



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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

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

PLAN COMMISSION AGENDA **Wednesday, October 23, 2024 at 7:00 PM**

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

- 1) Call to order
- 2) Roll call
- 3) Agenda Items
 - a. Consideration of September 25th, 2024 Meeting Minutes
 - b. Public Hearing: Rezone from I-2 General Industrial to PD- Planned Development General Development Plan, Brunsell Brothers LTD, 1204 E Lincoln Street,
 - c. Consideration of Ordinance 2024-13 Rezone I-2 General Industrial to PD-Planned Development General Development Plan for 1204 E Lincoln Street
 - d. Signage Trolls Vape and Smoke 303 West Main Street
 - e. Signage First Choice Dental 1920 Commerce Parkway
 - f. Concept Review of Residential Condominium Development, 418-426 W Main Street
- 4) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 5) Meeting adjournment.

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



AGENDA ITEM REPORT

MEETING DATE

October 23, 2024

PREPARED BY

AGENDA ITEM # 3.a

Consideration of September 25th, 2024 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Draft Minutes 09 25 2024



VILLAGE OF MOUNT HOREB

E. Main Street

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PLAN COMMISSION AGENDA

Wednesday, September 25, 2024 at 7:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
The Plan Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Ryan Czyzewski called the meeting to order at 7:00pm.
- 2) Roll call
Present were Commissioners Sarah Best, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven and Peggy Zalucha. Nate Gauger was absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson, and Siobhan Mertz from the Youth in Government program.
- 3) Agenda Items
 - a. Consideration of August 28, 2024 Meeting Minutes
Zalucha Motioned, Best seconded to Consideration of August 28, 2024 Meeting Minutes. Motion carried by unanimous voice vote.
 - b. Public Hearing: Amendment of General Development Plan for 325 N Eighth Street
Rohr and National Construction Project Development Manager Bernard Lange updated the Commission on the project. The Hearing opened at 7:04pm and resident Jim Larson questioned the stormwater runoff and detention pond size. The Hearing closed at 7:07pm. Owen and Rohr stated the plan meets all stormwater requirements and the detention pond will be enlarged.
 - c. Recommendation on Amendment of General Development Plan and SIP Approval, Beehive Homes, 325 N Eighth Street
General Plan Development (GDP) The Commission had no questions on the GDP. Udelhoven Motioned to approve the recommendation of the Amendment to the GDP inclusive of the flexibilities identified in the GDP Village Planner 09/25/2024 memorandum. Zalucha seconded and the Motion carried by unanimous voice vote.

Specific Implementation Plan (SIP) Rohr updated the Commission on additional components listed in the SIP: dumpster, fencing, lightpole height and landscaping. Lange informed the Commission the fencing

would be wrought iron with a height of 5 feet. Rohr questioned if additional trees should be added along the southern property line for screening. The Commission agreed to the additional trees along the southern property line and discussed requiring an on-site bicycle rack. The applicant met the dumpster and fencing requirements. Best Motioned Recommendation on SIP approval including the recommendations in the SIP Village Planner 09/25/2024 Memorandum with revision to waiver 3.d requiring an on-site bicycle parking rack. The Motion identified the dumpster and fencing plans were met, the pole height and the south property line tree screening needed to be met. Udelhoven seconded and the Motion carried by unanimous voice vote.

- d. Concept Presentation: GDP Amendment, Steve Brown Apartments, Front Street Station
Owen gave a review on the changes requested: removal of the L shape with patio and 9 parking stalls, and increasing the proposed 63 units to 72 units. Dan Seely, Vice President of Steve Brown Apartments, discussed the facade window change, the financial challenge leading to the removal of the L shape and increasing the number of units by reducing the size of units. The new proposed plan is 72 units with 89 stalls. The Commission discussed concerns about the changes to the project which were considered negative to the Village and would not be approved. Seely questioned if the L shape was removed and the units remain at 63 would this help. The Commission gave feedback expressing community space and maintaining the previously proposed parking ratio may help.
- e. Consideration of Design Review Application, 114-118 E Main Street, MJ Upward Properties
Owen gave an overview on the gray/black siding installed on the building without a permit. The owner did not attend the meeting. Udelhoven Motioned to table the consideration of the Design Review Application and Best seconded the Motion. The Motion carried by unanimous voice vote with exception to Zalucha who voted no.
- f. Consideration of signage for Trolls Vape and Smoke, 303 E Main Street
Rohr informed the Commission that they may regulate the sign size, materials and color, but not the content. Business owner Ahmad Alattar discussed the business & signage. The Commission questioned and requested if the word vape could be removed and if the wall signage could be changed to a dual post sign. The Commission referred the owner to the downtown color palettes and to tone down the colors. Best Motioned to table the consideration and for the owner to return with a color change to the signage. Udelhoven seconded and Motion carried by unanimous voice vote.
- g. Zoning Code Rewrite Update: Proposed Density and Impervious Surface

Rohr gave an update on the draft code. Discussion took place on the proposed 1000 sf dwelling unit density and impervious surface ratios.

- h. Discussion on ETZ Committee meeting with Town of Vermont
Owen updated the Commission on the recent meeting and discussion to add review time flexibility in the Boundary Agreement.

4) Committee Reports:

- a. Plan Commission Chair Report
Czyzewski informed on the upcoming public hearing for the Town of Primrose Comprehensive Plan Amendment.
- b. Village Planner Report
No report.
- c. Building Inspector Report
No report.

5) Meeting adjournment.

Best Motioned, Czyzewski seconded to meeting adjournment at 9:03pm.
Motion carried by unanimous voice vote.



AGENDA ITEM REPORT

MEETING DATE

October 23, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Public Hearing: Rezone from I-2 General Industrial to PD- Planned Development
General Development Plan, Brunsell Brothers LTD, 1204 E Lincoln Street,

BACKGROUND

Brunsell Lumber is applying for a zoning change from I-2 General Industrial to PD Planned Development to allow for several flexibilities in zoning regulations to construct a new storage building. Village Planner Ben Rohr has included a review memo in your packet. The flexibilities requested include being allowed to exceed the maximum allowed impervious surface, maximum building height, permitted land use and the number of principal buildings on a single lot. Rohr is recommending approval of the flexibilities and has identified some items that should be addressed with submittal of the Specific Implementation Plan, the second step of the General Development Plan process.

RECOMMENDATION

ATTACHMENTS

1. Rezoning Application_1204 E Lincoln St
2. 2024-05-28_Brunsell Lumber-Civil Design
3. 23051-240528-Brunsell-Progress Plans-32' wall height-Rev3
4. 23051-240801-Brunsell-Plans and exterior Elevations
5. 23051-240725-Brunsell-Image 1 - all Bronze canopies
6. 23051-240725-Brunsell-Image 2 - all Bronze canopies
7. 23051-240725-Brunsell-Image 3 - all Bronze canopies
8. 23051-240725-Brunsell-Image 4 - all Bronze canopies
9. 23051-240726-Brunsell-Image 5 - all Bronze canopies
10. 23051-240726-Brunsell-Image 6 - all Bronze canopies
11. Ord 2024-14 Brunsell Rezone

ZONING BOARD OF APPEALS VARIANCE

Application & Procedure

([Parcel Number Search](#) 157/060X-XXX-XXXX-X)

Page 7 of 44

Legal Hardship or Unusual Circumstances

Describe below the legal hardship or unusual circumstances which justify issuing a variance in accord with Village of Mt. Horeb Zoning Ordinance Chapter 17.24 and State of Wisconsin statutes 62.23(7)(e): (General standards for such are enumerated below)

Chapter 17.27 states, (1) "A request for a variance may be made when an aggrieved party can submit proof that strict adherence to the provisions of this Zoning Code would cause him undue hardship or create conditions causing greater harmful effects than the initial condition. A variance granted to nonconforming use brings that use into conformance with the district and zoning requirements. (2) The Board of Appeals may authorize upon appeal, in specific cases, such variance from the terms of the Zoning Code as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provision of the Zoning Code shall result in unnecessary hardship and so that the spirit of the Zoning Code shall be observed and substantial justice done. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection that the flood protections elevation for the particular area or permit standards lower than those required by state law. (3) For the purposes of this section, "unnecessary hardship" shall be defined as an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district which is caused by facts, such as rough terrain or soil conditions, uniquely applicable to the particular piece of property as distinguished from those applicable to most or all property in the same zoning district".

General standards followed by the Village of Mt. Horeb Zoning Board of Appeals in considering variance applications:

1. It is the responsibility of the applicant who is seeking the variance to provide "proof" that enforcement of the Zoning Code will result in a legal hardship. A variance cannot be granted as a convenience to the property owner.
2. The legal hardship must come from the Zoning Code. A self-imposed hardship cannot serve as justification for a variance; i.e., the problem was self-created by the action or negligence of the applicant or previous owners; the applicant commenced work on a project without required permits or had failed to inform himself of permit requirements; alterations which do not conform to current zoning standards are desired for a conforming structure; etc.
3. The legal hardship or difficulty stated as the reason why a variance is necessary must be peculiar to the zoning parcel in question and different from that of other area parcels. The applicant for a

variance must clearly show the Board that the request is due to the very unusual qualities of his property.

4. The expenditure of money does not constitute a hardship. The courts do not recognize financial hardship as a basis upon which a Board of Appeals may grant a variance. The erection of a structure in violation of the Zoning Code or an error in planning caught after a structure has been erected does not constitute a hardship and does not justify the granting of a variance. The fact that a structure erected erroneously would be expensive to move or that building in an alternate location on the property would be more expensive does not constitute a hardship. The courts have uniformly held that when a hardship was created by the applicant's own acts, he is not entitled to relief.
5. Zoning Code violations by others in the area, nonconformity of structures on other properties or other variances granted in the area do not automatically entitle an applicant to approval of a variance request. What constitutes a legal hardship and substantial justice is a matter to be determined by the Board based upon the facts presented and the individual circumstances of each appeal.
6. In granting variances, the Board of Appeals may impose special conditions to ensure that the public welfare will not be unduly damaged.
7. Under certain circumstances, a variance may be approved on the basis that it is necessary in order to secure that applicant the right or rights that are enjoyed by other property owners in the same area.
8. A variance will not be granted simply because there is no objection to it or on the basis of the number of persons in favor or opposed to the variance request.

The following information must be submitted at the time of application:

1. This application form filled out entirely along with the application fee.
2. A site plan showing the affected property, all structures on the property, location of all utilities and easements, and any landscaping that may be pertinent to making the variance decision.
3. Building plans including a floor plan of the proposed structure or alterations to the structure and elevations showing height and roof line considerations.

Zoning Board approvals expire after 6 months if not acted upon.

The Zoning Board of Appeals meets on as needed basis

This form, along with all other required forms must be submitted to the Village Building Inspector a minimum of **30** days prior to the desired meeting date.

