



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, June 25, 2025 at 7:00 PM**

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

- 1) Call to order
- 2) Roll call
- 3) Public Comments
- 4) Agenda Items
 - a. Consideration of May 28, 2025 Meeting Minutes
 - b. Amendment to the General Development Plan and Specific Development Plan for Mixed-Use Building at 1881 Springdale Street
 1. Public Hearing: Amendment to the General Development Plan for Mixed-Use Building, 1881 Springdale Street, MMI, LLC (Tim Neitzel)
 2. Recommendation on Ordinance 2025-07 Amending GDP for 1881 Springdale Street
 3. Recommendation on Amendment to SIP for 1881 Springdale Street
 - c. Rezone Request and Zero Lot Line CSM for 109-115 Ridge Dr, Kent McDonell, RZR1 LLC
 1. Public Hearing on Request to Rezone 109-115 Ridge Dr from R-2 Two-Family Residential to PD Planned Development
 2. Consideration of Ordinance 2025-08 Rezoning 109-115 Ridge Dr from R-2 Two-Family Residential to PD Planned Development
 3. Consideration of Zero Lot Line CSM for 109-115 Ridge Drive
 - d. Consideration of Amendments to Specific Implementation Plan, Steve Brown Apartments, 120 S First St, Front Street Station
 - e. Concept Presentaton: 214-220 E Main Street Redevelopment
- 5) Committee Reports:
 - a. Plan Commission Chair Report
 1. Reminder of June 30th Special Meeting, 6:00 p.m.

2. Verification on Height of Opera House
 - b. Village Planner Report
 - c. Building Inspector Report
- 6) 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

June 25, 2025

PREPARED BY

AGENDA ITEM # 4.a

Consideration of May 28, 2025 Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 05 28 25 Minute Draft

PLAN COMMISSION AGENDA
Wednesday, May 28, 2025 at 7:00 PM

DRAFT MEETING MINUTES

1) Call to order

Chair Ryan Czyzewski called the meeting to order at 7:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

2) Roll call

Members Present: Andrew Kidd, Destinee Udelhoven, Ben Vondra, Peggy Zalucha

Members Absent: Sarah Best, Jill Remmert-Willis

Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) Public Comments

Czyzewski clarified procedure that public comments will now be at the beginning of the meeting. The following residents spoke in opposition of the Sienna Hills Phase 2 and presented many Phase 1 building and erosion control issues.

Priscilla Laufenberg at 91 Sienna Hills Cir, Caroly Bierman at 49 Sienna Hills Cir, Sandra Bartel at 84 Sienna Hills Cir, Dyanne Schwartz at 98 Sienna Hills Cir, Nancy Bruins at 112 Sienna Hills Cir, Dan Clement at West Main St.

4) Consent Agenda

a. Consideration of April 23, 2025 Meeting Minutes

b. Consideration of May 5, 2025 Special Meeting Minutes

Zalucha Motioned and Vondra seconded to approve the minutes of the April 23rd and May 5th meeting minutes. Motion carried by unanimous voice vote.

5) Agenda Items

a. **Conditional Use Application for Deck Expansion 1001 Glen View CT**

1. **Public Hearing Conditional Use Deck Expansion 1001 Glen View Ct**

The Hearing opened at 7:32pm and closed at 7:32.5pm. No one spoke.

2. **Recommendation of Resolution 2025-06 for Deck Expansion 1001 Glen View Ct**

Owen gave an overview of the code requiring corner lot front yard decks apply for a conditional use permit. The proposed deck meets all requirements. Zalucha Motioned and Udelhoven seconded to approve the recommendation of Resolution 2025-06 for 1001 Glen View Ct to the Village Board. Motion carried by unanimous voice vote.

b. **Conditional Use and Design Review Application: Surplus Suds, 301 W Main Street, Chad Ferguson of Keller Inc**

Keller Project Manager Chad Ferguson and Architect Eric Bauman gave an overview on the proposed construction of the laundromat, pet wash, paid shower facility and upstairs apartment. The renderings in the packet are outdated. Keller presented building material samples and revised renderings showing concrete steps and the night lighting. In addition, Keller stated they will connect the sidewalk to both streets.

1. **Public Hearing on Conditional Use for Street Yard Setback**

Public Hearing opened 7:43

Dan Clement who resides on Main St questioned the lighting and security. Keller informed street lighting and security cameras will be installed.

Public Hearing Closed 7:45

2. **Recommendation on Resolution 2025-07 Street Yard Setback for 301 W Main Street**

Rohr informed on the need for a Conditional Use Permit due to the setback exceeding three feet from the property line in the Central Business District. Udelhoven Motioned and Zalucha seconded to the recommendation of Resolution 2025-07 for 301 W Main St. Motion carried by unanimous voice vote.

3. **Consideration of Design Review Application for Surplus Suds, 301 W Main Street**

Rohr summarized the waivers & recommendations listed in the May 28, 2025 Memorandum in the agenda packet. The Commission discussed the building colors, resident parking, bicycle rack and venting. The owner informed of standard venting on the upper portion of the west side wall. Zalucha Motioned to include the recommendations in the May 28th Memorandum excluding item 4 which was previously agreed to in Item B. Kidd seconded to consideration of Design Review for 301 W Main St. Motion carried by unanimous voice vote.

c. **Consideration of Zero Lot-Line CSM 515 and 517 Alan Drive, Mark Nortman**

Owen gave an overview on the CSM. Property owner Mark Nortman is planning to build a duplex on the lot. Udelhoven Motioned and Vondra seconded to the Consideration of the CSM for 515-517 Alan Dr. Motion carried by unanimous voice vote.

d. **Concept Presentation: Phase 2 Sienna Hills and Self Storage, Rich Eberle**

Owen and Developer Rich Eberle gave a brief overview on the market-rate 16-unit condominium development and storage units. Wade Wyser from Wyser Engineering elaborated on the challenges with the project and the proposed private road. The

Commission discussed the project and the private road. Owen stated the private road will not be permitted due to safety standards and the Village is willing to discuss the width of the public road. The Commission would like Phase 1 complaints addressed. Owen to check on future fund requirements and address the current issues presented by the property owners.

e. **Concept Discussion, Kelly Tichnor, 208 Meadow View RD, Rezone to R-2 Two Family Residential**

Property owner Kelly Tichnor spoke and informed of a letter she sent to the surrounding neighbors regarding the R-1 to R-2 rezone for a proposed zero-lot duplex remodel. The Commission discussed the rezone and instructed the owner to continue gathering feedback from the neighbors.

f. **Review of Ethics Code**

Czyzewski reminded the Commission of the Village Policy.

6) **Committee Reports:**

a. **Plan Commission Chair Report**

1. **First Choice Dental Vent Update**

The vents are painted. Czyzewski reported that the Town of Vermont Boundary Agreement was approved and the review of a possible agreement with the Town of Springdale.

b. **Village Planner Report**

No Report.

c. **Building Inspector Report**

Report in packet and Village approved 3CInspect LLC as the new inspection service.

7) **Meeting adjournment.**

Udelhoven Motioned and Czyzewski seconded to the adjournment at 9:19pm. Motion carried by unanimous voice vote.



AGENDA ITEM REPORT

MEETING DATE

June 25, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.b.1

Public Hearing: Amendment to the General Development Plan for Mixed-Use Building, 1881 Springdale Street, MMI, LLC (Tim Neitzel)

BACKGROUND

The applicant had previously been approved for a three-story mixed-use building at 1881 Springdale Street consisting of 23 multifamily units and just over 2,000 square feet of commercial space. As we have seen with other projects, the applicant is requesting an amendment to the project due to increased costs in construction prices. The main changes requested include 3 additional multifamily units and an additional 200 square feet of commercial space. Planner Ben Rohr goes into additional detail on the changes in his memo on the GDP.

RECOMMENDATION

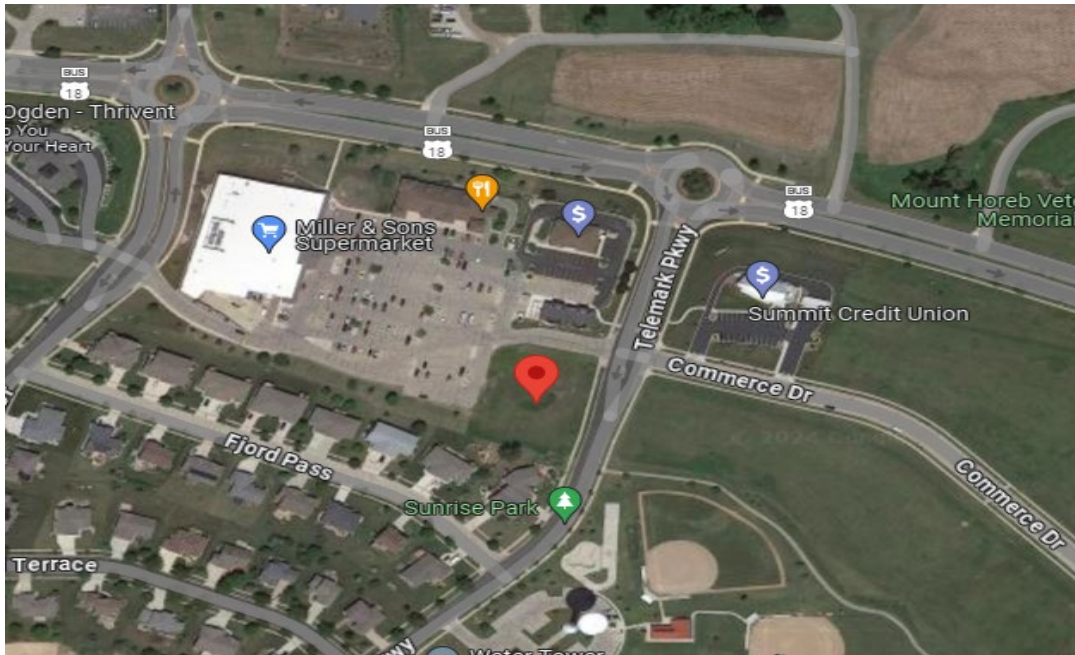
ATTACHMENTS

1. 1881 Springdale Street PH - AMENDED SIP & GDP - 300' letter
2. 2025-04-30 GDP-SIP Amendment
3. 1881 Springdale Street Mixed Use Building GDP Amendment 5.28.25

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
JUNE 25, 2025

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

The purpose of the hearing is to consider an application from MMI, LLC amending the existing General Development Plan (GDP) that was approved by the Village in 2024 and the Specific Implementation Plan (SIP) and Design Review for a Proposed 3-Story Mixed-Use Building at 1881 Springdale Street further described as parcel 0607-073-0429-1.



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

PUBLISH: Mount Horeb Mail June 5th, 2025
Mount Horeb Mail June 12th, 2025

PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the above request. Please contact Village Administrator Nic Owen at 608 437-6884 ext 2109 or email nic.owen@mounthorebwi.info with any questions.



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Mixed-Use Building- 1881 Springdale

Project Address 1881 Springdale St. Mount Horeb, WI 53572 **Parcel Number:** 060707304291

[Access Dane Link](#)

Zoning Map

Current Zoning Planned Mixed Use -
Per 2024 SIP approval **Future Land Use Zoning:** Planned Mixed Use

[\(select zoning layer in map\)](#)

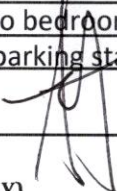
[\(select future land use layer in map\)](#)

APPLICANT: Matthew Tills, Knothe and Bruce Architects	
ADDRESS: 8401 Greenway Blvd, Suite 900 Middleton, WI 53562	
PHONE: 608-836-3690	EMAIL: mtills@knothebruce.com

OWNER: MMI LLC	
ADDRESS: 5701 Voges Rd. Madison, WI 53718	
PHONE: (608) 516-8601	EMAIL: tim@airtemperature.com

PROJECT DESCRIPTION: Three-story mixed-use multi-family building with 26 apartment units including: a mix of studio, one-bedroom, and two bedroom apartments; approximately 2,400 sf of commercial ground floor tenant space; and 23 covered parking stalls for residential use on the first floor.

SIGN

OWNER/APPLICANT SIGNATURE: 

DATE: 7-29-2025

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>	Schedule		
☐ Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐ 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	

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

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

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

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

Application submittals should include:

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

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

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

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

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the "Agreement") is made and entered into this 30 day of April 2025, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the "Village"), and Tim Neitzel (the "Applicant").

RECITALS

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

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

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

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

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

4. *Village Withdrawals from the Reimbursement Account.*

- a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
- b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
- c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
- d. Any amounts remaining in the Reimbursement Account after the Village as taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.

5. *Authority/Binding Effect.* The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the Village and the Applicant, and that all necessary and enabling resolutions have been enacted. This Agreement shall bind the heirs, successors and assigns of the Applicant and the Village.

6. *Notification of Parties.*

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

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

To Applicant: Tim Neitzel

Email: tim@airtemperature.com

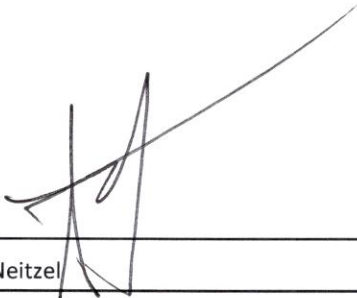
7. *Severability.* If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.
8. *Amendment, Withdrawal, or Release.* This Agreement may be withdrawn, amended or released only by a written document duly executed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

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

VILLAGE OF MOUNT HOREB

By: Nicholas W Owen
Administrator

APPLICANT

By: 
Print name: Tim Neitzel
Title: Owner

SIGN

April 30, 2025

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



Re: Letter of Intent – GDP/SIP Amendment
1881 Springdale
Mt. Horeb, WI

Mr. Nic Owen,

The following is submitted together with plans and elevations for Plan Commission consideration for both the General Development Plan (GDP) and Specific Implementation Plan (SIP) level.

Organizational Structure:

Owner:

MMI LLC
5701 Voges Rd
Madison, WI 53718
Contact: Tim Neitzel
Phone: 608-516-8601
tim@airtemperature.com

Architect:

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

Engineer:

Snyder & Associates
5010 Voges Rd
Madison, WI 53718
Contact: Scott Anderson, P.E.
Phone: 608-838-0444
sanderson@snyder-associates.com

Landscape Design:

Snyder & Associates
5010 Voges Rd
Madison, WI 53718
Contact: Andy Meessmann, PLA
Phone: 608-838-0444
ameessmann@snyder-associates.com

Project Location:

The proposed development is located at 1881 Springdale St., Parcel Number: 060707304291, west of Telemark Parkway, south of Commerce Drive, adjacent to Miller's grocery store. The existing 0.9-acre parcel is currently undeveloped with grassy vegetation across the site. The project Owner also has ownership of the adjacent .5 acre parcel (# 060707304441) which consists primarily of shared parking and vehicular access for Miller's grocery store. An existing cross-access agreement provides legal access between the adjacent parking area and the project site.

Zoning

The current property is zoned PD-1. Per the approved GDP from SIP from 2024, the project received approval with to allow for a building height of three stories. The proposed amendment to the GDP and SIP plan does not exceed three stories.

Amendment Changes: No Zoning changes

Project Description:

The project consists of a 3-story, 26 unit mixed use building with 2,396 SF of commercial space and enclosed first-floor parking. The building will include a mix of studio, one bedroom and two-bedroom units. Residential amenities include: a community room, exercise room and outdoor grilling/gathering space for residents' use.

The shallow bedrock on the site limits underground facilities. A basement level will not be provided. The garage parking portion of the first floor is partially below grade along the street side resulting in a perceived building height of two stories along the south property edge. This is the site that abuts the single family residences to the south.

Amendment Changes: Increase unit count to 26 units, increase commercial tenant space to 2,396 SF

Architectural Design:

The design aesthetic is a traditional residential vernacular style consisting of composite board-and batten siding, horizontal lap siding, and stone veneer base. The roof will be pitched with a peak height under 45' per the original SIP approval. All units will have private balconies, in-unit laundry, high-quality interior finishes and modern amenities. Windows will be high-quality aluminum or fiberglass composite.

Amendment Changes: Pitched roof no longer steps down to two stories at the NE and NW corners. Three additional apartment units have been added in place of the roof step-downs. The maximum peak height increased by 10" to 45'-10". The mid-point of the sloped roof is a maximum height of 40'-0". Architectural split-face block has been substituted for natural stone on the less-public portion of the West façade. Natural stone remains on all other facades. Semi-recessed balconies on the East and West facades have been modified to be suspended balconies. The exterior walls on the East and West have been straightened to simplify foundation. Added bike parking in garage per previous SIP conditions of approval.

On-Site Parking:

The parking garage on the first floor will be reserved for residents' use. Surface parking for both commercial and residential use will be provided. Circulation and connection to the existing adjacent parking lot is compliant with the existing parking lot cross access agreement.

Per the 2024 SIP approval, modifications to the adjacent parcel (# 060707304441) include: a new garage entry drive for the proposed building; restriping of the existing parking stalls; and a new curbed site island to benefit the overall vehicular traffic circulation to the grocery store parking lot from Commerce Drive. A new pedestrian sidewalk will be included along the south side of the parking lot in order to provide a safe pedestrian connection between the new project and the retail center to the West.

Amendment Changes: No changes to parking counts are proposed.

Stormwater/ Landscape Design:

The proposed stormwater management design remains consistent with the original 2024 SIP approval. The design includes: two new stormwater basins. One is located within the center of the primary site adjacent to the residents' common patio area. The second is located along the north side of the property between the entry drive and sidewalk.

Landscaping design includes a variety of screening plantings adjacent to the building as well as trees and shrubs. Evergreen trees for screening are planned along the south property line between the adjacent residents and the new building.

Amendment Changes: Minor adjustments to plan. Added landscape screening for ground HVAC units per previous SIP conditions of approval.

Social & Economic Benefits:

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

Project Data:
Approved SIP 06/26/2024

Site / Building Data:

Lot Area:	40,445 S.F./0.93 acres
Floor Area: (see below)	31,305 S.F.
Floor Area Ratio:	.77
Dwelling Units:	23 D.U.
Lot Area/D.U.:	1,758 S.F./ D.U.
Density:	24.7 units / acre
Lot Coverage:	
Impervious:	22,063 S.F. (54.55%)
Pervious:	18,382 S.F.
Building Height:	3 Stories/ 45'
Commercial Area:	2,240 S.F.

Dwelling Unit Mix

Studio	04 (17%)
One Bedroom	08 (33%)
Two Bedroom	11 (50%)
Total Dwelling Units	23

Building Floor Area

Floor 1 (excl. garage)	5,211 S.F.
Floor 2	14,361 S.F.
Floor 3	11,733 S.F.
Total Area	31,305 S.F.

Garage Area (Floor 1) 9,850 S.F.

Parking (Auto)

Garage	23
Surface	28
Total	51 stalls
Parking Ratio	2.1 stalls/unit

Project Data:
Proposed GDP/SIP Amendment

Site / Building Data:

Lot Area:	40,445 S.F./0.93 acres
Floor Area: (see below)	33,941 S.F.
Floor Area Ratio:	.84
Dwelling Units:	26 D.U.
Lot Area/D.U.:	1,556 S.F./ D.U.
Density:	28 units / acre
Lot Coverage:	
Impervious:	21,480 S.F. (53.1%)
Pervious:	18,696 S.F.
Building Height:	3 Stories/ 40'-0" Mid-Slope
Commercial Area:	2,396 S.F.

Dwelling Unit Mix

Studio	04 (15%)
One Bedroom	10 (39%)
Two Bedroom	12 (46%)
Total Dwelling Units	26

Building Floor Area

Floor 1 (excl. garage)	5,321 S.F.
Floor 2	14,310 S.F.
Floor 3	14,310 S.F.
Total Area	33,941 S.F.

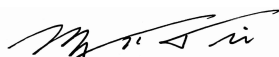
Garage Area (Floor 1) 9,465 S.F.

Parking (Auto)

Garage	23
Surface	28
Total	51 stalls
Parking Ratio	1.96 stalls/unit

Thank you for your time and consideration of this GDP/SIP amendment proposal.

Sincerely,



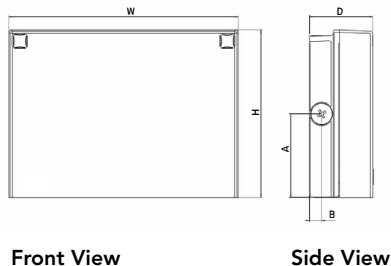
Matt Tills, AIA



WPX LED Wall Packs



Specifications



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Catalog Number	
Notes	
Type	A

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹	30K 3000K	MVOLT 120V - 277V	(blank) None
WPX1 LED P2	2,900 Lumens, 24W	40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²
WPX2 LED	6,000 Lumens, 47W	50K 5000K	E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	PE Photocell ³
WPX3 LED	9,200 Lumens, 69W			

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

WPX LED
Rev. 03/08/22

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

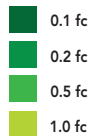
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

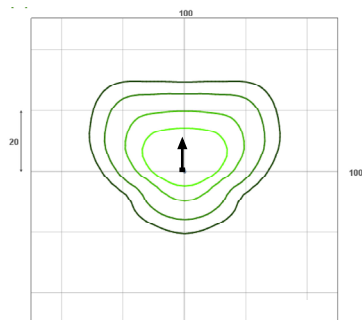
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

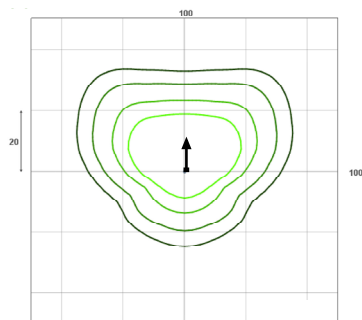
LEGEND



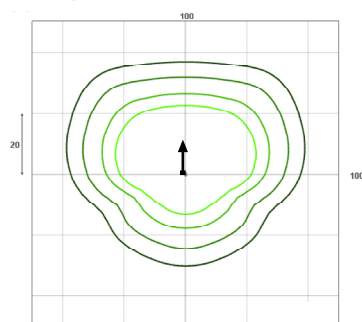
WPX1 LED P1



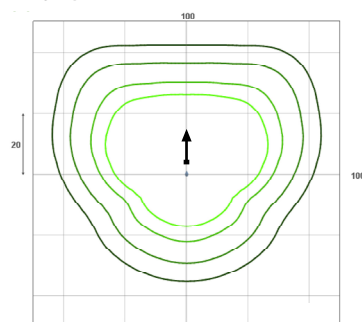
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](#)
© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

WPX LED
Rev. 03/08/22



D-Series Pole Mount LED Area Luminaire



Buy American

d#series

Specifications Luminaire

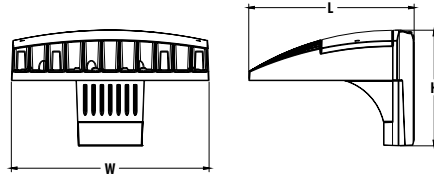
EPA: 0.8 ft²
(.07 m²)

Width: 13-3/4"
(34.9 cm)

Length: 11.5"
(29.2 cm)

Height: 8"
(20.3 cm)

Weight: 16.03 lbs
(7.3 kg)



Catalog Number

Notes

Type

B-1, B-2

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

DSXWPM LED						
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting ³
DSXWPM LED	10C 10 LEDs (one engine)	350 350 mA 530 530 mA	30K 3000K 40K 4000K	T2S Type II short T2M Type II medium	T5M Type V medium T5S Type V short	Shipped included SPUMBA Square pole universal mounting adapter RPUMBA Round pole universal mounting adapter PUMBA Square and round universal mounting adapters
	20C 20 LEDs (two engines)	700 700 mA 1000 1000 mA (1 A)	50K 5000K AMBPC Amber phosphor converted	T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5A Type V area T5W Type V wide SYMDF Symmetric diffuse	

Control Options	Other Options	Finish (required)
Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR Motion/ambient light sensor, <15' mtg ht ^{5,6} PIRH Motion/ambient light sensor, 15-30' mtg ht ^{5,6} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁷ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁷	Shipped installed SF Single fuse (120, 277, 347V) ⁸ DF Double fuse (208, 240, 480 V) ⁸ HS House-side shield ⁸ Shipped separately⁹ BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 2 Only available with 20C, 700mA or 1000mA. Not available with PIR, PIRH.
- 3 Not available with 90 degree mounting. Not recommended for 3" poles.
- 4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- 5 PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Includes ambient light sensor. Not available with "PE" option (button type photocell).
- 6 Not available with 20 LED/1000 mA configuration (DSXWPM LED 20C 1000).
- 7 PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- 8 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage option.
- 9 Also available as a separate accessory; see Accessories information.

Accessories

Ordered and shipped separately.

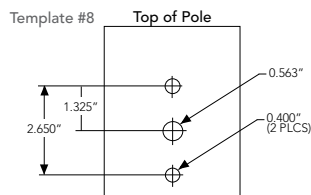
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory
DSXWDDL U	Diffused drop lens



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2013-2021 Acuity Brands Lighting, Inc. All rights reserved.

DSXWPM-LED
Rev. 04/19/21
Page 1 of 5

COMMERCIAL OUTDOOR



Visit Lithonia Lighting's
POLES CENTRAL to see
our wide selection of
poles, accessories and
educational tools.

If ordering new poles, specify the AERIS™ drilling pattern, per the table below.

DM19AS Single unit **DM28AS** 2 at 180°

Example: SSA 20 4C **DM19AS** DDBXD

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	14W	T2S	1,415	0	0	1	101	1,520	0	0	1	109	1,529	0	0	1	109	894	0	0	1	64
			T2M	1,349	0	0	1	96	1,449	0	0	1	103	1,458	0	0	1	104	852	0	0	1	61
			T3S	1,400	0	0	1	100	1,503	0	0	1	107	1,512	0	0	1	108	884	0	0	1	63
			T3M	1,386	0	0	1	99	1,488	0	0	1	106	1,497	0	0	1	107	876	0	0	1	63
			T4M	1,358	0	0	1	97	1,458	0	0	1	104	1,467	0	0	1	105	858	0	0	1	61
			TFTM	1,411	0	0	1	101	1,515	0	0	1	108	1,525	0	0	1	109	892	0	0	1	64
			T5M	1,486	1	0	0	106	1,595	1	0	0	114	1,605	1	0	0	115	939	1	0	0	67
			T5S	1,516	1	0	0	108	1,627	1	0	0	116	1,638	1	0	0	117	958	1	0	0	68
			T5A	1,425	1	0	1	102	1,531	1	0	1	109	1,540	1	0	1	110	901	1	0	1	64
			TSW	1,423	1	0	1	102	1,528	1	0	1	109	1,538	1	0	1	110	899	1	0	1	64
			ASYDF	1,262	0	0	1	90	1,355	1	0	1	97	1,363	1	0	1	97	797	0	0	1	57
			SYMDF	1,299	1	0	1	93	1,394	1	0	1	100	1,403	1	0	1	100	821	1	0	1	59
	530mA	20W	T2S	2,054	1	0	1	103	2,205	1	0	1	110	2,219	0	0	1	111	1,264	0	0	1	63
			T2M	1,957	1	0	1	98	2,102	1	0	1	105	2,115	0	0	1	106	1,205	0	0	1	60
			T3S	2,031	0	0	1	102	2,181	0	0	1	109	2,195	0	0	1	110	1,250	0	0	1	63
			T3M	2,010	1	0	1	101	2,159	1	0	1	108	2,172	0	0	1	109	1,237	0	0	1	62
			T4M	1,970	1	0	1	98	2,115	1	0	1	106	2,128	0	0	1	106	1,212	0	0	1	61
			TFTM	2,047	0	0	1	102	2,198	0	0	1	110	2,212	0	0	1	111	1,260	0	0	1	63
			T5M	2,156	1	0	0	108	2,315	2	0	0	116	2,329	1	0	0	116	1,326	1	0	0	66
			T5S	2,199	1	0	0	110	2,361	1	0	0	118	2,376	1	0	0	119	1,353	1	0	0	68
			T5A	2,068	2	0	1	103	2,221	2	0	1	111	2,235	1	0	1	112	1,272	1	0	1	64
			TSW	2,065	2	0	1	103	2,217	2	0	1	111	2,231	1	0	1	112	1,271	1	0	1	64
			ASYDF	1,830	1	0	1	92	1,966	1	0	1	98	1,978	0	0	1	99	1,127	0	0	1	56
			SYMDF	1,884	1	0	1	94	2,023	1	0	1	101	2,036	1	0	1	102	1,160	1	0	1	58
	700mA	27W	T2S	2,623	1	0	1	97	2,816	1	0	1	104	2,834	0	0	1	105	1,544	0	0	1	57
			T2M	2,499	1	0	1	93	2,684	1	0	1	99	2,701	0	0	1	100	1,472	0	0	1	55
			T3S	2,593	1	0	1	96	2,785	1	0	1	103	2,802	0	0	1	104	1,527	0	0	1	57
			T3M	2,567	1	0	1	95	2,757	1	0	1	102	2,774	0	0	1	103	1,512	0	0	1	56
			T4M	2,515	1	0	1	93	2,701	1	0	1	100	2,718	0	0	1	101	1,481	0	0	1	55
			TFTM	2,614	1	0	1	97	2,807	1	0	1	104	2,825	0	0	1	105	1,539	0	0	1	57
			T5M	2,753	2	0	0	102	2,956	2	0	0	109	2,974	1	0	0	110	1,621	1	0	0	60
			T5S	2,808	1	0	0	104	3,015	1	0	0	112	3,034	1	0	0	112	1,654	1	0	0	61
			T5A	2,641	2	0	1	98	2,836	2	0	1	105	2,854	1	0	1	106	1,555	1	0	1	58
			TSW	2,637	2	0	1	98	2,831	2	0	1	105	2,849	1	0	1	106	1,553	1	0	1	58
			ASYDF	2,337	1	0	1	87	2,510	1	0	1	93	2,526	1	0	1	94	1,376	1	0	1	51
			SYMDF	2,406	1	0	1	89	2,584	1	0	1	96	2,600	1	0	1	96	1,417	1	0	1	52
	1000mA	40W	T2S	3,685	1	0	1	92	3,957	1	0	1	99	3,982	1	0	1	100	2,235	1	0	1	58
			T2M	3,512	1	0	1	88	3,771	1	0	1	94	3,795	1	0	1	95	2,130	1	0	2	55
			T3S	3,644	1	0	1	91	3,913	1	0	1	98	3,938	1	0	1	98	2,210	1	0	2	57
			T3M	3,607	1	0	1	90	3,874	1	0	1	97	3,898	1	0	1	97	2,187	1	0	2	56
			T4M	3,534	1	0	1	88	3,795	1	0	1	95	3,819	1	0	1	95	2,143	1	0	2	55
			TFTM	3,674	1	0	1	92	3,945	1	0	1	99	3,969	1	0	1	99	2,228	1	0	2	57
			T5M	3,868	2	0	1	97	4,153	2	0	1	104	4,179	3	0	1	104	2,345	3	0	1	60
			T5S	3,946	1	0	0	99	4,237	2	0	0	106	4,264	2	0	0	107	2,393	2	0	1	62
			T5A	3,711	2	0	1	93	3,985	2	0	1	100	4,010	3	0	1	100	2,250	3	0	2	58
			TSW	3,705	2	0	1	93	3,978	2	0	1	99	4,003	3	0	1	100	2,247	3	0	2	58
			ASYDF	3,284	1	0	1	82	3,527	1	0	1	88	3,549	1	0	1	89	1,991	1	0	2	51
			SYMDF	3,381	1	0	1	85	3,630	1	0	1	91	3,653	2	0	1	91	2,050	2	0	2	53

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350mA	24W	T2S	2,820	1	0	1	118	3,028	1	0	1	126	3,047	1	0	1	127	1,777	1	0	1	74
			T2M	2,688	1	0	1	112	2,886	1	0	1	120	2,904	1	0	1	121	1,693	1	0	1	71
			T3S	2,789	1	0	1	116	2,995	1	0	1	125	3,013	1	0	1	126	1,757	0	0	1	73
			T3M	2,761	1	0	1	115	2,964	1	0	1	124	2,983	1	0	1	124	1,739	1	0	1	72
			T4M	2,705	1	0	1	113	2,904	1	0	1	121	2,922	1	0	1	122	1,704	1	0	1	71
			TFTM	2,811	1	0	1	117	3,019	1	0	1	126	3,038	1	0	1	127	1,771	0	0	1	74
			T5M	2,960	2	0	1	123	3,178	2	0	1	132	3,198	2	0	1	133	1,865	1	0	0	78
			T5S	3,020	1	0	0	126	3,242	1	0	0	135	3,263	1	0	0	136	1,903	1	0	0	79
			T5A	2,840	2	0	1	118	3,049	2	0	1	127	3,068	2	0	1	128	1,789	2	0	1	75
			TSW	2,835	2	0	1	118	3,044	2	0	1	127	3,063	2	0	1	128	1,786	2	0	1	74
			ASYDF	2,513	1	0	1	105	2,699	1	0	1	112	2,716	1	0	1	113	1,584	1	0	1	66
			SYMDF	2,587	1	0	1	108	2,778	1	0	1	116	2,796	1	0	1	116	1,630	1	0	1	68
	530mA	36W	T2S	4,079	1	0	1	113	4,380	1	0	1	122	4,408	1	0	1	122	2,504	1	0	1	70
			T2M	3,887	1	0	1	108	4,174	1	0	1	116	4,200	1	0	1	117	2,387	1	0	1	66
			T3S	4,034	1	0	1	112	4,332	1	0	1	120	4,359	1	0	1	121	2,477	1	0	1	69
			T3M	3,993	1	0	1	111	4,288	1	0	1	119	4,315	1	0	1	120	2,451	1	0	2	68
			T4M	3,912	1	0	2	109	4,201	1	0	2	117	4,227	1	0	1	117	2,402	1	0	1	67
			TFTM	4,066	1	0	1	113	4,367	1	0	1	121	4,394	1	0	1	122	2,496	1	0	1	69
			T5M	4,281	3	0	1	119	4,597	3	0	1	128	4,626	3	0	1	129	2,629	3	0	1	73
			T5S	4,368	2	0	1	121	4,690	2	0	1	130	4,719	2	0	1	131	2,682	2	0	1	75
			T5A	4,108	3	0	2	114	4,411	3	0	2	123	4,438	3	0	2	123	2,522	3	0	2	70
			TSW	4,101	3	0	2	114	4,403	3	0	2	122	4,431	3	0	2	123	2,518	3	0	2	70
			ASYDF	3,635	1	0	2	101	3,904	1	0	2	108	3,928	1	0	2	109	2,232	1	0	1	62
			SYMDF	3,742	2	0	2	104	4,018	2	0	2	112	4,044	2	0	2	112	2,297	2	0	2	64
	700mA	47W	T2S	5,188	1	0	1	110	5,571	1	0	1	119	5,606	1	0	1	119	3,065	1	0	1	65
			T2M	4,945	1	0	1	105	5,310	1	0	1	113	5,343	1	0	1	114	2,921	1	0	1	62
			T3S	5,131	1	0	1	109	5,510	1	0	2	117	5,544	1	0	2	118	3,031	1	0	1	64
			T3M	5,079	1	0	2	108	5,454	1	0	2	116	5,488	1	0	2	117	3,000	1	0	1	64
			T4M	4,976	1	0	2	106	5,343	1	0	2	114	5,377	1	0	2	114	2,939	1	0	1	63
			TFTM	5,172	1	0	2	110	5,554	1	0	2	118	5,589	1	0	2	119	3,055	1	0	1	65
			T5M	5,446	3	0	1	116	5,848	3	0	1	124	5,884	3	0	1	125	3,217	3	0	1	68
			T5S	5,555	2	0	1	118	5,966	2	0	1	127	6,003	2	0	1	128	3,282	2	0	1	70
			T5A	5,225	3	0	2	111	5,610	3	0	2	119	5,645	3	0	2	120	3,086	3	0	2	66
			TSW	5,216	3	0	2	111	5,601	3	0	2	119	5,636	3	0	2	120	3,081	3	0	2	66
			ASYDF	4,624	1	0	2	98	4,966	1	0	2	106	4,997	1	0	2	106	2,732	1	0	1	58
			SYMDF	4,760	2	0	2	101	5,111	2	0	2	109	5,143	2	0	2	109	2,812	2	0	2	60
	1000mA	74W	T2S	7,205	1	0	1	97	7,736	1	0	1	105	7,785	1	0	1	105	4,429	1	0	1	61
			T2M	6,866	1	0	2	93	7,373	1	0	2	100	7,419	1	0	2	100	4,221	1	0	2	58
			T3S	7,124	1	0	2	96	7,650	1	0	2	103	7,698	1	0	2	104	4,380	1	0	2	60
			T3M	7,052	1	0	2	95	7,573	1	0	2	102	7,620	1	0	2	103	4,335	1	0	2	59
			T4M	6,909	1	0	2	93	7,420	1	0	2	100	7,466	1	0	2	101	4,248	1	0	2	58
			TFTM	7,182	1	0	2	97	7,712	1	0	2	104	7,760	1	0	2	105	4,415	1	0	2	60
			T5M	7,562	3	0	1	102	8,120	3	0	1	110	8,171	3	0	1	110	4,648	3	0	1	63
			T5S	7,714	2	0	1	104	8,284	2	0	1	112	8,335	2	0	1	113	4,742	2	0	1	64
			T5A	7,255	3	0	2	98	7,790	3	0	2	105	7,839	3	0	2	106	4,460	3	0	2	62
			TSW	7,243	3	0	2	98	7,777	3	0	2	105	7,826	3	0	2	106	4,452	3	0	2	61
			ASYDF	6,421	1	0	2	87	6,895	2	0	2	93	6,938	1	0	2	94	3,947	1	0	2	54
			SYMDF	6,609	2	0	2	89	7,097	2	0	2	96	7,142	2	0	2	97	4,063	2	0	2	55

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXWPM LED 20C** 1000 platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

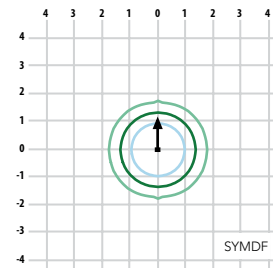
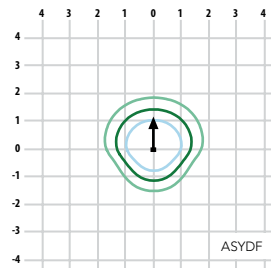
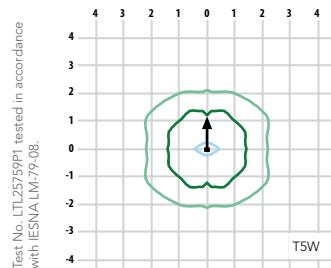
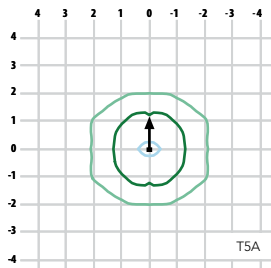
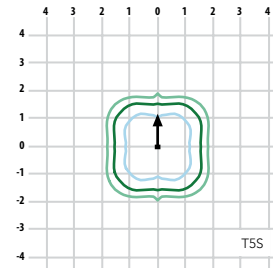
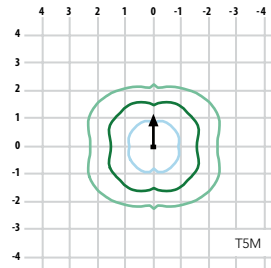
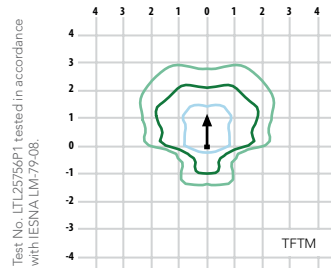
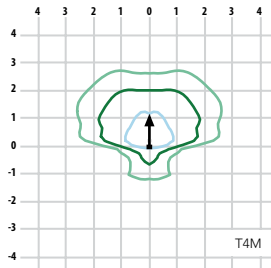
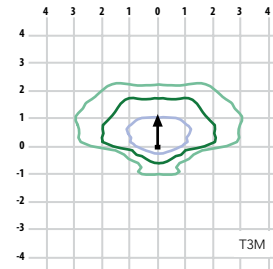
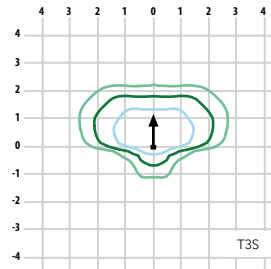
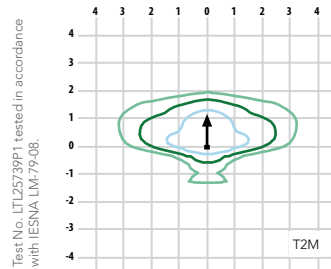
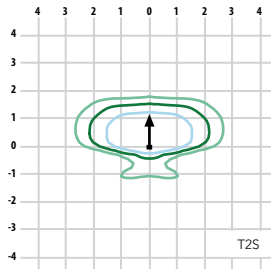
LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Pole Mount homepage](#).

Isofootcandle plots for the DSXWPM LED 20C 1000 40K. Distances are in units of mounting height (20').

