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

PLAN COMMISSION AGENDA
Wednesday, November 19, 2025 at 7:00 PM

Mount Horeb High School - Auditorium
305 S 8th Street
Mount Horeb, WI

Click here to watch the meeting live on the Mount Horeb School District's YouTube channel

1) Call to order
2) Roll call
3) Public Comments on Non-Agenda Items*
4) Consent Agenda
   a. Consideration of October 13, 2025 Special Meeting Minutes
   b. Consideration of October 22, 2025 Meeting Minutes
   c. Consideration of October 29, 2025 Special Meeting Minutes
5) Agenda Items
   a. Conditional Use Permit Application, Certified Survey Map, Site Plan and Design review for the expansion of the Mount Horeb Elementary School in the R-1 Single Family Zoning District from the Mount Horeb Area School District, 207 Academy Street
      1. Public Hearing on Conditional Use Permit Application
      2. Consideration of Conditional Use Permit Application from the Mount Horeb Area School District
      3. Consideration of Certified Survey Map to Combine lots for the Mount Horeb Elementary School, 207 Academy Street
      4. Consideration of Site Plan and Design Review for Addition at Mount Horeb Elementary School, 207 Academy Street
   b. Langhaus on Main Mixed-Use Building, 208-220 E Main Street
      1. Consideration of General Development Plan, Planned Development Rezone Application, Jeff Grundahl, Langhus on Main, 208-220 E Main Street

2. Consideration of Certified Survey Map to Combine Lots of 208, 214 and 220 E Main Street
3. Consideration of Specific Implementation Plan, Jeff Grundahl, Langhus on Main, 208-220 E Main Street

6) Committee Reports:
   a. Plan Commission Chair Report
   b. Village Planner Report
   c. Building Inspector Report
7) Meeting adjournment.

***Public Comment Policy**
Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to **three minutes**, must be made from the podium, and the speaker must return to the audience after speaking.

- **Non-agenda item comments** are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- **Agenda item comments** are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.
Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN *Public Comment Request-Name of Public Body*.

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
Monday, October 13, 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, Destinee Udelhoven left the meeting at 7:20pm
Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) **Public Comments**

Dan Yoder from SignArt Studio spoke and questioned clarification on the following Sign Code recommendations.
17.09(5) Wall signs as interior signs
Neon in definitions but not included in the table as allowed sign lighting and if exposed light bulbs can be included
Window signs removed from multi-family
Permitting process for the number of days to review
Colors minimum
Heritage or traditional sign exemption – flashing, rotating signs
Monument sign base is restrictive on material and width
Functionality on mortar joints only
Prohibit illuminated signs visible within a residential district

4) **Agenda Items**

a. Review and Make Recommendations on Sign Code

Rohr summarized the sign code and informed on the federal law ruling that the code cannot regulate sign content. The Commission discussed the signage at length and gave feedback to Ben Rohr on the following:

Content-Neutrality (p.195-199)

- Keep the proposed approach for sign naming, grouping, and prohibition of off-site signs.
- Add new sign type for interior community-oriented signs (ex. baseball outfield fence sign) to be the only sign type that permits off-site signs and that's only permitted within the Institutional Zoning District.

Staff Approvals (p.201)

- Keep the proposed approach that signs are reviewed and approved by Village staff.
- Add clarification that Metal Plaque Signs are only related to historic structures and keep them being reviewed and approved by the Historic Preservation

Committee.
▪ Add into the process that the Plan Commission can assist with sign interpretations, if needed.

Wall Signs (p.195)
▪ Keep the proposed approach.

Downtown Color Palette (p.201)
▪ Keep the proposed approach where no color palette consistency being required for downtown signs.
▪ Add a new standard that includes downtown signs can only use bright, neon, bold, metallic, etc. colors as an accent up to 20% of the total sign area. If proposed to be greater, then Plan Commission review and approval required.
▪ Add a new standard that signs using neon or exposed bulbs must come before the Plan Commission for review and approval, footcandle standards at the property line are exempt for downtown sign lighting, and require a maximum lumen level of downtown signs with auto diming requirements. Ensure sign and lighting sections are consistent within the new ordinance.

