



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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

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PLAN COMMISSION AGENDA **Wednesday, July 23, 2025 at 7:00 PM**

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

- 1) Call to order
- 2) Roll call
- 3) Public Comments
- 4) Agenda Items
 - a. Consideration of July 25, 2025 Meeting Minutes
 - b. Consideration of Special Plan Commission Meeting Minutes June 30, 2025
 - c. Rezone for 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential
 1. Public Hearing on Rezone application for 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential
 2. Recommendation of Ordinance 2025-10 Rezoning 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential
 - d. Rezone and Certified Survey Map for Multi-Family Project at 101 Perimeter Rd, JT Klein Company Inc
 1. Public hearing on rezone application for 101 Perimeter Rd, JT Klein Company from PB Planned Business to PD Planned Development
 2. Recommendation of Ordinance 2025-11 rezone 101 Perimeter Rd from PB Planned Business to PD Planned Development
 3. Recommendation of Certified Survey Map for 101 Perimeter Rd
 - e. Concept Presentation for Mount Horeb School District Primary Center Addition
 - f. 214-220 E Main Street Redevelopment Concept Presentation
 - g. ETJ Certified Survey Map, Helen Witte, 801 Hamilton Street

- h. Consideration of Design Review Makers Market, 100 S First Street, Tyler Marks, Window Awnings
- 5) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 6) Meeting adjournment.

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

PLAN COMMISSION AGENDA
Wednesday, June 25, 2025 at 7:00 PM

DRAFT MEETING MINUTES

1) Call to order

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

2) Roll call

Members Present: Sarah Best, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Ben Vondra, Peggy Zalucha

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

3) Public Comments

The following spoke or registered in opposition of the 214-220 E Main St Apartment: Stephen Sopcak at 215 N Brookwood, Janelle Holmstrom at 3192 Cty Rd JG, Glenda Hodge at 42 Windflower Way, Elleen Young at 108 S Fourth, Kristen Dresen at 2738 Allen Dr, Verona, Jessica Arrigoni at 313 S Fourth St, Jamie Ekenberg at 259 Marcie Dr, Brooklyn, Brian Ladow at 4036 Twin Ct, Ridgeway, Lori Midthun 406 Oak St, Jan Ekenberg at 9404 JG.

The following spoke in support of the 214-220 E Main St Apartment: Stephanie Gauthier-Phillips at 200 N Second St, Steve Shulfer, 2502 Perimeter St

Czyzewski informed the Commission of a variety of emails received.

4) Agenda Items

a. Consideration of May 28, 2025 Meeting Minutes

Zalucha Motioned and Udelhoven seconded to approve the minutes of the May 28, 2025 meeting minutes. Motion carried by unanimous voice vote.

b. Amendment to the General Development Plan and Specific Development Plan for Mixed-Use Building at 1881 Springdale Street

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

Matthew Tills from Knothe & Bruce Architects and Developer Tim Neitzel summarized the need to amend the original plan due to cost. Rohr summarized the following changes: 23 units to 26 units residential, an increase in commercial space, and granting the building height up to 46 feet.

Hearing opened at 7:31pm

Michael Varney at 1824 Fjord Pass questioned the height and location of the building. Rosemary Kavon at 1826 Fjord Pass questioned façade, trash receptacles and landscaping.

Hearing closed at 7:41pm

Architect Tills spoke on the height and the past request to change the flat roof to a pitched roof. The Landscaping shows a dense hedge and samples of façade materials were presented.

2. Recommendation on Ordinance 2025-07 Amending GDP for 1881

Springdale Street

Udelhoven Motioned to recommend approval of amendment to the General Development Plan for 1881 Springdale Street to include the recommendations in the May 28, 2025 Memorandum in the agenda packet. Vondra seconded and Motion carried by unanimous voice vote.

3. Recommendation on Amendment to SIP for 1881 Springdale Street

Rohr summarized the changes to the porches, ventilation wall packs, landscaping, and other changes listed in the May 28, 2025

Memorandum. Architect Tills informed that the garbage dumpsters would be inside the building and wheeled out for pick up only.

Udelhoven Motioned to recommend approval of amendment to the Specific Implementation Plan for 1881 Springdale Street to include the recommendations in the May 28, 2025 Memorandum in the agenda packet. Best seconded and Motion carried by unanimous voice vote.

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

Joe Miller from RZR1 and Rohr summarized the need for a plan development since the nonconforming lots did not meet the setbacks and square footage for Zero lot line.

1. Public Hearing on Request to Rezone 109-115 Ridge Dr from R-2 Two-Family Residential to PD Planned Development

Hearing opened at 7:57pm and closed at 7:58pm. No one spoke.

2. Consideration of Ordinance 2025-08 Rezoning 109-115 Ridge Dr from R-2 Two-Family Residential to PD Planned Development

Miller explained the need for an easement at 113 and 115 Ridge for the driveway. Best Motioned and Zalucha seconded to consider Ordinance 2025-08 Rezoning 109-115 Ridge to Planned Development. Motion carried by unanimous voice vote.

3. Consideration of Zero Lot Line CSM for 109-115 Ridge Drive

Vondra Motioned and Kidd seconded to consider the Zero Lot Line CSM for 109-115 Ridge. Motion carried by unanimous voice vote.

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

Dan Seely and Rohr summarized the proposed exterior site changes. Key changes included removal of: a portion the rear façade for underground parking, the mural, the second story outdoor patio, and reconfigured facades. Architect Samuel presented samples of the building materials. Economic Developer Kristen Fish-Peterson spoke on what a huge asset the building would be to the downtown area. The Commission discussed the revisions at length.

Kidd Motioned and Best seconded to consider the amendments to the Specific Implementation Plan for 120 S First including the following revised 6/24/25 memorandum recommendations. Motion carried by unanimous voice vote.

Village Planner's Revised Recommendations:

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.
 - a. Recommended
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.
 - i. Recommended
 - b. 10.a. for the non-decorative garage door on northern façade for the in-building parking entry, as depicted.
 - i. Recommended
 - c. 11.a. and b. for the proposed translucent film window treatment screening along the first-floor windows facing Front Street and 1st Street, as depicted.
 - i. Recommended with the condition of adding public art images within the translucent film window treatments along the ground floor façade facing each street.
 - d. 14.b. for the metal awning over the main entryway, as depicted.
 - i. Recommended
4. Require the full Sign Plan package to be brought back to the Plan Commission for review and approval.
 - a. Recommended
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.
 - i. Recommended
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.
 - a. Recommended
7. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.
 - a. Recommended with two additional conditions added:
 - i. Require the applicant to include a mural on the rear façade of the structure near the southeastern corner to be reviewed by the Plan Commission prior to installation and installed by the applicant within 3 years of building occupancy.

- ii. Require the applicant to provide a civil engineering analysis on whether or not a fence or wall is needed for safety purposes between the southern extent of the rear driveway and the property line due to proposed grade changes at the property line. Analysis shall be reviewed by Village staff and, if it is determined to be necessary for safety reasons, Village staff may approve such plan revisions.

e. Concept Presentation: 214-220 E Main Street Redevelopment

Owner Jeff Grundahl and Steve Shulfer from Sketchworks Architecture gave an overview on the four-story mixed-use apartment building development. The building includes 66 residential units and 4,500 sq ft of first floor commercial space. The building height is proposed to be 54 ft with the fourth floor stepped back. Czyzewski read an email from the Village Administrator Nic Owen and Economic Developer Kristen Fish-Peterson spoke on the opportunities of the project. Commissioner Willis-Remment left the meeting at 9:00pm. The Commission discussed the project at length including downtown building heights. The Commission requested the owner return with focus on the façade, height, parking, public input and a revised plan.

Committee Reports:

f. Plan Commission Chair Report

1. **Reminder of June 30th Special Meeting, 6:00 p.m.**
2. **Verification on Height of Opera House**
Building Height from sidewalk to gutter is 35.09 feet.

g. Village Planner Report

No Report.

h. Building Inspector Report

New Inspection Service – 3C Inspect LLC, Inspector Ryan Lindsey

5) Meeting adjournment.

Kidd Motioned and Zalucha seconded to the adjournment at 9:55pm. Motion carried by unanimous voice vote.

PLAN COMMISSION AGENDA
Monday, June 30, 2025 at 6:00 PM

DRAFT MEETING MINUTES

1) Call to order

Chair Ryan Czyzewski called the meeting to order at 6:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

2) Roll call

Members Present: Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Ben Vondra, Peggy Zalucha

Members Absent: Sarah Best

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

3) Public Comments

Those who spoke on various Agenda Items in opposition or in support: Brian Ladow 209 E Main St, Tim Scott 110 N Third St, Alex Pfister 316 W Main St, Craig Enzenroth Gallina Company, Jeff Grundahl JG Development, Sharman Moen Mt Horeb, Anna King 204 N Third St, Maura Overland HPC Member, Janna Hansen 513 Michelle St.

4) Agenda Items

a. Review of Part 2 of Zoning Code Rewrite (including Discussion on Downtown Height Restrictions)

Downtown Building Height

- The Historic Preservation Commission recommended 40' as the maximum height on Main Street to retain the Opera House as the tallest building along the corridor and allowing taller buildings south of Main Street, so long as they are shorter than the Opera House.
- Plan Commission requested that the Village obtain additional heights on the Opera House including the peak of the roof and the peak of the tower element for perspective.
- Plan Commission direction was to keep Option 1 as the drafted approach for now, gather additional information, and bring this back for further discussion.
 - Option 1
 - Maximum height of 50' or 4 stories for properties fronting Main Street (same as today).
 - Taller buildings are permitted in other areas of downtown up to 60' (reflects projects that have occurred in the area).
 - For any building taller than three stories, a required minimum building setback of 10' front the front façade of the structure on the fourth floor must be employed.

b. Review of Draft Cottage Court Zoning

- Plan Commission agreed with the draft language as presented. Requested changes included:
 - Changing the name of the zoning district and land use to “Pocket Neighborhood”
 - Edit the proposed graphic to include additional sidewalks, different size units, units with and without garages, and a combination of single-family, two-family, and townhome units

c. Discuss the Design Review Standards

- Plan Commission agreed with the draft approach. Other items to be addressed include:
 - A Traffic Study is required for projects of a certain size (density, PUD, etc.)
 - Brainstorm if there are situations where language like “creating and maintaining an attractive appearance” might need to be retained in the new code to address unforeseen situations such as the flag lot issue from earlier this year.

Exterior Design Review Standards

- Suggest changes included:
 - 40” hard durable base should only be a requirement for the street and public facing portions of the façade (i.e. parking lot), not the entire building
 - Retain the tower element requirement on Springdale Street
 - Change the language to be clearer that there are no design standards for single and two-family land uses
 - Add the proposed public art ordinance to the new Zoning Code
 - Need further discussion on the ground floor façade parking requirement. It could be something like a percentage of the ground floor façade can be in-building parking for higher-density projects only. The Plan Commission would like some ideas brought back to them with visuals showing different scenarios for consideration.
 - Retain the language as drafted for prohibiting primary colors and do not add any new language about limiting black to only be used as an accent color.
 - Allow metal roofs, but ensure that fasteners are not visible and unarticulated metal roofs are not permitted (shack style design or other examples).
 - Allow canopy roofs to have any kind of pitch and no longer require them to have the same pitch as the principal building. However, retain requirements for canopies to match materials and colors of the principal structure.
 - Bring back the proposed approach on how downtown projects will be handled to the Plan Commission for discussion to determine how the HPC fits into the new system.
 - For the new downtown design standards, soften the language to allow for exterior materials and surface features to be replaced with the same type of appearance, but not necessarily require identical materials and features.

d. Review the Draft Exterior Design and Landscaping Chapters

- The Plan Commission agreed with the proposed new approach.
- The only requested change was to provide 2x the point totals for saving of mature vegetation and retain the 1.5x point incentive for native plantings as proposed.
- Permeable pavement incentives were discussed, but not ultimately recommended as a component of the landscaping standards at this time because they tend to fail over time and become impervious surface that doesn't accomplish the community's goals.

5) Meeting adjournment.

Willis-Remment Motioned and Kidd seconded to adjournment at 9:13 pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

July 23, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.c

Rezone for 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential

BACKGROUND

When the Village recently approved a CSM creating these three lots and adding a portion of an outlot to the back of each lot, we created dual-zoned lots. The outlot was zoned R-2 Two-Family and the parent parcel for the three lots was R-1 Single-Family. This zoning ordinance cleans up this dual zoning, making all three lots R-1 Single-Family, which is consistent with the area zoning and the designated future use for the properties in the comprehensive plan.

RECOMMENDATION

ATTACHMENTS

1. Tvedt Drive Dual Zone Rezone 300 Letter
2. Ord 2025-10 rezone 303-305-307 Tvedt Dr

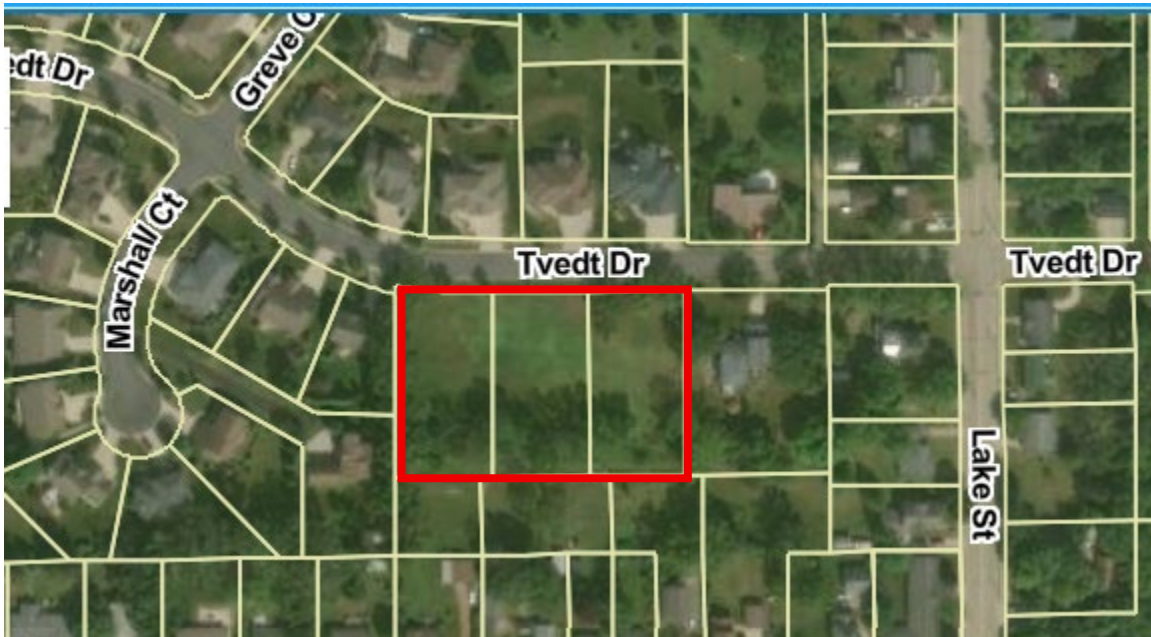
VILLAGE OF MOUNT HOREB
PUBLIC HEARING
July 23, 2025

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 Darryl Fargo for a zoning change from dual zoned R-1 Single Family and R-2 Two-family to R-1 Single Family for three undeveloped lots on Tvedt Drive in Mount Horeb, WI at:

0606-111-7501-1 307 Tvedt Drive
0606-111-7512-1 305 Tvedt Drive
0606-111-7523-1 303 Tvedt Drive

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 July 3, 2025
Mount Horeb Mail July 10, 2025



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

**VILLAGE OF MOUNT HOREB
ORDINANCE 2025-10**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R2 TWO-FAMILY
RESIDENTIAL TO R-1 SINGLE FAMILY RESIDENTIAL FOR
PARCEL 606-111-1752-31, 0606-111-1751-21 AND 0606-111-1750-11 AT 303-305-307
TVEDT DRIVE

WHEREAS, Joan E Fargo is the owner of parcels 606-111-1752-31, 0606-111-1751-21 and 0606-111-1750-11 at 303-305-307 Tvedt Drive, in the Village of Mount Horeb; and

WHEREAS, Daryl Fargo, Durable Power of Attorney for Joan E Fargo has made application to request the zoning classification of the above referenced property be changed from R-2 Two-Family Residential to R-1 Single Family Residential; and

WHEREAS, the Village Plan Commission held a public hearing regarding the zoning request on July 23, 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 R-1 Single Family Residential 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 August 6, 2025.

By:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 23, 2025	

AGENDA ITEM # 4.c.1

Public Hearing on Rezone application for 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 23, 2025	

AGENDA ITEM # 4.c.2

Recommendation of Ordinance 2025-10 Rezoning 303-305-307 Tvedt Drive from R-2 Two-Family Residential to R-1 Single Family Residential

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

July 23, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.d

Rezone and Certified Survey Map for Multi-Family Project at 101 Perimeter Rd, JT Klein Company Inc

BACKGROUND

Jt Klein Companies has purchased the former Karakahl property for the purpose of redevelopment as a multifamily development. As their plans have evolved, the proposal has changed from one building, to two separate buildings on separate lots. The two separate lots and buildings are needed due to the ownership structure and financing mechanisms being used for the project. One building will consist of 49 market-rate apartments and the second will be 40 affordable senior apartments.

Klein has applied for the first step of the Planned Development process, the General Development Plan, which is the rezoning step of the process. At this meeting, the Plan Commission will hold a public hearing and make a recommendation on the rezoning of the property from PB - Planned Business to PD - Planned Development and also make a recommendation on the Certified Survey Map (CSM) that divides the lot into two separate lots for the two buildings. The proposed CSM is included in documents provided by Klein. Included in your packet is Village Planner Ben Rohr's memo summarizing the project and listing the flexibilities requested.

RECOMMENDATION

ATTACHMENTS

1. 101 Perimeter Rd JT Klein PB to PD-300 Letter
2. GDP Application
3. Mount Horeb Concep Plan 7.16.25 Updated.pdf Final
4. 101 Perimeter Multi-Family Building GDP 7.23.25
5. Ord 2025-11 rezone 101 Perimeter RD

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
JULY 23, 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 JT Klein Company, INC for the creation of a General Development Plan for a zoning change from PB Planned Business to PD – Planned Development to construct two multi-family residential apartment buildings at 101 Perimeter Road further described as parcel 0606-124-0065-1.

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

PUBLISH: Mount Horeb Mail July 3, 2025
Mount Horeb Mail July 10, 2025



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



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Mount Horeb Development (Former Karakahl Country Inn)

Project Address 101 Perimeter Rd **Parcel Number:** 157/0606-124-0065-1

[Access Dane Link](#)

Zoning Map

Current Zoning PB **Future Land Use Zoning:** PD

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

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

APPLICANT: JT Klein Company, Inc.

ADDRESS: 818 S Park St. Madison WI 53715

PHONE: 612-202-1577

EMAIL: jacob@jtklein.com

OWNER: JT Klein Company, Inc.

ADDRESS: 818 S Park St. Madison WI 53715

PHONE: 612-202-1577

EMAIL: jacob@jtklein.com

PROJECT DESCRIPTION: 101 Perimeter Rd Former Karakahl Country Inn. Redevelopment of site into multi-family housing.

OWNER/APPLICANT SIGNATURE: Jacob Klein **DATE:** 4/21/2025

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-	Developer Deposit: An escrow deposit is required in accordance with the Development Application Agreement. Total Fee Paid: _____ Date: _____ Fee Waived By: _____
☐ Certificate of Appropriateness (for Central Business Zoning)	No Fee		
☐ Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐ Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	Schedule		
☐ Comprehensive Plan Amendment	\$150.00	Class One	
☐ Conditional Use Permit (changes in USE of property)	\$150.00	Class Two	
☐ Conditional Use Permit (planned development district)	\$200.00	Class Two	
☐ Design Review	\$100.00		
☐ General Development Plan (GDP)	\$200.00		
☐ Specific Improvement Plan (SIP)	\$300.00		
☐ Zoning Amendment (changes in zoning)	\$150.00	Class Two	
☐ Zoning Amendment (planned development district)	\$200.00	Class Two	

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

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

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

Application submittals should include:

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

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

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

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

July 14, 2025

Nicholas Owen
Village Administrator
Village of Mount Horeb
138 E Main Street
Mount Horeb, WI 53572

RE: Karakahl Redevelopment

Dear Mr. Owen,

Please accept the following submittal packet for consideration by the Village of Mount Horeb. This submittal the redevelopment of the Former Karakahl Country Inn located at 101 Perimeter rd.

We appreciate your time to review our submittal. Please do not hesitate to reach out with any questions.

Sincerely,



Jacob T. Klein
President

1. A. Project Developer - JT Klein Company, Inc.

JT Klein Company, Inc. (JTK) was founded in 2014 with the ambition of increasing access to senior and multifamily affordable housing in Wisconsin and Dane County. Based in Madison, Wisconsin, JTK is a leading workforce housing developer and has successfully developed 871 housing units in Dane County. Most recently, JTK started construction on Phase II of its redevelopment of the former Westgate Mall in Madison. Upon completion, this project will contain over 620 apartments, including market rate, affordable senior and workforce housing.

Using years of experience and a high level of attention to detail, JT Klein is able to navigate each project's unique challenges to ensure each building is built in a timely fashion without sacrificing quality. JT Klein understands the challenges of developing multifamily housing and continues to complete successful projects on time and on budget.

818 S. Park Madison, WI 53715

B. Project Contacts

Architect: Knothe Bruce & Associates

KBA was founded on the principle that thoughtful design can improve the way we live and work. With over half a century of architectural expertise, we have grown into a firm recognized for our dedication to creating meaningful spaces that balance innovation and practicality. Over the years, we've remained true to our belief that great design is about more than aesthetics, it's about creating spaces that truly serve the people who use them. Our approach is rooted in collaboration, ensuring that each design is a thoughtful response to our clients' needs while enhancing the surrounding environment.

8401 Greenway Blvd Suit 900 Middleton, WI 53562

Civil Engineering: Wyser Engineering

Our team of professional engineers and land surveyors provides site planning, water resources engineering, utility and infrastructure design, traffic engineering and surveying solutions to public and private sector clients for complete project delivery. Wyser Engineering aims to establish long lasting relationships with all Clients as a vested consultant to serve your needs. Concept through Construction.

300 E Front St Mount Horeb WI 53572

Property Management Team- Oakbrook Corporation

This project will be professionally managed by an entity controlled by Oakbrook Corporation, Inc. Based in Madison, WI, Oakbrook's multifamily property management group has extensive

experience managing apartment communities of all types and sizes. Their portfolio consists of senior and family communities which operate as market rate properties or were financed with Section 42 Low Income Housing Tax Credits or under various other state and federal programs. Oakbrook Corporation currently employs over 280 individuals and manages over 8,300 apartments in 118 different properties in Wisconsin, Iowa and Illinois, and 46 commercial properties in the Madison area totaling over 1,900,000 square feet.

2 Science Court Madison, WI 53704

C. Description of Proposed Uses:

JT Klein Company, Inc. is pleased to present this proposal for the redevelopment of the former Karakahl Country Inn, located at 101 Perimeter Road in Mount Horeb, Wisconsin. The current site has sat vacant and deteriorating for years and is considered by all definitions blighted. This redevelopment presents a unique opportunity to eliminate a longstanding eyesore at one of Mount Horeb's most visible entry points and replace it with a thoughtfully designed, high-quality residential community.

The project consists of two separate three-story apartment buildings, constructed above underground parking. This new community will offer a mix of studio, one, and two-bedroom apartment homes designed to attract a diverse range of residents. One building will feature 49 market-rate units, while the other will provide 40 affordable housing units for seniors. Units will feature open layouts, contemporary finishes, in-unit laundry, and private outdoor space. Common amenities will include a community room, fitness center, underground heated parking, elevator access, and secure entry.

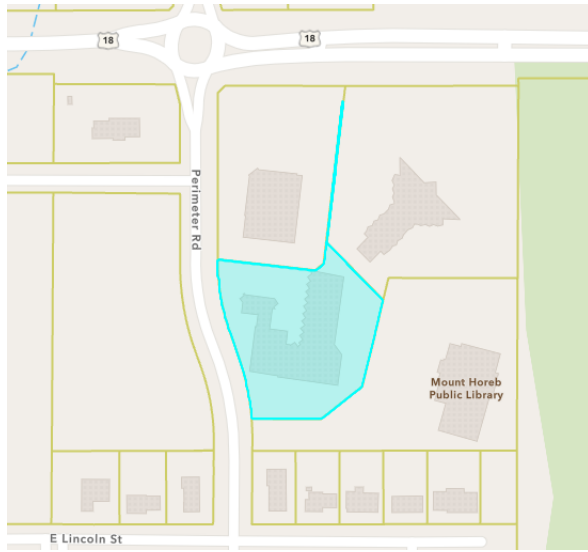
The decision to split the originally planned single development lot into two separate lots was made to accommodate the financing requirements as well as the feedback received at concept review for the community desire to have dedicated senior housing. Each project will be funded independently, and separating the lots is necessary to ensure that the financing structures remain clear and legally distinct. This division allows each project to proceed with its own financing arrangements without creating complications or overlaps.

During the concept review process for the project, we heard clear and consistent feedback from the community expressing a strong desire for senior housing. In response to that input, we revised the original plan to include a dedicated senior housing component. To make both buildings financially viable, especially given the affordability and accessibility goals for senior housing we needed to increase the overall unit count. The additional units help support the cost of development and long-term operations, ensuring that we can meet the community's request while keeping both projects sustainable.

Location Map:

The redevelopment site is located at 101 Perimeter Rd, formerly the Karakahl Country Inn, a long-vacant hotel property directly visible from US-151. The site has deteriorated significantly and is now considered blighted, with overgrown landscape, unsafe structures, and deteriorating pavement. This redevelopment offers an opportunity to transform an underutilized and highly visible site into a modern, vibrant asset for the community.

101 Perimeter Rd. Map



Project Themes and Images:

JTK has included a conceptual site plan, example elevations, and sample interior photos from other similar JT Klein projects. The final design for Mount Horeb will be specific to this site as we work through the neighborhood and City review process with the help of our architect & engineers.

Photos of JTK's Development: Oak Ridge at University Park

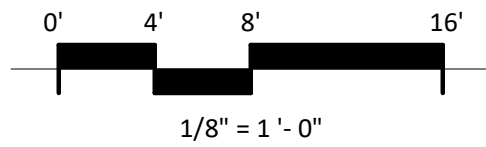


General Relationship of the Project to the Master Plan:

The proposed 89-unit multi-family development aligns closely with the Village of Mount Horeb's Comprehensive Plan, which emphasizes expanding housing options for a range of income levels and household types. It encourages zoning amendments to support higher density, promotes redevelopment of underutilized or blighted properties, and prioritizes infill housing projects. This proposal addresses these objectives directly by revitalizing the former Karakahl Country Inn site—a long-vacant and blighted property—into high-quality, well-designed housing that increases supply without expanding the village's footprint. By redeveloping this underutilized site into a vibrant residential community, the project supports the Village's commitment to sustainable growth, economic revitalization, and housing affordability.

