut out 4", Ice & Watershield up the wall, install new flashings & kick outs, install new 3.5" board cover with metal. Color? Pry out and install flashing. Homeowner have paint? Y/N	
Color		TBD	



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GAF Timberline HDZ		
Metal Edging		1 Story
	Mocha	Wall Details
Product Details **Exclusive Warranty Available Only From a GAF Master Elite Contractor** GAF Golden Pledge Warranty covers complete Roofing System, not just the shingles. GAF Warranty provides 50 years of 100% coverage for material defects and labor to repair or replace materials, including tear-off and disposal. For any non-single family, residential property, length of the warranty is 40 years and the non-prorated period shall be reduced to 20 years. Upon completion, Workmanship will be 100% covered by the warranty for 25 years. Unlimited Wind Coverage is provided for 15 years. If the home is sold, the warranty may be transferred once during the first twenty years of the warranty. Tear off existing one layer of roof materials down to roof deck. Supply & install GAF Ice and Water Shield on 6' on eaves and 3' in valleys. Supply & install GAF Deck Armor Felt Underlayment. Supply & install GAF Snow Country ridge vent, 20" of galvanized steel in all valleys, and metal edging with GAF Starter along all eaves & rakes. Install plywood in existing vent openings. Replace plumbing vent flashings, Broan vents and chimney flashings. Clean up, and recycle or dispose of waste. Antenna/Dish remove or reset, Homeowner responsible to realign. Supply & install GAF Timberline HDZ Lifetime Shingles. Supply & install GAF Timbertex Hip and Ridge Shingles.		Wood siding: Cut out 4", Ice & Watershield up the wall, install new flashings & kick outs, install new 3.5" board cover with metal. Color? Pry out and install flashing. Homeowner have paint? Y/N
Color	TBD	

Roofing Accessories

Misc Roof Labor		
Roof Misc	Roof to wall flashings. Set up for 2 story.	Brand
Product Details	Misc. Roof Repair	Misc. Roof Repairs
Custom Bend Vent. Drip Edge, 2x4 & OSB		
Brand	Custom Bend Vent. Drip Edge, 2x4 & OSB	Product Details
**	Venting to be done on upper 7 pitch section of roof.	Custom Bend Ventilating Drip Edge on the Eaves and Custom Bent Dripedge on the rakes, With 2x4" Furring Strips Running Up the Roof To Create a 1.5" Air Chamber for Ventilation. 1/2" OSB Roof Sheeting applied over furring strips.

Zach Peterson
08/27/2024
Date

Adam Melka
08/27/2024
Date

Customer Information

Adam Melka 302 N Second St Mount Horeb WI 53572	(608)703-0244 ajmelka@gmail.com	Date: 08/27/2024 Rep: Zach Peterson
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Homeowner's Association	No
Built before 1978?	Yes
Historical Association	Yes

Estimated Job Timeline

Estimated Start Date	9/1/24 to 11/30/24
Estimated Date of Completion	9/1/24 to 11/30/24
Total Contract Amount	\$25,315.04
Deposit	\$2,500.00
Deposit Form of Payment	Check
Balance Due	\$22,815.04
Balance Form of Payment	Check