Other

- Define distance for inside building wall signs.
- Look into the proposed approval, construction, and sign permit validity timeframes to ensure they are all consistently applied and work together.
- Clarify the minimum color and materials standard to include language about complementing the building façade, maintaining legibility, and avoiding visual clutter.
- Provide an opportunity for monument sign bases to have greater material choice flexibility than just masonry and aluminum. Change to be consistent with tables in permitting durable all weather materials.
- Remove the requirement for mortar joint masonry fastening only, but keep mortar joint masonry fastening requirements for historic structures. Allow mounting hardware to be visible as it can be a unique design feature.
- Change the reference from the Zoning Board Appeals to the Plan Commission for interpretations and variances for signs.
- Allow projected signs and window signs within the multi-family zoning districts.

b. Future Meetings

Next scheduled meeting on October 29 at 6:00pm.

5) **Meeting adjournment.**

Vondra Motioned and Zalucha seconded to adjournment at 8:07pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson

PLAN COMMISSION AGENDA
Wednesday, October 22, 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 Public Safety Building Meeting Room at 200 Blue Mounds St, Mount Horeb, WI.

2) **Roll call**
Members Present: Sarah Best, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Ben Vondra, Peggy Zalucha
Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Village Engineer Rob Wright, Assistant Clerk Jean Culberson

3) **Public Comments** None.

4) **Agenda Items**

a. **Consideration of September 24, 2025 Meeting Minutes**

Best Motioned and Kidd seconded to approve the minutes of the September 24, 2025 meeting. Motion carried by unanimous voice vote.

b. **Consideration of October 2, 2025 Special Meeting Minutes**

Zalucha Motioned and Kidd seconded to approve the minutes of the October 2, 2025 special meeting. Motion carried by unanimous voice vote.

c. **Consideration of 212 E Lincoln Street Design Review Approval**

Owen gave an overview of the remodeling of the exterior building and signage. Property Owner Dennis Hiorns spoke on the new business Heirloom Craftsman and colors will be a close match to the color palettes. Udelhoven Motioned and Zalucha seconded to approve the design review. Motion carried by unanimous voice vote.

d. **Rezone Request, General Development Plan and Certified Survey Map for 214-220 E Main Street, Langhūs on Main**

Czyzewski gave a summary on procedures for public hearings and Owen informed on public comments received prior to the meeting. Rohr informed on the Planned Development overview and summarized the project and procedures. Applicant Jeff Grundahl gave an overview on the proposed Viking architecture downtown project. Steve Schulfer from Sketchworks Architect summarized the revision of the four-story apartment building and growth of the Village. Wade Wyser from Wyser Engineering informed on the utilities which included stormwater management and the alley access. John Bieberitz from Traffic Analysis & Design and Craig Enzenroth from Gallina Company spoke on traffic analysis and the completed study which presented minimum impact on the area.

1. **Public Hearing: Rezone Request 210-220 E Main Street, from CB Central Business to PD-1 Planned Development for a mixed-use building**

The hearing opened at 8:06pm

Those who spoke and/or registered in opposition: Maggie Steele, Cindy Jenson, Brian Ladow, Peter Waltz, Dianne Hirsch, Janna Hansen, Anna King, Karen Erickson, Amanda DeSonia, Matthew Nankee, Connie Nankee, Ellen Myers, Ken Lowe, Sharmen Moen, Phil Leavenworth, Dennis Adler, Stephen Sopcak, Jackie Sale, Charlotte Scott, Tim Scott, Erin Larson, Michael Larson, Kristen Clary, Patty Schlafer, Ashley Pfister, Tammy Clary, Alex Pfister, Christy Nesja, Kurt Nowka, Paul Nesja, Madelyn Potter, Salem Joseph, Jennifer Gottwald, Davina Penne, Bethaney Bacher-Gresock, Peg Ginsberg, Brian Bigler, Nikki Towell, David Sherlock, Janelle Holmstrom, John Carter, Scott Wright, Gregory Standel, Michelle Kelley, Julie Malliet-Nowak, Max Kulick, Steve Haroldson, Steve Penne, Larry Hartzke, Niko Nowka, Jessica Nowka, Chara Kessler, Dusty Smith, Benjamin Reeve, Brian Sweeney, Timothy Santoirre, Brad Delwiche, Ian Towell, Vicki France, John Erb, Michelle Meyer