Desired meeting date: June 26, 2024

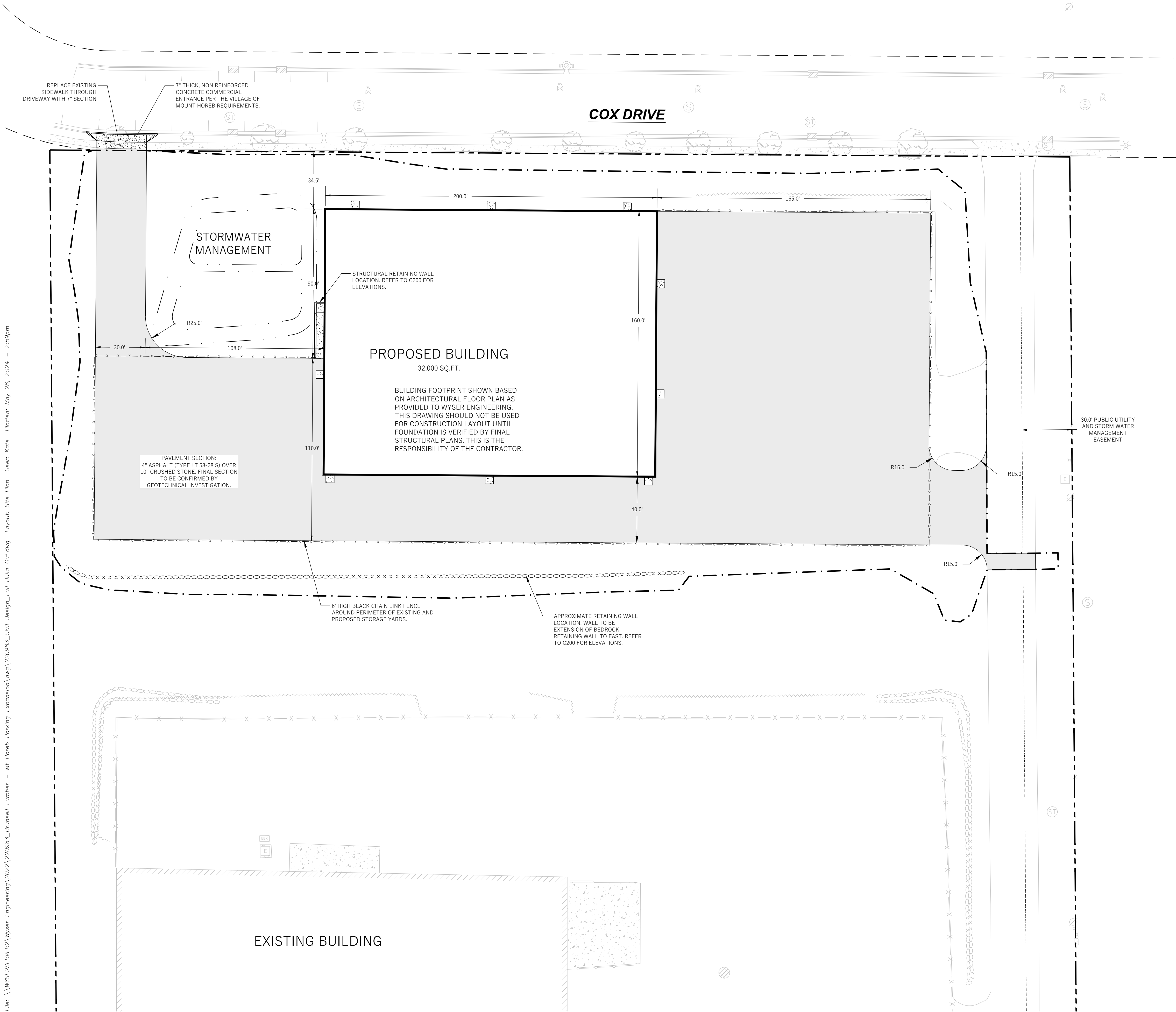
Date of Application: May 28, 2024

Date of Public Hearing: _____

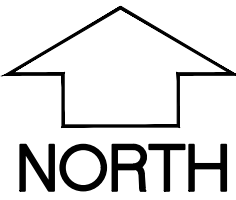
Action of Zoning Board of Appeals: Approved _____ Denied _____

Office Use:

Fee Paid \$ _____ Date: _____ Receipt # _____



LEGEND (PROPOSED)	
	PROPERTY BOUNDARY
	EASEMENT
	APPROXIMATE DISTURBANCE LIMIT
	CHAIN LINK FENCING
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STORMWATER TREATMENT FACILITY



GENERAL NOTES

1. UNDERSLEIGH SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF NOVEMBER 2, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, COMPLETE DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARK SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 1204 E LINCOLN STREET
SITE ACREAGE: 9.52 AC
USE OF PROPERTY: WOOD MANUFACTURING PLANT/STORAGE
ZONING: GENERAL INDUSTRIAL (I-2) TO BE REZONED PD-1

SETBACKS:

FRONT YARD: 10 FEET
REAR YARD: 20 FEET
SIDE YARD: 30 FEET

EXISTING IMPERVIOUS SURFACE AREA: 202,590 SQ.FT.
ROOFTOP: 45,220 SQ.FT.
PAVED: 157,370 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 62,510 SQ.FT.
ROOFTOP: 32,000 SQ.FT.
PAVED: 30,510 SQ.FT.

TOTAL PROPOSED LOT IMPERVIOUS SURFACE AREA: 265,100 SQ.FT.
TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE: 63.9%

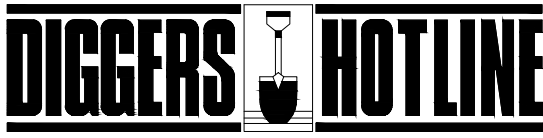
DISTURBANCE LIMITS: 140,750 SQ.FT.

WYSER
ENGINEERING

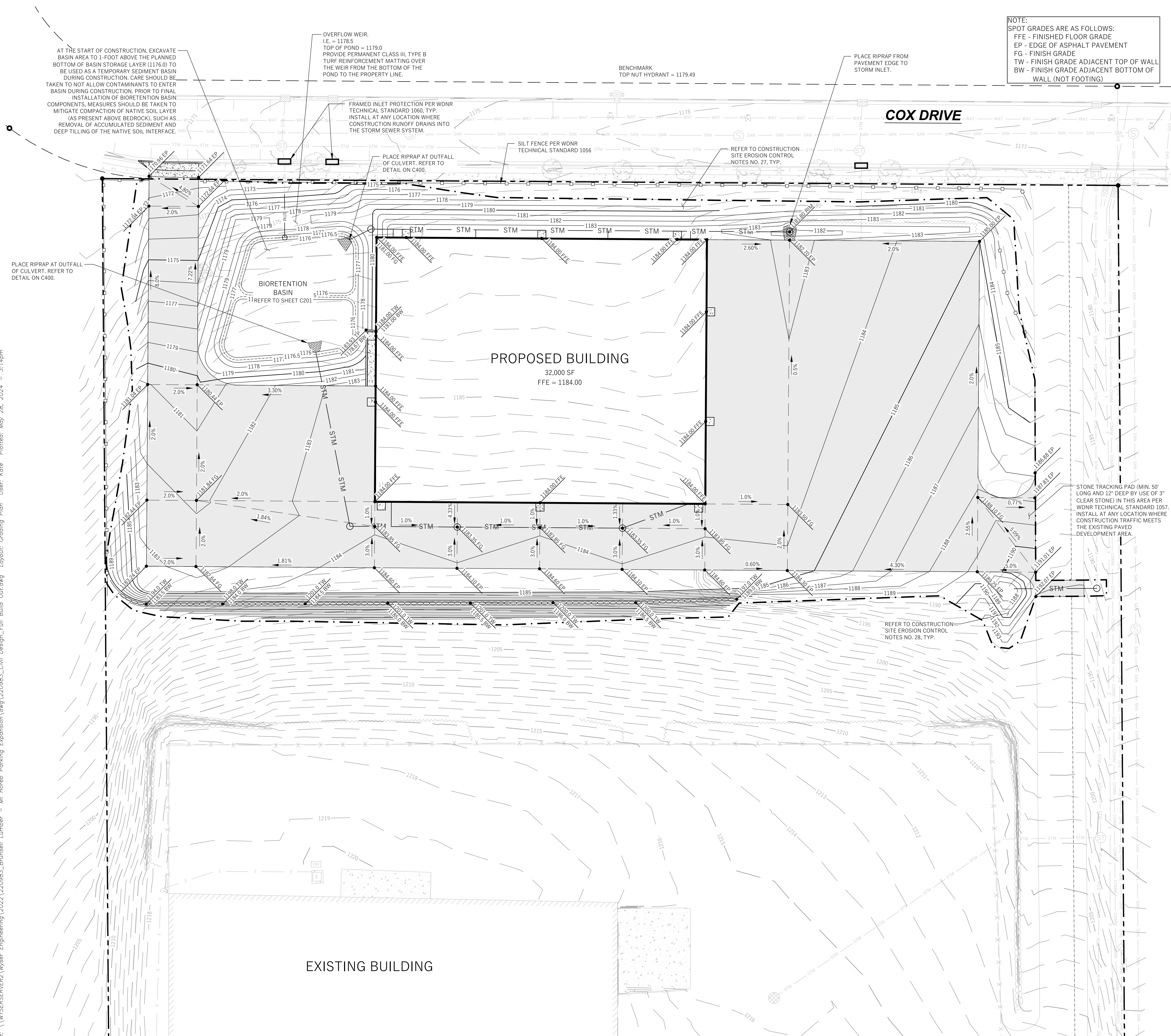
1204 E LINCOLN STREET
MOUNT HOREB, WI 53572