LEGEND





Mounting detail



ASYDF - Asymmetric diffuse (left engine is T3M, right engine is diffused)



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Pole Mount make it the smart choice for area and site illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to area lighting applications. Light engines are available in 3000K, 4000K or 5000K with 70 min. CRI configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. The luminaire meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Includes universal mounting plate, which utilizes existing drill patterns and allows for quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

MIXED-USE DEVELOPMENT

1881 SPRINGDALE STREET
MOUNT HOREB, WI

PROJECT NUMBER: 2363



GDP/SIP AMENDMENT - APRIL 30, 2025

OWNER

MMI LLC
Tim Neitzel
5701 Vogus Road,
Madison, WI, 53718
Phone: 608.516.8601
tim@airtemperature.com

ARCHITECT

KNOTHE & BRUCE ARCHITECTS
Kevin Burow, AIA
8401 Greenway Blvd, Suite 900
Middleton, WI 53562
Phone: 608.836.3690
KBurow@knothebruce.com

LANDSCAPE DESIGN

SYNDER & ASSOCIATES, INC.
Andy Meessmann, PLA
5010 Vogus Road,
Madison, WI, 53718
Phone: 608.838.0444
ameessmann@snyder-associates.com

CIVIL ENGINEER

SYNDER & ASSOCIATES, INC.
Scott Anderson, P.E.
5010 Vogus Road,
Madison, WI, 53718
Phone: 608.838.0444
sanderson@snyder-associates.com

Sheet Index

General

Cover Sheet
Locator Map

Site

C-1.1 Architectural Site Plan
C-2.1 Site Lighting Plan

Civil

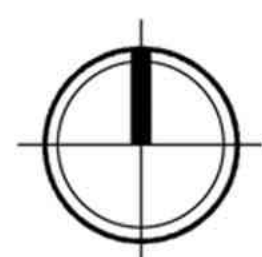
C100 Legend and Notes
C200 Existing Site Plan
C300 Site Plan
C301 Sidewalk to Miller & Sons
C400 Overall Grading and Erosions Control Plan
C401 Spot Elevation Plan
C402 Stormwater Plan
C500 Utility Plan
C600 Misc. Details
C601 Misc. Details

Landscape

L100 Landscape Notes
L200 Mulching, Seeding and Sod Plan
L201 Planting Plan

Architectural

A-1.1 First Floor Plan
A-1.2 Second Floor Plan
A-1.3 Third Floor Plan
A-1.4 Roof Plan
A-2.1 Elevations
A-2.2 Elevations



SITE LOCATOR MAP

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP/SIP AMENDMENT | 04.30.2025 | #2363





Site Development Data:	
Zoning	SIP / PD
Densities:	
Lot Area	40,445 S.F. / 0.93 ACRES
Dwelling Units	26 units
Lot Area / D.U.	1,556 S.F. / D.U.
Density	28 units / Acre
Lot Coverage:	
Building Footprint	14,823 S.F.
Sidewalk/Patio Area	3,408 S.F.
Paving Footprint	3,249 S.F.
Total Impervious	21,480 S.F. (53.1%)
Building Height	3 stories, +/- 45'-0"
Floor Area Calculations:	
First Floor	5,321 S.F.
Second Floor	14,310 S.F.
Third Floor	14,310 S.F.
Total:	33,941 S.F.
Parking Garage	9,465 S.F.
Commercial Area	2,396 S.F.
Dwelling Unit Mix:	
Studio	04(15%)
One Bedroom	10(38%)
Two Bedroom	12(46%)
Total Dwelling Units	26
Vehicle Parking Stalls:	
Parking Garage	23
Surface	20
Commercial	8
Total	51 stalls
Parking Ratio	1.96 stalls/unit



knothe • bruce
ARCHITECTS

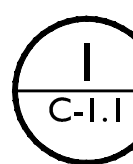
Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
GDP Submittal - January 30, 2024
SIP Submittal - May 28, 2024
GDP/SIP Amendment - April 30, 2025

PROJECT TITLE
**Mixed-Use
Development**

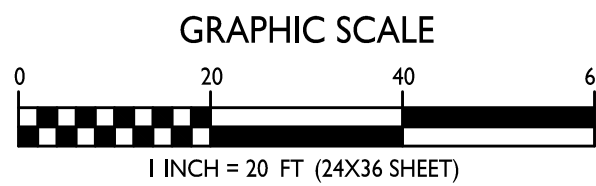
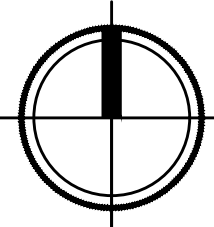
1881 Springdale Street,
Mount Horeb, WI
SHEET TITLE
Concept Site Plan

SHEET NUMBER

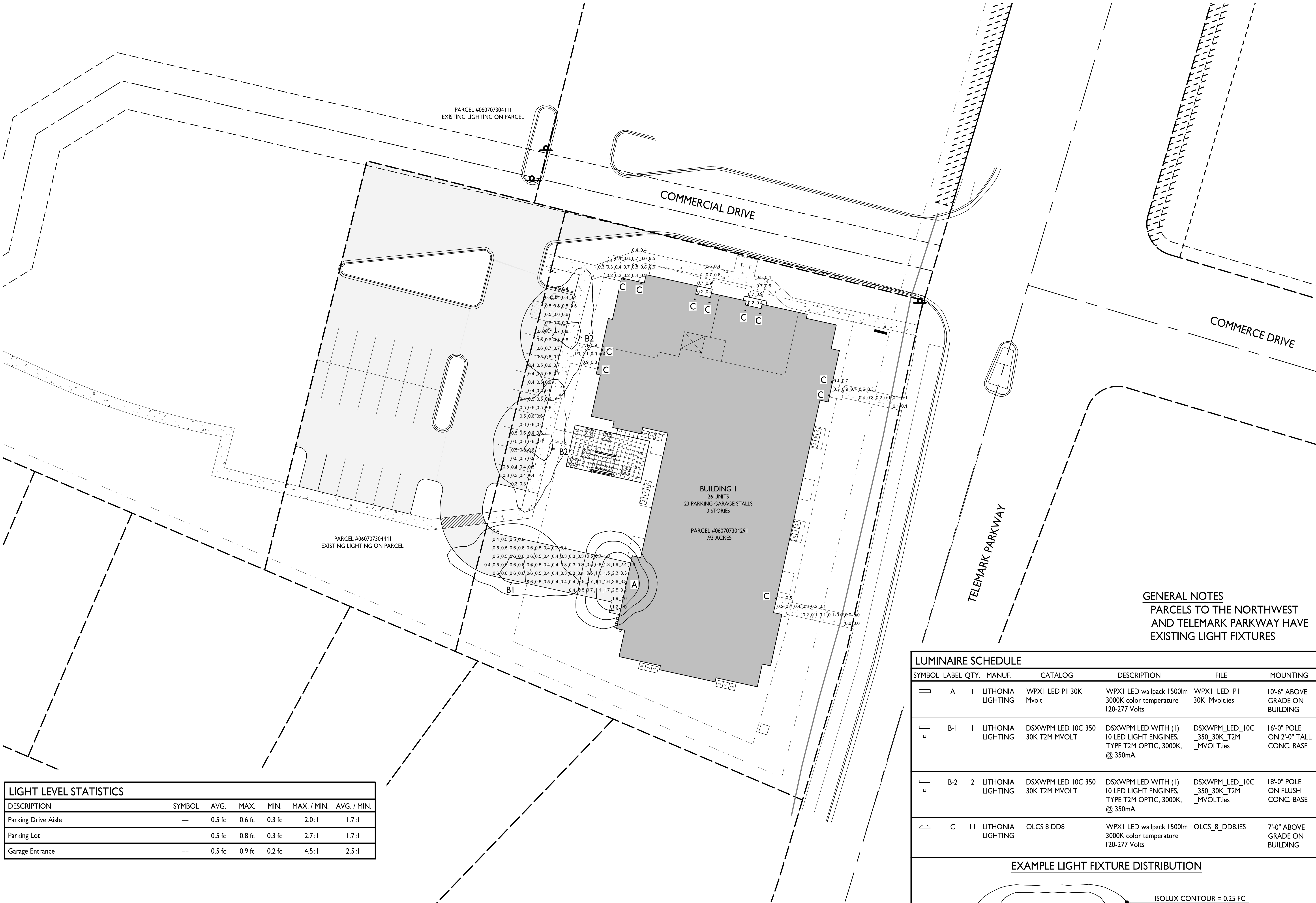


CONCEPT SITE PLAN

1" = 20'-0"

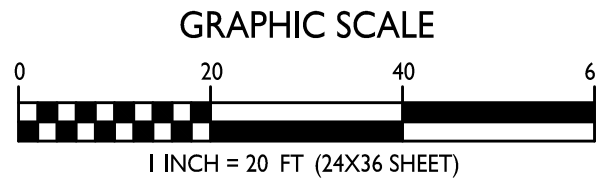
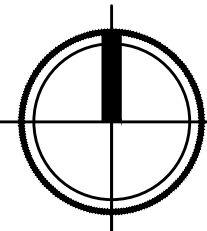


C-1.1
PROJECT NO. **2363**
© Knothe & Bruce Architects, LLC
Page 29 of 144

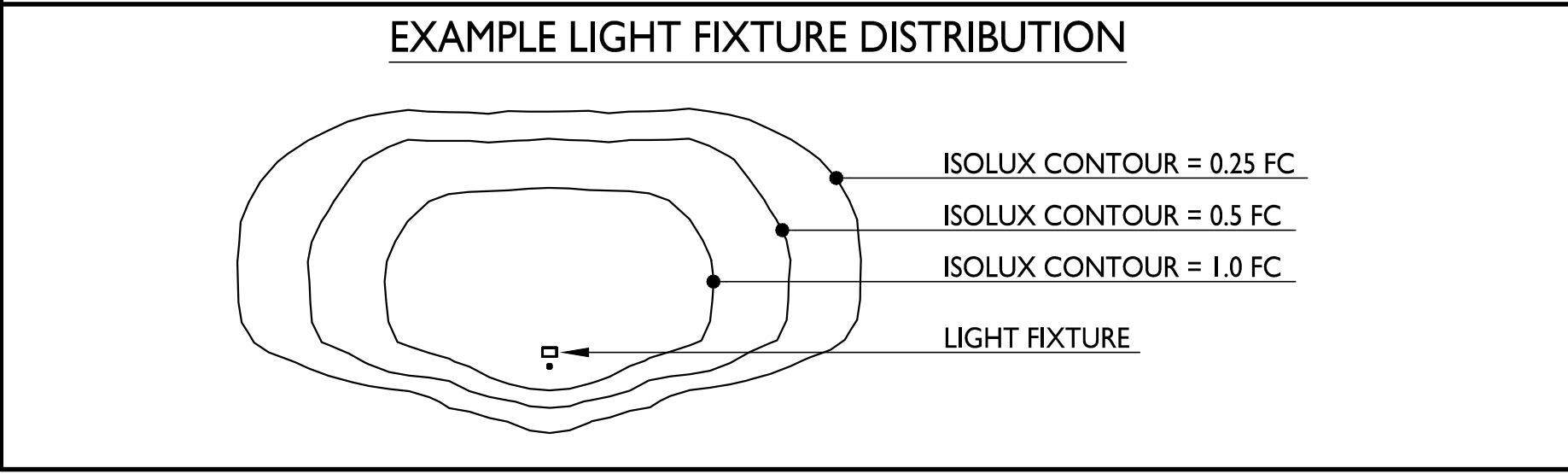


LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Drive Aisle	+	0.5 fc	0.6 fc	0.3 fc	2.0:1	1.7:1
Parking Lot	+	0.5 fc	0.8 fc	0.3 fc	2.7:1	1.7:1
Garage Entrance	+	0.5 fc	0.9 fc	0.2 fc	4.5:1	2.5:1

I
C-2.1
SITE LIGHTING PLAN
1" = 20'-0"



LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	1	LITHONIA LIGHTING	WPXI LED P1 30K Mvolt	WPXI LED wallpack 1500lm 3000K color temperature 120-277 Volts	WPXI_LED_P1_30K_Mvolt.ies	10'-6" ABOVE GRADE ON BUILDING
	B-1	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 350mA.	DSXWPM_LED_10C_350_30K_T2M_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	B-2	2	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2M MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 350mA.	DSXWPM_LED_10C_350_30K_T2M_MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE
	C	11	LITHONIA LIGHTING	OLCS 8 DD8	WPXI LED wallpack 1500lm 3000K color temperature 120-277 Volts	OLCS_8_DD8.IES	7'-0" ABOVE GRADE ON BUILDING



ISSUED
SIP Submittal - May 28, 2024
GDP/SIP Amendment - April 30, 2025

PROJECT TITLE
**Mixed-Use
Development**

1881 Springdale Street,
Mount Horeb, WI
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-2.1

PROJECT NO. **2363**
© Knothe & Bruce Architects, LLC
Page 30 of 144

FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

SET

FEATURES

EXISTING

PROPOSED

Spot Elevation X 1225.25
 Contour Elevation 1225
 Fence (Barbed, Field, Hog) X
 Fence (Chain Link) //
 Fence (Wood) O
 Fence (Silt) o
 Tree Line
 Tree Stump

Deciduous Tree \ Shrub

Coniferous Tree \ Shrub

Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size

High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

(*) Denotes the survey quality service level for utilities

Sanitary Manhole

Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building

- Water Main Valve
- Water Service Valve
- Well
- Utility Pole
- Guy Anchor
- Utility Pole with Light
- Utility Pole with Transformer

Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole

Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING
VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT
IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 30 X 42 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.

10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
13. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS AND MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.

16. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
17. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.

18. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.

19. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

20. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

DEMO NOTES

1. ALL UTILITIES INDICATED ON THE DRAWINGS REFLECT APPROXIMATE LOCATIONS. THE CONTRACTOR IS TO VERIFY EXACT LOCATIONS OF BOTH EXISTING AND PROPOSED UTILITIES PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS OR OTHER EXISTING STRUCTURES AND IMPROVEMENTS THAT IS A RESULT OF THEIR WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELF WITH THE SITE AND TO VERIFY THE QUANTITIES AND LOCATIONS OF ITEMS TO BE CLEANED UP AND REMOVED.
4. ALL USEABLE SALVAGED MATERIALS TO BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE EXISTING TREES ON THE SITE FROM ANY DAMAGES DURING THE PROGRESS OF WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE WHEN LEFT UNATTENDED. FENCES AND OR BARRICADES SHALL BE MAINTAINED ALONG THE LIMITS OF CONSTRUCTION.
7. KEEP THE PREMISES CLEAN AND ORDERLY DURING CONSTRUCTION. DISPOSE OF ALL REMOVED MATERIALS AT AN APPROVED DUMP SITE WITHIN 24 HOURS OF REMOVAL. STOCKPILING ON THE SITE WILL BE ALLOWED ONLY WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE. SCHEDULE REMOVALS TO INSURE THAT NO PARTIALLY DISASSEMBLED EQUIPMENT'S LEFT ON SITE OVERNIGHT.
8. ALL ADJACENT LANDSCAPE, UTILITIES, SIGNS AND HARDSCAPE SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
9. IF UNEXPECTED CONDITIONS ARE ENCOUNTERED DURING DEMOLITION, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.

GRADING AND EROSION CONTROL

1. THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.
3. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
4. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
5. ALL FINAL GRADES FOR WALKS SHALL HAVE A MINIMUM 1% CROSS SLOPE AND MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE INDICATED ON THE PLANS.
6. EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS, AND PROPER COMPACTION ACCORDING TO THE SPECIFICATIONS AND GEOTECHNICAL REPORT. ANY BURIED MATERIAL AND ADDITIONAL EXCAVATION NECESSARY FOR THE CONSTRUCTION OF SITE ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR EARTHWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.
8. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
9. ALL STORM DRAIN INLETS SHALL HAVE ADEQUATE EROSION CONTROL PROTECTION IN ACCORDANCE WITH DANE COUNTY STANDARDS.
10. ALL SILT FENCE SHALL BE PROPERLY INSTALLED, MAINTAINED, AND REMOVED UPON ESTABLISHMENT OF TURF.
11. ALL SITES SHALL BE ADEQUATELY PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

SANITARY SEWER

1. SANITARY SEWER SHALL BE PVC AND BEDDED WITH CLASS C BEDDING (CLEAR STONE). SEWER SHALL BE SDR-35 FOR DEPTHS UP TO 20' AND SDR-26 FOR DEPTHS GREATER THAN 20'.
2. TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS IN ACCORDANCE TO THE STANDARD DETAIL DRAWINGS.
3. TRACER WIRE BOXES SHALL BE PROVIDED. "SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX.
4. DROP MANHOLES SHALL BE OUTSIDE DROP PRECAST CONCRETE STRUCTURES.
5. ALL MANHOLE CASTINGS SHALL BE NEENAH R-1550 WITH TYPE B NON-ROCKING LIDS AND CONCEALED PICK HOLES. EXTERNAL CHIMNEY SEALS SHALL BE INSTALLED.
6. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

STORM SEWER & STORM WATER MANAGEMENT NOTES

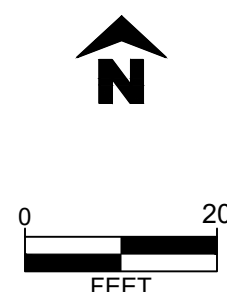
1. STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:
STORM SEWER SHALL BE HDPE UNLESS OTHERWISE SPECIFIED ON PLANS.
2. STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.
3. MINIMUM COVER FOR ALL STORM SEWER SHALL BE 2'.
4. NYLOPLAST STRUCTURES SHALL MEET ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
5. NYLOPLAST STRUCTURES SHALL HAVE STANDARD FRAMES/GRATES UNLESS
6. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
7. STORM SEWER WITHIN STREET RIGHT-OF-WAYS SHALL BE REINFORCED CONCRETE PIPE.
8. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
9. ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS FOR STORM MANHOLES SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUAL. CURB INLET ADJUSTMENT RINGS SHALL BE CONCRETE.
10. ALL INFILTRATION BASINS SHALL INCLUDE ENGINEERED SOILS OR PERMAMATRIX SOIL AMENDMENT APPLIED PER MANUFACTURER RECOMMENDATIONS.
11. THE LAST THREE PIPES SHALL BE STRAPPED TOGETHER AT END SECTIONS ON ALL PIPES 18" AND GREATER.
12. TRASH GRATES SHALL BE PROVIDED ON ALL END SECTIONS ON ENCLOSED STORM SEWER NETWORKS.
13. BIODEGRADABLE EROSION MAT AND BIODEGRADABLE STAPLES ARE REQUIRED ON ALL SLOPES LESS THAN 3:1 OUTSIDE OF DRAINAGE CHANNELS WHERE EROSION MAT IS REQUIRED.
14. SILT FENCE AND INLET PROTECTION REMOVAL IS REQUIRED AFTER VEGETATION HAS BEEN ESTABLISHED.

WATER MAIN

1. WATER SERVICES 2" OR SMALLER SHALL BE TYPE "K" COPPER OR APPROVED EQUAL.
2. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL EXTEND TO THE SURFACE AT ALL HYDRANTS IN A TRACER WIRE ACCESS BOX.
3. WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5' WITH PROPER CLEARANCE BETWEEN THE WATERMAIN AND STORM/SANITARY SEWERS.
4. WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES OR APPROVED EQUAL.
5. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
6. ALL WATER MAIN CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
7. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.

ADDITIONAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
4. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
5. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
6. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
7. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
8. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

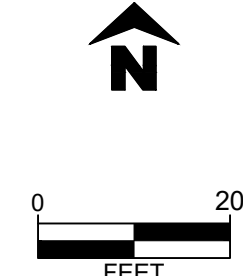


- 1 SAW CUT EXISTING PAVEMENT AS NECESSARY
- 2 EXISTING CURB AND GUTTER TO BE REMOVED
- 3 EXISTING MOUND TO BE REMOVED
- 4 EXISTING ASPHALT TO BE REMOVED
- 5 EXISTING SIDEWALK AND CURB TO BE REMOVED AND REPLACED FOR WATER LATERAL INSTALLATION



SNYDER
& ASSOCIATES

Sheet C 200





NOTES:

-ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE VILLAGE OF MOUNT HOREB PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-REFER TO THE EROSION CONTROL PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.

CONTACT NATE GRANEY
1848 CONSTRUCTION
3302 LATHAM DRIVE
MADISON, WI 53713
608-833-1948

NOTES:

ENGINEER TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATION AND APPROPRIATE SIGNAGE LOCATION.

CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.

CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

REFER TO OWNERS SPECIFICATIONS FOR CURB, APPROACH, AND CONCRETE PROFILES AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

ALL SPOT ELEVATIONS ARE AT THE EDGE OF PAVEMENT (FLAG OF CURB)

DASHED CURB AND GUTTER DEPICTS REJECT CURB LOCATIONS

ALL LANDSCAPE AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE

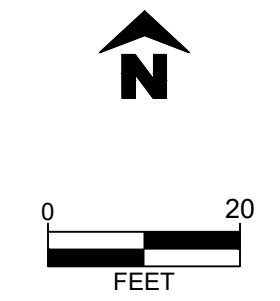
CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVEWAYS. CONTROL JOINT MAXIMUM DISTANCE: SIDEWALKS - 8' O.C., ALL OTHERS 10' O.C. SAW CUT CONTROL JOINTS SHALL BE A MINIMUM OF 1/4 OF THE CONCRETE THICKNESS. EXPANSION JOINT MINIMUM DISTANCE: SIDEWALKS - 24' O.C., ALL OTHERS 40' O.C. DOWEL ALL EXPANSION JOINTS - 24" O.C.

NOTE FOR GRADING CONTRACTOR:

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

ESTIMATED PRELIMINARY EROSION CONTROL QUANTITIES (ACTUAL QUANTITIES SUBJECT TO CHANGE)	
ITEM	QUANTITY
ROCK CONSTRUCTION ENTRANCE - TEMP	0
EROSION MAT - PERMANENT	985 S.Y.
SILT FENCE - TEMP	± 370 L.F.
INLET PROTECTION, TEMP	5 EA.
CONCRETE WASHOUT - TEMP	1 EA.

NOTE: FOR MAINTENANCE PURPOSES CONTRACTOR SHALL SUPPLY ALL SUFFICIENT QUANTITIES FOR REPAIR AND REPLACEMENT OF EROSION CONTROL DEVICES THROUGHOUT ALL PHASES OF THE PROJECTS CONSTRUCTION.



1881 SPRINGDALE STREET

OVERALL GRADING & EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC. |



SNYDER & ASSOCIATES

Project No: 123.1425.30

Sheet C 400

MT HOREB, DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

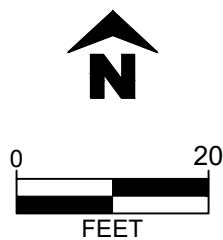
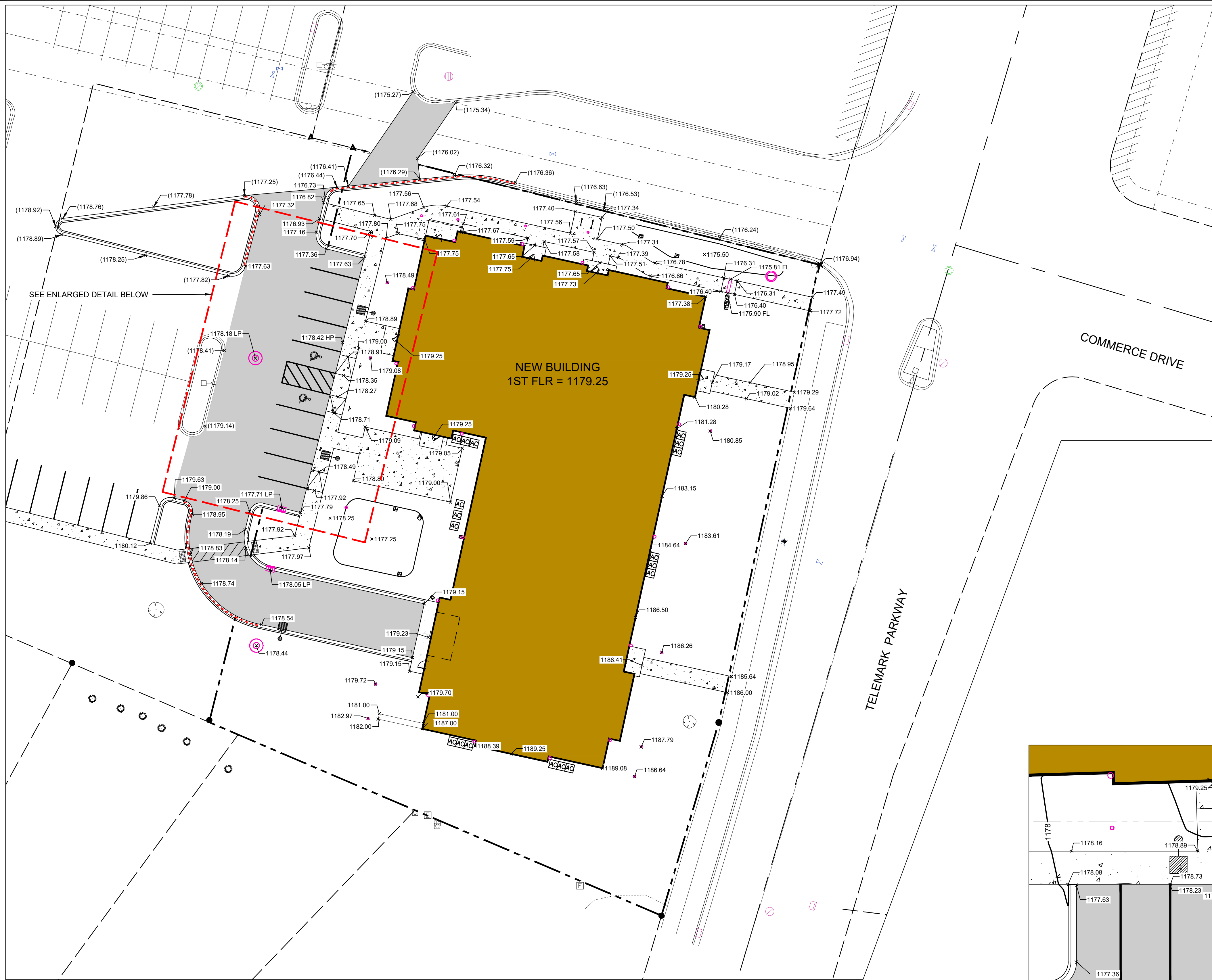
1	GD/SIP AMENDMENT SUBMITTAL	4-30-2025	AJK
MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: CHKD	Scale: 1" = 20'	
Technician: AJK	Date: 10-15-2024	T-R-S: T6N-R7E-S7	

Project No: 123.1425.30

Sheet C 400

V:\Projects\2023\123.1425.30\GD/SIP\1231425 OVERALL GRADING & EROSION CONTROL PLAN.dwg 20250430 12:00 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

V:\Project\2023\123_1425_30\CAD\1231425 PLAN.dwg Alexander Keefer, 2025/04/30, 12:00 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

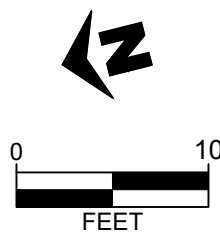
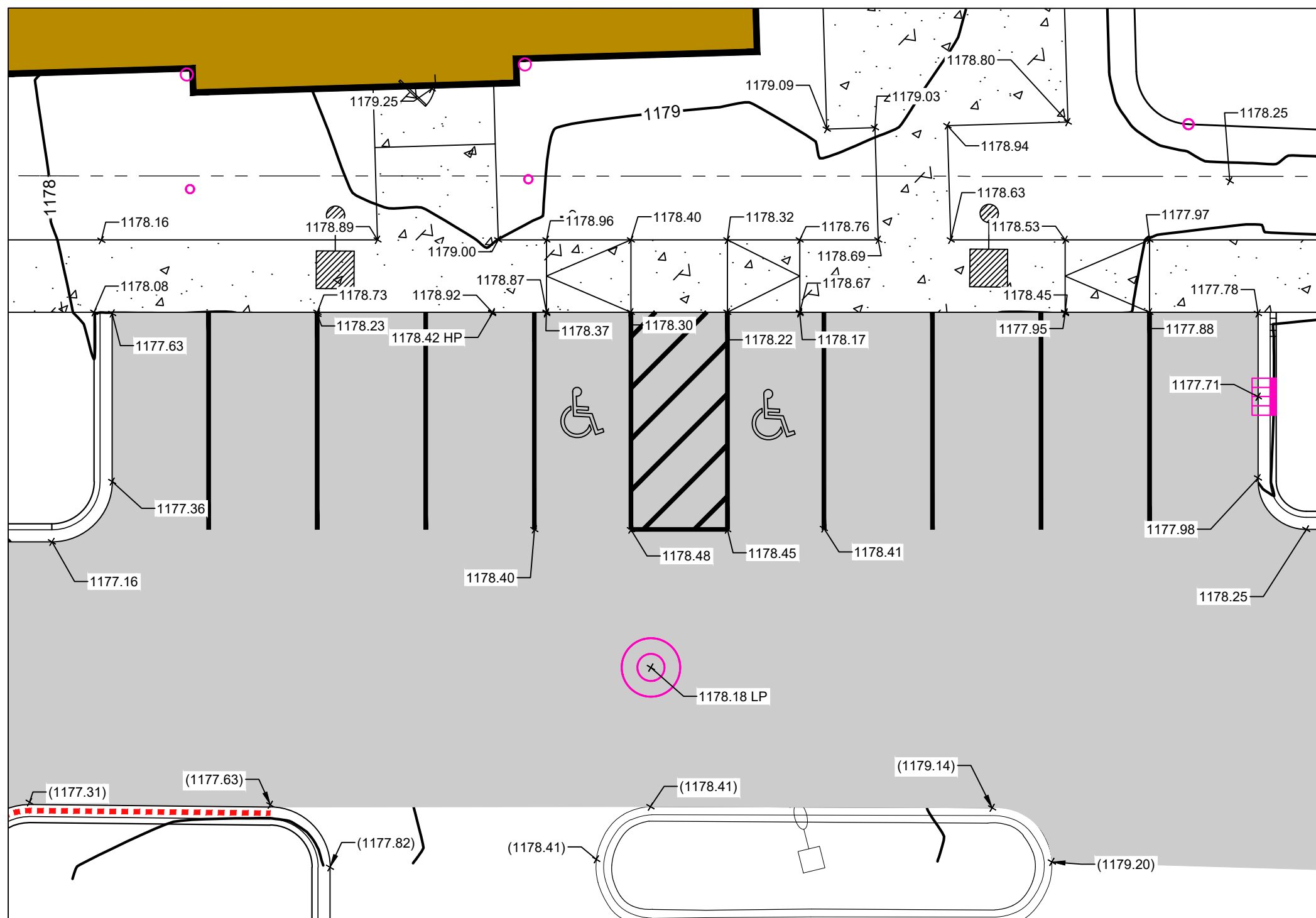


CONSTRUCTION SEQUENCE

START DATE: JULY 7, 2025
*INSTALL EROSION/SEDIMENT CONTROL MEASURES
*INSTALL STORMWATER MANAGEMENT SEDIMENT BASINS
*INSTALL STORM SEWER
*INSTALL STRUCTURES
*INSTALL PAVEMENTS
*INSTALL LAWN/ LANDSCAPE
STABILIZATION BY: SEPTEMBER 22, 2025
*FLUSH STORM SEWER
*REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

NOTES:

HP = HIGH POINT FOR DRAINAGE
LP = LOW POINT FOR DRAINAGE
FL = FLOWLINE
BC = BACK OF CURB
(XXX.XX) = EXISTING GRADE SPOT ELEVATION
XXX.XX = PROPOSED GRADE SPOT ELEVATION
ALL SPOT ELEVATIONS ARE AT THE EDGE OF PAVEMENT (FLAG OF CURB)
HATCHED CURB AND GUTTER DEPICTS REJECT CURB LOCATIONS
ALL LANDSCAPE AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE



1881 SPRINGDALE STREET

SPOT ELEVATION PLAN

MT HOREB, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

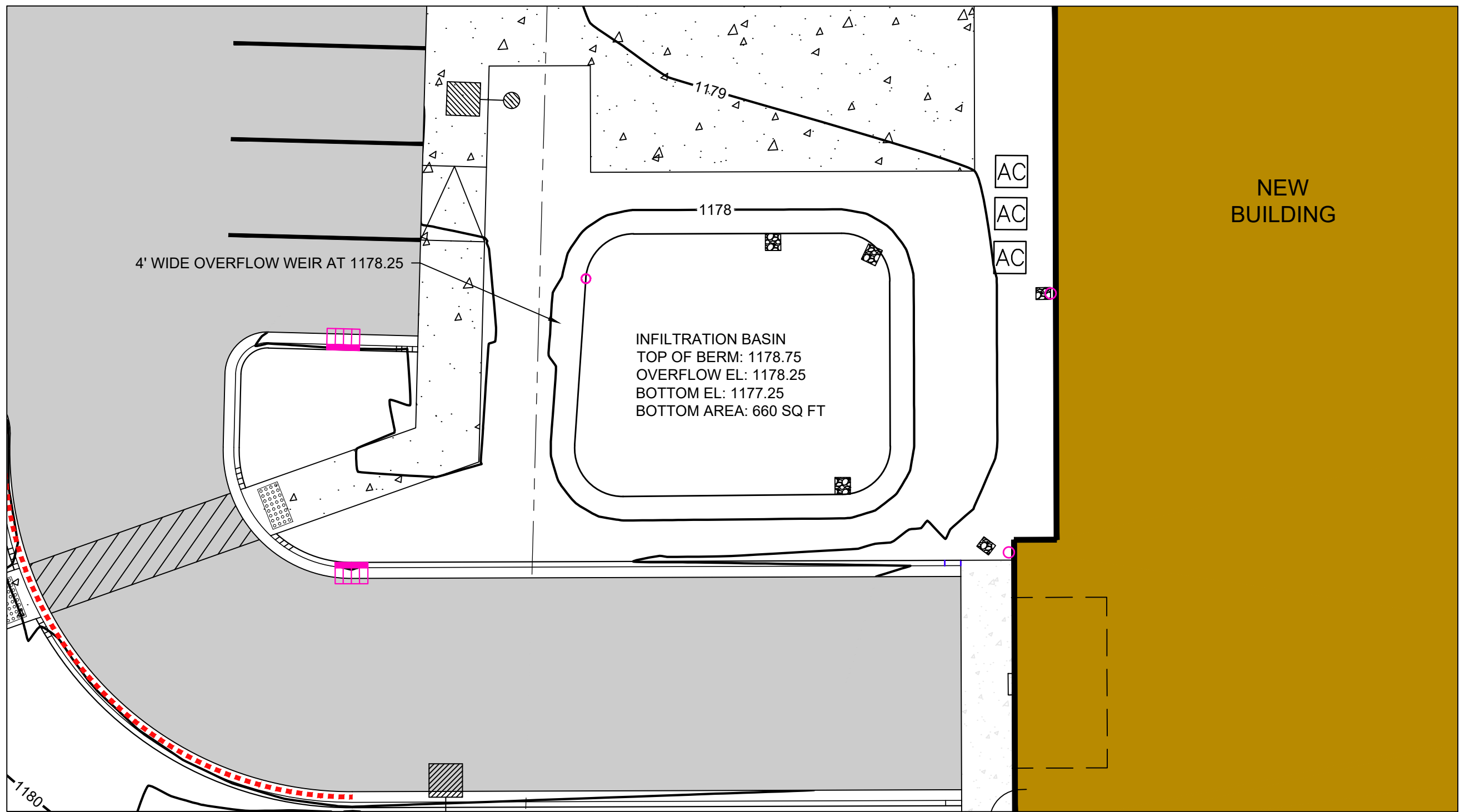


Project No: 123.1425.30

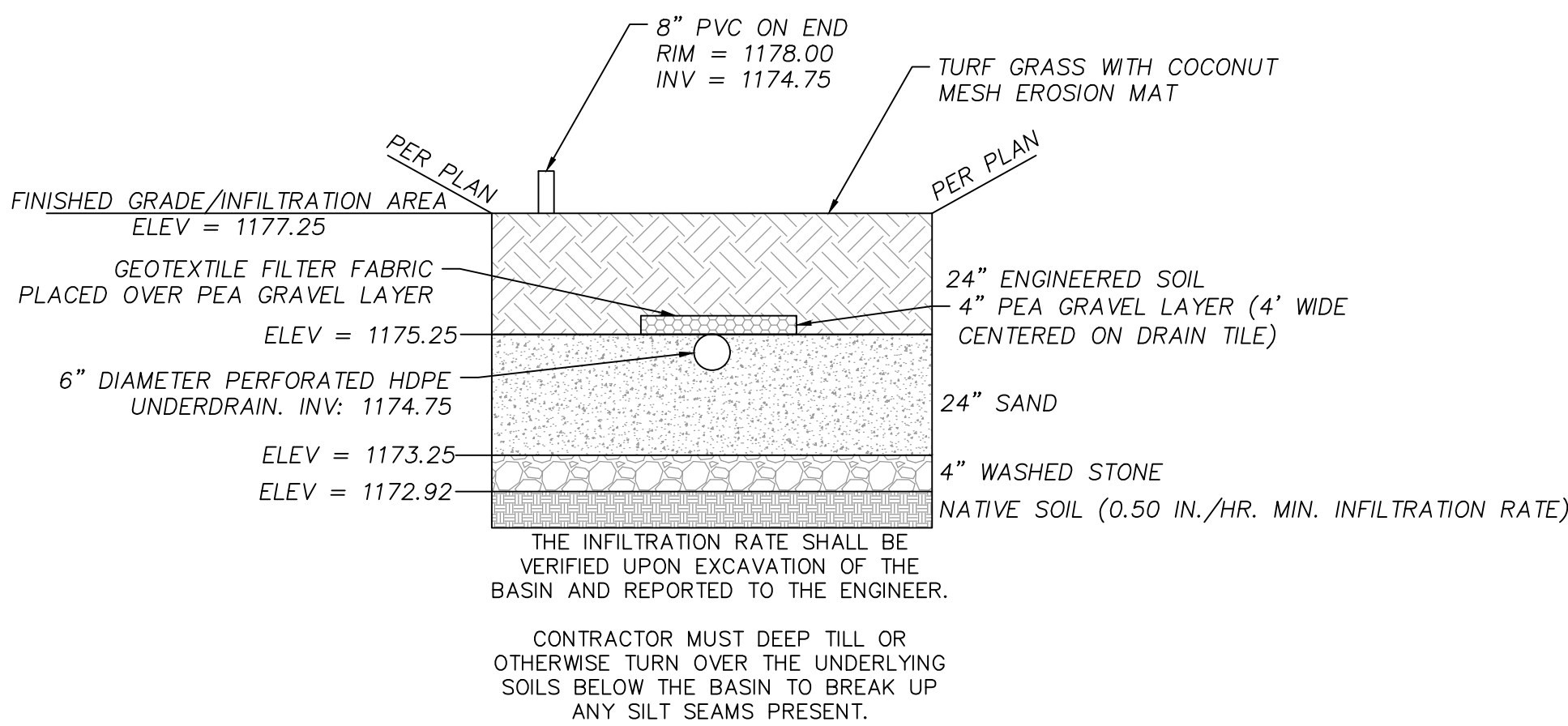
Sheet C 401

5010 VOGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

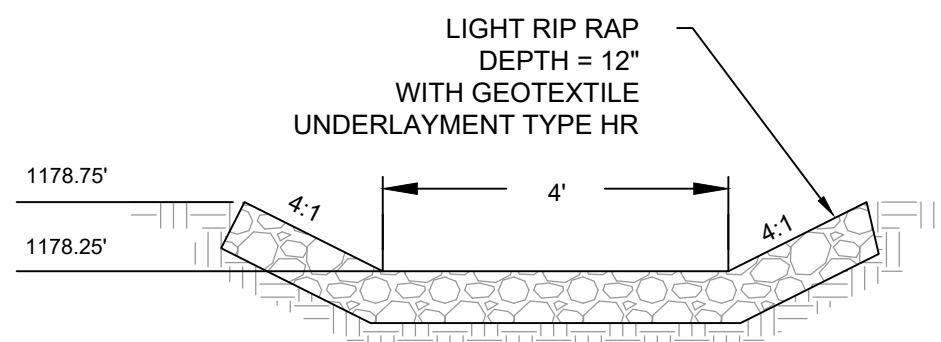
Sheet C 401



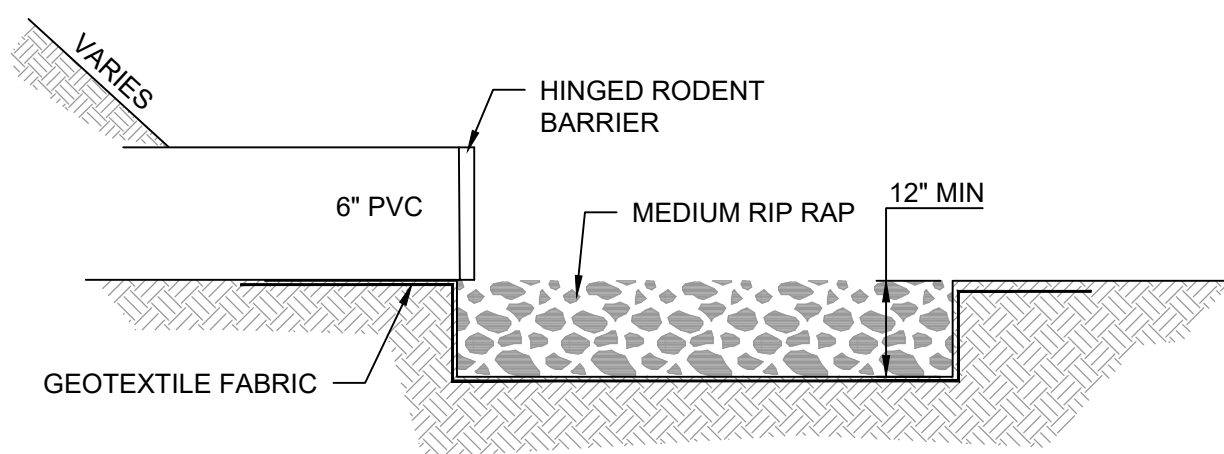
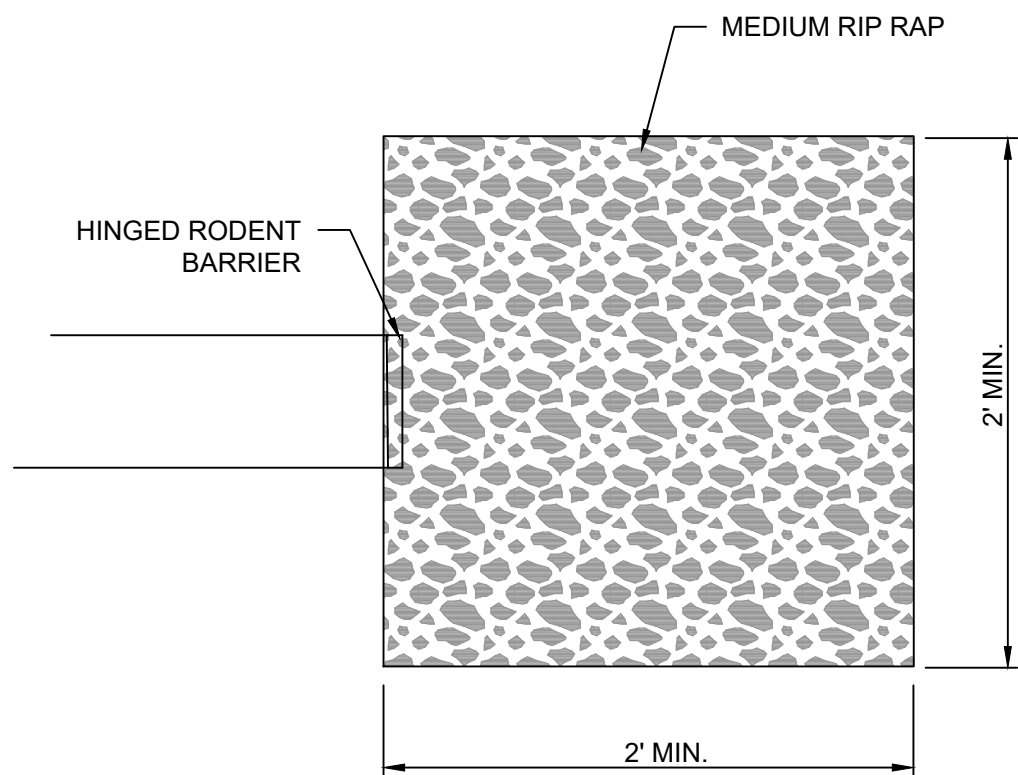
INFILTRATION BASIN 1P
SCALE : 1" = 10'