Those who spoke and/or registered in support: John Theobald, Brad Murphy, Dawn Hendrickson, Jaclyn Gullick, Marc Schellpfeffer, Joe Karls, Amy Mertz, Kathryn Zelle, Amanda Koch, Aaron Thomas, Doug Kahl, William Sutter

The hearing closed at 11:38pm

John Bieberitz informed on the concerns presented regarding the traffic counts and time of the traffic analysis. Steve Schulfer clarified the commercial space being added is approximately 2000 sq ft. Rohr summarized the staff report. The Commission members spoke on the project and the Village Engineer Rob Wright reported on the stormwater, utilities and public safety.

The Commission took a straw poll allowing each member to speak and give their opinion. The general consensus was not in favor of the project as proposed.

The Commission hand-voted on the Village Planner's October 22, 2025 Memorandum Recommendations (page 22) in order to gain a general consensus.

2. Recommendation on Rezone request to PD-Planned Development

Udelhoven Motioned to table and for the applicant to come back with modifications and consider density. Best seconded and the Motion carried by unanimous voice vote.

3. Recommendation on Certified Survey Map: to combine 208, 214 and 220 E Main

Czyzewski Motioned to table and Vondra seconded. Motion carried by unanimous voice vote.

5) **Committee Reports:**

a. **Plan Commission Chair Report**

No Report.

b. **Village Planner Report**

No Report.

c. **Building Inspector Report**

No Report.

6) **Meeting adjournment.**

Vondra Motioned and Kidd seconded to the adjournment at 12:46am. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson

PLAN COMMISSION AGENDA
Wednesday, October 29, 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: Sarah Best, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Ben Vondra, Peggy Zalucha
Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) **Public Comments**

Kristen Clary spoke in opposition of any code changes relating to the proposed apartment building. Kurt Nowka questioned the draft recodification posting date, no maps available and the author of the documents. Bethaney Bacher-Gresock spoke on listening to the community and not the developers and additional time to review the full draft. Maura Overland asked the members to reduce the proposed building height to 40 feet and discussed the proposed no maximum density.

4) **Agenda Items**

a. Review of Complete Full Draft Zoning Code and Map

Rohr summarized the past meeting changes and timeline. Owen informed the map is viewable on the website under the Building and Zoning Department. The Commission discussed the draft and gave Rohr direction and feedback on the following:

Downtown Building Height (p.102)

- Maximum height of 40’ and 3 stories for properties fronting on Main Street. Front stepback after second story. Straw vote on 5 yes/ 2 no

- Maximum height of 50’ and 4 stories for buildings located in other areas of downtown, not fronting on Main Street. Front stepback after third story.

Downtown Parking Ratios (p.123)

- Any residential land use with 10 or more units shall meet a parking ratio of 1.2 stalls/unit.

Exterior Lighting (p.133)

- Add dark sky provisions into the existing framework of the lighting code (purpose statement, reduced lighting levels, requirements for extinguishing lighting at night).

DMU Zoning District Design Requirements (p.159)

- Seek guidance from the HPC on the DMU district color palette.

- Adjust the purpose statement of this section to include language similar to the existing Central Business District that talks about historical context and surroundings.

Historic Preservation Commission (p.16)

- Move HPC duties and role from Historic Preservation Overlay section to Article 10 to match other bodies (p.209-210).