VILLAGE OF MOUNT HOREB VISION STATEMENT The Village of Mount Horeb will continue to be a thriving and active community that builds on its unique culture, character, assets, location, and history to foster community, economic, and tourism development. The Village will continue to grow and evolve by developing and retaining local businesses, attracting new businesses and employers, and offering housing availability and affordability, while maintaining its character, aesthetic look, and feel. A vibrant downtown featuring the community's historic past and bright future acts as the community's center piece for cultural, recreational, business, shopping, and tourism activities. Building on its high quality of life, the Village will be a welcoming, safe, clean, healthy, and inclusive place to live, work, and play.

Example Elevations



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	DEEP OCEAN
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
04.1	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
04.2	COMPOSITE PANEL	JAMES HARDIE	COBBLESTONE
05	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
06	BRICK VENEER	HEBRON BRICK	CHAMPAGNE
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	ASHPALT SHINGLES	CERTANTEED	WEATHERED WOOD
12	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE

KEY PLAN

ISSUED
Plan Commission Submittal - May 23, 2025

PROJECT TITLE
Klein Perimeter Rd.

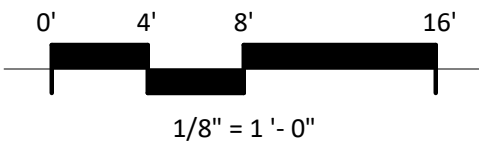
101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #1
Exterior
Elevations Colored

SHEET NUMBER

AC203.1

PROJECT NUMBER

2514



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	DEEP OCEAN
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
04.1	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
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05	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
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11	ASHPALT SHINGLES	CERTANTEED	WEATHERED WOOD
12	WRAPPED COLUMN	JAMES HARDIE	COBBLESTONE

KEY PLAN

ISSUED
Plan Commission Submittal - May 23, 2025

PROJECT TITLE
Klein Perimeter Rd.

101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #2
Exterior
Elevations Colored

SHEET NUMBER

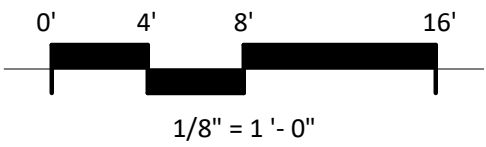
AC203.2
PROJECT NUMBER
2514



1 COLORED ELEVATION - SOUTH
AC203.2 1/8" = 1'-0"



2 COLORED ELEVATION - WEST
AC203.2 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	DEEP OCEAN
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
04	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
05	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
06	BRICK VENEER	HEBRON BRICK	CHAMPAGNE
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	ASHPALT SHINGLES	CERTANTEED	WEATHERED WOOD

KEY PLAN

ISSUED
Plan Commission Submittal - May 23, 2025

PROJECT TITLE
Klein Perimeter Rd.

101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #2
Exterior
Elevations Colored

SHEET NUMBER

AC204.2

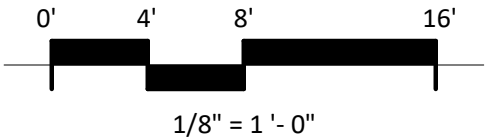
PROJECT NUMBER
2514



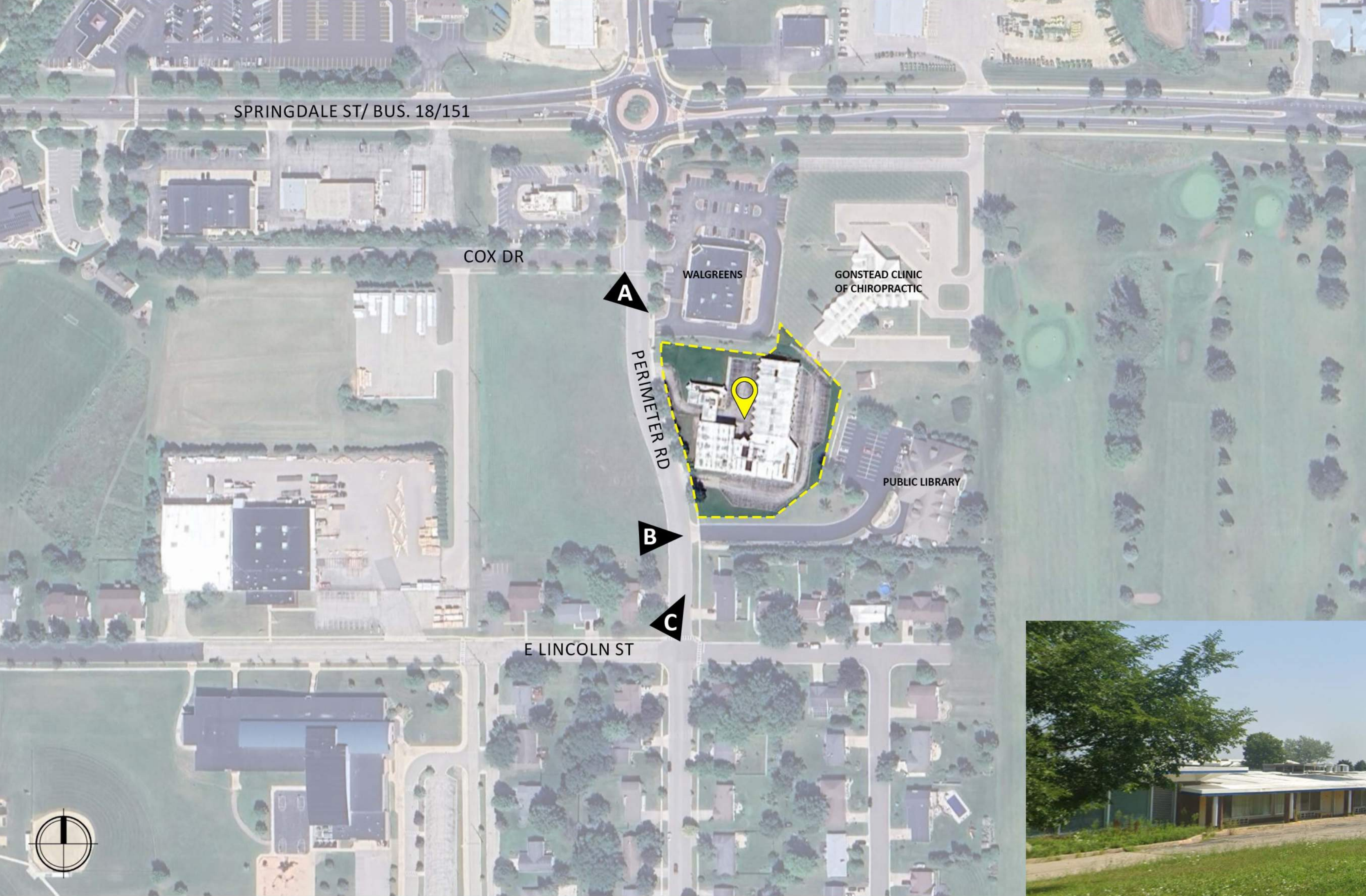
1 COLORED ELEVATION - NORTH
AC204.2 1/8" = 1'-0"



2 COLORED ELEVATION - EAST
AC204.2 1/8" = 1'-0"



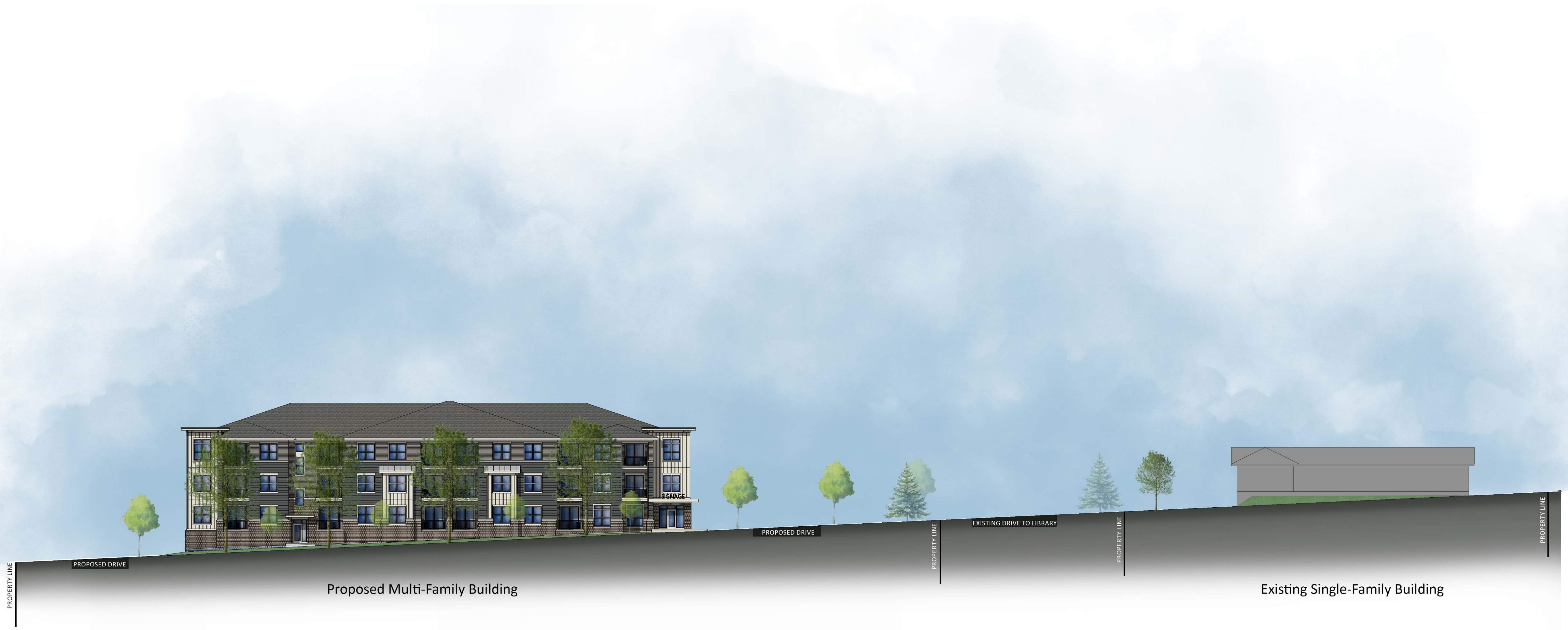
EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	DEEP OCEAN
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
04	COMPOSITE BOARD & BATTEN	JAMES HARDIE	COBBLESTONE
05	COMPOSITE TRIM	JAMES HARDIE	COBBLESTONE
06	BRICK VENEER	HEBRON BRICK	CHAMPAGNE
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	ASHPALT SHINGLES	CERTANTEED	WEATHERED WOOD



Site Locator Map & Context Photos

Multi-Family Development
101 Perimeter Rd., Mt. Horeb, WI
NEIGHBORHOOD PRESENTATION | 2025.04.17 | 2514





Proposed Multi-Family Building

Existing Single-Family Building

0 4' 8' 16' 32' 64'
GRAPHIC SCALE

Concept Site Section Along Perimeter Rd.

JTKLEIN, INC.
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

Multi-Family Development
101 Perimeter Rd., Mt. Horeb, WI
NEIGHBORHOOD PRESENTATION | 2025.04.17 | 2514

kbo2
knothe • bruce
ARCHITECTS



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ARCHITECTS

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

ISSUED

Neighborhood Meeting - April 17, 2025
Plan Commission Submittal - May 23, 2025
Issued for Review - July 16, 2025

PROJECT TITLE

Klein Perimeter Rd.

101 Perimeter Rd.
Mt. Horeb, Wisconsin

SHEET TITLE

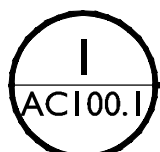
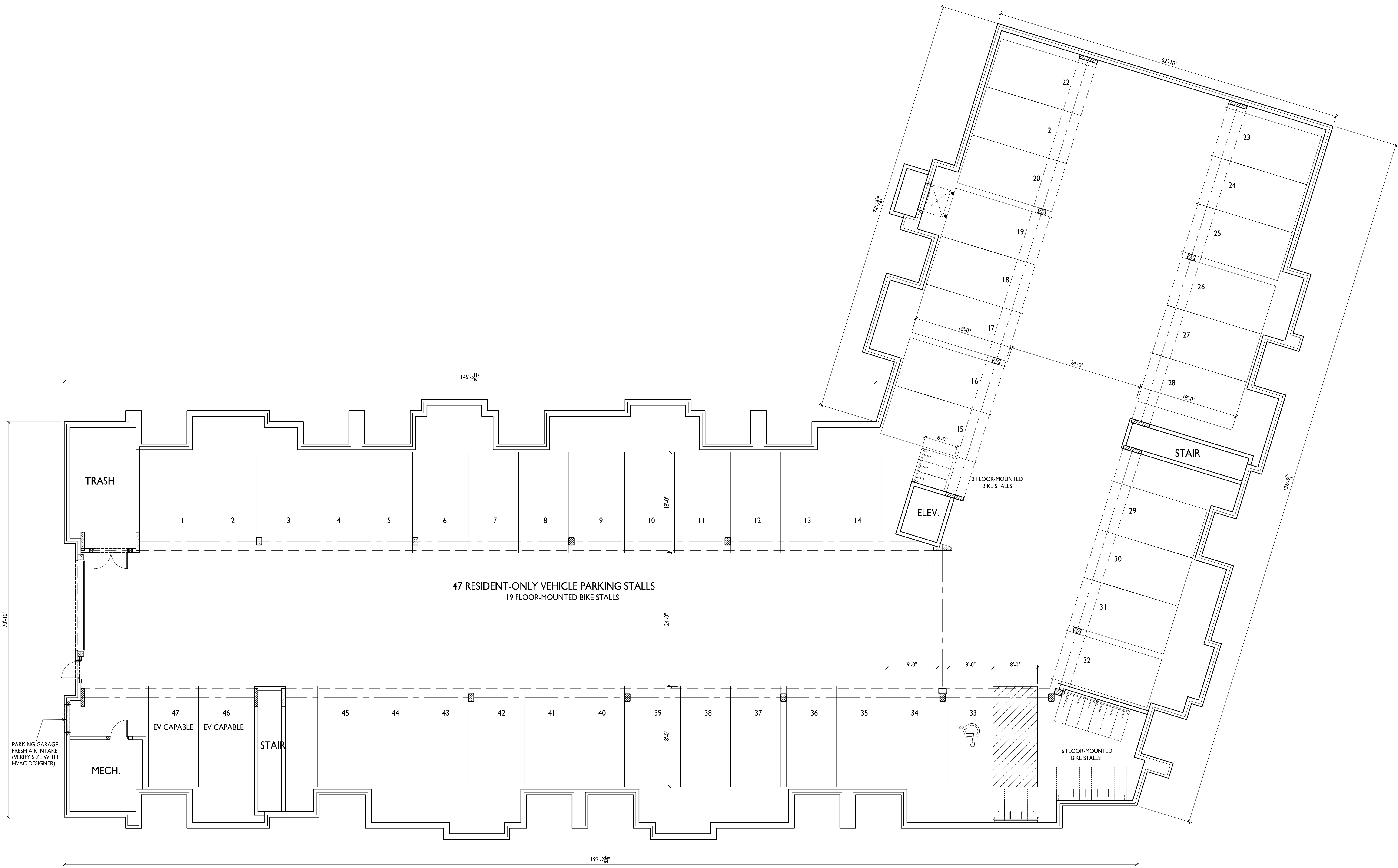
Building #1
Basement Floor
Plan

SHEET NUMBER

AC100.1

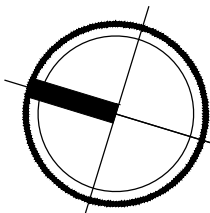
PROJECT NO. **2514**

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BASEMENT FLOOR PLAN - BLDG #1

1/8" = 1'-0"





ISSUED
Neighborhood Meeting - April 17, 2025
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Issued for Review - July 16, 2025

PROJECT TITLE
Klein Perimeter Rd.

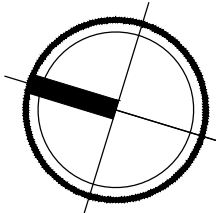
101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #1
First Floor Plan

SHEET NUMBER

ACI01.1

PROJECT NO. 2514

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PROJECT TITLE
Klein Perimeter Rd.

101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #1
Second Floor Plan

SHEET NUMBER

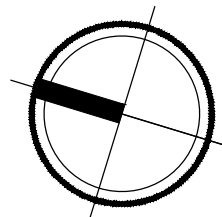
AC102.1

PROJECT NO. 2514

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1 SECOND FLOOR PLAN - BLDG #1
AC102.1 1/8" = 1'-0"



ISSUED
Neighborhood Meeting - April 17, 2025
Plan Commission Submittal - May 23, 2025
Issued for Review - July 16, 2025

PROJECT TITLE
Klein Perimeter Rd.

101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #1
Third Floor Plan

SHEET NUMBER

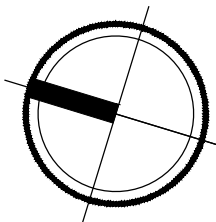
ACI03.1

PROJECT NO. 2514

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1 THIRD FLOOR PLAN - BLDG #1
ACI03.1 1/8" = 1'-0"





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608.836.3690 Middleton, WI 53562

ISSUED

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Issued for Review - July 16, 2025

PROJECT TITLE

Klein Perimeter Rd.

101 Perimeter Rd.
Mt. Horeb, Wisconsin

SHEET TITLE

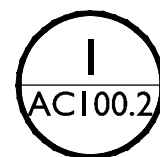
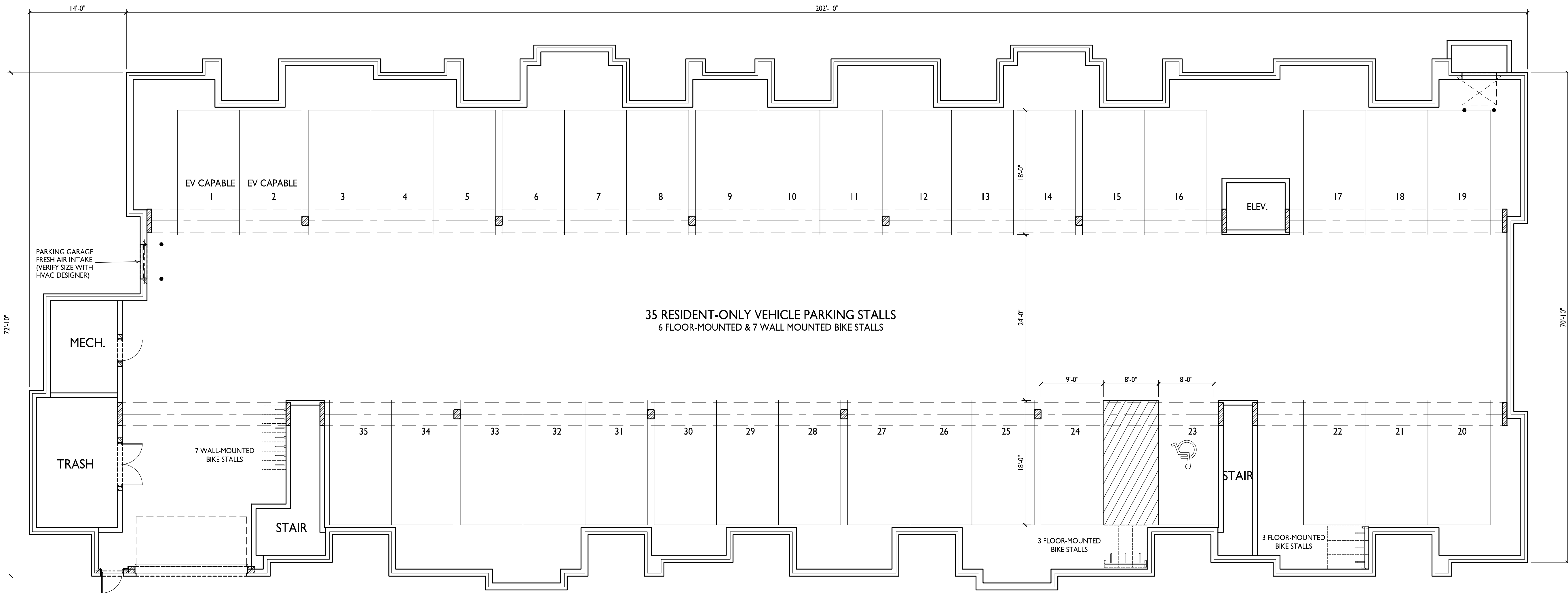
Building #2
Basement Floor
Plan

SHEET NUMBER

AC100.2

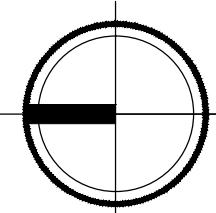
PROJECT NO. 2514

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BASEMENT FLOOR PLAN - BLDG #2

1/8" = 1'-0"



LOT 2



ISSUED
Neighborhood Meeting - April 17, 2025
Plan Commission Submittal - May 23, 2025
Issued for Review - July 16, 2025

PROJECT TITLE
Klein Perimeter Rd.

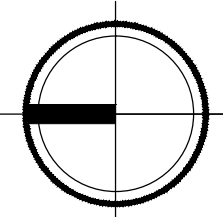
101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #2
First Floor Plan

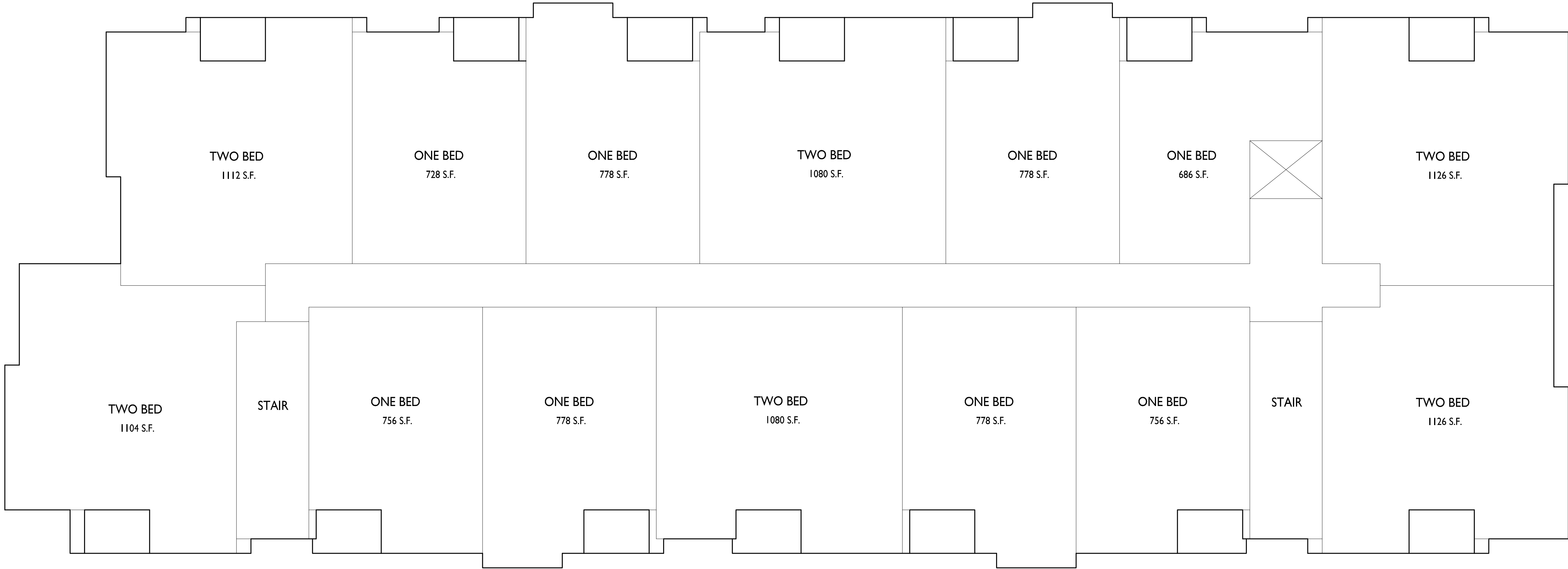
SHEET NUMBER

ACI01.2

PROJECT NO. 2514

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ISSUED
Neighborhood Meeting - April 17, 2025
Plan Commission Submittal - May 23, 2025
Issued for Review - July 16, 2025

PROJECT TITLE
Klein Perimeter Rd.

101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #2
Second Floor Plan

SHEET NUMBER

ACI02.2

PROJECT NO. 2514

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ISSUED
Neighborhood Meeting - April 17, 2025
Plan Commission Submittal - May 23, 2025
Issued for Review - July 16, 2025

PROJECT TITLE
Klein Perimeter Rd.