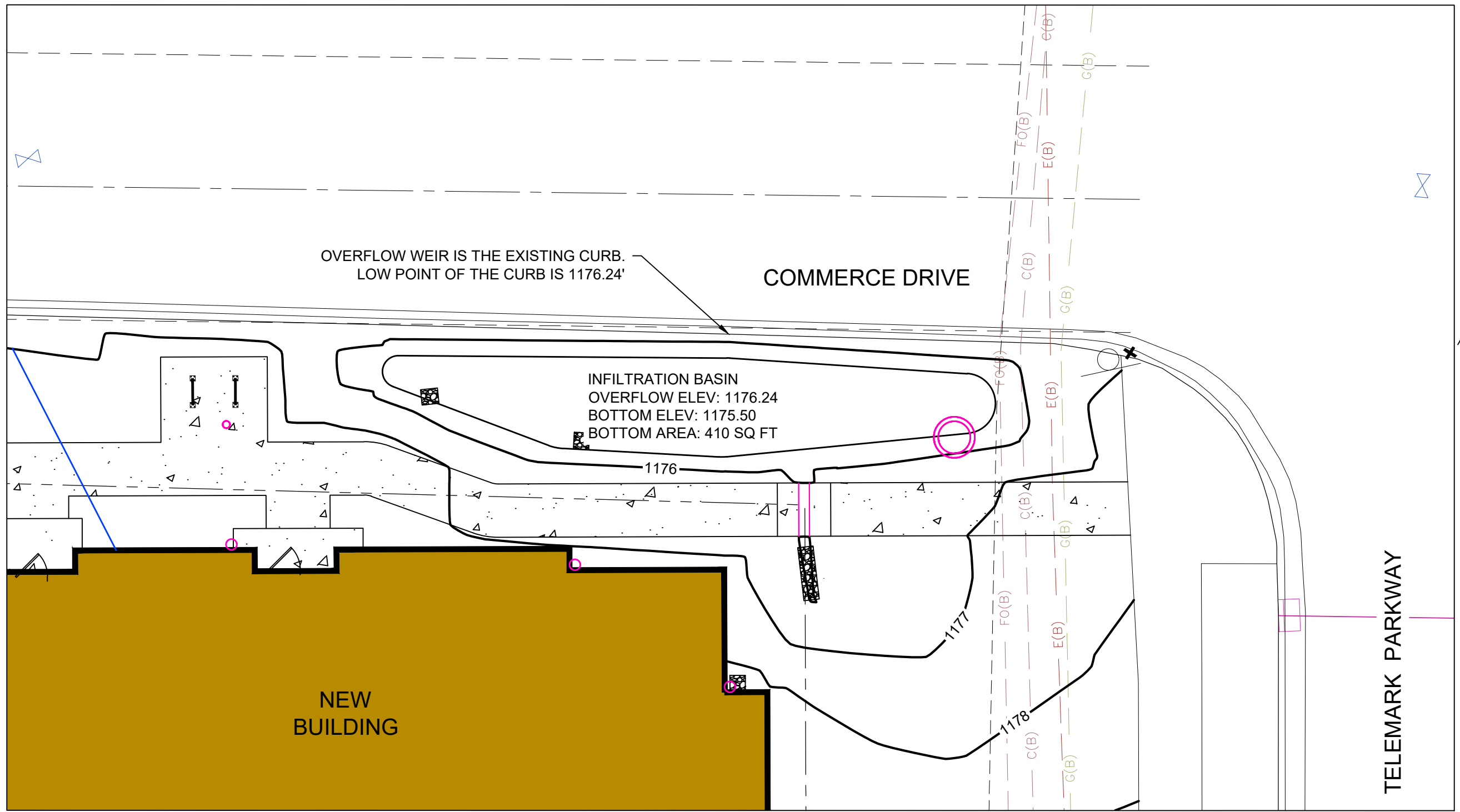
INFILTRATION BASIN CROSS SECTION



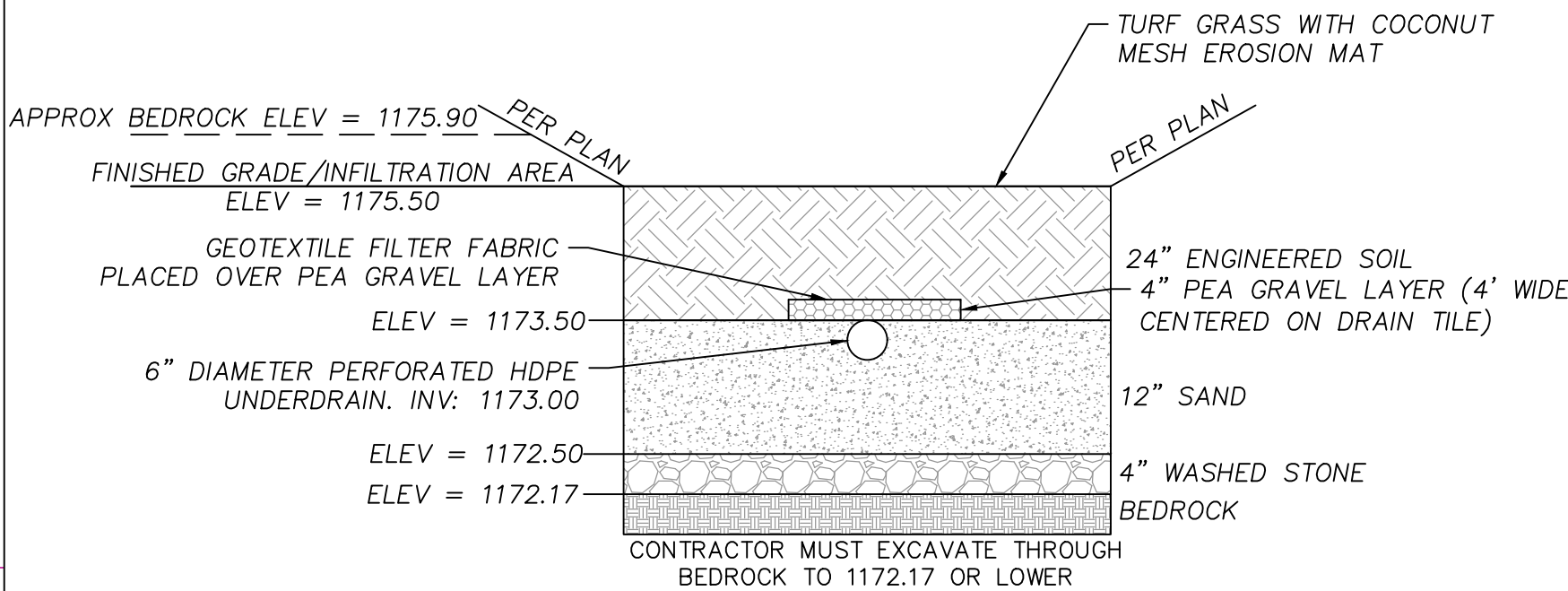
OVERFLOW WEIR DETAIL



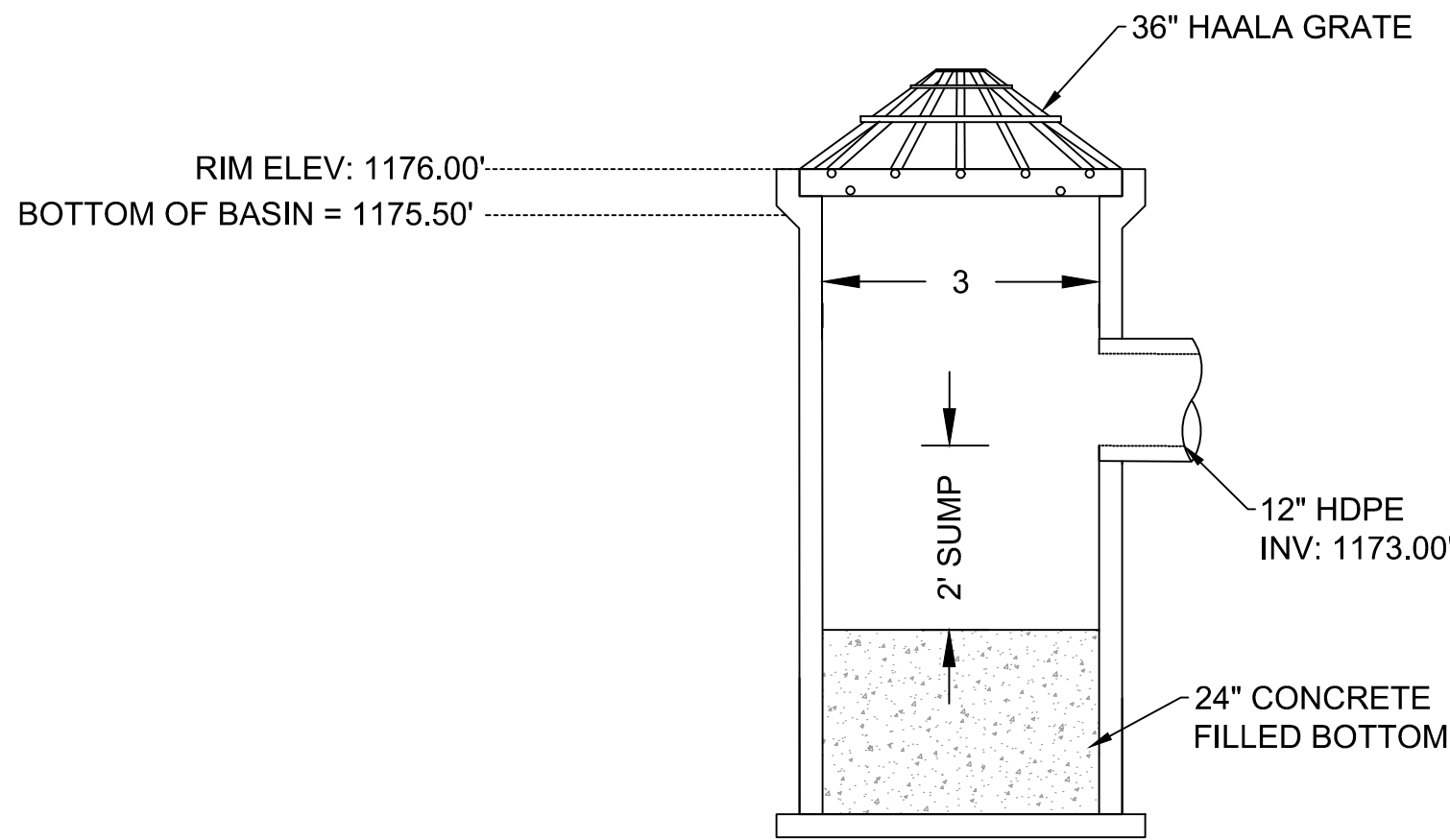
TYPICAL 2'X2' RIP RAP PAD



INFILTRATION BASIN 2P
SCALE : 1" = 10'

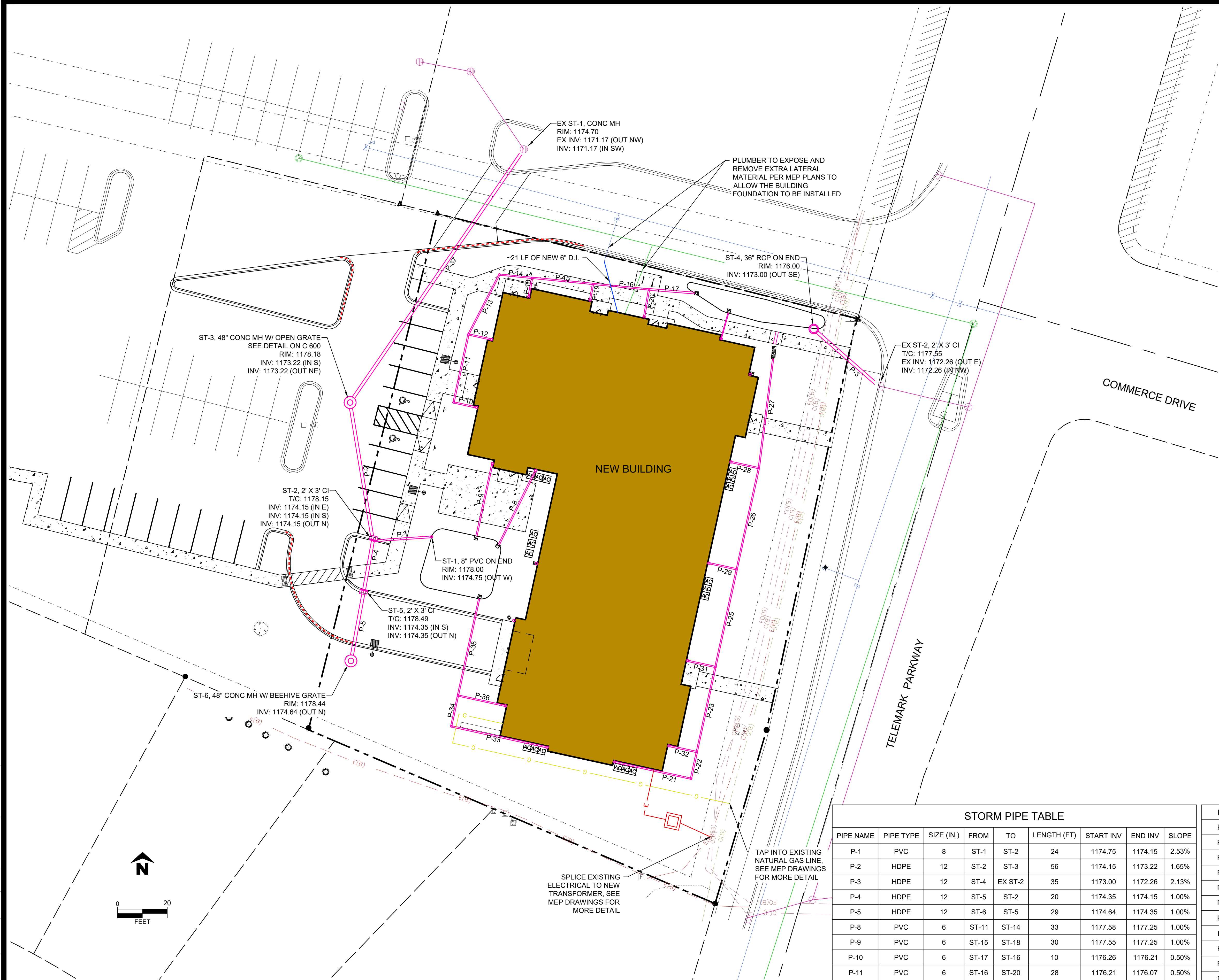


INFILTRATION BASIN CROSS SECTION



OUTLET STRUCTURE DETAIL
36" RCP ON END

V:\projects\2023\123_1425_30\CADD\1231425 PLAN.dwg ALEXANDER KEEFE UTILITY PLAN 2025/04/09 12:01 PM ANSI FULL BLEED D (84.00 X 22.00 INCHES)



WATER DISTRIBUTION NOTES

- BRING ALL SITE UTILITIES TO 5' OUTSIDE OF THE BUILDING LINE WITH THE EXCEPTION OF THE WATER SERVICE. EXTEND WATER SERVICE INTO THE BUILDING AND UP TO THE FLANGE FOR THE WATER METER.
- SEPARATION OF WATER AND SEWER: PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN ALL WATER AND SEWER LINES. PROVIDE A MINIMUM SEPARATION OF 18 INCHES AT ALL WATER LINE AND SEWER LINE CROSSINGS.
- WATERMAIN DEPTH: MAINTAIN 7.0 FEET OF COVER OVER THE TOP OF THE WATER LINES TO THE FINISHED GRADE. VERIFY ELEVATION OF PROPOSED AND EXISTING WATER LINES AT ALL UTILITY CROSSINGS. INSTALL THE WATER LINES AT GREATER DEPTHS IN ORDER TO CLEAR STORM SEWERS, SANITARY SEWERS, OR OTHER UTILITIES AS REQUIRED. INCLUDE COSTS TO LOWER WATER LINES IN THE BASE BID.
- WATERMAIN AND LATERALS 4" OR LARGER FOR THE SITE SHALL BE CLASS 52 DUCTILE IRON THAT CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, FOR WATER (ANSI/AWWA C151/A21.51 - LATEST REVISION).
- COORDINATE BUILDING UTILITY CONNECTION LOCATIONS AT 5 FT. OUT FROM THE PROPOSED BUILDING WITH THE INTERIOR PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. VERIFY WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS WITH THE MECHANICAL ENGINEER PRIOR TO CONSTRUCTION.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN OR, IF SHOWN, EXIST IN THE LOCATIONS INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE FINAL VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES (INCLUDING WATER AND SEWER LINES AND APPURTENANCES). NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

SANITARY SEWER NOTES:

- PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 (OR APPROVED EQUAL) POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR ALL DESIGNATED PVC SANITARY SEWER SERVICES. JOINTS FOR ALL SANITARY SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.
- CLEANOUTS: INSTALL CLEANOUTS ON ALL SANITARY SEWER SERVICES. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 4-INCH AND OVER IN SIZE. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.
- THE MINIMUM DEPTH OF COVER FOR SANITARY SEWER WITHOUT INSULATION IS 5 FEET. INSULATE SANITARY SEWER SERVICES AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.
- TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THE WISCONSIN STATUTES 182.0175(2R) AND THE WISCONSIN DEPARTMENT OF COMMERCE COMM 82.30(11)(H).

STORM DRAINAGE NOTES:

- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES AND CATCHBASINS CONFORMING TO ASTM C478, FURNISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. JOINTS FOR ALL PRECAST MAINTENANCE HOLE SECTIONS SHALL HAVE COMPOUNDED, RUBBER O-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
- ALL JOINTS AND CONNECTIONS TO CATCHBASINS OR MANHOLES SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.
- USE HDPE SOLID WALL PIPE WHEN CALLED OUT ON THE PLANS.
- PVC PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 4 TO 15-INCHES IN DIAMETER. USE SOLID-CORE, SDR-35, ASTM D3034 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 18 TO 27-INCHES IN DIAMETER. JOINTS FOR ALL STORM SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.
- INSTALL DETECTABLE UNDERGROUND MARKING TAPE DIRECTLY ABOVE ALL PVC, POLYETHYLENE, AND OTHER NONCONDUCTIVE UNDERGROUND UTILITIES AT A DEPTH OF 457 MM (18 INCHES) BELOW FINISHED GRADE. UNLESS OTHERWISE INDICATED, BRING THE TAPE TO THE SURFACE AT VARIOUS LOCATIONS IN ORDER TO PROVIDE CONNECTION POINTS FOR LOCATING UNDERGROUND UTILITIES. INSTALL BLUE RHINO TRIVIEW FLEX TEST STATIONS, OR APPROVED EQUAL, WITH BLACK CAPS AT EACH SURFACE LOCATION.
- TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0175(2R) OF THE STATUTES.

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P-1	PVC	8	ST-1	ST-2	24	1174.75	1174.15	2.53%
P-2	HDPE	12	ST-2	ST-3	56	1174.15	1173.22	1.65%
P-3	HDPE	12	ST-4	EX ST-2	35	1173.00	1172.26	2.13%
P-4	HDPE	12	ST-5	ST-2	20	1174.35	1174.15	1.00%
P-5	HDPE	12	ST-6	ST-5	29	1174.64	1174.35	1.00%
P-8	PVC	6	ST-11	ST-14	33	1177.58	1177.25	1.00%
P-9	PVC	6	ST-15	ST-18	30	1177.55	1177.25	1.00%
P-10	PVC	6	ST-17	ST-16	10	1176.26	1176.21	0.50%
P-11	PVC	6	ST-16	ST-20	28	1176.21	1176.07	0.50%
P-12	PVC	6	ST-19	ST-20	10	1176.12	1176.07	0.50%
P-13	PVC	6	ST-20	ST-21	27	1176.07	1175.93	0.50%
P-14	PVC	6	ST-21	ST-22	13	1175.93	1175.86	0.50%
P-15	PVC	6	ST-22	ST-23	25	1175.82	1175.70	0.50%
P-16	PVC	6	ST-23	ST-24	23	1175.70	1175.59	0.50%
P-17	PVC	8	ST-24	ST-25	18	1175.59	1175.50	0.50%
P-18	PVC	6	ST-26	ST-22	8	1175.86	1175.82	0.50%
P-19	PVC	6	ST-27	ST-23	7	1175.73	1175.70	0.50%
P-20	PVC	6	ST-28	ST-24	11	1175.65	1175.59	0.50%

P-21	PVC	6	ST-29	ST-30	31	1183.25	1181.99	4.00%
P-22	PVC	6	ST-30	ST-31	11	1181.99	1181.55	4.00%
P-23	PVC	6	ST-31	ST-32	35	1181.55	1180.15	4.00%
P-25	PVC	6	ST-32	ST-34	40	1180.15	1178.54	4.00%
P-26	PVC	6	ST-34	ST-35	42	1178.54	1177.07	3.52%
P-27	PVC	6	ST-35	ST-36	44	1177.07	1175.96	2.50%
P-28	PVC	6	ST-37	ST-35	11	1177.30	1177.07	2.00%
P-29	PVC	6	ST-38	ST-34	11	1179.00	1178.54	4.00%
P-31	PVC	6	ST-40	ST-32	11	1180.61	1180.15	4.00%
P-32	PVC	6	ST-41	ST-31	11	1182.01	1181.55	4.00%
P-33	PVC	6	ST-42	ST-43	40	1178.18	1177.78	1.00%
P-34	PVC	6	ST-43	ST-44	13	1177.78	1177.65	1.00%
P-35	PVC	6	ST-44	ST-45	40	1177.65	1177.25	1.00%
P-36	PVC	6	ST-46	ST-44	20	1177.85	1177.65	1.00%
P-37	HDPE	12	ST-3	EX ST-1	124	1173.22	1171.17	1.66%
P-39	PVC	4	ST-47		11	1175.55	1175.50	0.50%

1881 SPRINGDALE STREET

UTILITY PLAN

MT HOREB, DANE COUNTY, WI

1 GDPSIP AMENDMENT SUBMITTAL 4-30-2025 AJK

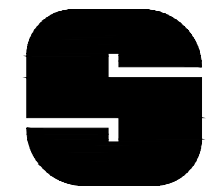
MARK REVISION DATE BY

Engineer: SJA Checked By: CHKD Scale: 1" = 20'

Technician: AJK Date: 10-15-2024 T-R-S: 16N-R7E-S7

Project No: 123.1425.30

Sheet C 500



SNYDER & ASSOCIATES

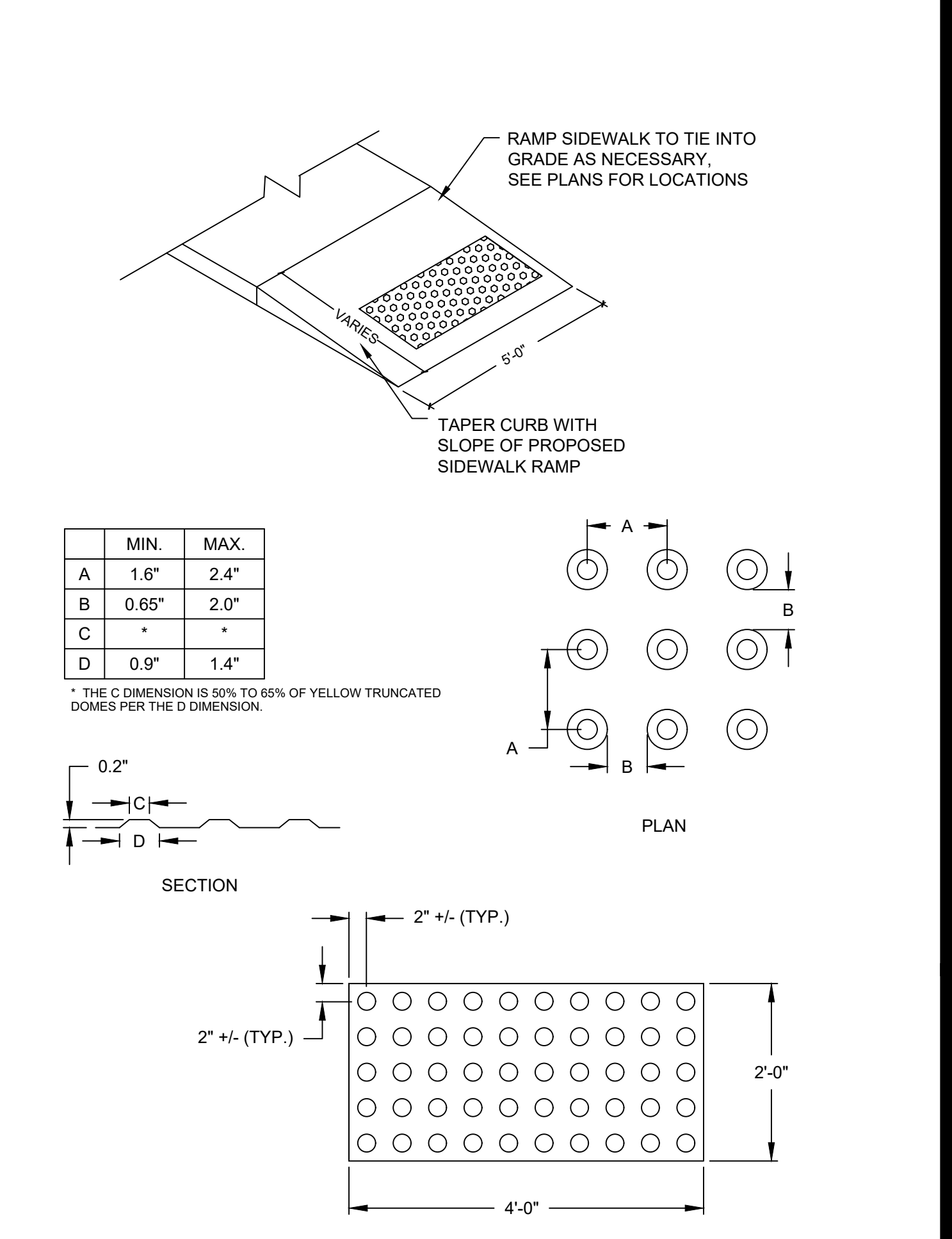
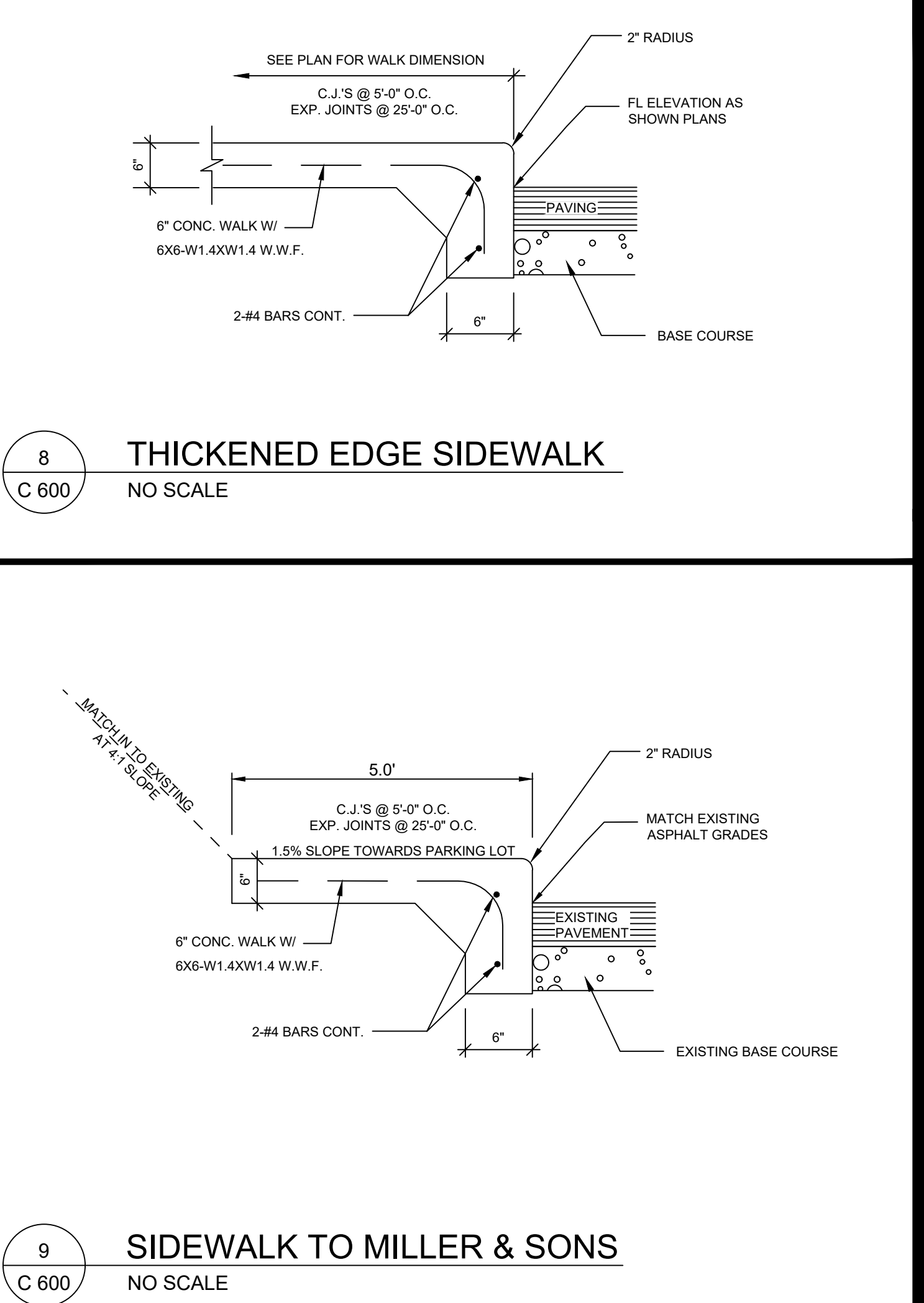
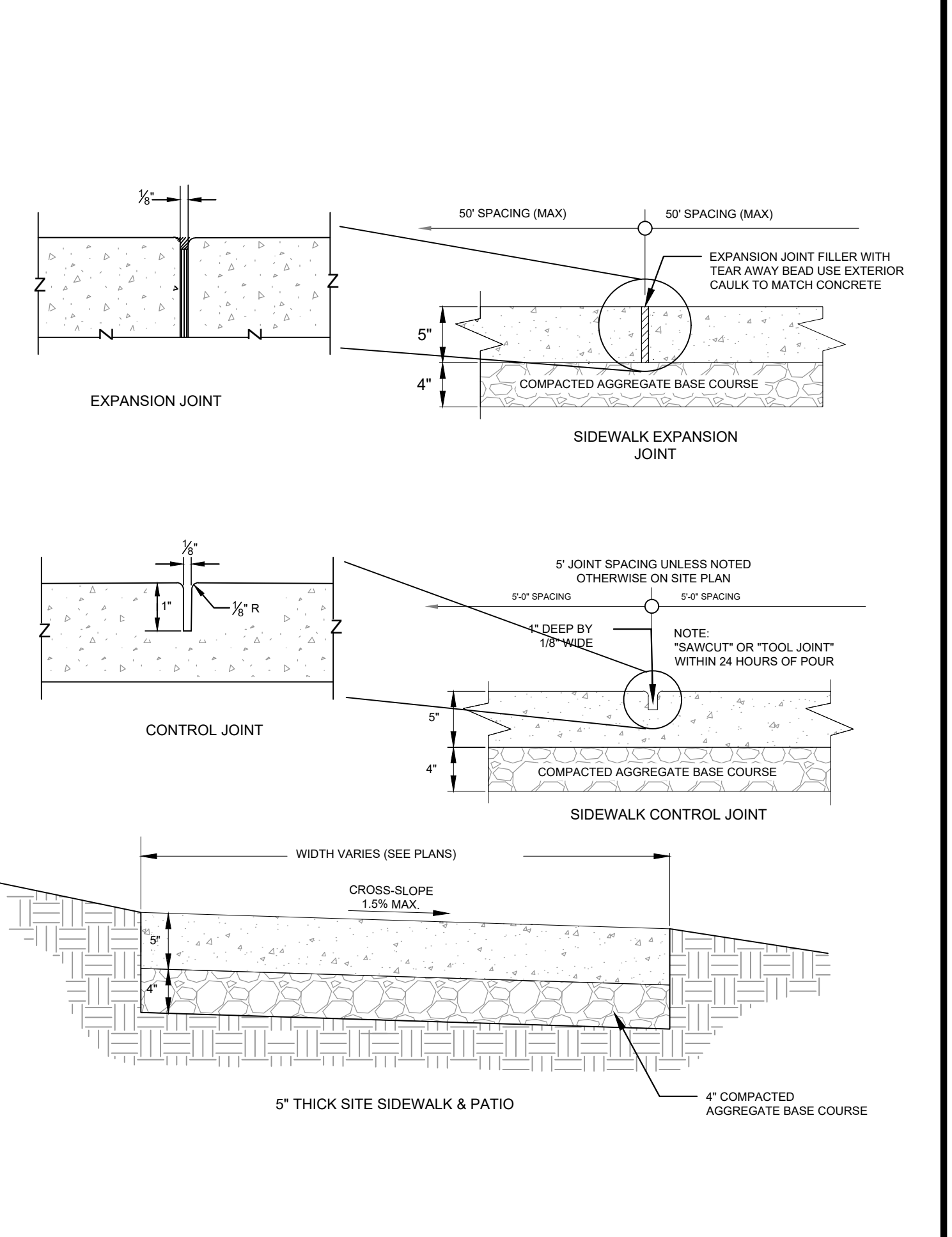
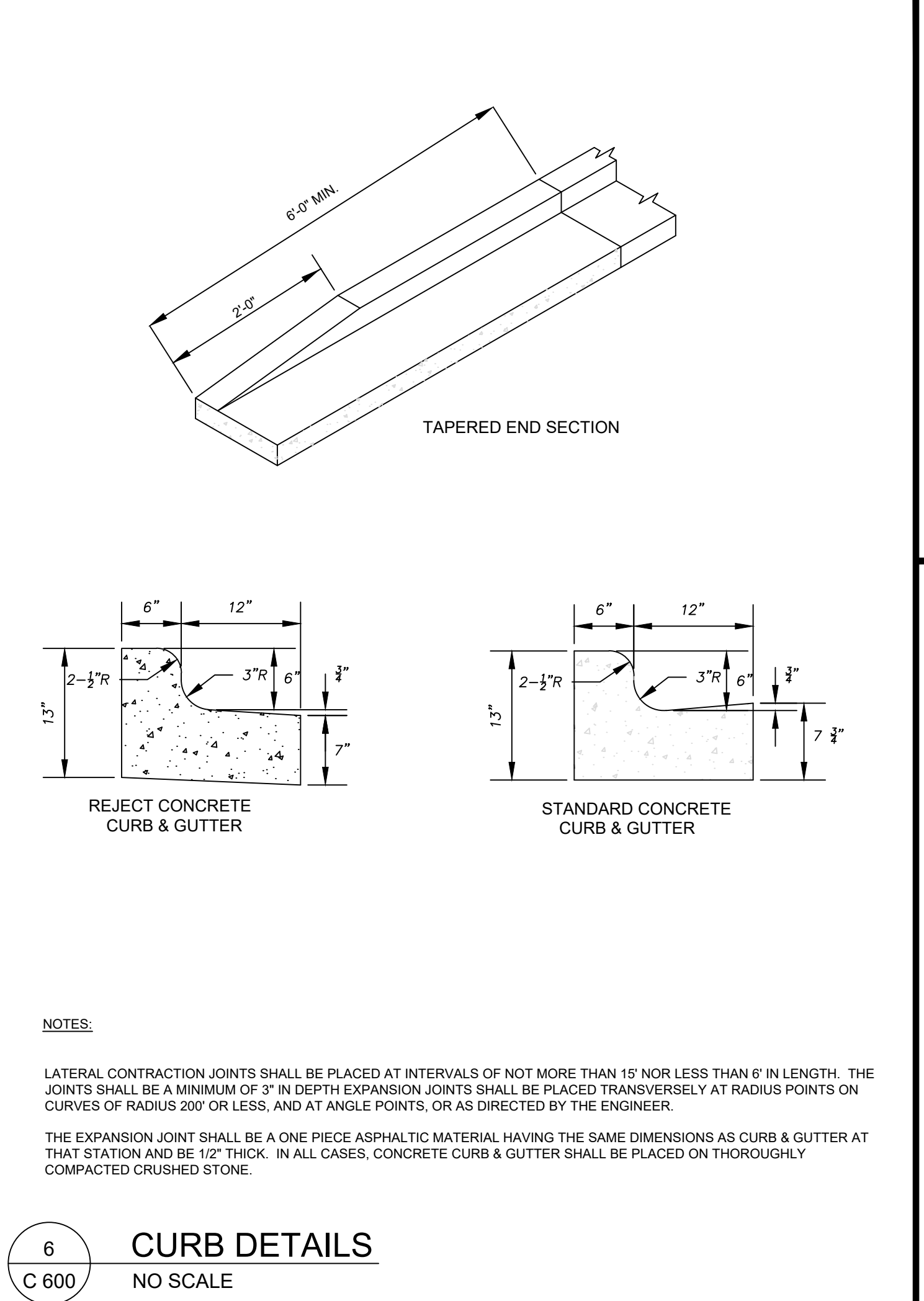
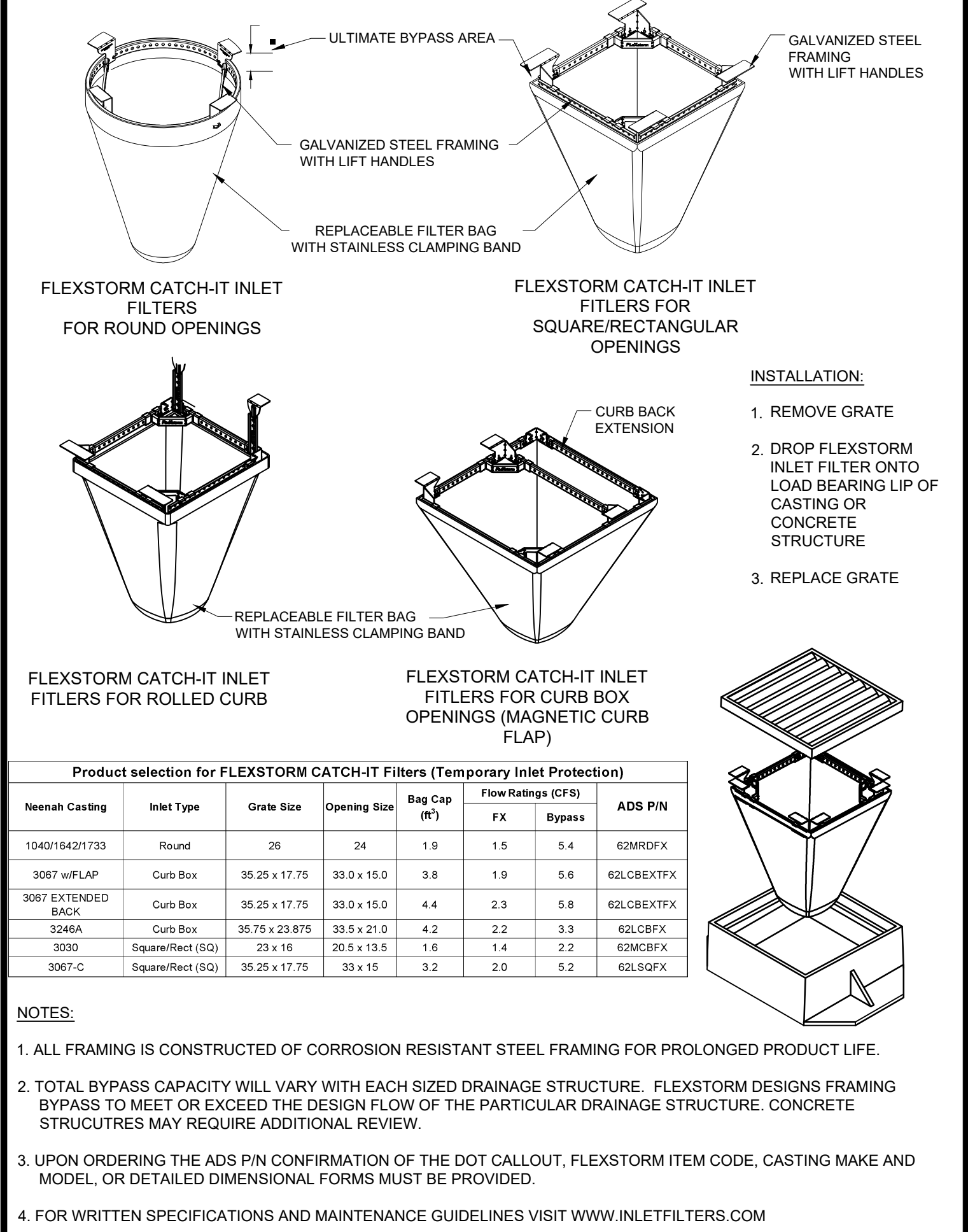
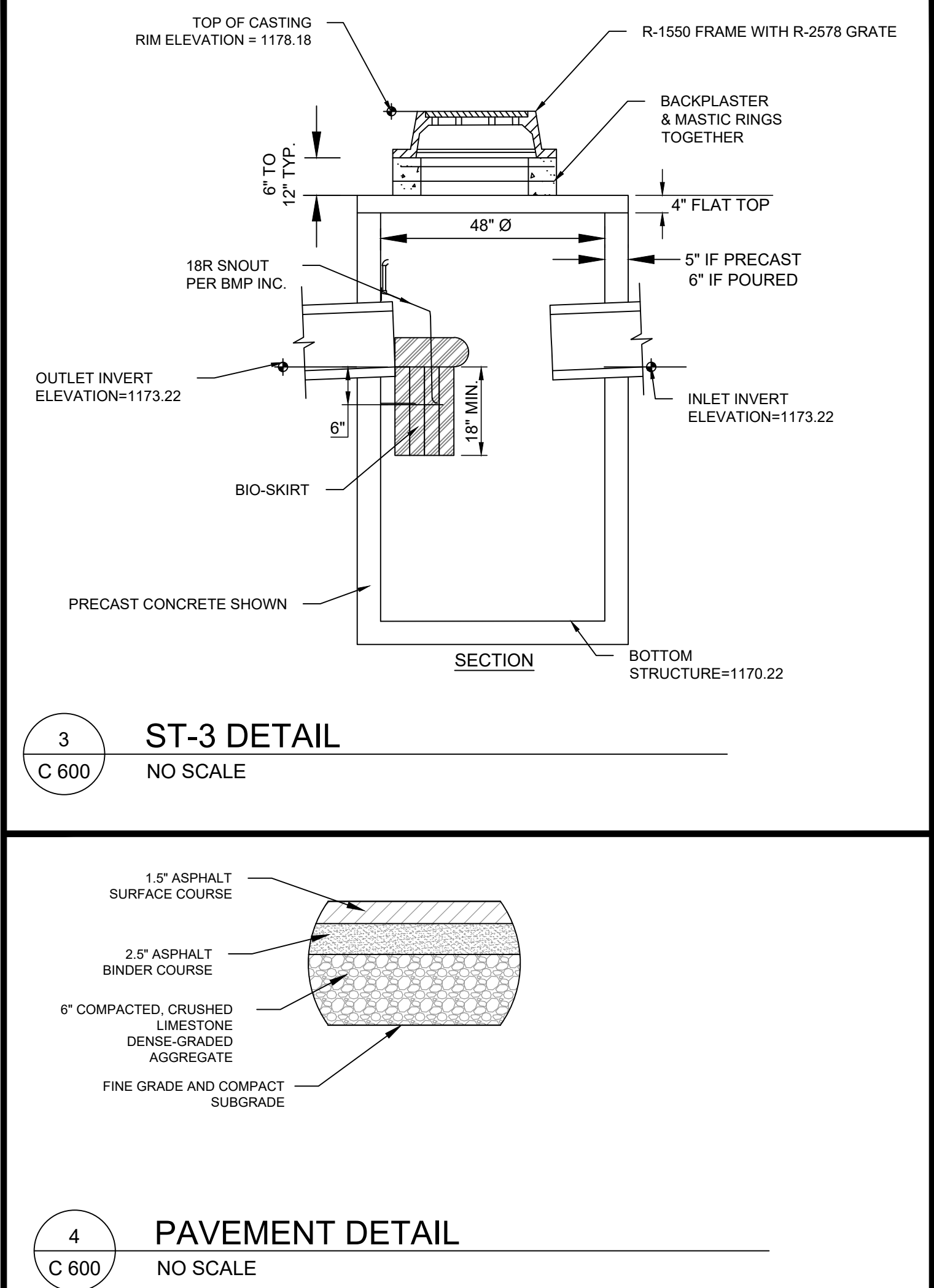
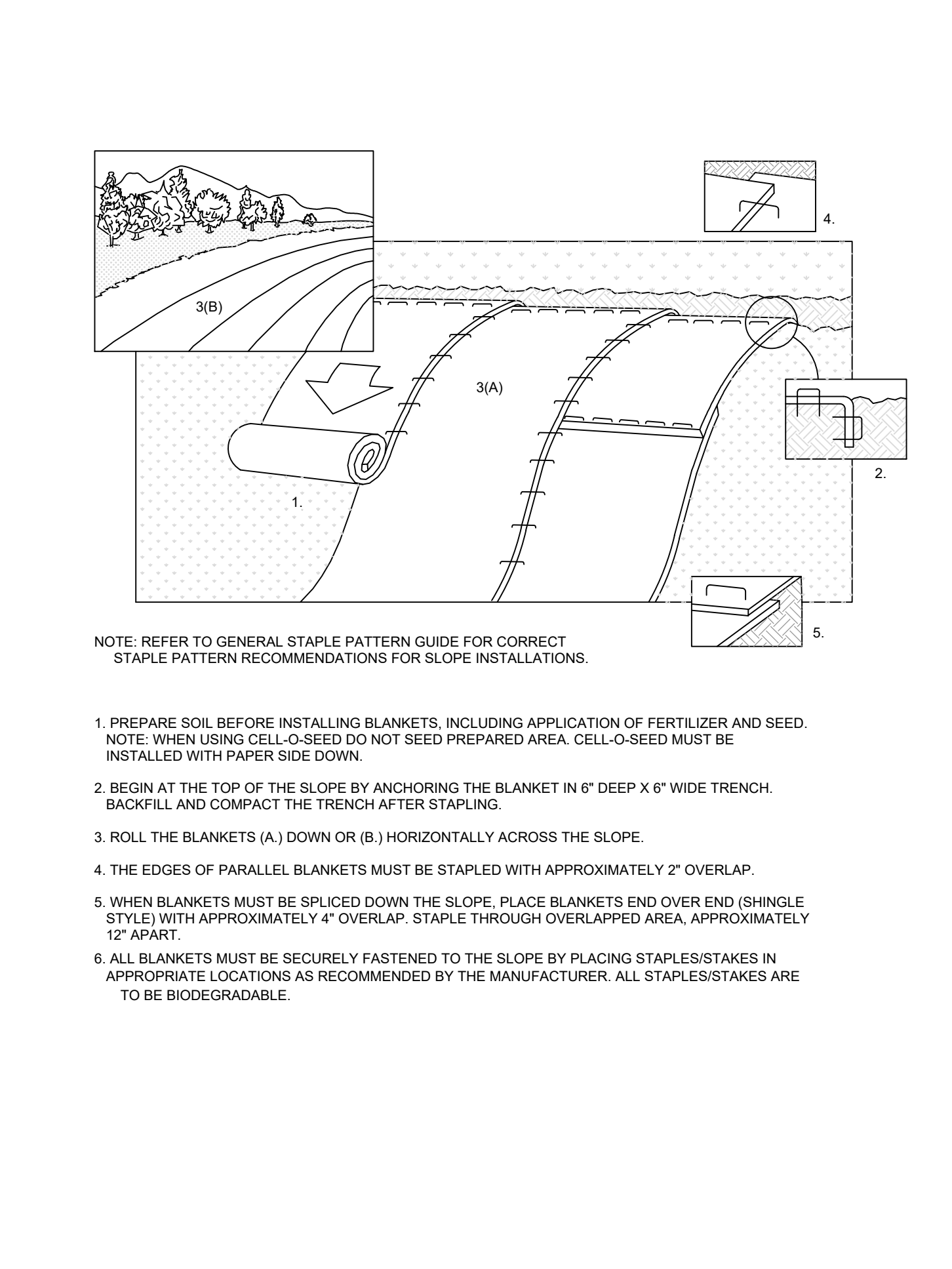
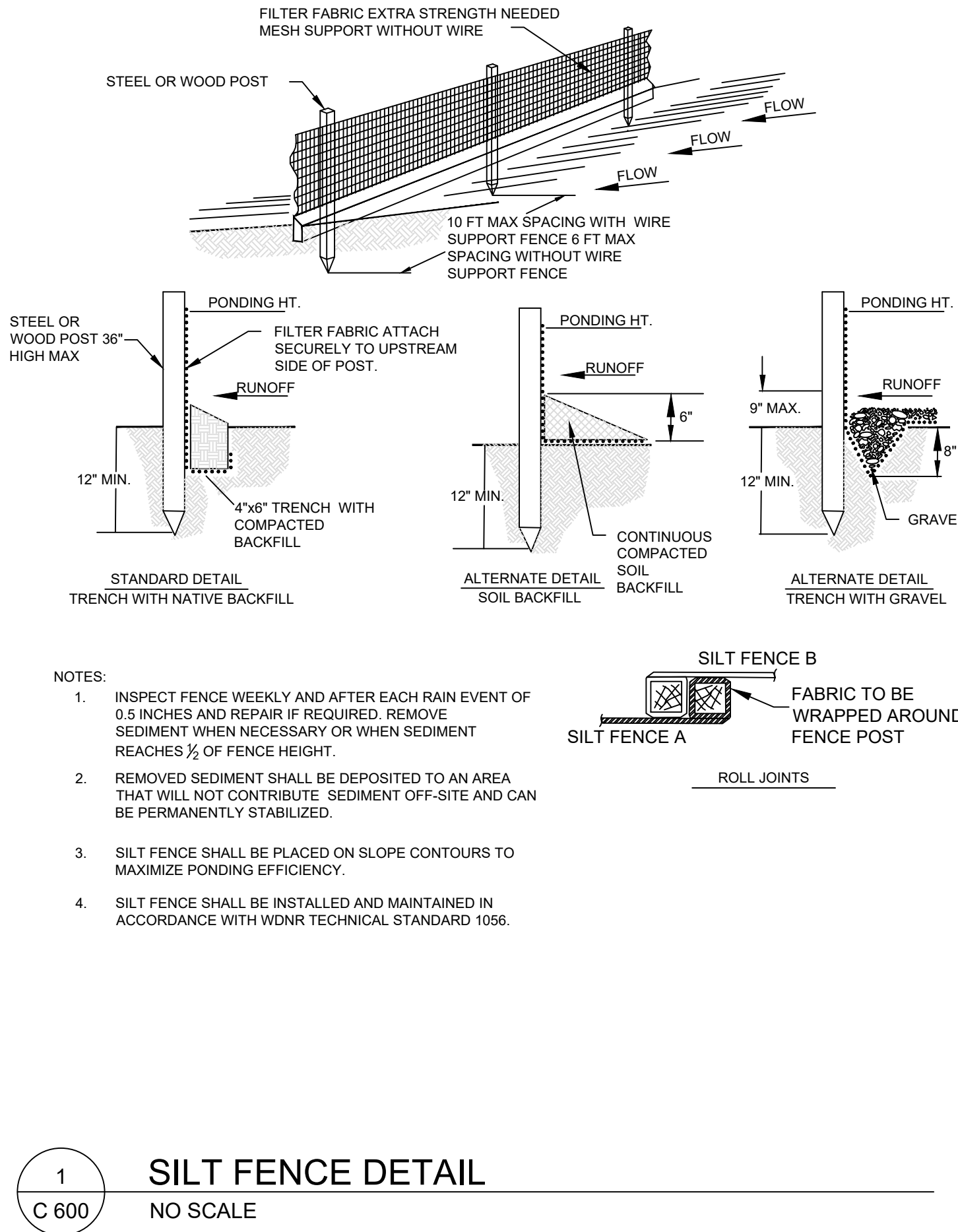
Project No: 123.1425.30