Financing Details

Amount Financed	\$0.00
FINANCING IS SUBJECT TO CREDIT APPROVAL	



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Terms and Conditions

1. **Contract Price:** Customer agrees to pay Frey Construction & Home Improvement, LLC ("Contractor") the Balance Due upon Substantial Completion of the Project. "Substantial Completion" means the earlier of the following: (i) the date Customer takes possession of the Project site; (ii) the date completion of the Project allows for the Project site to be occupied or used for its intended purpose; or (iii) the issuance of an occupancy permit by the applicable governmental entity. The Balance Due is subject to adjustment in accordance with these Terms and Conditions. The specific job details, together with these Terms and Conditions, shall be referred to as the "Contract." This Contract may be withdrawn by Contractor if not accepted by Customer within 30 days of receipt.
2. **The Project:** Contractor shall provide the labor, materials, and equipment necessary to complete the project (the "Project") in a professional manner. Contractor may engage subcontractors to perform work hereunder. The Project may be completed in phases as determined by Contractor and Customer.
3. **Contract Time:** Contractor shall not be required to commence work on the Start Date unless Customer has paid the deposit. Subject to any extensions set forth in this Contract, Contractor will accomplish Substantial Completion of the Project by the Estimated Date of Completion.
4. **Permits:** Contractor will be responsible for obtaining all necessary permits for the Project. Permit costs will be added to the Balance Due in a Separate Invoice.
5. **Delays:** Contractor shall give Customer timely notice of any delay. The notice will specify the reason for the delay and a new proposed Estimated Start Date or Date of Completion. If the Project is delayed by any cause outside the control of Contractor, including any change requested or caused by Customer or by any public authority, site condition, labor dispute, adverse weather conditions, force majeure, or delays in delivery of materials, the Estimated Date of Completion shall be extended by the duration of such delay.
6. **Project Photographs:** Customer hereby grants permission to Contractor for Contractor to use photographs of the Project site for marketing purposes.
7. **Past Due Invoices:** Past due invoices will be subject to 1% interest charges per month until paid. The interest will be applied to the previous month's balance.
8. **Costs:** In the event Contractor prevails in any action or proceeding to collect any amount due Contractor under this Contract, or otherwise enforce this Contract, Contractor shall be entitled to recover from Customer, in addition to any other damages, its costs and expenses including reasonable attorneys' fees.
9. **Supervision of the Project:** Contractor shall be the authority for the proper placement of fixtures in accordance with recognized standards. Customer agrees that the supervision of the working forces rests exclusively with Contractor. Customer shall have the right to observe the progress of the Project provided, however, that Contractor shall not be responsible for any injury to Customer during said observations.
10. **Differing Site Conditions:** A "Differing Site Condition" is any physical condition at the Project Site that is materially different from those normally encountered in the construction of this type of Project, such as rotten wood, etc. If Contractor encounters a Differing Site Condition, Contractor shall provide notice to Customer. If a Differing Site Condition is encountered by Contractor when performing the Project, then the Contract Price and the Estimated Date of Completion Date shall be adjusted as follows: (i) the Contract Price shall be adjusted to include the additional costs incurred by Contractor, including time and material at \$80.00 per hour plus 25% over material, labor, and subcontractor costs; and (ii) the Estimated Date of Completion Date shall be extended a reasonable number of days necessary to complete the Project.
11. **Mold Abatement:** This contract does not include, unless expressly specified, any mold abatement, removal, or cleaning. If mold is found existing on the premises, any cost to abate, remove, or clean shall be paid by the homeowner as an extra. In addition, any warranty given to the homeowner under this contract does not include the cost to abate, remove, or clean mold that may be found on the premises in the future.
12. **Project Site Damage:** Contractor is not responsible for damage to the interior of the Project site caused by exterior work, including knick-knacks and pictures falling off walls, nail pops, and cracked drywall. Contractor is not responsible for concrete damage caused by equipment.
13. **NOTICE CONCERNING CONSTRUCTION DEFECTS:**
WISCONSIN LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO CONSTRUCTED YOUR DWELLING OR COMPLETED YOUR REMODELING PROJECT OR AGAINST A WINDOW OR DOOR SUPPLIER OR MANUFACTURER. SECTION 895.07 (2) AND (3) OF THE WISCONSIN STATUTES REQUIRES YOU TO DELIVER TO THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE BEFORE YOU FILE YOUR LAWSUIT, AND YOU MUST PROVIDE YOUR CONTRACTOR OR WINDOW OR DOOR SUPPLIER THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR REMEDY THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR WINDOW OR DOOR SUPPLIER. ALL PARTIES ARE BOUND BY APPLICABLE WARRANTY PROVISIONS.
14. **Repairs:** Contractor shall not be obligated to repair any construction defect caused, in whole or in part, by: (i) Customer's

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improper maintenance of the Project; (ii) natural occurrences beyond Contractor's control; (iii) defects in materials supplied by anyone other than the Contractor; (iv) any work performed by Customer or Customer's agents; (v) normal wear and tear; and (vi) materials or products covered by other warranties.

15. Warranties: EXCEPT FOR THOSE WARRANTIES PROVIDED TO THE CUSTOMER IN WRITING, CONTRACTOR MAKES NO OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION THE CONDITION OF THE WORK, ANY IMPLIED WARRANTY OF MERCHANTABILITY, USE, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, AND ANY AND ALL SUCH OTHER WARRANTIES ARE HEREBY DISCLAIMED. CUSTOMER AGREES THAT IN NO EVENT SHALL CONTRACTOR BE LIABLE TO CUSTOMER FOR ANY LOSS OF USE, LOSS OF BUSINESS, LOSS OF PROFIT, EMOTIONAL DISTRESS, PERSONAL INJURY, BODILY INJURY, DEATH, OR INDIRECT, INCIDENTAL OR, CONSEQUENTIAL DAMAGES, CAUSED DIRECTLY OR INDIRECTLY BY THE ACTS OR OMISSIONS OF CONTRACTOR UNDER THE CONTRACT. ANY WRITTEN WARRANTIES PROVIDED TO CUSTOMER, IF ANY, ARE NOT ASSIGNABLE TO ANY OTHER PARTY.