101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Building #2
Third Floor Plan

SHEET NUMBER

ACI03.2

PROJECT NO. 2514

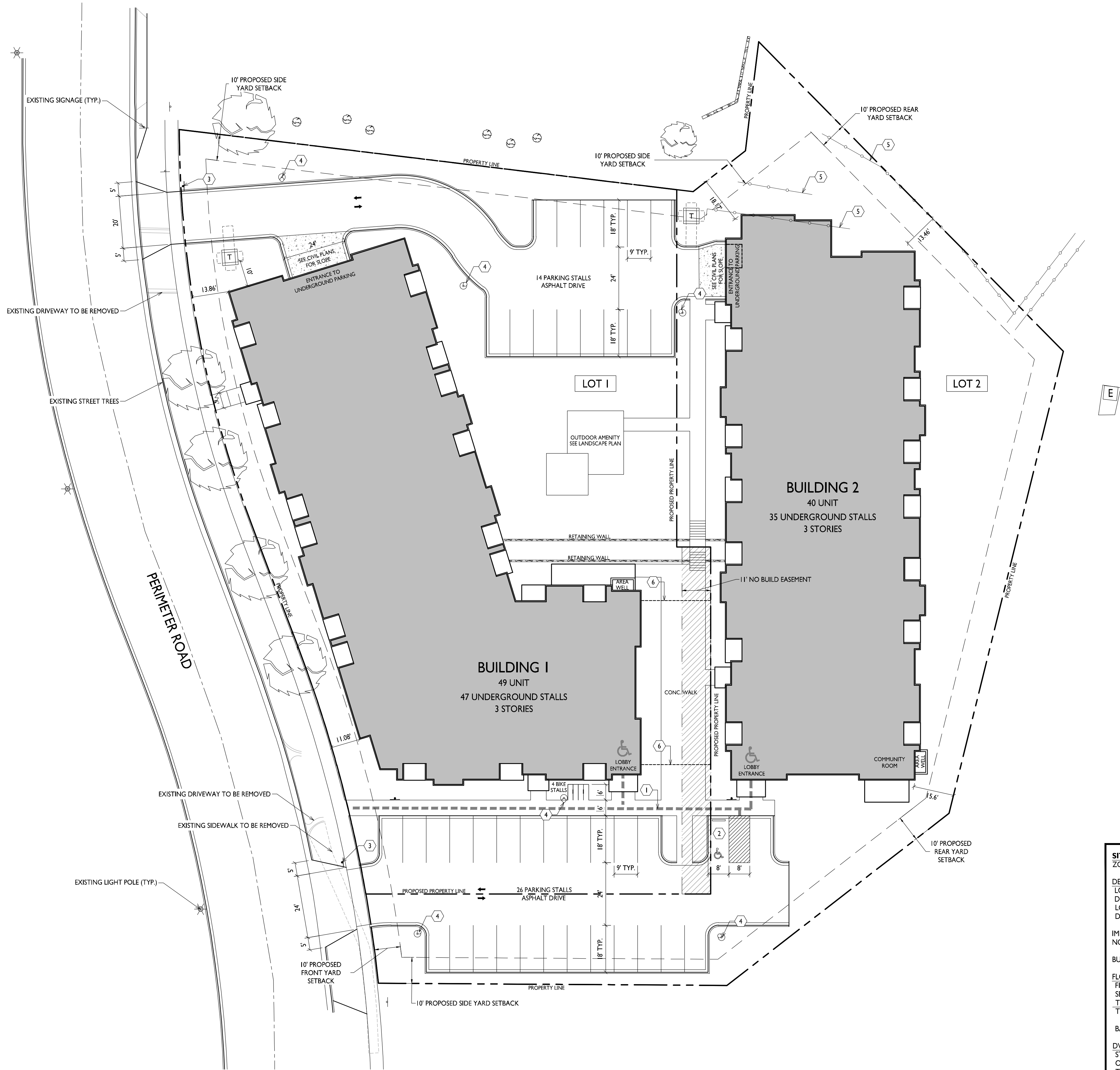
© Knothe & Bruce Architects, LLC

D. Approximate Residential Densities and Non-Residential Intensities:

For dwelling units per acre, floor area ratio, and impervious surface area ratio, please see the chart below put together by the design architect, Knothe Bruce Architects (KBA)

<u>SITE DEVELOPMENT DATA:</u>		
<u>ZONING</u>	PD - PLANNED DEVELOPMENT	
<u>DENSITIES:</u>	<u>LOT 1</u>	<u>LOT 2</u>
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	40 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	949 S.F. / D.U.
DENSITY	46 UNITS / ACRE	46 UNITS / ACRE
IMPERVIOUS SURFACE	32,892 S.F. (71%)	21,766 S.F. (57%)
NON-IMPERVIOUS/GREEN SPACE	15,547 S.F. (33%)	14,268 (38%)
BUILDING HEIGHT	3 STORIES / 48'-0" AVG.	3 STORIES / 48'-0" AVG.
<u>FLOOR AREA CALCULATIONS:</u>		
FIRST FLOOR	16,740 S.F.	14,500 S.F.
SECOND FLOOR	16,740 S.F.	14,500 S.F.
THIRD FLOOR	16,630 S.F.	14,400 S.F.
TOTAL	50,110 S.F.	43,400 S.F.
BASEMENT	18,830 S.F.	14,870 S.F.
<u>DWELLING UNIT MIX:</u>		
STUDIO	6	0
ONE BEDROOM	30	24
TWO BEDROOM	13	16
TOTAL	49 D.U.	40 D.U.
<u>VEHICLE PARKING STALLS:</u>		
UNDERGROUND GARAGE	47 (INCL. 1 ADA)	35 (INCL. 1 ADA)
SURFACE	26	14 (INCL. 1 ADA)
TOTAL	73 PARKING STALLS	49 PARKING STALLS
PARKING RATIO	1.49 STALLS / D.U.	1.23 STALLS / D.U.

2. Site Plan



SHEET INDEX	
SITE	
CA101	ARCHITECTURAL SITE PLAN
CA102	SITE LIGHTING PLAN
C100	CIVIL SITE PLAN
C200	GRADING & EROSION PLAN
C300	UTILITY PLAN
L100	LANDSCAPE PLAN
ARCHITECTURAL	
BUILDING #1	
AC100.1	BASEMENT PLAN
AC101.1	FIRST FLOOR PLAN
AC102.1	SECOND FLOOR PLAN
AC103.1	THIRD FLOOR PLAN
AC201.1	EXTERIOR ELEVATIONS
AC202.1	EXTERIOR ELEVATIONS - COLORED
AC203.1	EXTERIOR ELEVATIONS - COLORED
AC204.1	EXTERIOR ELEVATIONS - COLORED
BUILDING #2	
AC100.2	BASEMENT PLAN
AC101.2	FIRST FLOOR PLAN
AC102.2	SECOND FLOOR PLAN
AC103.2	THIRD FLOOR PLAN
AC201.2	EXTERIOR ELEVATIONS
AC202.2	EXTERIOR ELEVATIONS - COLORED
AC203.2	EXTERIOR ELEVATIONS - COLORED
AC204.2	EXTERIOR ELEVATIONS - COLORED

kb2

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ISSUED
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Plan Commission Submittal - May 23, 2025
Issued for Review - July 16, 2025

PROJECT TITLE
Klein Perimeter Rd.

KEYED PLAN NOTES	
①	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
②	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
③	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
④	LIGHT POLE
⑤	EXISTING FENCING TO BE REMOVED
⑥	BASEMENT WALL BELOW

SITE DEVELOPMENT DATA:		
ZONING	PD - PLANNED DEVELOPMENT	
DENSITIES:	LOT 1	LOT 2
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	40 UNITS
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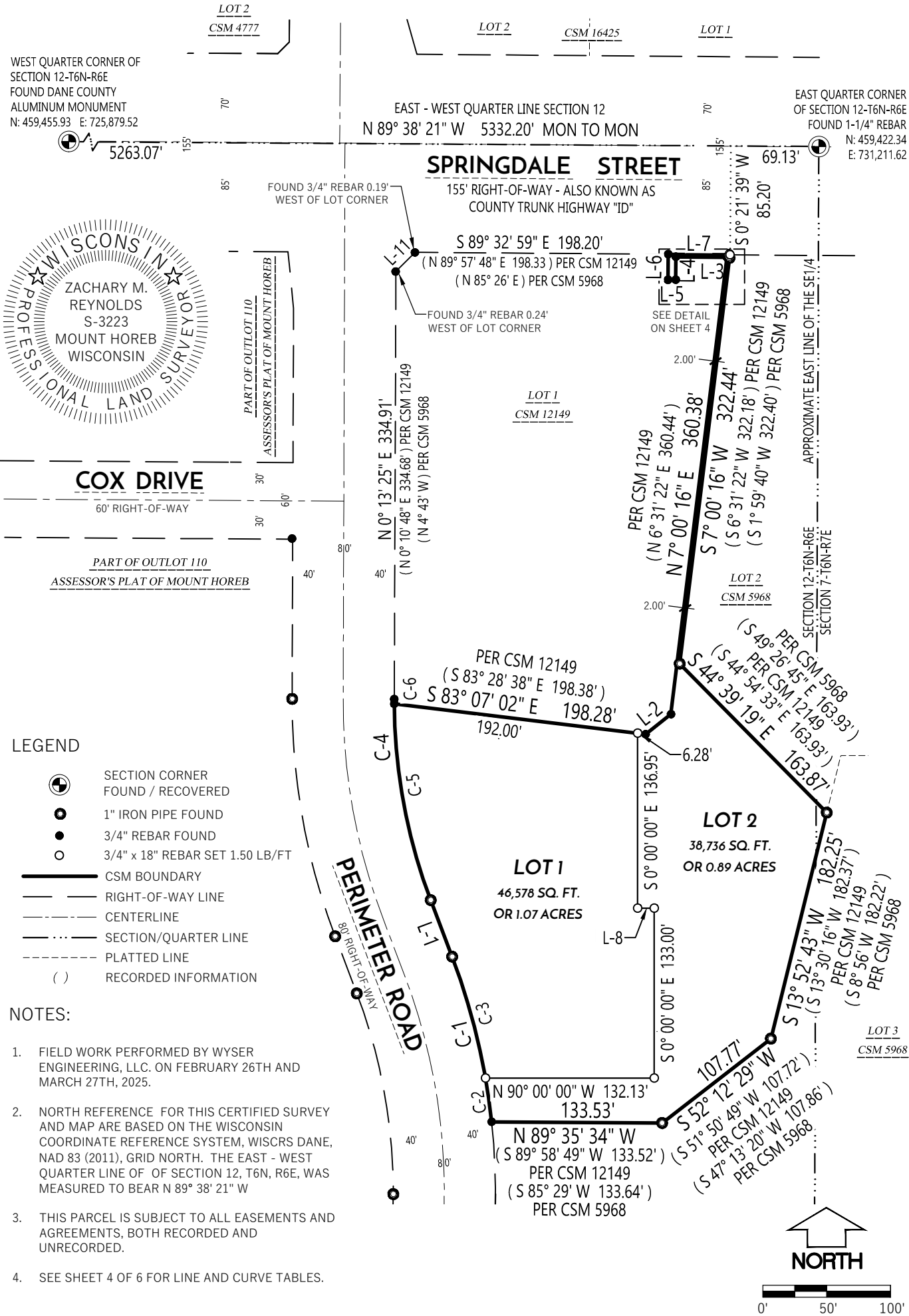
101 Perimeter Rd.
Mt. Horeb, Wisconsin
SHEET TITLE
Architectural
Site Plan

SHEET NUMBER

CA101
PROJECT NO. 2514

CERTIFIED SURVEY MAP NO. _____

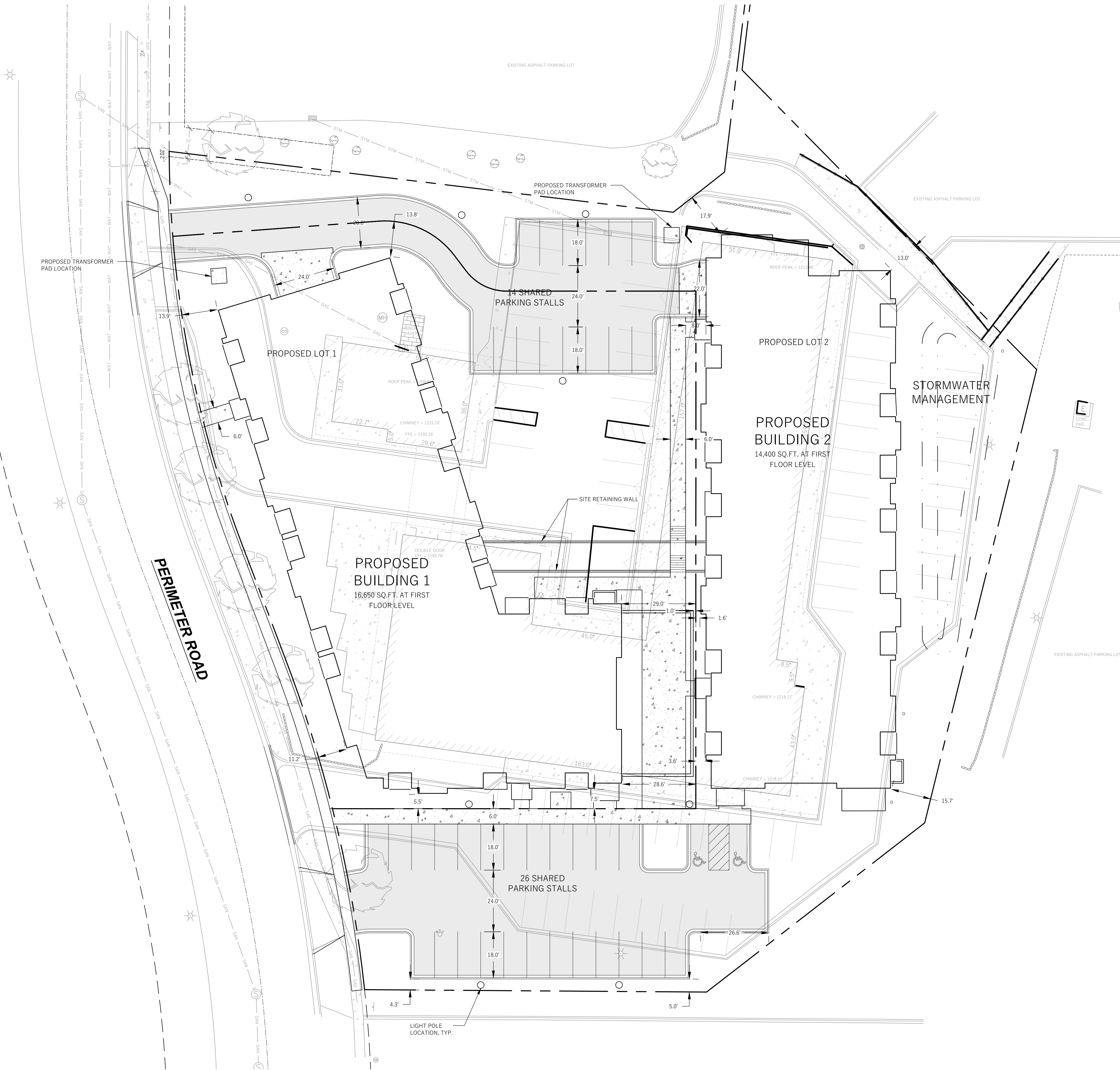
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File: W:\2025\251386_JT Klein - 101 Perimeter Rd, Mount Horeb\dwg\251386_CSM.dwg Layout: CSM 1 OF 6 User: shearn Plotted: Jul 09, 2025 - 2:03pm

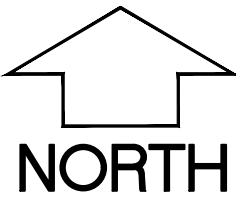
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	WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	JT KLEIN COMPANY, INC. 818 SOUTH PARK STREET MADISON, WI 53715	DRAWN BY:	SCH		DOC. NO. _____
			CHECKED BY:	ZMR		C.S.M. NO. _____
			APPROVED BY:	ZMR		

4. **Grading and Stormwater Management Plan**



LEGEND (PROPOSED)

-
- | | |
|--|---|
| | PROPOSED PROPERTY BOUNDARY |
| | EASEMENT |
| | BUILDING FOOTPRINT |
| | 18" CURB AND GUTTER |
| | 18" REJECT CURB AND GUTTER |
| | 18" CURB AND GUTTER FLUSH WITH PAVEMENT |
| | ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | STORMWATER TREATMENT FACILITY |



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF FEBRUARY 26, 2025. 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 VILLAGES 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.

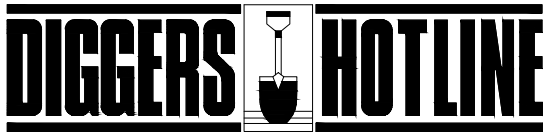
SITE INFORMATION BLOCK:

SITE ADDRESS: PERIMETER ROAD	
USE OF PROPERTY: MULTI FAMILY RESIDENTIAL	
ZONING: PD (PLANNED DEVELOPMENT)	
LOT 1	LOT 2
SITE AREA:	
37,998 SQ.FT. (0.87 AC)	47,331 SQ.FT. (1.09 AC)
SETBACKS:	
FRONT YARD: 10- FEET	1.5- FEET
REAR YARD: 10- FEET	1.5- FEET
BELOW GRADE: 1-FOOT	-
SIDE YARD: 10- FEET	10- FEET
NUMBER OF UNITS:	
49	40
TOTAL NUMBER OF PARKING STALLS: 122	
UNDERGROUND:	35
47	
SURFACE:	
40	
NUMBER OF SURFACE STALLS DESIGNATED ACCESSIBLE: 2	
TOTAL NUMBER OF BIKE STALLS: 4	
EXISTING IMPERVIOUS SURFACE AREA: 57,918 SQ.FT.	
ROOFTOP: 19,918 SQ.FT.	
PAVED: 38,000 SQ.FT.	
NEW IMPERVIOUS SURFACE AREA: 53,578 SQ.FT.	
ROOFTOP: 32,952 SQ.FT.	
PAVED: 20,626 SQ.FT.	
PERCENT IMPERVIOUS ON THE LOTS: 62.8%	
DISTURBANCE LIMITS: 80,000 SQ. FT.	

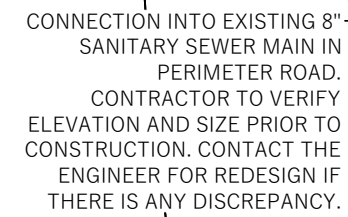
KLEIN PERIMETER ROAD

VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: SITE PLAN	101 PERIMETER ROAD MOUNT HOREB, WI 53572
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[illegible]

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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



PERIMETER ROAD

PROPOSED
BUILDING 1
FFE = 1205.50
BFE = 1194.50

PROPOSED
BUILDING 2
FFE = 1205.50
BFE = 1194.50

STORMWATER MANAGEMENT

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF FEBRUARY 26, 2025. 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 BENCHMARK SHALL BE VALIDATED BY LICENSED 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. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSLINGS FOR CONFLICTS.
4. 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.
5. 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.
9. 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.
10. 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 OWNERS' SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO GLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM BURST. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. 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 EXISTING PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOEBE STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNBURIED/UNDOWN LINE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5) a) & SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. 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.
20. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

[illegible]

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5. Landscaping Plan

The landscape design will feature native and adaptive plantings with a mix of trees, shrubs, and perennial beds to enhance the site's aesthetics, contribute to stormwater management, and create a comfortable environment for residents. As a key component of the plan, mature trees will be strategically planted along the southern property line to provide a natural buffer and reduce direct views from adjacent homeowners on East Lincoln Street. This screening will be designed to ensure year-round privacy while maintaining the character of the neighborhood.

6. Parking Calculations

Building 1

Underground Parking Stalls: 47

Surface Parking Stalls: 26

Total 73 (1.49 Per Unit)

Building 2

Underground Parking Stalls: 35

Surface Parking Stalls: 14

Total 49 (1.23 Per Unit)

7. Erosion Control Plan

This preliminary information regarding our proposed 89-unit multifamily residential development at the former Karakahl Country Inn site. Please note that the project is being designed to fully comply with all applicable zoning, building, fire, stormwater, and design codes enforced by the Village of Mount Horeb.

Our design and engineering teams are actively coordinating to ensure that the final plans will meet or exceed all local ordinances and development standards. Full compliance documentation, including all required technical drawings, reports, and specifications, will be submitted as part of the forthcoming Specific Implementation Plan (SIP) application.



3570 Pioneer Road
Verona, WI 53593
(608) 827-9401
www.olsontoon.com

KLEIN PERIMETER ROAD
Perimeter Road
Mount Horeb, Wisconsin

Plan Commission Submittal

Date: May 23, 2025
Scale: 1" = 20'-0"
Designer: kms
Job #

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:

Reference Name:
JTKlein

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii 'Jefersred'</i>	Autumn Blaze Maple	3	2"	B&B	
CO	<i>Celtis occidentalis</i>	Common Hackberry	4	2"	B&B	
GB	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	3	2"	B&B	
QB	<i>Quercus bicolor</i>	Swamp White Oak	2	2"	B&B	
QW	<i>Quercus x warei 'Long'</i>	Regal Prince Oak	3	2"	B&B	
TA	<i>Tilia americana 'McKSentry'</i>	American Sentry Linden	5	2"	B&B	

ORNAMENTAL TREES						
AG	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	3	2"	B&B	tree form
MJ	<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple	4	2"	B&B	
MR	<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crabapple	6	2"	B&B	

EVERGREEN TREES						
JC	<i>Juniperus chinensis 'Trautman'</i>	Trautman Juniper	8	6'	B&B	
PG	<i>Picea glauca var. densata</i>	Black Hills Spruce	3	6'	B&B	
TO	<i>Thuja occidentalis 'Emerald Green'</i>	Emerald Green Arborvitae	9	6'	B&B	

EVERGREEN SHRUBS						
Cp	<i>Chamaecyparis pisifera 'Golden Mop'</i>	Golden Mop Japanese False Cypress	11	#5	Cont.	
Pp	<i>Picea pungens 'Globosa'</i>	Dwarf Globe Blue Spruce	3	#5	Cont.	
Rk	<i>Rhododendron 'Karen'</i>	Karen Rhododendron	4	#5	Cont.	
Tm	<i>Taxus x media 'Tautonii'</i>	Taunton Yew	3	#5	Cont.	

DECIDUOUS SHRUBS						
Am	<i>Aronia melanocarpa 'UCONNAM166'</i>	Low Scape Hedger Aronia	11	#3	Cont.	
Cc	<i>Cotinus coccinea 'NCCO1'</i>	Winecraft Black Smokebush	3	#5	Cont.	
Dk	<i>Diervilla 'G2X885411'</i>	Kodiak Red Bush Honeysuckle	11	#3	Cont.	
Fs	<i>Forsythia x 'Mindor'</i>	Show Off Forsythia	3	#3	Cont.	
Ha	<i>Hydrangea arborescens 'Abetwo'</i>	Incrediball Hydrangea	12	#3	Cont.	
Hp	<i>Hydrangea paniculata 'NCHP1'</i>	Puffer Fish Hydrangea	14	#3	Cont.	
Iv	<i>Itea virginica 'Sprich'</i>	Little Henry Dwarf Virginia Sweetspire	12	#3	Cont.	
Pf	<i>Potentilla fruticosa 'Bailbrule'</i>	Crema Brulee Potentilla	15	#3	Cont.	
Pj	<i>Physocarpus opulifolius 'Jefam'</i>	Amber Jubilee Ninebark	6	#3	Cont.	
Po	<i>Physocarpus opulifolius 'SMPOTW'</i>	Tiny Wine Ninebark	15	#3	Cont.	
Rr	<i>Rosa 'Meigili'</i>	Coral Drift Rose	6	#3	Cont.	
Sa	<i>Symphoricarpos albus</i>	Common Snowberry	6	#3	Cont.	
St	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spirea	23	#3	Cont.	
Vd	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrowwood Viburnum	4	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ag	<i>Andropogon gerardii 'Blackhawks'</i>	Blackhawks Big Bluestem Grass	26	#1	Cont.	
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	53	#1	Cont.	
cm	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Sedge Grass	9	#1	Cont.	
cl	<i>Clematis temiflora</i>	Sweet Autumn Clematis	5	#1	Cont.	
ep	<i>Echinacea 'Prairie Splendor'</i>	Prairie Splendor Coneflower	25	#1	Cont.	
hh	<i>Hibiscus 'Holy Grail'</i>	Holy Grail Hibiscus	4	#1	Cont.	
hr	<i>Hosta 'Rainbow's End'</i>	Rainbow's End Hosta	4	#1	Cont.	
pa	<i>Perovskia atriplicifolia 'Little Lace'</i>	Little Lace Russian Sage	37	#1	Cont.	
rl	<i>Rudbeckia fulgida 'Tulgida'</i>	Black Eyed Susan	19	#1	Cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	23	#1	Cont.	

△ SM All planting beds to be Capitol Washed Stone with Dimex
EdgePro polyvinyl (black plastic) edging

○ SOD Premium Kentucky Bluegrass sod

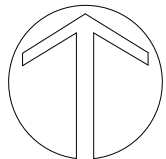
○ SEED Premium sunny grass seed blend with straw mat.
(Class 1 Type B single net)

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive brown dyed wood mulch rings with trench edge.

L100

LANDSCAPE PLAN



SCALE: 1"=20'-0"

PERIMETER ROAD

BUILDING 2

BUILDING 1

EXISTING TREE (TYP)

PROPOSED PROPERTY LINE

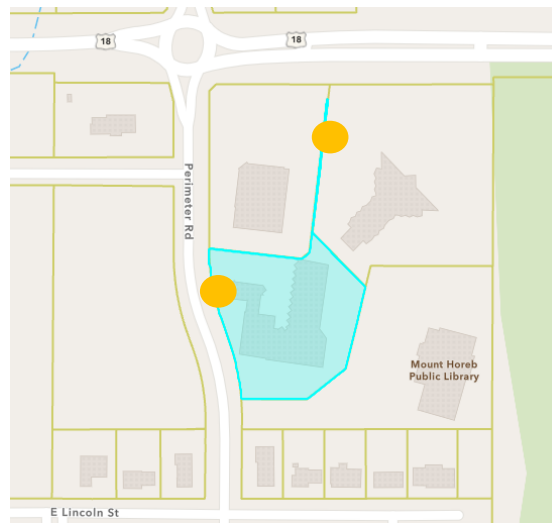
PROPERTY LINE

10. Signage Plan

Existing Signage

- **Springdale Signage:** Currently, there is an illuminated monument sign between Springdale St and the Walgreens parking lot. (Indicated in Map)
- **Perimeter Signage:** The main Perimeter entrance also has a stand-alone illuminated sign.

Current Signage



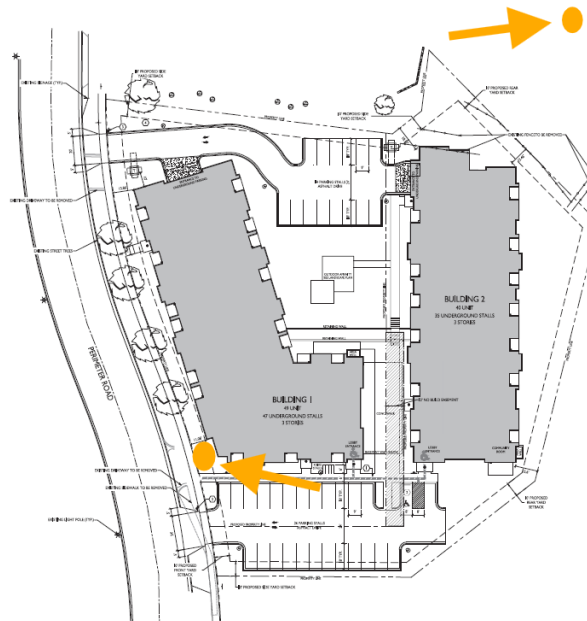
Proposed Signage

After the 89 units are completed, the following signage elements will be installed or updated. The picture below represents what a future monument sign could look like. The sign below is 4'x6'.