- Add the HPC as another body that can host a concept plan review meeting in Article 10 (p.213).

Fences (p.144)

- Work with Village staff to revise the nonresidential fence standards to prevent non-decorative fences on the double frontage lots that face both Commerce Drive and Springdale Street.

b. Review of Tentative Adoption Schedule

HPC special meeting
Village Board meeting 11/19/25

5) **Meeting adjournment.**

Best Motioned and Kidd seconded to adjournment at 8:14pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
November 19, 2025	Nicholas Owen, Administrator

AGENDA ITEM # 5.a.1

Public Hearing on Conditional Use Permit Application

BACKGROUND

The Mound Horeb Area School District is applying for a Conditional Use Permit (CUP), Certified Survey Map, Site Plan and Design Review for an addition to the existing Historic Primary Center (PC) building for the kindergarten students; the new combined building will be named the Mount Horeb Elementary School. When the addition is complete, the Early Learning Center (ELC) where the kindergarten is currently located will be razed. The CSM is needed to combine the existing lots into one lot for the project. The plans for the addition include a two-story building with new office space, new classrooms, new gymnasiums, a new bus lane in front of the current PC for bus drop off and pickup, a new parking lot on the west side of the building and a new one-way driveway for parent drop off and pickup. There will be additional remodeling of the interior of the existing PC building to better use the space and exterior work, including relocation of the playground and relocation of the baseball field to the High School. The exterior of the new addition is designed to complement the Historic PC building as well as bring in design elements from the other school buildings in the district. In addition to the plans, a memo from Planner Ben Rohr is included in your packet.

RECOMMENDATION

ATTACHMENTS

1. 207 Academy Street 300 Letter
2. MHSD Planners Memo on CUP, Site Plan, Design Review, CSM 11.19.25
3. MHPC - Plan Commission Application_signed
4. Mt. Horeb Primary Center_Project Conditional Use Narrative
5. Renderings and Drawings
6. Combined Elementary Civil
7. Preliminary CSM Mount Horeb Area School District dated 10-15-25

Wisconsin Department of Safety and Professional Services
Division of Industry Services
4822 Madison Yards Way
Madison, WI 53705

Phone: 608-266-2112
Web: http://dsps.wi.gov
Email: dsps@wisconsin.gov

Tony Evers, Governor
Dan Hereth, Secretary

November 17, 2025

MARK MILLER
BRAY ASSOCIATES ARCHITECTS, INC.
829 S 1ST ST.
MILWAUKEE, WISCONSIN 53204

Identification Numbers
Plan Review No.: CB-112501720-PRB
Application No.: DIS-092539127
Site ID No.: 505667
Please refer to all identification numbers in each correspondence with the Department.

FOOTING AND FOUNDATION APPROVAL

PLAN APPROVAL EXPIRES: 11/17/2027
CODE APPLIES: 09/18/2025

MUNICIPALITY:
VILLAGE OF MOUNT HOREB
DANE COUNTY

SITE:
MOUNT HOREB PRIMARY CENTER
207 ACADEMY ST
MOUNT HOREB, WI 53572

FOR:
207 ACADEMY ST

Building Name: MOUNT HOREB PRIMARY CENTER
Object Type: Building
Major Occupancy: E - Education & Day Care
Class of Construction: IIIB - Exterior Noncombustible Unprotected Construction
Building Review Type: Addition/Alteration
Plan Type: Footing and foundation
Total Floor Area in Sq Ft: 107,843
Sprinklered Type: NFPA 13
Occupancy: None
Allowable Area Determined By: separation by fire wall
Structural Components Included in Review: None
Alteration Level: 2

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors.

This approval is for footing and foundation work only. Construction of the remainder of the building shall not take place prior to departmental review and conditional approval of the construction plans. Our agency offers various worksheets and checklists for the Commercial Building Code at https://dsps.wi.gov/Pages/Programs/CommercialBuildings that may assist you in preparing your submittal.