16. LIEN NOTICE: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL LIKELY RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND OWNER SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO OWNER'S LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

17. Miscellaneous terms: If any provision of this Contract shall be deemed invalid or unenforceable, such invalidity or unenforceability shall not invalidate the entire Contract; instead, the entire Contract shall be construed as if not containing the particular invalid or unenforceable provision, and the rights and obligations of Customer and Contractor shall be construed and enforced accordingly. This Contract shall be binding upon, and inure to the benefit of, the parties hereto and their respective legal representatives, heirs, personal representatives, administrators, successors and assigns. All disputes shall be resolved in the courts of the State of Wisconsin. The interpretation, construction and performance of this Contract shall be governed by the laws of the State of Wisconsin. This Contract shall constitute the entire agreement between Customer and Contractor with respect to its subject matter, and shall not be modified or amended except by a writing signed by Customer and Contractor. A change order signed by the parties shall constitute such a modification whether attached or separately executed. The provisions of this Contract supersede all prior oral and written quotations, communications, and understandings of the parties with respect to the subject matter of this Contract. No oral representations or statements made by Customer or Contractor or their representatives or agents shall modify the terms and conditions of this agreement. Consulting with Counsel. Customer has read this contract and has had the opportunity to consult third parties, including attorneys. Customer understands the terms and conditions of the contract.

By signing below you confirm that you (the Customer) have received the terms & conditions of the Contract and are in agreement.

Adam Melka

08/27/2024

Date

Zach Peterson

08/27/2024

Date

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NOTICE OF CONSUMER'S RIGHT TO RECEIVE LIEN WAIVERS

If a consumer requests lien waivers, a seller of home improvement services must provide lien waivers from all contractors, subcontractors, and material suppliers. This Wisconsin law protects consumers from having liens filed against their property. Lien waivers prevent the filing of a lien on your home in the event that a contractor does not pay suppliers or subcontractors.

For more information about home improvement law, contact the Wisconsin Consumer Protection Bureau at 1-800-422-7128 or www.datcp.wi.gov.

Adam Melka
08/27/2024
Date

Zach Peterson
08/27/2024
Date

By signing below you confirm that you (the Customer) have received the Wisconsin "Right to Cure" Law brochure.

Adam Melka
08/27/2024
Date

Zach Peterson
08/27/2024
Date

By signing below you confirm that you (the Customer) have received the The Notice of Cancellation.

Adam Melka
08/27/2024
Date

Zach Peterson
08/27/2024
Date

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NOTICE OF CANCELLATION

You may cancel this agreement by mailing a written notice to:
Frey Construction & Home Improvement, LLC
530 Park Ave
Prairie du Sac, WI 53578
USA

before midnight of the third business day (excluding Saturdays, Sundays and holidays) after you signed this agreement. If you wish, you may use this page as that notice by writing "I hereby cancel" and adding your name and address. A duplicate of this page is provided by the seller for your records. If you cancel, any property traded in, any payments made by you under the contract of sale, and any negotiable instruments executed by you will be returned within 10 BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of this transaction will be cancelled.

NO LATER THAN MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS CONTRACT.

I HEREBY CANCEL THIS CONTRACT.

SIGNATURE DATE: BUYER'S

You may cancel this agreement by mailing a written notice to:
Frey Construction & Home Improvement, LLC
530 Park Ave
Prairie du Sac, WI 53578
USA

before midnight of the third business day (excluding Saturdays, Sundays and holidays) after you signed this agreement. If you wish, you may use this page as that notice by writing "I hereby cancel" and adding your name and address. A duplicate of this page is provided by the seller for your records. If you cancel, any property traded in, any payments made by you under the contract of sale, and any negotiable instruments executed by you will be returned within 10 BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of this transaction will be cancelled.

NO LATER THAN MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS CONTRACT.

I HEREBY CANCEL THIS CONTRACT.

SIGNATURE DATE: BUYER'S

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Residential Improvement Program Scoring			
Level of Performance	Strong	Fair	Weak/Poor
Score	10-7 Points	6-4 Points	3 Point or Below
Property Condition	7		
Age of home	8		
Percentage of Average Assessed Value	8		
Percentage of Improvements of Assessed Value		6	
Repair of historical elements			3
Quality of materials		6	
Thoroughness of application		6	
Sustainability, energy efficiency		6	
Financial Hardship			3
Application Score			
Score			53
Total Overall Points for Grant Application: 100 Points			



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
October 2, 2024	Nicholas Owen, Administrator

AGENDA ITEM # 5.e

Set suggested Trick or Treat hours of 5-7pm on Halloween, Thursday October 31st.