Main Development Sign

- Positioned for visibility from main thoroughfare
- Branding and name of the development prominently displayed
- Landscaping integrated around base



Leasing/Temporary Marketing Signage (Pre-Occupancy)

- To be placed in existing monument frame or a removable ground sign
- Duration: Until lease-up is complete
- Must comply with local ordinances for temporary signs

Design & Materials

- Materials: Sign bases and panels will utilize the same exterior cladding materials as the residential buildings (e.g., stone veneer, cement board, metal accents, and fiber cement trim).
- Color Palette: Natural, earthy tones that reflect the building's color scheme
- Typography & Branding: Consistent font, iconography, and logo use across all signs
- Illumination: Low energy, shielded LED lighting for readability and neighborhood compatibility



VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: July 23, 2025
Re: Proposed Certified Survey Map to Create Two Parcels and Zoning Map Amendment from Planned Business (PB) zoning to Planned Development - General Development Plan (GDP) for two 3-Story Multi-Family Building at 101 Perimeter Road for JT Klein, Inc.

Introduction

Project Overview

JT Klein, Inc is proposing Planned Development zoning to accommodate two three-story multi-family buildings on separate lots on the former Karakahl Country Inn site. Lot 1/Building 1 are proposed directly adjacent to Perimeter Road and include 49 market-rate multi-family units. Lot 2/Building 2 are proposed to the east of Lot 1/Building 1 at the rear of the property and include 40 affordable senior multi-family units. Each building is proposed to include underground parking and shared surface parking.

The project is proposed on an existing 1.94-acre lot that is located south of Walgreens and the Chiropractic Clinic that front along Springdale Street, west of the Mount Horeb Public Library, east of the vacant lot between Cox Drive and E. Lincoln Street, and north of single-family homes that front along E. Lincoln Street. Today, the Karakahl County Inn building has fallen into disrepair and is planned to be demolished to accommodate the redevelopment project.

During the conceptual review of the project before the Plan Commission in April, the proposal included a single 84-unit multi-family building. Following feedback from the Village, Plan Commission, and neighboring residents, the applicant modified the project to be two buildings – one for market rate units and one for affordable senior units. This approach necessitates that each building be located on a separate parcel for financing purposes, in particular the applicant's desire to seek alternative funding sources for the affordable senior housing portion of the project. However, the two buildings will function more like an interconnected and holistic development with shared parking, circulation, stormwater management, and common outdoor green space amenities.

Like many other sites in Mount Horeb, the property features both slopping topography and shallow bedrock. The property's grade change creates a much higher ground level on the southern portion of the property than on the northern portion. Similar to how the Karakahl Country Inn is designed today, the applicant is proposing to utilize the topography change within the building design. Each building will be three-stories above grade on the southern side of the lot and transition to an exposed underground parking story on the northern end of the site. This will allow both underground parking entrances to be accessed at grade at the north end. However, both buildings will appear taller from the north side of the site with the exposed underground parking floor.

Additionally, instead of a large single structure on the site as previously proposed during the conceptual plan review, the two separate building approach will visually break up the site and overall size of the structures. A similar approach was employed on the east side of the Norsk Golf Course, where the North Cape Apartments project included three individual buildings instead of one large building with all of the units clustered together. While the proposed project may be one of the largest in terms of the total number of units within the Village, the two individual buildings aim to visually appear smaller and more spread out in reflection of other projects within Mount Horeb.

Summary:

- Building 1 is proposed to include 49 total market-rate multi-family units (6 studios, 30 one-bedroom, and 13 two-bedroom units). It will also include 47 underground parking spaces.
- Building 2 is proposed to include 40 total affordable senior multi-family units (0 studios, 24 one-bedroom, and 16 two-bedroom units). It will also include 35 underground parking spaces.
- Combined, the site will feature 39 surface parking spaces for shared use between the two buildings.
- Total: 89 units, 121 parking spaces

Pedestrians and bicyclists are provided with connections to the site from the existing sidewalk along Perimeter Road. An interconnected interior sidewalk will provide access between the two buildings and the shared central green space. Vehicle traffic ingress/egress is provided via two access points 1) at the far north and 2) at the south end of the property. Each proposed parcel will have its own driveway. The northern driveway will provide access to both underground parking areas with additional surface parking provided. The southern driveway will provide access to both building's main entrances and surface parking.

Beyond the shared green space between the two structures, there are other proposed amenities for tenants within each building. This includes community rooms, exercise areas, and exterior porches for each unit. Shared stormwater management within the site is also proposed and will require review and approval by the Village Engineer.

The project is a direct response to the Village's 2021 Housing Report commissioned by the Housing Task Force. The report identified that there are projected increases in new households over the next decade and a need for more housing options. It also surveyed residents and over 50% of respondents stated that there weren't enough rental options in the Village today. The proposed range of multi-family unit types within the project will help meet the identified need and advance the recommendations of the Housing Report, in addition to the Village's Comprehensive Plan.

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

Zoning

The site is currently zoned Planned Business (PB). Through the proposed GDP rezoning, the property will be using the Planned Business (PB) zoning district as the comparable district under the Planned Development.

Section 17.42(2) lists the permitted and conditional principal and accessory uses of the Planned Business (PB) zoning district. Currently, the PB district permits residential land uses under the Commercial Apartments accessory land use category, if it is located above a ground floor commercial land use. The proposed Planned Development would change that requirement to permit Multi-Family (Apartments) as a principal by-right land use. All other existing permitted and conditional principal, accessory, and temporary land uses in the PB district would remain the same.

Currently, multi-family dwelling units are limited by Section 17.20(1)(a)7. Apartment Land Uses, to the following standards:

- No more than 8 dwelling units in a building.
- Any building containing more than 4 dwelling units shall provide additional site design features such as underground parking, architectural elements, landscaping, and/or on-site recreational facilities.
- All apartment units shall be located a minimum of 30 feet from the boundary of the property.

Section 17.42(7) provides the bulk dimensions for the PB district:

Lot and Density Requirements			
	Village Standards	Lot/Building 1 Proposed	Lot/Building 2 Proposed
Min. Lot Area	20,000 sf	46,579 sf	37,916 sf
Min. Lot Width	75'	225'	270'
Min. Street Frontage	50'	225'	34'
Max. Number of Floors	4 floors	3 floors	3 floors
Max. Building Height	45'	54' peak (48' average)	54' peak (48' average)
Min. Landscape Surface Ratio	25%	33%	38%
Max. Impervious Surface Ratio	75%	71%	57%
Max. Floor Area Ratio	0.30	1.07	1.14
Minimum Building Setbacks			
	Village Standards	Lot/Building 1 Proposed	Lot/Building 2 Proposed
Front or Street	20'	11'	3'
Side	10' or 0'	30'	15'
Rear	25'	28'	13'
Paved Surface (all sides)	10'	0'	0'
Building Separation	20'	32'	32'

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

Total Site Parking Requirements			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided
Efficiency Unit	1.0 stalls/unit	6 units at 1.0 stalls/unit = 6 spaces	82 in-building spaces 39 surface spaces
One-Bedroom Unit	1.5 stalls/unit	54 units at 1.5 stalls/unit = 81 spaces	
Two- Bedroom+ Units	2.0 stalls/unit	29 units at 2.0 stalls/unit = 58 spaces	
Total		145 spaces	121 spaces

Lot/Building 1 Parking Requirements (49 Market Rate Units)			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided*
Efficiency Unit	1.0 stalls/unit	6 units at 1.0 stalls/unit = 6 spaces	47 in-building spaces 26 surface spaces
One-Bedroom Unit	1.5 stalls/unit	30 units at 1.5 stalls/unit = 45 spaces	
Two- Bedroom+ Units	2.0 stalls/unit	13 units at 2.0 stalls/unit = 26 spaces	
Total		77 spaces	73 spaces

Lot/Building 2 Parking Requirements (40 Affordable Senior Units)			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided*
Efficiency Unit	1.0 stalls/unit	0 units at 1.0 stalls/unit = 0 spaces	35 in-building spaces 13 surface spaces
One-Bedroom Unit	1.5 stalls/unit	24 units at 1.5 stalls/unit = 36 spaces	
Two- Bedroom+ Units	2.0 stalls/unit	16 units at 2.0 stalls/unit = 32 spaces	
Total		68 spaces	48 spaces

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

Comprehensive Plan

The Village's 2022 Comprehensive Plan designates the site in the Planned Mixed Use category which is defined as "a carefully controlled mix of commercial, office, mixed use, light assembly, and/or multi-family uses, with approvals granted only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans. Development should comply with detailed design standards included in the Economic Development Chapter." Further, the Comprehensive Plan indicates that Planned Mixed Use projects should create active live-work environments that can be conveniently reached by a variety of transportation modes, including walking.

The Economic Development Chapter goes on to contain design standards, which includes:

- Utilization of common driveways serving more than one use
- High-quality landscaping treatments throughout the site
- Parking on the side or rear of buildings
- Safe, convenient, and separated bicycle and pedestrian facilities and access
- High-quality building materials and lighting incorporated

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

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

Project Ownership

The land is currently owned by the applicant and proposed developer, JT Klein, Inc. Following the completion of construction, both buildings are proposed to be professionally managed by Oakbrook Corporation based out of Madison that has extensive experience managing both market rate and affordable senior housing.

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 for **Lot 1**:

1. The **Permitted Principal Land Use** established for the PB district in Section 17.42 of the Zoning Ordinance only allows multi-family uses as an accessory use. Multi-Family is proposed to be the principal land uses for this project. Specifically, Commercial Apartments are permitted as an accessory land use. The proposed principal land use is Multi-Family (Apartments).
2. The **Maximum Number of Dwelling Units Limit** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum number of dwelling units per building is 8 for Apartment land uses. The proposed use is a total of 49 units in one building.
3. The **Minimum Setbacks for Apartment Land Uses** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum setbacks for Apartment land uses are 30 feet on all sides. The proposed development has setbacks as low as 10 feet from the property line.
4. The **Maximum Floor Area Ratio** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum floor area ratio is 0.30. The proposed project will have a floor area ratio of 1.07.
5. The **Maximum Building Height** established for the 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 54 feet tall.
6. The **Minimum Setbacks** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum front setback requirement is 20 feet. The proposed project has a 10-foot front setback.
7. The **Minimum Paved Surface Setback** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum paved surface setback from all property lines is 10 feet. The proposed project has a 0-foot paved surface setback from multiple property lines.
8. The **Minimum Required Parking** established for Apartment land uses in Section 17.132 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum required off-street parking is 77 stalls based on the unit configuration. The proposed project has 73 off-street parking stalls.

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 for **Lot 2**:

1. The **Permitted Principal Land Use** established for the PB district in Section 17.42 of the Zoning Ordinance only allows multi-family uses as an accessory use. Multi-Family is proposed to be the principal land uses for this project. Specifically, Commercial Apartments are permitted as an accessory land use. The proposed principal land use is Multi-Family (Apartments).
2. The **Maximum Number of Dwelling Units Limit** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum number of dwelling units per building is 8 for Apartment land uses. The proposed use is a total of 40 units in one building.
3. The **Minimum Setbacks for Apartment Land Uses** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum setbacks for Apartment land uses are 30 feet on all sides. The proposed development has setbacks as low as 3 feet from the property line.
4. The **Maximum Floor Area Ratio** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum floor area ratio is 0.30. The proposed project will have a floor area ratio of 1.14.
5. The **Maximum Building Height** established for the 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 54 feet tall.
6. The **Minimum Setbacks** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum front setback requirement is 20 feet. The proposed project has a 3-foot front setback. Specifically, the minimum rear setback requirement is 25 feet. The proposed project has a 13-foot rear setback.
7. The **Minimum Paved Surface Setback** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum paved surface setback from all property lines is 10 feet. The proposed project has a 0-foot paved surface setback from multiple property lines.
8. The **Minimum Required Parking** established for Apartment land uses in Section 17.132 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum required off-street parking is 68 stalls based on the unit configuration. The proposed project has 48 off-street parking stalls.
9. The **Minimum Street Frontage** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum street frontage requirement for the lot is 50 feet. The proposed project has 34 feet of street frontage.

Analysis of Requested Flexibilities

The proposed project's flexibilities are needed because of the existing Zoning Ordinance's stringent requirements on Apartment land uses and the configuration of adjacent properties that facilitate the need for a Planned Development to accommodate this type of redevelopment project. Additionally, the project aims to address the Village's housing shortage and documented need for additional, diverse housing formats as illustrated in the 2022 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 (units per building, setbacks, height, and parking) for Apartment land uses. Further, the ordinance's current floor area ratio standards are oriented to only accommodate one-story, suburban-style buildings and do not reflect the

Village's desire to allow multi-story development in strategic locations. Finally, as is common with redevelopment projects, there are existing constraints that must be overcome to make the site developable. 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. Examples include the use of two buildings rather than one large building to break up the visual appearance of the project, utilizing the topography and grade changes to create a shorter building on the southern end of the site and taller building on the northern end with underground parking access, incorporating stormwater management facilities to improve on-site infiltration, a shared parking and access approach between the two structures, a mix of housing types including both market rate and affordable senior units, in addition to different size units in each structure, and providing a variety and mix of on-site amenities both outside and within each structure.

Specifically related to parking, the proposed project includes a total of 121 on-site parking spaces or approximately 1.35 per dwelling unit. While the existing standards require 145 on-site parking spaces (1.6 per dwelling unit), the Plan Commission has discussed reducing parking standards within the new Zoning Ordinance to be 1 stall per studio or 1-bedroom and 1.5 stalls per 2+ bedroom. This would equate to a total required parking for this project of 105 spaces. Additionally, due to the affordable senior units included within Building 2, the parking demand is likely to be significantly lower than would otherwise be standard for a market-rate audience.

Documented Housing Shortage:

- Dane County is projected to grow by 20,000 households between now and 2040. All communities in the Dane County region will continue to experience pressure for increased housing if growth continues as projected.
- A lack of housing units priced for members of the workforce will be a constraint on the available labor pool. Additionally, an increase in the proportion of retired residents could indicate a current or future need for housing options suitable to senior citizens.
- 2021 Housing Task Force Survey (1,442 responses):
 - In your opinion, are there a sufficient number of options in Mount Horeb for the following types of people?
 - Renters, with families. 59% said definitely not or probably not.
 - Renters, in general. 55% said definitely not or probably not.
- New Housing Units Constructed in Mount Horeb:
 - 1990-1999 = average of 72 new units per year
 - 2000-2009 = average of 58 new units per year
 - 2010-2020 = average of 37 new units per year
 - 2021 = 37 new units
 - 2022 = 35 new units
 - 2023 = 34 new units
 - 2024 = 19 new units
 - 2025 = 6 new units (as of May 2025) + 89 new multi-family units and 16 single-family lots approved

Source: Village of Mount Horeb Housing Task Force Report and Village of Mount Horeb Building Inspector

The documented need for more housing and greater housing diversity in the Village creates the need for land use and density flexibilities as proposed.

Additional Review

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

1. **Building Quality:** The proposed GDP provides a high-quality building of sound design and materials that enhance the aesthetic look of the area and site. They are consistent with similar projects approved in Mount Horeb and around Dane County.
2. **Project Layout:** The project layout works well within the confines of the existing development patterns surrounding it. The proposed two new lots will work together as a unified project. Access will be provided at the north end of the site for underground and surface parking oriented towards residents, while the southern access point will provide access to the main building entries and surface parking for guests, visitors, and deliveries. The shared central green space will serve both buildings, but each individual building will also provide interior amenities for residents.
3. **Project Scale/Number of Units:** The proposed GDP represents a density of 89 dwelling units on 1.94 acres – or about 46 dwelling units per acre. This is higher density than the majority of the development patterns around the Springdale Street corridor, but consistent with densities approved for projects in the downtown area. Additionally, it's consistent with typical densities of 35-45 dwelling units per acre for three-story buildings served by underground parking across Dane County. The existing topography in the Village creates a situation where some multi-story structures seem much larger or smaller than others due to their exiting grade differences. Overall, due to grade changes, the proposed height of the new building will be generally consistent with the height of the existing homes located to the south, but will appear larger in scale from Perimeter Road/Springdale Street roundabout.
4. **Architecture:** The proposed GDP as depicted on the elevations has a pitched roof which fits well in the context of the existing homes to the south and the Mount Horeb Public Library. Several of the existing structures closer to Springdale Street have flat roofs. Overall, variation in materials, heights, projections/recesses, glazing, and roof pitch provide articulation along each façade.
5. **Site Design:** The proposed GDP as depicted on the site plan provides vehicle, pedestrian, and bicycle access to the project and parking for all modes. It also includes both indoor and outdoor recreational amenities for residents and visitors.
6. **Landscaping:** The proposed GDP provides preliminary landscaping plans as depicted on the site plan. Parking lot, property line, and building foundation landscaping look to meet Village standards. The specific plan for the site will be submitted and reviewed as part of the SIP process.
7. **Lighting:** The proposed GDP provides preliminary lighting plans as depicted on the site plan. They look to meet Village standards and will be reviewed as part of the SIP process.
8. **Signage:** The proposed GDP provides preliminary signage plans. The specific signage plan for the site will be submitted and reviewed as part of the SIP process.
9. **Requested Zoning Flexibility:** I support granting flexibility for the use, density/intensity, and parking requirements because of the following. First, the Zoning Ordinance standards are clearly outdated and do not reflect the Village's goals, objectives, and priorities as outlined within the 2022 Comprehensive Plan that is being addressed through the Zoning Ordinance

rewrite process. Second, the project helps meet the housing shortage currently in the Village and increases the diversity of the Village's housing stock. Finally, the existing site configuration and surrounding built environment are leveraged to improve the development through underground parking that's exposed on the north end and hidden on the south end, accommodating new stormwater management on-site, and utilizing shared parking, access, and amenities within the unified development approach. The proposed development provides a unique and high-quality redevelopment project within Mount Horeb.

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 1-11, below for **Lot 1**:

1. The proposed flexibility to allow Apartments as a principal by-right land use in the PB zoning district should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow the maximum building size to exceed 8 dwelling units per building should be granted up to 49 dwelling units as proposed in the GDP submittal.
3. The proposed flexibility to allow a minimum building setback less than 30 feet down to 10 feet should be granted as proposed in the GDP submittal.
4. The proposed flexibility to allow a maximum floor area ratio greater than 0.30 should be granted up to 1.07 as proposed in the GDP submittal.
5. The proposed flexibility to allow a maximum height greater than 45 feet tall should be granted up to 54 feet as proposed in the GDP submittal.
6. The proposed flexibility to allow minimum front setbacks less than 20 feet down to 10 feet should be granted as proposed in the GDP submittal.
7. The proposed flexibility to allow a minimum paved surface setback of less than 10 feet down to 0 feet should be granted as proposed in the GDP submittal.
8. The proposed flexibility to allow minimum off-street parking of less than 77 spaces down to 73 spaces should be granted as proposed in the GDP submittal.
9. The Village's design review standards be applied through the SIP phase of project review.
10. The applicant shall record a cross-access easement between Lot 1 and Lot 2 to allow parking and access to be permitted on both properties.
11. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

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 1-12, below for **Lot 2**:

1. The proposed flexibility to allow Apartments as a principal by-right land use in the PB zoning district should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow the maximum building size to exceed 8 dwelling units per building should be granted up to 40 dwelling units as proposed in the GDP submittal.
3. The proposed flexibility to allow a minimum building setback less than 30 feet down to 3 feet should be granted as proposed in the GDP submittal.
4. The proposed flexibility to allow a maximum floor area ratio greater than 0.30 should be granted up to 1.14 as proposed in the GDP submittal.
5. The proposed flexibility to allow a maximum height greater than 45 feet tall should be granted up to 54 feet as proposed in the GDP submittal.
6. The proposed flexibility to allow minimum front setbacks less than 20 feet down to 3 feet and allow minimum rear setbacks less than 25 feet down to 13 feet should be granted as proposed in the GDP submittal.
7. The proposed flexibility to allow a minimum paved surface setback of less than 10 feet down to 0 feet should be granted as proposed in the GDP submittal.
8. The proposed flexibility to allow minimum off-street parking of less than 68 spaces down to 48 spaces should be granted as proposed in the GDP submittal.
9. The proposed flexibility to allow a minimum street frontage for Lot 2 to be less than 50 feet down to 34 feet should be granted as proposed in the GDP submittal.
10. The Village's design review standards be applied through the SIP phase of project review.
11. The applicant shall record a cross-access easement between Lot 1 and Lot 2 to allow parking and access to be permitted on both properties.
12. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2025-11**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM PB PLANNED
BUSINESS TO PD PLANNED DEVELOPMENT FOR
PARCEL 0606-124-0065-1 AT 101 PERIMETER RD

WHEREAS, Mount Horeb Acquisitions is the owner of parcel 0606-124-0065-1, located at 101 Perimeter Rd in the Village of Mount Horeb; and

WHEREAS, Mount Horeb Acquisitions has made an application to request the zoning classification of the above referenced property be changed from Planned Business zoning to PD Planned Development for a proposed project to include two separate 3-story multi-family residential buildings on two separate lots, totaling 89 multi-family units made up of 49 market rate units and 40 affordable senior units.

WHEREAS, the Village Plan Commission held a public hearing regarding the zoning request on July 23, 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 Planned Business 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 PD-1 Planned Development, and the Zoning Map of the Village shall be amended accordingly.

Section 3. Rezoning is subject to approval of a Certified Survey map dividing the parent parcel into two individual lots to accommodate the two separate buildings.

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its special meeting held on August 6, 2025.

By:

Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 23, 2025	

AGENDA ITEM # 4.d.1

Public hearing on rezone application for 101 Perimiter Rd, JT Klein Company from PB Planned Business to PD Planned Development

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 23, 2025	

AGENDA ITEM # 4.d.2

Recommendation of Ordinance 2025-11 rezone 101 Perimeter Rd from PB Planned Business to PD Planned Development

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 23, 2025	

AGENDA ITEM # 4.d.3

Recommendation of Certified Survey Map for 101 Perimeter Rd

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

July 23, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.e

Concept Presentation for Mount Horeb School District Primary Center Addition

BACKGROUND

The Mount Horeb Area School District is planning an addition to the Historic Primary Center building located at 207 Academy Street to replace the aging Early Learning Center. Staff from Bray Architects will be present to walk through the draft plans for the addition and receive feedback from the Commission. They are also meeting with the Historic Preservation Commission prior to the Plan Commission Meeting to discuss how the addition ties in with the original historic building.

RECOMMENDATION

ATTACHMENTS

1. 3605_MHPC_Plan Commission 2025-07-23
2. MHPC Architecture-History Investigations



Plan Commission Meeting

Village of Mount Horeb

Mount Horeb Area School District

July 23, 2025

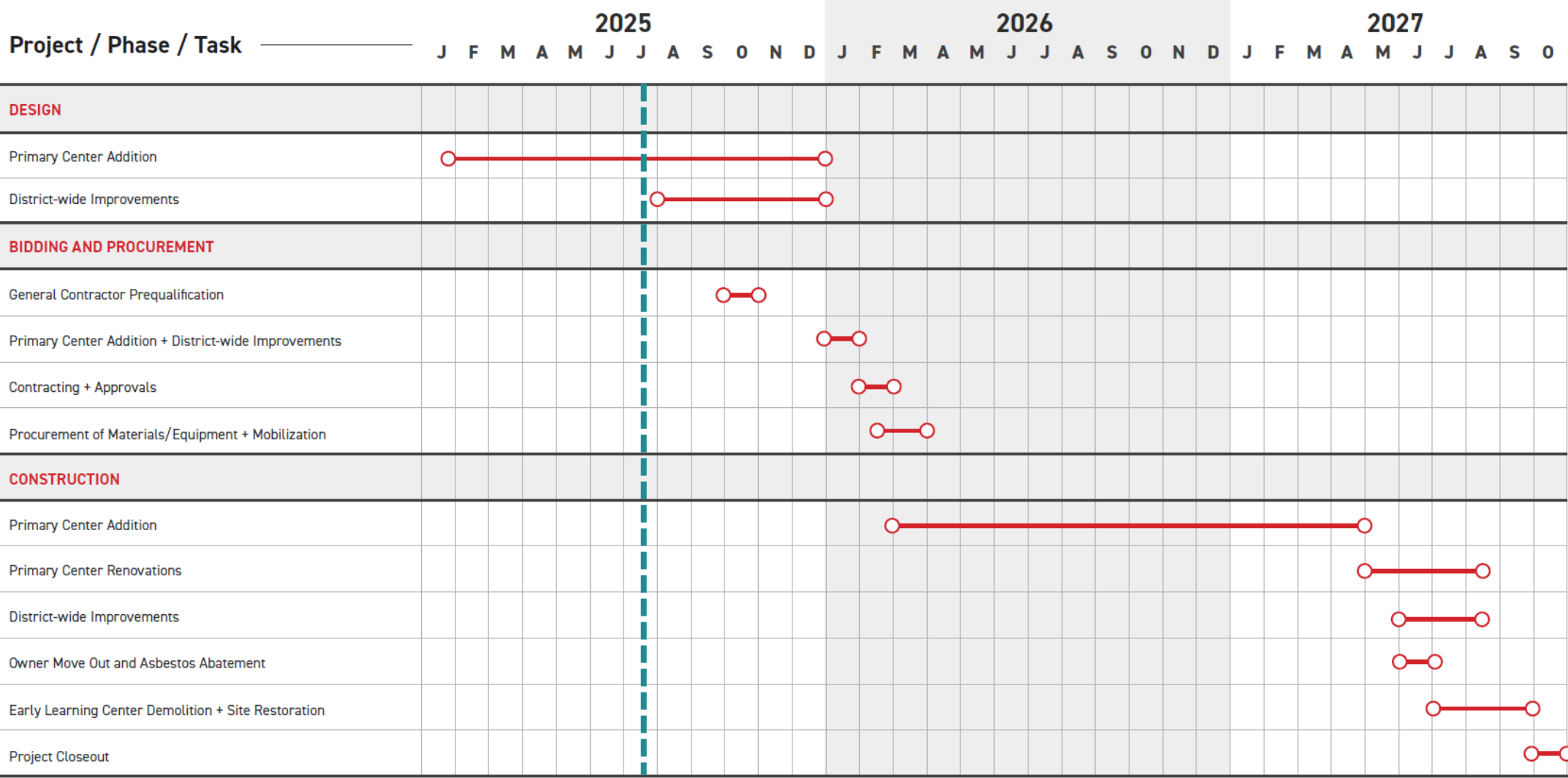
BRAYARCHITECTS



Project Update



macro project schedule



mount horeb primary center expansion

After a successful referendum vote and support by the community, the design process has been progressing through schematic design and design development phases. The results of this process are enclosed.