Sheet C 500

5010 VOGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. I

V:\Project\2023\123_1425_30\ADD\1231425 PLAN.dwg Alexander Keefer, MISC DETAILS, 20250403, 12:01 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



1881 SPRINGDALE STREET

MISC DETAILS

MT HOREB, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

5010 VOEGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

Project No: 123.1425.30

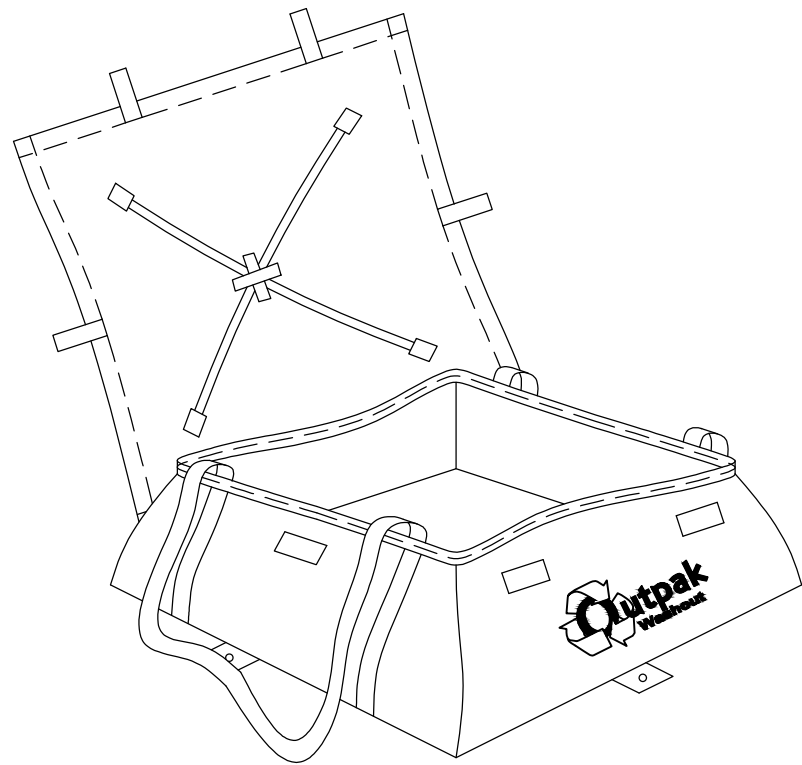
Sheet C 600

SNYDER & ASSOCIATES

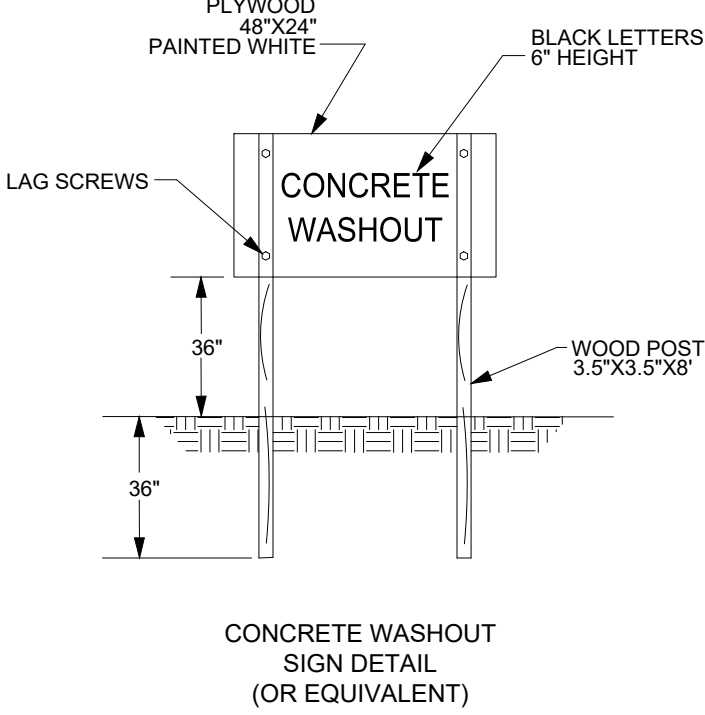
Project No: 123.1425.30

Sheet C 600

V:\Project\2023\123_1425_30\CAD\1231425 PLAN.dwg Alexander Keefer, MISC. DETAILS, 2023/04/26, 12:01 PM, ANS FULL BLEED D (34.00 X 22.00 INCHES)

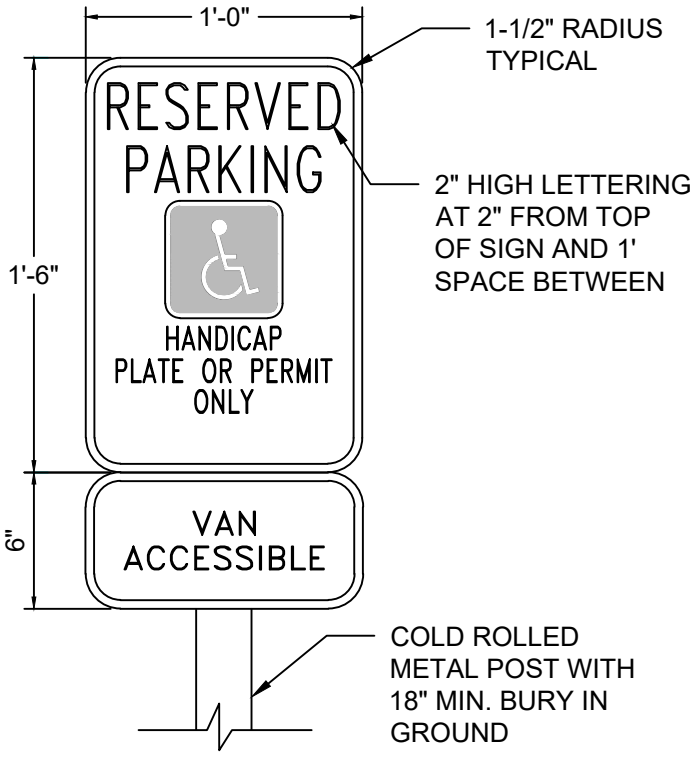
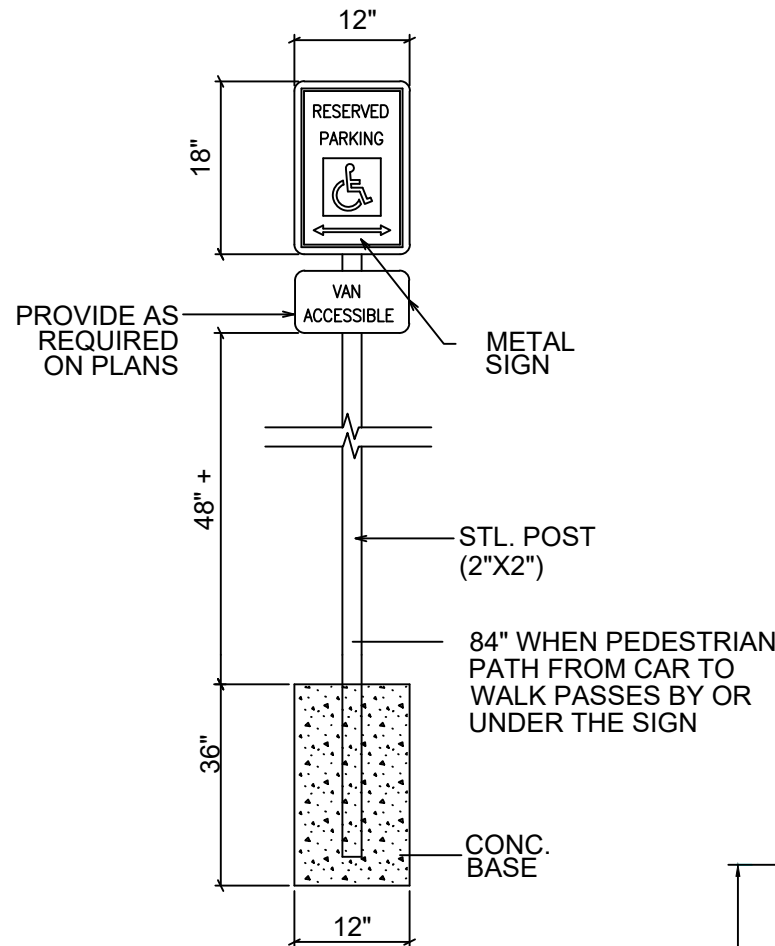


- NOTES:
1. THE CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
 2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
 3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
 4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
 5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
 7. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.
 8. CONTRACTOR MAY USE AN ALTERNATIVE MEATHOD OF CONCRETE WASHOUT WITH THE PROJECT ENGINEERS APPROVAL.



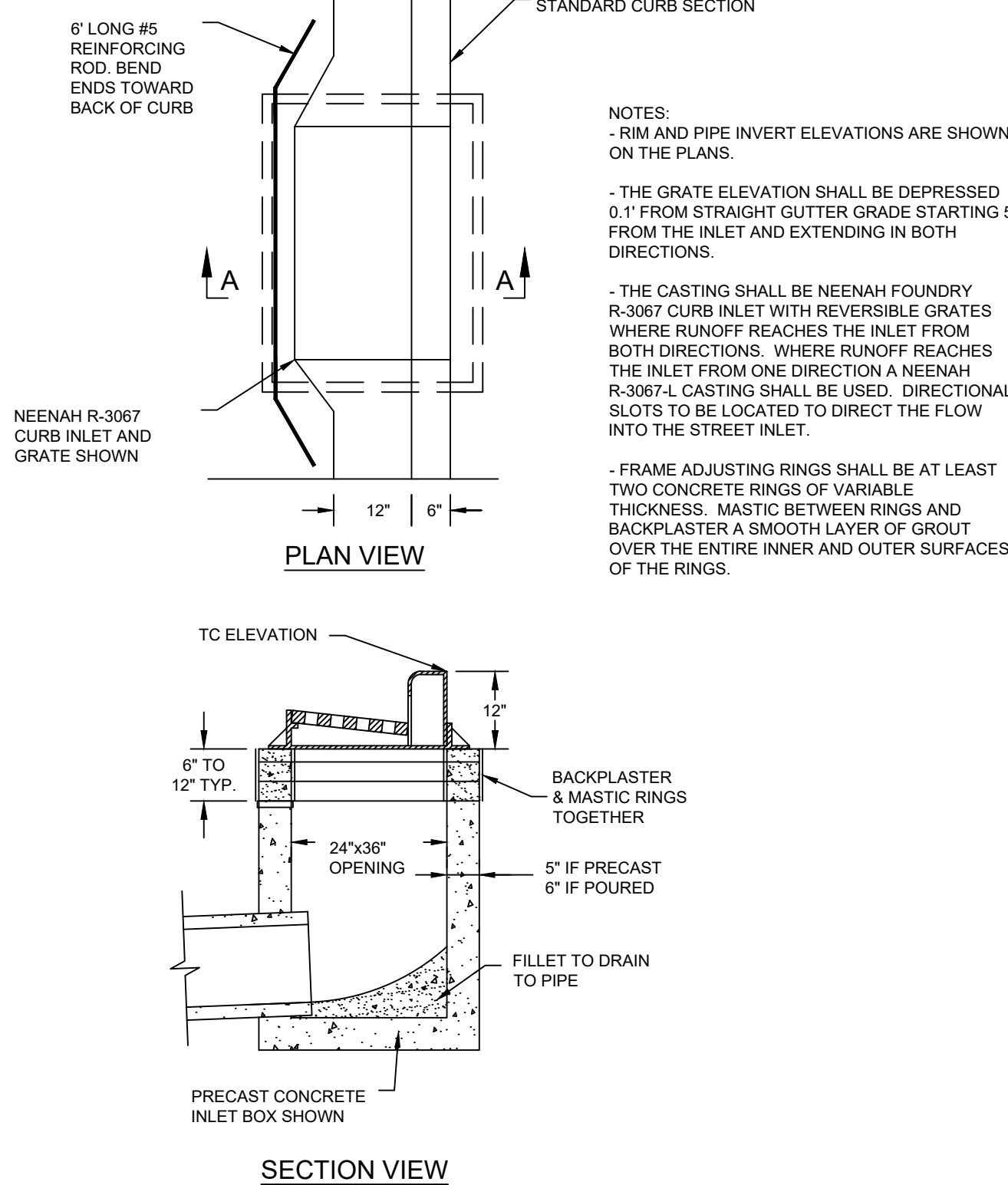
1 CONCRETE WASHOUT DETAIL

NO SCALE



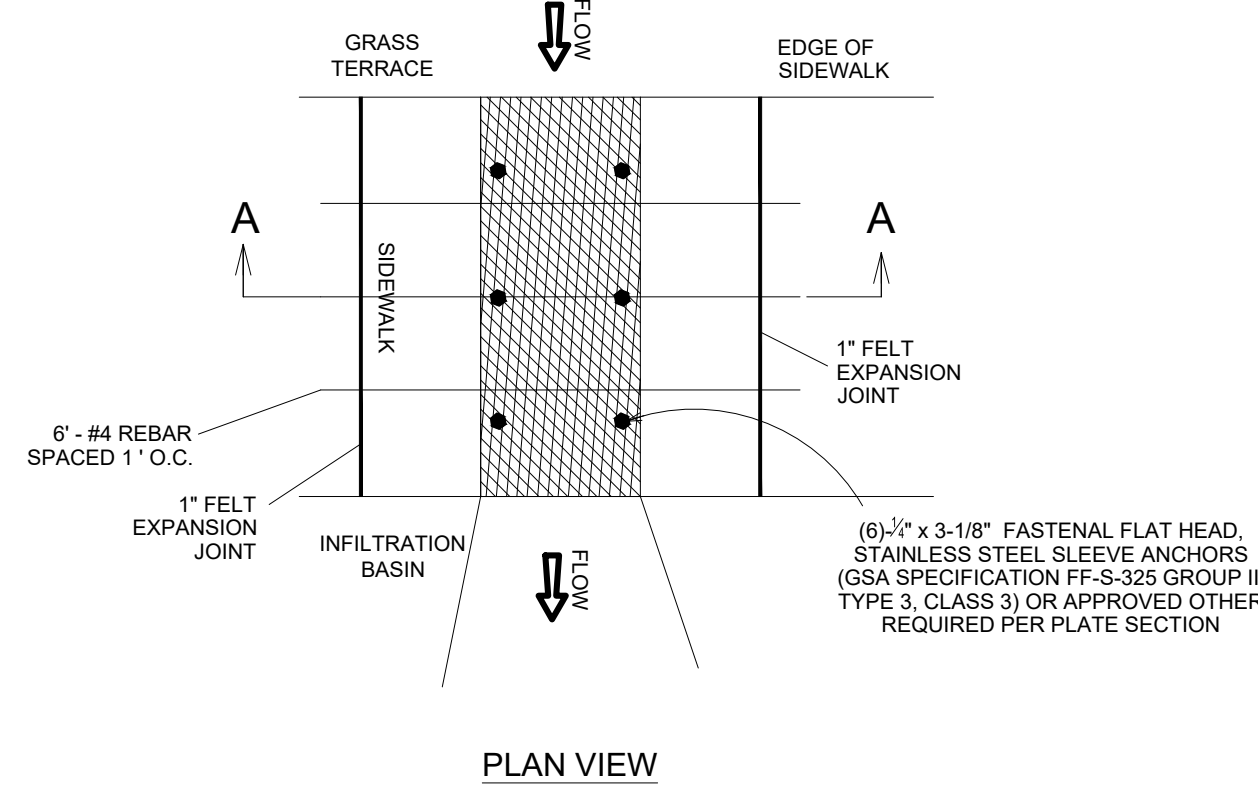
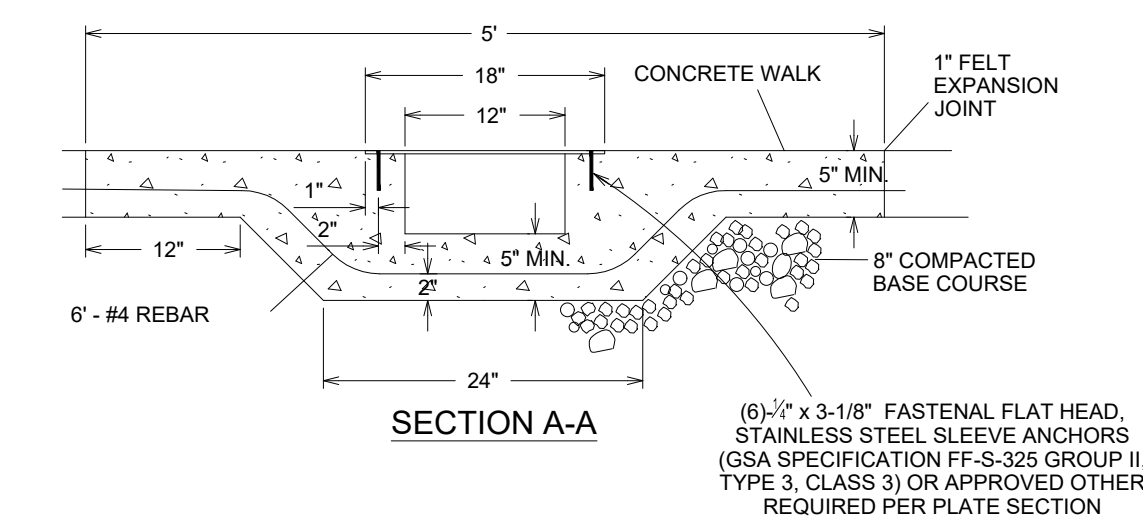
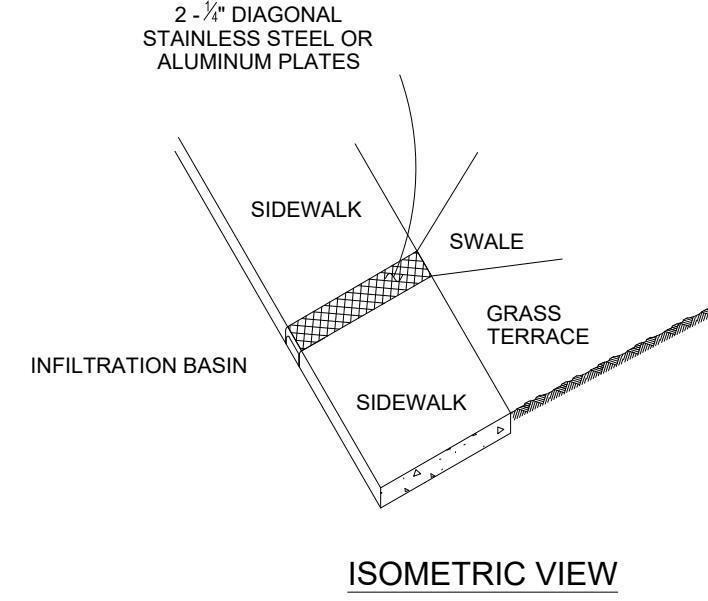
3 ADA PARKING SIGNAGE DETAILS

NO SCALE



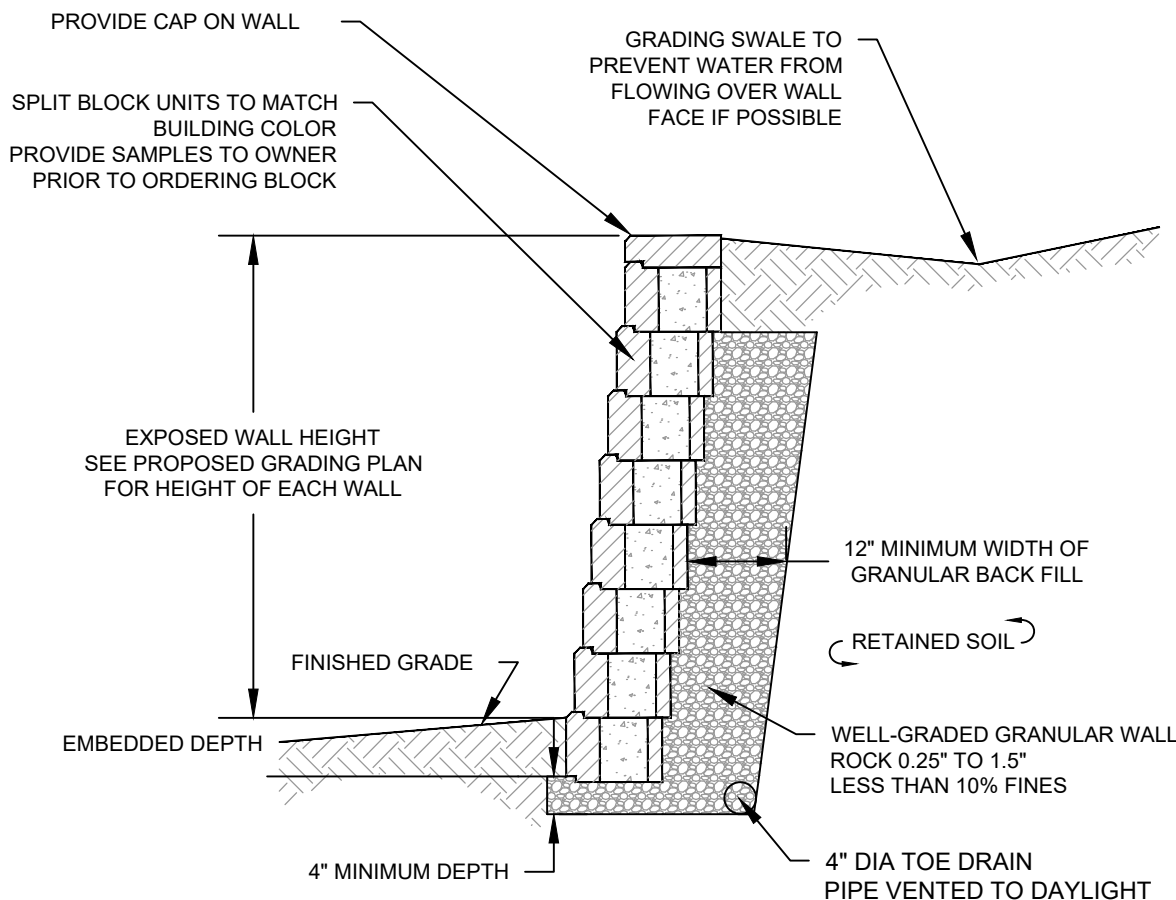
5 CURB INLET DETAILS

NO SCALE



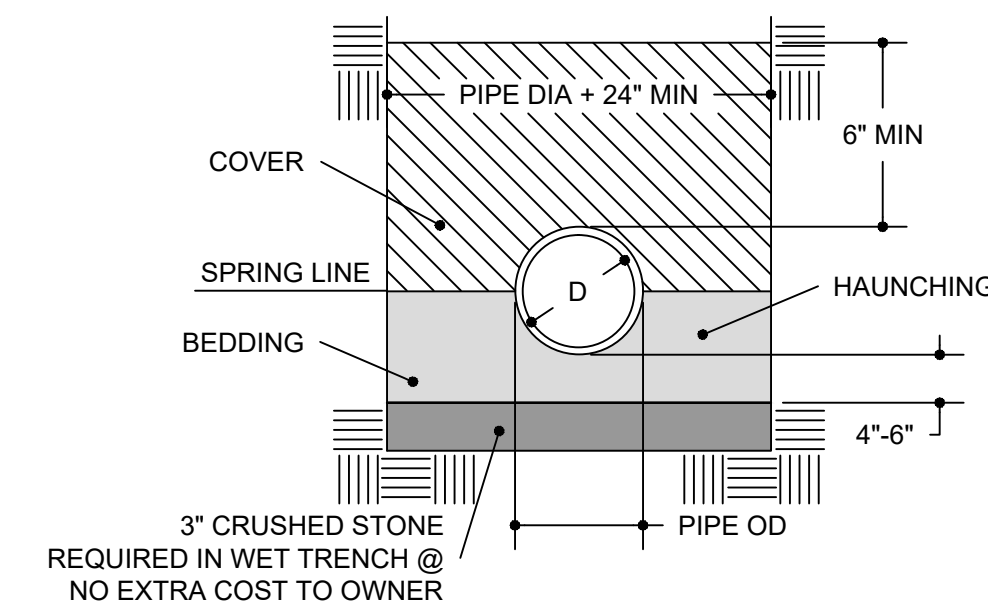
7 SIDEWALK FLUME DETAIL

NO SCALE



2 BLOCK RETAINING WALL DETAIL

NO SCALE



BEDDING AND COVER MATERIAL:
CLASS IA: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS IB: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

CLASS II: SAND, GRAVELS, AND SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES. SOIL TYPES GW, GP, SW, AND SP.

CLASS III: SANDS, GRAVELS, AND SAND-GRAVEL MIXTURES WITH FINES. SOIL TYPES GM, GC, SM, AND SC.

INSTALLATION:
PLACE AND COMPACT BEDDING AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS IB WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR, COMPACT CLASS II WITH VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR, COMPACT CLASS III WITH VIBRATORY COMPACTOR TO 90% STANDARD PROCTOR.

4 FLEXIBLE PIPE BEDDING DETAIL

NO SCALE

6 NOT USED

NO SCALE

8 NOT USED

NO SCALE

1	GD/SIP AMENDMENT SUBMITTAL	4-30-2025	AJK
MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: CHKD	Scale: 1" = 1'-0"	
Technician: AJK	Date: 10-15-2024	T-R-S: T&N-RYE-S7	
Project No: 123.1425.30			
Sheet C 601			

1881 SPRINGDALE STREET

MISC. DETAILS

MT HOREB, DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |

SNYDER & ASSOCIATES

Project No: 123.1425.30

Sheet C 601

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL. IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION, RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION, MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12".
20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.

25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE FIBRIC RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

BUILDING FOUNDATION
REGULATION: A MINIMUM TEN-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.

STREET FRONTAGE
REGULATION: A MINIMUM TEN-FOOT-WIDE LANDSCAPED AREA SHALL BE PROVIDED ADJACENT TO THE FRONTAGE OF ALL STREETS AND DRIVES, EXCEPT WITHIN THE DOWNTOWN AREA

10. **CANOPY TYPE:** AT MINIMUM, ONE CANOPY TYPE STREET TREE SHALL BE

TELEMARK PARKWAY: 246' FRONTAGE/50' = 4.92
PROVIDED: 5 STREET TREES

PARKING AREA
REGULATION: ALL OFF-STREET VEHICULAR PARKING AREAS WITH MORE THAN

VEHICLES SHALL PROVIDE AND MAINTAIN ONE CANOPY-TYPE TREE FOR EACH 12 PARKING SPACES

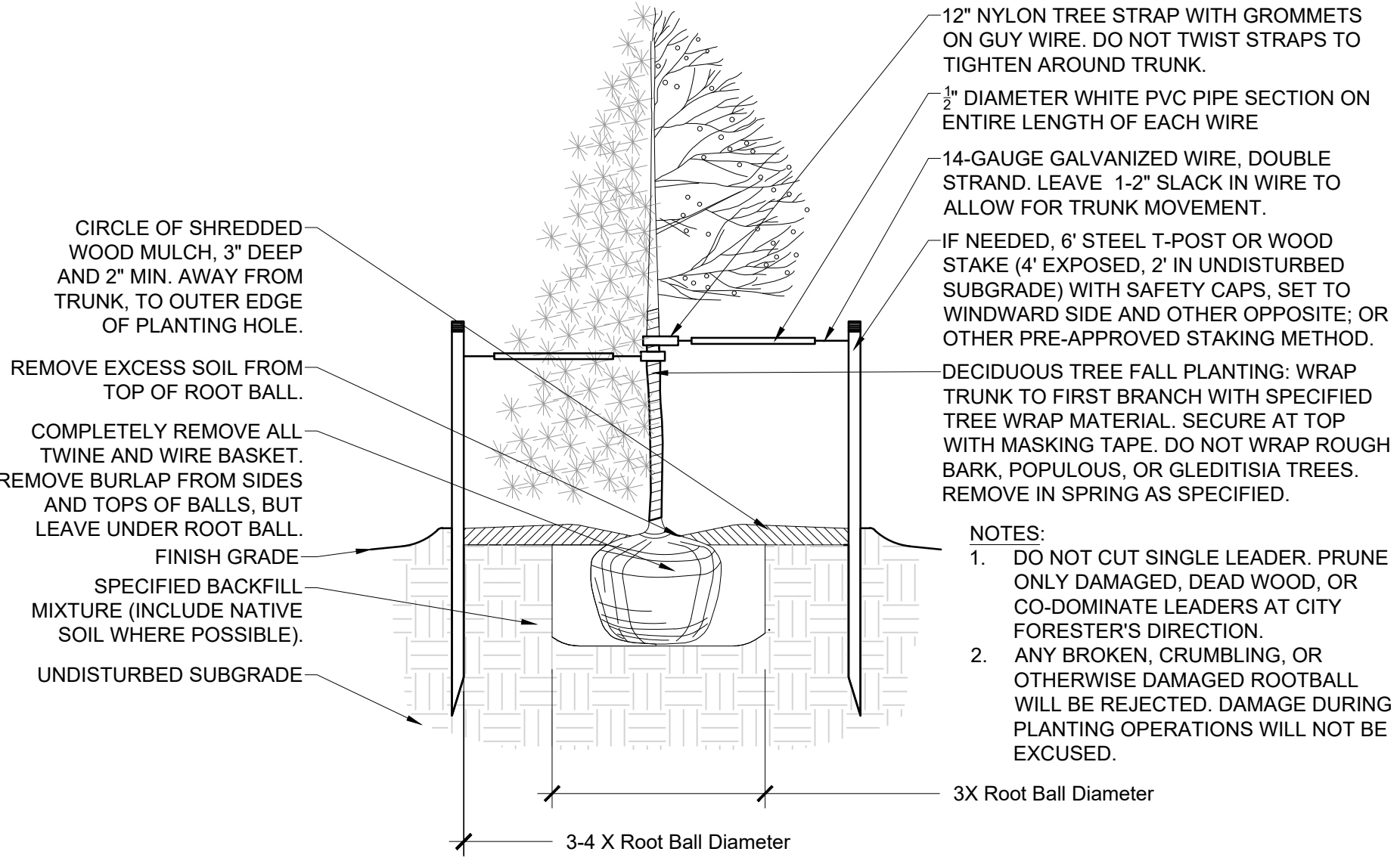
TOTAL PARKING SPACES: 15 STALLS
15 PARKING STALLS / 12 = 1.25 TREES
PROVIDED: 4 CANOPY TREE

REGULATION: THERE SHALL BE A SCREENING BARRIER WHERE AN OFF-STREET PARKING AREA FOR FOUR OR MORE VEHICLES ABUTS WITHIN 25 FEET OF AN ADJOINING LOT LINE IN ANY RESIDENTIAL ZONING DISTRICTS.

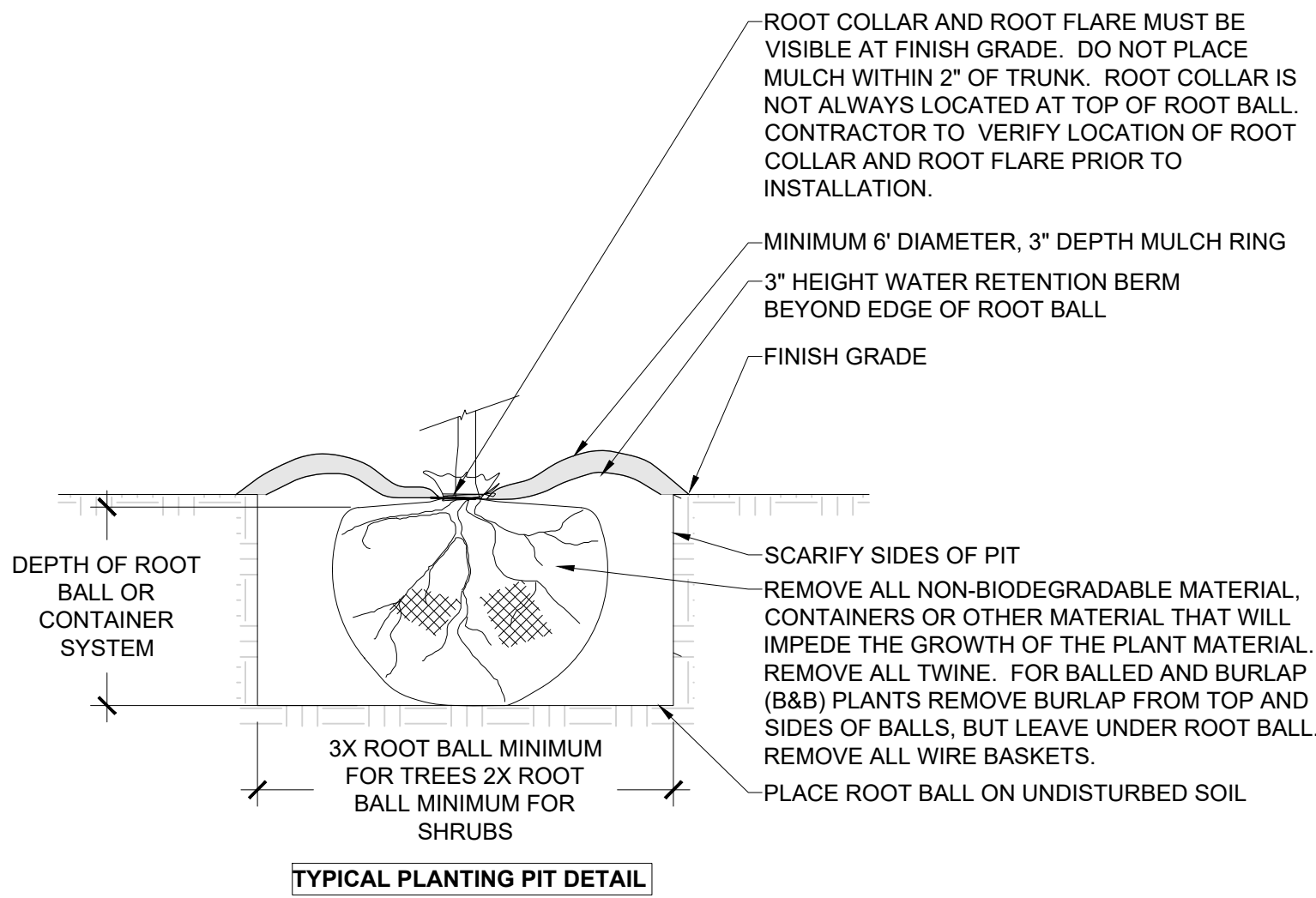
PROVIDED: PLANT BEDS ADJACENT TO PARKING LOT FORM THE SCREEN BARRIER

REGULATION: ALL PARKING AREAS SHALL BE REQUIRED TO ACCUMULATE A MINIMUM NUMBER OF POINTS. PARKING AREAS FOR FOUR OR MORE VEHICLES ARE REQUIRED TO ACCUMULATE 15 POINTS FOR EACH SPACE.