BACKGROUND

The Village Board annually sets trick our treat hours to provide guidance to residents.

RECOMMENDATION

ATTACHMENTS

None

Village of Mount Horeb



Policy: Dress Code & Grooming Policy

Number: 600-8

Dept: All

Released:

Approved By:

I. PURPOSE:

The Village of Mount Horeb recognizes that Dress and personal grooming communicates a professional image and helps instill confidence in our ability to provide a high standard of quality services. All employees are representatives of the Village when on duty or in a Village uniform. Employees need to ensure that they are dressed and groomed appropriately for their job requirements, maintaining safety in specific roles and presenting a professional image during interactions with colleagues, clients and the public.

II. ELIGIBILITY:

All employees, volunteers, and contractors representing the Village of Mount Horeb.

III. GENERAL GUIDELINES:

Village of Mount Horeb employees are expected to maintain a neat and clean appearance. Employees are expected to dress in accordance with generally accepted business and professional standards as specified by their work assignment, Department Head and this policy. The Village aims to ensure maximum flexibility to promote good morale, respect for individual style, and adherence to safe business practices. The guidelines provided in this policy are intended to assist employees in determining what is considered appropriate attire.

This policy is not meant to address all situations. The Department Head shall define the requirements of the department, considering the work environment, nature of work performed, safety, public interaction, and any required uniforms.

A. Business Casual Definition: Business casual attire typically includes slacks or khakis, dress shirts or blouses, open-collar or polo shirts, dresses or skirts at knee length or longer, and closed-toe shoes or sandals. This attire is expected to be neat, clean and professional.

B. Casual Attire Definition: Casual attire includes attire that is comfortable, yet maintains a professional appearance suitable for interacting with colleagues, clients and the public. Clothing in this category could include clothing purchased from the company store that displays various village or department logos. Jeans should be neat, clean and free of wear or tears.

Village of Mount Horeb



Policy: Dress Code & Grooming Policy

Number: 600-8

Dept: All

Released:

Approved By:

C. Use of Good Judgement: Employees are expected to use good judgement when selecting casual attire, considering the nature of their work, scheduled activities, and the expectations of individuals they may be meeting.

D. Special Circumstances:

- Employees may be required to dress more formally for meetings, presentations or special events as communicated by Department Heads or Village Administrator.
- Employees should consider their daily interactions with vendors and the public when choosing attire. It is important to present a professional image that reflects positively on the Village of Mount Horeb.

E. Department -Specific Attire Requirements:

- Department Heads will determine, enforce and communicate what is needed for department -specific workplace attire, hygiene and grooming guidelines to staff members during new-hire orientation and address on an individual basis at any time an employee is not in compliance.
- Employees working in Public Services, Utilities, or Police must wear work attire that is specifically geared towards being in compliance with health and safety standards and the functionality of their roles.
- Attire may include uniforms, safety vests, steel-toe boots, bullet proof vests or other necessary safety gear determined in a separate department-specific policy.
- Department-specific clothing must be kept clean, in good condition and replaced or traded in as appropriate. Footwear should be appropriate to employee's position.
- Individuals conducting work at individual residences shall wear or display identification for security reasons.

Village of Mount Horeb



Policy: Dress Code & Grooming Policy

Number: 600-8

Dept: All

Released:

Approved By:

F. Unacceptable Attire (Unless Approved By Department Head)

- Excessively casual or revealing clothing. (Tank tops/ spaghetti straps are permissible if worn under a shirt or a sweater.)
- Athletic wear, leggings as pants and distressed jeans
- Shower shoes, flip-flops, or slippers.

IV. PERSONAL APPEARANCE AND GROOMING:

All employees at the Village are visible representatives of the Village and their departments. It is necessary that all employees maintain a clean, presentable appearance. The list below includes expectations for Personal Appearance and Grooming:

- A. **Personal Hygiene** includes regular bath/shower, use of deodorant, and oral hygiene, and clean clothing to prevent offensive odor.
- B. **Hairstyles and Facial Hair** must be neat in appearance. Hairstyles, hair color, beards, mustaches, and sideburns should present a neat and professional style.
- C. **Tattoos and Piercings** may be displayed within the following guidelines. Factors that Department Heads will consider to determine whether jewelry or tattoos may pose a conflict with the employee's job or work environment include:
 - **Personal Safety:** Ensuring the safety of the employee and others, and preventing damage to Village property.
 - **Productivity and Performance:** Assessing the impact on productivity and performance expectations.
 - **Offensiveness:** Evaluating potential offensiveness to co-workers, residents, vendors, or others in the workplace based on racial, sexual, religious, ethnic, or other sensitive or legally protected characteristics.
 - **Reviewing filed Grievances:** Considering any grievances that have been filed related to the display of tattoos and piercings.