We've had multiple user group meetings with staff including Kindergarten, Speech, Math intervention, Special Education, Athletics, Administration, Health, Library, Kitchen, Reading intervention and Music.

Construction Documents are underway.



site plan

west elevation



site plan

south elevation



site plan

east elevation

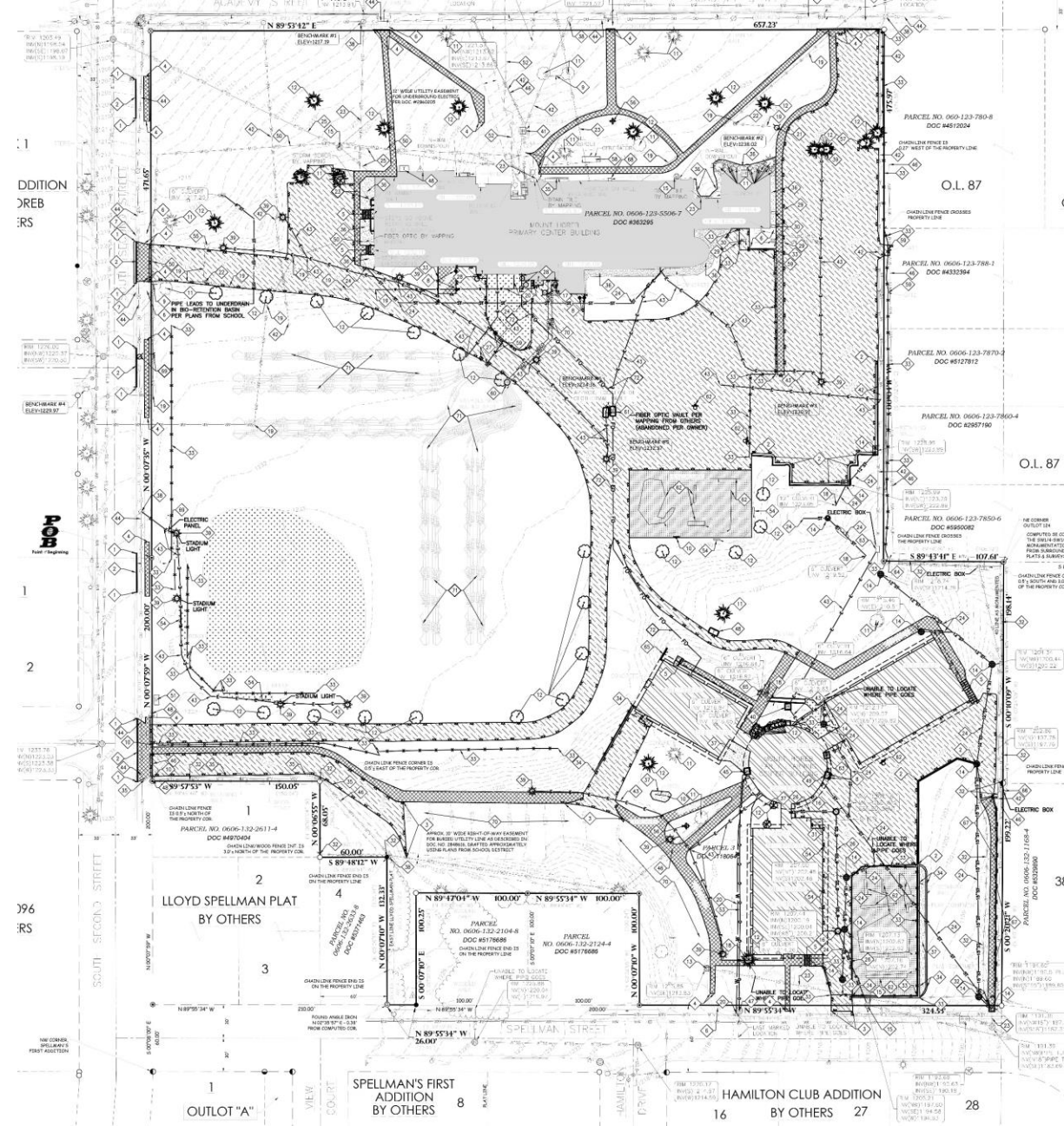


site plan

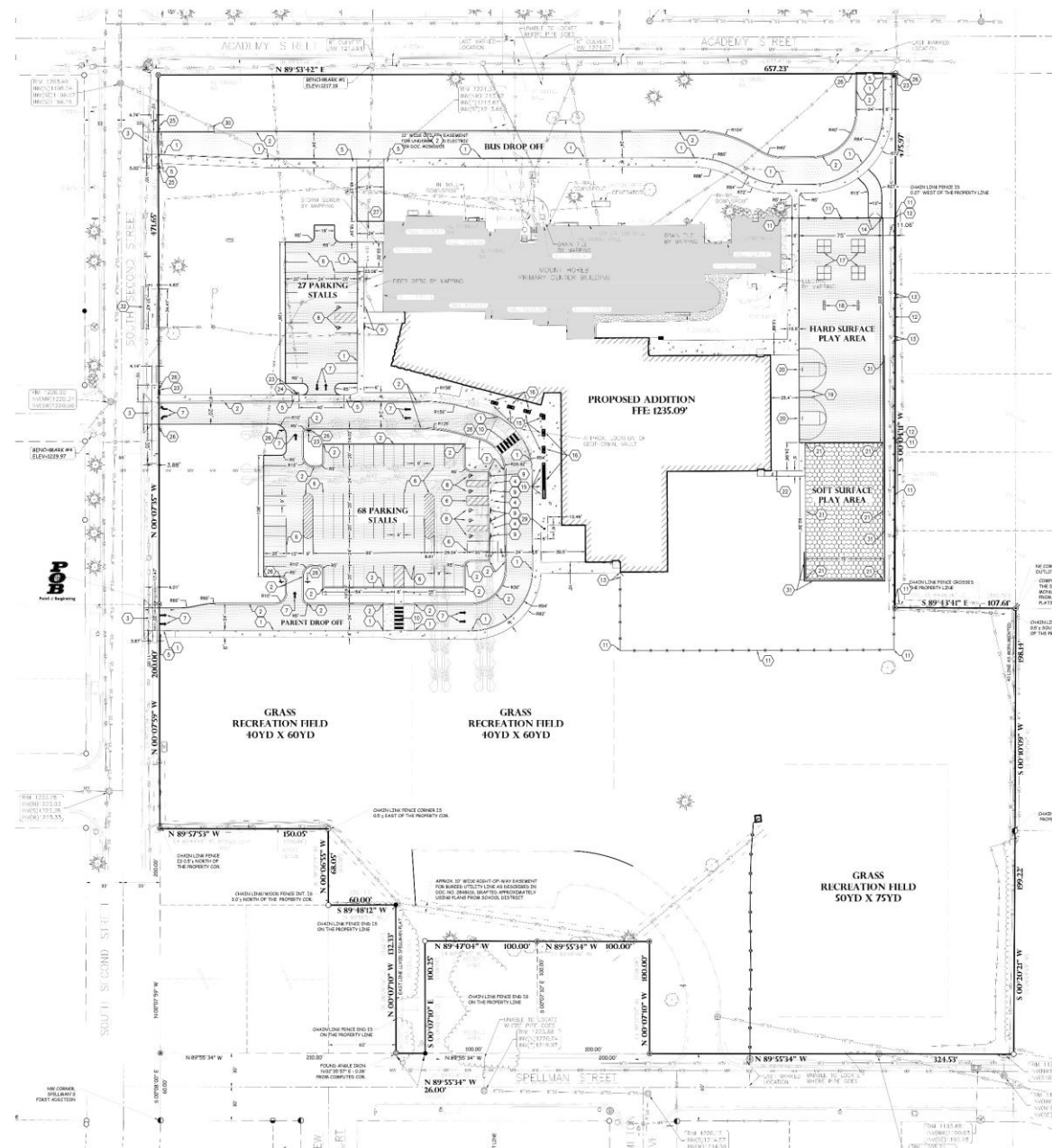
northeast elevation



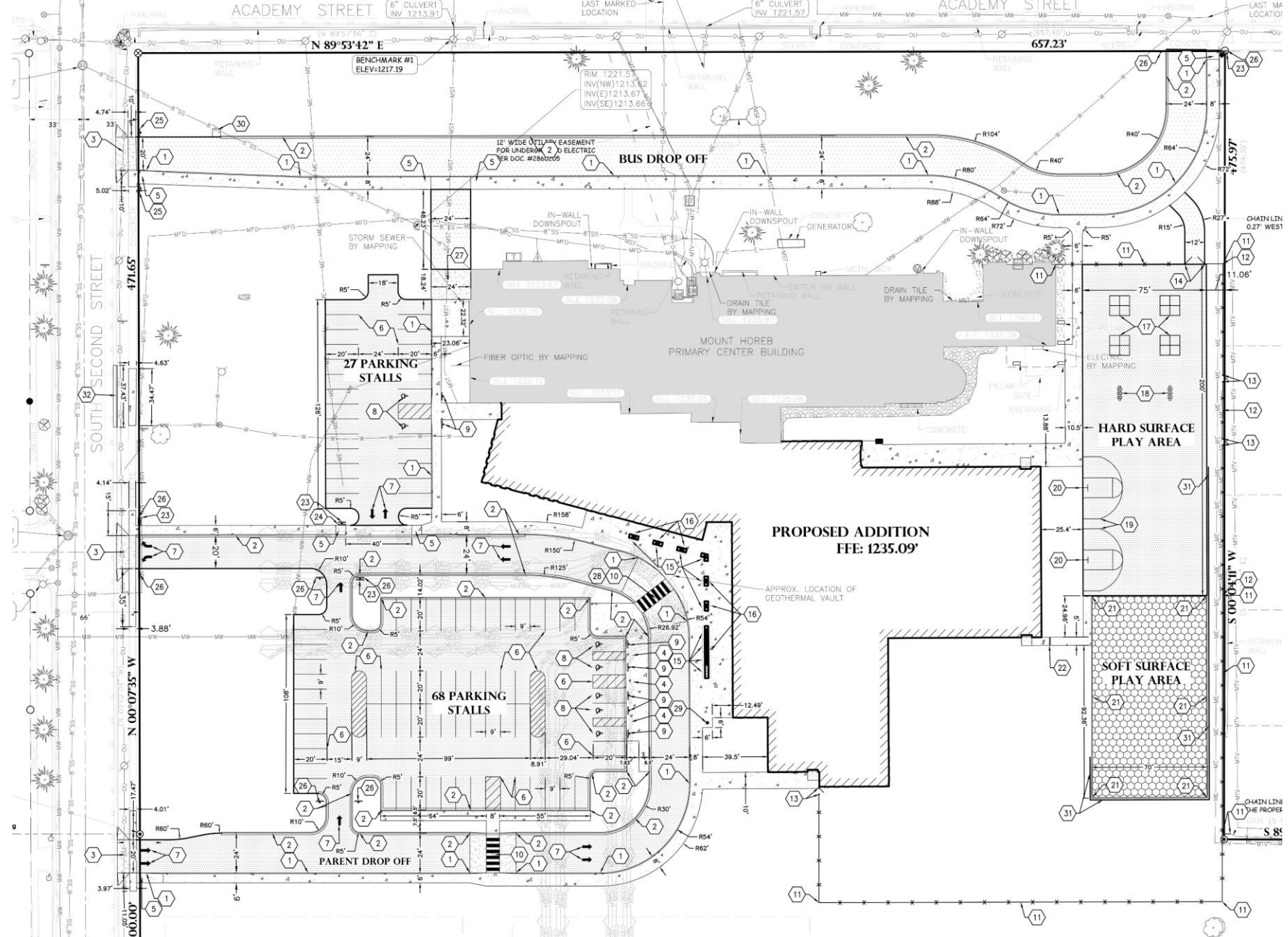
site plan demolition



site plan revised plan

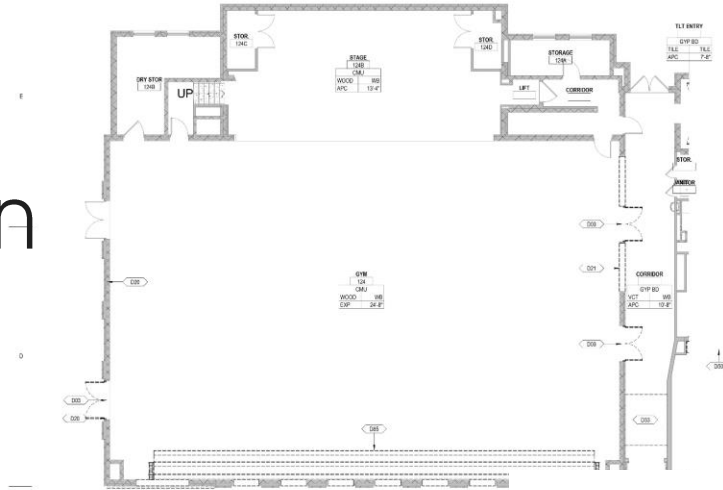


site plan revised plan

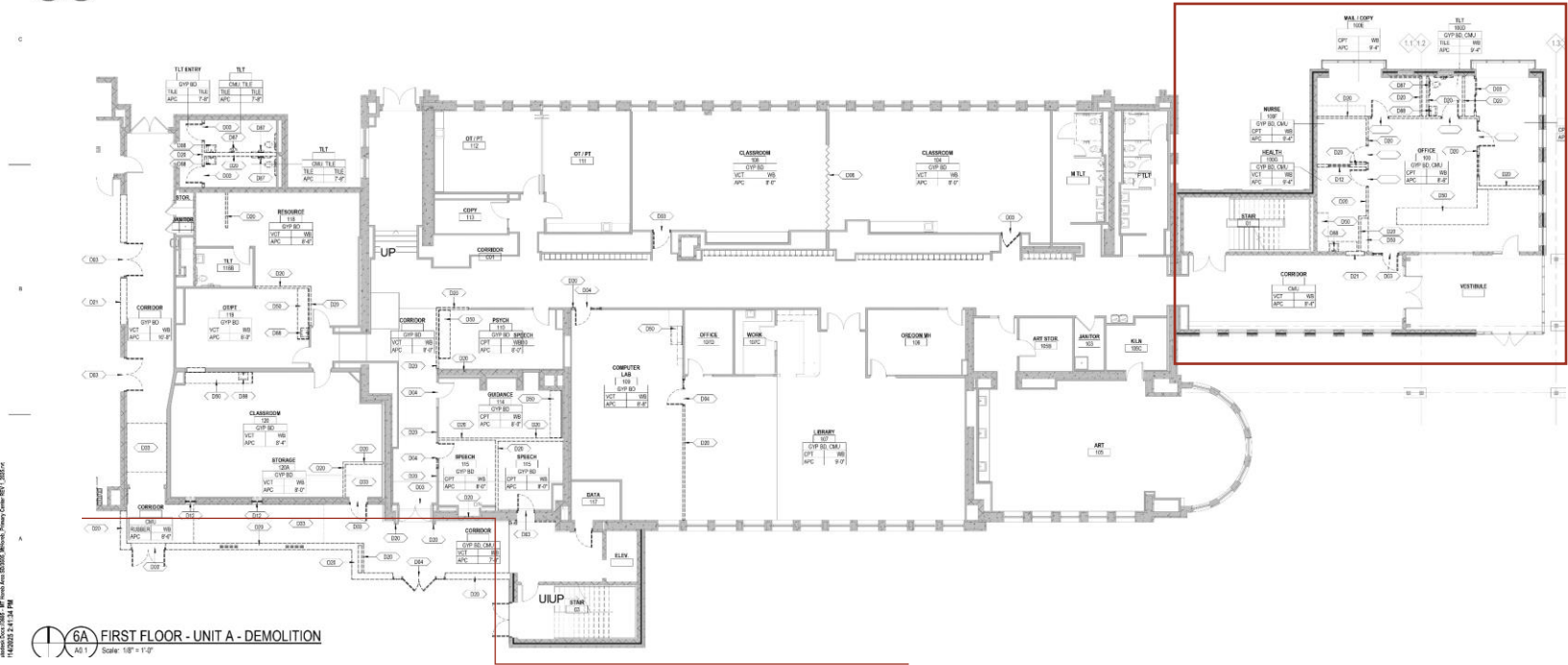


Primary Center

first floor demolition



6C FIRST FLOOR - UNIT B - DEMOLITION
Scale: 1/8" = 1'-0"



6A FIRST FLOOR - UNIT A - DEMOLITION
Scale: 1/8" = 1'-0"

Primary Center

first floor demolition



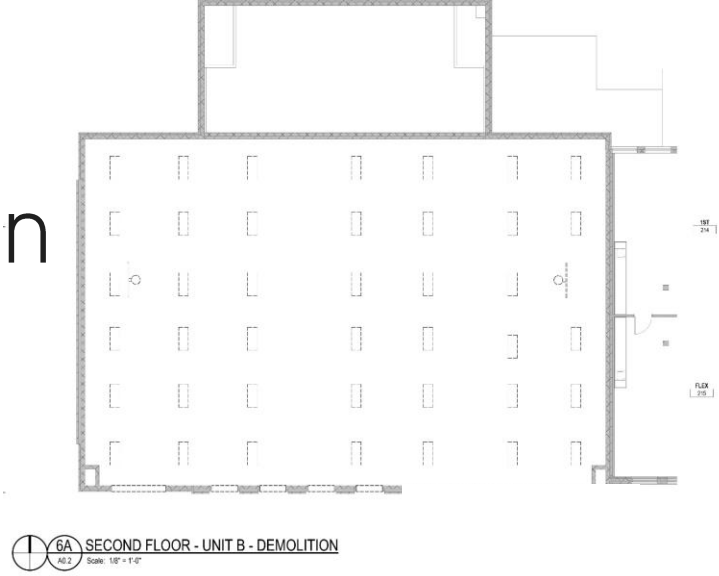
Primary Center

first floor demolition



Primary Center

second floor demolition



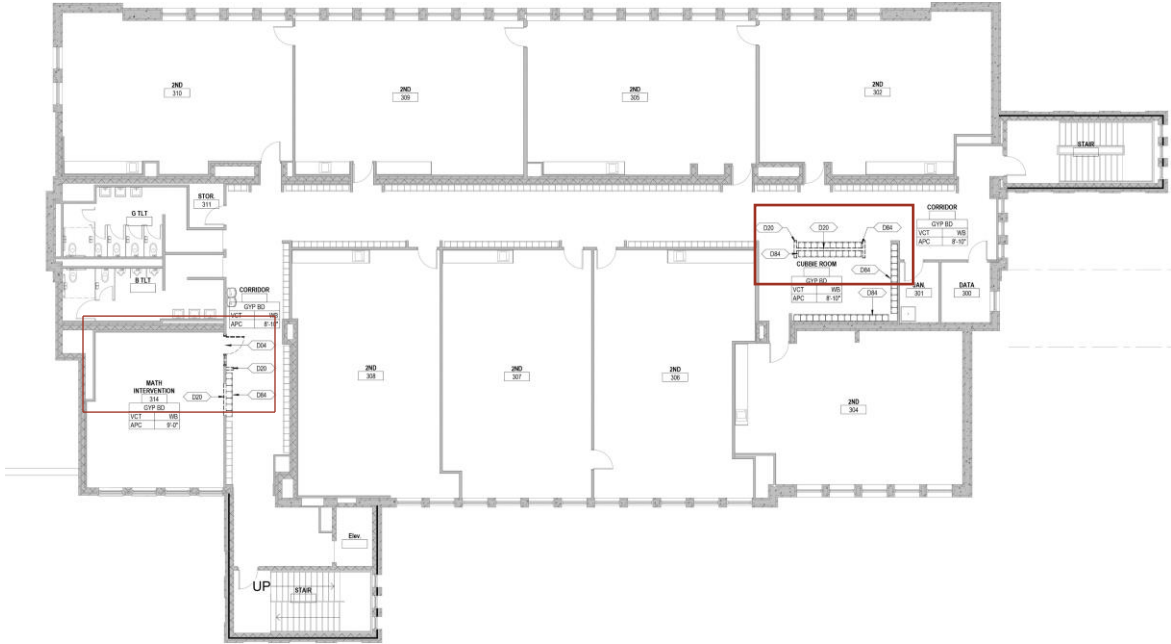
Primary Center

second floor demolition



Primary Center

third floor demolition



5B THIRD FLOOR - DEMOLITION
Scale: 1/8" = 1'-0"

UNIT 8

Primary Center

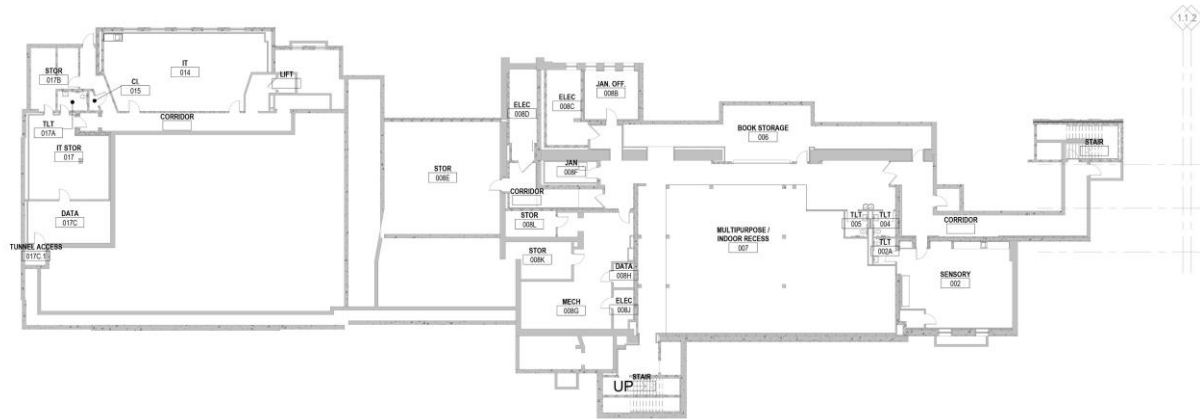
third floor demolition



Primary Center

revised lower-level plan

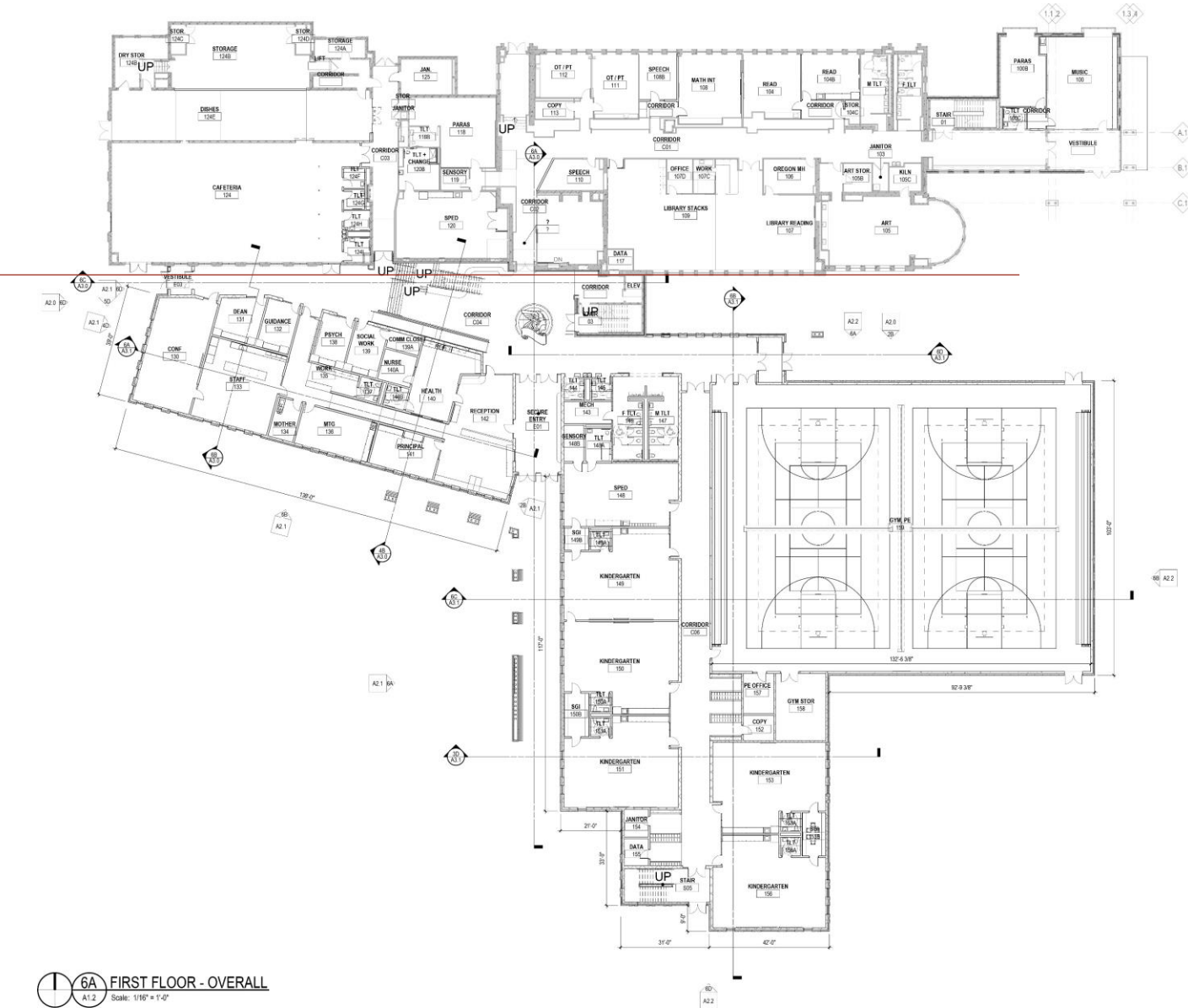
revised lower-level plan



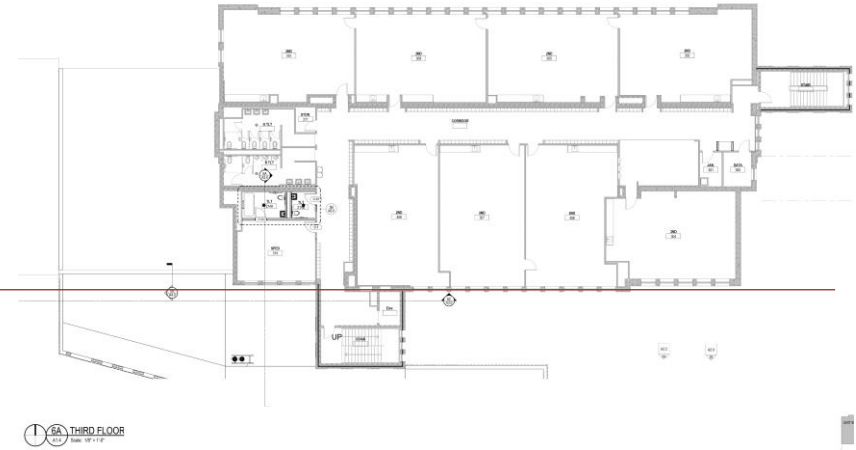
5C LOWER LEVEL - OVERALL
A1.1 Scale: 1/8" = 1'-0"

Primary Center

revised first floor plan



revised third floor plan

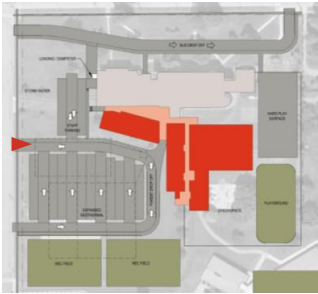
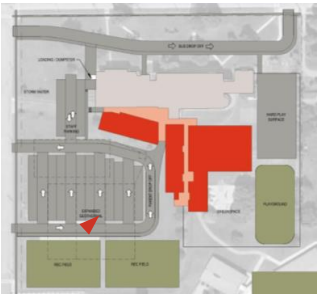


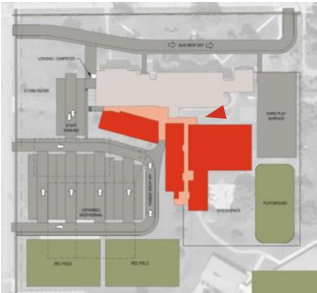
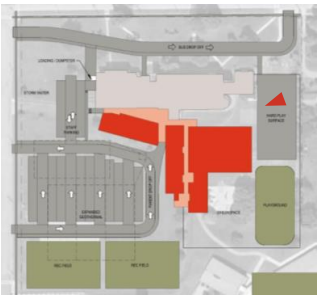
exterior materials

- Face brick, utility size, new brick to complement existing brick color
- Limestone copings and accents
- Architectural metal panel with box ribs
- Architectural composite metal panels at canopies
- Aluminum doors, door frames and windows











Next Steps



Next Steps

- Continue with design and construction documents
- Submit project to the Village of Mount Horeb for formal review this Fall





Questions?