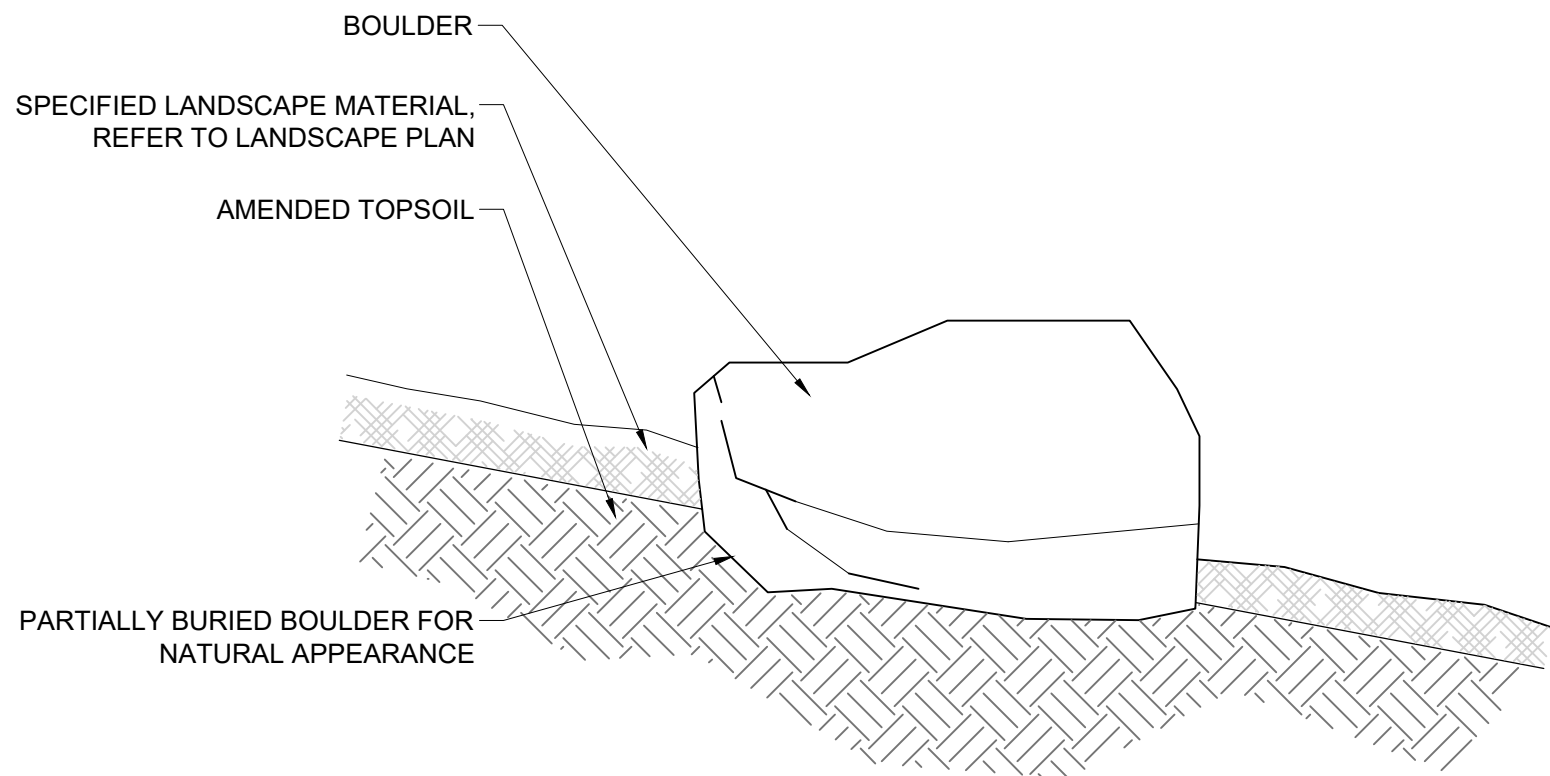
15 STALLS = 225 POINTS
 PROVIDED: 280 POINTS (2 CANOPY TREES AT 100 POINTS 2 CANOPY TREES AT 60 POINTS AND 4 EVERGREEN TREES AT 120 POINTS)



SCALE: 1/2" = 1'-0"

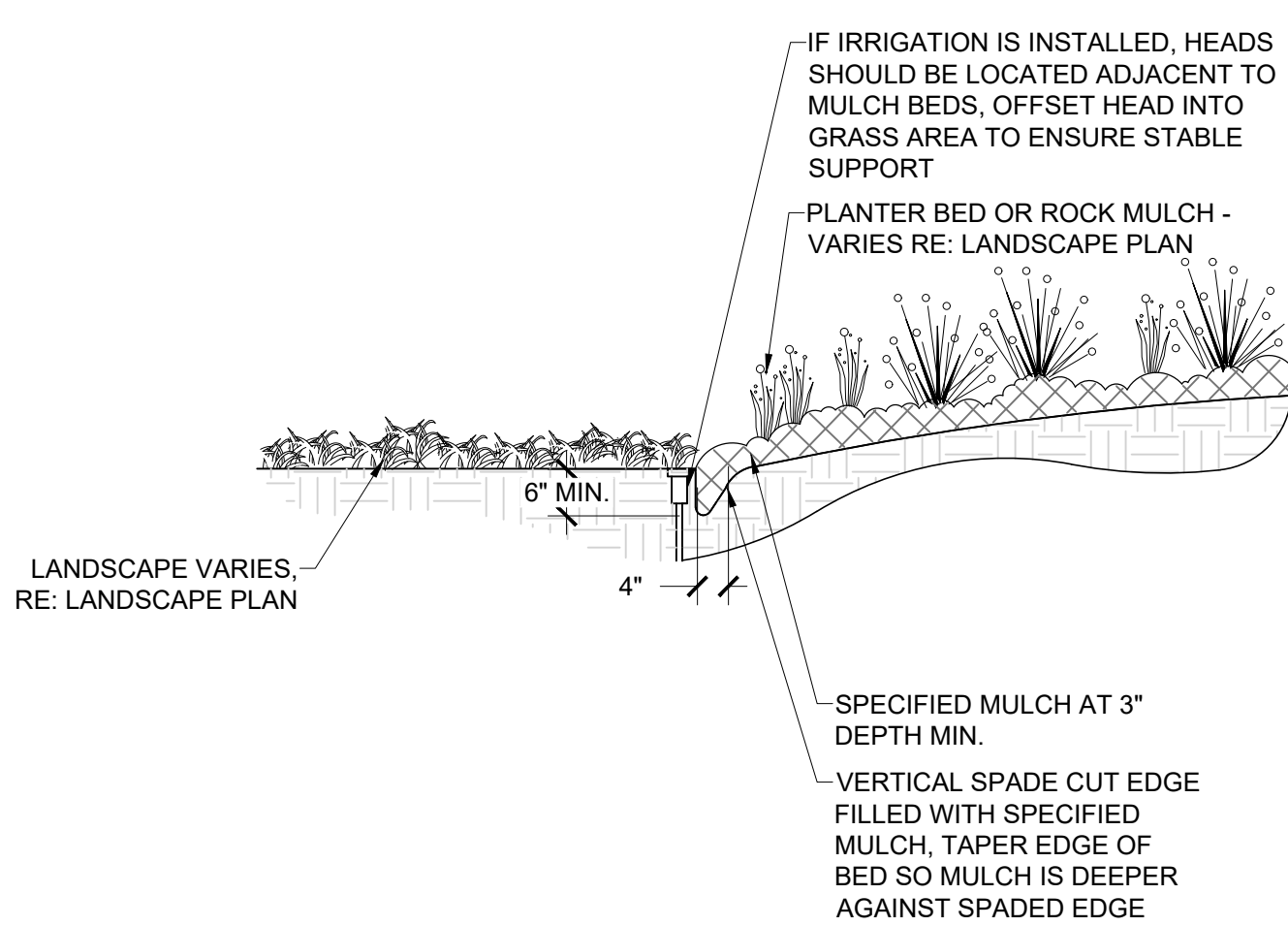


TYPICAL PLANTING PIT DETAIL



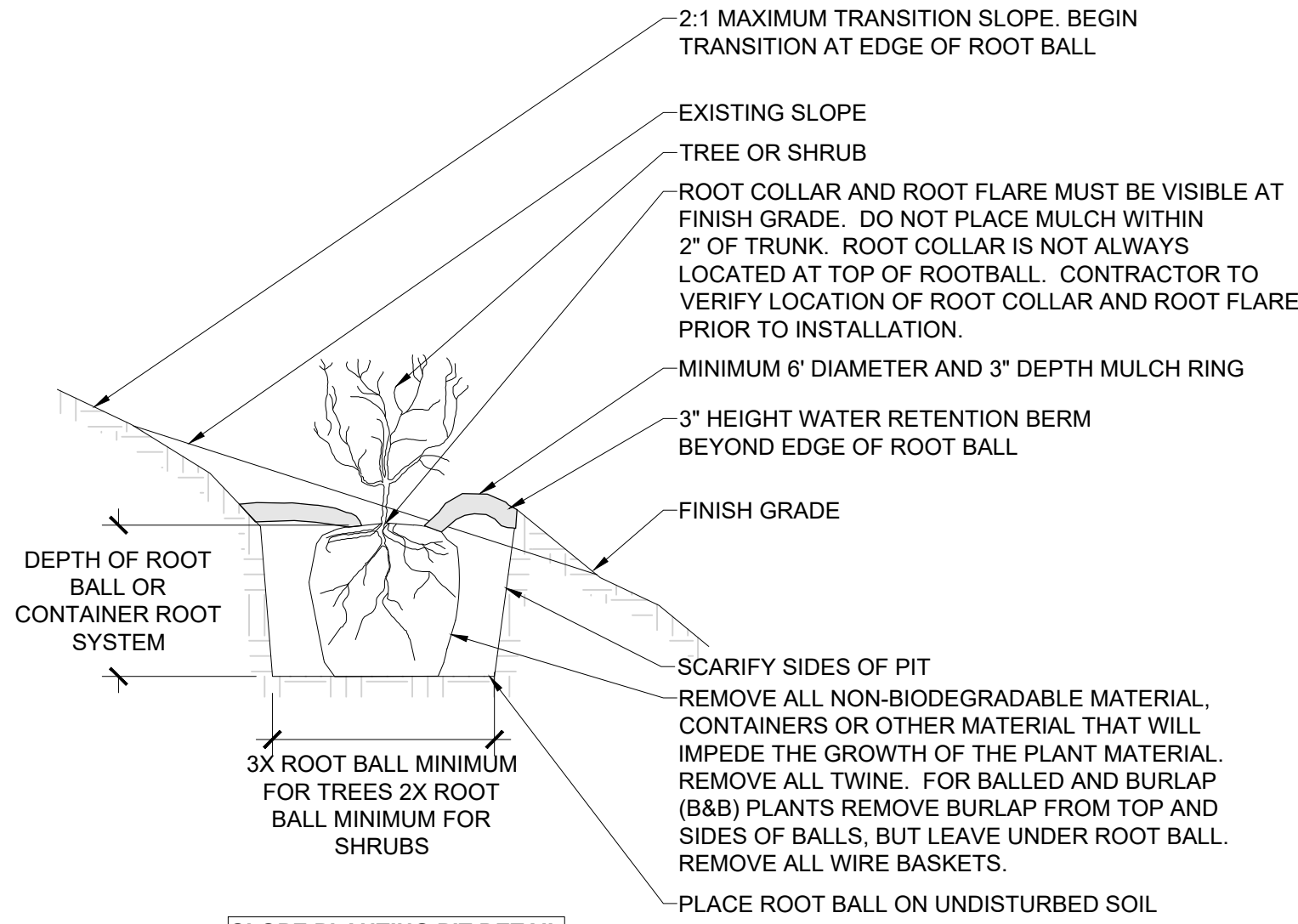
1. REFER TO PLANS FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO FIELD VERIFY LOCATIONS AND QUANTITY PRIOR TO FINAL INSTALLATION.
3. BOULDER MIN SIZE 2'X2'X2'

SCALE: 3/4" = 1'-0"



NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS,
OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

SCALE: 1/2" = 1'-0"



NO SCALE

[illegible]

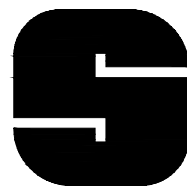
MT HOREB, DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

1881 SPRINGDALE STREET

LANDSCAPE NOTES

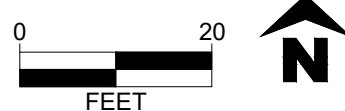
SNYDER & ASSOCIATES, INC.



SNYDER
& ASSOCIATES

Project No: 123.1425.30

Sheet L100



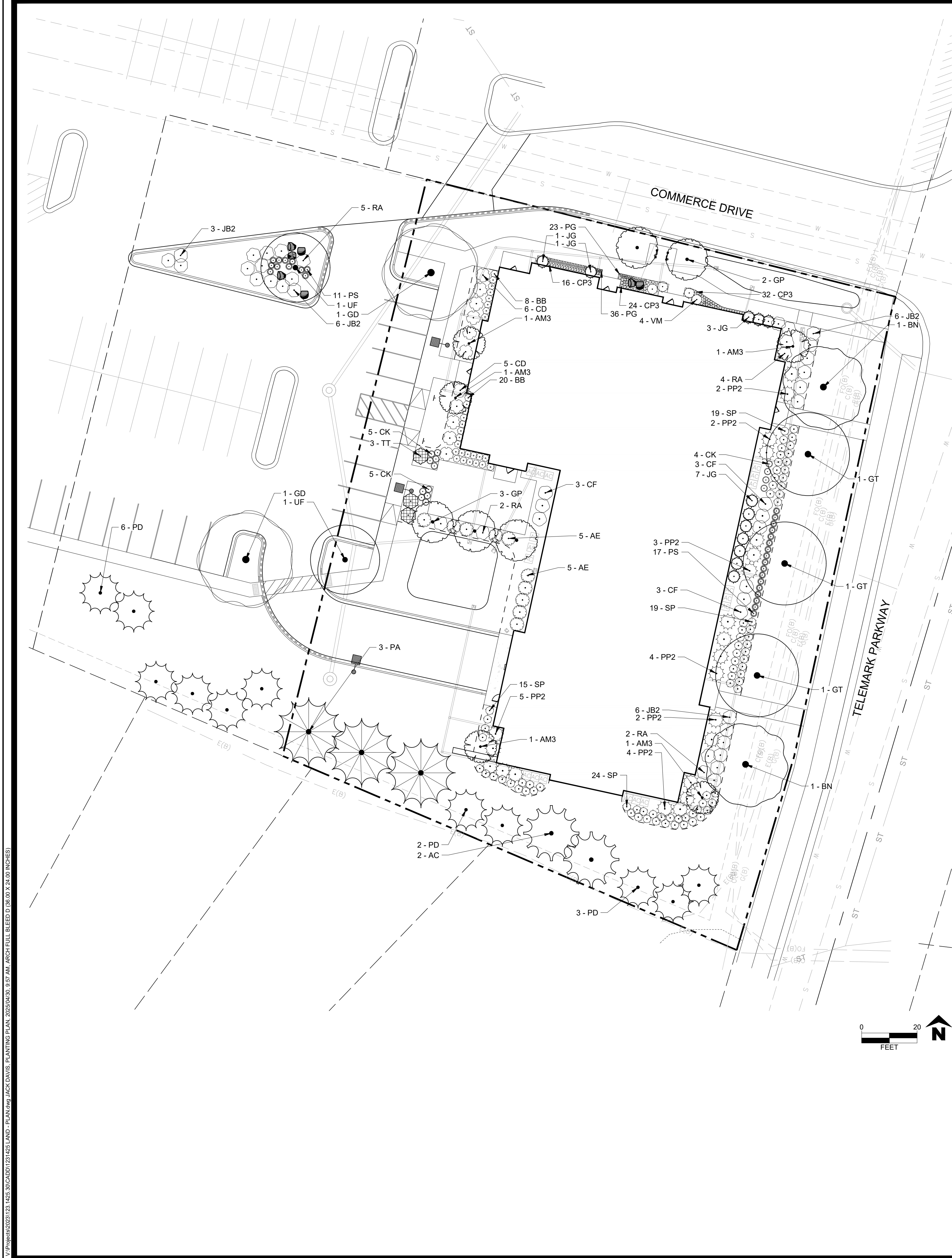
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVERS					
	RM	5,680 sf	SEE CONSTRUCTION NOTES FOR TYPE	Rock Mulch	---
	TD	5,065 sf	SEE CONSTRUCTION NOTES FOR TYPE	Turf Seed	seed
	TB2	9,177 sf	SEE CONSTRUCTION NOTES FOR TYPE	Sod	sod

1. PROVIDE 3" DEPTH ROCK MULCH IN ALL PLANTING BED AREAS OVER GEOTEXTILE WEED FABRIC. MULCH LANDSCAPE BEDS SHALL HAVE A SPADE CUT EDGER WHEN PERIMETER IS NOT CONCRETE CURB.
PROVIDE 3" DEPTH ROCK MULCH AROUND ALL STAND-ALONE TREES AT 3' FOOT SPACING. TREES ARE NOT IN MULCHED AREAS.
ROCK MULCH SHALL BE 3" BLUE BASIN ROCK MULCH PROVIDED BY CIRCLE BE (<https://circleonline.com/>) OR APPROVED EQUAL.
2. TURF SEED SHALL BE SUN AND SHADY GRASS SEED PROVIDED BY CIRCLE BE (<https://circleonline.com/>) OR APPROVED EQUAL.
3. SOD SHALL BE BLACK BEAUTY - TALL FESCUE KENTUCKY BLUEGRASS PROVIDED BY PAUL'S TURF AND TREES (<https://www.paulsturfandtree.com/>) OR APPROVED EQUAL.
4. SPADE CUT EDGER: DETAIL ON L/100
5. LANDSCAPE BOULDER - WEATHERED (HOLEY) PROVIDED BY MIDWEST DECORATIVE STONE (<https://www.midwestdecorativestone.com/>) OR APPROVED EQUAL , RE: DETAIL ON L/100

----- SPADE CUT EDGE

 LANDSCAPE BOULDER

V:\Projects\2023\123 1425 30\CAD\1231425 LAND - PLANTING PLAN.dwg JACK DAVIS PLANTING PLAN, 2025/04/02, 9:57 AM, ARCH PULL BLEED 0.18 0.0 X 24.00 INCHES



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	POINTS	TOTAL POINTS
TREES								
	BN	2	Betula nigra	River Birch Multi-Trunk	1.5" Cal.	B&B	30	60
	GP	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	1.5" Cal.	B&B	30	150
	GT	3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	1.5" Cal.	B&B	30	90
	GD	2	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5" Cal.	B&B	50	100
	UF	2	Ulmus carpinifolia x parvifolia 'Frontier'	Frontier Elm	2.5" Cal.	B&B	30	60
EVERGREEN TREES								
	AC	2	Abies concolor	White Fir	4' Ht.	B&B	30	60
	JG	12	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	4' Ht.	B&B	30	360
	PA	3	Picea abies	Norway Spruce	4' Ht.	B&B	30	90
	PD	11	Picea glauca 'Densata'	Black Hills White Spruce	4' Ht.	B&B	30	330
	TT	3	Thuja occidentalis 'Techny'	Techny Arborvitae	4' Ht.	B&B	30	90
ORNAMENTAL TREES								
	AM3	5	Amelanchier canadensis	Canadian Serviceberry Multi-trunk	5' Ht.	B&B	20	100
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	POINTS	
SHRUBS								
	AE	10	Aronia melanocarpa	Black Chokeberry	3 gal.	Pot	6	60
	CF	9	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	3 gal.	Pot	6	54
	CD	11	Cotoneaster dammeri	Bearberry Cotoneaster	3 gal.	Pot	3	33
	JB2	21	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	3 gal.	Pot	3	63
	PG	59	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Pachysandra	Plug	Plug		
	PP2	22	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	Pot	6	132
	RA	13	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot	6	78
	VM	4	Viburnum acerifolium	Mapleleaf Viburnum	3 gal.	Pot	6	24
GRASSES								
	BB	28	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	Pot		
	CK	14	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot		
	CP3	72	Carex pensylvanica	Pennsylvania Sedge	1 gal.	Pot		
	PS	28	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot		
	SP	77	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot		
								1934

1881 SPRINGDALE STREET

PLANTING PLAN

SNYDER & ASSOCIATES

Project No: 123.1425.30

Sheet L201

MT HOREB, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD
MADISON, WISCONSIN 53718
515-964-2020 | www.snyder-associates.com

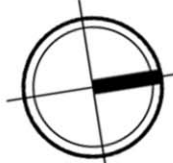
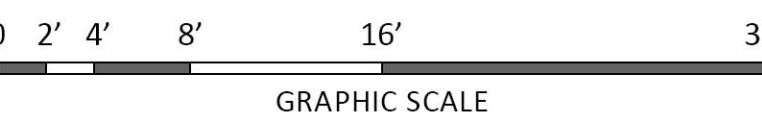
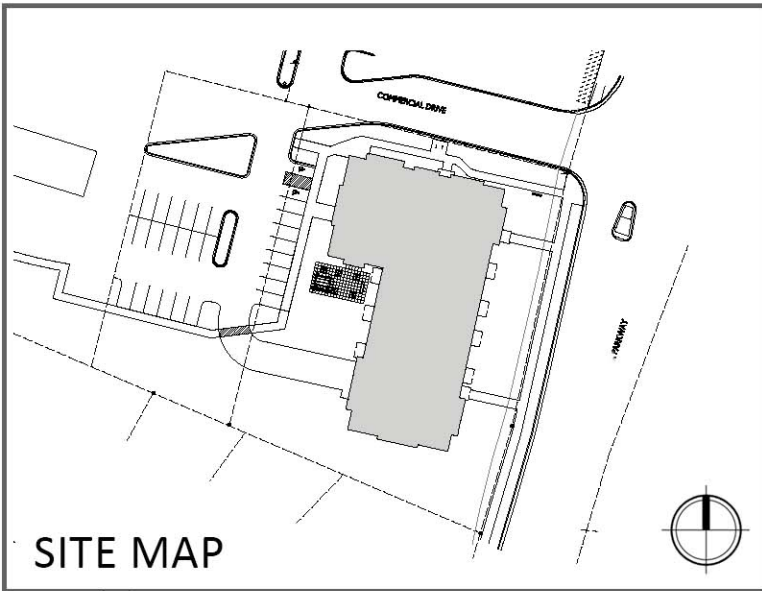
1	GD/SIP AMENDMENT SUBMITTAL	4-30-2025	AJK
MARK	REVISION	DATE	BY
	Checked By: CHKD	Scale: 1" = 20'	
	Engineer: SJA	Date: 10-15-2024	
	Technician: AJK	T-R-S: T&N-RYE-SY	

Sheet L201

Project No: 123.1425.30

UNIT MIX	
STUDIO	4
1 BEDROOM	10
2 BEDROOM	12
TOTAL	26

LEGEND	
	CIRCULATION
	AMENITY
	STUDIO
	1 BEDROOM
	2 BEDROOM
	MECH./STORAGE
	GARAGE
	TRASH/RECYCLE
	COMMERCIAL



FIRST FLOOR PLAN

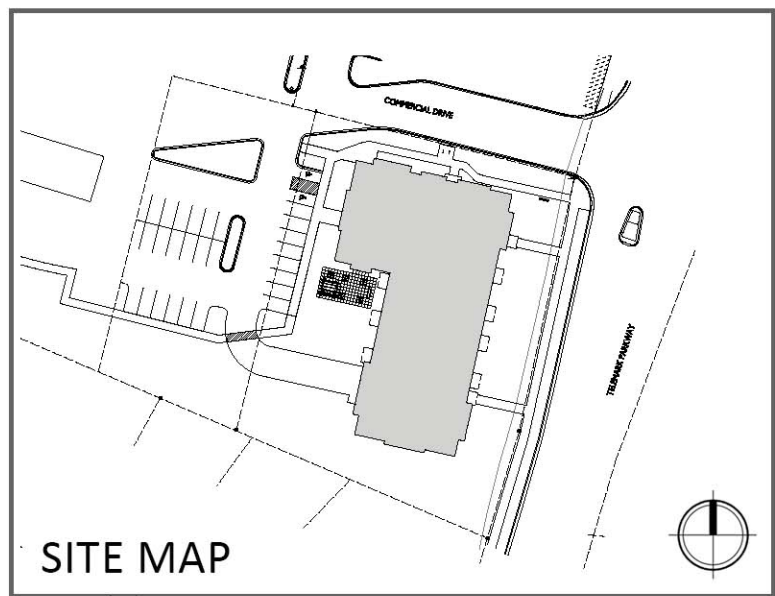
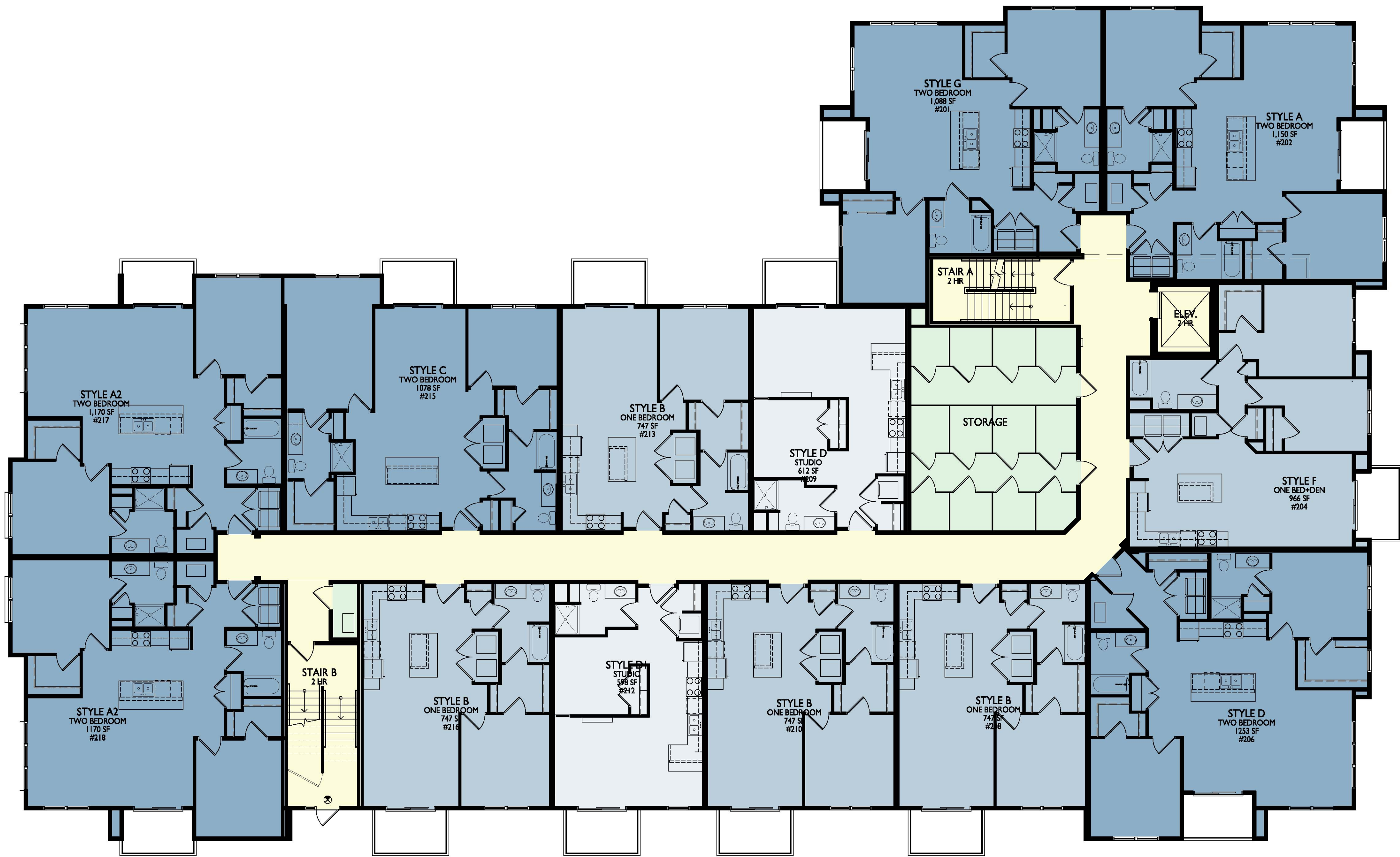
A-1.1

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

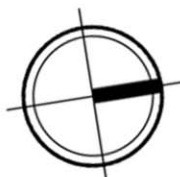
GDP/SIP AMENDMENT | 04.30.2025 | #2363



- LEGEND**
- CIRCULATION
 - AMENITY
 - STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - MECH./STORAGE
 - GARAGE
 - TRASH/RECYCLE
 - COMMERCIAL



0 2' 4' 8' 16' 32'
GRAPHIC SCALE



SECOND FLOOR PLAN

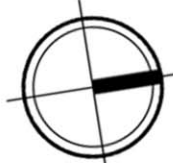
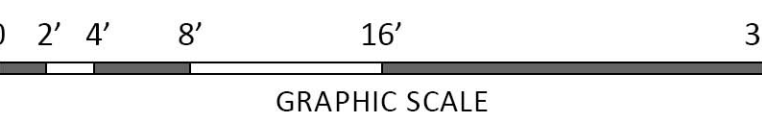
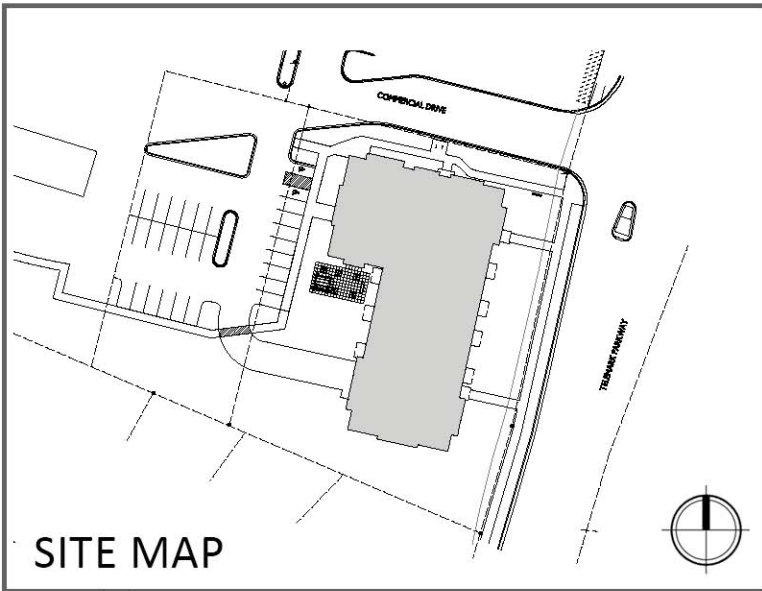
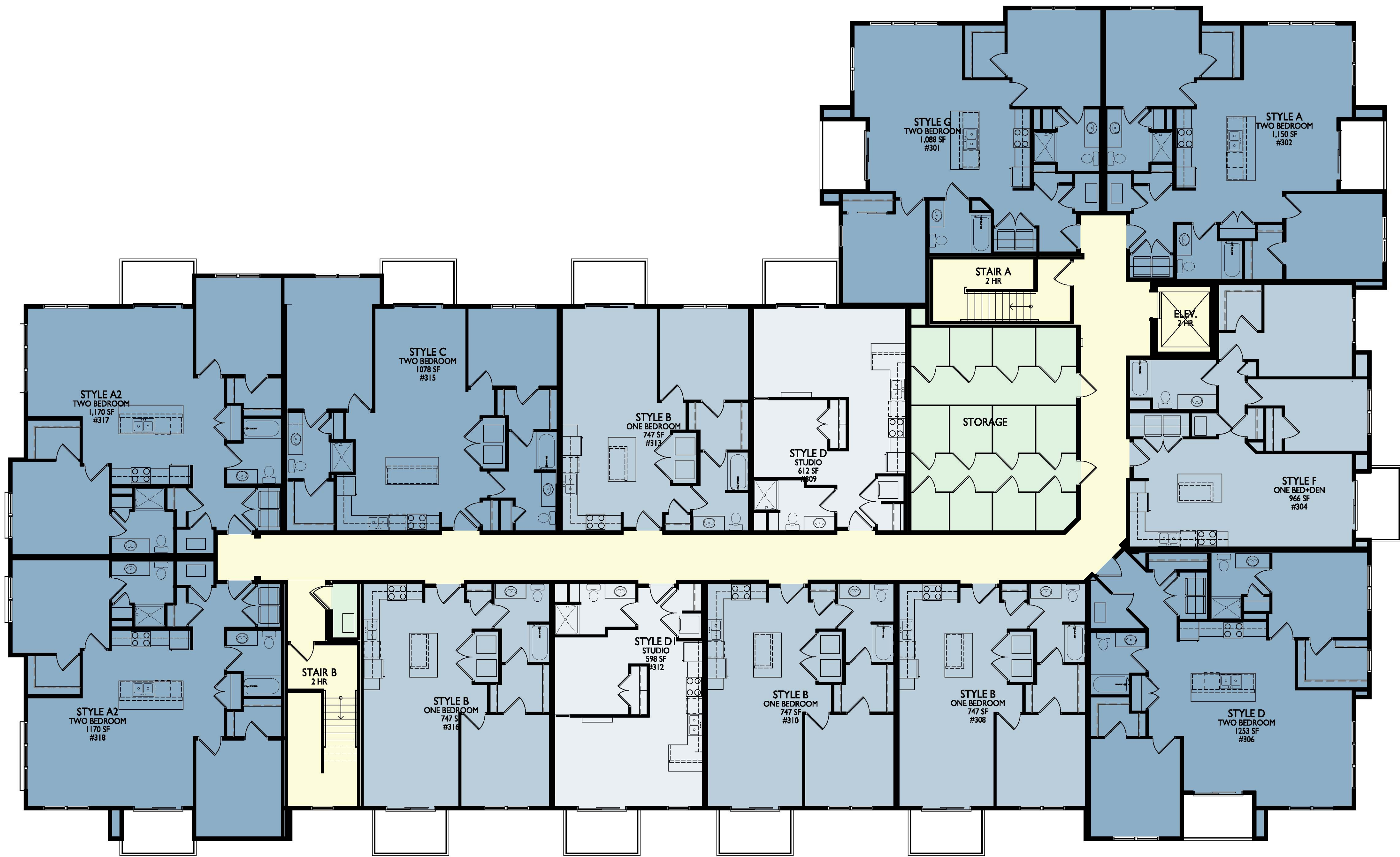
A-1.2

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP/SIP AMENDMENT | 04.30.2025 | #2363



- LEGEND**
- CIRCULATION
 - AMENITY
 - STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - MECH./STORAGE
 - GARAGE
 - TRASH/RECYCLE
 - COMMERCIAL



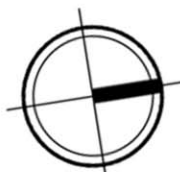
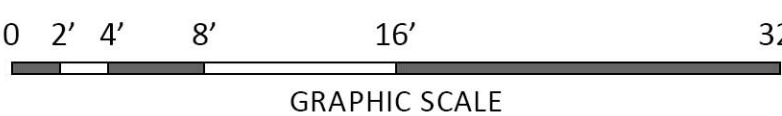
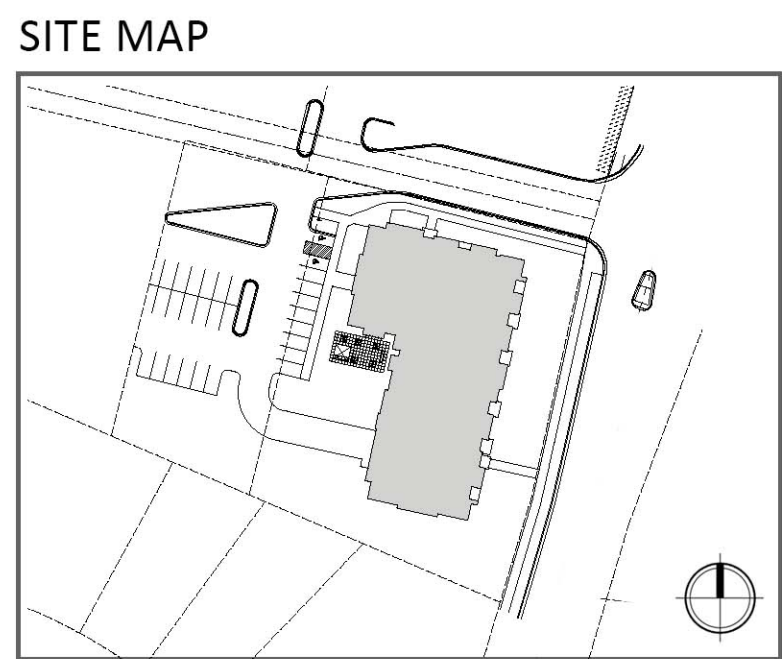
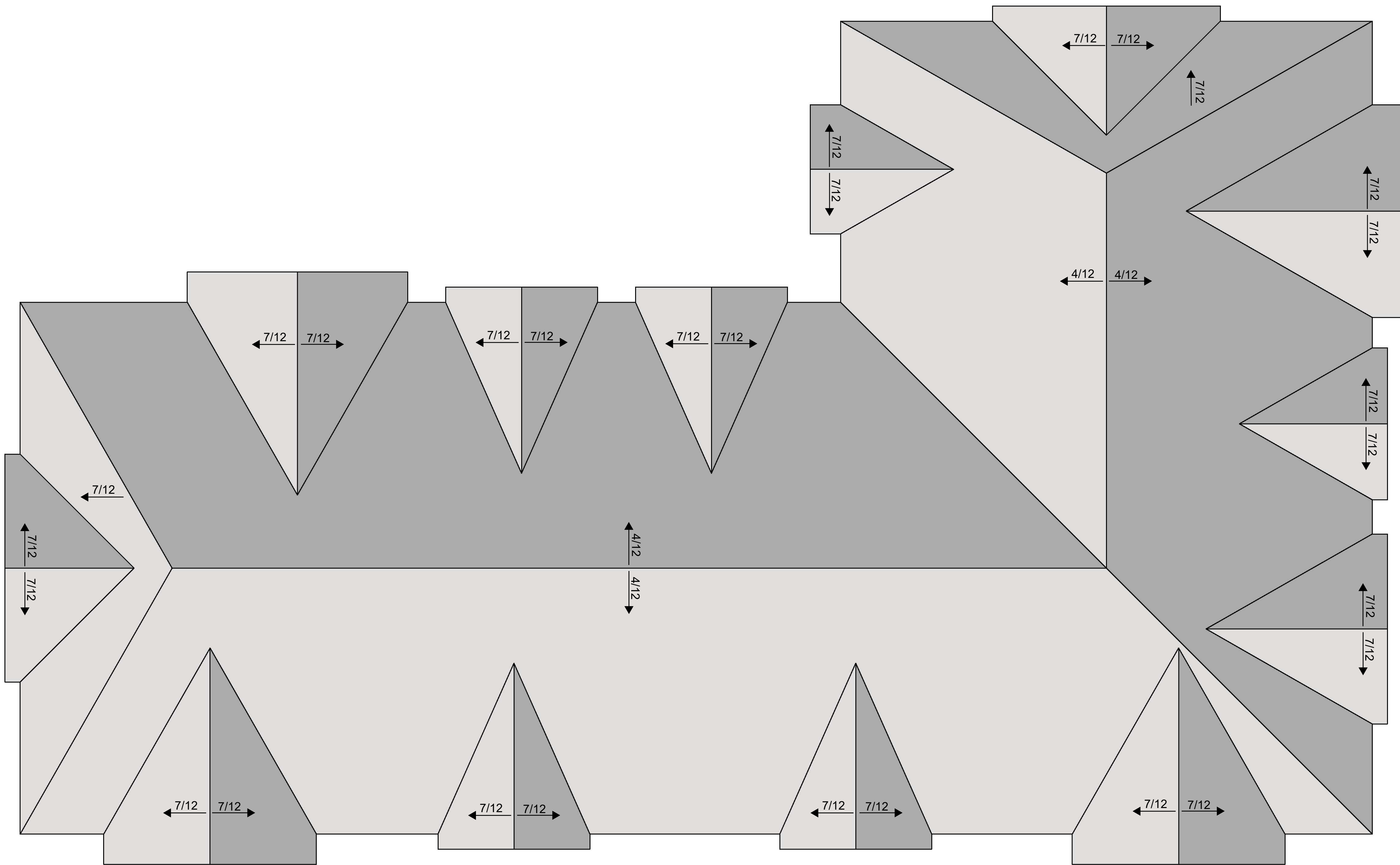
THIRD FLOOR PLAN

A-1.3

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP/SIP AMENDMENT | 04.30.2025 | #2363





ROOF PLAN

A-1.4

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

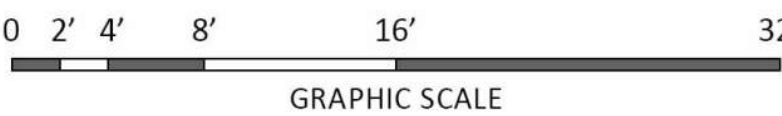
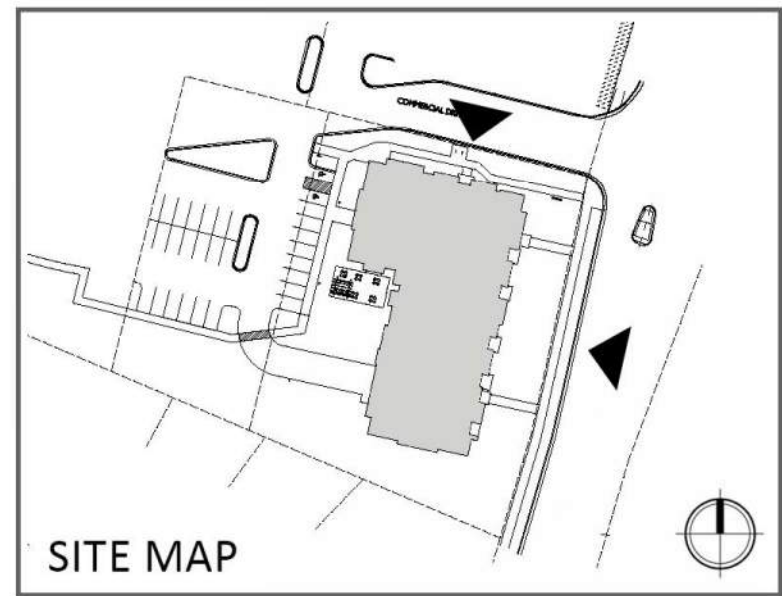
GDP/SIP AMENDMENT | 04.30.2025 | #2363





EAST ELEVATION ALONG TELEMAR PARKWAY

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MANUF. / MATERIAL	COLOR
ASPHALT ARCHITECTURAL ROOF SHINGLES	T.B.D. / ASPHALT	T.B.D.
MASONRY - STONE	UNITED BRICK AND FIREPLACE - FULL VENEER	FOREST
MORTAR AT STONE	MORTAR TECHNOLOGIES	REGULAR
CAST STONE SILLS & BANDS	T.B.D. / CAST STONE	T.B.D.
PREFINISHED METAL FLASHING ABOVE CAST STONE	T.B.D.	T.B.D.
1 COMPOSITE LAP SIDING - 6" REVEAL	JAMES HARDIE / HARDIE PLANK	AGED PEWTER / SELECT CEDARMILL
2 COMPOSITE LAP SIDING - 6" REVEAL	JAMES HARDIE / HARDIE PLANK	IRON GRAY / SELECT CEDARMILL
3 COMPOSITE BOARD & BATTEN SIDING WITH 1x3 BATTENS	JAMES HARDIE / HARDIE PANEL	COBBLE STONE / SELECT CEDARMILL
4 MASONRY - SPILT FACE BLOCK	JAMES HARDIE / HARDIE TRIM BATTEN BOARDS	COBBLE STONE / ROUGH SAWN
METAL FLASHING AT BOARD AND BATTEN SPLICES	T.B.D.	MATCH ADJACENT SIDING
DOOR & WINDOW TRIM	JAMES HARDIE / HARDIE TRIM	MATCH ADJACENT SIDING / ROUGH SAWN
FASCIA / SOFFIT / FRIEZE TRIM	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
TRIM AT TOP OF PARAPET AT ROOF DECK	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
TRIM AT BALCONY OPENINGS	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
TRIM AT ENTRY CANOPIES	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
ENTRY CANOPY SOFFIT CEILING	JAMES HARDIE / HARDIE PANEL	COBBLE STONE / SMOOTH
	JAMES HARDIE / HARDIE TRIM BATTEN BOARDS	COBBLE STONE / ROUGH SAWN
SOFFIT CEILING ABOVE RECESSED BALCONIES	JAMES HARDIE / HARDIE PANEL	COBBLE STONE / SMOOTH
	JAMES HARDIE / HARDIE TRIM BATTEN BOARDS	COBBLE STONE / ROUGH SAWN
PREFINISHED STEEL COPING	24 GA. PREFINISHED METAL	MATCH ADJACENT SIDING COLOR
ALUMINUM GUARD RAIL	SUPERIOR	BLACK
BALCONY TRIM / FASCIA	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
BUILDING ENTRANCES	ALUMINUM STOREFRONT	BLACK
WINDOWS / SLIDING PATIO DOORS	ANDERSEN 100 - FIBERGLASS	BLACK EXTERIOR / WHITE INTERIOR
INSULATED METAL MAIN DOOR AND OVERHEAD DOOR AT PARKING GARAGE	T.B.D.	ALMOND
COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	PEBBLE GREY
METAL FLASHING AT DECK BOARDS	CMG / ULTRA-CLAD	MATCH ADJACENT SIDING



NORTH ELEVATION

ELEVATIONS

A-2.1

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

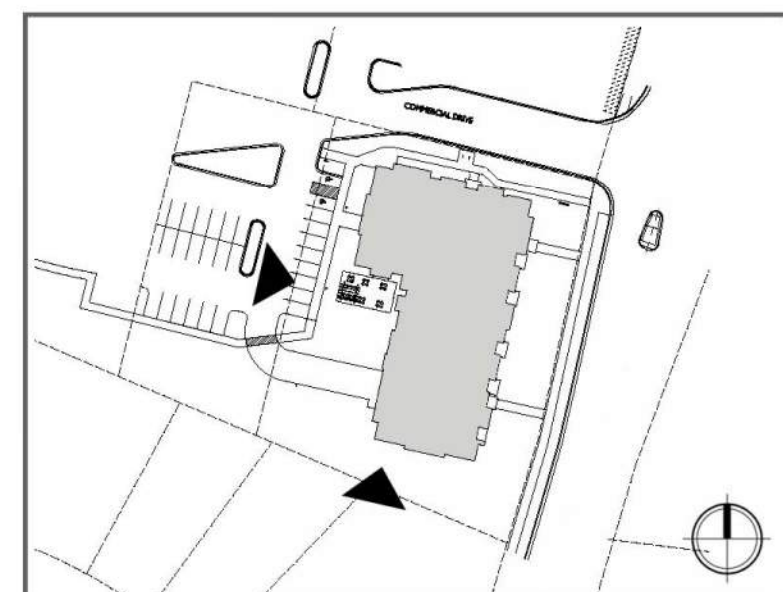
GDP/SIP AMENDMENT | 04.30.2025 | #2363



WEST ELEVATION

EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MANUF. / MATERIAL	COLOR
ASPHALT ARCHITECTURAL ROOF SHINGLES	T.B.D. / ASPHALT	T.B.D.
MASONRY - STONE	UNITED BRICK AND FIREPLACE - FULL VENEER	FOREST
MORTAR AT STONE	MORTAR TECHNOLOGIES	REGULAR
CAST STONE SILLS & BANDS	T.B.D. / CAST STONE	T.B.D.
PREFINISHED METAL FLASHING ABOVE CAST STONE	T.B.D.	T.B.D.
1 COMPOSITE LAP SIDING - 6" REVEAL	JAMES HARDIE / HARDIE PLANK	AGED PEWTER / SELECT CEDARMILL
2 COMPOSITE LAP SIDING - 6" REVEAL	JAMES HARDIE / HARDIE PLANK	IRON GRAY / SELECT CEDARMILL
3 COMPOSITE BOARD & BATTEN SIDING WITH 1x3 BATTENS	JAMES HARDIE / HARDIE PANEL	COBBLE STONE / SELECT CEDARMILL
4 MASONRY - SPILT FACE BLOCK	JAMES HARDIE / HARDIE TRIM BATTEN BOARDS	COBBLE STONE / ROUGH SAWN
METAL FLASHING AT BOARD AND BATTEN SPLICES	T.B.D.	MATCH ADJACENT SIDING
DOOR & WINDOW TRIM	JAMES HARDIE / HARDIE TRIM	MATCH ADJACENT SIDING / ROUGH SAWN
FASCIA / SOFFIT / FRIEZE TRIM	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
TRIM AT TOP OF PARAPET AT ROOF DECK	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
TRIM AT BALCONY OPENINGS	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
TRIM AT ENTRY CANOPIES	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
ENTRY CANOPY SOFFIT CEILING	JAMES HARDIE / HARDIE PANEL	COBBLE STONE / SMOOTH
	JAMES HARDIE / HARDIE TRIM BATTEN BOARDS	COBBLE STONE / ROUGH SAWN
SOFFIT CEILING ABOVE RECESSED BALCONIES	JAMES HARDIE / HARDIE PANEL	COBBLE STONE / SMOOTH
	JAMES HARDIE / HARDIE TRIM BATTEN BOARDS	COBBLE STONE / ROUGH SAWN
PREFINISHED STEEL COPING	24 GA. PREFINISHED METAL	MATCH ADJACENT SIDING COLOR
ALUMINUM GUARD RAIL	SUPERIOR	BLACK
BALCONY TRIM / FASCIA	JAMES HARDIE / HARDIE TRIM	COBBLE STONE / ROUGH SAWN
BUILDING ENTRANCES	ALUMINUM STOREFRONT	BLACK
WINDOWS / SLIDING PATIO DOORS	ANDERSEN 100 - FIBERGLASS	BLACK EXTERIOR / WHITE INTERIOR
INSULATED METAL MAIN DOOR AND OVERHEAD DOOR AT PARKING GARAGE	T.B.D.	ALMOND
COMPOSITE BALCONY DECK BOARDS	TREX SELECT COMPOSITE DECKING	PEBBLE GREY
METAL FLASHING AT DECK BOARDS	CMG / ULTRA-CLAD	MATCH ADJACENT SIDING

SITE MAP



SOUTH ELEVATION

ELEVATIONS

A-2.2

MIXED-USE DEVELOPMENT
1881 SPRINGDALE STREET, MOUNT HOREB, WI

GDP/SIP AMENDMENT | 04.30.2025 | #2363



To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: May 28, 2025
Re: Proposed Amendment to the Planned Development with underlying Planned Business (PB) zoning for a 3-Story Mixed-Use Building at 1881 Springdale Street for MMI, LLC.