Village of Mount Horeb



Policy: Dress Code & Grooming Policy

Number: 600-8

Dept: All

Released:

Approved By:

If it is determined that an employee's jewelry or tattoos may present a conflict, the employee will be encouraged to identify appropriate options such as removal of excess or offensive jewelry, covering of tattoos, or other reasonable means to resolve conflict.

D. Miscellaneous

- **Nail polish and Makeup:** should reflect a neat and professional appearance.
- **Fingernail Length:** Fingernails should be kept at a length that does not interfere with your job responsibilities.
- **Strong Fragrances:** Strong fragrances, including heavy perfumes, cigarette smoke, and laundry detergents, are discouraged as it may be offensive or pose a health hazard.

The Village's goal is to foster an environment of mutual cooperation, respect, and fair and consistent treatment for all employees. The Village has a legal responsibility to ensure that employees are not subject to harassment or a hostile work environment. As an initial step toward resolution of any complaint or offense under this policy, Department Heads will be responsible for explaining the policy and answering employee questions. If an agreeable solution cannot be reached at that stage, the Human Resources Manager will evaluate the issue and work with the Department Head and employee to resolve the issue.

Village of Mount Horeb



Policy: Dress Code & Grooming Policy

Number: 600-8

Dept: All

Released:

Approved By:

V. COMPLIANCE

If you have any doubts about whether your attire is appropriate, discuss it with your Department Head. If you come to work wearing something that does not follow the Dress Code and Grooming Policy, your supervisor will ask you not to wear that item again. If Dress Code and or Grooming violations continue, you will be sent home to change into appropriate attire and will need to use Vacation or comp time in lieu of paid time.

VI. ACCOMMODATIONS

The Village values and respects the diverse religious or cultural beliefs, medical conditions, and legally protected statuses of its employees. If you have concerns regarding this dress code policy due to your religious or cultural beliefs, medical conditions, or membership in a legally protected class, please reach out to Human Resources. The Village is committed to making reasonable accommodations whenever possible, provided they do not result in undue hardship or compromise employee health and safety.



AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

Alyssa Gaffney, Village Clerk

AGENDA ITEM # 5.i

Open Intoxicants Footprint for Mount Horeb Chamber of Commerce, Witches Night Out event, October 17, 2024

BACKGROUND

This is the footprint for the area where open intoxicants will be allowed for the Witches Night Out event. There are no street closures needed for this event, so no Street Use Permit application was required. Open intoxicants will only be allowed in businesses that already have an alcohol license, or those who choose to be a premise on the temporary alcohol license.