BRAYARCH



Thank you!

BRAYARCHITECTS

04/15/2025

Ryan Sands
Executive Vice President, Architect
Bray Architects
829 S. 1st St.
Milwaukee, WI 53204

Re: Architecture/History Investigations
Mount Horeb Primary Center
207 Academy St.
Village of Mount Horeb
Dane County, WI
UWM-CRM: 2023-1362

Dear Mr. Sands,

In March 2025, UWM-Cultural Resource Management conducted investigations for the above-named project in accordance with Wis. Stat. §44.40. The project consists of the construction of a rear addition and limited interior renovations to the Mount Horeb Primary Center building and the demolition of the Mount Horeb Early Learning Center in the village of Mount Horeb, Dane County, Wisconsin. See Attachment 1 for project location map. Given the project description and its potential to impact the project area, an Area of Potential Effect (APE) was established to include the school district parcels on which the Primary Center and Early Learning Center buildings are located. Per Wis. Stat. §44.40, all previously surveyed resources (i.e., those resources included in the Wisconsin Historic Preservation Database) within this APE were examined for potential historical and/or architectural significance.

Literature Search

Prior to the field survey, UWM-CRM conducted a literature review that included searches of the National Register of Historic Places (NRHP) and the Wisconsin Historic Preservation Database (WHPD). One property was identified in both databases:

- Mount Horeb Public School (Mount Horeb Primary Center), 207 Academy Street (AHI 5615, NR 10000298)

The Mount Horeb Early Learning Center has not been previously surveyed and is not NRHP listed. A number of other previously surveyed properties were identified in the surrounding area but are not considered to be within the project APE. See Attachment 2 for previously surveyed property locations.

Field Survey

UWM-CRM conducted a site visit on March 24, 2025 to view and photograph the Mount Horeb Primary Center property. This building was listed in the National Register of Historic Places in

2010 under *Criterion A: Education* for its association with the history of public school education in the village of Mount Horeb from 1919 to 1963. The building was constructed in 1918 in a Prairie School style as designed by the prominent Madison-based firm of Claude & Starck, with a 1941 addition designed by Law, Law & Potter, another prominent Madison-based architectural firm. The building served as the village's only public school building, housing grades 1 through 12, until 1963. It remains under the ownership of Joint School District No.1 and serves as a public elementary school. The March 2025 site visit confirmed that the building remains extant, retains integrity (despite the construction of a new east wing in 2012), and is in good condition. See below for current photos.



Mount Horeb Primary Center, 207 Academy St., AHI 5615, views of the north and west elevations (top left), west and south elevations (top right), south and east elevations (bottom left), and east and north elevations (bottom right).

Effects Assessment and Recommendations

The result of this investigation is that one historic resource is located within the project APE: Mount Horeb Primary Center at 207 Academy Street. This property is NRHP listed. The proposed work includes alterations to this building, including the construction of a two-story rear addition and limited renovation to select interior spaces (see Attachment 3 for preliminary project plans). The exterior work is confined to a portion of the rear elevation and will not be visible from the building's primary façade; in addition, the proposed addition will be lower in height than the historic building and has been designed to avoid obscuring the historic building's distinctive, semicircular kindergarten wing. The interior of the historic building was substantially renovated in 2011-2012 when the existing east wing was constructed so that few historic interior elements remain; as such, the proposed interior alterations to select spaces will not significantly impact the building's existing interior integrity. The building is listed in the NRHP under *Criterion A* for its association with the

history of public schooling in Mount Horeb (rather than under *Criterion C* for its architectural style or form); the building will continue to be recognizable as a historic school building and it will continue to serve in its current capacity as a public elementary school. Finally, although the demolition of the neighboring Early Learning Center building will impact the existing setting of the NRHP-listed Primary Center, the Early Learning Center building does not contribute to the historic significance of the NRHP-listed building and its demolition will not diminish the property's historic significance. For these reasons, a no adverse effect recommendation is considered appropriate, pending review by the State Historic Preservation Office (SHPO). However, if SHPO determines that the project constitutes an adverse effect to the NRHP-listed building, actions to mitigate this adverse effect will be recommended.

Please feel free to contact me at grklein@uwm.edu with any questions or concerns.

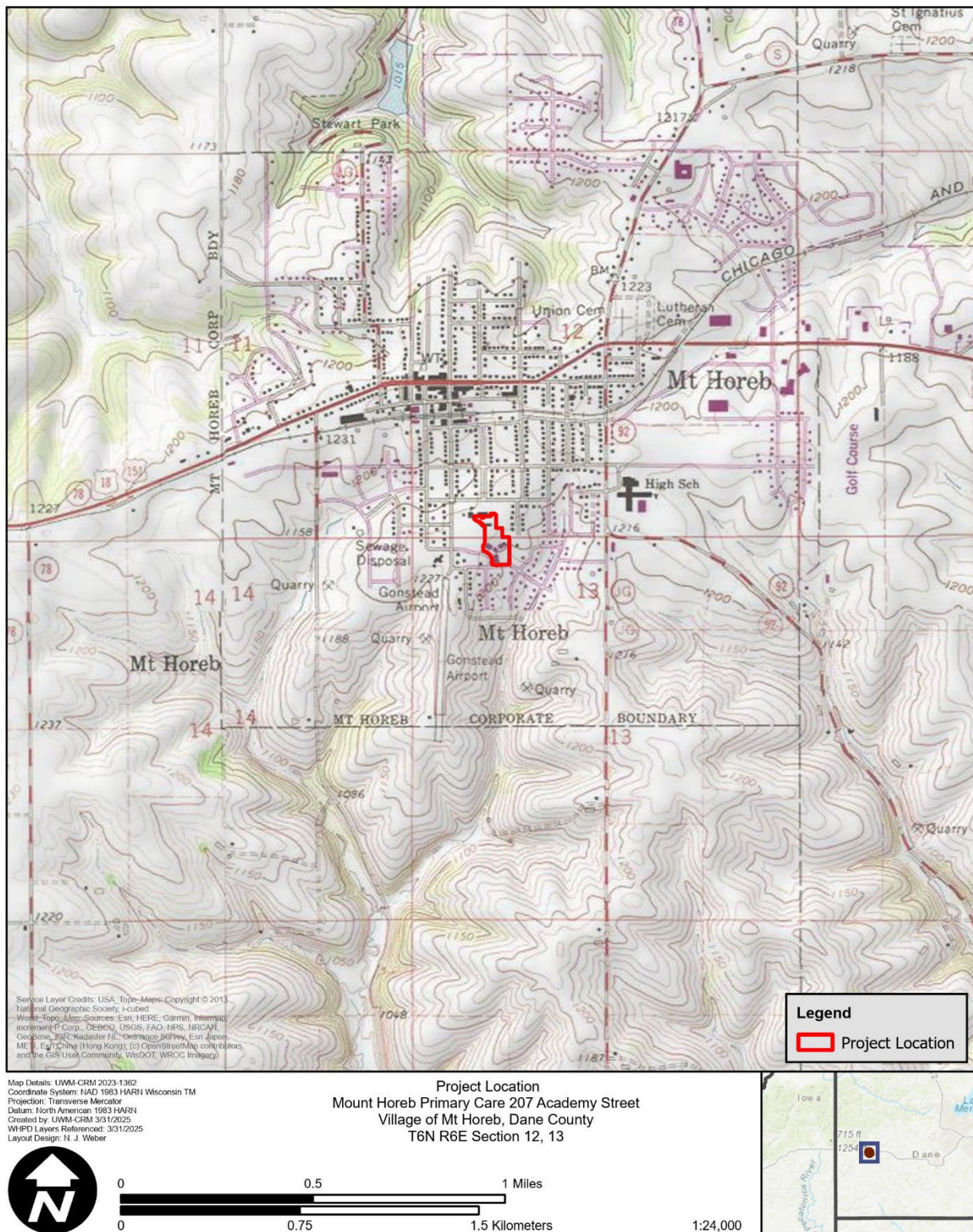
Best Regards,

Gail Klein

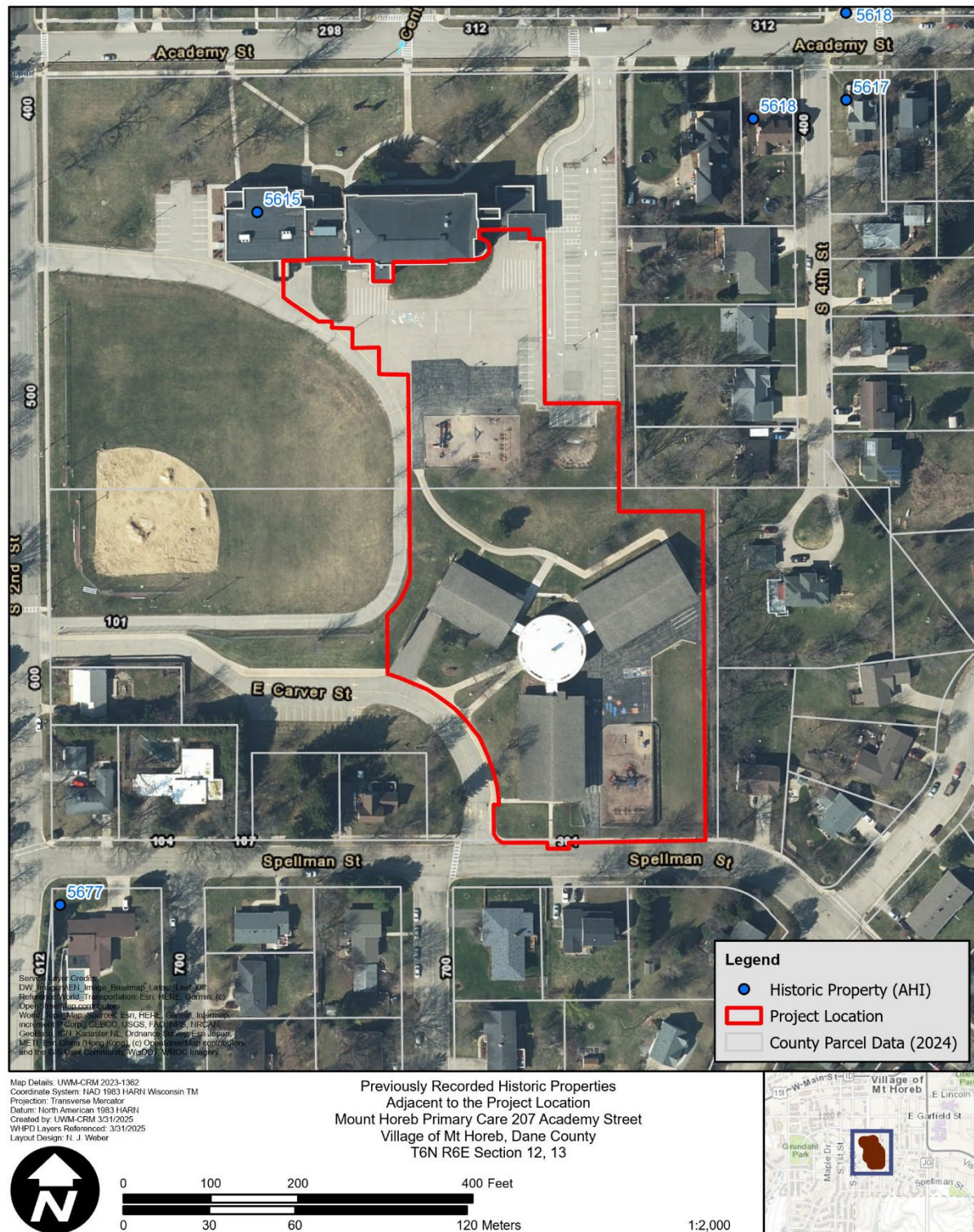
Architectural Historian

UWM-Cultural Resource Management

Attachment 1: Project Location



Attachment 2: Previously Surveyed Properties



SCHEMATIC DESIGN - SITE PLAN | MT. HOREB PRIMARY CENTER



project 3605 //

Scale: 1" = 100'-0"

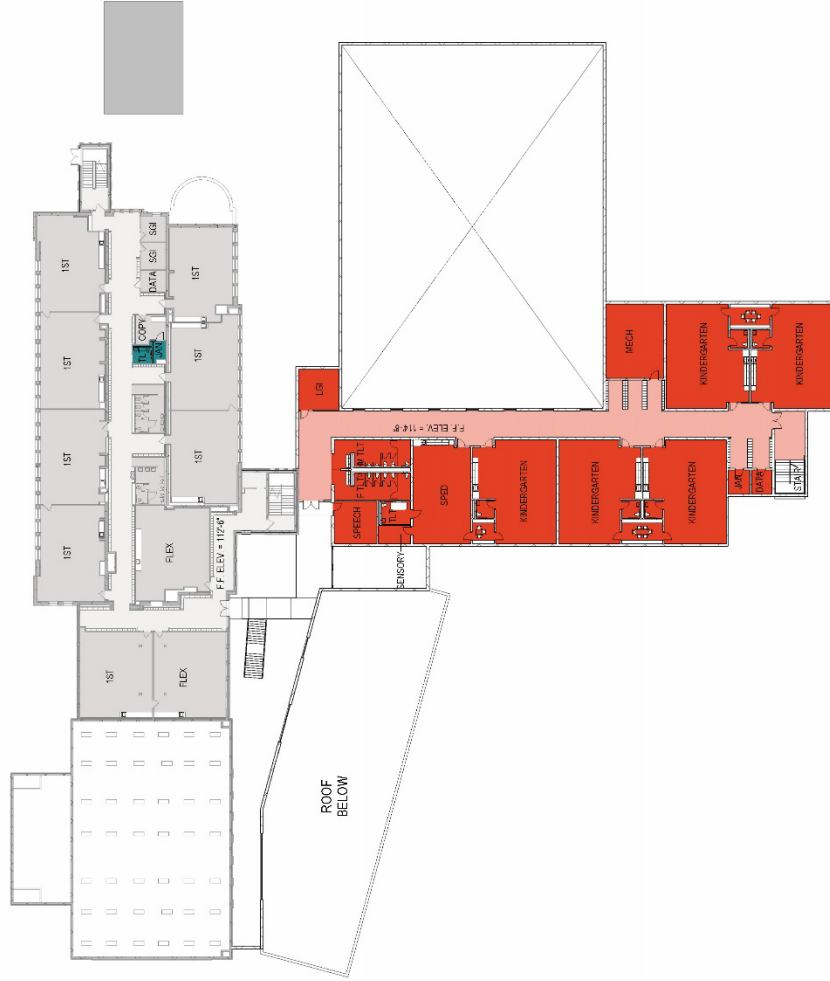
BRAYARCHITECTS
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1



BRAYARCHITECTS
© 2016 BRAY ASSOCIATES ARCHITECTS, INC.

SCHEMATIC DESIGN - SECOND FLOOR | MT. HOREB PRIMARY CENTER



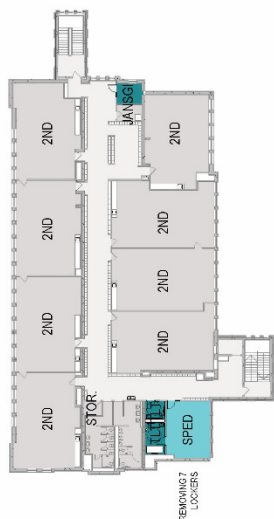
project 3605 //

Scale: 1" = 40'-0"

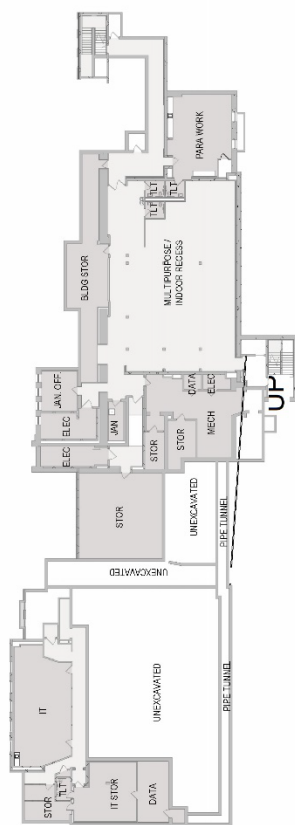
BRAYARCHITECTS

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SCHEMATIC DESIGN - LOWER LEVEL + THIRD FLOOR | MT. HOREB PRIMARY CENTER



THIRD FLOOR - SCHEMATIC



LOWER LEVEL - SCHEMATIC

project 3605 //

Scale: 1" = 40'-0"

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AGENDA ITEM REPORT

MEETING DATE

July 23, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.f

214-220 E Main Street Redevelopment Concept Presentation

BACKGROUND

The developer has been using the feedback from the public and the Commission to revise their plans to make their second concept presentation for the redevelopment of the site. There are many thoughts on both sides of this project, and I am appreciative of all that have taken the opportunity to share their opinions, suggestions and ask questions. My hope for this meeting is that everyone comes in with an open mind and listens to all the comments, watches the presentation from the developer and provides open and honest feedback to achieve the best possible outcome for the Village. The concept plan proposed fits within the 2022 Comprehensive Plan Future Land Use for the Downtown and, with refinement, I think it is worth considering.

In addition to the design aspects, one concern that has been brought up that the developer will need to address is the traffic concern. The third and main intersection is a busy intersection. The developer will need to address how the additional traffic of the building will affect the traffic flow and if any changes will be needed to address the additional traffic. The concept presentation is designed to let the developer know if what is being presented has accomplished those tasks. Is this proposal something you think would work in this location? If not, what additional changes can be made to make it work? If not, why? Can we get this project to a point where the developer is comfortable enough to bring it forward for a formal application, or should they shelve the project?

RECOMMENDATION

ATTACHMENTS

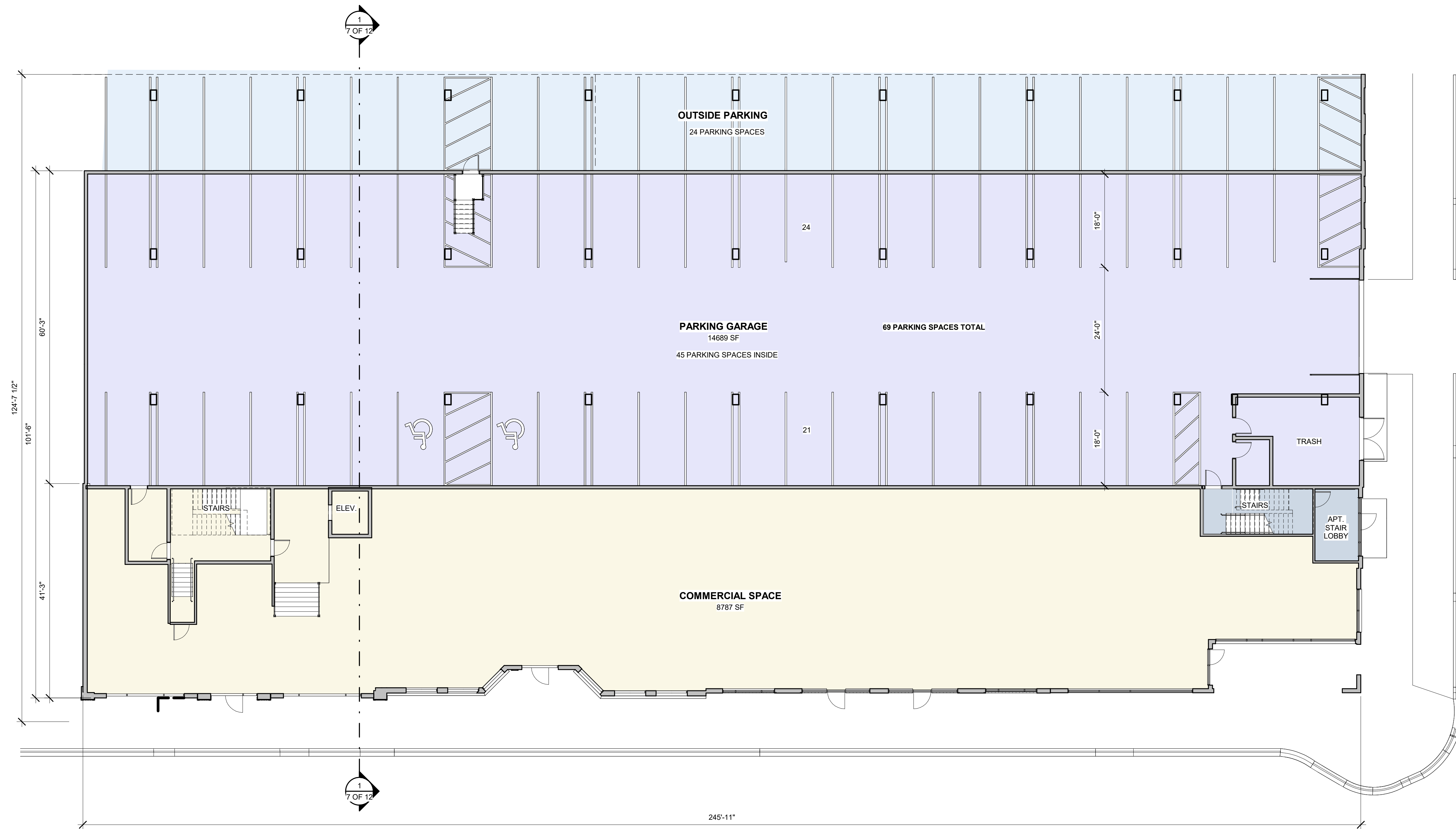
1. 250718_Plan Commission Submittal
2. 723PlanCommisionSubmitalRefPhotosRevised