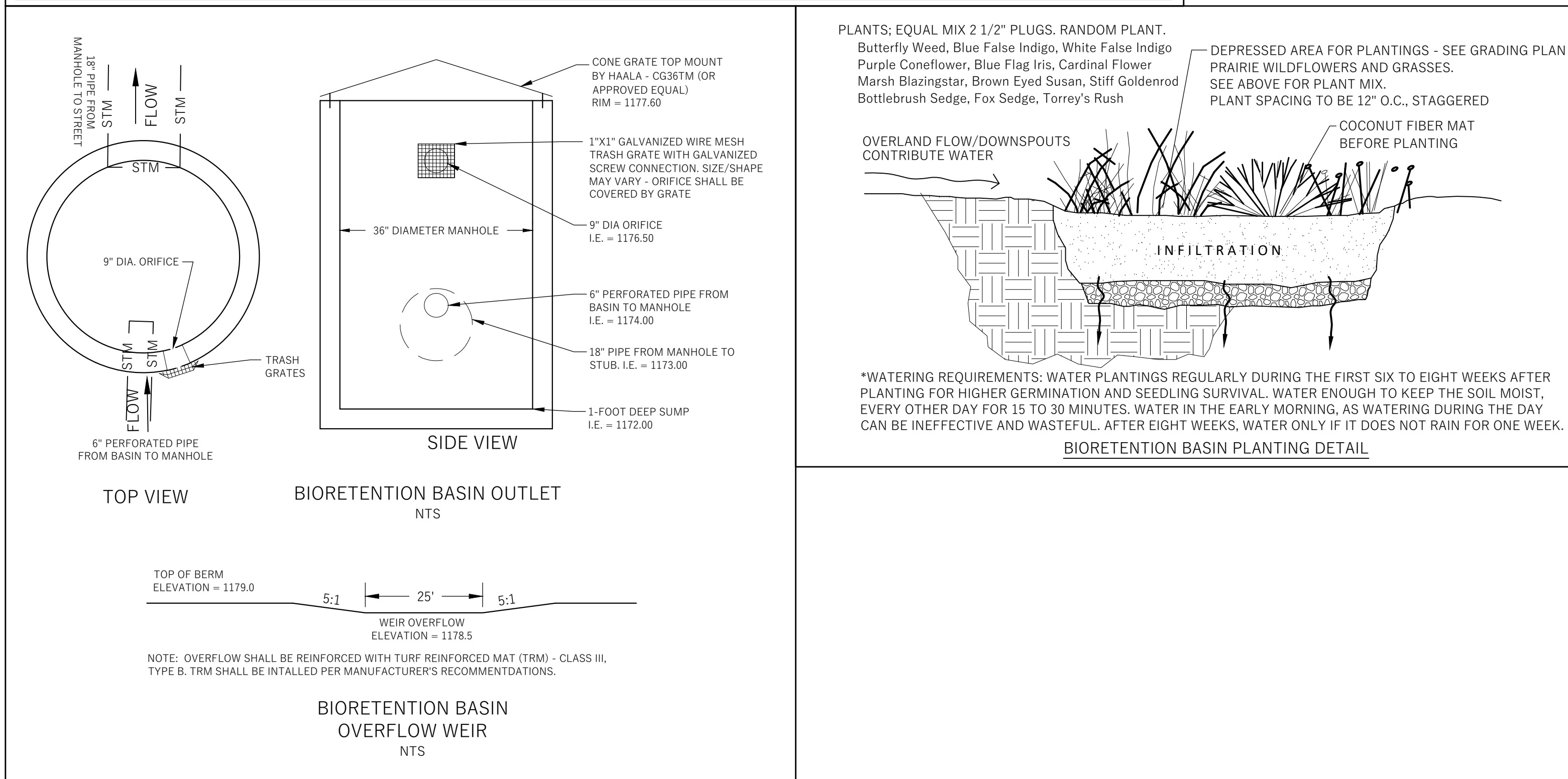
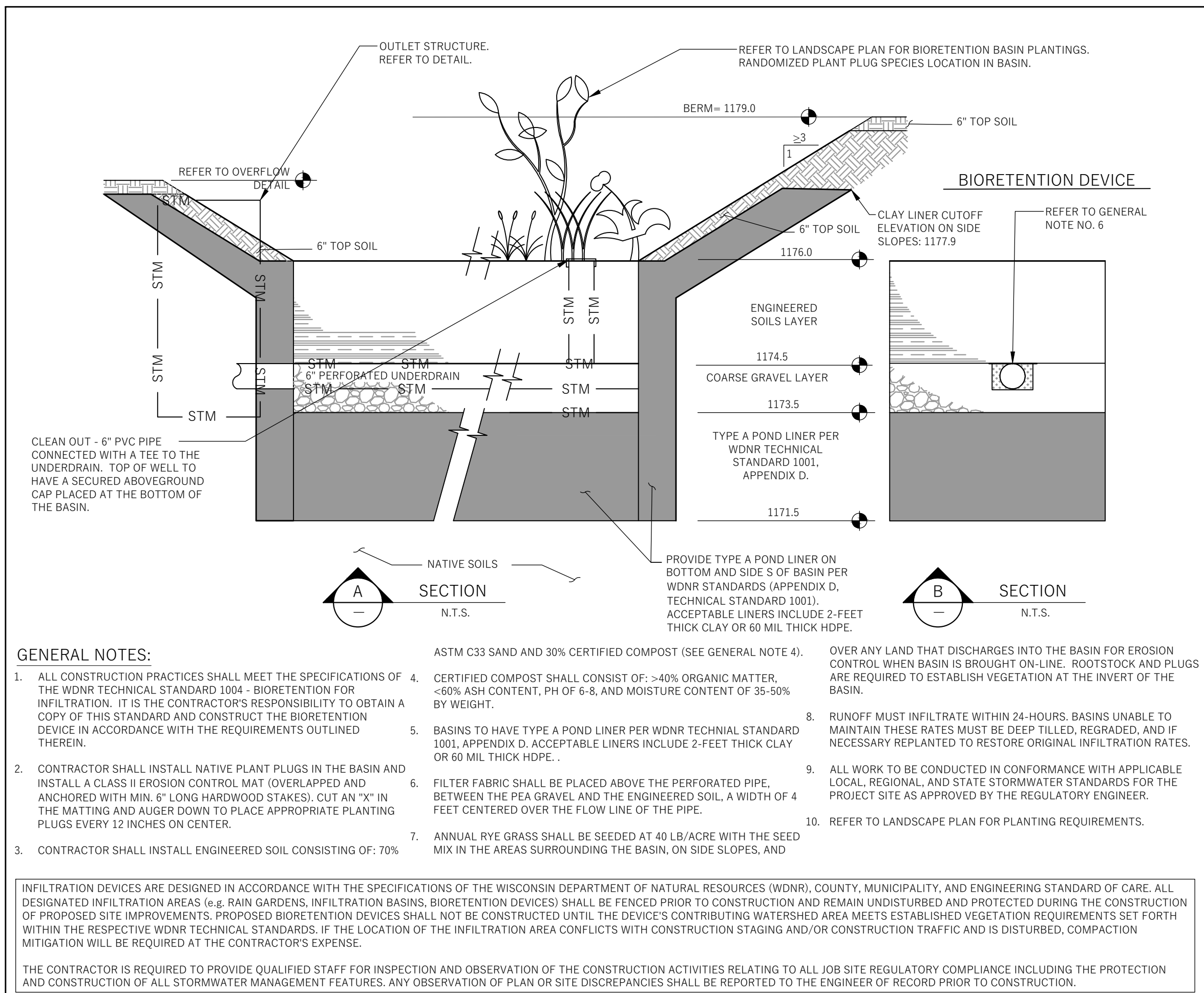
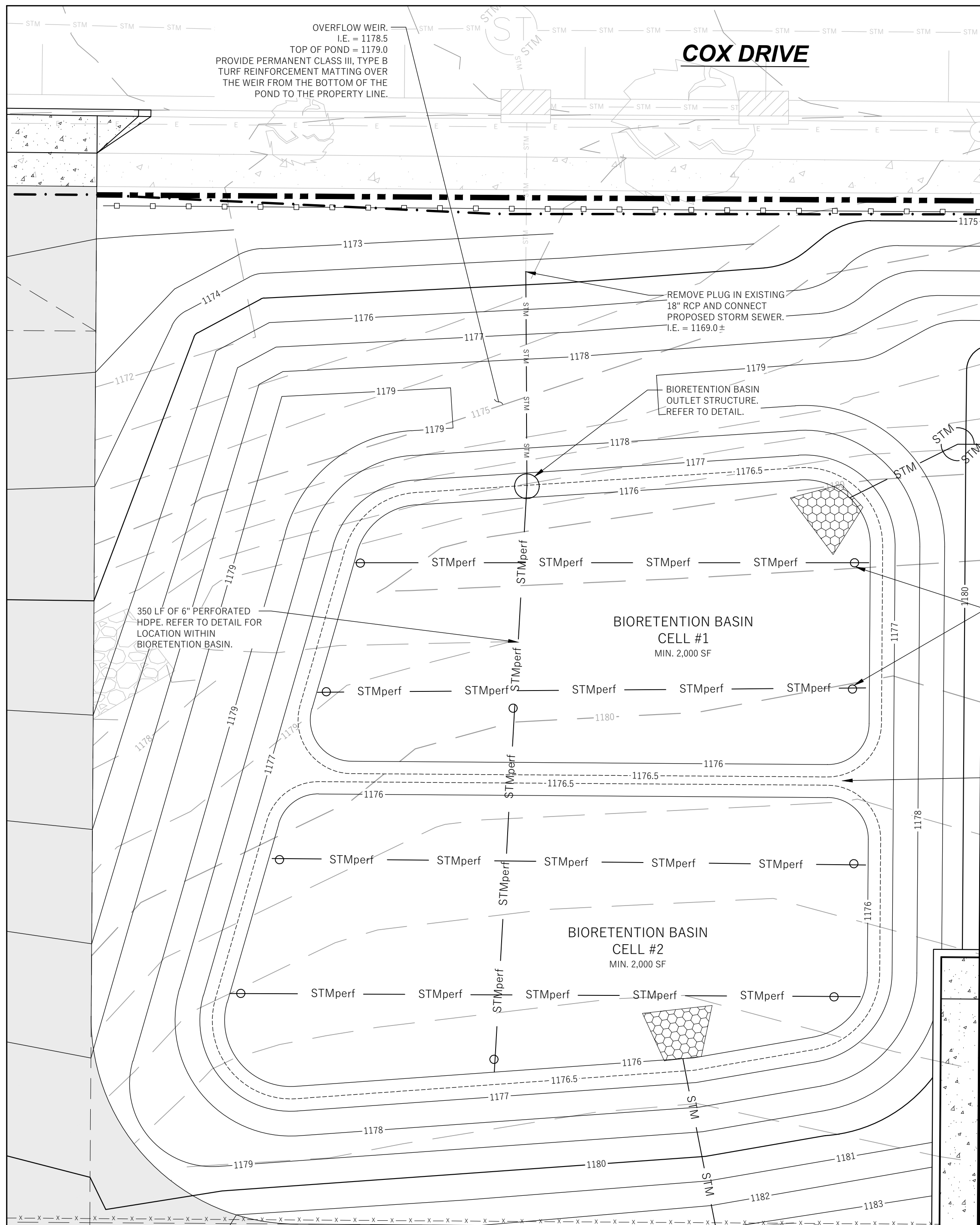
BRUNSELL LUMBER -
STORAGE YARD EXPANSION