This Permission to Start does not include permission to install any underground plumbing, including sanitary/storm sewers, or water or mains. All projects needing submittal per SPS Tables 382.20-1 and 2 must have complete plumbing plans, application, and fees submitted and approved prior to commencement of any plumbing work.

The following conditions shall be met during construction of footings and foundation:

KEY ITEM(S):

- **SPS 361.31** - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative that conditionally approved the plans, as well as the professional of the project if the building is over 50,000 cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

REMINDERS:

- **SPS 361.33** - Where plan approval is required by this code, one set of plans, inclusive of a copy of all specifications, bearing the stamp of conditional approval and a copy of the specifications shall be kept at the building site. The plans and specifications shall be open to inspection by the department or its authorized representative.
- **SPS 361.36(1)(a) & (b)** - The building shell shall be closed within two years of the initial approval date of this project. Also, this approval will expire three years after the date of initial approval of this project if the work covered by this approval is not completed and the building ready for occupancy within those three years.
- **IBC 706.2** - Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall under fire conditions. Fire walls designed and constructed per NFPA 221 shall be deemed to comply with this section. ***The fire wall sections on sheet S3.1 depict secure structural connections (as opposed to break-away connections) to the fire wall in several locations. Secure structural connections of this type are not considered compliant with this Section because the collapse of the structure will result in the fire wall collapsing or being otherwise compromised. Structural connections that allow for the collapse of the structure on either side of the fire wall without compromising the fire wall must be provided.***
- **IBC 706.5** - The 18 inch exterior extension of the fire wall is not required if the building is completely sprinkler protected, or noncombustible exterior sheathing is provided at least 4 feet on each side of the fire wall or a minimum 1-hour exterior wall is provided horizontally for 4 feet on each side of the fire wall.
- **IBC 706.5.1** - Where the fire wall intersects exterior walls, the fire-resistance rating and opening protection of the exterior walls must comply with one of the two methods prescribed in this section of the International Building Code. ***Provide fire wall and exterior wall construction that complies with one of the two methods included in this section. Note that the two methods include requirements that apply to both sides of the fire wall. Alternatively, the Department will consider the requirements of this Section satisfied if the fire wall is extended 4 feet beyond the intersection of the fire wall and exterior walls (in lieu of rating both exterior walls).***

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been CONDITIONALLY APPROVED to allow construction of the footings and foundations only, for the subject project prior to review and approval of the full building plans by this department. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

If this construction project will disturb one or more acres of land, a Water Resources Application for Project Permits (WRAPP) (previously known as the Notice of Intent) shall be filed with the Department of Natural Resources prior to any land-disturbing activities. More information regarding the DNR's permitting requirements for runoff management for construction sites can be found at the DNR's website, http://dnr.wi.gov/topic/stormwater/construction/.

If this project is in an unsewered area, a sanitary permit must be obtained prior to the issuance of a local building permit.

Nothing in this approval limits the power of municipalities to make or enforce additional or more stringent regulations, providing the regulations do not conflict with this code or any other rule of the Department or any law.

This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

Inquiries concerning this correspondence may be made to me at the contact information listed below, or at the address on this letterhead.

Sincerely,

John D. Shoemaker

John D. Shoemaker, PE
Commercial Building Plan Reviewer
Division of Industry Services
Department of Safety and Professional Services
Phone: 608-266-2627
Email: john.shoemaker@wisconsin.gov

cc:
THOMAS STEINER, DIS INSPECTOR, 608-235-0579, THOMAS.STEINER@WISCONSIN.GOV
ALYSSA GROSS, MUNICIPAL CLERK, 608-437-6884, ALYSSA.GROSS@MOUNTHOREBWI.INFO
STEVE SALERNO, MOUNT HOREB AREA SCHOOL DISTRICT

SMITHGROUP

MEMORANDUM
www.smithgroup.com

PROJECT	Village of Mount Horeb	DATE	11/17/2025
PROJECT NO.	50581.001		
SUBJECT	Mount Horeb School District Primary Center Addition and Renovation		
PREPARED BY			

NAME	COMPANY
Nic Owen	Mount Horeb
Ben Rohr	Vandewalle

NOTES
Certified Survey Map and Site Plan for the Proposed Mount Horeb Primary Center Addition and Renovation at 207 Academy Street. The submittal included a detailed stormwater management report and Permit Application for the site

Certified Survey Map:

A CSM was prepared to combine the two existing lots into one contiguous lot. Easements have been depicted on the face for underground cable and electrical.