MOUNT HOREB - MAIN ST MIXED USE BLDG

MIXED USE BUILDING CONCEPT

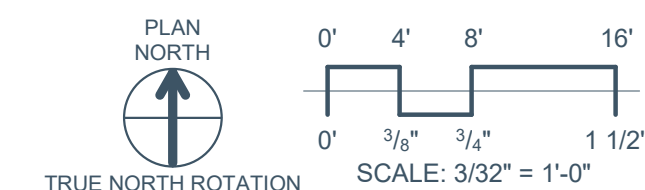
DATE: 07/18/2025 COVER



FIRST FLOOR PLAN - COMMERCIAL SPACE, PARKING

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT FLOOR PLANS



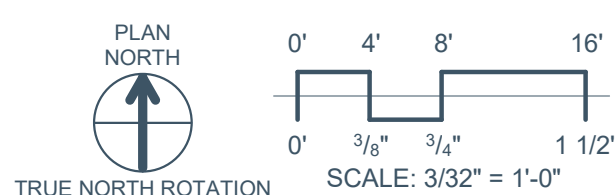
DATE: 07/18/2025 1 OF 12



SECOND FLOOR PLAN

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT FLOOR PLANS



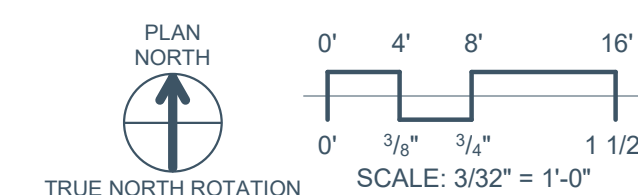
DATE: 07/18/2025 2 OF 12



THIRD FLOOR PLAN

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT FLOOR PLANS



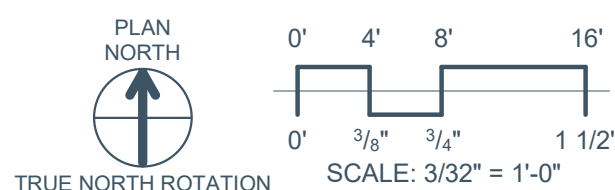
DATE: 07/18/2025 3 OF 12



FOURTH FLOOR PLAN

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT FLOOR PLANS



DATE: 07/18/2025 4 OF 12



1 WEST ELEVATION - B&W
1/16" = 1'-0"



2 NORTH ELEVATION - B&W
1/16" = 1'-0"



3 SOUTH ELEVATION - B&W
1/16" = 1'-0"



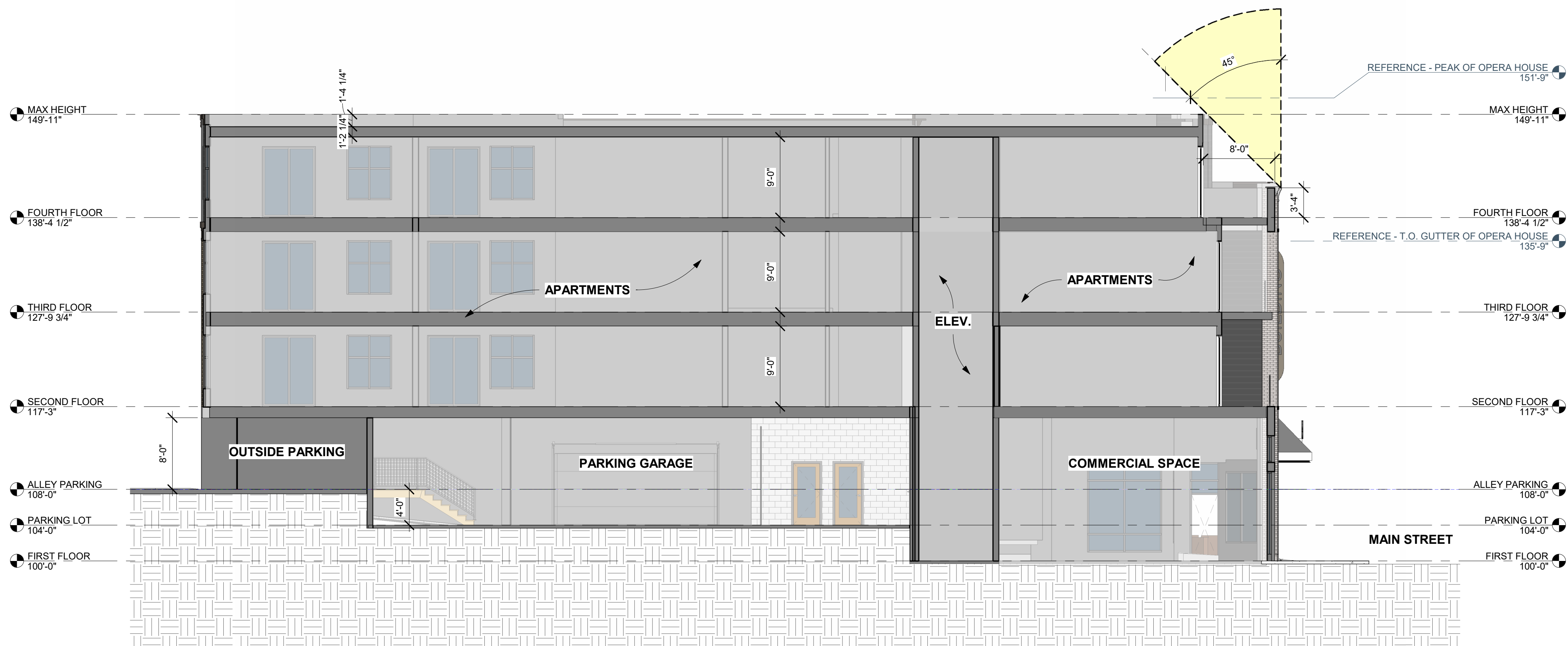
4 EAST ELEVATION - B&W
1/16" = 1'-0"

0' 4' 8' 16'
0' 1/4" 1/2" 1"
SCALE: 1/16" = 1'-0"

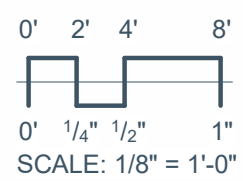
MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT DESIGN - ELEVATIONS

DATE: 07/18/2025 5 OF 12



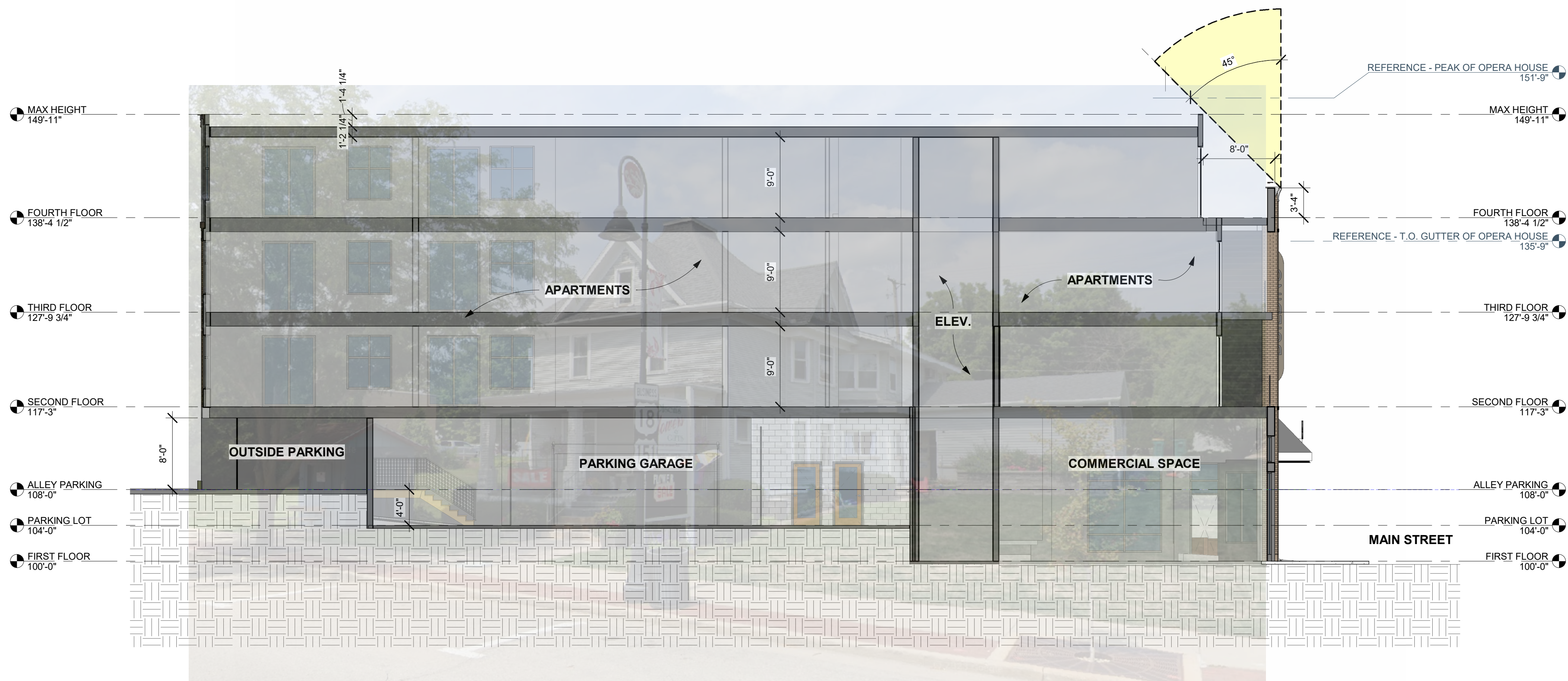
BUILDING SECTION - GRADE CHANGES



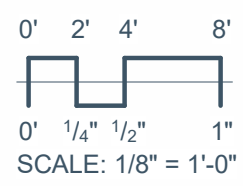
MOUNT HOREB - MAIN ST MIXED USE BLDG

DATE: 07/18/2025 6 OF 12

CONCEPT DESIGN - BUILDING SECTION



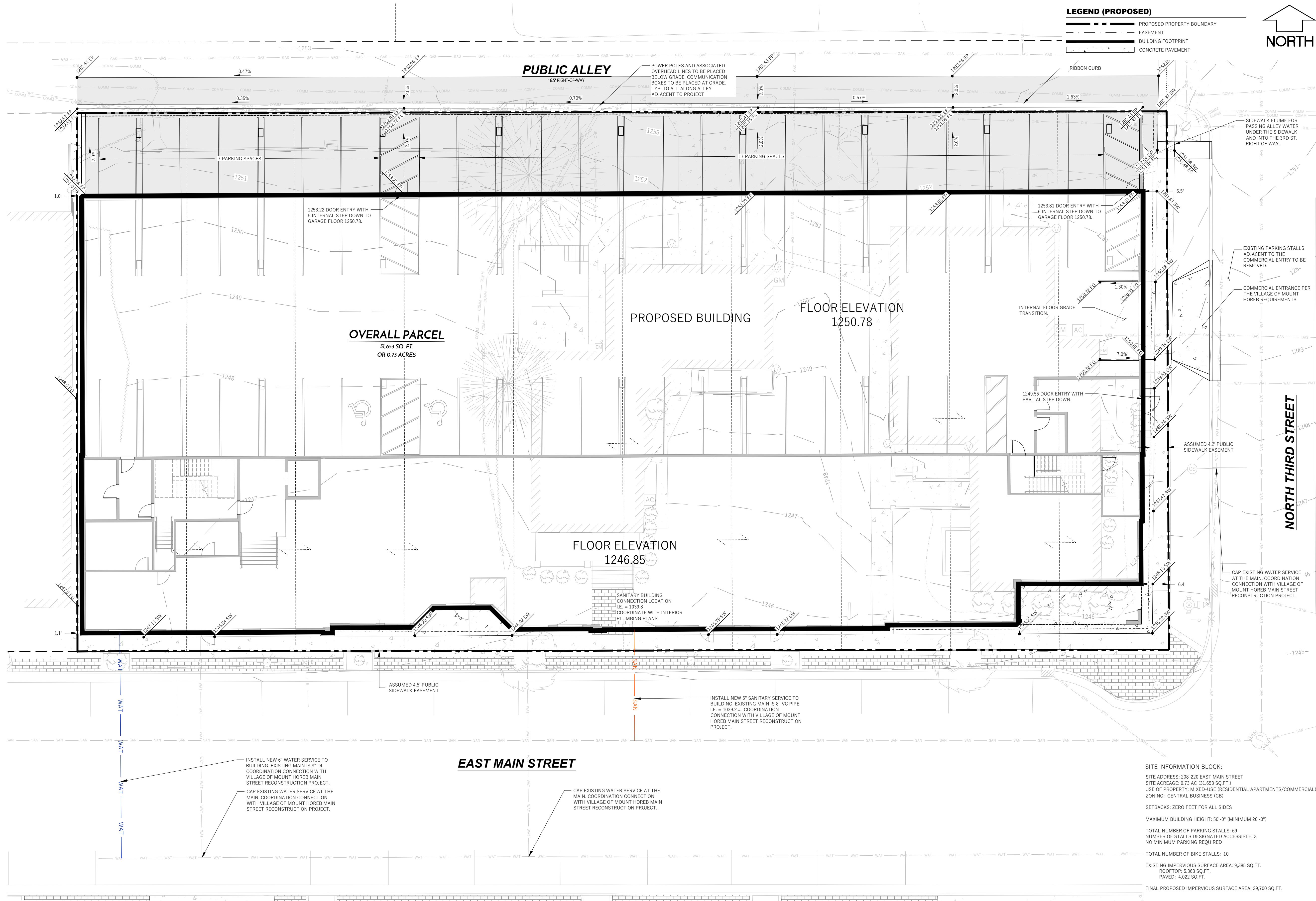
BUILDING SECTION - EXISTING ON SITE BUILDING HEIGHT COMPARISON



MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT DESIGN - BUILDING SECTION

DATE: 07/18/2025 7 OF 12



FIRST FLOOR OVERLAY ON SITE

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT SITE LAYOUT

DATE: 07/18/2025 8 OF 12



3D VIEW - SOUTH EAST



3D VIEW - SOUTH WEST



3D VIEW - NORTH EAST

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT DESIGN - STREET VIEWS

DATE: 07/18/2025 9 OF 12



MOUNT HOREB - MAIN ST MIXED USE BLDG

RENDERED STREET IMAGE

DATE: 07/18/2025 10 OF 12



SIDEWALK



SIDEWALK CORNER

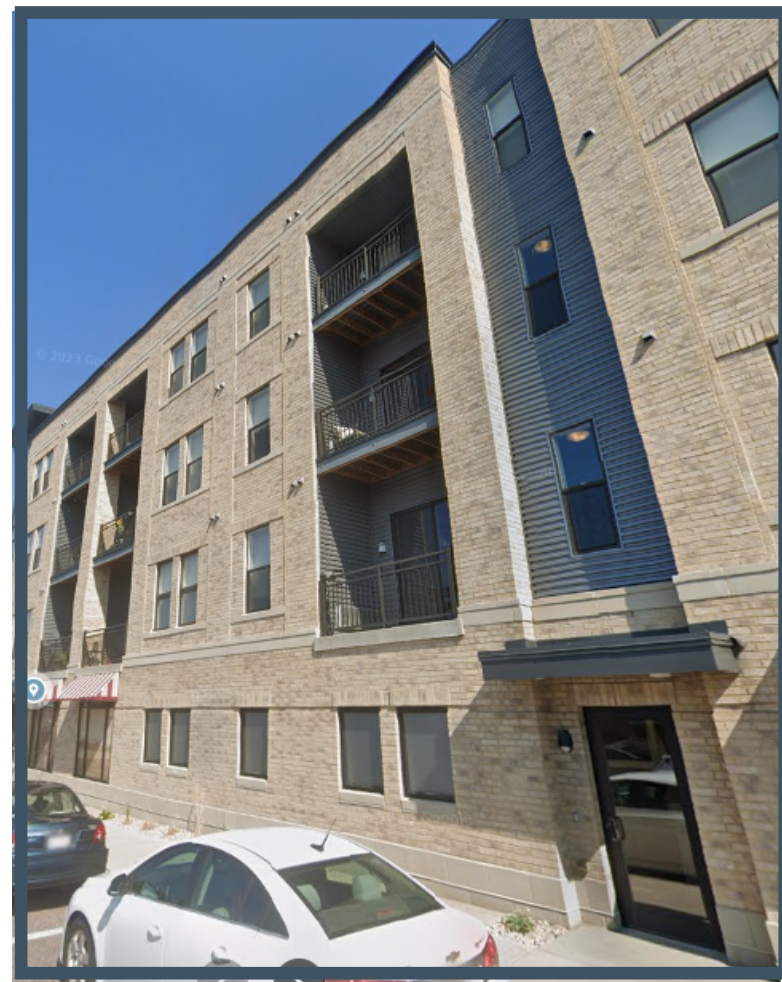


ACROSS THE STREET VIEW

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT DESIGN - STREET VIEWS

DATE: 07/18/2025 11 OF 12

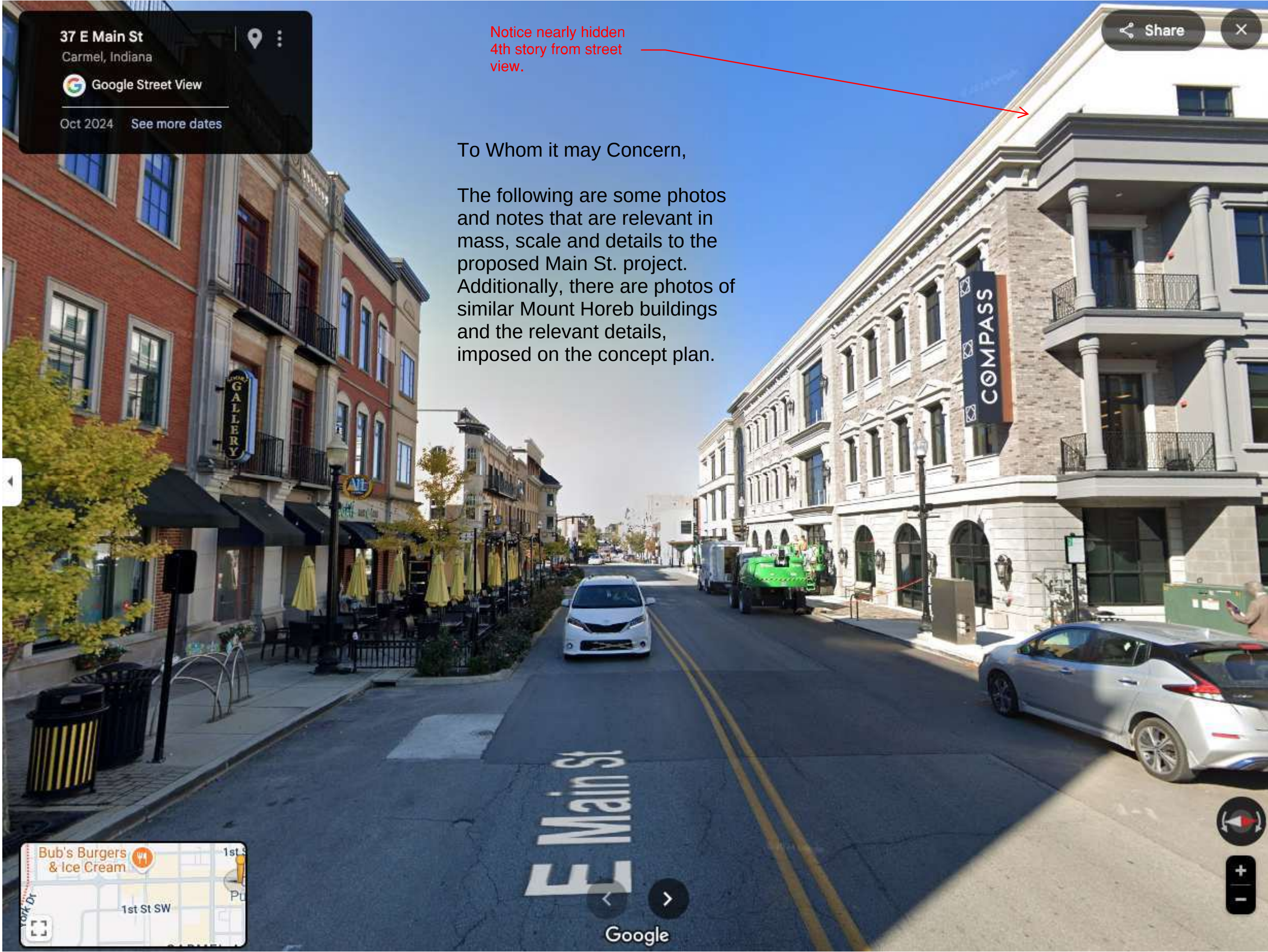


ACROSS THE STREET VIEW

MOUNT HOREB - MAIN ST MIXED USE BLDG

CONCEPT DESIGN - STREET VIEWS

DATE: 07/18/2025 12 OF 12



37 E Main St
Carmel, Indiana
Google Street View
Oct 2024 See more dates

Notice nearly hidden
4th story from street
view.

To Whom it may Concern,

The following are some photos
and notes that are relevant in
mass, scale and details to the
proposed Main St. project.
Additionally, there are photos of
similar Mount Horeb buildings
and the relevant details,
imposed on the concept plan.



15 W Main St
Carmel, Indiana
Google Street View
Oct 2024 See more dates

Approx line of setback

Representation of
street side mass of
proposed building.

Similar size of
municipal building.

Similar but shorter
than phone company.

4th Story Shaded
not Represented



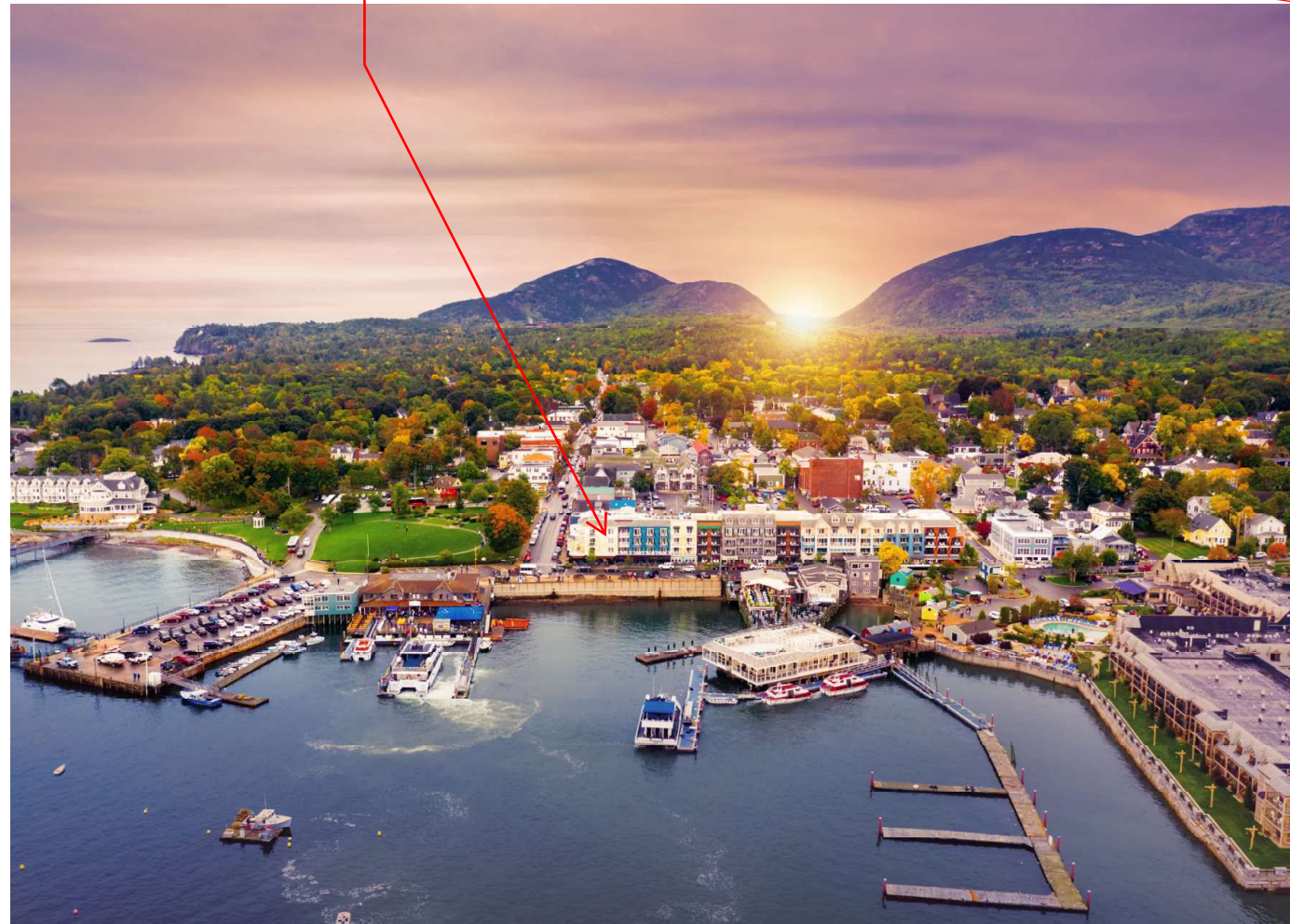
8 W Main St
Carmel, Indiana
Google Street View
Oct 2024 See more dates

Share

4 Story building, notice nearly hidden 4th story from road view.



4 Story Downtown
building aerial view
along with street
view, notice 5 story
buildings mixed in.



Bar Harbor, ME - population 5,089

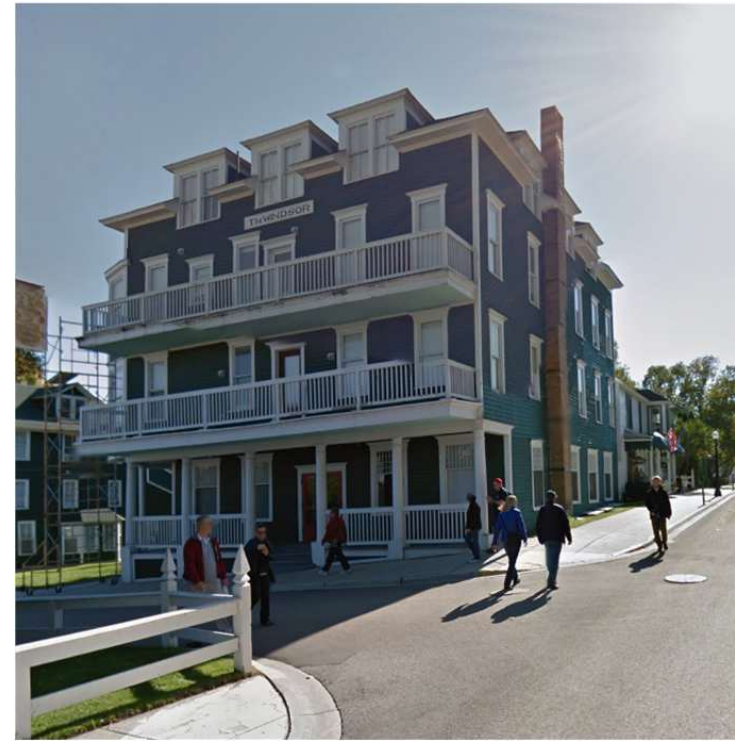
Mix of 3 and 4 story buildings with similar facades with no setbacks.