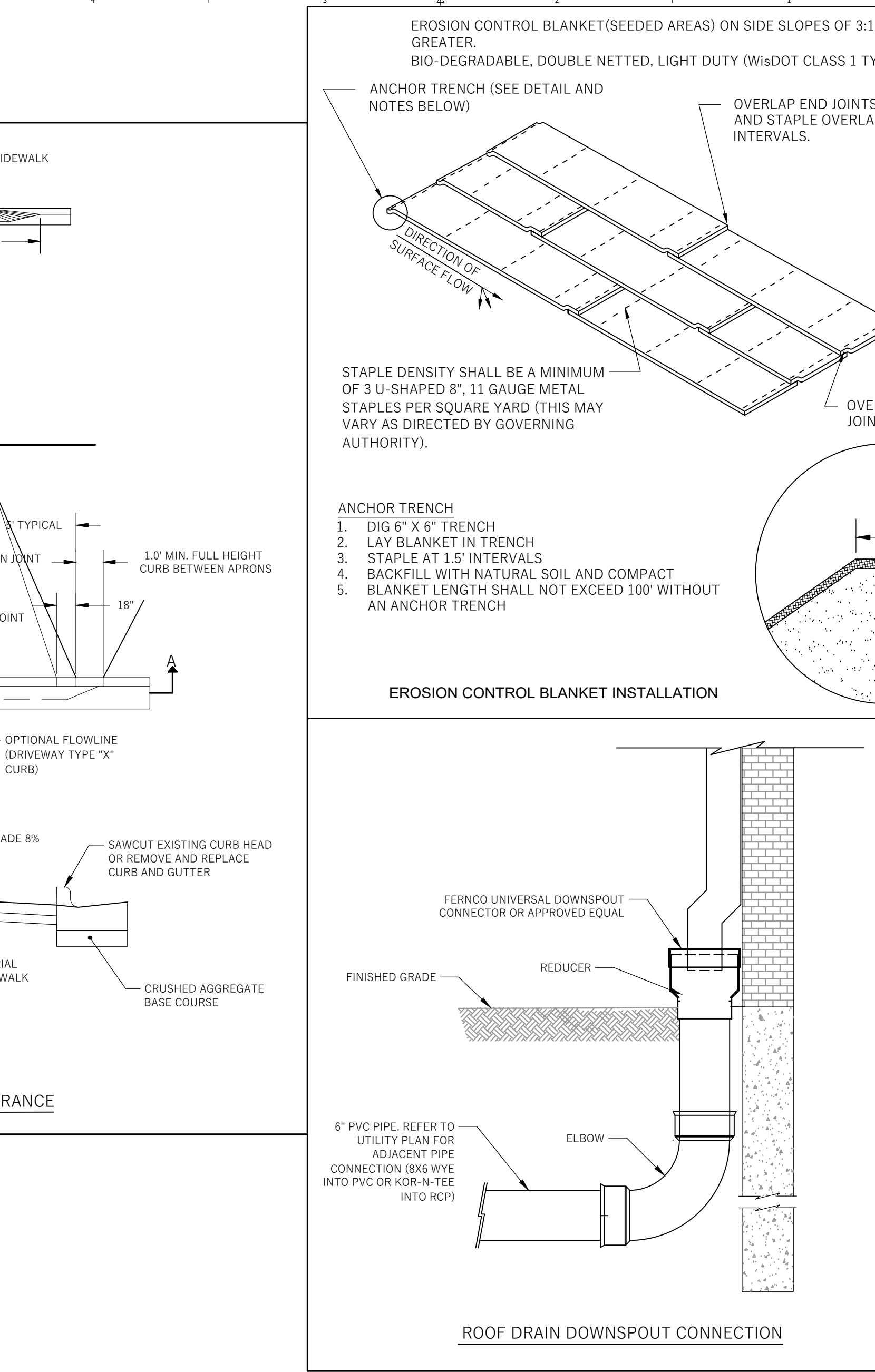
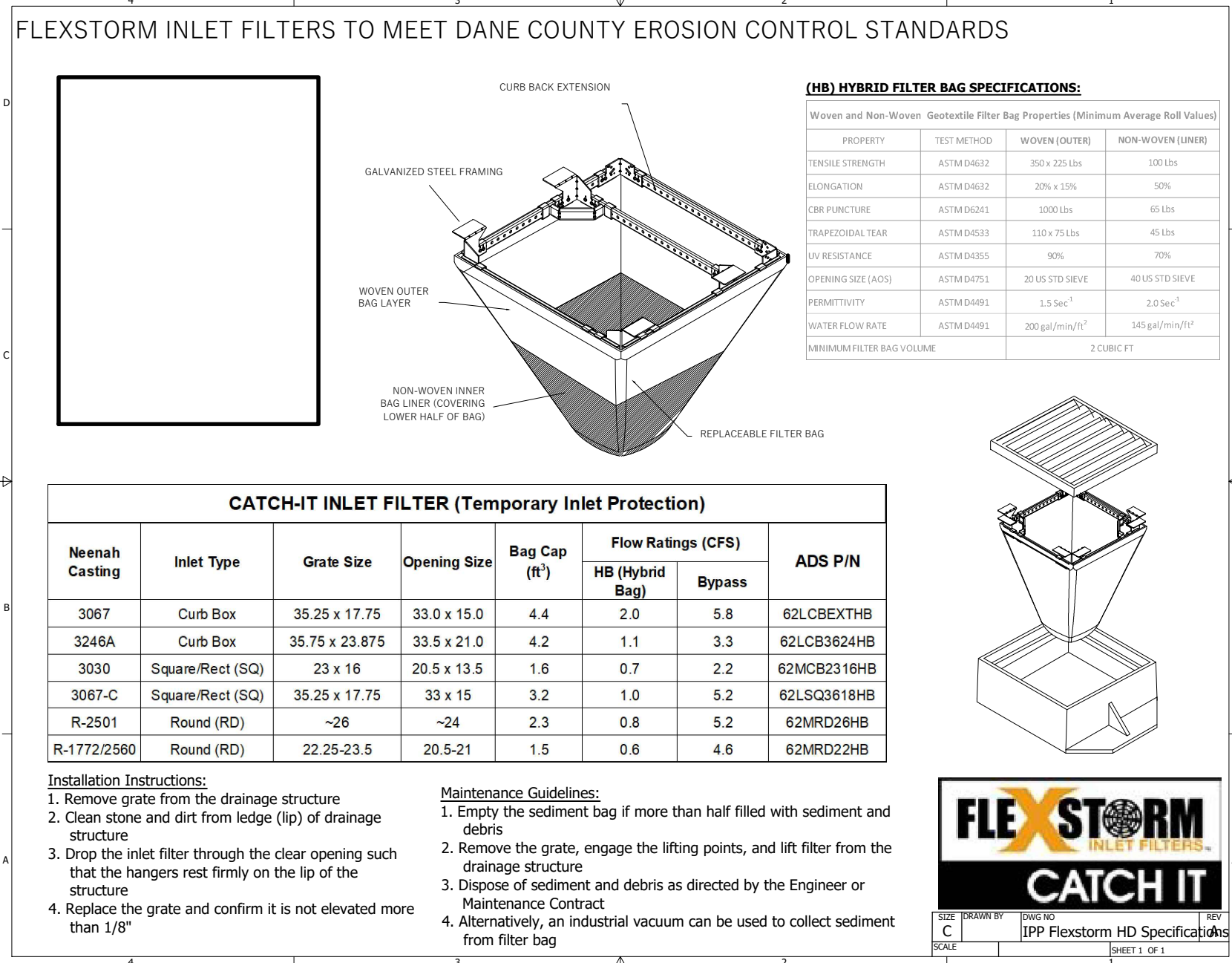
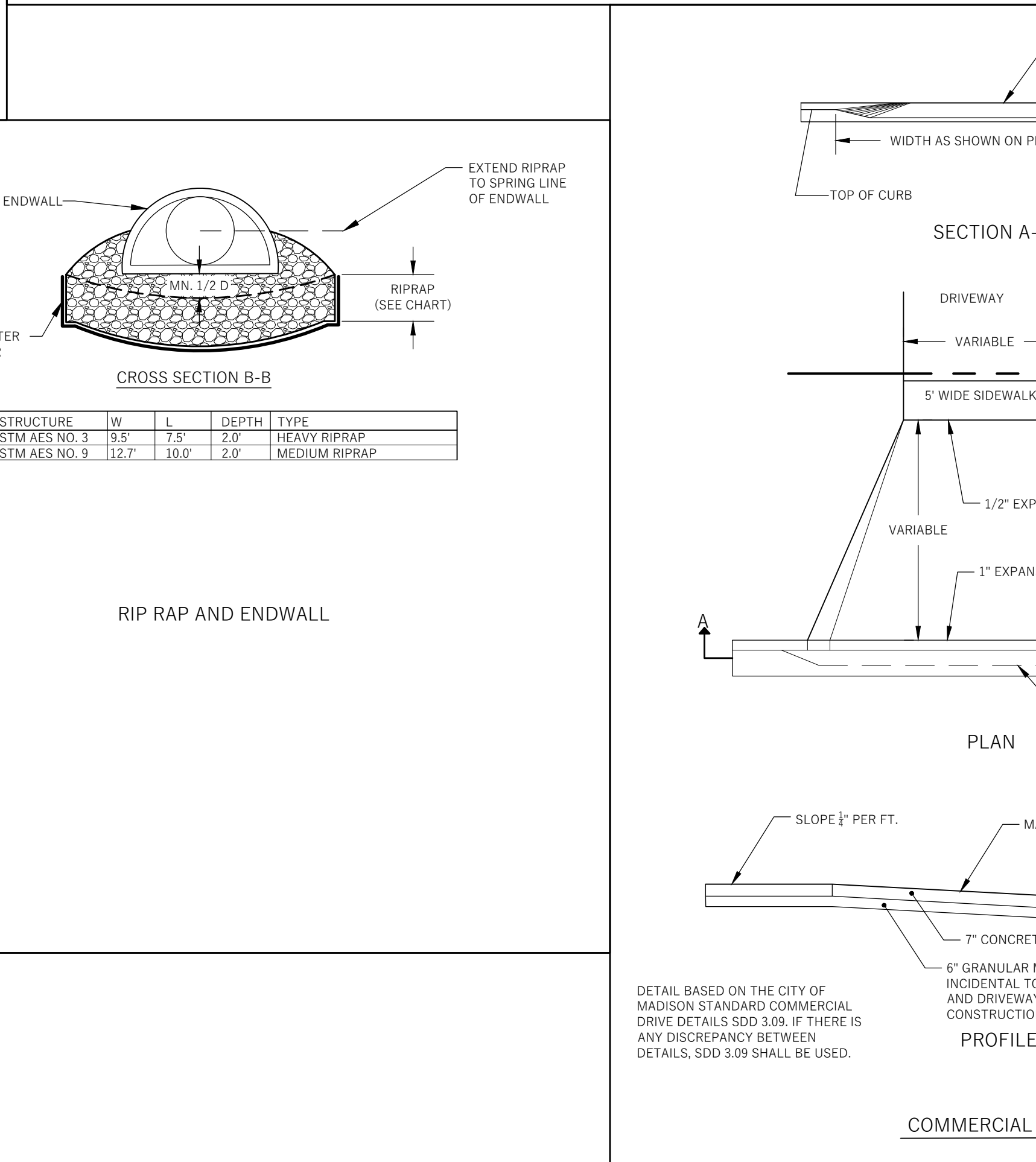
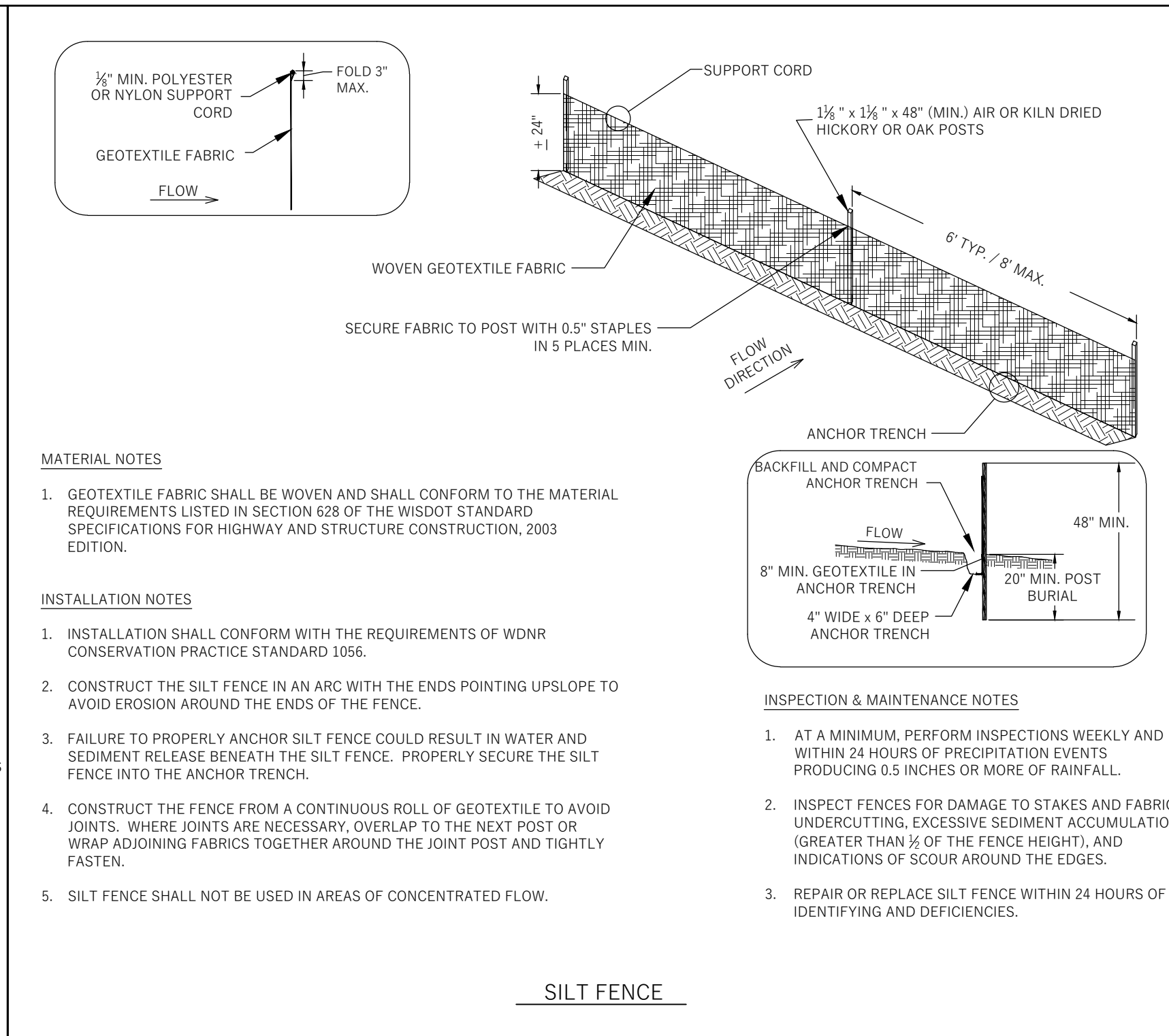
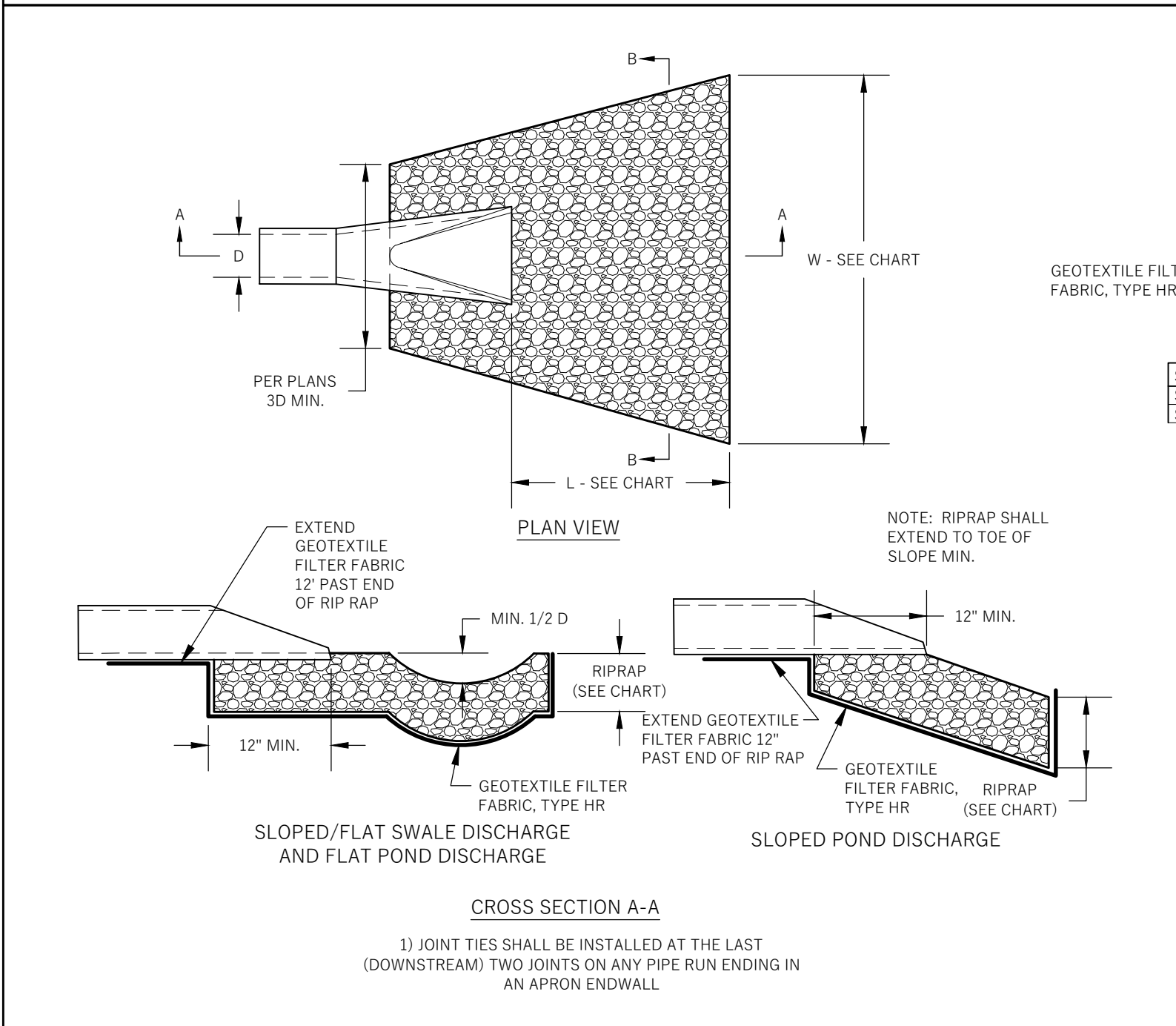
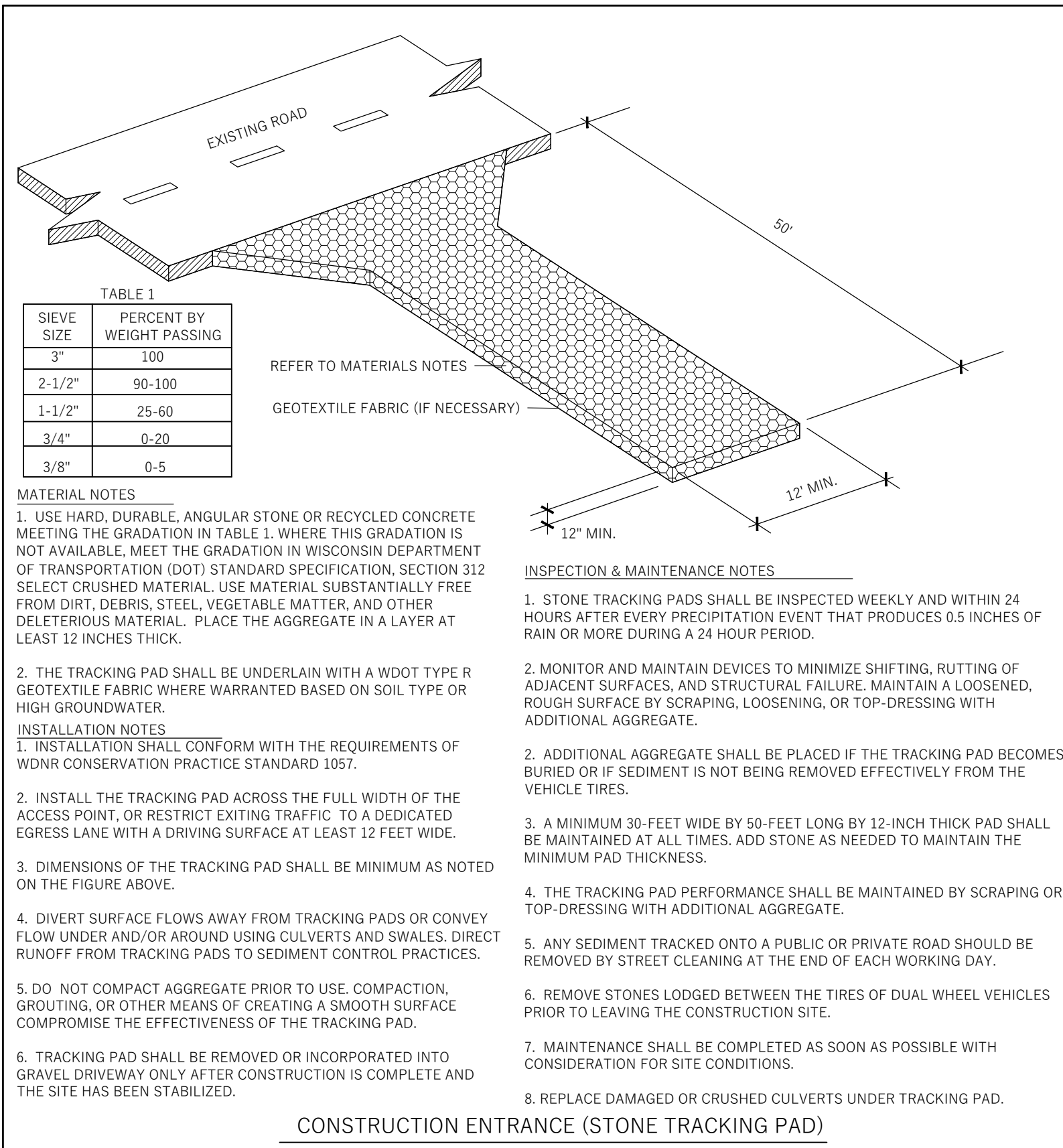
Sheet Title:
SITE PLAN

