



## VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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### **VILLAGE BOARD AGENDA Wednesday, July 2, 2025 at 7:00 PM**

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

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll call
- 4) Public Comments
- 5) Consent Agenda
  - a. Consideration of June 4, 2025 Meeting Minutes
  - b. Consider Pay Request #1 for Contract 25-102 - Lake Street Stormwater project progress billing
  - c. Consideration of Amendment to General Development Plan Specific Implementation Plan for 1881 Springdale Street, MMI LLC (Tim Neitzel)
    1. Recommendation on Ordinance 2025-07 Amending GDP for 1881 Springdale Street
    2. Recommendation on Amendment to SIP for 1881 Springdale Street
  - d. Rezone Request and Zero Lot Line CSM for 109-115 Ridge Dr, Kent McDonell, RZR1 LLC
    1. Consideration of Ordinance 2025-08 Rezoning 109-115 Ridge Dr from R-2 Two-Family Residential to PD Planned Development
    2. Consideration of Zero Lot Line CSM for 109-115 Ridge Drive
  - e. Consideration of Amendments to Specific Implementation Plan, Steve Brown Apartments, 120 S First St, Front Street Station
  - f. Consider Pay Request #3 for Contract 25-101 - 2025 Street Improvements Project
- 6) Agenda Items
  - a. Consideration of Town of Vermont Boundary Agreement
- 7) Committee Reports:

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

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

**VILLAGE OF MOUNT HOREB  
VILLAGE BOARD MEETING MINUTES  
JUNE 4, 2025**

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

**Call to Order/Roll Call:** Village President Ryan Czyzewski called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Present were Trustees Jones, White, Schellpfeffer, Best, and Halverson. Trustee Gauger was absent. Also present were Administrator Nic Owen and Village Clerk Alyssa Gaffney.

**Public Comments:** None

**Consent Agenda:** Czyzewski requested the following items be pulled from the consent agenda: New alcohol license application for Isaac's Antiques; Agent Application for Janelle Holmstrom, Isaac's Antiques; Renewal alcohol license applications for Bistro 101, Kwik Trip #794, Kwik Trip #1130, Norsk Golf Bowl, Buck and Honey's, Aztlan Mexican Grill, The Viking, and Marah's Bridal; Agent Applications for Tom Anderson, Buck & Honey's and Janelle Holmstrom, Isaac's Antiques; and the Residential Improvement Grant application for John and Amy Lee. White requested Resolution 2025-07 Conditional Use Permit for 301 W Main Street be pulled. White moved, Best seconded to approve the following remaining consent agenda items: April 14, 2025 Reorganizational Meeting Minutes; May 7, 2025 Meeting Minutes; Pay Request #1 for Street Project 25-101; Pay Request #2 for Street Project 25-101; Resolution 2025-06, Conditional Use Permit to Allow an Accessory Structure (Deck) in a Front Yard of a Corner Lot at 1001 Glen View Ct; Zero Lot-Line CSM 515 and 517 Alan Drive, Mark Nortman; New Alcohol Beverage License application for Zenith Ventures LLC, DBA Vita Bella, 209 E Main Street; Appointment of Agent Application for Jermaine Butler, Zenith Ventures LLC; Alcohol Beverage License renewal applications: Premier Cooperative, 501 W Main Street; Wiscoboxes.com, 305 E Main Street; Driftless Social, 128 E Main Street; MOHO JO LLC, 100 S 1st Street; Grumpy Troll LLC, 105 S 2nd Street; Dog House Bar & Grill, 117 S 1st Street; Vita Bella, 209 E Main Street; Walgreens #11648, 1401 Springdale Street; Miller and Sons Inc, 1845 Springdale Street; Trollway Liquor, 504 W Main Street; Sunn Cafe, 201 E Main Street; Appointment of Agent applications: Mark Valaskey, Bistro 101; Tracy Alvey, Kwik Trip 1130; Daniel Hying, Kwik Trip 794; Joshua Kitelinger, Premier Cooperative; Mills Botham, Wiscoboxes.com; Matthew Schmock, Driftless Social; Tyler Marks, MOHO JO LLC; Michael Woodward, Norsk Golf Club; Robin Pharo, Grumpy Troll LLC; Nathan Faust, Dog House Bar & Grill; Jermaine Butler, Vita Bella; Jose Onate, Aztlan Mexican Restaurant; Guy Evans III, The Viking; Marah Odgers, Marah's Bridal; Rebecca Wentworth, Walgreens #11648; William Miller, Miller and Sons Supermarket; Michael Rogers Jr, Trollway Liquor; Cynthia Curtes, Sunn Café; Street Use Permit application from Mount Horeb Summer Frolic Committee for Norsk Run, June 14, 2025; Street Use Permit application from Mount Horeb Area Chamber of Commerce for the Art Fair, July 18-20,

2025; Residential Improvement Grant applications for Heidi Clayton, 202 N 4<sup>th</sup> Street and Jacqueline Sale, 411 N 4<sup>th</sup> Street; and Façade Improvement Grant application for Tyler Marks, 100 S 1<sup>st</sup> Street. Motion carried by unanimous voice vote. White questioned the parking for the new development at 301 W Main Street. Owen stated there would be off-street parking for the apartment and the parking for the laundry mat would be on-street. Schellpfeffer moved, Jones seconded to approve Resolution 2025-07, Conditional Use Permit to Allow Building to Exceed Main Street Setback in Central Business District, Surplus Suds, 301 W Main Street, Chad Ferguson of Keller Inc. Motion carried by unanimous voice vote. New Alcohol License for Isaac's Antiques- Czyzewski questioned the plan for the license. White moved, Schellpfeffer seconded to approve the Alcohol Beverage License for Isaac's Antiques, DBA Jangle Natural Living, 132 E Main Street. Motion carried by unanimous voice vote. Appointment of Agent Application for Janelle Holmstrom, Isaac's Antiques- Czyzewski questioned the Beverage Server Course Requirement. Czyzewski moved, Schellpfeffer seconded to approve the application, contingent upon the Beverage Server Course being completed. Motion carried by unanimous voice vote. Norsk Golf Bowl Alcohol Beverage renewal application- Czyzewski requested to item be pulled to ask a separate vote on it. Jones moved, Best seconded to approve the application. All voted aye, with the exception of Schellpfeffer who abstained. Motion carried. Alcohol Beverage Renewal applications for Bistro 101, Kwik Trip #794, Kwik Trip #1130, Buck and Honeys, Aztlan Mexican Grill, The Viking, and Marah's Bridal- Czyzewski requested these applications be pulled to inquire on some missing information on the applications. Schellpfeffer moved, Best seconded to approve the applications. Motion carried by unanimous voice vote. Agent Application for Thomas Anderson, Buck and Honeys- Czyzewski requested this item be pulled due to the requirement of completing the Beverage Server Course. Halverson moved, White seconded to approve the application contingent upon the course being completed. Motion carried by unanimous voice vote. Residential Improvement Grant application for John and Amy Lee, 308 Forest Street- Czyzeski requested this item be pulled to get more information on the project. Owen explained and the board discussed. Schellpfeffer moved, Halverson seconded to approve the grant application. Motion carried by unanimous voice vote.

**2024 Village Audit Presentation by Baker Tilly:** Casandra Chase and Leah Koopman of Baker Tilly presented the results of the 2024 Village Audit.

**Recommendation on Beginning Boundary Agreement Discussion with Town of Springdale:** Owen explained this item. Halverson moved, White seconded to approve discussing a Boundary Agreement with the Town of Springdale. Motion carried by unanimous voice vote.

**Consideration of Revised Mount Horeb Fee Schedule:** Owen explained this item. Halverson moved, Schellpfeffer seconded to approve the revised Mount Horeb Fee Schedule. Motion carried by unanimous voice vote.



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

**Village President's report:** Czyzewski spoke about reminder of presenting ethics policy to board member's corresponding committees, discussing MPO options with Nic, transportation survey, and parkland meeting regarding Lukken Farm.

**Village Administrator's report:** Owen stated that Scott Construction is doing seal coating, the Town of Vermont approved the Boundary Agreement, and the new Building Inspector starts June 23<sup>rd</sup>.

**Village Clerk's report:** Gaffney did not have anything to report.

**Adjournment:** With no further business before the board, White moved, Halverson seconded to adjourn @ 8:03pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk



## AGENDA ITEM REPORT

### MEETING DATE

July 2, 2025

### PREPARED BY

### AGENDA ITEM # 5.b

Consider Pay Request #1 for Contract 25-102 - Lake Street Stormwater project progress billing

### BACKGROUND

Please approve the attached progress billing invoice for May 2025 construction completed on the Lake Street Stormwater project. Billing arrived too late to be approved in June meeting agenda. Payment is scheduled for 6/19/2025; per Nic Owen approval.

### RECOMMENDATION

### ATTACHMENTS

1. LTR 2025-0612 Pay Request 1 RULE 25-102

# SMITHGROUP

June 12, 2025

Nic Owen  
Village Administrator  
**VILLAGE OF MOUNT HOREB**  
138 East Main Street  
Mount Horeb, WI 53572

Re Pay Request No. 1 – Contract 25-102, Stewart Lake Park Stormwater

Dear Nic,

Enclosed is Payment Request No. 1 from Rule Construction, Ltd. for work performed to date on the above referenced project. This payment request is recommended for payment in the amount of \$91,983.68. A summary of the payment is listed below, and the detailed request has been attached.

|                                |             |
|--------------------------------|-------------|
| TOTAL AMOUNT REQUESTED TO DATE | \$96,983.68 |
| LESS RETAINAGE                 | \$5,000.00  |
| NET AMOUNT DUE                 | \$91,983.68 |
| AMOUNT OF PREVIOUS PAYMENTS    | -           |
| AMOUNT DUE THIS APPLICATION    | \$91,983.68 |

If you have questions, please do not hesitate to call. Thank you.