RECOMMENDATION

ATTACHMENTS

1. Open Intox Footprint- Witches Night Out

Witches Night Out - Open intoxicants Foot Print

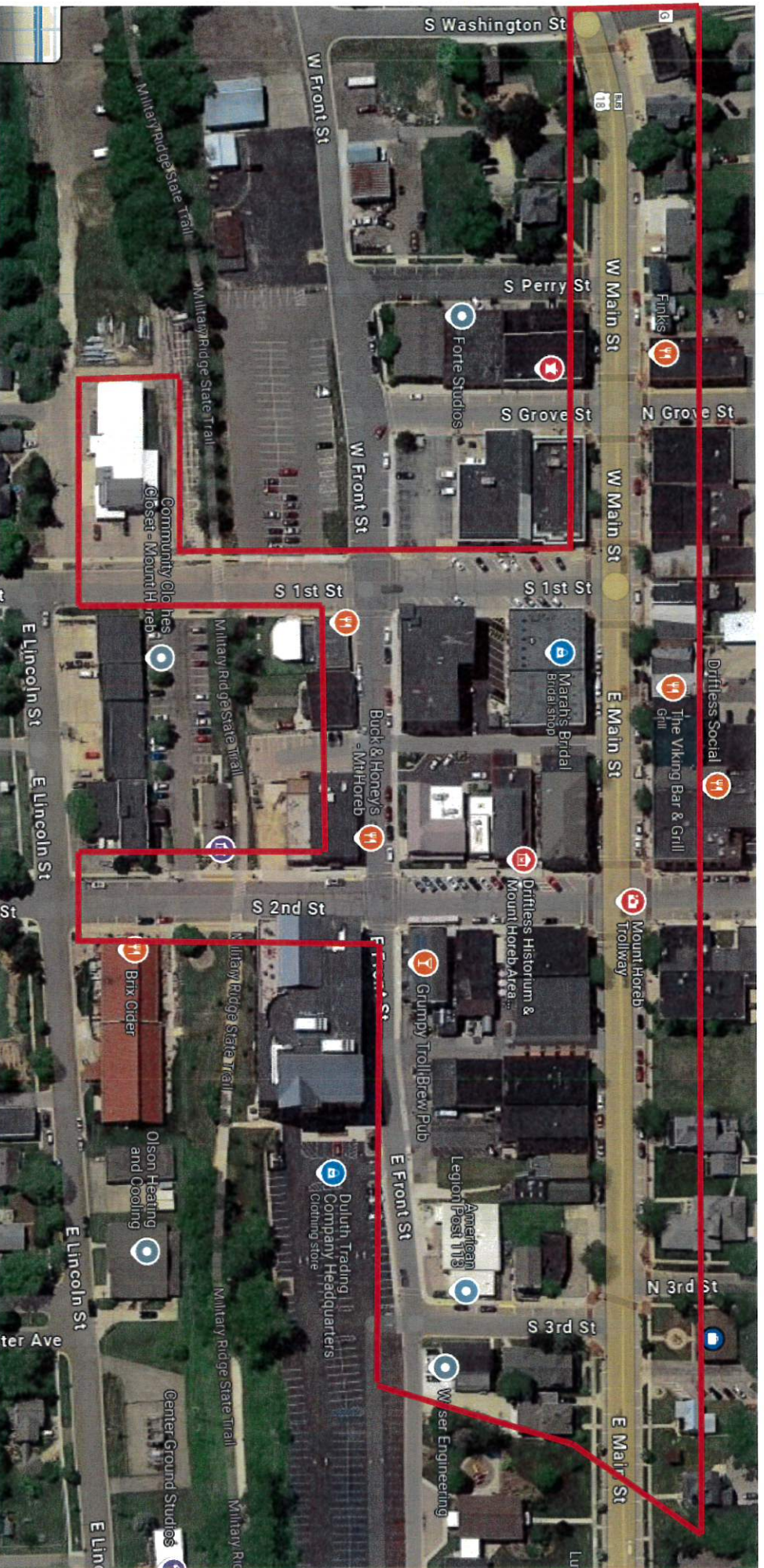
Main St. - From Co HwyJG/ S. Washington St. to 308 E. Main St./ 305 E. Main St.

Main St. - From Co HwyJG/ S. Washington St. to 308 E. Main St./ 305 E. Main St.

S. 2nd Street - From Main St. to Lincoln St.

West Front St/East Front St. - From S. 1st St. to S. 3rd St.

S. 1st St. - From Main St. to Lincoln St.





AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 6.a

Proclamation recognizing area Climate Champions

BACKGROUND

Trustee White has prepared the attached Proclamation recognizing our local entities awarded climate champion designations by Dane County. The SNR committee recommends approval.

RECOMMENDATION

ATTACHMENTS

1. 2024 Climate Champions

A CONGRATULATORY PROCLAMATION IN RECOGNITION OF 2024 DANE COUNTY CLIMATE CHAMPIONS OF MOUNT HOREB

WHERE AS, Mt. Horeb Village Board has embraced a vision which addresses the following.

- Improve health and wellness of all residents.
- Increase our ability to adapt and be resilient to a changing climate.
- Bridge the rural and urban divide, creating solutions that work for everyone in the county.
- Enhance our natural environments, delivering ecosystem benefits.

WHERE AS, three 2024 Dane Climate Champions were designated in the Village of Mount Horeb, and

NOW, THEREFORE, BE IT PROCLAIMED that the Village of Mount Horeb officially congratulates the following 2024 Dane County Climate Champions for their actions to provide a sustainable community for future generations of villagers, Daily Harvest Designs, and Gunderson Funeral and Cremation Care. We also congratulate nearby Cave of the Mounds which also achieved Climate Champion Status.

BE IT FURTHER PROCLAIMED, the Village of Mount Horeb encourages other entities to strive to obtain Dane County Climate Champion recognition, and

BE IT FURTHER PROCLAIMED, that the Village of Mount Horeb applauds not only the before mentioned Climate Champions, but also individual efforts, great and small, to lower the community's carbon footprint.

DATED this 2nd day of October 2024.

Ryan Czyzewski, Village President



AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 6.b

Presentation and Recommendation: Community Development Block Grant Pathways to Removing Obstacles to Housing (PRO Housing)

BACKGROUND

Joanna Cervantes with Dane County Department of Health and Human Services will be present to discuss the grant opportunity and what that could mean for Mount Horeb. Kristen Fish-Peterson has provided a memo on the subject which is included in your packets.