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







A101

Progress drawings
32' wall height
Preliminary not for

New Cold storage Bldg for for
Brunsell Lumber
1204 E. Lincoln St

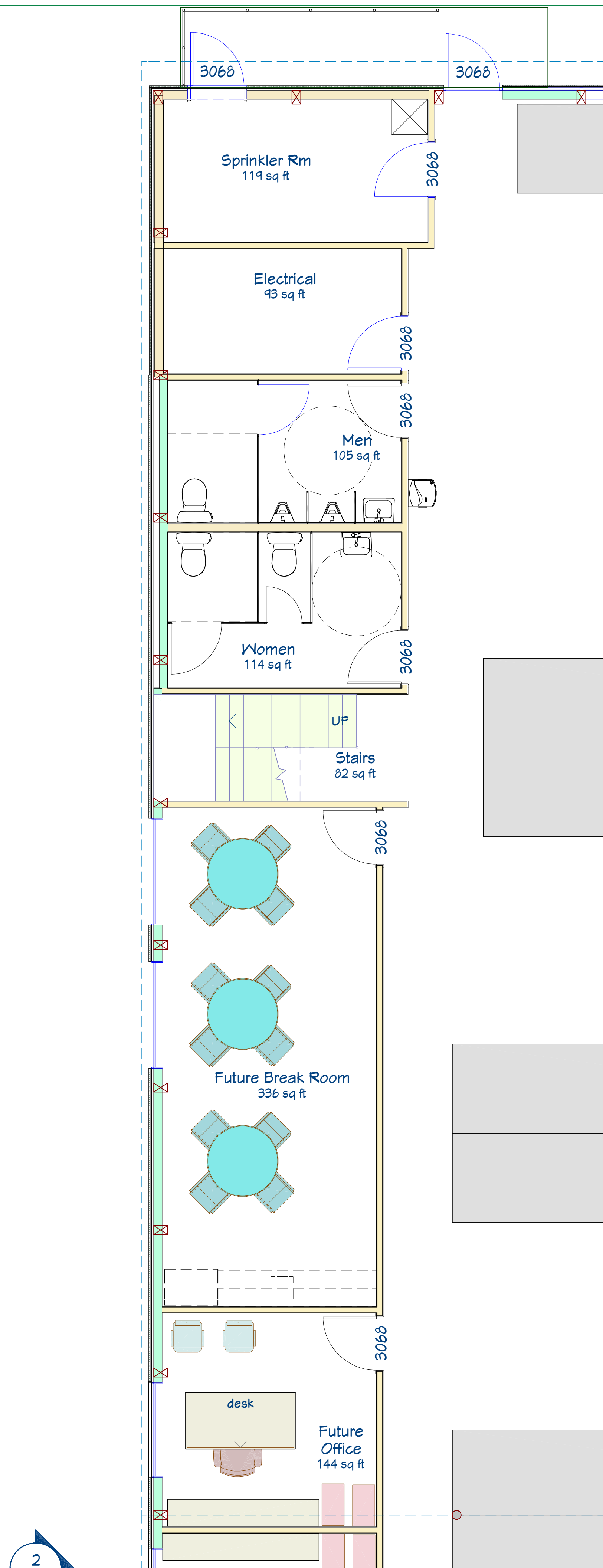
project:
date: 5/28/24
drawn by:

Progress drawings
32' wall height
Preliminary not for

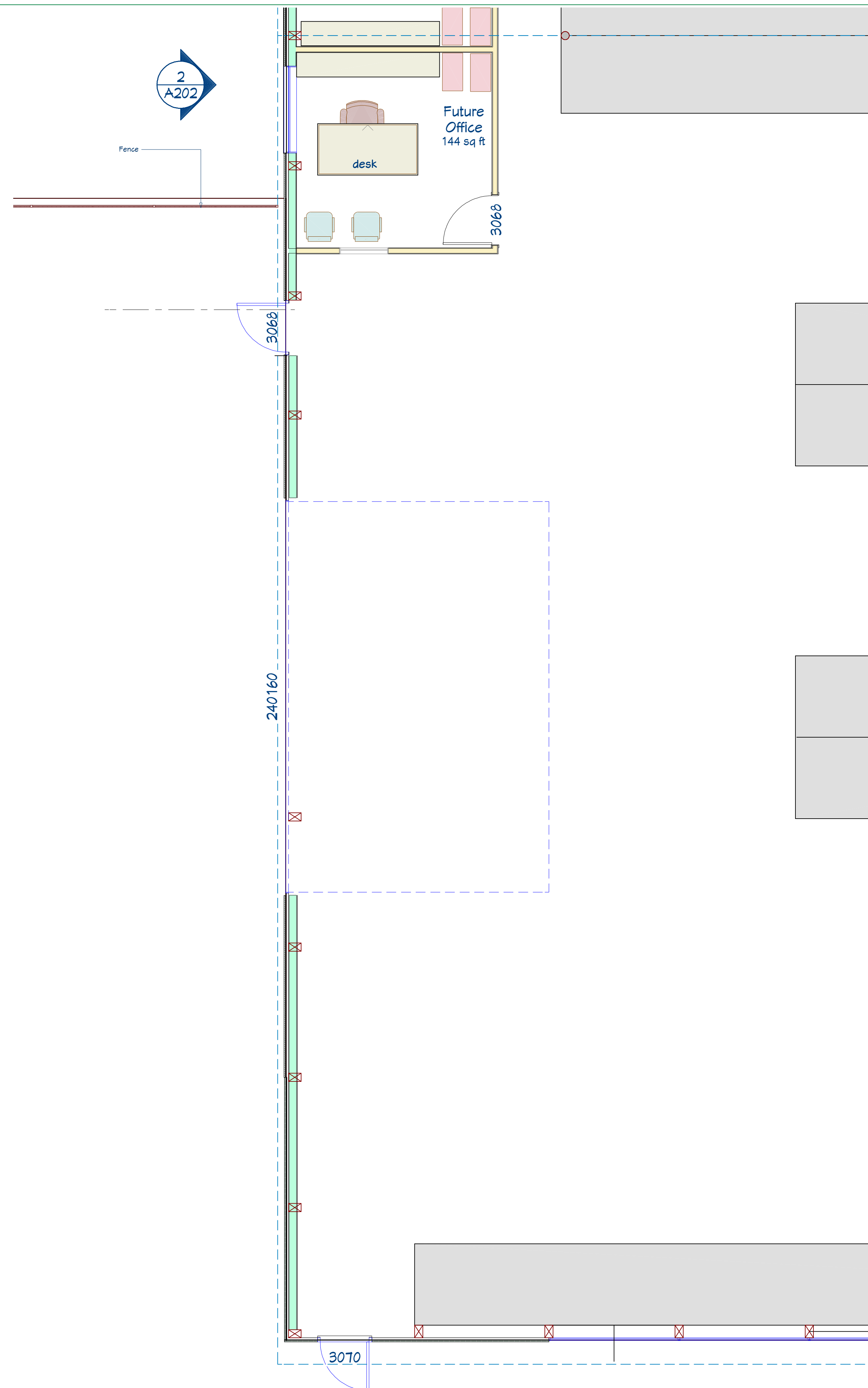
New Cold storage Bldg for for
Brunsell Lumber
1204 E. Lincoln St

project:
date: 5/28/24
drawn by:

A10



1 Partial Enlarged First Floor Plan



2 Partial Enlarged First Floor Plan

SCALE: 1/4" = 1'-0"

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Preliminary Design
Not for Construction



New Cold storage Bldg for for
Brunsell Lumber
1204 E. Lincoln St
Mount Horeb, WI 53572...

[illegible]

Project: 23051
Date: 8/28/2024
Drawn by: jlm

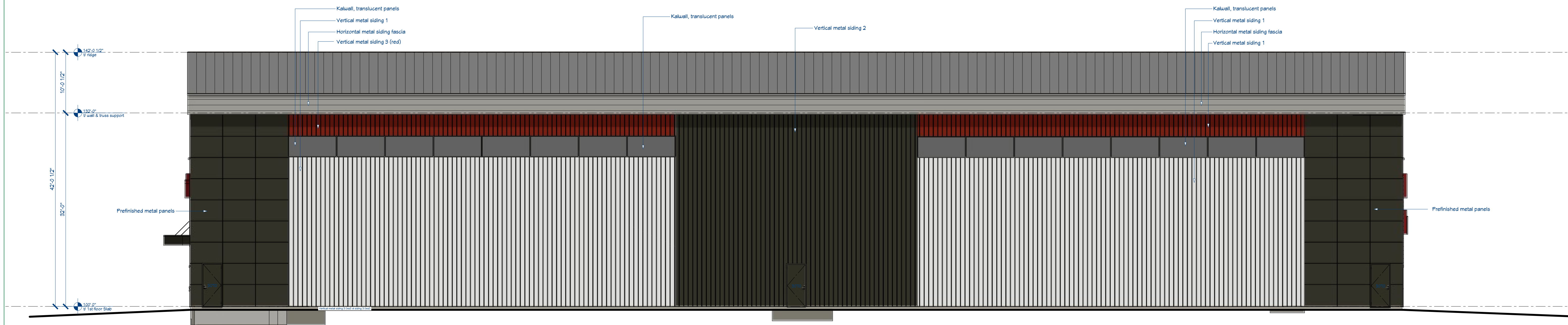
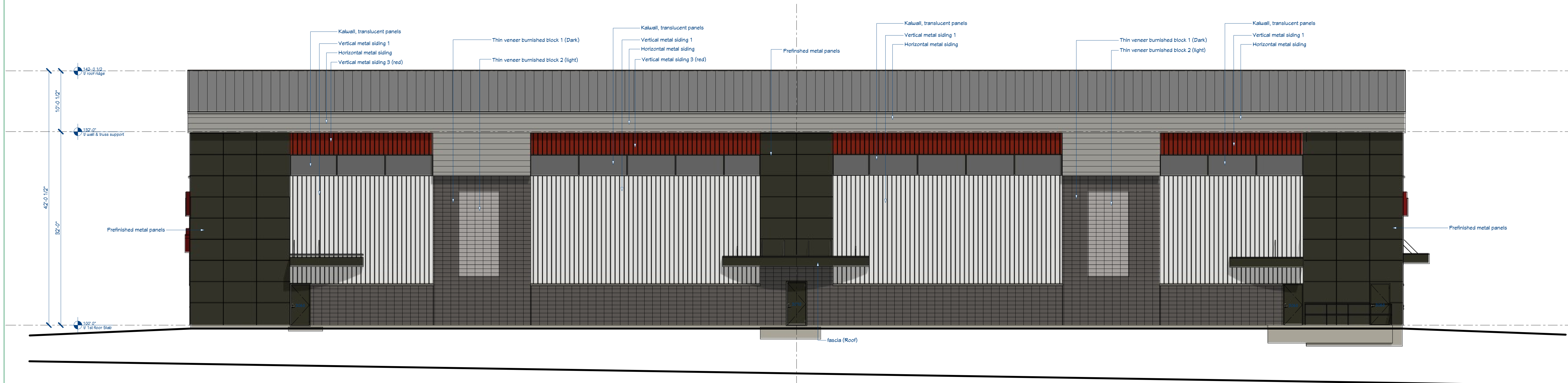
A102

Preliminary Design
Not for Construction

New Cold storage Bldg for for
Brunsell Lumber
1204 E. Lincoln St

[illegible]

A20



Preliminary Design
Not for Construction

New Gold storage Bldg for for
Brunsell Lumber
1204 E. Lincoln St

project: 23051
date: 8/28/20
drawn by: jlm

Page 21 of 44















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

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
FROM I-2 General Industrial TO PD-GENERAL PLAN DEVELOPMENT**

WHEREAS, Brunsell Brothers LTD is the owner of the property located 1204 E Lincoln Street in the Village of Mount Horeb further described as parcel number: 060612410101

WHEREAS, Brunsell Brothers LTD has made application to the Village to request a change in zoning from I-2 General Industrial to PD-General Plan Development for the above referenced parcel; and

WHEREAS, pursuant to sec. 62.23(7)(d), Stats., the Plan Commission held a public hearing on the application on October 23, 2024, which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, after the public hearing, the Plan Commission determined that changing the zoning classification of the above referenced property to PD-General Plan Development would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommended that the zoning classification of the property be changed; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission/Historic Preservation Commission.

NOW THEREFORE, pursuant to sec. 62.23(7)(d), Stats., and Chapter 17.431 of the Village Code, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. Rezoning of the above referenced property shall take effect after passage and posting pursuant to law; and

Sections 2. Subject to above section, zoning classification of the above referenced property is hereby designated PD-General Plan Development and the Zoning Map of the Village shall be amended accordingly.

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at the meeting held on November 6, 2024.

By:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____

DRAFT



AGENDA ITEM REPORT

MEETING DATE

October 23, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.d

Signage Trolls Vape and Smoke 303 West Main Street

BACKGROUND

The applicant has submitted new designs for their signs and has directed the sign company to match the color pallet colors classic gold or yellow and Rockwood red or aurora brown.

RECOMMENDATION

ATTACHMENTS

1. Initial Signage
2. REVISED Trolls-Vape_Permir-2
3. REVISED Trolls-Vape_Permir-4

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

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

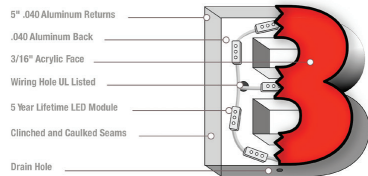


ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

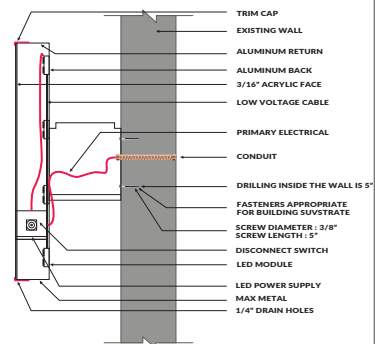
" Channel Letters are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign."

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

Standard Front Lit Channel Letter



FRONT VIEW



19.5"

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

TROLLS VAPE & SMOKE

252"

Switch

Sign 34.1SQ. FT

Wall Dimensions: 24.75' x 17.25' H.

MOCK-UP

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



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

303 E Main St, Mount Horeb, WI 53572

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



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

Design#
Designer
Date

SIGN APPROVAL

Client _____ Landlord _____

Date _____ Date _____

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

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

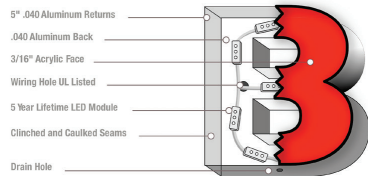


ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

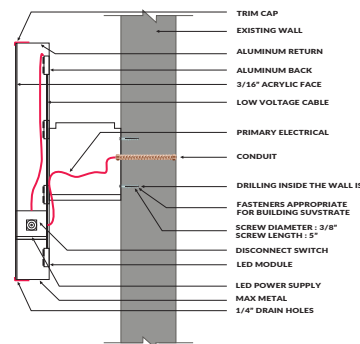
" Channel Letters are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign."

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

Standard Front Lit Channel Letter



FRONT VIEW



19.5"

TROLLS VAPE & SMOKE

254"

Switch

Sign 34.3SQ. FT

Wall Dimensions: 24.75' x 17.25' H.