Introduction

Project Overview

MMI, LLC (Tim Neitzel) is proposing to amend the existing Planned Development – General Development Plan (GDP) that was approved by the Village in April/May of 2024.

The previously approved GDP (April 24, 2024 staff report) included:

- A three-story mixed-use building with 23 multi-family housing units and 2,117 square feet of commercial space on an existing 0.9-acre parcel and adjacent 0.5-acre parcel.
- The proposed mixed-use building will be a combination of market rate multi-family apartments (4 studio units, 8 1-bedroom units, and 11 2-bedroom units) and leased commercial space (2,117 sf).

The proposed GDP Amendment includes:

- A three-story mixed-use building with 26 multi-family housing units and 2,396 square feet of commercial space on an existing 0.9-acre parcel and adjacent 0.5-acre parcel.
- The proposed mixed-use building will be a combination of market rate multi-family apartments (4 studio units, 10 1-bedroom units, and 12 2-bedroom units) and leased commercial space (2,396 sf).

Other proposed changes reflected within the amendment include:

- The third floor of the structure increased in size from 11,733 sf to 14,310 sf to accommodate the additional three units, which also increased the floor area ratio of the project (0.77 to 0.84).
- Total on-site parking spaces provided have remained the same (51 total), but the unit count has changed, which impacts the total parking ratio (2.1 stalls/unit to 1.96/stalls/unit). Minimum parking requirements are still met.
- Total impervious surface on the lot has been reduced from 54% to 53%.
- Building height on the southern façade (facing the single and two-family units along Fjord Pass) has increased from 34' to 35' and the building height on the northern façade (facing Old National Bank) has increased from 45' to 46'.
- Adjustments to SIP-related items such building façade materials and other items addressed within the SIP staff report.
- No building setbacks are proposed to change.

The proposed mixed-use building still includes an exercise room and rear yard greenspace/patio for residential tenants and pedestrian access from Telmark Parkway and from the building to the Miller & Sons Supermarket. However, the outdoor patio has been removed in replacement of the additional three dwelling units on the third floor of the structure.

Zoning

The site is currently zoned Planned Development with an approved GDP and underlying Planned Business (PB) zoning. The original GDP was approved in 2005 for the site and there have been several lot reconfiguration and amendments to it since that time (2005, 2007, 2011, 2014, 2014, and 2024).

Through the proposed GDP amendment, the property will be modifying the existing GDP and using the Planned Business (PB) zoning district as the comparable district under the Planned Development.

No land use changes are proposed to take place with the GDP amendment. The proposed project still includes Multi-Family (Apartments) and Indoor Sales and Service (commercial), which both have been previously approved for the site.

All other existing permitted and conditional principal, accessory, and temporary land uses in the PB district would remain the same. As often occurs when there are multiple uses proposed for a single property, a project can have two principal uses (residential and commercial).

Section 17.42(7) provides the bulk dimensions for the PB district (any previously approved GDP flexibilities are shown as the Village Standard below):

Lot and Density Requirements		
	Village Standards	Proposed*
Min. Lot Area	20,000 sf	40,445 sf
Min. Lot Width	75'	175'
Min. Street Frontage	50'	250'
Max. Number of Floors	4 floors	3 floors
Max. Building Height	45'	46'
Min. Landscape Surface Ratio	25%	53%
Max. Impervious Surface Ratio	75%	47%
Max. Floor Area Ratio	0.77	0.84
Minimum Building Setbacks		
	Village Standards	Proposed*
Front or Street	20'	30'
Side (nonresidential)	10' or 0'	15'
Side (residential)	10'	30'
Rear	25'	30'
Paved Surface (all sides)	0'	0' (west), 5' (north), >30' (south)
Accessory Structures	5'	NA
Building Separation	20'	>20'

*Only includes 1881 Springdale Street (parcel # 060707304291).

Section 17.132 provides the minimum required off-street parking spaces:

Parking Requirements			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided*
Efficiency Unit	1.0 stalls/unit	4 units at 1.0 stalls/unit = 4 spaces	23 in-building spaces 28 surface spaces
One-Bedroom Unit	1.5 stalls/unit	10 units at 1.5 stalls/unit = 15 spaces	
Two- Bedroom+ Units	2.0 stalls/unit	12 units at 2.0 stalls/unit = 24 spaces	
General Commercial Standards	1 stall/300 sf	2,396 sf = 8 spaces	
Total		51 spaces	51 spaces

*In-building parking is proposed for only residents within the new building and surface parking is proposed for residential visitors and commercial patrons. The applicant has indicated that a cross access/shared parking agreement will be established with the right for residential and commercial users of the eastern property to park within the western property's existing parking area (also planned to be improved).

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

No changes as the project remains consistent with the Comprehensive Plan. See the April 24, 2024 staff report.

Project Ownership

The land is currently owned by the applicant and proposed developer, MMI, LLC (Tim Neitzel).

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 Planned Business (PB) zoning district (see notations in blue regarding the proposed GDP flexibilities in comparison to the 2024 GDP approval):

1. The **Maximum Number of Dwelling Units Limit** established in the 2024 GDP will not be met by this proposal. Specifically, the maximum number of dwelling units per building is 23. The proposed use is 26 units in one building. [Minor revision to past GDP flexibility granted.](#)
2. The **Maximum Floor Area Ratio** established in the 2024 GDP will not be met by this proposal. Specifically, the maximum floor area ratio is 0.77. The proposed project will have a floor area ratio of 0.84 (this calculation only includes the eastern lot with the proposed mixed-use building). [Minor revision to past GDP flexibility granted.](#)
3. The **Maximum Building Height** established for PB the district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum building height requirement is 45 feet. The proposed project is 46 feet tall. [New.](#)

Analysis of Requested Flexibilities

The original GDP application included a building height of 47', but the Plan Commission removed this GDP flexibility as part of its approval in 2024, so the PB zoning district's maximum height was still required to be met (45'). The proposed new maximum building height is 46', but that only impacts the northern building elevation and is directly related to the addition of three new dwelling units that increase the roof pitch slightly. The mid-roof slope height remains consistent between the previously approved 2024 plan set and the proposed 2025 amendments at 40'.

See the April 24, 2024 staff report for all past flexibility analysis.

Additional Review

No changes. See the April 24, 2024 staff report.

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 1-6, below:

1. The proposed flexibility to allow the maximum building size to exceed 23 dwelling units per building should be granted up to 26 dwelling units as proposed in the GDP submittal.
2. The proposed flexibility to allow a maximum floor area ratio greater than 0.77 should be granted up to 0.84 as proposed in the GDP submittal.
3. The proposed flexibility to allow a maximum height greater than 45 feet tall should be granted up to 46 feet as proposed in the GDP submittal.
4. The Village's design review standards be applied through the SIP phase of project review.
5. The applicant shall obtain a cross access easement between parcel 06070730441 and 060707304291 to allow residential and commercial parking to be permitted on both properties.
6. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2025-07**

AN ORDINANCE
TO AMEND THE GENERAL DEVELOPMENT PLAN FOR
PARCEL 0607-073-0429-1 AT 1881 SPRINGDALE STREET

WHEREAS, MMI LLC is the owner of parcel 0607-073-0429-1, located at 1881 Springdale Street in the Village of Mount Horeb; and

WHEREAS, MMI LLC has an approved General Development Plan for a rezoning to PD-1 Planned Development with underlying Planned Business zoning to a modified Planned development - for a proposed 3-story mixed-use building including commercial space and a 24-unit multi-family dwelling project from May of 2024; and

WHEREAS, MMI LLC has submitted an application to amend the approved General Development Plan to increase the multifamily housing units from 23 to 26 and increase the commercial square footage in the first floor from 2,117 to 2,396; and

WHEREAS, the Village Plan Commission held a public hearing regarding the zoning amendment on June 25, 2025 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission determined that the amendment to the General Development Plan would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the General Development Plan be amended as presented; and

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

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

NOW THEREFORE, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its meeting held on July 2, 2025.

By:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE

June 25, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.b.3

Recommendation on Amendment to SIP for 1881 Springdale Street

BACKGROUND

To accommodate the additional residential units and to reduce construction costs, the developer made some changes to the exterior of the building as well, so the Plan Commission will need to take action on the revised Specific Implement Plan as well. Planner Rohr has done a good job of summarizing the exterior changes and providing points for consideration in his attached memo.

RECOMMENDATION

ATTACHMENTS

1. 1881 Springdale Street SIP and Design Review Amendment Memo for Plan Commission 5.28.25



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: May 28, 2025
Re: Proposed Amendment to the Specific Implementation Plan (SIP) and Design Review for a Proposed 3-Story Mixed-Use Building at 1881 Springdale Street for MMI, LLC.

Introduction

MMI, LLC (Tim Neitzel) is proposing to amend the existing Planned Development – Specific Implementation Plan (SIP) that was approved by the Village in June/July of 2024.

The proposed changes from the 2024 SIP include (June 26, 2024 staff report):

- Many of the porches for the individual units along the east and west façade are no longer recessed into the structure and are instead proposed to be hung from the exterior façade.
- The north elevation's roofline is now a consistent height across the façade due to the addition of 3 new units on the third-floor portion of the building.
- The north and east elevations have retained the masonry stone base along each façade like the previous plan set, but the western elevation has replaced the masonry stone base with split face block. Additionally, the southern elevation no longer includes any hard durable surface around the base of the structure. No exterior color changes are proposed.
- Ventilation wall packs have been added to the exterior of each unit on the east and west facades, which were not previously proposed to be visible. Each is proposed to be flush with the façade, match the exterior building color, and blend in as much as possible.
- All proposed ground-mounted mechanicals have been screened via landscaping.
- In-building bicycle parking locations have been added to the plan set.
- Those items as noted within the GDP amendment staff report.

To receive final Village approval of the Planned Development amendment, 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

If the project receives approval of the proposed GDP amendment, the SIP is consistent with the flexibilities granted through the approved GDP.

1. Number of Dwelling Units in Building: The GDP approved a building with up to 26 dwelling units. The SIP is consistent with the approved GDP.
2. Floor Area Ratio: The GDP approved greater minimum floor area ratios for the property (0.84). The SIP is consistent with the approved GDP.
3. Building Height: The GDP approved a building up to 46 feet in height. The SIP is consistent with the approved GDP.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP amendment for 1881 Springdale 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:

- No change from 2024 approval.

2. Existing Site Vegetation and Other Natural Features:

- No change from 2024 approval.

3. Site Layout Relation to Abutting Streets:

- No change from 2024 approval.

4. Building Setbacks:

- No change from 2024 approval.

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.
 - If the GDP is approved, the SIP is consistent with the building height in the GDP and this requirement is met.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.
 - No change from 2024 approval.
- 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.

- No change from 2024 approval.

6. Building Mass:

- No change from 2024 approval.

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
 - This requirement is met through regularly spaced building staggers and roof pitches, changes in building façade materials, and differentiated window sizes along all facades. To note, the building facades have slightly changed from the 2024 plan set as described on page 1.
- 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. Same as 7.a., above.
- 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.
 - No change from 2024 approval.
- 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.
 - No change from 2024 approval.

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. Proposed building materials include lap siding, composite trims, aluminum balconies, stone base, and split block base on the facades. To note, the building facades have slightly changed from the 2024 plan set as described on page 1.
- 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 on the southern façade. The proposed elevation no longer includes a stone base on this portion of the façade. Additionally, on the western façade, the

stone base is proposed to be replaced with split block face. I recommend the Plan Commission waive this requirement.

9. Exterior Building Colors:

- No change from 2024 approval.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement was waived with the 2024 approval for the western elevation service door. No change from the 2024 approval.

11. Windows:

- No change from 2024 approval.

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 was discussed with the 2024 approval and determined to be appropriate. No change from the 2024 approval.
- b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - No change from 2024 approval.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - No change from 2024 approval.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - No change from 2024 approval.

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 was discussed with the 2024 approval and it was determined that all ground-mounted mechanical should be screened via landscaping with an updated landscaping plan submitted by the applicant. This has been included with the proposed SIP amendment and meets the previously required standard.
 - This requirement is not met with the proposed elevations in respect to the new ventilation wall packs proposed on each façade. However, each is proposed to be flush with the façade, match the material colors, and blend in as much as possible. I recommend that the Plan Commission waive this requirement.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - No change from 2024 approval.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement was waived with the 2024 approval to allow metal canopies as proposed.
No change from the 2024 approval.
- c. Backlighting is prohibited.
 - No change from 2024 approval.

15. Trash Containment Structures:

- No change from 2024 approval.

16. Freestanding Canopy Structures:

- No change from 2024 approval.

17. Other Structures:

- No change from 2024 approval.

18. Exterior Lighting:

- No change from 2024 approval.

19. Exterior Signage:

- No change from 2024 approval.

20. Outdoor Display or Storage:

- No change from 2024 approval.

21. Pavement Materials:

- No change from 2024 approval.

22. Pedestrian Facilities:

- No change from 2024 approval.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - No change from 2024 approval.
- 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.

- No change from 2024 approval.
- 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 was waived with the 2024 approval for traffic circulation patterns crossing the western property line to utilize the adjacent surface parking lot. No change from the 2024 approval.
- 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.
 - No change from 2024 approval.

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.
 - No change from 2024 approval.
- 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.
 - No change from 2024 approval.
- 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.
 - No change from 2024 approval.
- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
 - This requirement is met. Two bicycle parking spaces are provided on the north side of the structure to serve the commercial tenants, and six wall-mounted racks are proposed within the parking garage to serve residential tenants. The locations of the in-building bicycle parking have been added to the proposed plan set in reflection of the 2024 approval requirements.

25. Building Foundation Landscaping:

- No change from 2024 approval.

26. Street Frontage Landscaping:

- No change from 2024 approval.

27. Parking Lot Landscaping:

- No change from 2024 approval.

Village Planner's Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the amendment to the Specific Implementation Plan for 1881 Springdale Street:

1. A recommendation to the Village Board that the amendment to the Specific Implementation Plan for 1881 Springdale 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. 8.b. for not including hard durable materials along the base of the southern façade and allowing split block along the base of the western facade, as depicted.
 - b. 13.a. for allowing ventilation wall packs on each façade, 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. 19.a. and b. Require detailed signage plans for all proposed signs.
5. All waivers and requirements within the 2024 approved SIP that are not impacted by the proposed 2025 SIP amendment shall continue to be in effect.
6. The applicant shall obtain a cross-access easement between parcel 06070730441 and 060707304291 to allow residential and commercial parking to be permitted on both properties.
7. Village Engineer review and approval of the proposed Stormwater Management and Grading Plans.
8. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



AGENDA ITEM REPORT

MEETING DATE

June 25, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.c

Rezone Request and Zero Lot Line CSM for 109-115 Ridge Dr, Kent McDonell, RZR1 LLC

BACKGROUND

The applicant recently purchased and is in the process of renovating the two duplex units located from 109 to 115 Ridge Drive with the intent of dividing them into individual lots by CSM to sell. The lots are too small to meet the setback requirements for standard zero lot line lots, so the applicant has filed to rezone the properties from R-2 Two-family Residential to PD Planned Development to get the needed flexibilities on the setbacks. During preparation of the CSM's, the driveway for 115 is on the property for 113 and is working on an easement/driveway agreement to be recorded with the property to address this.

The Plan Commission will hold a public hearing and make a recommendation on the rezoning to the Village Board and make a recommendation on the CSM application.

RECOMMENDATION

ATTACHMENTS

1. 109-115 Ridge Dr Rezone 300 letter
2. Plan Commission Application - 109-115 Ridge Dr
3. 109 and 115 Ridge Drive GDP Staff Report 6.25.25

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
JUNE 25, 2025

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

The purpose of the hearing is to consider an application from Kent McDonell – RZR1 LLC, for the creation of a General Development Plan for a zoning change from R2 – Two Family Residential to PD – Planned Development with an underlying R-2 – Two Family Residential Zoning to convert two side by side duplexes into 4 distinct units to sell individually at 109-115 Ridge Drive further described as parcels 0606-123-7710-5 and 0606-123-7721-2.



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

PUBLISH: Mount Horeb Mail June 5th, 2025
Mount Horeb Mail June 12th, 2025

PROPERTY OWNERS: You are receiving this notice as you own property that is within 300 feet of the proposed rezone. Please contact Village Administrator Nic Owen at 608 437-6884 ext 2109 or email nic.owen@mounthorebwi.info with any questions.



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

PLAN COMMISSION APPLICATION

PROJECT NAME: 109-115 Ridge Dr Unit Separation

Project Address 109 - 115 Ridge Dr Parcel Number: 157/0606-123-7710-5

[Access Dane Link](#)

Zoning Map

Current Zoning R2 Future Land Use Zoning: PD-R2
(select zoning layer in map) (select future land use layer in map)

APPLICANT: Kent McDonell - RZR1 LLC	
ADDRESS: 14 Ellis Potter Ct, Ste 101, Madison WI, 53711	
PHONE: 608-205-8215	EMAIL: info@rezenhub.com

OWNER: RZR1 LLC	
ADDRESS: 14 Ellis Potter Ct, Ste 101, Madison WI, 53711	
PHONE: 608-205-8215	EMAIL: info@rezenhub.com

PROJECT DESCRIPTION: Convert two adjacent, side by side duplexes into 4 distinct units to sell individually to promote affordable housing opportunities.

OWNER/APPLICANT SIGNATURE: Kent McDonell DATE: 5/28/2025

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-	Developer Deposit: An escrow deposit is required in accordance with the Development Application Agreement. Total Fee Paid: \$200 Date: 5/28/2025 Fee Waived By: _____
☐ Certificate of Appropriateness (for Central Business Zoning)	No Fee		
☒ Certified Survey Map (CSM) scroll to Section 18.61 in schedule	Schedule		
☐ Certified Survey Map Extraterritorial scroll to Section 18.61 in schedule	Schedule		
☐ 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	

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

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

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

Application submittals should include:

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

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

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

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

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the “Agreement”) is made and entered into this 28 day of May, 2025, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the “Village”), and RZR1 LLC (the “Applicant”).

RECITALS

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

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

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

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

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

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

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

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

To Applicant: RZR1 LLC
Attn: Kent McDonell
14 Ellis Potter Ct, Ste 101, Madison WI, 53711
Email: info@rezenhub.com

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

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

VILLAGE OF MOUNT HOREB

By: _____
Nicholas W Owen
Administrator

APPLICANT

By: Kent McDonell
Print name: Kent McDonell - RZR1 LLC
Title: Manager



To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: June 25, 2025
Re: Proposed Zoning Map Amendment from R-2 Two-Family Residential Zoning to a Planned Development - General Development Plan (GDP) for Duplexes at 109 and 115 Ridge Drive for Kent McDonell.

Introduction

Project Overview

The applicant is proposing Planned Development zoning to accommodate zero-lot line twin homes on two lots owned by Kent McDonell (RZR1, LLC). Both properties (parcel 060612377212 and 060612377105) have existing duplex units on them today, but the applicant is seeking to make each individual unit into its own lot (2 parcels today into 4 total new parcels). The Planned Development zoning request is directly related to the Certified Survey Map accompanying the application. The CSM cannot be approved until the Planned Development zoning is in place because the R-2 lot sizes and the setbacks are not met. Essentially, the Village cannot permit nonconforming lots to be created.

The properties are located along Ridge Drive within an existing mixed-residential neighborhood. This includes multi-family apartments, duplexes, and single-family homes within walking distance of the school campus. The properties are currently developed with two duplex units, like many of the other properties along this block. Directly to the west of the subject properties is the recently approved townhome development on Valley Drive.

This project has not come before the Plan Commission for concept review because it's relatively straightforward and would normally be a process that only requires a CSM. However, due to the restrictive setbacks and lot sizes in the R-2 zoning district, it will require a Planned Development. To note, under the new draft Zoning Ordinance, a Planned Development would not be required and the CSM process would be the only step required to accommodate the project.

Zoning

The lots are all currently zoned R-2 Two-Family Residential. Through the proposed GDP rezoning, the property will be establishing a customized GDP and use the R-2 zoning district as the comparable district under the Planned Development.

Section 17.38 lists the permitted and conditional principal and accessory uses of the R-2 Two-Family Residential zoning district. Currently, the district permits duplexes and twin homes as permitted by-right land uses. All other existing permitted and conditional principal, accessory, and temporary land uses in the R-2 district would remain the same.

Currently, the following standards apply to duplexes (Section 17.20(1)(a)2.):

- May not be split into additional residences.
- Minimum Building Code-required fire-rates wall assembly division shall separate living areas from the lowest level through the roof.
- Individual sanitary sewer and water laterals are required for each dwelling unit.
- Minimum parking requirements per Section 17.132.

Section 17.38 provides the bulk dimensions for the R-2 district:

Lot and Density Requirements		
	Village Standards	Proposed
Min. Lot Area*	10,000 sf/4,000 sf per unit	9,351/4,575 sf
Min. Lot Width	75'/25' per unit	80'/42' per unit
Min. Street Frontage	50'/20' per unit	80'/42' per unit
Max. Building Height	35'	Less than 35'
Max. Impervious Surface Ratio	65%	Less than 65%
Minimum Building Setbacks		
	Village Standards	Proposed
Front or Street	30'	34'
Side	0' or 8'	0' and 7'
Rear	35'	45'

Section 17.132 provides the minimum required off-street parking spaces:

Parking Requirements*			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided*
Three-Bedroom+ Units	2.0 stalls/unit	2 units at 2.0 stalls/unit = 4 spaces	4 spaces

*Each unit has an existing driveway that accommodates the required off-street parking.

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 Comprehensive Plan designates the site in the Two-Family Residential category, which is defined as, "single-family attached or detached and two-family residential development served by public sanitary sewer and water systems."

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

- Leverage available platted lots to accommodate new residential development opportunities.
- Provide a variety of housing types, densities, arrangements, and costs to accommodate the needs, desires, and life cycles of existing and future residents.
- Increase the amount, type, and availability of affordable and workforce housing options in the Village.
- Promote infill and redevelopment practices to help diversify the community's housing stock.

Project Ownership

The land is currently owned by the applicant, Kent McDonell (RZR1, LLC).

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-2 Two-Family Residential zoning district:

1. The **Minimum Lot Size** established for the R-2 district in Section 17.38. of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum lot size is 10,000 square feet. The proposed project has existing lot sizes of 9,351 square feet.
2. The **Minimum Side Yard Setback** established for the R-2 district in Section 17.38 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum side setback is 8 or 0 feet. The proposed project has a 7 or 0-foot setback from the side property lines.

Analysis of Requested Flexibilities

The project's proposed flexibilities are needed because of the existing Zoning Ordinance's stringent requirements on two-family land uses and overly large setback requirements that wouldn't facilitate this type of project. Additionally, the project aims to address the Village's housing shortage and documented need for additional, diverse housing formats as illustrated in the Comprehensive Plan.

While the Zoning Ordinance is currently being rewritten to address these specific types of situations and foster new housing opportunities, today the ordinance has stringent requirements (lot sizes, setbacks, height, and open space) for all two-family land uses. Further, as is common with infill development, there are existing constraints that must be overcome to make the site developable (topography and existing development and infrastructure on all sides). In my opinion, this project is attempting to work within those constraints to deliver a type of project that works best within its existing surroundings and furthers the Village's goals.

SIP Review

Typically, the Site Plan details associated with a proposed project would be addressed through the SIP phase. However, this project **does not** require an SIP because the buildings exist today and are not proposed to change, and two-family land uses are exempt from Site Plan and Design Review requirements. The only item that the Plan Commission will be considering is the GDP rezoning to create the opportunity for the CSM to meet the Zoning Ordinance's minimum standards.

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 1-4, below:

1. The proposed flexibility to allow a minimum lot size less than 10,000 square feet down to 9,351 sf should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow minimum side setbacks of less than 0 or 8 feet should be granted to 0 or 7 feet as proposed in the GDP submittal.
3. A finding that the SIP step is not required for this project because the lots are fully developed today, the structures are not proposed to change, and two-family land uses are exempt from Site Plan and Design Review requirements per Section 17.14.
4. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2025-08**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R2 TWO-FAMILY
RESIDENTIAL TO PLANNED DEVELOPMENT FOR
PARCEL 0606-123-7721-2 AND 0606-123-7710-5 AT 109 – 115 RIDGE DRIVE

WHEREAS, RZR1 LLC is the owner of parcels 0606-123-7721-2 and 0606-123-7710-5, located at 109 – 115 Ridge Drive in the Village of Mount Horeb; and

WHEREAS, RZR1 LLC has made application to request the zoning classification of the above referenced property be changed from R-2 Two-Family Residential to PD-1 Planned Development with an underlying zoning district of R-2 to create 4 individual lots through a zero-lot line CSM; and

WHEREAS, the Village Plan Commission held a public hearing regarding the zoning request on June 25, 2025 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission determined that changing the zoning classification of the above referenced property from R-2 Two-Family Residential to PD-1 Planned Development would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification of the property be changed as requested; and

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

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

NOW THEREFORE, 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

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

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its meeting held on July 2, 2025.

By:

Ryan Czyzewski, Village President

ATTEST:

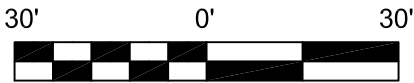
Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____

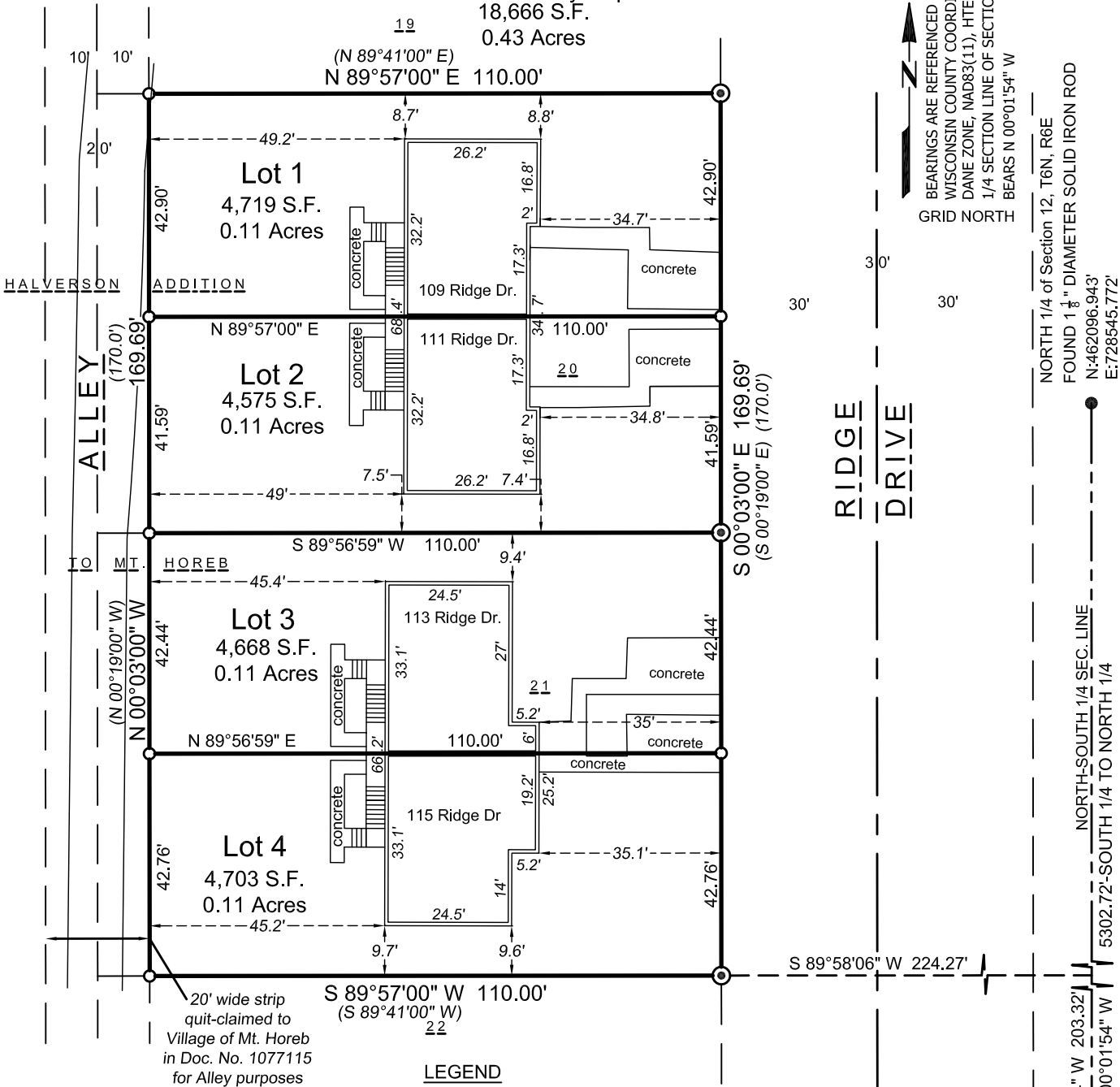
CERTIFIED SURVEY MAP

LOCATED IN LOTS 20 AND 21, HALVERSON ADDITION TO MOUNT HOREB, IN THE THE SE 1/4 OF THE SW 1/4 OF SECTION 12, T6N, R6E, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN



This Certified Survey Map contains
18,666 S.F.
0.43 Acres

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE, NAD83(11), HTE NORTH-SOUTH
1/4 SECTION LINE OF SECTION 12, T6N, R6E,
GRIDS NORTH
BEARS N 00°01'54" W



LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

"When attached dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, use, and maintenance, shall be dealt with by private covenants and deed restrictions and the approving authorities shall not be held responsible for the same."

"Both lots subject to a perpetual esement along and 6 feet on either side of the existing water and sewer laterals for the purpose of maintaining, improving and repairing the same."

"Building dimensions and offset distances are measured at the foundation walls."

NOTE: all PLSS witness monuments
were found and verified. A-E 7.08(1)(c)

SOUTH 1/4 of Section 12, T6N, R6E
FOUND 5/8" DIAMETER SOLID IRON ROD
N:456794.223'
E:728548.697'

NORTH-SOUTH 1/4 SEC. LINE
5302.72'-SOUTH 1/4 TO NORTH 1/4
N 00°01'54" W
N 00°01'54" W 203.32'

NORTH 1/4 of Section 12, T6N, R6E
FOUND 1 1/8" DIAMETER SOLID IRON ROD
N:462096.943'
E:728545.772'

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

LOCATED IN LOTS 20 AND 21, HALVERSON ADDITION TO MOUNT HOREB, IN THE THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 12, T6N, R6E, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

SURVEYORS CERTIFICATE:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of RZR1, LLC, owners of said land, I have surveyed, divided, and mapped the following parcel of land:

Lots 20 and 21 EXCEPT THE WESTERLY 10 FEET THEREOF, Halverson Addition to Mouth Horeb, as recorded in Volume 22 of Plats, page 48, as Document Number 984756, and said lots are located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, T6N, R6E, in the Village of Mount Horeb, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South $\frac{1}{4}$ of said Section 12, thence N 00°01'54" W, along the North-South $\frac{1}{4}$ Section line of said Section 12, 203.32 feet;
thence S 89°58'06" W, along a random line, 224.27 feet to a point being the Southeasterly platted boundary corner of said Lot 21, Halverson Addition to Mt. Horeb, said point lies on the westerly right-of-way line of Ridge Drive and is the point of beginning of this description;
thence S 89°57'00" W, along the southerly platted boundary line of said Lot 21, 110.00 feet;
thence N 00°03'00" W, 169.69 feet;
thence N 89°57'00" E, along the northerly platted boundary line of said Lot 20, 110.00 feet;
thence S 00°03'00" E, along the easterly platted boundary lines of said Lots 20 and 21, and westerly right-of-way line of Ridge Drive, 169.69 feet to the point of beginning.

This description contains an area of 18,666 Square Feet or 0.43 Acres.

Said Certified Survey Map contains 18,666 Square Feet, or 0.43 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the Village of Mount Horeb, in surveying, dividing, and mapping the same.

Signed this _____ day of _____, 2025:

Paul A. Spetz, Wisconsin Professional Surveyor #2525

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
REZEN
14 ELLIS POTTER COURT, SUITE 100
MADISON, WI 53711

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

SHEET 2 OF 3

CERTIFIED SURVEY MAP

LOCATED IN LOTS 20 AND 21, HALVERSON ADDITION TO MOUNT HOREB, IN THE THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$
OF SECTION 12, T6N, R6E, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE:

"As managing member of WATER TOWER PROPERTIES VII, LLC, owners, I, Kent McDonell, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin State Statutes, to be submitted to the following for approval or objection: THE VILLAGE OF MOUNT HOREB.

Witness the hand and seal of said owner this _____ day of _____, 2025.

By: _____, Managing member. RZR1, LLC
Kent McDonell, member

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 20_____, the above named Kent McDonell, Managing member of RZR1, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires:

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE:

Hustisford State Bank, a Lender organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, Hustisford State Bank, has caused these presents to be signed by its duly authorized officer (s) listed below this _____ day of _____, 2025.

Hustisford State Bank,

printed name and title

signature of authorized member

printed name and title

signature of authorized member

State of _____)ss
County of _____)

Personally came before me this _____ day of _____, 2025, the above named authorized member(s) of Hustisford State Bank, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such member(s) of said Hustisford State Bank and acknowledged that they executed the foregoing instrument.

My Commission expires: _____
Notary Public, State of _____

VILLAGE OF MOUNT HOREB APPROVAL:

Resolved that this Certified Survey in the Village of Mount Horeb be, and hereby is, approved in accordance with Chapter 236 of the Wisconsin Statutes.

City Clerk

Date _____

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this _____ day of _____ 20 ____ at _____ o'clock _____ . m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages _____, as Document Number _____.

MAP NO.

DOCUMENT NO.

VOLUME	PAGE
--------	------

Kristi Chlebowskj, Register of Deeds



AGENDA ITEM REPORT

MEETING DATE

June 25, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.d

Consideration of Amendments to Specific Implementation Plan, Steve Brown Apartments, 120 S First St, Front Street Station

BACKGROUND

Representatives from Steve Brown Apartments appeared at the Plan Commission last fall to discuss potential amendments to their 2023 approved multifamily project to make it cost-effective to proceed with construction. They have been working on refining their plans based on the feedback from the Plan Commission at that meeting and are presenting a plan that only needs re-approval of the Specific Implementation Plan from their previously approved projects. Approvals are needed to exterior changes to the building, the largest change being the removal of the parking entrance area that extended outside the main building on the southwest corner of the building. Planner Rohr highlights the additional changes in his memo which are included in this packet and provides his recommendations.

RECOMMENDATION

ATTACHMENTS

1. FSS PIP Cover 6.13.25
2. Plan Commission Application 2023 - FSS 6.13.25
3. 250613_Mt Horeb PIP_V02 (Reduced)
4. Steve Brown Apartments SIP Amendment Memo for Plan Commission 6.24.25



Friday, June 13, 2025

Nic Owens
Village Administrator
Village of Mt. Horeb Planning Department
138 E. Main St.
Mount Horeb, WI 53572

Re: Specific Implementation Plan/Application
120 E. First St. (Front Street Station Multi-Family Development)

On behalf of Steve Brown Apartments, please accept this cover letter and attachments as our formal request for Specific Implementation Plan review of the two lots currently addressed as 120 E. First Street. We are requesting approval of the final design at the June 25th meeting of the Plan Commission.

Project Name: Front Street Station
120 E. First Street (to be readdressed)
Mt. Horeb, WI 53572

Applicant: Steve Brown Apartments
Dan Seeley
120 W. Gorham St.
Madison, WI 53703
Phone: (608) 255-7100
Email: dseeley@stevebrownapts.com

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

Civil Design: Wyser Engineering
Wade Wyse
300 E. Front St.
Mt. Horeb, WI 53572
Email: wade.wyse@wyserengineering.com

Project Overview:

We are pleased to present the included package of materials which provides specific details regarding the project and satisfies the requirements of an application for Specific Implementation Plan within a Planned Development District. In response to comments provided by the Plan Commission, the south facing façade of the building has been reworked to provide greater symmetry across the façade. Similarly, the windows at the primary entrance and interior layout have been reconfigured to allow for greater visibility into the vestibule and lobby area from the building sidewalk. Should you have any questions regarding this application or find the enclosed materials lacking any information, please don't hesitate to contact me directly.

We are excited about the opportunity to bring this great project to Mt. Horeb and continue our investment in the community. As noted in the April 26th 2023 staff report, the March 24th 2023 memo to the Village Board and discussions in front of both bodies, this proposal is in alignment with many of the stated goals and objectives of Mt. Horeb's Comprehensive Plan including infill development and redevelopment opportunities, increasing the types of housing, compact development to preserve open space, and providing new housing in locations with convenient access to commercial and recreational facilities. This proposal also takes steps to address the identified need and advance many of the recommendations of the 2021 Housing Report as well as meeting numerous goals established by the 2017 Downtown Redevelopment Plan.

Thank you for your consideration of this application. We look forward to discussing it in more detail at the June 25th Plan Commission Meeting and securing approvals for this Specific Implementation Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Seeley", with a stylized, flowing script.

Dan Seeley
Vice President of Development and Special Projects
Steve Brown Apartments



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Front Street Station

Project Address 120 S. First Street Parcel Number: 157/0606-123-8710-3

[Access Dane Link](#)

Zoning Map

Current Zoning PD-1 Future Land Use Zoning: PD-1
[\(select zoning layer in map\)](#) [\(select future land use layer in map\)](#)

APPLICANT: Dan Seeley	
ADDRESS: 120 W. Gorham St. Madison, WI 53703	
PHONE: 608-255-7100	EMAIL: dseeley@stevebrownapts.com

OWNER: Steve Brown Apartments	
ADDRESS: 120 W. Gorham St. Madison, WI 53703	
PHONE: 608-255-7100	EMAIL: dseeley@stevebrownapts.com

PROJECT DESCRIPTION: 63 unit multifamily project. 4 stories residential over parking for 94 vehicles.

OWNER/APPLICANT SIGNATURE:  DATE: 6.13.15

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application		Fee	Public Hearing-	Developer Deposit: An escrow deposit is required in accordance with the Development Application Agreement. Total Fee Paid: _____ Date: _____ Fee Waived By: _____
☐	Certificate of Appropriateness (for Central Business Zoning)	No Fee		
☐	Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐	Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐	Comprehensive Plan Amendment	\$150.00	Class One	
☐	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	

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

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

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

Application submittals should include:

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

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

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

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

DEVELOPMENT APPLICATION AGREEMENT

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

RECITALS

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

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

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

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

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

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

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

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

To Applicant: _____

Email: _____

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

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

VILLAGE OF MOUNT HOREB

By: _____
Nicholas W Owen
Administrator

APPLICANT

By: _____
Print name: _____
Title: _____

FRONT STREET STATION

MOUNT HOREB, WI

PRECISE IMPLEMENTATION PLAN

JUNE 13, 2025

TABLE OF CONTENTS:

02	PROJECT OVERVIEW & BUILDING STATISTICS	12	FLOOR PLANS UNDERGROUND PARKING LEVEL P2
03	SITE PLAN & EXISTING CONDITIONS	13	FLOOR PLANS AT GRADE PARKING LEVEL P1 1 ST FLOOR
04	AERIAL VIEW LOOKING NORTH EAST	14	FLOOR PLANS TYPICAL FLOOR PLAN 2 ND /3 RD /4 TH FLOORS
05	CIVIL PLANS ALTA/NSPS LAND TITLE SURVEY	15	FLOOR PLANS 5 TH FLOOR PLAN
06	CIVIL PLANS SITE PLAN	16	BUILDING ELEVATIONS NORTH & SOUTH SIDES
07	CIVIL PLANS GRADING & EROSION CONTROL PLAN	17	BUILDING ELEVATIONS EAST & WEST SIDES
08	CIVIL PLANS DETAIL GRADING PLAN	18	ENLARGED BUILDING ELEVATION MATERIALS & SIGNAGES
09	CIVIL PLANS UTILITY PLAN	19	RENDERINGS STREET VIEW WITH CONTEXT
10	CIVIL PLANS DETAILS	20	PREVIOUS PROJECTS SAMPLE
11	CIVIL PLANS LANDSCAPE PLAN	21	PREVIOUSLY APPROVED BUILDING ELEVATIONS

Owner:
Steve Brown Apartments



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

Architect:
Brownhouse



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

Civil Engineering:
Wyser Engineering



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

PROJECT OVERVIEW & BUILDING STATISTICS

SBA Apartments is pleased to resubmit the Precise Implementation Plan for review and approval. The proposed five-story development is located on an approximately 0.8-acre municipal parking lot in downtown Mt. Horeb. The site lies within TID #5 and is designated as "central mixed use" in the Village's 2022 Comprehensive Plan.

As previously approved, the project includes two levels of private parking and four levels of high-quality, market-rate apartments. The unit mix includes studios, one-bedroom, and two-bedroom layouts, thoughtfully designed to support the Village's goal of expanding diverse, smaller-scale housing options.