RECOMMENDATION

ATTACHMENTS

1. MEMO for CDBG PRO Housing Grant Opportunity v. 2.0 09062024

September 9, 2024

To: Community Development Authority, Village of Mount Horeb

Re: Dane County Department of Human Services: CDBG PRO Housing Grant Application

From: Kristen Fish-Peterson, Economic Development Consultant, Redevelopment Resources

The Dane County Department of Human Services, Division of Housing Access and Affordability is applying to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Pathways to Removing Obstacles (PRO) Housing Grant. The CDBG PRO Housing program supports communities who are actively taking steps to remove barriers to affordable housing. Dane County will be submitting a \$7 million application and will need to secure \$3.5 million in leveraged funds to maximize the points in the application. Dane County is in current discussions with multiple municipalities and a local Community Development Financial Institution (CDFI) to determine opportunities that can be firmly committed as leverage. The application will encompass: 1) addressing local zoning barriers and opportunities to minimize them; 2) enhancing the nonprofit and Black, Indigenous and people of color (BIPOC) housing developer's capacity by providing financial leverage in pre-development costs in addition to mentoring and training; and 3) gap-financing provided to the actual development of multi-family affordable housing projects which could include a portion of infrastructure costs (to the Village or to the developer).

Dane County is seeking municipal partners throughout Dane County, who can identify and firmly commit opportunities for multi-family affordable housing development tied to the CDBG PRO Housing application. Specific to the Village of Mount Horeb, the proposed opportunity is to have the CDA make a recommendation to the Village Board to identify a portion of land at the Lukken Farm if/when that acquisition occurs. The identified portion of the property would then be offered via a Request for Proposal (RFP) at below appraised value to the developer to support their effort to develop affordable housing. In doing so, by quantifying the value of the discounted price, the value can be attributed to the CDBG-PRO Housing application, which then can be used as a leveraged match. The transfer of ownership to the developer would need to occur within the next 4 years so that it can be counted as leveraged match.

In order for the Village of Mount Horeb to benefit from this partnership and be included in the grant application (submission to HUD due October 15), the Village needs to submit a letter, firmly committing to offering land below appraised value to a developer of a multi-family affordable housing project that is using CDBG PRO Housing grant funds. For purposes of the grant application, the below appraised value of the identified land needs to be a monetized amount due

to leverage specifications in the Notice of Funding Opportunity for CDBG PRO Housing. In addition to this project, the Village staff will continue to work with Dane County staff to look for ways we can invest in creating affordable housing in Mount Horeb.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2024-13**

**AN ORDINANCE TO AMEND CHAPTER 9 PUBLIC PEACE AND GOOD ORDER OF
THE MUNICIPAL CODE OF THE VILLAGE OF MOUNT HOREB, WISCONSIN**

The Village Board of the Village of Mount Horeb, Wisconsin, do ordain as follows:

Section 1. Chapter 9.05 of the Village of Mount Horeb Code of Municipal Ordinances entitled Disorderly Conduct towards Village Officials is hereby adopted:

- A. No person shall, in a public or private place, engage in violent, abusive, indecent, profane, boisterous, unreasonably loud, or otherwise disorderly conduct directed at or toward any Village of Mount Horeb employee, Mount Horeb Utilities employee, or Elected Official of the Village.
- B. No person shall, in a public or private place, engage in violent, abusive, indecent, profane, boisterous, unreasonably loud, or otherwise disorderly conduct directed at or toward any individual working in their capacity as an Election Official or based on their position as an Election Official.
- C. No person shall knowingly interfere with or obstruct any individual working in their capacity as an Election Official in the performance of such individual's duties related to the conduct of an election.
- D. No person shall send an individual working in their capacity as an Election Official or based on their position as an Election Official a telecommunication message, with the reasonable expectation that such individual will receive the message, using any harassing, violent, abusive, threatening, indecent, or profane language or image, or any other message in which such telecommunication message tends to cause or provoke a disturbance.
- E. Definitions.

"Election Official" has the same definition provided in Wis. Stats. § 5.02(4e), meaning an individual who is charged with any duties related to the conduct of an election.

"Telecommunication message" means any transfer of signs, signals, writing, images, sounds, data, electronic message, or intelligence of any nature using any instrument, equipment, machine, or other device that facilitates telecommunication or electronic communication, including but not limited to

a computer, computer network, computer chip, computer circuit, scanner, telephone, cellular telephone, pager, personal communications device, radio, transponder, receiver, modem, or device that enables the use of a modem.

- F. Penalty for Violation. Any person found to be in violation of this section shall pay a forfeiture not to exceed \$250, plus the cost of prosecution, for a first offense and a forfeiture not to exceed \$500, plus the cost of prosecution, for a second or subsequent offense.

Section 2. This ordinance shall take effect and be in full force after its passage and publication as required by law.