MOCK-UP

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



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303 E Main St, Mount Horeb, WI 53572

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



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

Design#
Designer
Date

SIGN APPROVAL

Client _____ Landlord _____

Date _____ Date _____

- 3M 3630 - Color Code : 109
- 3M 3630 - Color Code : 235
- White Acrylic Face 7328
- Return 4.3" Black
- Black Trim
- LED Light, white color 10K, IP65

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

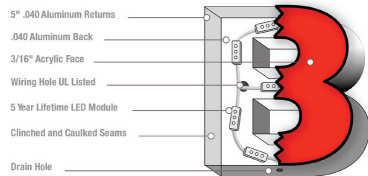


ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

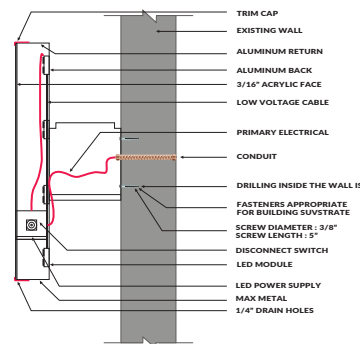
" Channel Letters are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign."

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

Standard Front Lit Channel Letter



FRONT VIEW



19.5"

TROLLS VAPE & SMOKE

254"

Switch

Sign 34.3SQ. FT

Wall Dimensions: 24.75' x 17.25' H.

MOCK-UP

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



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

303 E Main St, Mount Horeb, WI 53572

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



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

Design#
Designer
Date

SIGN APPROVAL

Client _____ Landlord _____

Date _____ Date _____



AGENDA ITEM REPORT

MEETING DATE

October 23, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.e

Signage First Choice Dental 1920 Commerce Parkway

BACKGROUND

The proposed signage for First Choice Dental is included in your packet along with a review letter from the Village Planner. The planner has confirmed the sign meets all village sign requirements.

RECOMMENDATION

ATTACHMENTS

1. FIRST_CHOICE_DENTAL_-Signage
2. First Choice Dental Sign Memo



makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

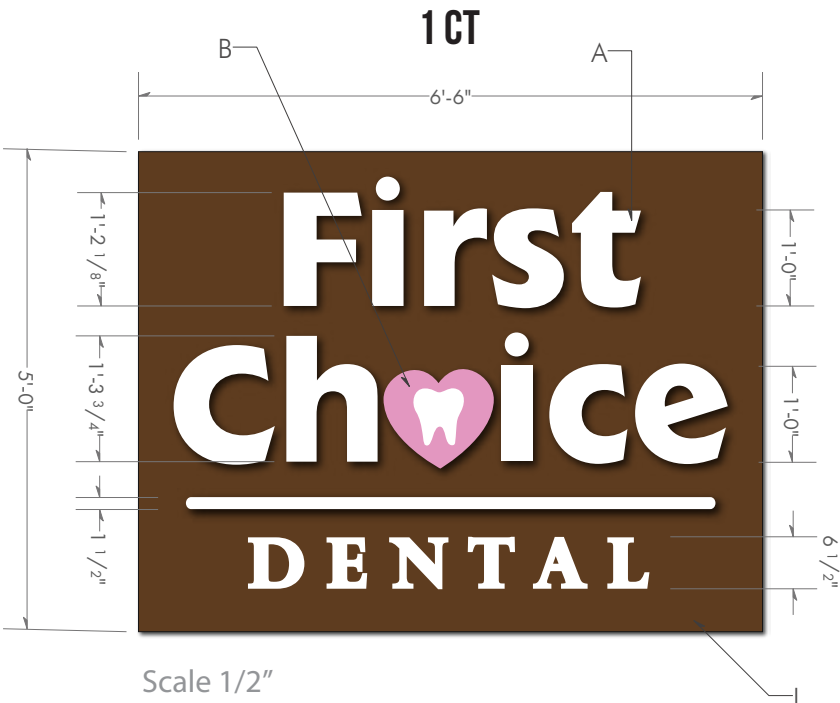
1920 COMMERCE DRIVE, MOUNT HOREB, WI 53572-SITE MAP

FIRST CHOICE DENTAL - 03051324 - MOUNT HOREB

DATE 8/7/2024 CUSTOMER: FIRST CHOICE DENTAL - 03051324 - MOUNT HOREB ADDRESS: 1920 COMMERCE DRIVE, MOUNT HOREB, WI 53572



East Elevation / Scale 1/8



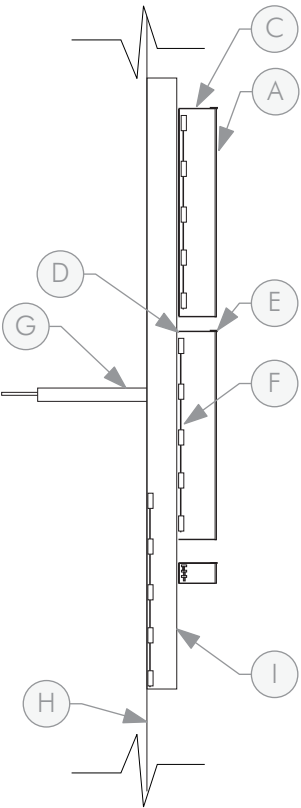
KEY NOTES:

A- White translucent Acrylic Face
B - Translucent vinyl Decoration
C - .040 Prefinished White Returns
D - .080 Aluminum Backer Plate
E - 1" Prefinished white Trim Cap
F - Internal White LED illumination
G - Primary power to sign
H - Wall Section
I - 4" deep fabricated .090 aluminum cabinet with hinge face access and routed face for "DENTAL" Backed with acrylic.

FINISHES:

☐ Prefinished White (Returns/Trim) (C,E)
☒ Matthews Satin - MP00158 Brown Betty (I)
☒ 3M Translucent-Pink 3630-108 (B)

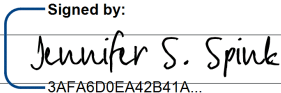
CALCULATIONS:





make signs not war.com
325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL:

Signed by:

3AFA6D0EA42B41A...

DATE: 9/9/2024

LANDLORD APPROVAL:

DATE:

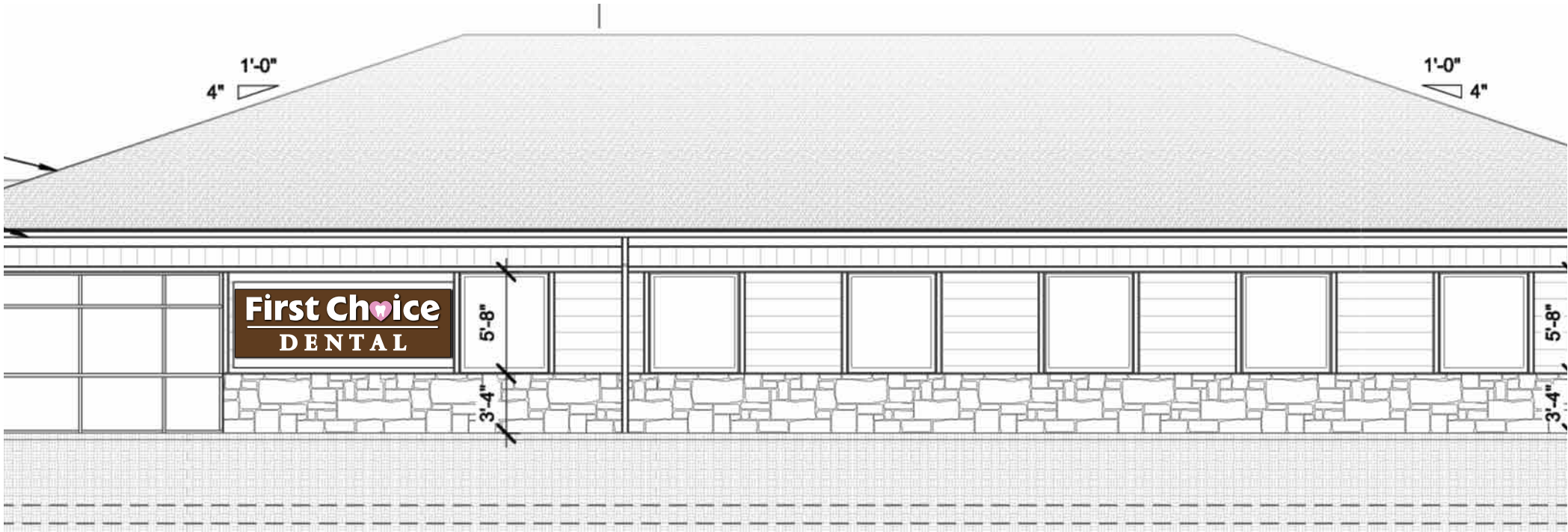
By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

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SHEET
WCI 1

FIRST CHOICE DENTAL - 03051324 - MOUNT HOREB

DATE: 8/7/2024 CUSTOMER: FIRST CHOICE DENTAL - 03051324 - MOUNT HOREB ADDRESS: 1920 COMMERCE DRIVE, MOUNT HOREB, WI 53572



KEY NOTES:

A - White translucent Acrylic Face

B - Translucent vinyl Decoration

C - .040 Prefinished White Returns

D - .080 Aluminum Backer Plate

E - 1" Prefinished white Trim Cap

F - Internal White LED illumination

G - Primary power to sign

H - Wall Section

I - 4" deep fabricated .090 aluminum cabinet with hinge face access and routed face for "DENTAL" Backed with acrylic.

FINISHES:

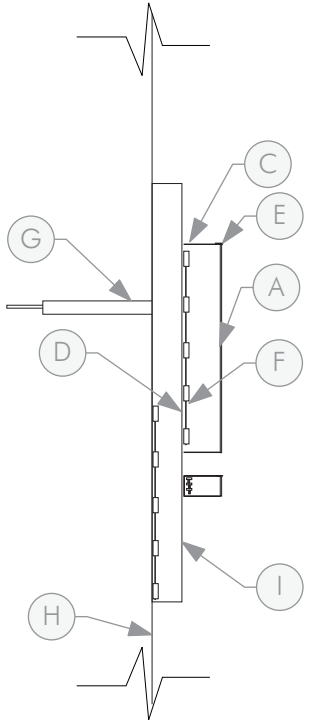
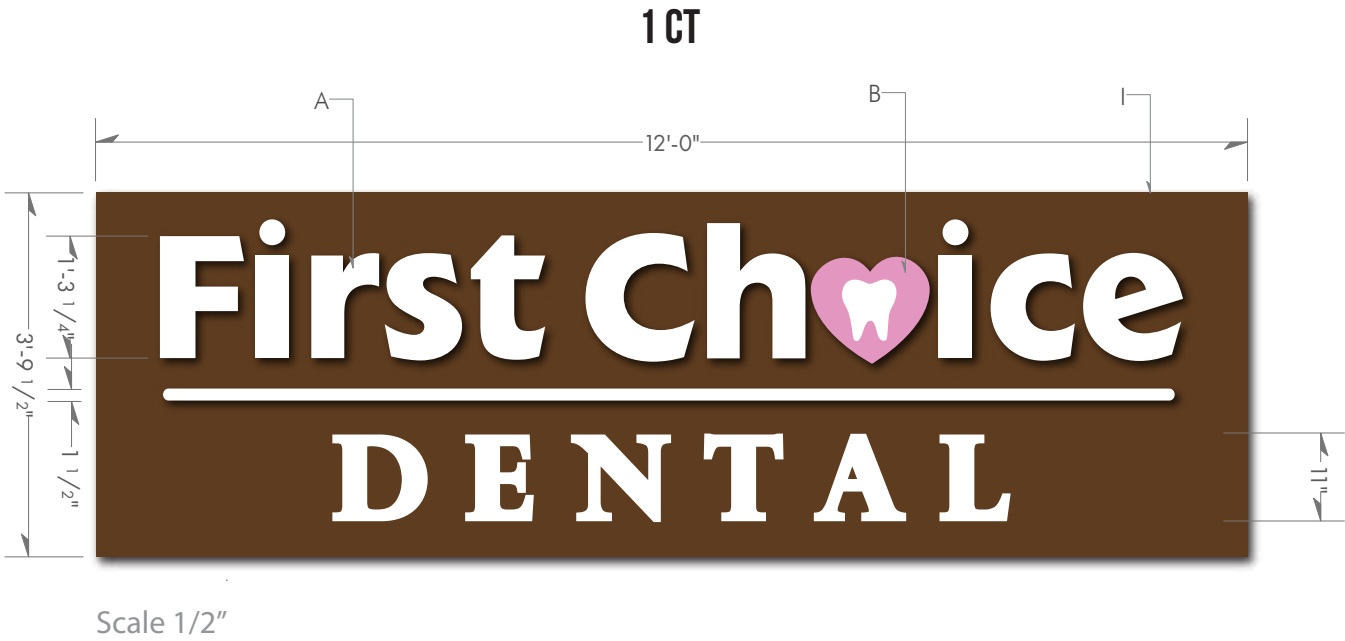
☐ Prefinished White (Returns/Trim) (C,E)