Pending approval, construction is anticipated to begin in 2026, with completion targeted for summer 2027.

1. SITE STATISTICS		2. PARKING STATISTICS:	
TOTAL SITE AREA	32,530 SF	UNDERGROUND SPACES	48 STALLS (2 HCP)
BUILDING FOOTPRINT	19,020 SF	AT GRADE SPACES	46 STALLS (2 HCP)
BUILDING COVERAGE RATIO	58.47%	ADDITIONAL PUBLIC SPACES	11 DIA.
PERVIOUS SURFACE AREA	10,349 SF (32%)	PARKING RATIO (SPACES/UNIT)	1.49
IMPERVIOUS SURFACE AREA	22,181 SF (68%)		
NUMBER OF STORIES	5 (60 FT MAX.)		

3. ZONING CODE - VILLAGE OF MOUNT HOREB												
	Min. Lot Area Sq.ft.	Min. Lot Width (ft) (at front setback line)	Min. Street Frontage at Right-of-Way (ft.)"	Max. Building Height (ft.)/ Size	Max. Imper-vious Surface (%)	Principal Building Min. Front Yard (ft.)	Principal Building Min. Side Yard (ft.)	Principal Building Min. Rear Yard (ft.)	Acces-sory Building Max. Height (ft.)	Acces-sory Building Min. Distance from Side Lot Line (ft.)	Acces-sory Building Min. Distance from Rear Lot Line (ft.)	Design Review Req'd
CB REQ'D	2,000	24	N/A	50 max/ 20 min.	N/A	N/A	N/A	N/A	15	5	5	Yes
PROPOSED PROJECT	MET	MET	N/A	60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES

4. BUILDING STATISTICS			
FLOOR #	USAGE	NET SQ. FT. (NET)	GROSS SQ. FT. (GSF)
UG LEVEL	LOWER PARKING LEVEL P2	18,288.40 SF	19,020 SF
1ST FLOOR	AT GRADE PARKING LEVEL P1	18,288.40 SF	19,020 SF
2ND FLOOR	RESIDENTIAL (16 UNITS/FLOOR)	17,083.30 SF	17,909.80 SF
3RD FLOOR	RESIDENTIAL (16 UNITS / FLOOR)	17,083.30 SF	17,909.80 SF
4TH FLOOR	RESIDENTIAL (16 UNITS / FLOOR)	17,083.30 SF	17,909.80 SF
5TH FLOOR	RESIDENTIAL (15 UNITS / FLOOR)	17,083.30 SF	17,909.80 SF

5. DWELLING UNIT MIX				
FLOOR	STUDIO	1 BED	2 BED/2 BATH	TOTAL
2ND FLOOR	6 + 1 ANSI	1 + 1 ANSI	7	16
3RD FLOOR	7	2	7	16
4TH FLOOR	7	2	7	16
5TH FLOOR	7	2	6	15
TOTAL	28	8	27	63



FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

SITE PLAN & EXISTING CONDITIONS



US POST OFFICE



FARMERS COOP



HOFF APARTMENTS



DULUTH TRADING COMPANY

AERIAL VIEW | LOOKING NORTH EAST



brownhouse
ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com

Steve Brown
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
www.stevebrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

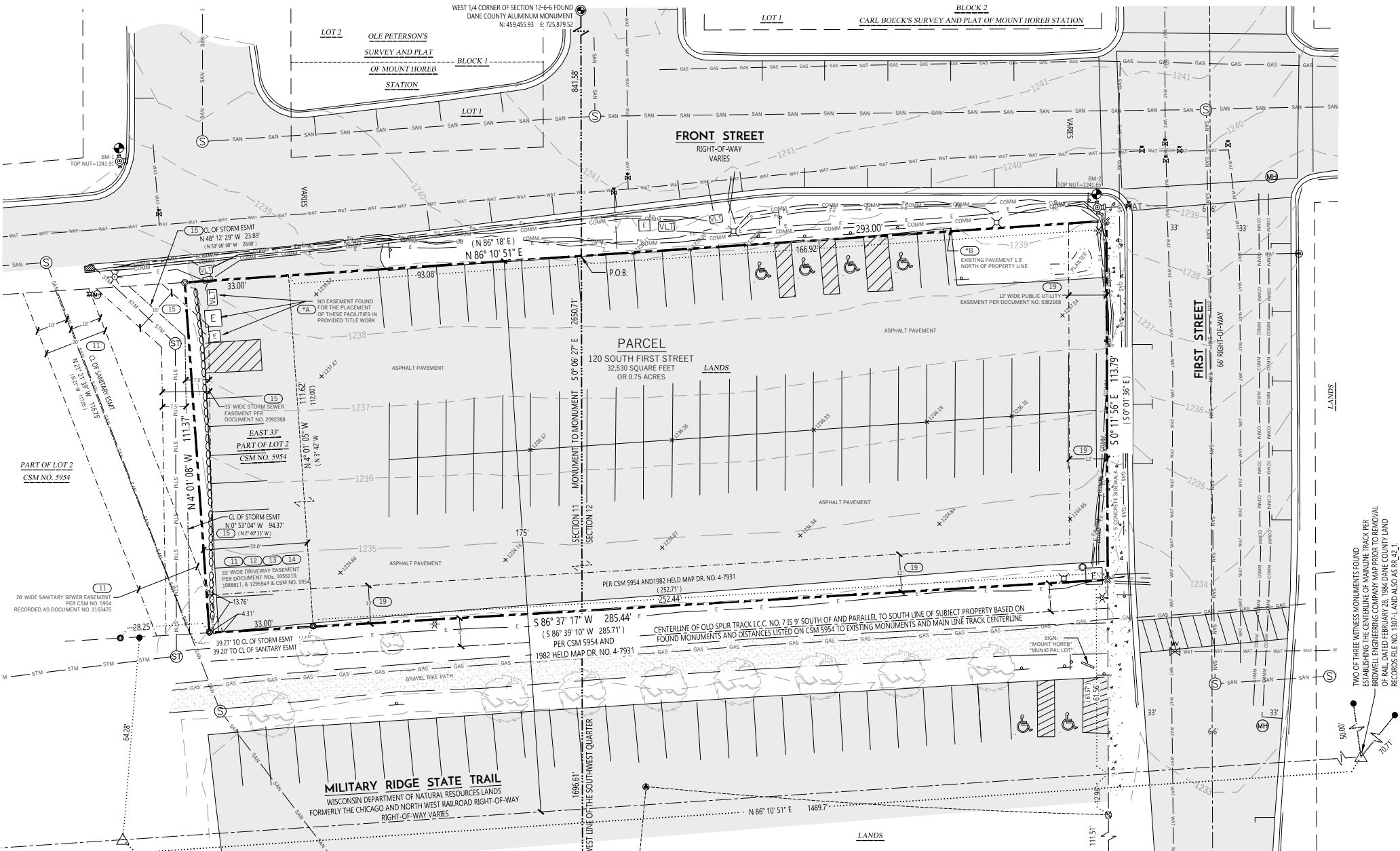
06/13/2025
PIP
PAGE 4

File: W:\2022\220391-3584 - Front Street ALTA\DWG\220391-3584.dwg User: jacob Plotter: Apr 25, 2022 = 2:02pm Layout: Survey 220391-3584



VICINITY MAP
NOT TO SCALE

WITNESS MONUMENT DISTANCE AND OVERALL LENGTH BETWEEN CALCULATED CENTERLINES OF STRAIGHT MAINLINE SECTION USED TO ESTABLISH PREVIOUS MAINLINE CENTERLINE OF RAIL PER BRIDWELL ENGINEERING COMPANY MAP PRIOR TO REMOVAL OF RAIL, DATED FEBRUARY 28, 1984 DANE COUNTY LAND RECORDS FILE NO. 1307-L AND ALSO AS RR_42_1.



NOTES REGARDING ALTA TABLE A REQUIREMENTS

- ITEM 9: THERE ARE 73 STANDARD PARKING STALLS AND 4 HANDICAP PARKING STALLS ON SUBJECT PARCEL.
- ITEM 11(a): NO PLANS OR REPORTS WERE PROVIDED BY THE CLIENT. DIGGER'S HOTLINE WAS CALLED TO MARK UTILITIES.
- ITEM 16: THERE WAS NO EVIDENCE OF EARTHWORK OR BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY.
- ITEM 17: THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY, AND THERE IS NO EVIDENCE OF CONSTRUCTION OR REPAIRS.

SURVEYORS CERTIFICATE

TO: THE VILLAGE OF MOUNT HOREB, A WISCONSIN MUNICIPALITY
STEVE BROWN APARTMENTS
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 9, 10, 11(a), 16, 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 11, 2022, DATE OF PLAT OR MAP: APRIL 22, 2022.

IN ACCORDANCE WITH SECTION 3.8 OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULFILL WISCONSIN ADMINISTRATIVE CODE, A-E 7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN. ITEM A-E 7.05(8)

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



LEGAL DESCRIPTION AS FURNISHED

PER FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NO. NCS-1123235-MAD DATED APRIL 22, 2022 AT 7:30 AM

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF FIRST STREET AS SAID FIRST STREET IS NOW LOCATED AND ESTABLISHED IN MOUNT HOREB, WISCONSIN, DISTANT 175 FEET NORTH AS MEASURED PERPENDICULARLY FROM THE ORIGINAL CENTER LINE OF THE 300 FOOT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO AND TOMAH RAILROAD COMPANY) SAID RIGHT OF WAY HAVING 175 FEET ON THE NORTHERLY SIDE AND 125 FEET ON THE SOUTHERLY SIDE OF SAID CENTERLINE; THENCE WESTERLY PARALLEL WITH SAID ORIGINAL CENTERLINE A DISTANCE OF 260 FEET; THENCE SOUTH ALONG A LINE DRAWN PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 114 FEET MORE OR LESS TO A POINT 9 FEET NORTH AS MEASURED PERPENDICULARLY FROM SAID RAILWAY COMPANY'S TRACT NO. I.C.C. 7; THENCE EAST PARALLEL WITH SAID TRACT NO. I.C.C. 7, A DISTANCE OF 260 FEET MORE OR LESS TO SAID WEST LINE OF FIRST STREET; THENCE NORTH ALONG SAID WEST LINE OF FIRST STREET TO THE POINT OF BEGINNING.

ALSO, THE EAST 33 FEET OF LOT 2 (2) OF CERTIFIED SURVEY MAP NO. 5954 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON SEPTEMBER 22, 1989, IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 179 AS DOCUMENT NO. 2163475, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION AS SURVEYED

A LEGAL DESCRIPTION OF THE OVERALL PARCEL IS BEING PROVIDED BECAUSE THE OVERALL BOUNDARY HASN'T BEEN DESCRIBED AND TIED TO A SECTION LINE SINCE THE PARCELS WERE ACQUIRED BY THE VILLAGE OF MOUNT HOREB.

THE EAST 33 FEET OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5954, RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 179-180, AS DOCUMENT NO. 2163475, AND LANDS BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 12, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SOUTH 00 DEGREES 06 MINUTES 27 SECONDS EAST, 841.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, ALSO BEING 175 FEET NORTH AS MEASURED PERPENDICULARLY FROM THE ORIGINAL CENTER LINE OF THE 300 FOOT RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AND ALSO BEING THE POINT OF BEGINNING. THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET AND PARALLEL TO SAID ORIGINAL CENTERLINE, NORTH 86 DEGREES 10 MINUTES 51 SECONDS EAST, 166.92 FEET TO THE WEST RIGHT-OF-WAY OF FIRST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF FIRST STREET, SOUTH 00 DEGREES 11 MINUTES 56 SECONDS EAST, 113.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE MILITARY RIDGE STATE TRAIL, FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 86 DEGREES 37 MINUTES 17 SECONDS WEST, 285.44 FEET TO THE SOUTHWEST CORNER OF THE EAST 33 FEET OF AFORESAID LOT 2 OF CERTIFIED SURVEY MAP NO. 5954; THENCE ALONG THE WEST LINE OF SAID EAST 33 FEET OF LOT 2, NORTH 04 DEGREES 01 MINUTES 08 SECONDS WEST, 111.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, ALSO BEING THE NORTHWEST CORNER OF THE SAID EAST 33 FEET OF LOT 2; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF FRONT STREET, NORTH 86 DEGREES 10 MINUTES 51 SECONDS EAST, 126.88 FEET BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32,530 SQUARE FEET OR 0.75 ACRES

LEGEND

	FOUND PLSS SECTION MONUMENT TYPE NOTED		PROPERTY LINE
	FOUND 3/4" REBAR		PLATTED/RECORD LINE
	FOUND 1" IRON PIPE		RIGHT-OF-WAY LINE
	FOUND MAG NAIL		CENTERLINE
	FOUND CHISELED X		SECTION LINE
	SET MAG NAIL		EASEMENT LINE
	SET CHISELED X		LANDSCAPING LIMITS
	SANITARY MANHOLE		EDGE OF GRAVEL
	COMMUNICATION PEDESTAL		EDGE OF CONCRETE
	UNDERGROUND UTILITY VAULT		EDGE OF ASPHALT
	WATER VALVE		ROCK/BOULDER WALL
	CURB STOP		SANITARY SEWER
	FIRE HYDRANT		STORM SEWER
	INLET		NATURAL GAS LINE
	STORM SEWER MANHOLE		COMMUNICATION LINE
	LIGHT POLE/BOLLARD		WATER LINE
	ELECTRIC TRANSFORMER/CABINET		FIBER OPTIC LINE
	VERTICAL BENCHMARK		ELECTRIC LINE
	RECORDED INFORMATION PER CSM 5954 AND/OR 1982 HELD SURVEY DR. NO. 4-7937		ASPHALT PAVEMENT
			CONCRETE PAVEMENT
			GRAVEL/ROCKS/RIP RAP
			1240
			1241

GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 11, 2022.
- NORTH REFERENCE FOR THIS ALTA/NSPS LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCONS DANE, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, T7N, R9E, BEARS S 0°06' 27" E
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(12(b) ADJ.).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
- FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED AND THOSE SHOWN AS PROVIDED HEREON.

NOTES REGARDING SCHEDULE B - PART II

PER FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NO. NCS-1123235-MAD DATED APRIL 13, 2022 AT 7:30 AM

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRE OF PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, GAPS, OR OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ONE OF THESE ITEMS 1-3 MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON, AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR ETC. CANNOT BE DETERMINED BY SURVEYOR.
- A UNDERGROUND ELECTRIC LINES AND THEIR RESPECTIVE TRANSFORMERS AND VAULTS ARE LOCATED IN THE NORTHWEST CORNER OF THE SUBJECT PARCEL. NO EASEMENT WAS FOUND FOR THE PLACEMENT OF THESE UTILITIES IN THE PROVIDED TITLE WORK.
- PAVEMENT EDGE NEAR THE NORTHEAST CORNER OF THE SUBJECT PARCEL IS NORTH OF PROPERTY LINE.
- RIGHTS AND EASEMENTS, IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.
- EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RETOALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON CERTIFIED SURVEY MAP NO. 5954 RECORDED ON SEPTEMBER 22, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 179 AS DOCUMENT NO. 2163475 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN, REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
- EASEMENT AS SET FORTH IN QUIT-CLAIM DEED RECORDED AUGUST 21, 1962 IN VOLUME 745 OF DEEDS, PAGE 103 AS DOCUMENT NO. 1055210.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 13 AND 14.
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT FOR DRIVEWAY PURPOSES AS SET FORTH IN QUIT-CLAIM DEED RECORDED ON NOVEMBER 26, 1963 IN VOLUME 769 OF DEEDS, PAGE 87, AS DOCUMENT NO. 1088811.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 12 AND 14.
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT FOR DRIVEWAY PURPOSES AS SET FORTH IN WARRANTY DEED RECORDED ON JULY 07, 1971 IN VOLUME 283 OF RECORDS, PAGE 518, AS DOCUMENT NO. 1295944.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON. THIS ITEM IS REDUNDANT WITH ITEMS 12 AND 13.
- SEWER EASEMENT TO VILLAGE OF MT. HOREB, A MUNICIPAL CORPORATION, DATED JULY 06, 1988, RECORDED/FILED JULY 12, 1988 IN VOLUME 11681, PAGE 4 AS DOCUMENT NO. 2092288.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
- EASEMENT FOR STORM SEWER AND DRAINAGE DITCH GRANTED TO THE VILLAGE OF MOUNT HOREB BY AN INSTRUMENT RECORDED IN AUGUST 22, 1988 IN VOLUME 11857, PAGE 87 AS DOCUMENT NO. 2098984.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.
- TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE HIGHWAY EASEMENT RECORDED ON MAY 04, 1993 IN VOLUME 22589, PAGE 1, AS DOCUMENT NO. 2462400.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.
- SEWER EASEMENT TO THE VILLAGE OF MT. HOREB, DATED FEBRUARY 24, 1998, RECORDED/FILED MARCH 12, 1998 AS DOCUMENT NO. 2943785.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT PLOTTED HEREON.
- UTILITY EASEMENT TO THE VILLAGE OF MOUNT HOREB, ACTING THROUGH THE MOUNT HOREB UTILITY COMMISSION, DATED SEPTEMBER 08, 2017, RECORDED/FILED JANUARY 05, 2018 AS DOCUMENT NO. 5382168.
- THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.



0' 20' 40' 80'
1" = 40' on 22"x34"
1" = 80' on 11"x17"



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

WYSER
ENGINEERING

PREPARED BY:
330 EAST FRONT STREET
MOUNT HOREB, WI 53572
WWW.WYSERENGINEERING.COM

PREPARED FOR:
STEVE BROWN APARTMENTS
1301 WEST CORPORA STREET
MADISON, WI 53703

SURVEYED BY:
MAIL ZMR
DRAWN BY:
WPM
APPROVED BY:

120 S FIRST ST
MOUNT HOREB, WI 53572

PART OF NW1/4-SW1/4 OF SECTION 12
PART OF NE1/4-SE1/4 OF SECTION 11
TOWNSHIP 6 NORTH, RANGE 6 EAST
VILLAGE OF MT HOREB, DANE CO., WI

Sheet Title:

ALTA/NSPS LAND TITLE SURVEY

Revisions:

No.	Date:	Description:
1	00/00/00	Addendum No. 1

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

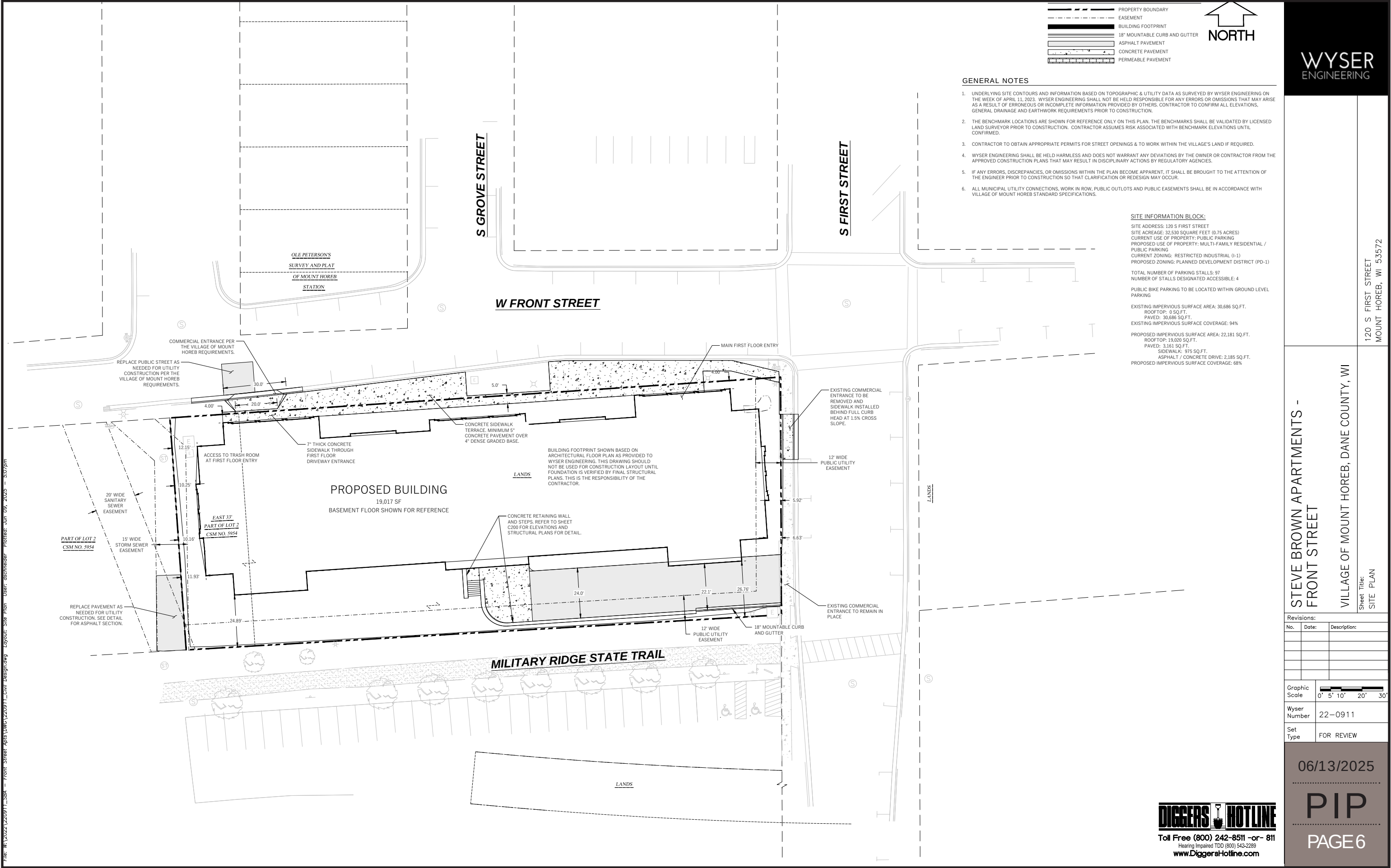
Wysen Number 22-0911

Set Type ALTA/NSPS

Date Issued 04/22/2022

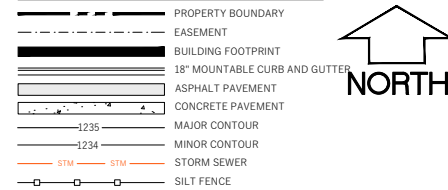
06/13/2025

PIP
PAGE 5



File: W:\2022\220911_S&A - Front Street Apartments\W\220911_Civil Designing.dwg Layout: Site Plan User: dschneider Plotted: Jun 09, 2025 - 3:07pm

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	1241.91	TOP NUT OF HYDRANT AT NORTHWEST CORNER OF WEST FRONT STREET/ SOUTH PERRY STREET INTERSECTION
BM - 2	1241.65	TOP NUT OF HYDRANT AT SOUTHWEST CORNER OF WEST FRONT STREET / SOUTH FIRST STREET INTERSECTION



WYSER
ENGINEERING

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: **GRADING & EROSION CONTROL PLAN**

120 S FIRST STREET
MOUNT HOREB, WI 53572

Revisions

No.	Date:	Description:

Graphic Scale



A horizontal scale bar with alternating black and white segments. It is marked with '0'', '5'', '10'', '20'', and '30'.

Wyser Number	22-0911
Set Type	FOR REVIEW

06/13/2025

PIP
PAGE 7

GENERAL NOTES

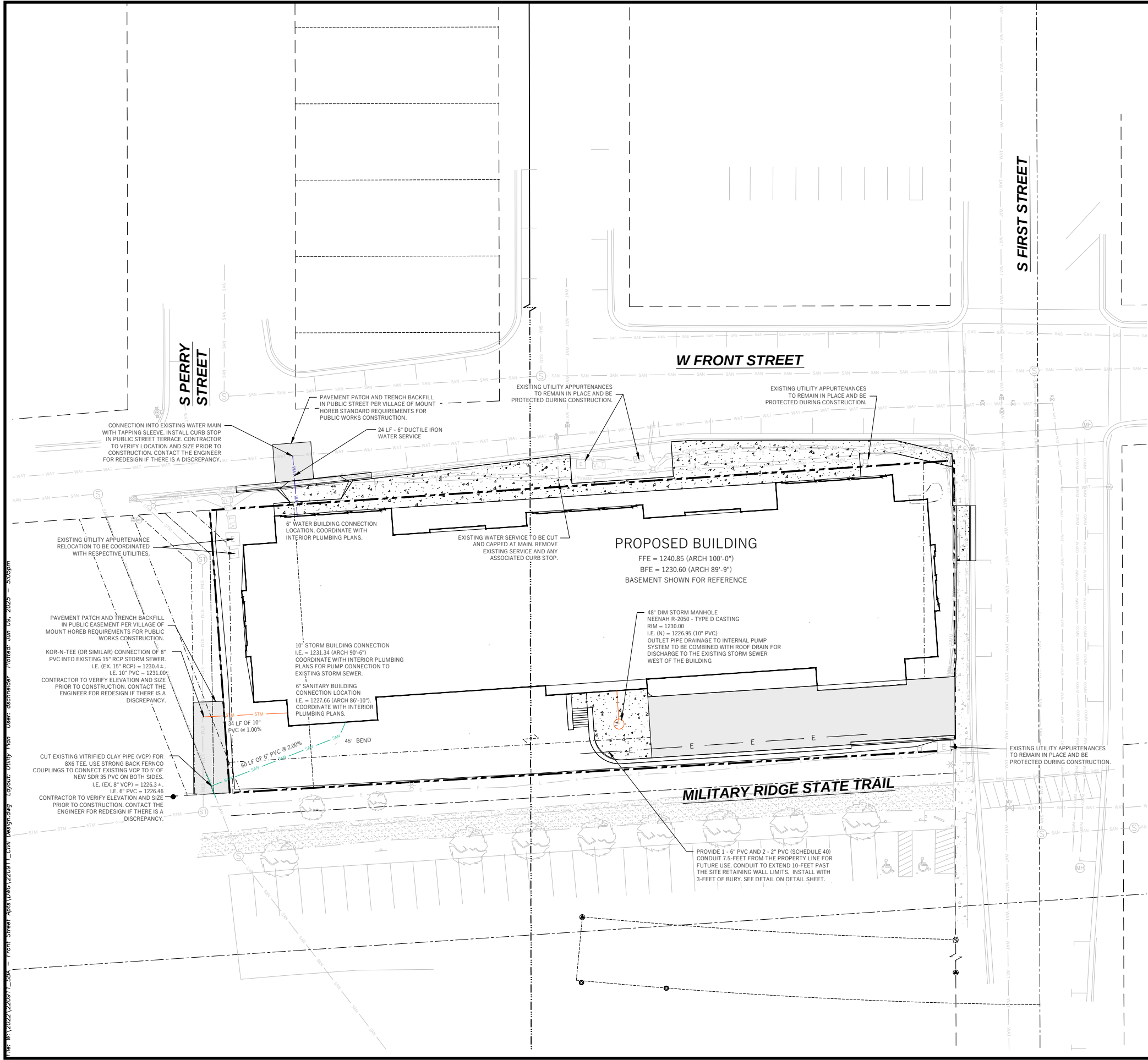
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 11, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS.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

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF MOUNT HOREB HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDRN STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) FOR ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCES.
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDRN TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOD LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDRN TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS TO GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DEWATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDRN TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD DITCH CHANGES #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDRN TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER. STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRN TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS INCLUDING GARBAGE, DERIS, CLEANING WATERS, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO OBTAIN A LAND DISTURBANCE PERMIT TO DISPOSE, THE ANTICIPATED OR LIKELY DISPOSAL LOCATION FOR ANY EXCAVATED SOILS OR CONSTRUCTION DERIS. THERE WILL BE HAULLED OFF-SITE FOR INCINERATION. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRN REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDRN'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRTS) PUBLIC/DATABASE AT: <http://dnr.wis.gov/botbr/>.
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-r-11-006: <http://www.epa.gov/epaospp/ndsl/epaospp/construction.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE BY THE CONTRACTOR AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
7. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
8. PERMANENT SEEDING SHALL BE AS INDICATED ON THE LANDSCAPE PLAN. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
9. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS 1 TYPE B URBAN EROSION CONTROL MAT.
10. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15 WITH MULCH.



- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT WATER MAIN
- SAN SANITARY SEWER
- STM STORM SEWER
- GAS GAS
- E ELECTRIC SERVICE (DESIGN BY OTHERS)



WYSER
ENGINEERING

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 11, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
- 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.
- 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.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6.5' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a/b) AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE AT ALL TIMES.

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
UTILITY PLAN

120 S FIRST STREET
MOUNT HOREB, WI 53572

Revisions:

No.	Date:	Description:

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

Wysen Number 22-0911

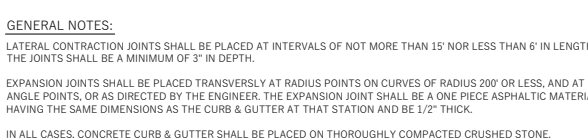
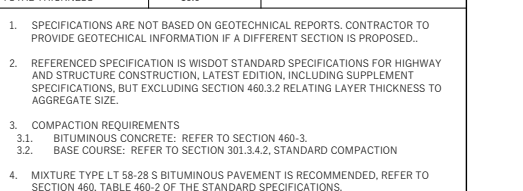
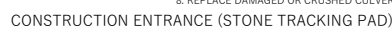
Set Type FOR REVIEW

06/13/2025

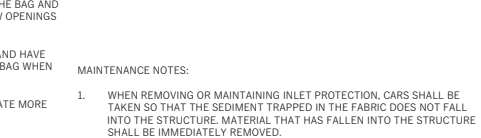
PIP
PAGE9

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

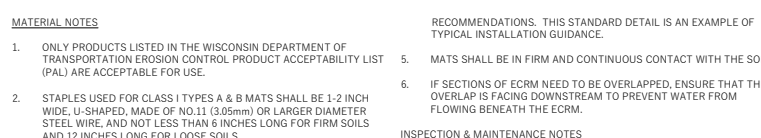
FILE: W:\2022\220911\358 - Front Street Apartments\220911\220911.dwg Layout: Utility Plan User: dschneider Plotted: Jun 05, 2025 - 3:05pm



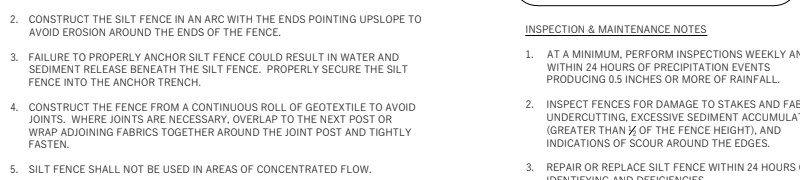
MOUNTABLE OGEE CURB



TYPE D-RF INLET PROTECTION



EROSION CONTROL MAT (CHANNELS)



SILT FENCE



120 S FIRST STREET
MOUNT HOREB WI 53572

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

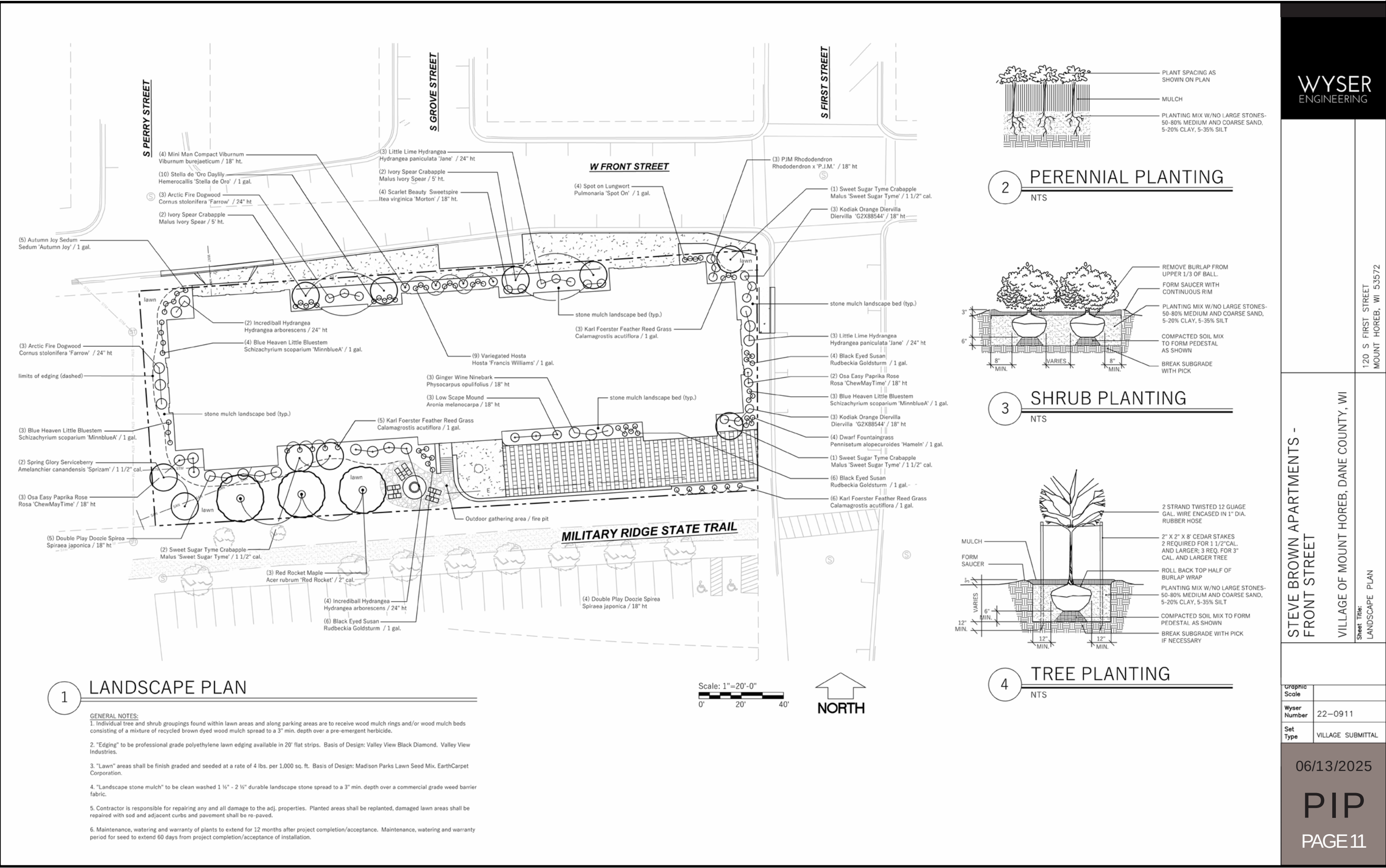
Sheet Title: DETAILS

Graphic Scale	
Wyser Number	22-0911

06/13/2025

PIP

PAGE 10



1

LANDSCAPE PLAN

GENERAL NOTES:

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

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

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

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

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

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

PLANT SPACING AS SHOWN ON PLAN

MULCH

PLANTING MIX W/NO LARGE STONES- 50-80% MEDIUM AND COARSE SAND, 5-20% CLAY, 5-35% SILT

2

PERENNIAL PLANTING

NTS

REMOVE BURLAP FROM UPPER 1/3 OF BALL.

FORM SAUCER WITH CONTINUOUS RIM

PLANTING MIX W/NO LARGE STONES- 50-80% MEDIUM AND COARSE SAND, 5-20% CLAY, 5-35% SILT

COMPACTED SOIL MIX TO FORM PEDESTAL AS SHOWN

BREAK SUBGRADE WITH PICK

3

SHRUB PLANTING

NTS

2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE

2" X 2" X 8' CEDAR STAKES 2 REQUIRED FOR 1 1/2" CAL. AND LARGER; 3 REQ. FOR 3" CAL. AND LARGER TREE

MULCH

FORM SAUCER

ROLL BACK TOP HALF OF BURLAP WRAP

PLANTING MIX W/NO LARGE STONES- 50-80% MEDIUM AND COARSE SAND, 5-20% CLAY, 5-35% SILT

COMPACTED SOIL MIX TO FORM PEDESTAL AS SHOWN

BREAK SUBGRADE WITH PICK IF NECESSARY

4

TREE PLANTING

NTS

WYSER
ENGINEERING

STEVE BROWN APARTMENTS -
FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
LANDSCAPE PLAN

120 S FIRST STREET
MOUNT HOREB, WI 53572

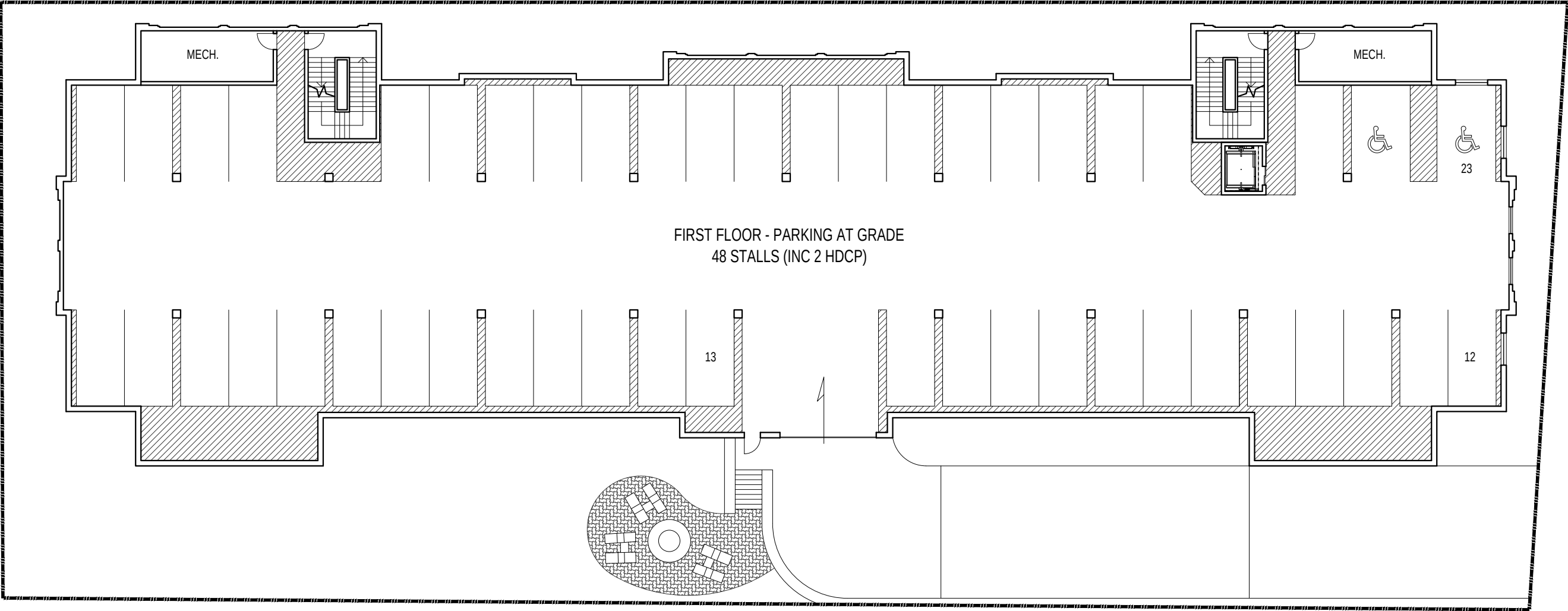
06/13/2025

PIP

PAGE 11

Graphic Scale	
Wyser Number	22-0911
Set Type	VILLAGE SUBMITTAL

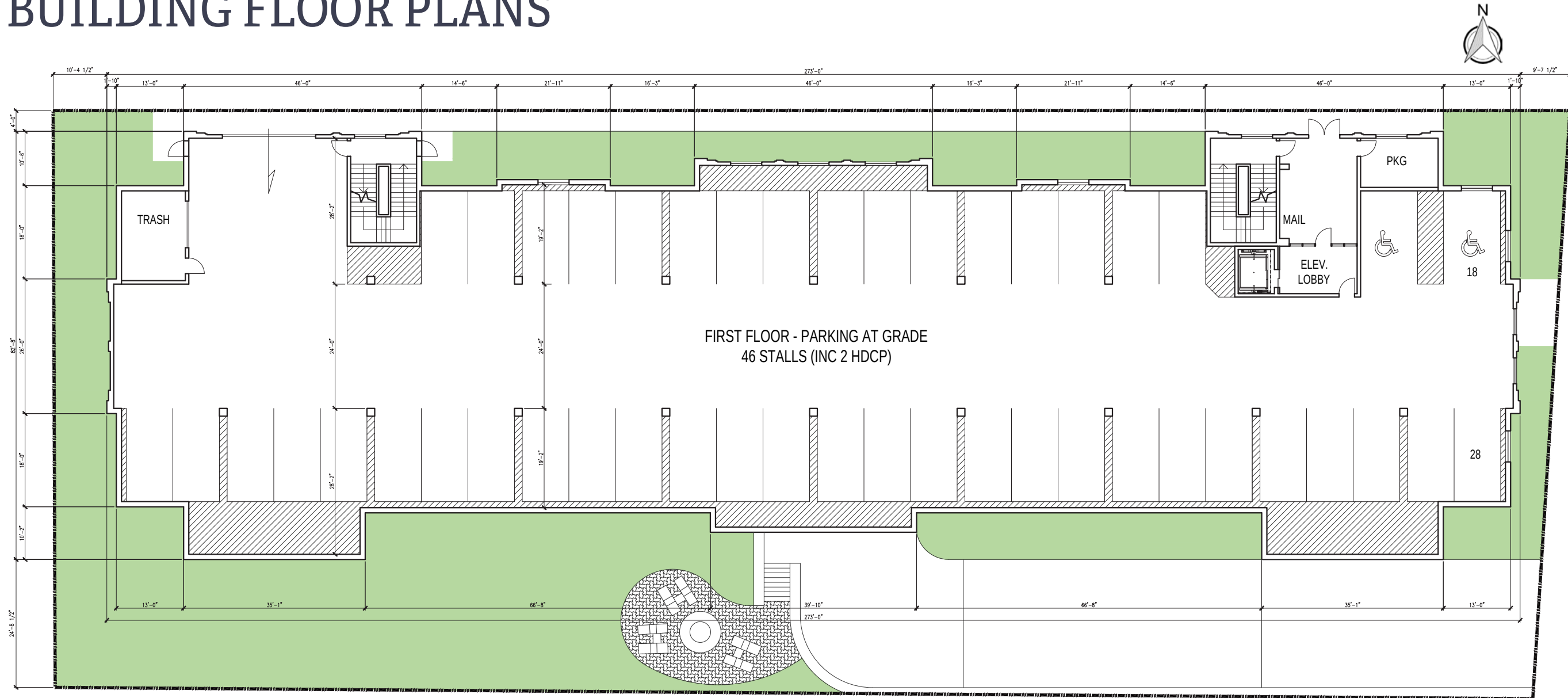
BUILDING FLOOR PLANS



UNDERGROUND PARKING LEVEL - P2 | 48 STALLS (INC 2 HCP)