Awnings and signage create depth and inviting atmosphere on similar facades

Galina, IL – population 3,250

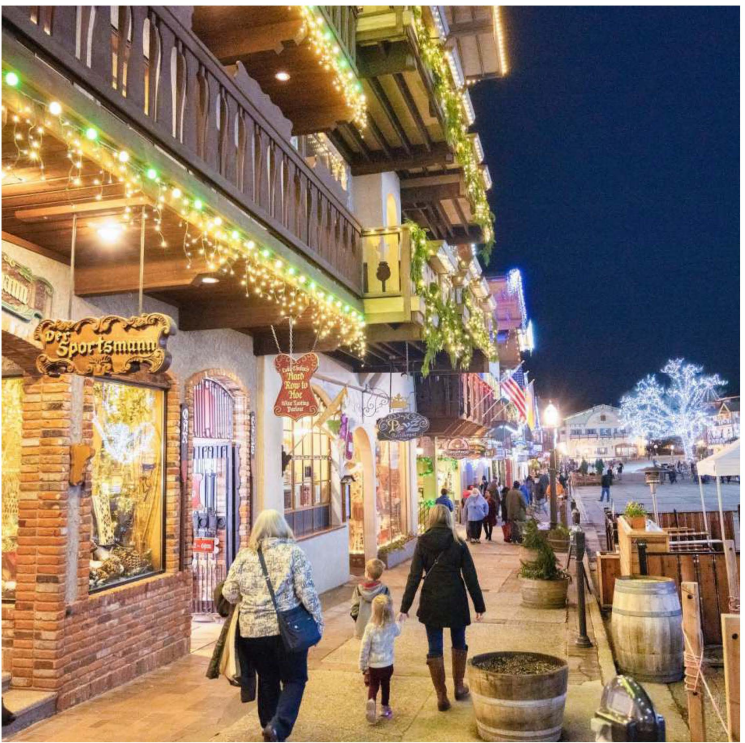
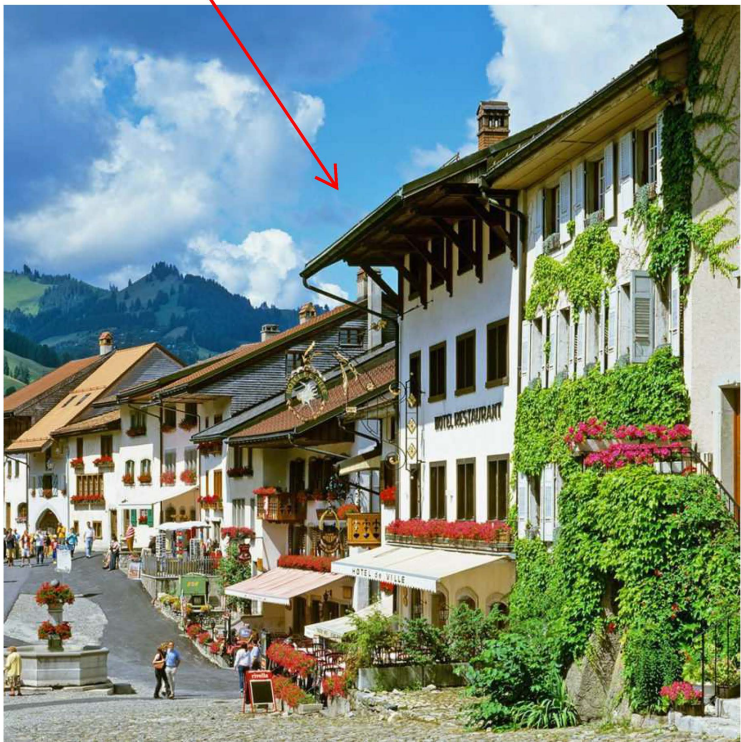
Mix of 2,3,4 story
buildings with various
facades



Mackinac Island, MI – population 592



2,3,4 Story buildings
with very similar
Facades





AGENDA ITEM REPORT

MEETING DATE

July 23, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.g

ETJ Certified Survey Map, Helen Witte, 801 Hamilton Street

BACKGROUND

This is an application for a Certified Survey Map (CSM) to divide one lot that is adjacent to the Village in the Town of Blue Mounds into 3 lots to allow the owners' children to build homes. In reviewing Extraterritorial CSMs, the Village is only able to consider the legality of the CSM; setbacks, lot size, etc. and not the proposed use of the land. I certainly understand the reasoning of the applicant and do not fault them for doing this for their children, but the development of these lots in this manner is not consistent with our comprehensive plan and blocks the orderly growth of the village, but as noted, we cannot take that into consideration when reviewing the CSM. Thankfully, we were able to require the CSM to include the right-of-way (ROW) for the future extension of Gonstead Road, because it is included in our future land use map in our comprehensive map to serve future growth. I have reviewed this CSM application with the Village Attorney and, based on his advice, recommend approval.

RECOMMENDATION

ATTACHMENTS

1. Witte_Village_Application
2. Witte_Preliminary_CSM
3. Future Land Use Map Village of Mount Horeb (PDF)

**APPLICATION
CERTIFIED SURVEY MAP
EXTRATERRITORIAL JURISDICTION**

Date: 07/02/25 Fee: \$500 (see attached)

The undersigned owner/agent of the described property hereby requests approval of a certified survey map described as follows:

Location of property (town name and section) SW 1/4, NW 1/4,
Sec. 13, T. 6 N., R. 6 E., Town of Blue Mounds, Dane Co.

Owner Name: Helen Witte
Address: 801 Hamilton Street
Mt. Horeb, WI 53572
Email Address: hwilk@mhtc.net
Phone: (608) 437-2999

The survey contains 4 lots and 10.43 acres.

Proposed zoning, if different, will be Residential

SIGNED: Robert A. Talarczyk
(applicant)
Surveyor / Agent
(applicant's interest in the property)

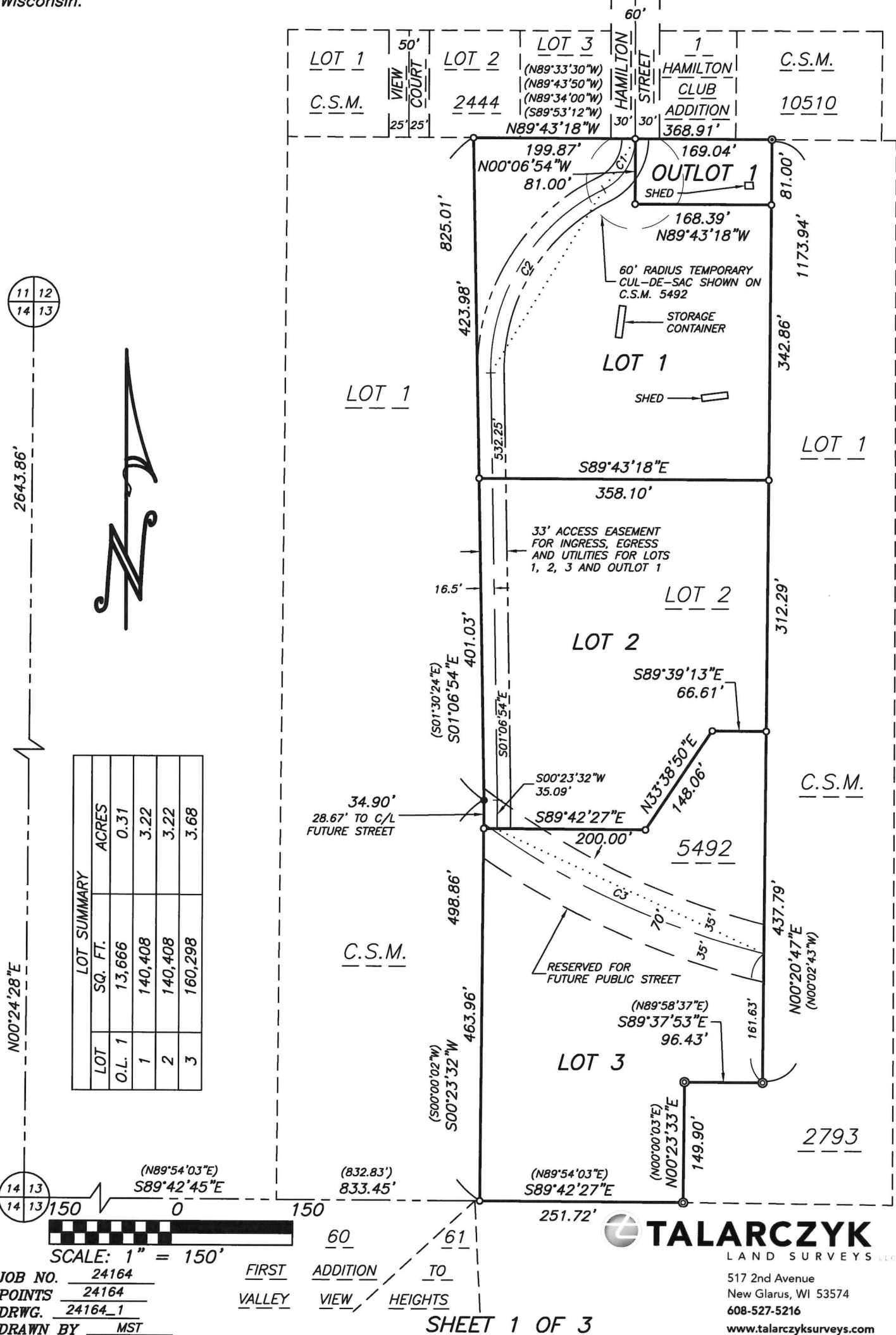
Applicant Name (if different from owner): Robert Talarczyk
Address: 517 2nd Avenue
New Glarus, WI 53574
Email Address: bob@talarczyk-surveys.com
Phone: (608) 527-5216

Date of Plan Commission approval: _____

Date of Village Board approval: _____

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 5492 (Volume 25, Pages 79-81), being in the Southwest 1/4 of the Northwest 1/4 of Section 13, Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin.



CERTIFIED SURVEY MAP No. _____

Lot 2 of Certified Survey Map 5492 (Volume 25, Pages 79–81), being in the Southwest 1/4 of the Northwest 1/4 of Section 13, Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin.

OWNER’S CERTIFICATE OF DEDICATION:
As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Blue Mounds; Village of Mt. Horeb.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Helen M. Witte

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Helen M. Witte to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

- NOTES:
- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the West line of the Northwest 1/4 of Section 13 bears N00°24’28”E.
 - 2.) Recorded data, when different than measured, is shown in parenthesis.

LEGEND:

-  Concrete monument with brass cap found
- ⊙ 1–1/4” iron pipe found
- ⊙ 1” iron pipe found
- 3/4” solid round iron rod found
- 3/4” x 24” solid round iron rod set, weighing 1.50 lbs per lineal foot

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN.BEARING–IN	TAN.BEARING–OUT
C1	70.00’	77.84’	63°42’54”	73.89’	S31°44’33”W	S00°06’54”E	S63°36’00”W
C2	250.00’	282.37’	64°42’54”	267.60’	S31°14’33”W	S63°36’00”W	
C3	1000.00’	384.65’	22°02’20”	382.28’	N65°09’57”W	N76°11’07”W	N54°08’47”W

JOB NO. 24164
POINTS 24164
DRWG. 24164_1
DRAWN BY MST

SHEET 2 OF 3

TALARCZYK
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 5492 (Volume 25, Pages 79–81), being in the Southwest 1/4 of the Northwest 1/4 of Section 13, Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Blue Mounds and the Village of Mt. Horeb; and that under the direction of Helen Witte, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

July 2, 2025

Robert A. Talarczyk, P.L.S.

TOWN APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Blue Mounds.

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Mt. Horeb.

Village Clerk

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____.M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds

PREPARED FOR:
Helen Witte
801 Hamilton Street
Mt. Horeb, WI 53572
(608) 437-2999

JOB NO. 24164
POINTS 24164
DRWG. 24164_1
DRAWN BY MST

SHEET 3 OF 3

TALARCYK
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

Future Land Use Village View

4b

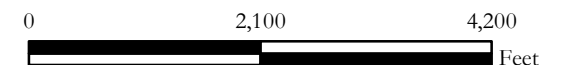
Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary

- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

- Agriculture
 - Single-Family Residential (Unsewered)
 - Single-Family Residential (Sewered)
 - Two-Family Residential
 - Multi-Family Residential
 - Mobile Home Residential
 - Planned Neighborhood
 - Central Mixed Use
 - Main Street Mixed Use
 - Neighborhood Mixed Use
 - Planned Business
 - Planned Mixed Use
 - General Industrial
 - Heavy Industrial
 - Extraction
 - Planned Business Park/Planned Industrial
 - Parks and Recreation
 - Government and Institutional
 - Conservancy
 - Environmental Corridor
 - Rights-of-Way
 - Surface Water
 - Long-Term Growth Area
- Planned Neighborhood may include:
1. Single-Family (Sewered)
 2. Two-Family Residential
 3. Multi-Family Residential
 4. Government and Institutional
 5. Neighborhood Mixed-Use
 6. Parks and Recreation
- Planned Mixed Use may include:
1. Planned Business
 2. Planned Business Park
 3. Multi-Family Residential
 4. Government and Institutional
 5. Park and Open Space
- Business Park may include:
1. Light Industrial
 2. Planned Business
 3. Government and Institutional
 4. Park and Open Space



VANDEWALLE &
ASSOCIATES INC.
Shaping places, shaping change

Adopted: March 30, 2022
Data Source: Dane County LIO, CARPC, MATPB,
WI DNR, FEMA, USDA





AGENDA ITEM REPORT

MEETING DATE

July 23, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.h

Consideration of Design Review Makers Market, 100 S First Street, Tyler Marks, Window Awnings

BACKGROUND

When the design review for the rest of the building was approved, the Commission couldn't reach a consensus on approval of the window awnings. Sign Art Studio has revised the plans for the awnings and submitted them for consideration tonight. Using feedback from the last meeting, Sign Art has changed the awnings to smaller "eyebrows" that display both the windows and the decorative elements on top of the windows. The new proposed awnings continue with the advertising on three of the awnings from the first proposal, which meets the Village sign code.

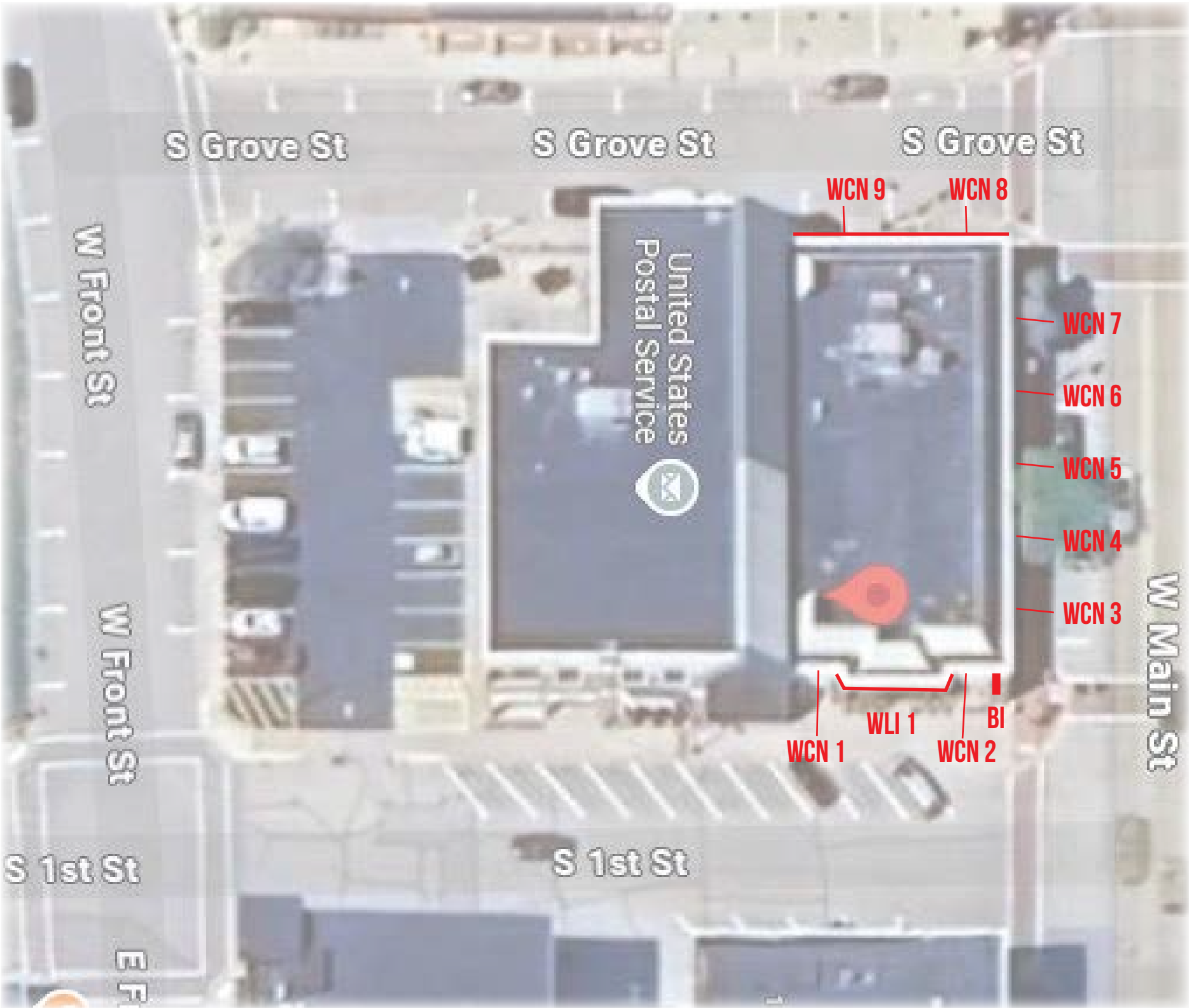
RECOMMENDATION

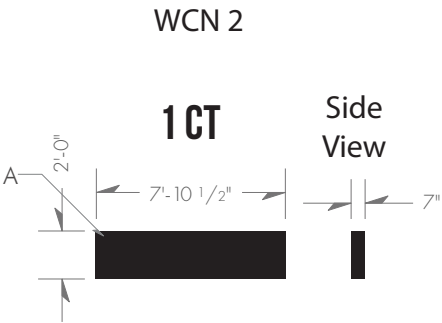
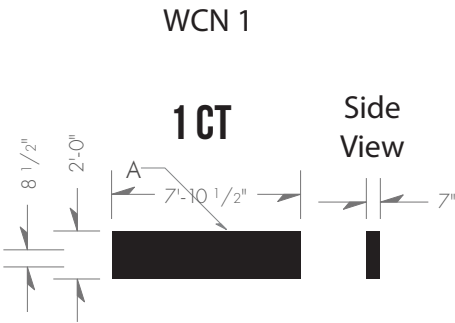
ATTACHMENTS

1. TYLER MARKS - 05123024 - EXTERIOR_AWNINGS



TYLER MARKS - 05123024 - EXTERIOR





KEY NOTES:

A - 1 1/2" Aluminum ANGLE frame construction. Black Awning ACM or material Skin. Awnings to butt up under existing concrete formed awning over windows. Sides of awning to be removable for installation

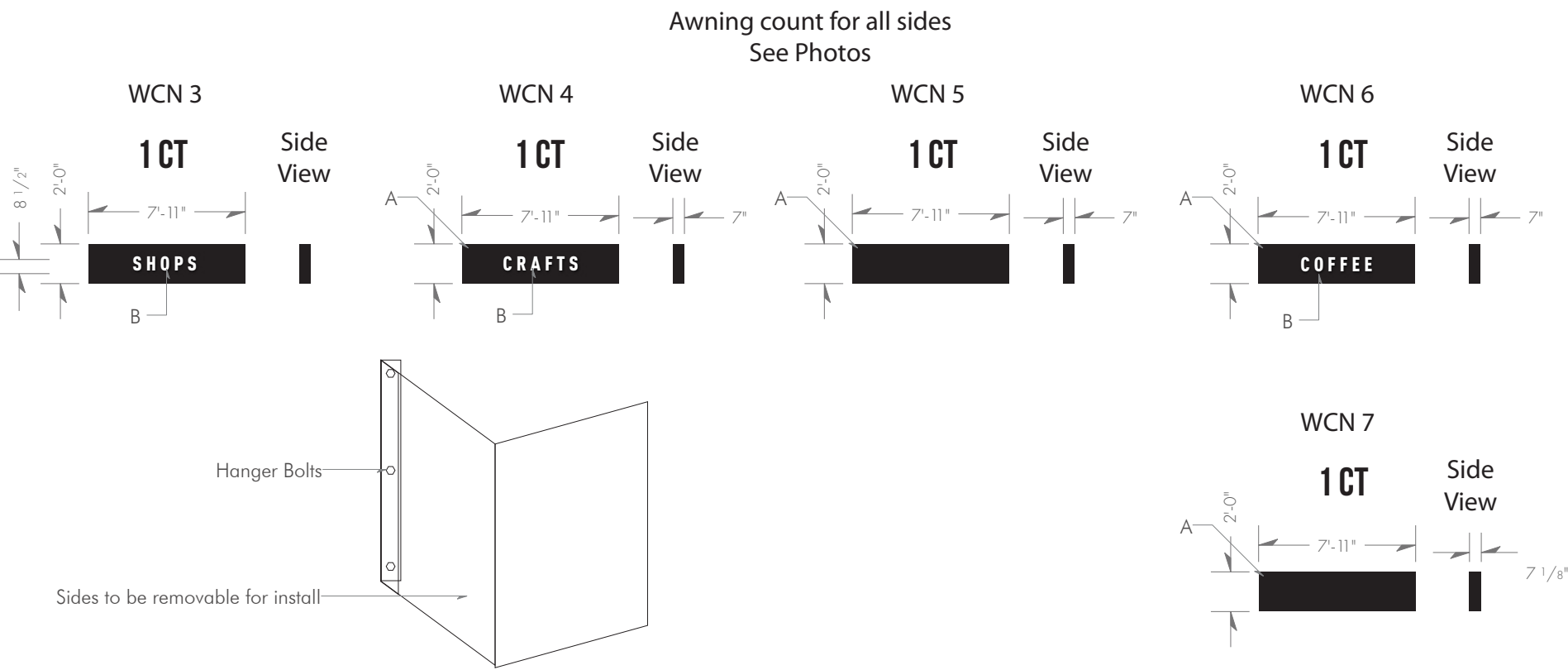
FINISHES:

■ Black ACM or Fabric

CALCULATIONS:

Note: Black stripes are painted by others





KEY NOTES:

A - 1 1/2" Aluminum ANGLE frame construction. Black Awning ACM or material Skin. Awnings to butt up under existing concrete formed awning over windows. Sides of awning to be removable for installation

B - Vinyl or hand painted Lettering

FINISHES:

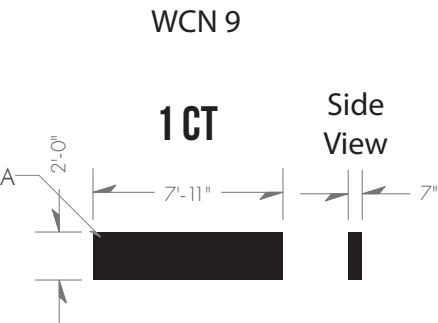
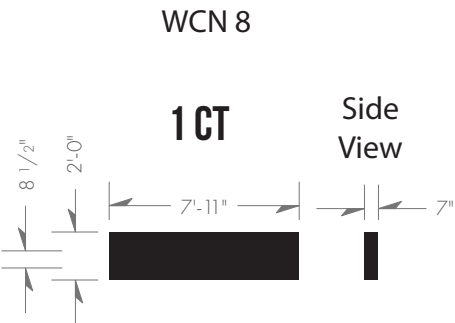
■ Black ACM or Fabric

□ White vinyl 7725-012 or White paint.

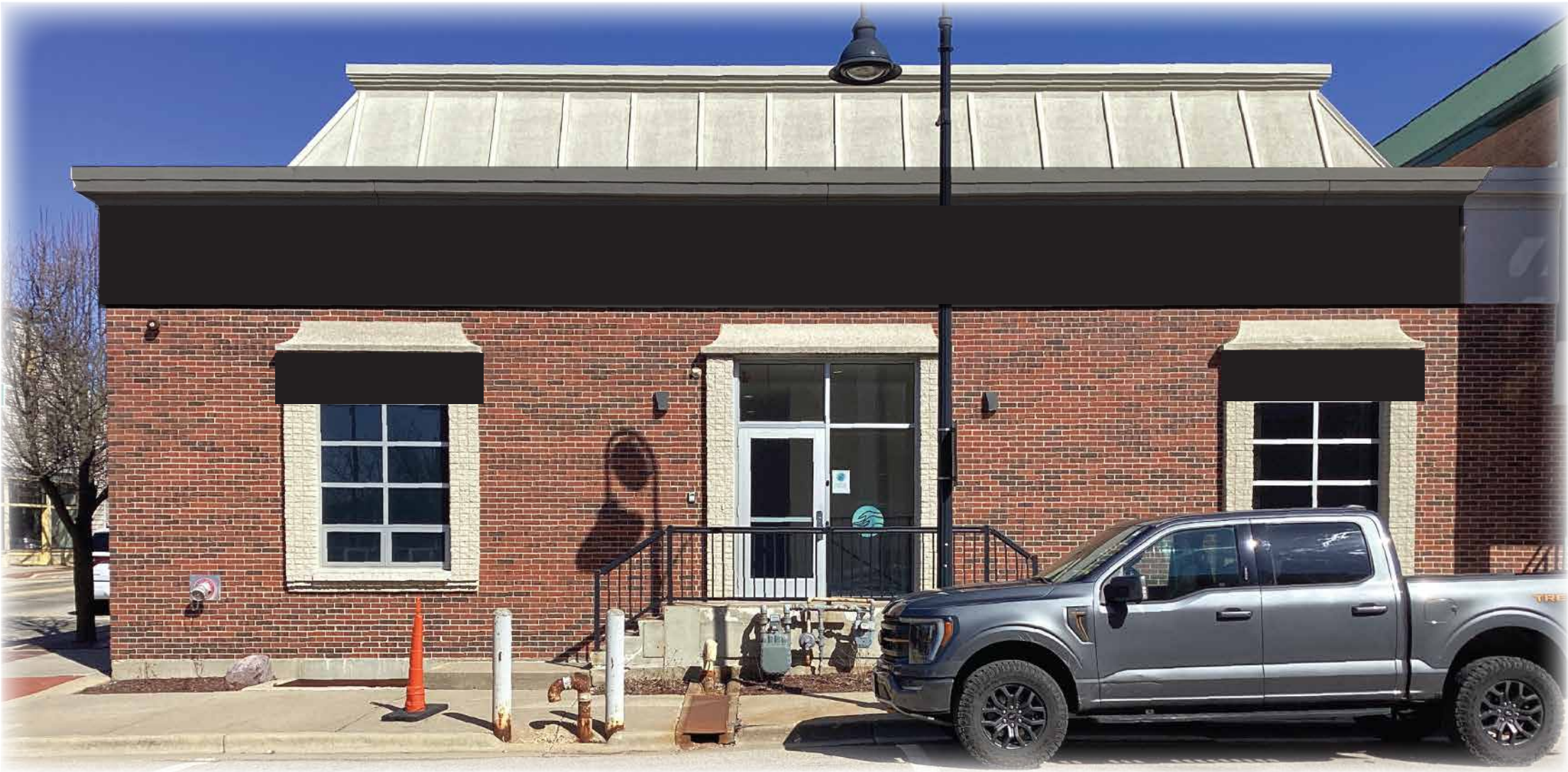
CALCULATIONS:

BLACK STRIPE PAINTED BY OTHERS





Note: Black stripes are painted by others



KEY NOTES:
A - 1 1/2" Aluminum ANGLE frame construction. Black Awning ACM or material Skin. Awnings to butt up under existing concrete formed awning over windows. Sides of awning to be removable for installation
FINISHES:
■ Black ACM or Fabric
CALCULATIONS:



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

CUSTOMER APPROVAL: _____	DATE: _____	LANDLORD APPROVAL: _____	DATE: _____
By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.			
© The above artwork and or conceptual design, less customer provided artwork or plans, is property of Sign Art Studio and may not be reproduced without written consent .			

S H E E T
WCN 8-9

TYLER MARKS - 05123024 - EXTERIOR



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
July 23, 2025	
AGENDA ITEM # 5.c	
Building Inspector Report	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	