Sincerely,



Josh Bilau  
Civil Engineer

cc: Rule Construction, Ltd. via Email

**Contractor's Application for Payment No. 1**

|                                        |                                            |                                |  |
|----------------------------------------|--------------------------------------------|--------------------------------|--|
| Application Period: 4-28-25 to 5-20-25 |                                            | Application Date: 5/20/2025    |  |
| To (Owner): Village of Mount Horeb     | From (Contractor): Rule Construction, Ltd. | Via (Engineer): Smith Group    |  |
| Project: Lake Street Stormwater        | Contract: 25-102                           |                                |  |
| Owner's Contract No.: 25-102           | Contractor's Project No.: 25-102           | Engineer's Project No.: 25-102 |  |

**Application For Payment  
Change Order Summary**

| Approved Change Orders |           |            |
|------------------------|-----------|------------|
| Number                 | Additions | Deductions |
|                        |           |            |
|                        |           |            |
|                        |           |            |
|                        |           |            |
|                        |           |            |
|                        |           |            |
|                        |           |            |
| TOTALS                 |           |            |
| NET CHANGE BY          |           |            |
| CHANGE ORDERS          |           |            |

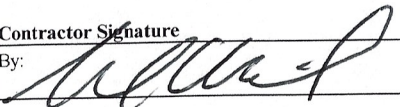
|                                                                                                      |    |                                           |
|------------------------------------------------------------------------------------------------------|----|-------------------------------------------|
| 1. ORIGINAL CONTRACT PRICE.....                                                                      | \$ | \$99,582.50                               |
| 2. Net change by Change Orders.....                                                                  | \$ |                                           |
| 3. Current Contract Price (Line 1 ± 2).....                                                          | \$ | \$99,582.50                               |
| 4. TOTAL COMPLETED AND STORED TO DATE<br>(Column F total on Progress Estimates).....                 | \$ | \$96,983.68                               |
| 5. RETAINAGE: <b>\$5,000</b>                                                                         |    |                                           |
| a. 5% of First 50% <del>\$2,424.59</del> \$96,983.68 Work Completed.                                 | \$ | <del>\$2,424.59</del> <b>\$5,000</b>      |
| b. _____ Stored Material....                                                                         | \$ |                                           |
| c. Total Retainage (Line 5.a + Line 5.b).....                                                        | \$ | <del>\$2,424.59</del> <b>\$5,000</b>      |
| 6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....                                                  | \$ | <del>\$94,559.08</del> <b>\$91,983.68</b> |
| 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....                                       | \$ |                                           |
| 8. AMOUNT DUE THIS APPLICATION.....                                                                  | \$ | <del>\$94,559.08</del> <b>\$91,983.68</b> |
| 9. BALANCE TO FINISH, PLUS RETAINAGE<br>(Column G total on Progress Estimates + Line 5.c above)..... | \$ | \$21,598.42                               |

**Contractor's Certification**

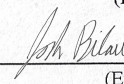
The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor Signature**

By:  Date: 5/20/2025

Payment of: \$ ~~\$94,559.08~~  
(Line 8 or other - attach explanation of the other amount)

is recommended by:  (Engineer) 06/12/2025 (Date)

Payment of: \$ **91,983.68**  
(Line 8 or other - attach explanation of the other amount)

is approved by: \_\_\_\_\_ (Owner) \_\_\_\_\_ (Date)

Approved by: \_\_\_\_\_ Funding or Financing Entity (if applicable) \_\_\_\_\_ (Date)



### Contractor's Application

|                     |   |
|---------------------|---|
| Application Number: | 1 |
|---------------------|---|

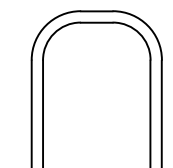
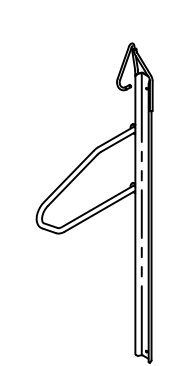
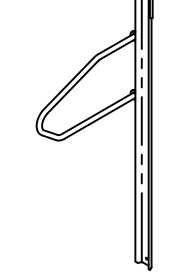
Application Date: 5/20/2025

EJCDC® C-620 Contractor's Application for Payment  
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Page 1 of 1





| Site Development Data:   |                        |
|--------------------------|------------------------|
| Zoning                   | SIP/PD                 |
| Densities:               |                        |
| Lot Area                 | 40,445 S.F./0.93 ACRES |
| Dwelling Units           | 23 units               |
| Lot Area / D.U.          | 1,758 S.F./ D.U.       |
| Density                  | 25 units/Acre          |
| Lot Coverage:            |                        |
| Building Footprint       | 15,061 S.F.            |
| Community Patio/ Stoops  | 1,187 S.F.             |
| Sidewalk Area            | 2,410 S.F.             |
| Paving Footprint         | 3,405 S.F.             |
| Total Impervious         | 22,063 S.F. (54.55%)   |
| Building Height          | 3 stories, +/- 45'-0"  |
| Floor Area Calculations: |                        |
| First Floor              | 5,211 S.F.             |
| Second Floor             | 14,361 S.F.            |
| Third Floor              | 11,733 S.F.            |
| Total:                   | 31,305 S.F.            |
| Parking Garage           | 9,850 S.F.             |
| Commercial Area          | 2,240 S.F.             |
| Dwelling Unit Mix:       |                        |
| Studio                   | 4 (17%)                |
| One Bedroom              | 8 (35%)                |
| Two Bedroom              | 11 (48%)               |
| Total Dwelling Units     | 23                     |
| Vehicle Parking Stalls:  |                        |
| Parking Garage           | 23                     |
| Surface                  | 5                      |
| Commercial               | 5                      |
| Total                    | 33 stalls              |
| Parking Ratio            | 1.43 stalls/unit       |

- BIKE RACKS
- INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE, MADRAX UX OR SARIS BIKE DOCK
- INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

0 20' 40' 80'

GRAPHIC SCALE



SITE PLAN

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

SIP SUBMITTAL | 06.07.2024 | #2363





## FEATURES & SPECIFICATIONS

**INTENDED USE** — The OLCS provides years of maintenance-free general illumination for residential and commercial outdoor applications such as walkways, doorways/entrances, columns, and stairways.

**CONSTRUCTION** — Rugged cast-aluminum housing is protected by a 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.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.4 lbs.

**OPTICS** — 48 high-performance LEDs produce up to 513 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White polycarbonate diffuser provides a soft white light at 4000K CCT.

See Lighting Facts Labels for specific fixture performance.

**ELECTRICAL** — Fixture operates at 120 volts, 60 Hz.

Standard input = 8.9 watts.

Operating temperature : -30°C to 40°C.

Amps @ 120V = .076.

Surge protection = 2.5kV.

**INSTALLATION** — Mounts easily to recessed junction box (by others).

**LISTINGS** — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

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

Note: Specifications subject to change without notice.

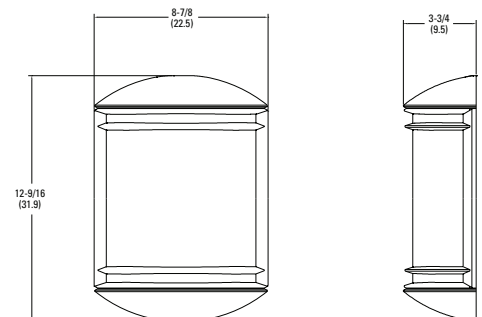
|                       |
|-----------------------|
| Catalog Number        |
| Notes                 |
| Type<br><b>Type C</b> |



Outdoor General Purpose

# OLCS

OUTDOOR LED CAST SCONCE



All dimensions are inches (centimeters) unless otherwise indicated.

### ORDERING INFORMATION

All configurations of this product are considered "standard" and have short lead times.

**Example: OLCS 8 DDB**

| Series | Light engines | Color temperature (CCT) <sup>1</sup> | Voltage      | Finish                      |
|--------|---------------|--------------------------------------|--------------|-----------------------------|
| OLCS   | 8             | (blank) 4000K                        | (blank) 120V | DDB Dark bronze<br>WH White |

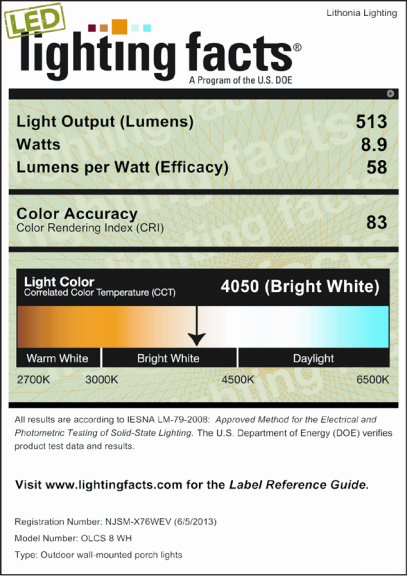
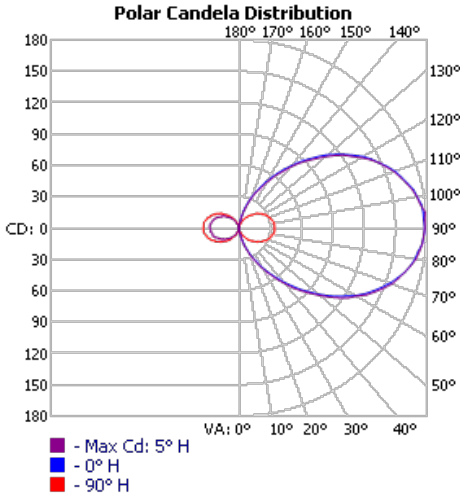
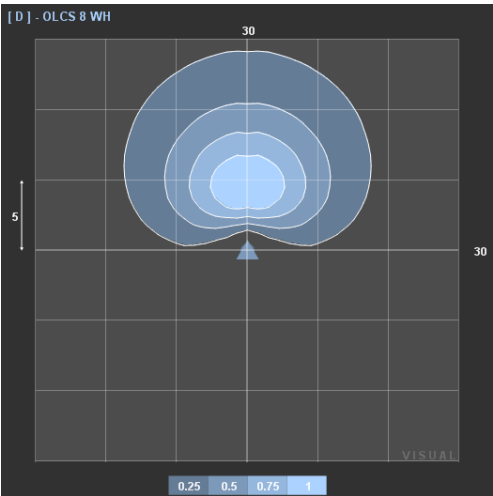
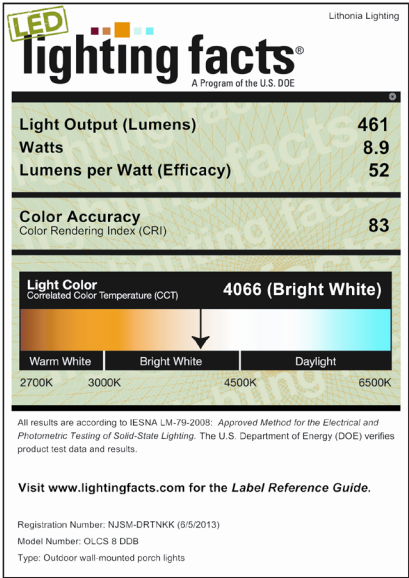
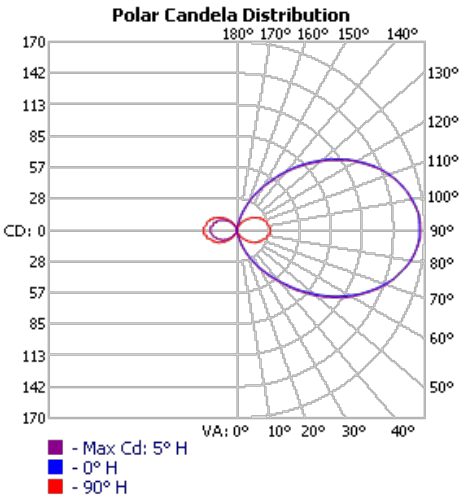
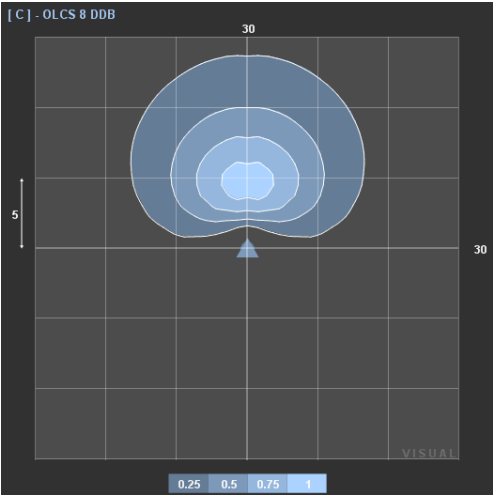
### Notes

1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product,visit [www.Lithonia.com](http://www.Lithonia.com). Tested in accordance with IESNA LM-79 and LM-80 standards.