☒ Matthews Satin - MP00158 Brown Betty (I)

☒ 3M Translucent-Pink 3630-108 (B)

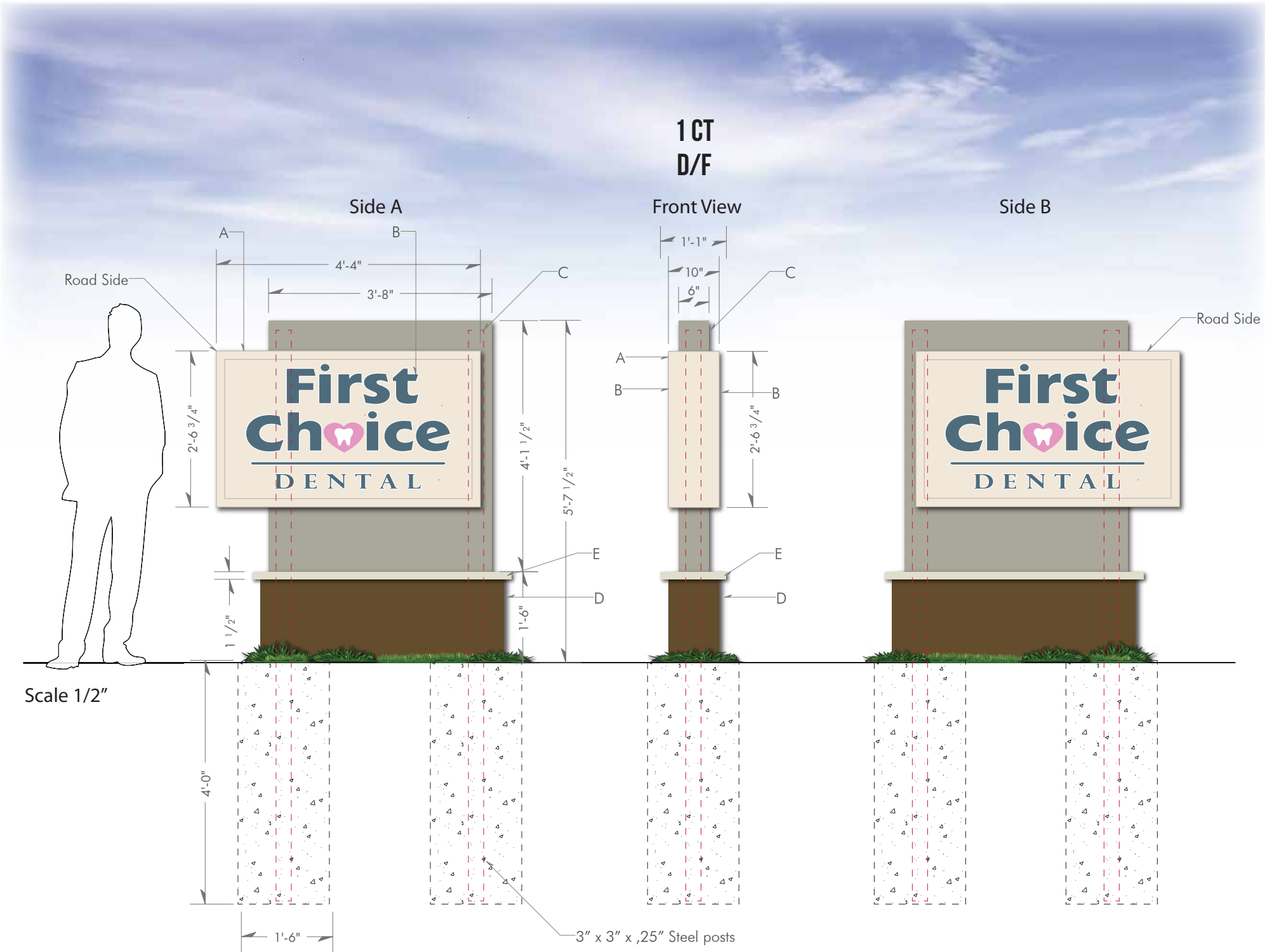
CALCULATIONS:

North Elevation / Scale 1/8"



DATE: 8/7/2024 CUSTOMER: FIRST CHOICE DENTAL - 03051324 - MOUNT HOREB ADDRESS: 1920 COMMERCE DRIVE, MOUNT HOREB, WI 53572

Night View



KEY NOTES:

- A - Fabricated aluminum slide face sign cabinet with LED illumination
- B - .177 Acrylic face with opaque background and translucent graphics
- C - Fabricated 1 1/2" aluminum tube frame aluminum background cabinet. skin with .090 aluminum.
- D - Fabricated aluminum Base
- E - 1 1/2" Fabricated aluminum caps

FINISHES:

- Matthews Satin - MP00158 Brown Betty (D)
- 3M Translucent-Pink 3630-108 (B)
- Background Cabinet (C) Matthews Satin MP03066 Coy Grey
- (B) - Polycarb Faces 3M Opaque Biege - 180C-49
- (A, E.) - Cabinet and Caps. Mathews Satin MP 04685 Foie Gras
- 3M Dual Color Film-Trans PANTONE 3155

CALCULATIONS:



makesignsnotwar.com

325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL:

Signed by:

Jennifer S. Spink

DATE: 9/9/2024

LANDLORD APPROVAL:

DATE:

S H E E T

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

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GMI

FIRST CHOICE DENTAL - 03051324 - MOUNT HOREB



VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission
From: Evan Hoier, Assistant Planner
Date: October 16, 2024
Re: Proposed signage for First Choice Dental at 1920 Commerce Drive.

Introduction

Project Overview

The applicant is requesting approval for the installation of three signs for the property at 1920 Commerce Drive. This is the site of the new First Choice Dental location in the Village. The proposed signs are related to common identification and marketing on the building. The three signs comprise of two wall signs on the north and east sides of the building and one monument sign on the south side of the lot, at the entrance to the parking lot.

Sign Code Analysis

Sign Code Requirements		
Monument Signage		
	Village Standards	Proposed*
Height Maximum	No taller than 15' above grade.	5'7" in height
Area Maximum	1 square foot of area per 1 linear foot of street frontage (200 ft)	31.73 feet squared
Setback Minimum	At least 1 foot from ROW	Standard met on site plan
Number Maximum	1 freestanding monument sign allowed.	1 freestanding monument sign proposed.
Wall Signage		
	Village Standards	Proposed*
Size Maximum	Cannot exceed 10% of wall area that sign is placed on; 918(N), 630 (E).	North: 45.5 sqft (5%) East: 36.8 sqft (6%)
Number Maximum	No more than 3 signs per building.	2 signs (1 on north elevation, 1 on east elevation)

All proposed signs meet the Village standards in the sign code in Section 17.175.

Staff Recommendation

Staff recommends approval of the signage request for First Choice Dental at 1920 Commerce Drive.



AGENDA ITEM REPORT

MEETING DATE

October 23, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.f

Concept Review of Residential Condominium Development, 418-426 W Main Street

BACKGROUND

Aaron Boehnen and Kevin Grinvalsky are seeking feedback on the development of the 3 lots at 418, 422 and 426 W Main Street into a residential condominium project. This site was previously proposed as contractor condos and received a significant amount of negative feedback from the neighbors and was voted down by the Plan Commission. The residential condos are in line with the planned mixed-use future land use designation in the Comprehensive Plan. The current zoning for the three lots is PB-Planned Business; the lot would need to be rezoned to PD - Planned Development.

RECOMMENDATION

ATTACHMENTS

1. Mount Horeb Townhome Site Concept 20241023

Concept Plan Presentation

418, 422, & 426 W Main Street

Wednesday, October 23, 2024

Applicant: Rodina Real Estate

Proposed Use: Applicant seeks approval for the subdivision and development of 21 to 23 Zero Lot Line Residential Townhouse/Rowhouse parcels with R-2 zoning via PUD on 1 acre at 418, 422, & 426 W Main St.

The proposed project will not be a condominium. The project would be subdivided into zero-lot-line parcels. While not a condominium, the project would utilize an HOA.

Project Parcels

Address	Parcel ID	Acreage
418 W Main St	060611422772	0.4
422 W Main St	060611422905	0.5
426 W Main St	060611422941	0.6



Site Plan

- Project ingress/egress via Private One-way Street
 - Entry on W Main St
 - Via shared drive with parcel at 428 W Main (Steven Samuelson LLC)
 - Exit on Orchard Lane
- Requesting reduced Building Setbacks on Main and Orchard
 - Proposing 15' building footprint setbacks with further allowances for the placement of stairs (aka Grand Stoops resembling historic "Brownstones")
- Requesting reduced setbacks along Public Utility Easements inside Project
 - Need the ability to make improvements *along (not over)* Storm Sewer and Electrical utility easements running North/South approximately which bifurcate the Site.

SITE PLAN

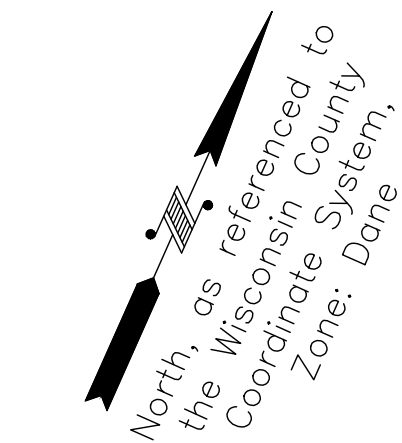
A survey of Lots 3 and 4 of Certified Survey map #7228, along with Lot 27 of Mound View Addition, being a part of the NW 1/4 of the SE 1/4 of Section 11, T6N, R6E, Village of Mt. Horeb, Dane County, Wisconsin.



Legend

- Hydrant
- Concrete Surface
- Water Valve
- Gas Valve
- Utility Pole
- Gas Meter
- Telecom Box
- Electric Box
- Manhole
- Storm Sewer Inlet
- Arbor Vitae Tree
- Gas Line
- Water Line
- Buried Fiber Optic
- Chain Link Fence
- Storm Sewer
- Sanitary Sewer
- Buried Telecommunications
- Buried Electric

Notes:
Vertical Datum: NAVD88.
Contour Interval= 2 Feet.
Fieldwork performed Late February 2021.
No title report was furnished for this survey.
Utility locations based on field markings.
Wetlands or flood zones, if present, have not been delineated.
This survey subject to all agreements and easements recorded and unrecorded.
See this office map #2021012 for complete boundary retracement.



Red Oak Land Surveying LLC
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com

DRAWN	DATE	
TGR	3/8/2021	
APPROVED	DATE	
TGR	4/10/2021	
SCALE	SHEET	PROJECT NO.
1"=20'	1 of 1	2021026



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
October 23, 2024	
AGENDA ITEM # 4.c	
Building Inspector Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	

October 23, 2024

AGENDA ITEM # 4.c

Building Inspector Report

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None