Introduced and passed this 2nd day of October, 2024.

APPROVED:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

Alyssa Gaffney, Village Clerk

AGENDA ITEM # 6.d

Consider Resolution 2024-14 In Support of Election Officials

BACKGROUND

This resolution is created to show support of Election Officials in regard to carrying out their election duties and administering fair and transparent elections.

RECOMMENDATION

ATTACHMENTS

1. Reso 2024-14 Support of Election Officials

**VILLAGE OF MOUNT HOREB
RESOLUTION 2024-14**

A RESOLUTION IN SUPPORT OF ELECTION OFFICIALS

WHEREAS, the survival of our democracy depends on free and fair elections, where all eligible voters have the opportunity to make their voices heard; and

WHEREAS, we believe our community has been well-served by the current system of nonpartisan election administration governed by a bi-partisan commission, managed by our Village Clerk, and administered by our friends and neighbors who serve as election inspectors who also publicly canvass the election results and report the results to the Village Clerk; and

WHEREAS, these same election officials played a critical role in making the 2020 election safe, secure, and accessible during the COVID-19 pandemic; and

WHEREAS, over the past year, some in our society have attempted to bully, threaten, and undermine election administrators, making it harder for election officials to do their jobs, which reduces faith in the electoral process and hurts the health of our democracy; and

WHEREAS, looking forward to the 2024 General Election and beyond, we reaffirm our conviction that nonpartisan election officials like our Village Clerk, Deputy Clerk and local election inspectors are best equipped to preside over free and fair elections, and should do so without the fear of threats and intimidation; and

WHEREAS, this Village Board strongly opposes any future attempts to seize power over elections from municipal clerks to grant it to any partisan entity; and

WHEREAS, as long as our non-partisan election administrators continue to administer our elections with accessibility, fairness, equality, safety, and security in mind, we are fully committed to standing behind them in the face of unfounded attacks.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Mount Horeb expresses full confidence in our Village Clerk, Deputy Clerk, citizen election inspectors, and Wisconsin's system of bipartisan election administration.

AND BE IT FURTHER RESOLVED that we support our friends and neighbors who serve as election inspectors and local election officials, including our Village Clerk, Deputy Clerk and Village staff.

Introduced and passed this 2nd day of October 2024.

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
October 2, 2024	
AGENDA ITEM # 7.a	
Community Development Authority	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	



AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

AGENDA ITEM # 7.m

Sustainability and Natural Resources Committee

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 9.a

Sewer Capacity Discussions

BACKGROUND

The Utility Commission saw a presentation from Village Engineer Rob Wright on the sewer capacity issues with the North East Neighborhood area of the Village. Future development is limited in this area, unless actions are taken to increase the capacity. We currently have two projects that will be coming for consideration, with the Lukken Farm annexation and the Durtschi development off of Sprindgdale Street that are affected. Staff is continuing to work with village engineers to revise numbers and proposals to come up with a plan to address these issues. If you have not already done so, I encourage you to watch the September 10th Utility Commission video for more information. The discussion is towards the end of the meeting.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

October 2, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 9.b

Residential Improvement Grant Update

BACKGROUND

In the second year of the residential improvement program funded by TID 5, we have received 5 applications and approved 4 of those (assuming the Melka application is approved tonight). The total budget for the project is \$25,000, so we still have more funds available prior to the end of the year.

RECOMMENDATION

ATTACHMENTS

1. Application Summary Sheet

Mount Horeb Residential Exterior Improvement Program

Date Submitted	Applicant	Address	In Program Zone	Value	Percentage of Average	Improvement Percentage of Value	Date Acquired	Description of Project	Project Cost (low bid)	Approved Grant Amount	Project Score
2/7/2024	Monfil	307 N Third Street	Yes	\$ 324,600	93%	2.48%	6/28/2019	Replacement of failing retaining wall	\$ 8,041	\$ 4,020	48 Complete and closed out.
4/9/2024	Miller	210 W Wilson	Yes	\$ 346,400	99%	1.97%	2018	Replacement of windows, gutter and masonry	\$ 6,830	\$ 3,415	56
5/14/2024	Castello	302 Forest Street	Yes	\$ 286,000	82%	3.16%	2016	Strip and repaint	\$ 9,050	\$ 4,025	49 Complete and closed out.
6/8/2024	Cronin and Vesperman	303 N Third Street	Yes	\$ 311,400	89%	3.37%	2015	Garage or porch renovation	\$ 10,500		41 held for more info
8/27/2024	Melka	302 N Thrid Street	Yes	\$ 337,000	96%	7.51%	2015	Complete roof replacement,	\$ 25,315	\$ 5,000	53
									\$ 59,735	\$ 16,460	