OLCS







knothe • bruce  
ARCHITECTS

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

ISSUED  
Issued for SIP Submittal - May 28, 2024

PROJECT TITLE  
Mixed-Use  
Development

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

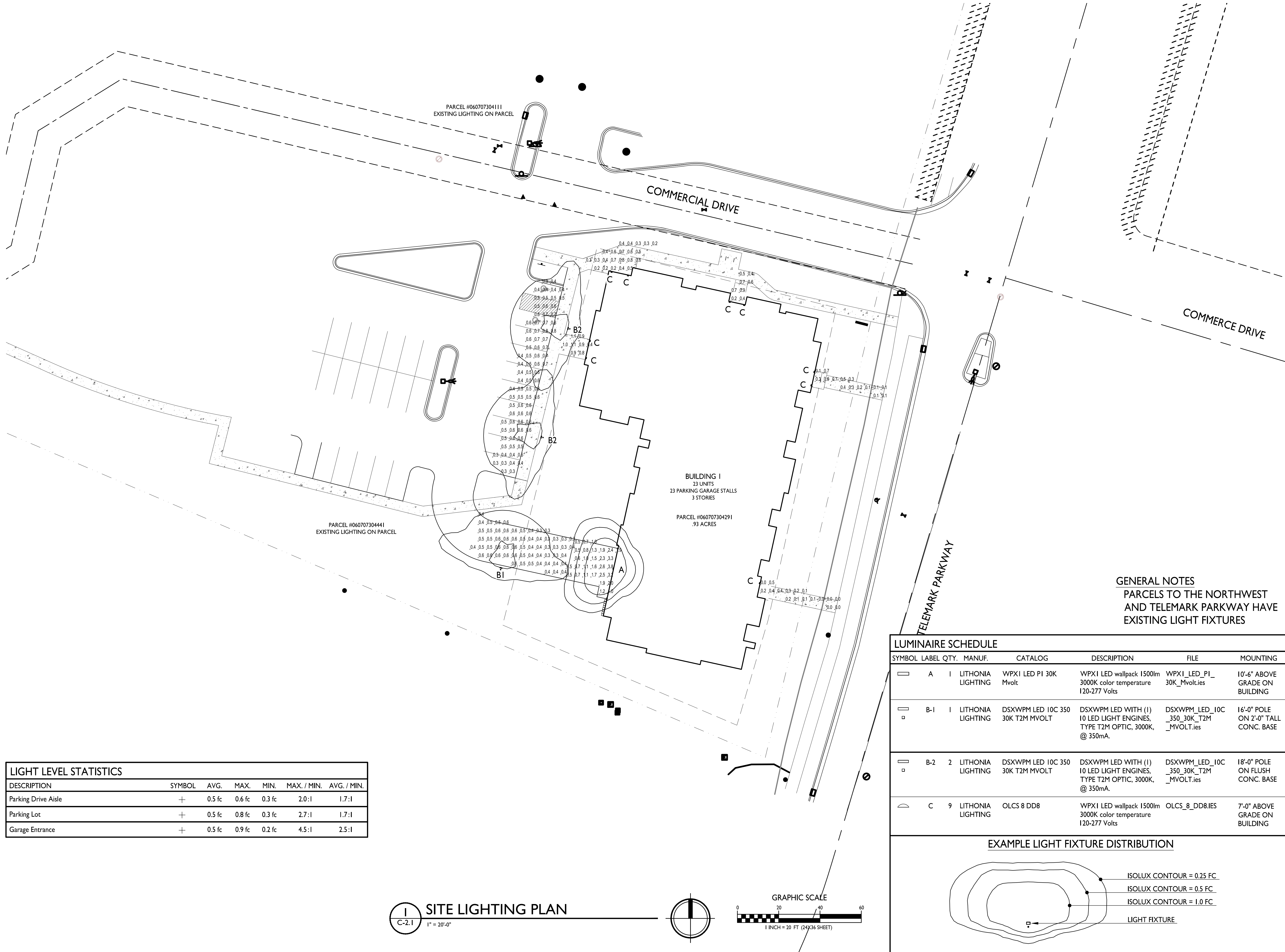
SHEET NUMBER

C-2.1

PROJECT NO. 2363

© Knothe & Bruce Architects, LLC

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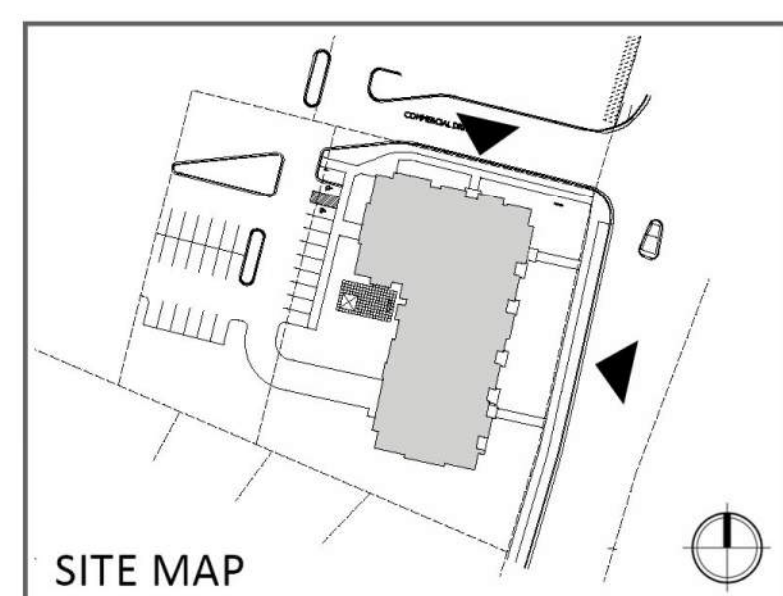


EAST ELEVATION ALONG TELEMAR PARKWAY



NORTH ELEVATION

## ELEVATIONS



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

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

SIP SUBMITTAL | 06.07.2024 | #2363



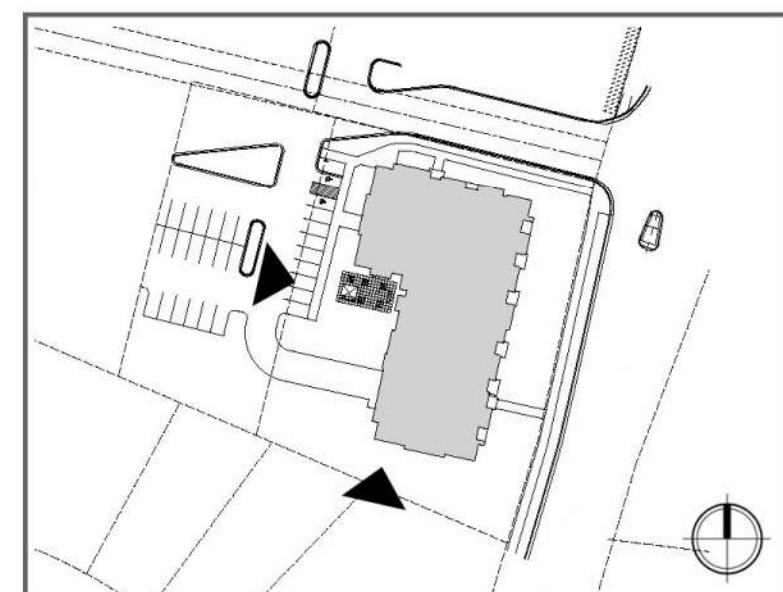


WEST ELEVATION



SOUTH ELEVATION

SITE MAP



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

## ELEVATIONS

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

SIP SUBMITTAL | 06.07.2024 | #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.

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## **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<br>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: \_\_\_\_\_





## 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

July 2, 2025

### PREPARED BY

Nicholas Owen, Administrator

### AGENDA ITEM # 5.d

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 held a public hearing and recommend approval of the rezone to PD and the zero-lot line CSM.

### 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](mailto: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- | <b>Developer Deposit:</b><br><br>An escrow deposit is required in accordance with the Development Application Agreement.<br><br><b>Total Fee Paid:</b><br><b>\$200</b><br><b>Date:</b> 5/28/2025<br><b>Fee Waived By:</b><br>_____ |
|----------------------------------------------------------------------------------------------------|--------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Certificate of Appropriateness (for Central Business Zoning)              | No Fee                   |                 |                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> Certified Survey Map (CSM) scroll to Section 18.61 in schedule | <a href="#">Schedule</a> |                 |                                                                                                                                                                                                                                    |
| <input type="checkbox"/> Certified Survey Map Extraterritorial scroll to Section 18.61 in schedule | <a href="#">Schedule</a> |                 |                                                                                                                                                                                                                                    |
| <input type="checkbox"/> Comprehensive Plan Amendment                                              | \$150.00                 | Class One       |                                                                                                                                                                                                                                    |
| <input type="checkbox"/> Conditional Use Permit (changes in USE of property)                       | \$150.00                 | Class Two       |                                                                                                                                                                                                                                    |
| <input type="checkbox"/> Conditional Use Permit (planned development district)                     | \$200.00                 | Class Two       |                                                                                                                                                                                                                                    |
| <input type="checkbox"/> Design Review                                                             | \$100.00                 |                 |                                                                                                                                                                                                                                    |
| <input type="checkbox"/> General Development Plan (GDP)                                            | \$200.00                 |                 |                                                                                                                                                                                                                                    |
| <input type="checkbox"/> Specific Improvement Plan (SIP)                                           | \$300.00                 |                 |                                                                                                                                                                                                                                    |
| <input type="checkbox"/> Zoning Amendment (changes in zoning)                                      | \$150.00                 | Class Two       |                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> 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](mailto:Nic.Owen@mounthorebwi.info) and [mhbbuildinginspector@mounthorebwi.info](mailto: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](mailto: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:

| <b>Lot and Density Requirements</b> |                             |                  |
|-------------------------------------|-----------------------------|------------------|
|                                     | <b>Village Standards</b>    | <b>Proposed</b>  |
| 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%    |
| <b>Minimum Building Setbacks</b>    |                             |                  |
|                                     | <b>Village Standards</b>    | <b>Proposed</b>  |
| 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:

| <b>Parking Requirements*</b> |                          |                                                  |                                           |
|------------------------------|--------------------------|--------------------------------------------------|-------------------------------------------|
|                              | <b>Village Standards</b> | <b>Village Standards Based on Proposed Units</b> | <b>Proposed On-Site Parking Provided*</b> |
| Three-Bedroom+ Units         | 2.0 stalls/unit          | 2 units at 2.0 stalls/unit<br>= 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:

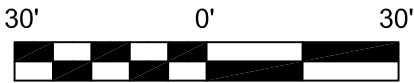
\_\_\_\_\_  
Alyssa Gaffney, Village Clerk