■ GROSS SQUARE FEET (GSF)	= 19,020 SF
■ NET SQUARE FEET (NET)	= 18,288.40 SF

BUILDING FLOOR PLANS



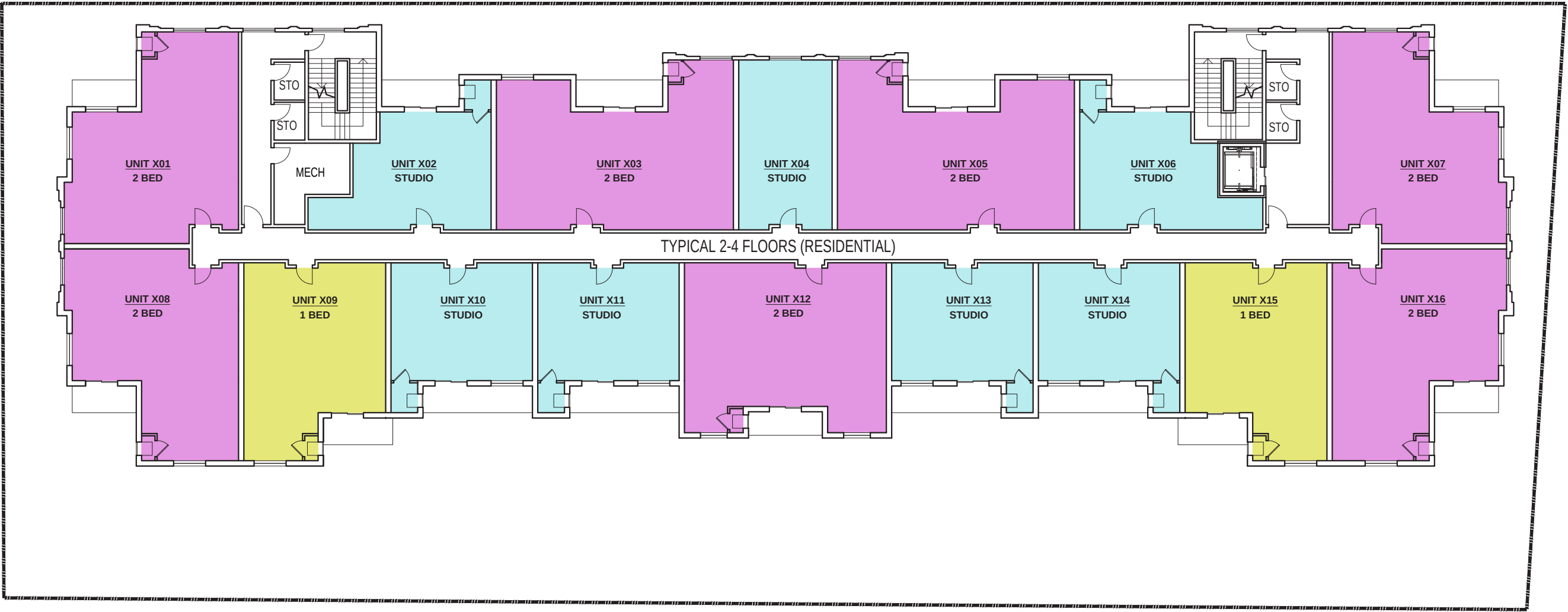
AT GRADE PARKING LEVEL - P1 | 46 STALLS (INC 2 HCP)

- GROSS SQUARE FEET (GSF) = 19,020 SF
- NET SQUARE FEET (NET) = 18,288.40 SF

■ PARKING STATISTICS:

PROVIDED @ 1ST FLOOR	= 46 (INC 2 HDCP)
PROVIDED @ UG FLOOR	= <u>48 (INC 2 HDCP)</u>
TOTAL PROVIDED	= 94 (INC 4 HDCP)
TOTAL REQUIRED	= 94 (INC 4 HDCP)

BUILDING FLOOR PLANS



TYPICAL FLOOR PLAN | 2ND/3RD/4TH FLOORS (RESIDENTIAL)

- GROSS SQUARE FEET (GSF) = 17,909.80 SF
- NET SQUARE FEET (NET) = 17,083.30 SF

■ 16 UNITS/ FLOOR

STUDIO	7
1BED	2
2BED	7

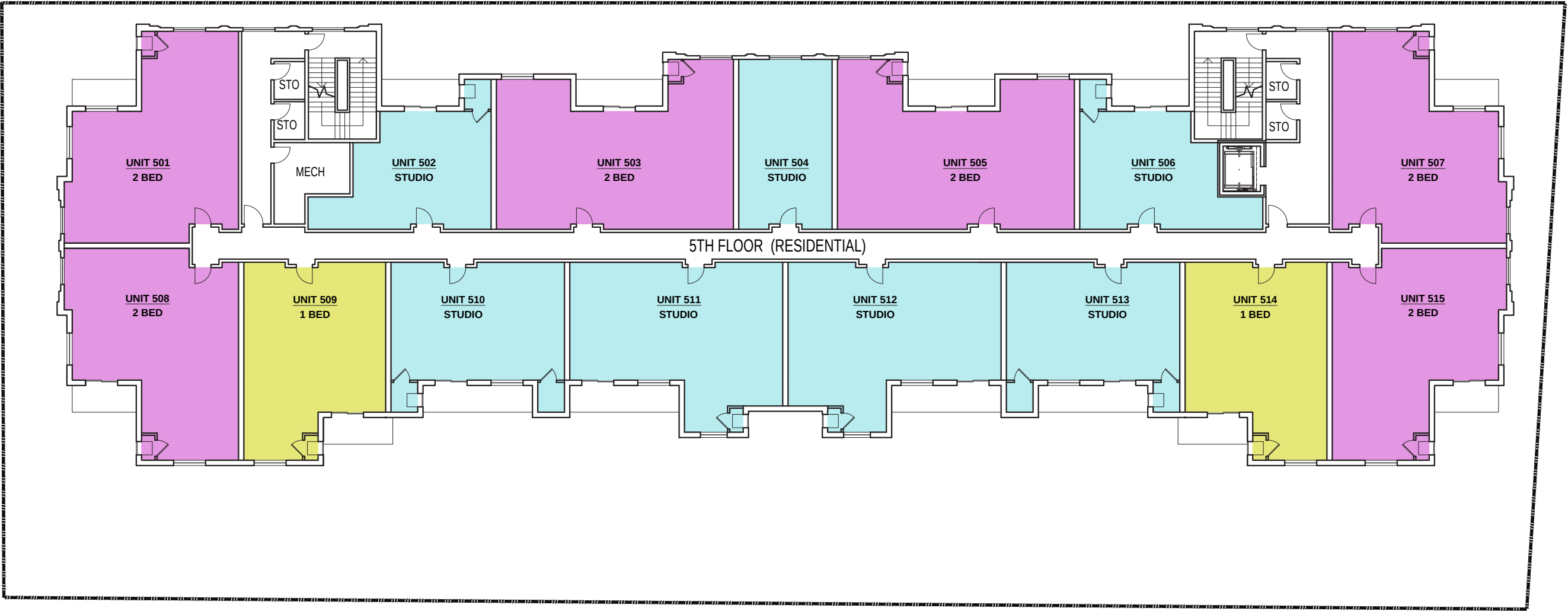
■ TOTAL (3 FLOORS)

STUDIO	21
1BED	6
2BED	21
TOTAL	48

■ REQ PARKING (3 FLOORS)

STUDIO	21
1BED	9
2BED	42
TOTAL	72

BUILDING FLOOR PLANS



FIFTH FLOOR PLAN | RESIDENTIAL

■ GROSS SQUARE FEET (GSF)		= 17,909.80 SF	
■ NET SQUARE FEET (NET)		= 17,083.30 SF	
■ 15 UNITS/ 5 TH FLOOR			
STUDIO	7	■ REQ PARKING (5 TH FLOOR ONLY)	
1BED	2	STUDIO	7
2BED	6	1BED	3
		<u>2BED</u>	<u>12</u>
		TOTAL	22

BUILDING ELEVATIONS



1 NORTH ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.



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

1 WEST ELEVATION
SCALE: N.T.S.



DRIVEWAY TO P2
PARKING LEVEL
ENTRANCE

2 EAST ELEVATION
SCALE: N.T.S.



INTENDED WINDOW TREATMENT
@ 1ST FLOOR PARKING AREA

1
PAGE 16
SEE ENLARGED
BUILDING ELEVATION
FOR TYPICAL
EXTERIOR BUILDING
MATERIALS &
SIGNAGE DESIGN

brownhouse
ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com

Steve BROWN
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
www.stevebrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025
PIP
PAGE 17

EPDM MEMBRANE ROOF

ALTERNATING HORIZONTAL
LAP SIDING (TYPICAL)

CORNICE

BRICK DETAILING

BRICK (TYPICAL)

STONE BANDING

SMOOTH STONE
AND ROCK FACE STONE
FINISH (TYPICAL)



T.O. ROOF
MAX. 60'- 0"

FIFTH FLOOR
44'- 5 3/4"

FOURTH FLOOR
33'- 5 1/4"

THIRD FLOOR
22'- 5"

SECOND FLOOR
11'- 3"

FIRST FLOOR

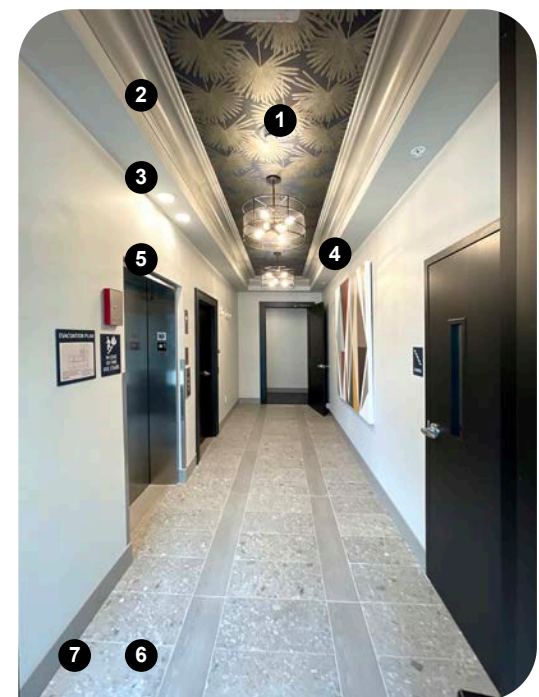
SIGNAGE (A)

SIGNAGE (B)
* ALL SIGNAGE TO
RECEIVE CHANNEL LIT
LETTERS.

BUILDING SIGNAGE (C)
@ CANOPY; LETTERS TO BE ILLUMINATED

12'-0"

21'-6" (APPROX.)



TYPICAL ELEVATOR LOBBY/ENTRANCE INTERIOR
FINISHES @ MILL DISTRICT, VERONA:

- 1- CEILING ACCENT WALLCOVERING
- 2- CEILING CROWN MOULDING
- 3- GENEROUS CEILING HEIGHTS
- 4- DECORATIVE LIGHT FIXTURES
- 5- PAINTED GYP. WALL
- 6- INTERESTING FLOOR TILE DESIGNS
- 7- TALL WALL BASE

1 ENLARGED BUILDING ELEVATION | TYPICAL EXTERIOR BUILDING MATERIALS & SIGNAGE DESIGN
SCALE: N.T.S.

brownhouse
ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com

Steve Brown
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
www.stevebrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025
PIP
PAGE 18

RENDERINGS



1

MAIN BUILDING ENTRANCE - STREET VIEW
SCALE: N.T.S.

brownhouse
ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com



120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
www.stevbrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025

PIP
PAGE 19

PREVIOUS PROJECTS



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



brownhouse
ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com

Steve BROWN
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
www.stevebrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025

PIP
PAGE 20

PREVIOUSLY APPROVED | BUILDING ELEVATIONS



1 NORTH ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.

brownhouse
ARCHITECTURE • INTERIOR DESIGN
202 W. Gorham St., Madison, WI 53703
Tel: 608-663-5100
www.brownhousedesigns.com

Steve BROWN
APARTMENTS
120 W. Gorham St.
Madison, WI 53703
Tel: 608-255-7100
www.stevebrownapts.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025

PIP

PAGE 21

PREVIOUSLY APPROVED | BUILDING ELEVATIONS



1 WEST ELEVATION
SCALE: N.T.S.



2 EAST ELEVATION
SCALE: N.T.S.



MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: June 24, 2025
Re: Amendment to the Approved Specific Implementation Plan (SIP) for the Proposed 5-Story Multi-Family Building at 120 E. Front Street for Steve Brown Apartments.

Introduction

Steve Brown Apartments received approval of a General Development Plan (GDP) and a Specific Implementation Plan (SIP) for 120 E. Front Street in the spring/summer of 2023. The project did not move forward after that because of construction cost increases that have taken place since that time. Steve Brown Apartments appeared before the Plan Commission in September 2024 to conceptually review an alternative approach to the development that would have increased the total number of apartment units and reduced the total number of on-site parking spaces below the Village's minimum standards. The changes would have required both an amendment to the previously approved GDP and SIP. The Plan Commission instructed the applicant that increasing density and reducing parking was unlikely to be approved.

Since that time, Steve Brown Apartments has been working with Village staff to find a solution. Today, there are no proposed changes to the existing GDP that was approved for the site because none of the flexibilities granted in 2023 are proposed to change and no new flexibilities are required with the new building plan. However, there are exterior site changes proposed that will impact the approved SIP. This requires Plan Commission and Village Board approval of an amendment to the site's SIP.

The Planned Development is proposed to accommodate a five-story residential building with 63 multi-family housing units and 94 structured parking spaces (63 units and 97 parking stalls in approved GDP). The mixed-use building will be a combination of market rate multi-family apartments including 28 studio units, 8 one-bedroom units, and 27 two-bedroom units (20 studio units, 24 one-bedroom units, and 19 two-bedroom units in approved GDP). The building is proposed to no longer include a community room/club house and shared second story outdoor patio for residents. Instead, a proposed outdoor gathering space and seating area is proposed south of the building.

All proposed on-site structured parking (94 stalls) will be private spaces for residents, split between below ground (48 stalls) and on the first floor (46 stalls). The applicant has also proposed the reorientation of on-street parking spaces on both streets to be angled, which would net an additional 11 spaces. The on-street parking reconfiguration would require approval by the Village Engineer and Public Services Department.

While the total number of parking spaces has been reduced from 97 to 94, the GDP approved minimum parking requirements for the project that meet the Village's minimum parking requirements for multi-family. As shown below, the applicant meets the Village's minimum standards.

Parking Requirements			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided
Efficiency Unit	1.0 stalls/unit	28 units at 1.0 stalls/unit = 28 spaces	28 spaces
One-Bedroom Unit	1.5 stalls/unit	8 units at 1.5 stalls/unit = 12 spaces	12 spaces
Two- and Three-Bedroom Units	2.0 stalls/unit	27 units at 2.0 stalls/unit = 54 spaces	54 spaces
Total		63 units = 94 spaces	94 spaces

Additionally, the project includes bicycle parking within the parking structure via hanging racks in front of vehicle parking spaces. Pedestrians will be able to access the site from a planned sidewalk the full length of Front Street and 1st Street around the property.

Key changes proposed from the previously approved SIP include:

- The removal of the 1-story portion of the rear façade that was planned to accommodate underground parking access and include a Military Trail Ridge-facing mural. Instead, underground parking access is provided in the rear-center of the structure with a reduced-length driveway and increased green space.
- The removal of the second story outdoor patio for residents above the 1-story portion of the rear façade. Instead, an outdoor patio/gathering space is provided in the rear of the building adjacent to accessible green space between the building and the Military Ridge Trail.
- Enhanced landscaping provided along all four facades where the building has been recessed in various areas.
- Reconfigured facades, which include differing recesses and projections, siding in some areas instead of brick, uniform square windows instead of some arched windows, fewer first floor windows along the Front Street façade, a symmetrical front entry with center door and windows on either side verses offset multi-door entries, a similar color scheme outside of less black and increased cream colored siding, and other subtle changes as shown below.

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

BUILDING SIGNAGE (C)
* ALL SIGNAGE TO RECEIVE CHANNEL LIT LETTERS.

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

P1
PARKING LEVEL
ENTRANCE

NORTH ELEVATION

Architectural rendering of the proposed building facade. The building is a multi-story structure with a dark brown upper section and a lighter brown lower section. It features numerous windows and balconies. A mural is visible on the ground floor to the left. Red trees are planted along the base of the building. Green circles are drawn over the rendering to highlight specific features: one circle encompasses the mural and the ground floor windows; another circle encompasses the ground floor windows and the first floor balconies; a third circle encompasses the first floor balconies and the second floor balconies; and a fourth circle encompasses the second floor balconies and the third floor balconies. A line points from the text 'MURAL (BY OTHERS)' to the mural. Another line points from the text 'PROPOSED BUILDING SIGN LOCATION (ALL TO BE TO THE CHAIR LETTERS)' to the right side of the building facade.

blue brown
ARCHITECTURE - INTERIOR DESIGN
202 W. Gortman St., Madison, WI 53703
Tel: 608-653-5100
www.bluebrowninteriors.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025

THE UNIVERSITY OF CHICAGO PRESS

PIP

THE UNIVERSITY OF CHICAGO PRESS

PAGE 21

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

BUILDING SIGNAGE (C)
*ALL SIGNAGE TO RECEIVE CHANNEL LIT LETTERS.

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

#1 PARKING LEVEL ENTRANCE

1 NORTH ELEVATION
SCALE: N.T.S.

"PROPOSED BUILDING SIGNAGE (B) LOCATION - ALL SIGNAGE TO RECEIVE CHANNEL LET LETTERS.

OUTDOOR
FIRE PIT &
SEATING AREA

P2 PARKING LEVEL
ENTRANCE

Steve BROWN
ARCHITECT
130 W. Guthrie St.
Madison, WI 53703
Tel. 608-255-7100
www.steviebrowncorp.com

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025

PIP

PAGE 16

PREVIOUSLY APPROVED | BUILDING ELEVATIONS



1 WEST ELEVATION
SCALE: N.T.S.



2 EAST ELEVATION
SCALE: N.T.S.

brownhouse
ARCHITECTURE + INTERIOR DESIGN
120 W. CORTMUN ST., MADISON, WI 53703
TEL: 608-255-7100
WWW.BROWNHOUSEDESIGN.COM

the BROWN
ARCHITECTURE + INTERIOR DESIGN
120 W. CORTMUN ST., MADISON, WI 53703
TEL: 608-255-7100
WWW.THEBROWNDIRECT.COM

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025

PIP
PAGE 22



1 WEST ELEVATION
SCALE: N.T.S.



2 EAST ELEVATION
SCALE: N.T.S.



INTENDED WINDOW TREATMENT
@ 1ST FLOOR PARKING AREA

brownhouse
ARCHITECTURE + INTERIOR DESIGN
120 W. CORTMUN ST., MADISON, WI 53703
TEL: 608-255-7100
WWW.BROWNHOUSEDESIGN.COM

the BROWN
ARCHITECTURE + INTERIOR DESIGN
120 W. CORTMUN ST., MADISON, WI 53703
TEL: 608-255-7100
WWW.THEBROWNDIRECT.COM

FRONT STREET STATION
STEVE BROWN APARTMENTS
MT. HOREB, WI

06/13/2025

PIP
PAGE 17

To receive approval of the SIP Amendment, this project requires reapproval 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

Steve Brown Apartments have been working with Village Staff and the Plan Commission to refine their design. At the April 2023 Plan Commission and May 2023 Village Board meeting, the project received General Development Plan approval. The SIP must meet the zoning requirements, inclusive of the zoning flexibilities approved in the GDP.

Specific SIP Flexibilities Consistent with the Approved GDP include:

1. Allowable Land Uses: The GDP approved one by-right principal land uses for the property – Apartments (Multi-Family). The SIP is consistent with the approved GDP.
2. Number of Dwelling Units in Building: The GDP approved a building with up to 63 dwelling units. The SIP is consistent with the approved GDP.
3. Building Setbacks: The GDP approved front (5 feet), side (10 feet), and rear (3 feet) setbacks. The SIP is consistent with the approved GDP.
4. Apartment Land Use Setbacks: The GDP approved minimum setbacks less than 30 feet from all property lines consistent with 3. above. The SIP is consistent with the approved GDP.
5. Building Height: The GDP approved a building of five stories, with structured parking, up to 60 feet in height. The SIP is consistent with the approved GDP.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP Amendment for 120 E. Front 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. The existing site is generally flat. The Grading Plan maintains the site's topography to the extent possible.
- 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 site grades 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 property is currently a paved parking lot with little to no existing vegetation.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
 - This requirement is met. The property is currently a paved parking lot with little to no existing vegetation.

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 project is generally consistent with the downtown development pattern, in particular the densities of the Hoff Building across the street and building height of the Duluth Trading Company Headquarters. The existing topography in this area of the Village creates a situation where development along Front Street is much lower in elevation than those along Main Street. The applicant has provided three-dimensional renderings showing how the building scale would generally be consistent with other large buildings on Front Street, but not adversely impacting the development scale and character of those along Main Street, due to the grade change.
- 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 approved setbacks in the GDP. All other building setbacks are met.
- 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 met. The SIP is consistent with the approved setbacks in the GDP. All other building setbacks are met.
- 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 approved building height in the GDP.
- 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 met. The SIP is consistent with the approved building height in the GDP.
- 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 met by regularly spaced building staggers, changes in building façade materials, patios, and differentiated widow types along all facades.
- 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. Same as 7.a., above.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
- This requirement is met with regularly spaced windows on both the ground floor and upper stories of all facades.
- 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 met. Although there are no storefronts proposed with the development, the main entry point to the building from Front Street has decorative windows, lighting, a metal canopy overhang, and building material variation.

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. Proposed building materials include lap siding, cornices, brick, stone banding, and a smooth stone/rock face stone base.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
- This requirement is met. Brick and stone are proposed along the base of all four facades the full length of the first floor.

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 met for the majority of the building with brown brick, cream siding, and light grey stone; however, the proposed modern black portions of the façade aren't necessarily in keeping with the Victorian color palette for downtown. The modern black is proposed for two reasons 1) provide vertical material and color differentiation and 2) provide horizontal material and color differentiation on the fifth

story to appear somewhat like a physical building façade stepback. I recommend waving this requirement (this was also waived in 2023).

- 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.
 - See note above in 9.a.i. (this was also waived in 2023).
- 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 neutral 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, outside of a blank metal garage door on the northern façade for in-building parking access. I recommend that this requirement be waived (this was also waived in 2023).

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.
 - Outside of the windows associated with the main building entryway, the windows along the first-floor façade are proposed to be screened with translucent film to block the view into the structured parking area, but still allow for some light to be seen from the street and sidewalk.
This item was discussed as part of the 2023 approval and the Plan Commission recommended that the applicant incorporate more textures, non-discrete elements, and the inclusion of some graphical elements incorporated into the proposed window screening treatment on the first-floor façade. The number of windows on this façade have been reduced and thus there is less translucent film screening needed. Due to this change, I recommend this requirement be waived.
- b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
 - See note above in 11.a.

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. The proposed flat roof matches most of the downtown building pattern.

- 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 membrane 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. As indicated by the applicant, meter boxes will be required to serve the units on the western elevation but are proposed to be screened using landscaping.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is met. One awning is proposed on the front façade over the main entryway to the building. It matches the color scheme and materials of the building.
- 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 awning is proposed to be metal and matches the color scheme and materials of the building. I recommend that this requirement be waived (this was also waived in 2023).
- c. Backlighting is prohibited.
 - This requirement is met.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement is met. The trash containment structure is proposed to be located within the first-floor structure parking area (northwest corner).
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement is not applicable, as the structure will be located within the building.
- 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.
 - This requirement is not applicable, as the structure will be located within the building.

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 not applicable. There are no outbuildings proposed.
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - This requirement is not applicable. There are no outbuildings proposed.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided.
- 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.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided.
- 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.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - It is unknown if this requirement is met. There are no fixture plans or photometric plans provided.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - It is unknown if this requirement is met. There are three total proposed channel lit signs (two projecting signs on the north and east facades and one canopy sign over the main entryway). The modern and minimalist signage proposed compliments the overall building design, but no signage details have been provided at this time.
- 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 not applicable, as there are no freestanding signs 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, as there are no outdoor display or storage areas 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, as there are no outdoor display or storage areas 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 site is approximately 100% impervious surface today and the proposed development includes new green space/plantings on all four sides of the building.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. Sidewalks are included on both the Front and First Street facades connecting to the 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. Sidewalks are included on both the Front and First Street facades connecting to the proposed building.

- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met. While both proposed structured parking entries cross over the sidewalk, no other downtown parking situation similar to this one has been required to provide delineated crosswalks over public sidewalks where structured or surface parking entries cross the sidewalk.

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. Both proposed structure parking entries are easily accessible via Front and First Street.
- 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. Both proposed structure parking entries are easily accessible via Front and First Street.
- 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. No traffic circulation is proposed within those setback areas.
- 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. No surface parking areas are proposed.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - This requirement is met. No surface parking areas are proposed.
- 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 met. The applicant has indicated bicycling parking in the structure parking area adjacent or in front of each parking stall provided.

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. There are no landscaping requirements downtown and the proposed project includes building foundation landscaping on all four sides of the building.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - This requirement is met. There are no landscaping requirements downtown and the proposed project includes building foundation landscaping on all four sides of the building.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - This requirement is met. There are no landscaping requirements downtown and the proposed project includes building foundation landscaping on all four sides of the building.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is met. There are no landscaping requirements downtown and the proposed project includes street frontage landscaping on all four sides 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 met. There are no landscaping requirements downtown and the proposed project includes street frontage landscaping on all four sides of the site.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement is not applicable, as there are no surface parking lots proposed.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is not applicable, as there are no surface parking lots proposed.
- 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 Amendment to the Specific Implementation Plan for 120 E. Front Street:

1. A recommendation to the Village Board that the Amendment to the Specific Implementation Plan for 120 E. Front 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. 9.a.i and ii. for deviation from the Victorian color palette for black portions of the façade, as depicted.
 - b. 10.a. for the non-decorative garage door on northern façade for the in-building parking entry, as depicted.
 - c. 11.a. and b. for the proposed translucent film window treatment screening along the first-floor windows facing Front Street and 1st Street, as depicted.
 - d. 14.b. for the metal awning over the main entryway, as depicted.
4. Require the full Sign Plan package to be brought back to the Plan Commission for review and approval.
5. 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. Require the applicant to provide lighting fixture plans and photometrics plans to ensure compliance with the Zoning Ordinance, including landscaping lighting along the southern (rear) façade.
6. Require approval from the Village Engineer and Public Services Department for any on-street parking reconfiguration proposed, which in 2023 included angled parking stalls along the south side of Front Street and no angled parking stalls along First Street because they were deemed infeasible.
7. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



AGENDA ITEM REPORT

MEETING DATE

June 25, 2025

PREPARED BY

AGENDA ITEM # 4.e

Concept Presentaton: 214-220 E Main Street Redevelopment

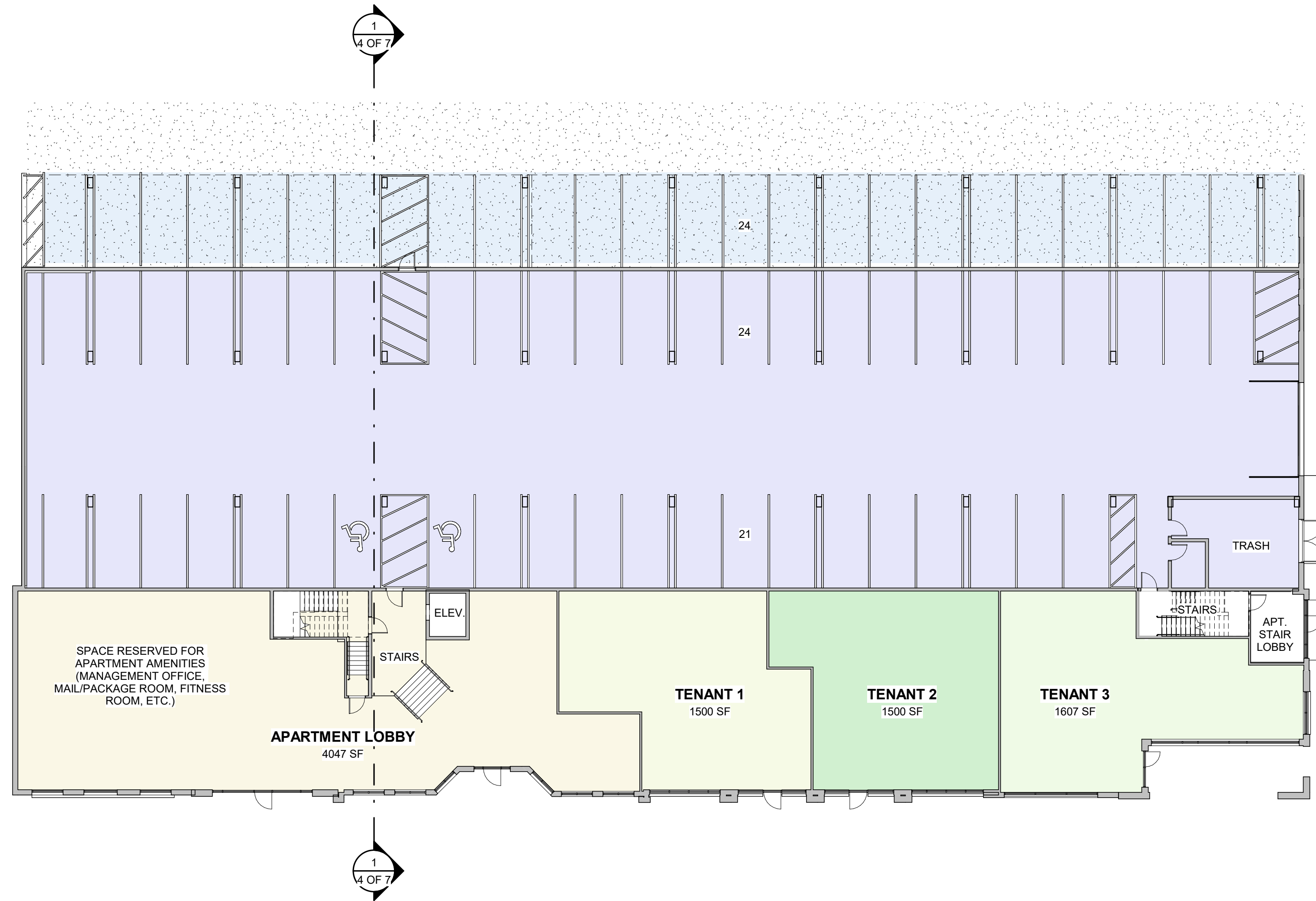
BACKGROUND

Jeff Grundahl, owner of 214-220 E Main Street, will be presenting his concept for the redevelopment of the two properties.

RECOMMENDATION

ATTACHMENTS

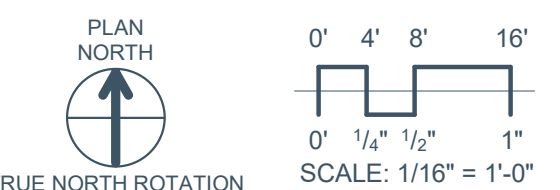
1. 250620_Main St Apts Concept_PC Submittal
2. 250620_Mount Horeb Main St_LOI



FIRST FLOOR PLAN - APARTMENT LOBBY, TENANTS, PARKING

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT FLOOR PLANS



DATE: 06/20/2025

1 OF 7



FOURTH FLOOR PLAN



SECOND - THIRD FLOOR PLANS

UNIT COUNTS

STUDIO: 12
1 BEDROOM: 30
1 BEDROOM / DEN: 7
2 BEDROOM: 17

TOTAL NUMBER OF UNITS: 66

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT FLOOR PLANS

- STONE
 - WITH CONCRETE WALL CAPS
- BRICK-
 - TWO COLORS
 - TAN AND BROWN (TBD)
 - SOLDIER COURSE AND HERRINGBONE PATTERNS AS ACCENTS
 - COGNRETE WALLS SWEEPS
 - PARAPETS TO CORRESPOND TO BRICK COLORS
- HORIZONTAL LAP SIDING
 - TWO COLORS
 - GREY AND TAN (TBD)
 - PARAPETS TO CORRESPOND TO SIDING COLORS
 - TRIM AROUND WINDOWS AND PATIO DOORS



1 WEST ELEVATION - COLOR
1/16" = 1'-0"



2 NORTH ELEVATION - COLOR
1/16" = 1'-0"



3 SOUTH ELEVATION - COLOR
1/16" = 1'-0"



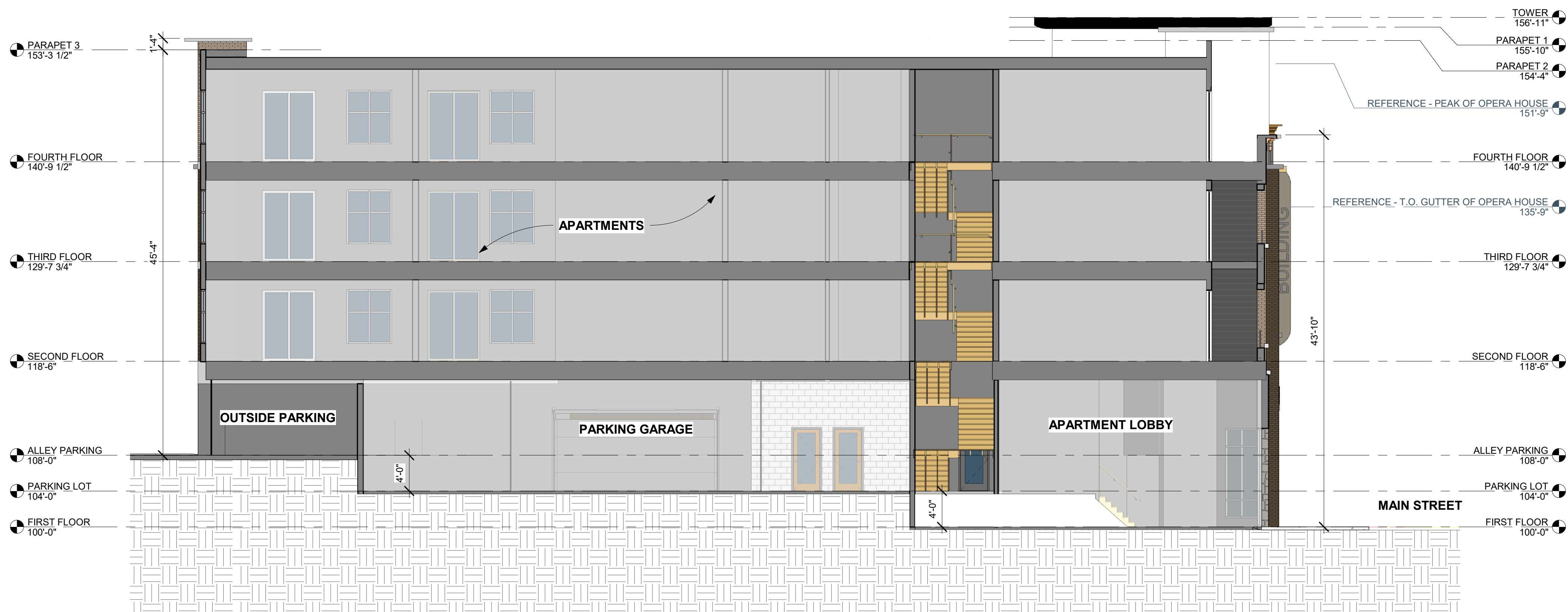
4 EAST ELEVATION - COLOR
1/16" = 1'-0"



DATE: 06/20/2025 3 OF 7

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT DESIGN - ELEVATIONS



BUILDING SECTION - GRADE CHANGES

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT DESIGN - BUILDING SECTION



DATE: 06/20/2025 4 OF 7

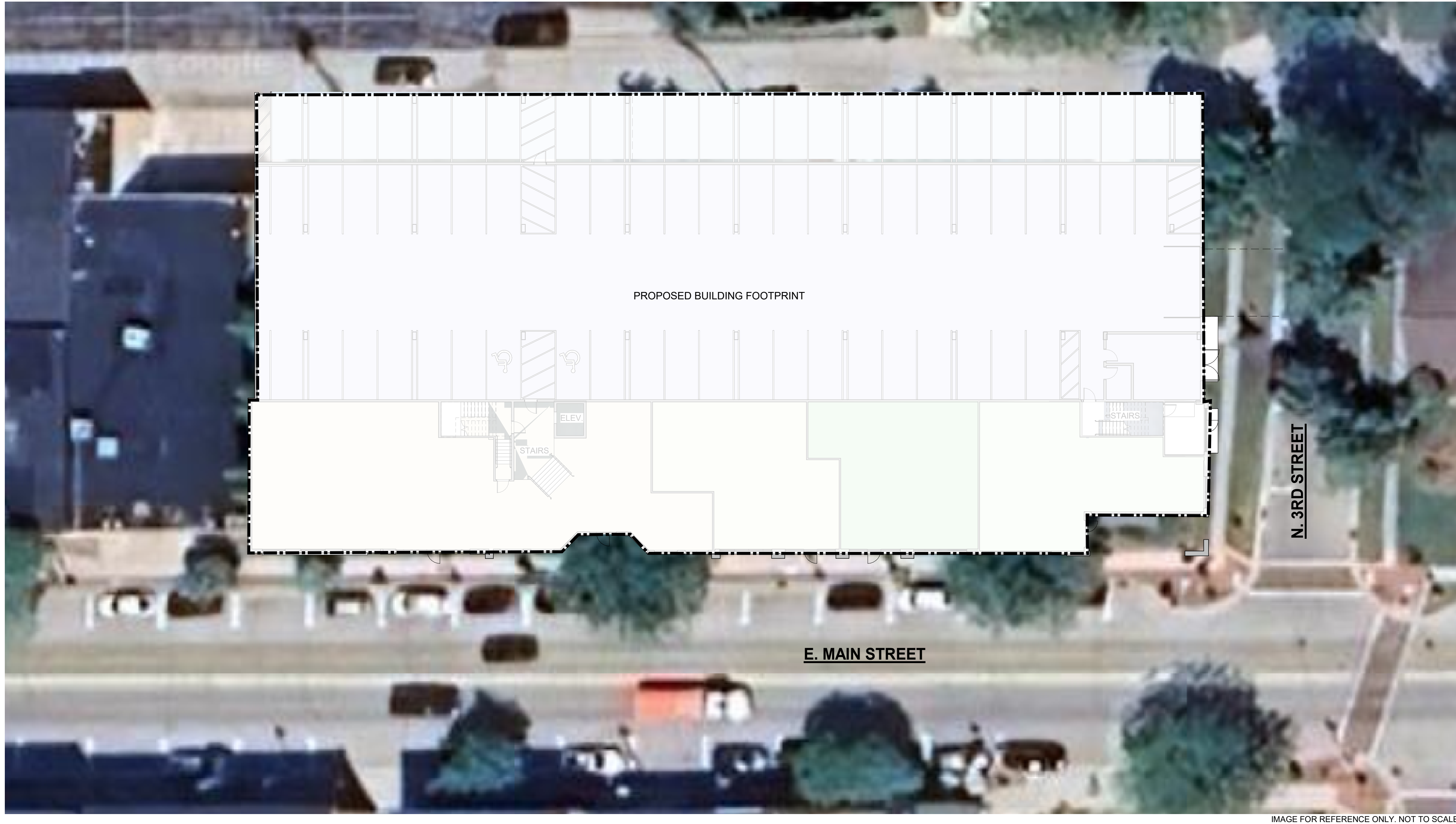


IMAGE FOR REFERENCE ONLY. NOT TO SCALE.

FIRST FLOOR OVERLAY ON SITE

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT SITE LAYOUT

DATE: 06/20/2025 5 OF 7



3D VIEW - SOUTH EAST



3D VIEW - SOUTH WEST



3D VIEW - NORTH EAST

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT DESIGN - STREET VIEWS

DATE: 06/20/2025 6 OF 7



MOUNT HOREB - MAIN ST MIXED USE BLDG

RENDERED STREET IMAGE

DATE: 06/20/2025 7 OF 7



Letter of Intent

Mixed Use Residential/Commercial Development

Main Street, Mount Horeb

June 20, 2025

Please accept this concept submittal package for a proposed mixed-use residential development at 220 E Main Street, Mount Horeb, WI.

Project Team:

Developer:

JG Development
Jeff Grundahl
455 S Junction Road
Madison, WI 53719
608-237-1730
jeff@jgdevelopment.com

Architect:

Sketchworks Architecture, LLC
Steve Shulfer, AIA, Partner|CEO
2501 Parmenter Street, suite 300A
Middleton, WI 53562
608-836-7570
sshulfer@sketchworksarch.com

Surveyor & Civil Engineer:

Wyser Engineering
Wade Wyse P.E.
312 e Main Street
Mount Horeb, WI 53572
608-843-3388
wade.wyse@wyserengineering.com

Land / Parcels:

There are three parcels on Main Street, Mount Horeb that are in consideration for this project:

- 208 E Main Street (currently vacant)
 - BOECK'S, CARL SURVEY & PLAT MT HOREB STATION PLAT OF BLK 1-11 BLOCK 6 LOTS 5, 6, 7 & 8
- 214 E Main Street (currently a small commercial property, formerly residential)
 - BOECK'S, CARL SURVEY & PLAT OF MT HOREB STATION PLAT BLOCK 6 LOTS 9, 10 & 11
- 220 E Main Street (currently a small commercial property, formerly residential)
 - BOECK'S, CARL SURVEY & PLAT MT HOREB STATION PLAT OF BLK 1-11 BLOCK 6 LOTS 12, 13 & 14

The developer currently owns the parcels at 214 and 220 E Main Street, and is negotiating to acquire and develop the parcel at 208 E Main Street.

Current Zoning assessment and Development needs:

All parcels are currently zoned "CB" Central Business, per the Mount Horeb zoning code.



Standards Per the zoning code:

Building setbacks (for all sides):

zero feet (0').

Maximum building height:

50'-0" (minimum 20'-0")

Parking:

no minimum parking required

Proposed Development Overview

The proposed development will include a mixed-use building consisting of:

- Residential apartments: 66 units in total
 - A combination of studio, 1 and 2-bedroom units per the attached concept
- Apartment amenity space: ~ 4,050 nsf
- Commercial leasable space: ~ 4,500 nsf
- Parking: ~ 69 stalls



Apartment amenities will be provided and will include fitness, club room, package delivery, dog wash, and lobby / lounge spaces. An on-site leasing office will be provided as well, all accessed from both Main Street and the secure parking area.

Parking

The parking accommodations will include approximately 69 total parking spaces. 45 of stalls will be at grade, secure, indoor parking, accessed from Third Street. These will be reserved for residents of the building. 24 parking stalls will be allocated for both residents and / or commercial tenant spaces, accessed from the alley north of the property.

The indoor parking garage will be secure.

Refuse

A refuse room internal to the building will be provided to conceal trash and recycling dumpsters. Access for removal will be provided at Third Street / the East elevation.

Exterior Design

The goal of the development aesthetic is to compliment the historic Main Street appeal of Mount Horeb, albeit most small towns anywhere. Realizing that a larger scale building could seem out of context with existing buildings, we intentionally varied the Main Street façade to replicate the organic building infill that is prevalent in most historic towns. The materials used will be a

combination of quality masonry (brick and stone), storefront glazing and composite wood siding. Colors will be selected to compliment the streetscape in neutral, timeless, tones.

Outdoor spaces will be used as street-side dining and rooftop or balcony overlooks. Landscape and decorative lighting will be used to enhance the aesthetic and experience.

The building height is proposed to be 54' to the upper parapet. There is a corner element at Main Street and Third Street that rises slightly taller (57') to help provide prominence and anchorage to this street corner. Though the overall height of the building exceeds the 50-foot maximum in the zoning language, there are two noteworthy considerations that we feel make this submission acceptable to the intent of the code:

- The building facade is stepped back at Main Street such that roughly 80-percent of the façade is only three-stories tall, and thus only approximately 44-feet above street level.
- The topography of the site slopes nearly eight feet from south to north, creating a challenge for any building development. Our solution is only 44 feet in height when measured along the north face, just as it is 44 feet in height for nearly the entire south face.

The building section in the attached drawings illustrates the relative height relationships to Main Street, the North alley, and reference points to the historic opera house building. It should be noted that this proposed development is only marginally taller (5') than the rooftop of the opera house.

A concept rendering of the intended design is provided attached.

Stormwater Management

The redevelopment consideration of this property will not trigger a stormwater management plan. Rainwater collected from hardscape and rooves will be directed to the Village stormwater infrastructure.

Utility Infrastructure Assessment

Initial discussions with Village staff and utility stakeholders have not produced any concern for the development. Adequate supply for all utilities appears to be available, and the future design submissions will accurately describe and design the necessary development infrastructure.

Thank you for your consideration of this exciting development in Mount Horeb, we look forward to continued discussion and collaboration!

Respectfully submitted,

Steve Shulfer, AIA
Sketchworks Architecture, LLC



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 25, 2025	
AGENDA ITEM # 5.a.1	
Reminder of June 30th Special Meeting, 6:00 p.m.	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	



AGENDA ITEM REPORT

MEETING DATE

June 25, 2025

PREPARED BY

AGENDA ITEM # 5.a.2

Verification on Height of Opera House

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Mt Horeb Opera Elevation Graphic

Mt Horeb Opera House - Graphic





AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 25, 2025	
AGENDA ITEM # 5.c	
Building Inspector Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	