APPROVED: \_\_\_\_\_

PUBLISHED/POSTED: \_\_\_\_\_

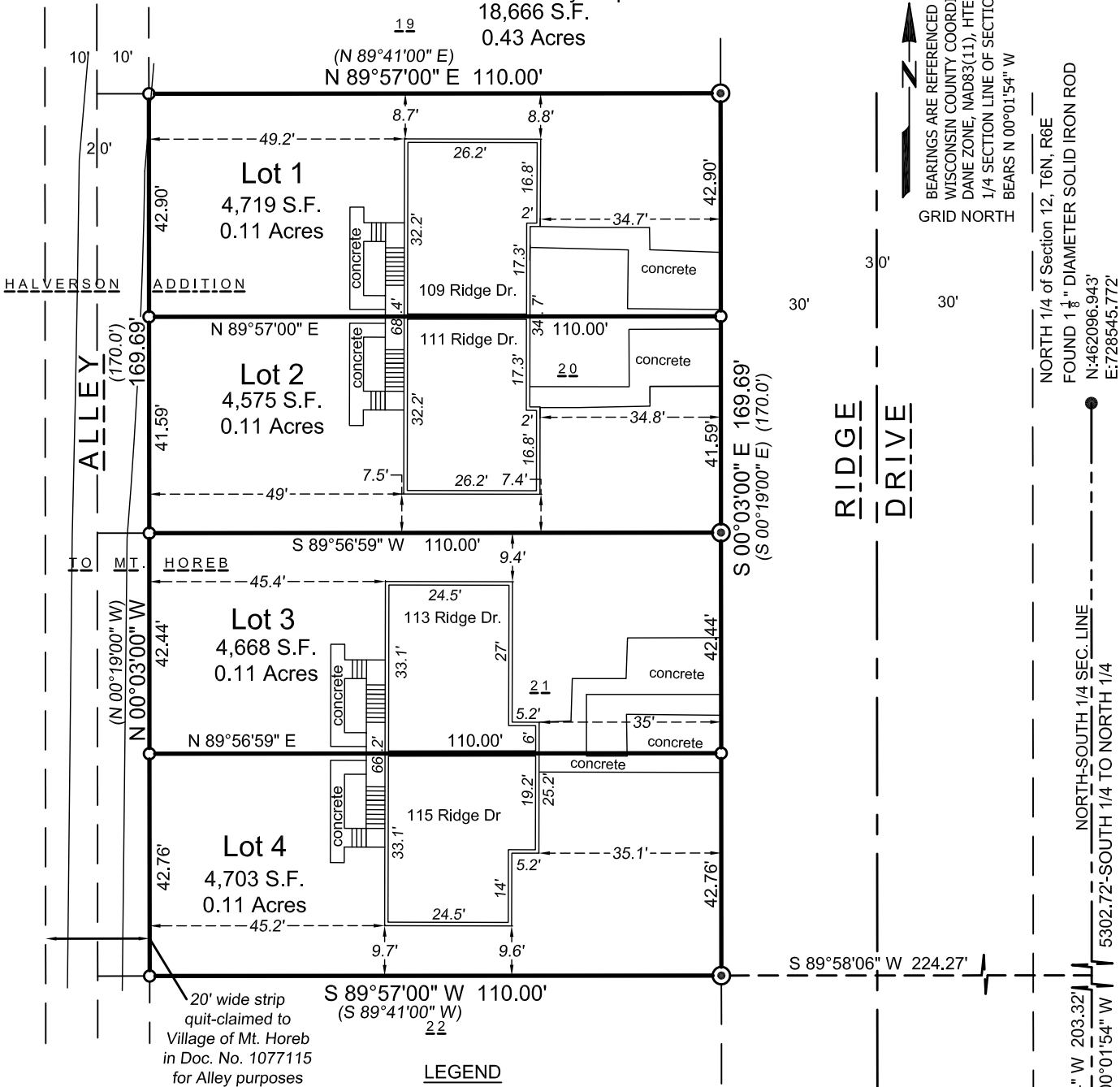
CERTIFIED SURVEY MAP

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,  
GRID 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'  
N 00°01'54" W 203.32'  
N 00°01'54" W 5302.72'-SOUTH 1/4 TO NORTH 1/4

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 |
|--------|------|
|--------|------|

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Kristi Chlebowskj, Register of Deeds



## AGENDA ITEM REPORT

### MEETING DATE

July 2, 2025

### PREPARED BY

Nicholas Owen, Administrator

### AGENDA ITEM # 5.e

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. The Plan Commission recommends approval, contingent on the items noted in the staff report, images on the translucent windows to the parking garage, determining if a rail is needed on the retaining wall and installation of a mural on the south wall within 2 years of occupation of the building.

### 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 25<sup>th</sup> 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](mailto:dseeley@stevebrownapts.com)

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

**Civil Design:** Wyser Engineering  
Wade Wyse  
300 E. Front St.  
Mt. Horeb, WI 53572  
Email: [wade.wyse@wyserengineering.com](mailto: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 26<sup>th</sup> 2023 staff report, the March 24<sup>th</sup> 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 25<sup>th</sup> 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 flourish extending from the end.

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- | <b>Developer Deposit:</b><br><br>An escrow deposit is required in accordance with the Development Application Agreement.<br><br><b>Total Fee Paid:</b> _____<br><br><b>Date:</b> _____<br><br><b>Fee Waived By:</b> _____ |
|-------------------------------------|----------------------------------------------------------------------------------|--------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Certificate of Appropriateness (for Central Business Zoning)                     | No Fee                   |                 |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>            | <a href="#">Schedule</a> |                 |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i> | <a href="#">Schedule</a> |                 |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Comprehensive Plan Amendment                                                     | \$150.00                 | Class One       |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Conditional Use Permit (changes in USE of property)                              | \$150.00                 | Class Two       |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Conditional Use Permit (planned development district)                            | \$200.00                 | Class Two       |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Design Review                                                                    | \$100.00                 |                 |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | General Development Plan (GDP)                                                   | \$200.00                 |                 |                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | Specific Improvement Plan (SIP)                                                  | \$300.00                 |                 |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | Zoning Amendment (changes in zoning)                                             | \$150.00                 | Class Two       |                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | 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](mailto:Nic.Owen@mounthorebwi.info) and [mhbuildinginspector@mounthorebwi.info](mailto: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](mailto: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

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**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

06/13/2025

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# SITE PLAN & EXISTING CONDITIONS



US POST OFFICE



FARMERS COOP



HOFF APARTMENTS



DULUTH TRADING COMPANY

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

**Steve BROWN**  
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www.stevebrownapts.com

**FRONT STREET STATION**  
STEVE BROWN APARTMENTS  
MT. HOREB, WI

06/13/2025  
**PIP**  
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# AERIAL VIEW | LOOKING NORTH EAST



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**FRONT STREET STATION**  
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MT. HOREB, WI

06/13/2025

**PIP**

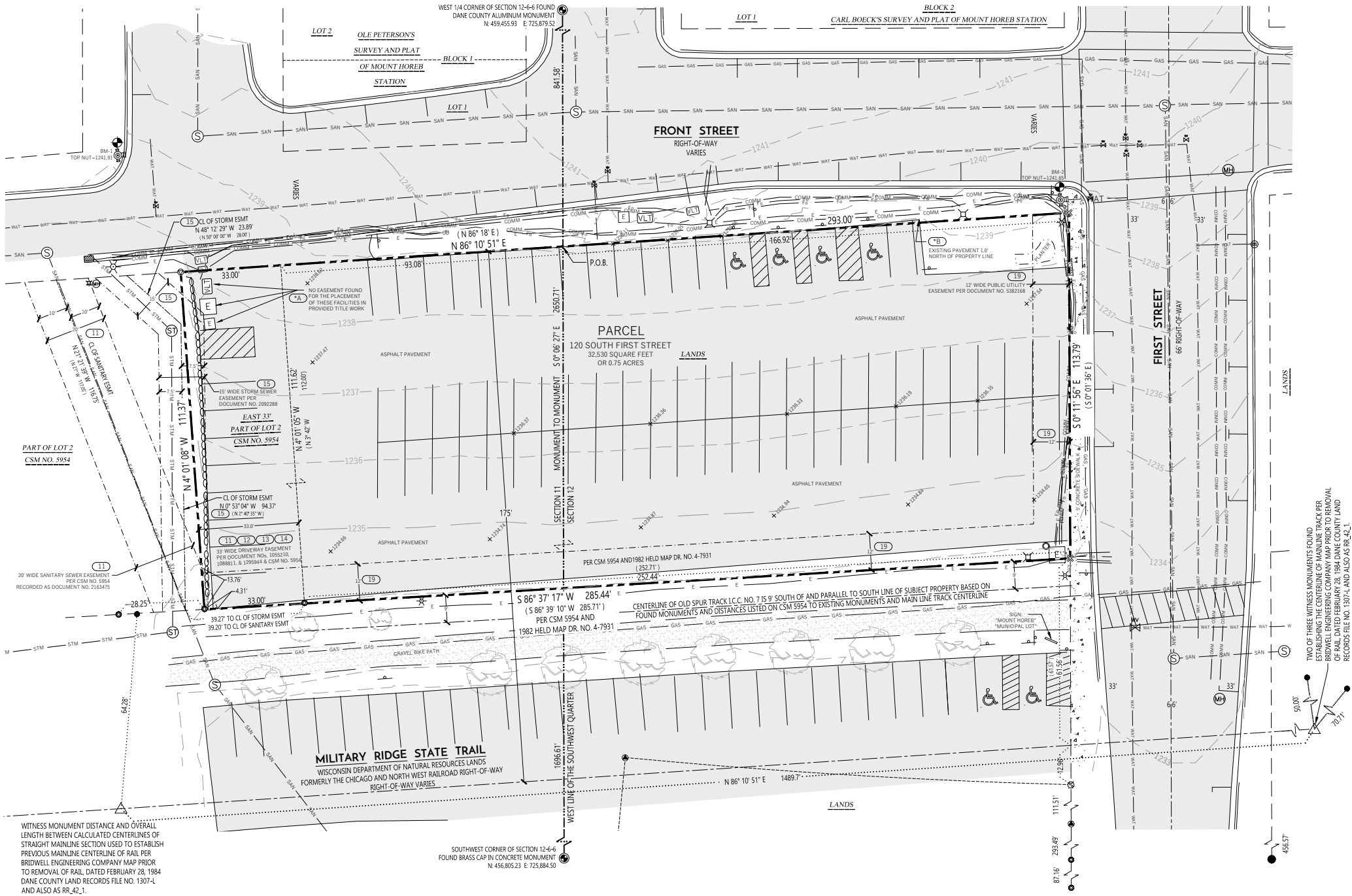
PAGE 4



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



VICINITY MAP  
NOT TO SCALE



### 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 MAP 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, T1N, 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.
- 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, RECTALS, 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"



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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:

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

120 S FIRST ST  
MOUNT HOREB, WI 53572

### Revisions:

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

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

Wysen Number  
22-0911

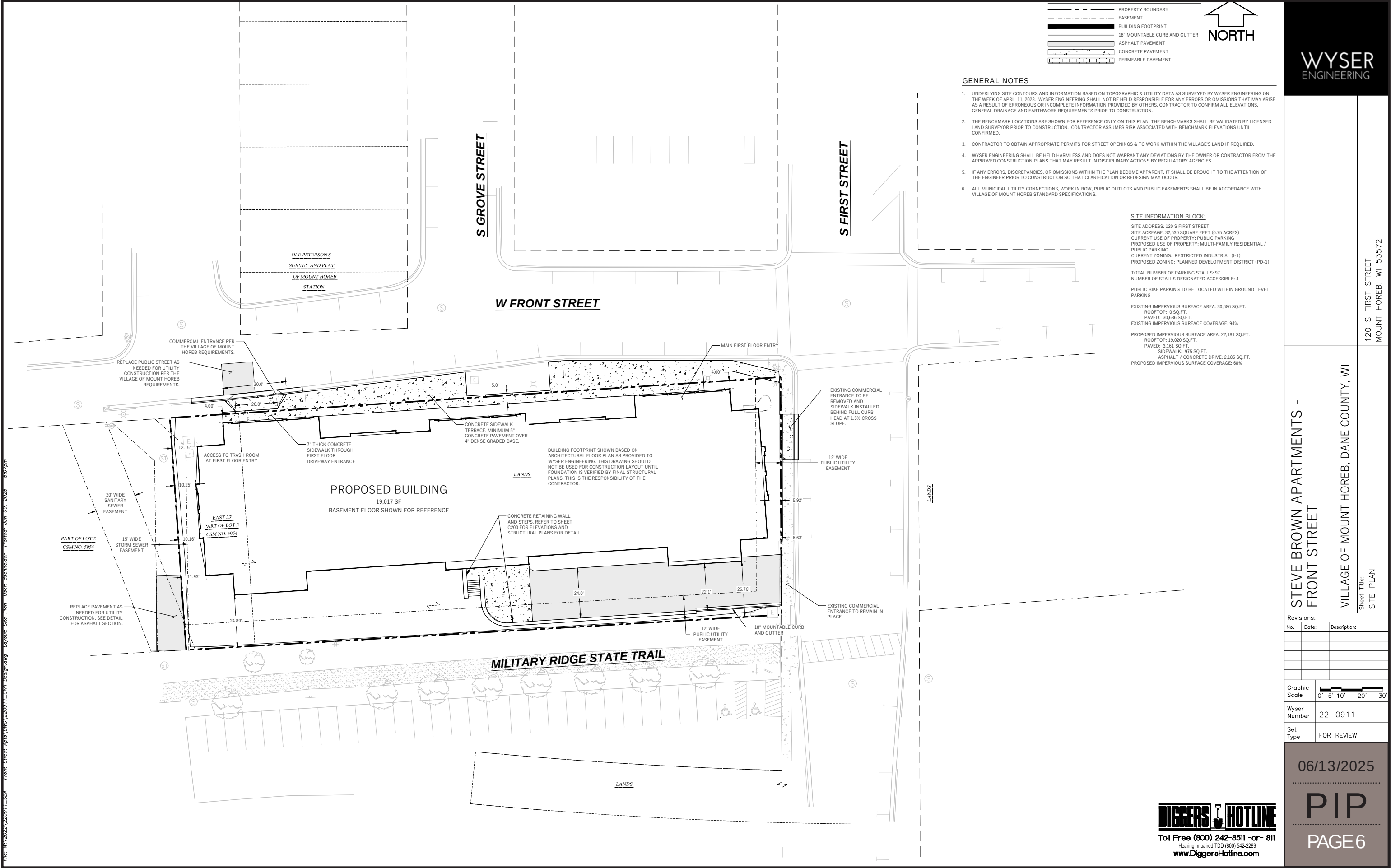
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Date Issued  
04/22/2022

06/13/2025

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GENERAL NOTES

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

SITE INFORMATION BLOCK:

SITE ADDRESS: 120 S FIRST STREET  
SITE ACREAGE: 32,530 SQUARE FEET (0.75 ACRES)  
CURRENT USE OF PROPERTY: PUBLIC PARKING  
PROPOSED USE OF PROPERTY: MULTI-FAMILY RESIDENTIAL / PUBLIC PARKING  
CURRENT ZONING: RESTRICTED INDUSTRIAL (I-1)  
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD-1)  
TOTAL NUMBER OF PARKING STALLS: 97  
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 4  
PUBLIC BIKE PARKING TO BE LOCATED WITHIN GROUND LEVEL PARKING  
EXISTING IMPERVIOUS SURFACE AREA: 30,686 SQ.FT.  
ROOFTOP: 0 SQ.FT.  
PAVED: 30,686 SQ.FT.  
EXISTING IMPERVIOUS SURFACE COVERAGE: 94%  
PROPOSED IMPERVIOUS SURFACE AREA: 22,181 SQ.FT.  
ROOFTOP: 19,020 SQ.FT.  
PAVED: 3,161 SQ.FT.  
SIDEWALK: 975 SQ.FT.  
ASPHALT / CONCRETE DRIVE: 2,185 SQ.FT.  
PROPOSED IMPERVIOUS SURFACE COVERAGE: 68%

STEVE BROWN APARTMENTS - FRONT STREET

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:  
SITE PLAN

120 S FIRST STREET  
MOUNT HOREB, WI 53572

Revisions:

| No. | Date: | Description: |
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Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 22-0911  
Set Type: FOR REVIEW

06/13/2025

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PAGE 6

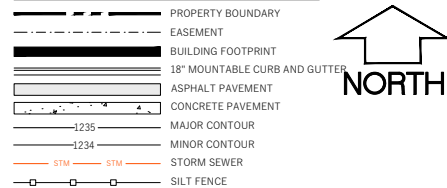
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WYSER  
ENGINEERING

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

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.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WEARING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
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 SOLID 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 70 GPM OR MORE.
14. PROVIDE ANTI-SCUR 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 DECOMPOSED STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER STRIPS 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 CHLOR 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 SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SUDS PER WDRN TECHNICAL STANDARD SUDS CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, 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 UPDATE THE LAND DISTURBANCE PERMIT TO INCLUDE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).

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 THIS 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 I 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.

STEVE BROWN APARTMENTS -  
FRONT STREET  
VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

120 S FIRST STREET  
MOUNT HOREB, WI 53572

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

| No. | Date: | Description: |
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Graphic Scale



0' 5' 10' 20' 30'

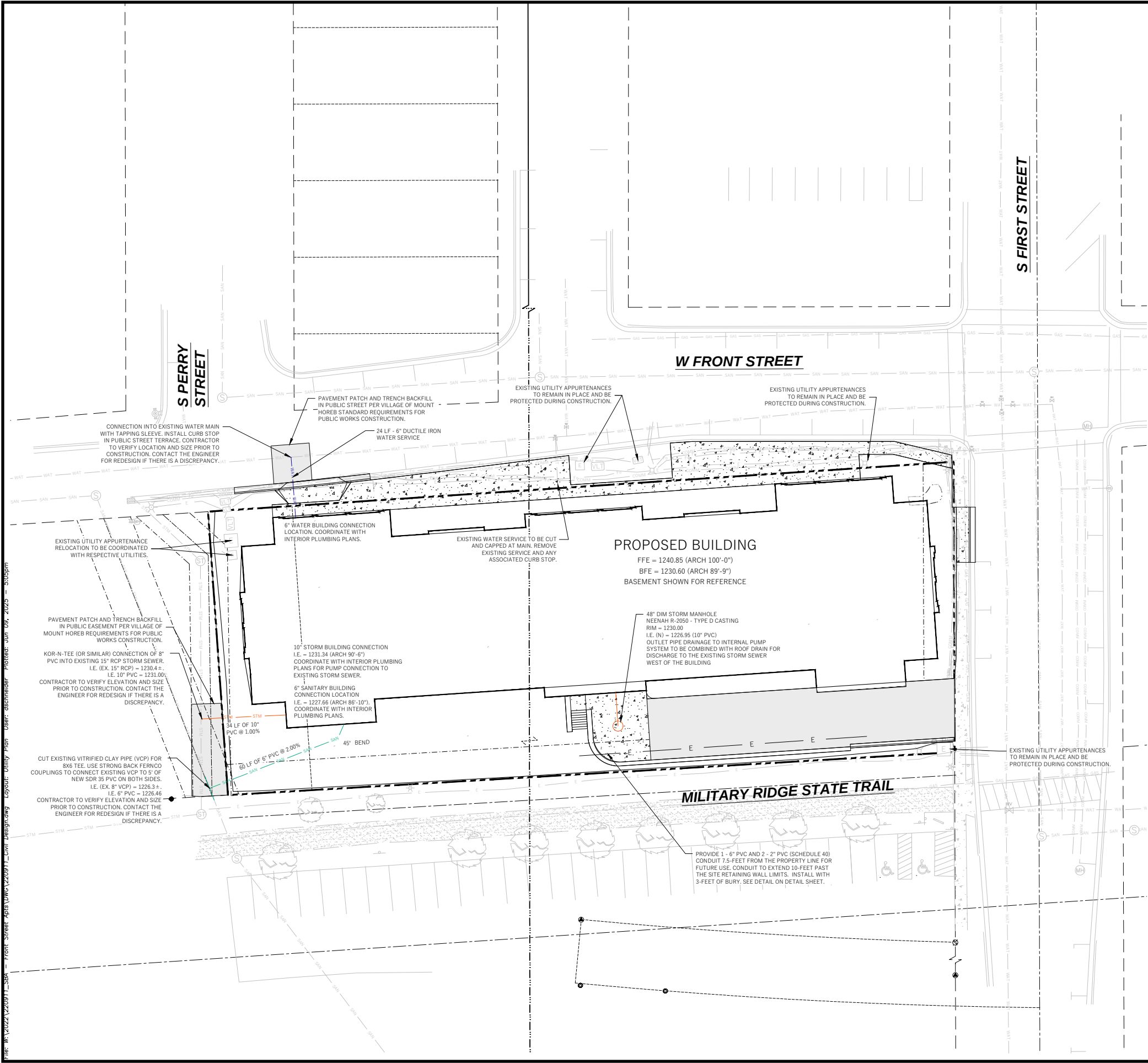
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| Wyser Number | 22-0911    |
| Set Type     | FOR REVIEW |

06/13/2025

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- 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

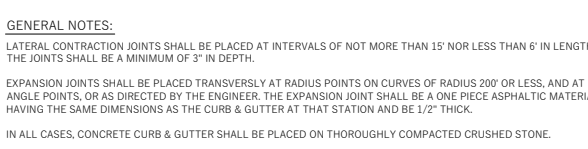
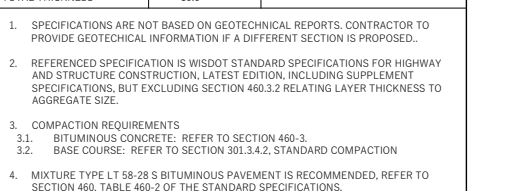
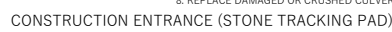
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FILE: W:\2024\220911\358 - Front Street Apartments\220911\220911.dwg Layout: Utility Plan User: dschneider Plotted: Jun 05, 2025 - 3:05pm



INSET

CURB BACK EXTENSION FOR INLETS WITH CURB BOXES

LENGTH AND WIDTH DIMENSIONS SHALL BE PER INLET TYPE SPECIFIED ON PLAN

HANGERS (SEE NOTE #5)

AVAILABLE OVERFLOW DEPTH

RIGID FRAME (SEE NOTES #2 AND #3)

TYPE FF GEOTEXTILE FABRIC

REPLACEABLE FILTER BAG (22\" MIN. TOTAL DEPTH) DUAL FABRIC BAGS SHALL BE STITCHED TOGETHER.

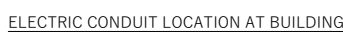
NON-WOVEN INNER BAG LINER (COVERING LOWER HALF OF BAG)

12\" MIN.

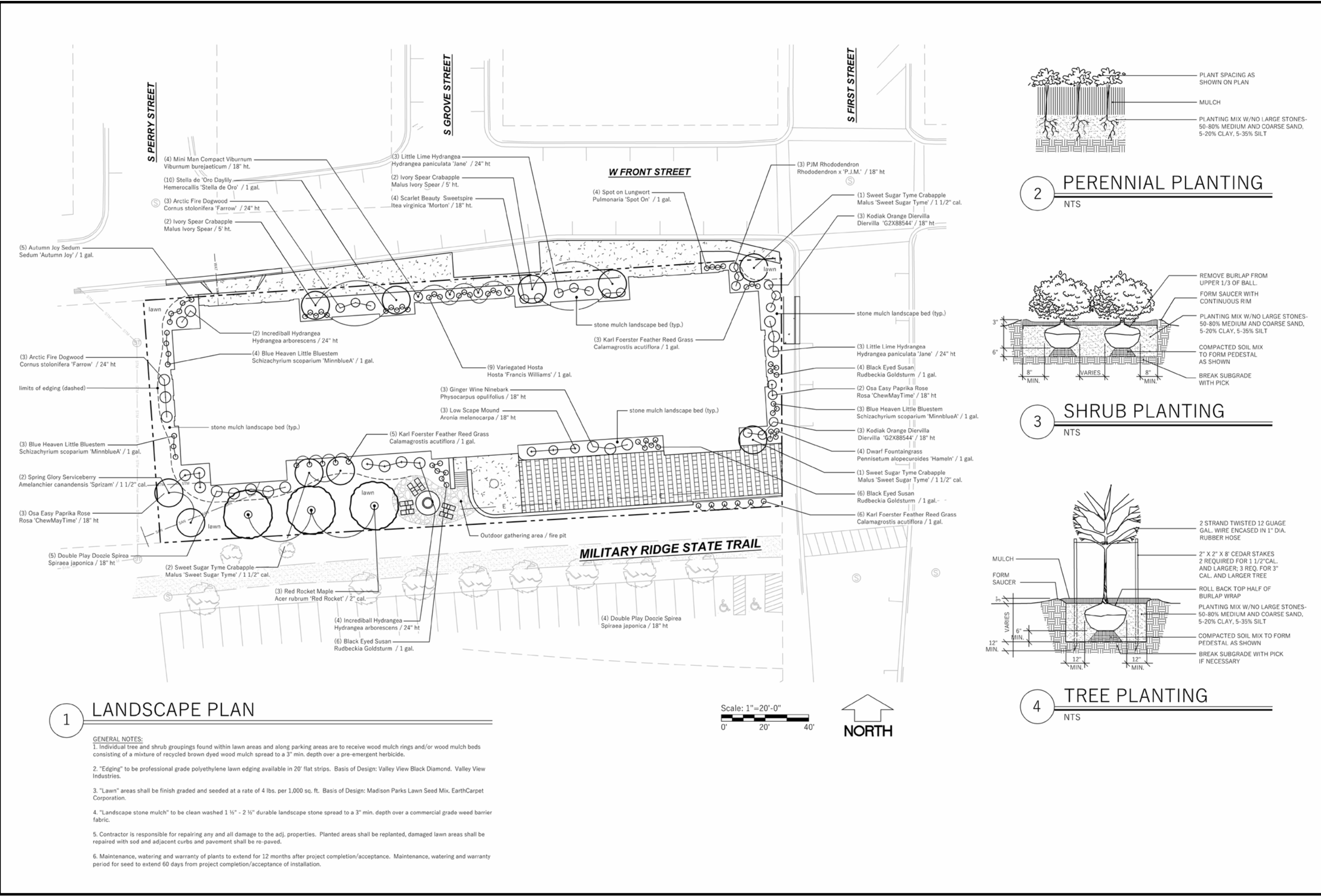
1. DETAIL BASED ON WDNR TECHNICAL STANDARD 1060. ANY VARIATIONS FROM THAT STANDARD IS UNINTENDED AND SHOULD NOT BE USED.

CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

EROSION CONTROL MAT (CHANNELS)

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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

MULCH

FORM SAUCER

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

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

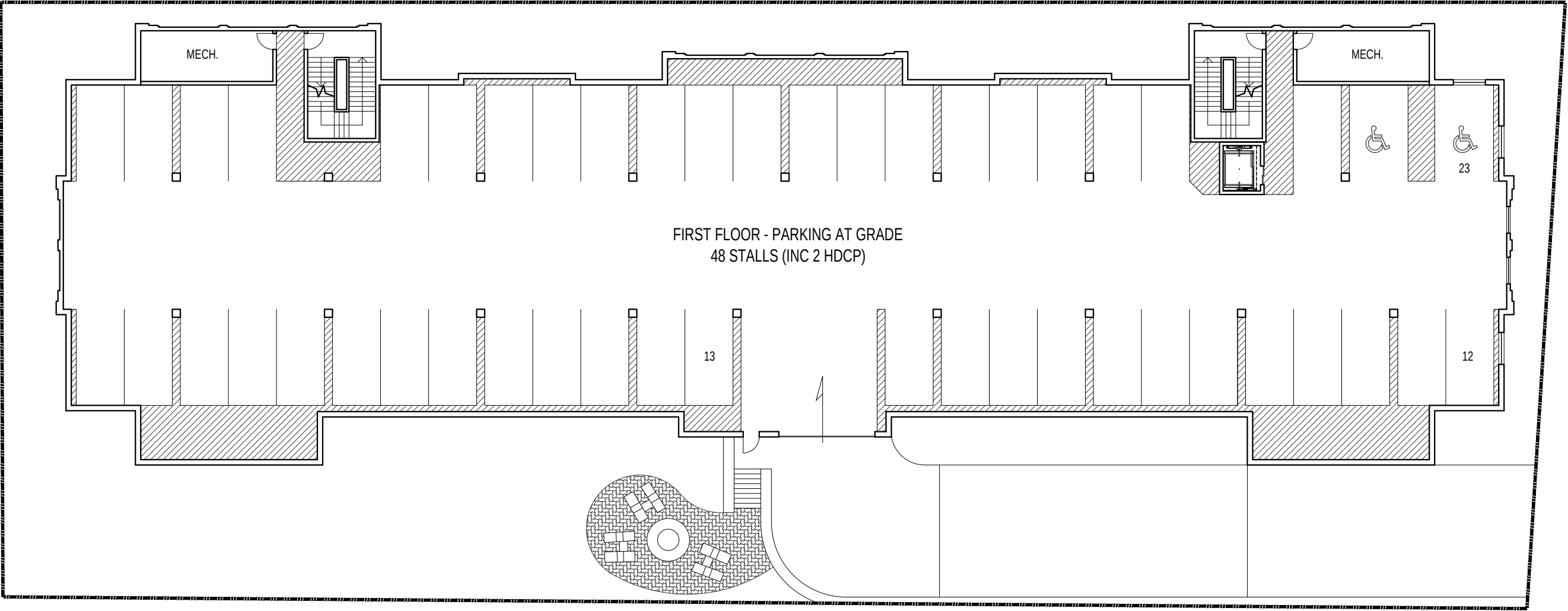
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| Graphic Scale |                   |
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| Set Type      | VILLAGE SUBMITTAL |



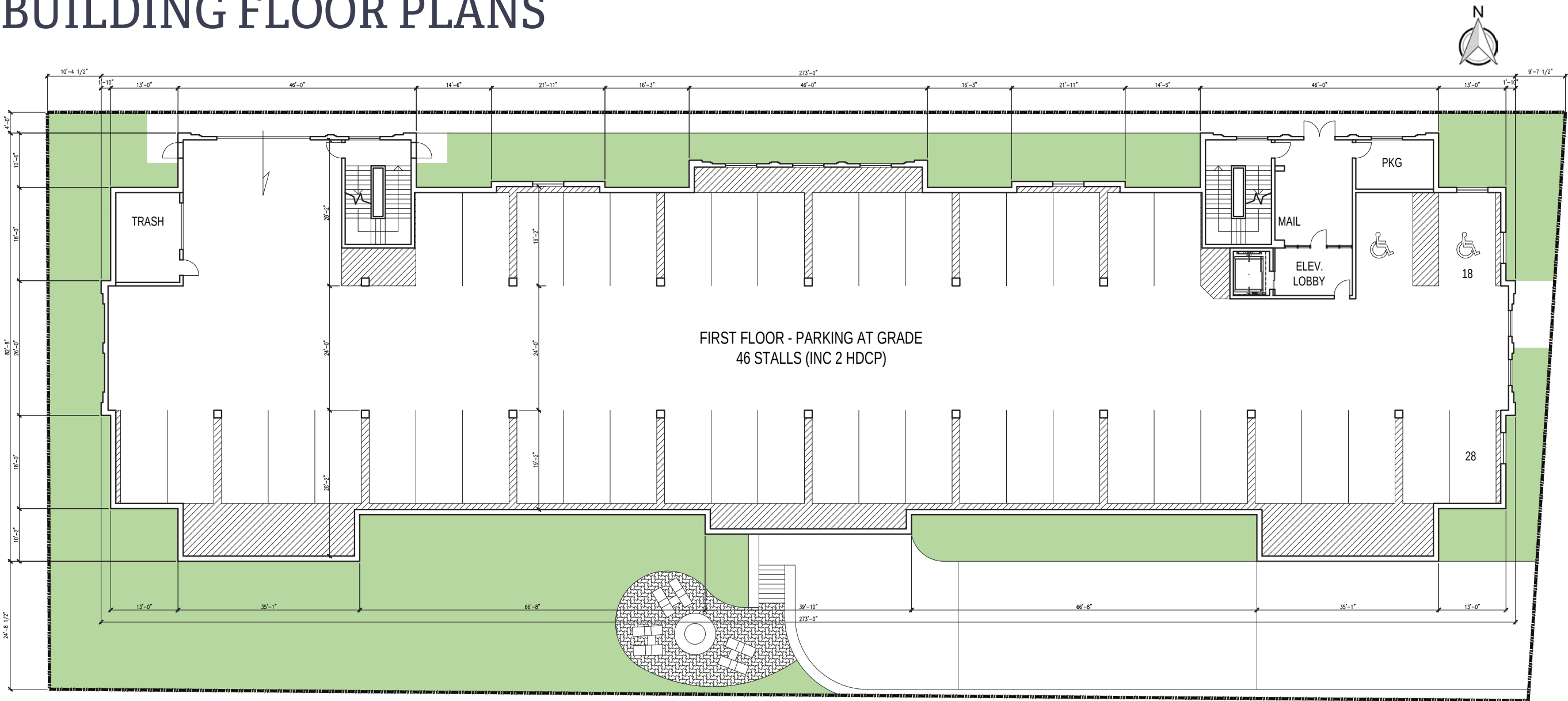
# BUILDING FLOOR PLANS



## 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

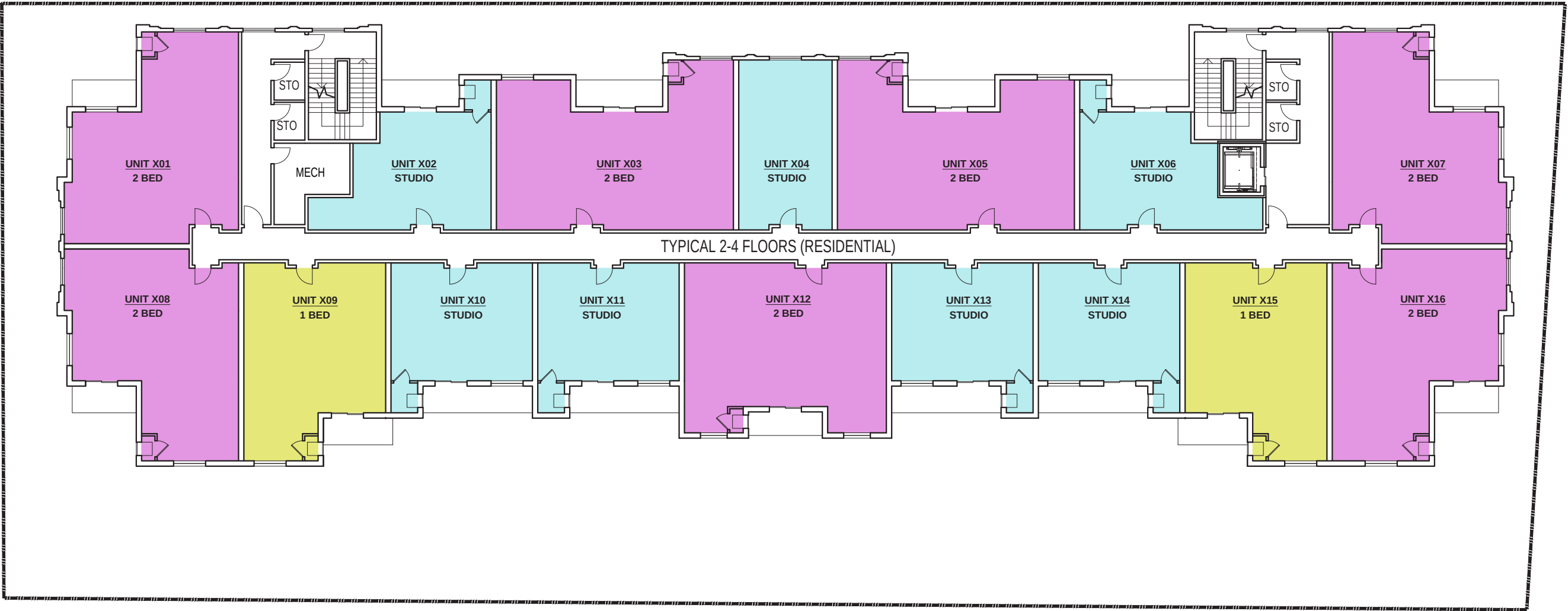


## AT GRADE PARKING LEVEL - P1 | 46 STALLS (INC 2 HCP)

- 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 = 48 (INC 2 HDCP)
  - 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)

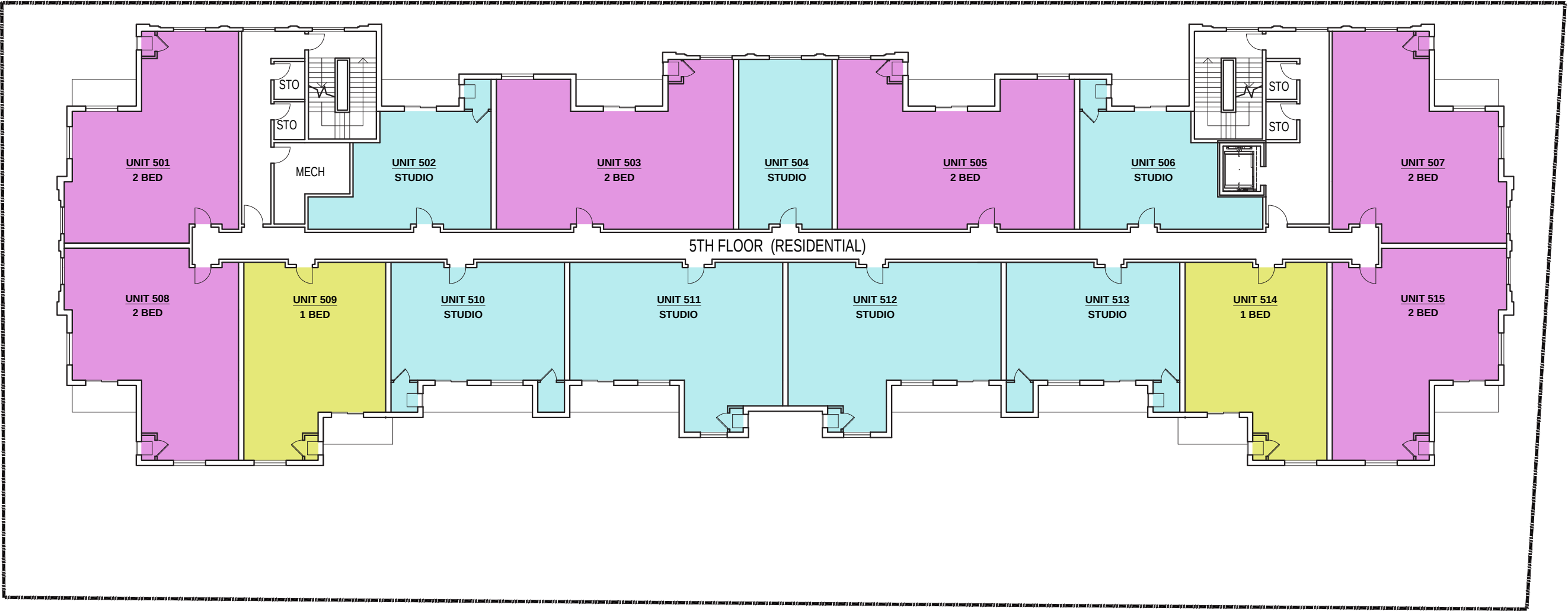
|             |           |
|-------------|-----------|
| STUDIO      | 21        |
| 1BED        | 6         |
| <u>2BED</u> | <u>21</u> |
| TOTAL       | 48        |

### ■ REQ PARKING (3 FLOORS)

|             |           |
|-------------|-----------|
| STUDIO      | 21        |
| 1BED        | 9         |
| <u>2BED</u> | <u>42</u> |
| 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 <sup>TH</sup> FLOOR |   |                                            |           |
| <div></div> STUDIO                | 7 | ■ REQ PARKING (5 <sup>TH</sup> FLOOR ONLY) |           |
| <div></div> 1BED                  | 2 | STUDIO                                     | 7         |
| <div></div> 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

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www.brownhousedesigns.com

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**FRONT STREET STATION**  
STEVE BROWN APARTMENTS  
MT. HOREB, WI

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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"

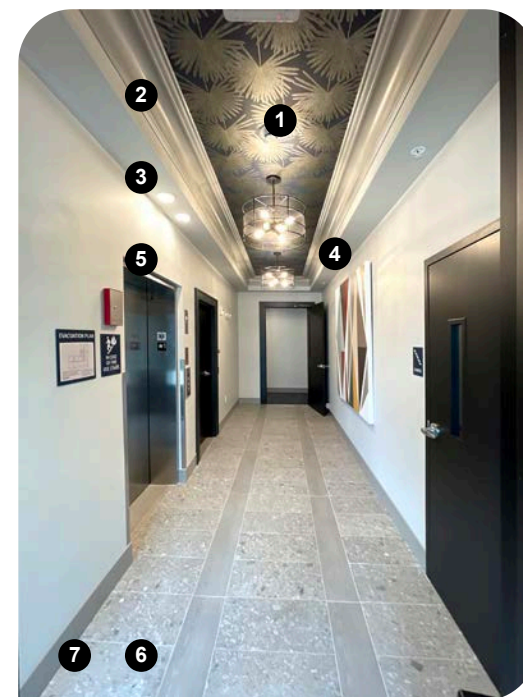
SECOND FLOOR  
11'- 3"

FIRST FLOOR

FRONT STREET STATION

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

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



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.



RENDERINGS



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

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# PREVIOUS PROJECTS



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



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# PREVIOUSLY APPROVED | BUILDING ELEVATIONS



**1 NORTH ELEVATION**  
SCALE: N.T.S.



**2 SOUTH ELEVATION**  
SCALE: N.T.S.

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**MT. HOREB, WI**

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# 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 1<sup>st</sup> 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 balconies and the upper floor windows; a third circle encompasses the upper floor windows and the ground floor windows to the right; and a fourth circle encompasses the ground floor windows to the right. A line points from the text 'MURAL (BY OTHERS)' to the mural. Another line points from the text 'PROPOSED BUILDING SIGN LOCATION TO BE TO BE CHANGING' to the ground floor windows to the right.

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

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

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

# P1 PARKING LEVEL ENTRANCE

**1 NORTH ELEVATION**  
SCALE: N.T.S.

OUTDOOR  
FIRE PIT &  
SEATING AREA

P2 PARKING LEVEL  
ENTRANCE

**Steve BROWN**  
ARCHITECT  
130 W. Guthrie St.  
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## PREVIOUSLY APPROVED | BUILDING ELEVATIONS



1 WEST ELEVATION  
SCALE: N.T.S.



2 EAST ELEVATION  
SCALE: N.T.S.

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120 W. CORTMUN ST., MADISON, WI 53703  
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WWW.BROWNHOUSEDESIGN.COM

**the BROWN**  
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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  
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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 1<sup>st</sup> 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

July 2, 2025

### PREPARED BY

### AGENDA ITEM # 5.f

Consider Pay Request #3 for Contract 25-101 - 2025 Street Improvements Project

### BACKGROUND

### RECOMMENDATION

### ATTACHMENTS

1. LTR 2025-0626 Pay Request 3 RULE 25-101



# SMITHGROUP

June 26, 2025

Nic Owen  
Village Administrator  
**VILLAGE OF MOUNT HOREB**  
138 East Main Street  
Mount Horeb, WI 53572

Re Pay Request No. 3 – Contract 25-101, 2025 Street Improvements

Dear Nic,

Enclosed is Payment Request No. 3 from Rule Construction, Ltd. for work performed to date on the above referenced project. This payment request is recommended for payment in the amount of \$211,650.26. A summary of the payment is listed below, and the detailed request has been attached.

|                                |              |
|--------------------------------|--------------|
| TOTAL AMOUNT REQUESTED TO DATE | \$548,775.34 |
| LESS RETAINAGE                 | \$27,438.77  |
| NET AMOUNT DUE                 | \$521,336.57 |
| AMOUNT OF PREVIOUS PAYMENTS    | \$309,686.31 |
| AMOUNT DUE THIS APPLICATION    | \$211,650.26 |

If you have questions, please do not hesitate to call. Thank you.

Sincerely,



Heather Brose, PE  
Associate | Civil Engineer

cc: Rule Construction, Ltd. via Email

**Contractor's Application for Payment No. 3**

|                                               |                                            |                                |  |
|-----------------------------------------------|--------------------------------------------|--------------------------------|--|
| Application Period: May 21 - June 23, 2025    |                                            | Application Date: 6/23/2025    |  |
| To (Owner): Village of Mount Horeb            | From (Contractor): Rule Construction, Ltd. | Via (Engineer): Smith Group    |  |
| Project: Mount Horeb 2025 Street Improvements | Contract: 25-101                           |                                |  |
| Owner's Contract No.: 25-101                  | Contractor's Project No.: 25-101           | Engineer's Project No.: 25-101 |  |

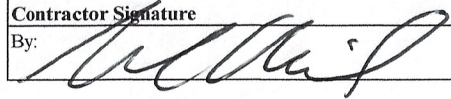
**Application For Payment  
Change Order Summary**

| Approved Change Orders |           |            | 1. ORIGINAL CONTRACT PRICE.....                                | \$ | \$1,221,015.00 |
|------------------------|-----------|------------|----------------------------------------------------------------|----|----------------|
| Number                 | Additions | Deductions | 2. Net change by Change Orders.....                            | \$ |                |
|                        |           |            | 3. Current Contract Price (Line 1 ± 2).....                    | \$ | \$1,221,015.00 |
|                        |           |            | 4. TOTAL COMPLETED AND STORED TO DATE                          |    |                |
|                        |           |            | (Column F total on Progress Estimates).....                    | \$ | \$548,775.34   |
|                        |           |            | 5. RETAINAGE: 5% of First 50%                                  |    |                |
|                        |           |            | a. 5% X \$548,775.34 Work Completed.                           | \$ | \$27,438.77    |
|                        |           |            | b. X Stored Material....                                       | \$ |                |
|                        |           |            | c. Total Retainage (Line 5.a + Line 5.b).....                  | \$ | \$27,438.77    |
|                        |           |            | 6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....            | \$ | \$521,336.57   |
|                        |           |            | 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... | \$ | \$309,686.31   |
|                        |           |            | 8. AMOUNT DUE THIS APPLICATION.....                            | \$ | \$211,650.26   |
|                        |           |            | 9. BALANCE TO FINISH, PLUS RETAINAGE                           |    |                |
|                        |           |            | (Column G total on Progress Estimates + Line 5.c above).....   | \$ | \$699,678.43   |
| TOTALS                 |           |            |                                                                |    |                |
| NET CHANGE BY          |           |            |                                                                |    |                |
| CHANGE ORDERS          |           |            |                                                                |    |                |

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:  
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;  
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and  
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor Signature**

By:  Date: 6/23/2025

Payment of: \$ \$211,650.26  
 (Line 8 or other - attach explanation of the other amount)

is recommended by: Heather R. Brose 06/26/2025  
 (Engineer) (Date)

Payment of: \$ \_\_\_\_\_  
 (Line 8 or other - attach explanation of the other amount)

is approved by: \_\_\_\_\_  
 (Owner) (Date)

Approved by: \_\_\_\_\_  
 Funding or Financing Entity (if applicable) (Date)



**Progress Estimate - Unit Price Work**
**Contractor's Application**

For (Contract): Mount Horeb 2025 Street Improvements

Application Number:

3

Application Period: May 21 - June 23, 2025

Application Date: Monday, June 23, 2025

| A            |                                                                                                                                                                                                                                                                                                                 |                      |       |              | B                        | C                  | D                 | E                           | F                          |         |                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------|--------------|--------------------------|--------------------|-------------------|-----------------------------|----------------------------|---------|-------------------|
| Item         |                                                                                                                                                                                                                                                                                                                 | Contract Information |       |              |                          | Estimated          | Value of Work     | Materials                   | Total Completed            | %       | Balance to Finish |
| Bid Item No. | Description                                                                                                                                                                                                                                                                                                     | Item Quantity        | Units | Unit Price   | Total Value of Item (\$) | Quantity Installed | Installed to Date | Presently Stored (not in C) | and Stored to Date (D + E) | (F / B) | (B - F)           |
| 1            | Unclassified Excavation - Including Removal of all Materials & Subgrade (for 4" asphalt and 18" aggregate base, all driveways, and miscellaneous removals) Excavation for utilities is not included in estimated unclassified excavation quantity and is incidental to the associated Utility work & Bid Items. | 1                    | LS    | \$164,000.00 | \$164,000.00             | 0.40               | \$65,600.00       |                             | \$65,600.00                | 40.0%   | \$98,400.00       |
| 2            | Excavation Below Subgrade & Place Stone Fill (Undercut)                                                                                                                                                                                                                                                         | 1230                 | CY    | \$52.50      | \$64,575.00              | 41                 | \$2,152.50        |                             | \$2,152.50                 | 3.3%    | \$62,422.50       |
| 3            | Geotextile Fabric                                                                                                                                                                                                                                                                                               | 620                  | SY    | \$4.00       | \$2,480.00               |                    |                   |                             |                            |         | \$2,480.00        |
| 4            | Install Crushed Stone Base Course 18" deep                                                                                                                                                                                                                                                                      | 12800                | SY    | \$17.65      | \$225,920.00             | 5120               | \$90,368.00       |                             | \$90,368.00                | 40.0%   | \$135,552.00      |
| 5            | Finish Grade Base Course                                                                                                                                                                                                                                                                                        | 39                   | STA   | \$465.00     | \$18,135.00              |                    |                   |                             |                            |         | \$18,135.00       |
| 6            | Install 30" Concrete Curb & Gutter. (Includes placement and compaction of 18" depth crushed stone Base Course to 12" behind curb & gutter                                                                                                                                                                       | 2200                 | LF    | \$42.00      | \$92,400.00              | 1413               | \$59,346.00       |                             | \$59,346.00                | 64.2%   | \$33,054.00       |
| 7            | Special Waterway Curb. (Includes placement and compaction of 18" depth crushed stone Base Course to 12" behind back of curb.)                                                                                                                                                                                   | 235                  | SF    | \$14.00      | \$3,290.00               | 502.74             | \$7,038.36        |                             | \$7,038.36                 | 213.9%  | -\$3,748.36       |
| 8            | Driveway Paving and Access During Curb Curing (undistributed)                                                                                                                                                                                                                                                   | 1                    | EA    | \$2,000.00   | \$2,000.00               | 3                  | \$6,000.00        |                             | \$6,000.00                 | 300.0%  | -\$4,000.00       |
| 9            | Sawcut Butt Joint                                                                                                                                                                                                                                                                                               | 680                  | LF    | \$2.50       | \$1,700.00               | 680                | \$1,700.00        |                             | \$1,700.00                 | 100.0%  |                   |
| 10           | Asphalt Milling                                                                                                                                                                                                                                                                                                 | 4700                 | SY    | \$2.67       | \$12,549.00              |                    |                   |                             |                            |         | \$12,549.00       |
| 11           | Install 2.5" Overlay Bituminous Pavement Type LT                                                                                                                                                                                                                                                                | 4700                 | SY    | \$10.00      | \$47,000.00              |                    |                   |                             |                            |         | \$47,000.00       |
| 12           | Install 4" Deep Bituminous Pavement. (2-1/4" Binder, 1-3/4" Surface, Type LT)                                                                                                                                                                                                                                   | 13300                | SY    | \$16.00      | \$212,800.00             |                    |                   |                             |                            |         | \$212,800.00      |
| 13           | Remove Existing Bituminous Drive Apron and Replacement with 3" Thick Bituminous Drive Apron on 8" Deep Aggregate Base                                                                                                                                                                                           | 180                  | SF    | \$8.00       | \$1,440.00               |                    |                   |                             |                            |         | \$1,440.00        |
| 14           | Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (Includes decorative concrete)                                                                                                                                                                         | 450                  | SF    | \$10.50      | \$4,725.00               | 767                | \$8,053.50        |                             | \$8,053.50                 | 170.4%  | -\$3,328.50       |
| 15           | Install New 5" Concrete Sidewalk on New 4" Deep Aggregate Base                                                                                                                                                                                                                                                  | 3500                 | SF    | \$8.50       | \$29,750.00              | 2161.85            | \$18,375.73       |                             | \$18,375.73                | 61.8%   | \$11,374.28       |
| 16           | Remove and Replace 5" Concrete Sidewalk on New 4" Deep Aggregate Base                                                                                                                                                                                                                                           | 1300                 | SF    | \$10.50      | \$13,650.00              | 2304               | \$24,192.00       |                             | \$24,192.00                | 177.2%  | -\$10,542.00      |
| 17           | Accessible Ramps (2-24"x24" Detectable warning plates per each)                                                                                                                                                                                                                                                 | 12                   | EA    | \$300.00     | \$3,600.00               | 13                 | \$3,900.00        |                             | \$3,900.00                 | 108.3%  | -\$300.00         |
| 18           | Sidewalk Striping (across fire department apron) 2-4" solid red lines, 4' apart                                                                                                                                                                                                                                 | 345                  | LF    | \$8.00       | \$2,760.00               | 345                | \$2,760.00        |                             | \$2,760.00                 | 100.0%  |                   |
| 19           | Hydrant Curb Striping (15 LF centered on hydrant, curb face and head, yellow)                                                                                                                                                                                                                                   | 30                   | LF    | \$8.00       | \$240.00                 | 15                 | \$120.00          |                             | \$120.00                   | 50.0%   | \$120.00          |
| 20           | Restoration                                                                                                                                                                                                                                                                                                     | 1                    | LS    | \$42,000.00  | \$42,000.00              | 0.8                | \$33,600.00       |                             | \$33,600.00                | 80.0%   | \$8,400.00        |
| 21           | Construction Staking and Layout                                                                                                                                                                                                                                                                                 | 1                    | LS    | \$6,000.00   | \$6,000.00               | 0.9                | \$5,400.00        |                             | \$5,400.00                 | 90.0%   | \$600.00          |
| 22           | Traffic Control                                                                                                                                                                                                                                                                                                 | 1                    | LS    | \$16,000.00  | \$16,000.00              | 0.75               | \$12,000.00       |                             | \$12,000.00                | 75.0%   | \$4,000.00        |
| 23           | Erosion Control                                                                                                                                                                                                                                                                                                 | 1                    | LS    | \$7,000.00   | \$7,000.00               | 0.75               | \$5,250.00        |                             | \$5,250.00                 | 75.0%   | \$1,750.00        |
| 24           | Install New 8" SDR 35 PVC Sanitary Sewer (includes reconnection of all live laterals)                                                                                                                                                                                                                           | 465                  | LF    | \$72.00      | \$33,480.00              | 465                | \$33,480.00       |                             | \$33,480.00                | 100.0%  |                   |
| 25           | Provide New 48" Dia Sanitary Sewer Manhole with castings (Neenah R-1550-B with non-rocking lid (Includes installation, adjustment, polyethylene rings and external chimney seal)                                                                                                                                | 2                    | EA    | \$5,800.00   | \$11,600.00              | 2                  | \$11,600.00       |                             | \$11,600.00                | 100.0%  |                   |
| 26           | Remove and Replace 48" dia Sanitary Sewer Manhole with castings (Neenah R-1550-B with non-rocking lid) (Includes adjustment, polyethylene rings and external chimney seal)                                                                                                                                      | 1                    | EA    | \$8,900.00   | \$8,900.00               | 1                  | \$8,900.00        |                             | \$8,900.00                 | 100.0%  |                   |
| 27           | Adjust existing sanitary sewer manhole casting to finish grade. Provide new polyethylene adjustment rings and external chimney seal. Reuse existing casting unless otherwise noted.                                                                                                                             | 12                   | EA    | \$1,170.00   | \$14,040.00              |                    |                   |                             |                            |         | \$14,040.00       |



## Contractor's Application

EJCDC® C-620 Contractor's Application for Payment  
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## AGENDA ITEM REPORT

| MEETING DATE                                        | PREPARED BY |
|-----------------------------------------------------|-------------|
| July 2, 2025                                        |             |
| <b>AGENDA ITEM # 6.a</b>                            |             |
| Consideration of Town of Vermont Boundary Agreement |             |
| <b>BACKGROUND</b>                                   |             |
| <b>RECOMMENDATION</b>                               |             |
| <b>ATTACHMENTS</b>                                  |             |
| None                                                |             |