The CSM notes the location of the chain link fences in relation to the property lines on the east side of the property .

We take no exception to the creation of this lot based upon CSM requirements with the Village of Mount Horeb Code of Ordinances.

Site Plan:

Traffic:

Traffic Patterns while slightly changed, should match the existing numbers during drop-off and pick-up times. We anticipate that there may be little to no impact on the local roadways.

The alignment of the north westerly driveway with Elm Street balances out the movement of the southerly entrance that had previously aligned with Carver. The new drop-off that parallels Academy allows for protected drop/off and pickup.

The removal of the driveway connection between Spellman and S. 2nd limits passthrough traffic.

Overall, we believe that the traffic patterns proposed are better than what currently exists.

Stormwater and Erosion Control:

We are currently completing a detailed review of the stormwater management report. We will work through any items that we find of concerns with the applicant and their consultant.

- The consultant's report details that the overall stormwater discharge rates from the site below current rates and has provided additional stormwater management infiltration and detention in the northwest corner of the site.
- The site is also reducing the total amount of impervious surface that will also help in reduction of volume of stormwater runoff.
- Sediment removal and treatment from the paved areas is controlled at a re-development level of 40% reductions.

Calculations provided by the Consultant for Time of Travel and Times of Concentration are currently under additional review to understand their assumed impacts to the discharge rates. We would not typically see times of travel to increase significantly over those in the existing or predevelopment state in smaller watersheds of this size and need to have further discussion with the consultant related to their analysis and assumptions.

We feel that we will be able to reach an understanding on their required modifications to the stormwater management plan with further discussions with the Consultant.

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
November 19, 2025

The Plan Commission of the Village of Mount Horeb will hold a public hearing on the above date at **7:00pm in the Auditorium at Mount Horeb High School, 305 S 8th Street, Mount Horeb, WI**.

The purpose of the hearing is to consider a Conditional Use Permit Application to allow the expansion of the Mount Horeb Elementary School in the R-1 Single Family Zoning District from the Mount Horeb Area School District, 207 Academy Street, Mount Horeb, WI. Parcel 0606-123-5506-7.



The Plan Commission will hear all persons concerning all matters and/or objections written or oral pertaining thereto at that time.

PUBLISH: Mount Horeb Mail October 30, 2025
November 6, 2025

<u>PROPERTY OWNERS:</u> 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.

VANDEWALLE & ASSOCIATES INC.

MEMORANDUM

To: Village of Mount Horeb Plan Commission

From: Village Planner Ben Rohr, AICP

Date: November 19, 2025

Re: Village Planner's Certified Survey Map, Conditional Use Permit, Site Plan, and Design Review Memo for the Proposed Mount Horeb Primary Center Addition and Renovation at 207 Academy Street.

Introduction

The Mount Horeb School District is proposing to demolish the existing Mount Horeb Early Learning Center building and construct a building addition onto the existing Primary Center building. This will also include internal renovations to the existing Primary Center building and exterior parking lot, traffic circulation, drop-off, playground, playfield, and stormwater management changes to the site.

There are two existing parcels that make up the project site. The northern parcel has frontage along Academy Street and South Second Street and includes the Primary Center building. The southern parcel is accessed from Spellman Street and includes the Early Learning Center building. The project site is surrounded by residential neighborhoods on all four sides and both parcels are currently zoned R-1 Single-Family Residential.

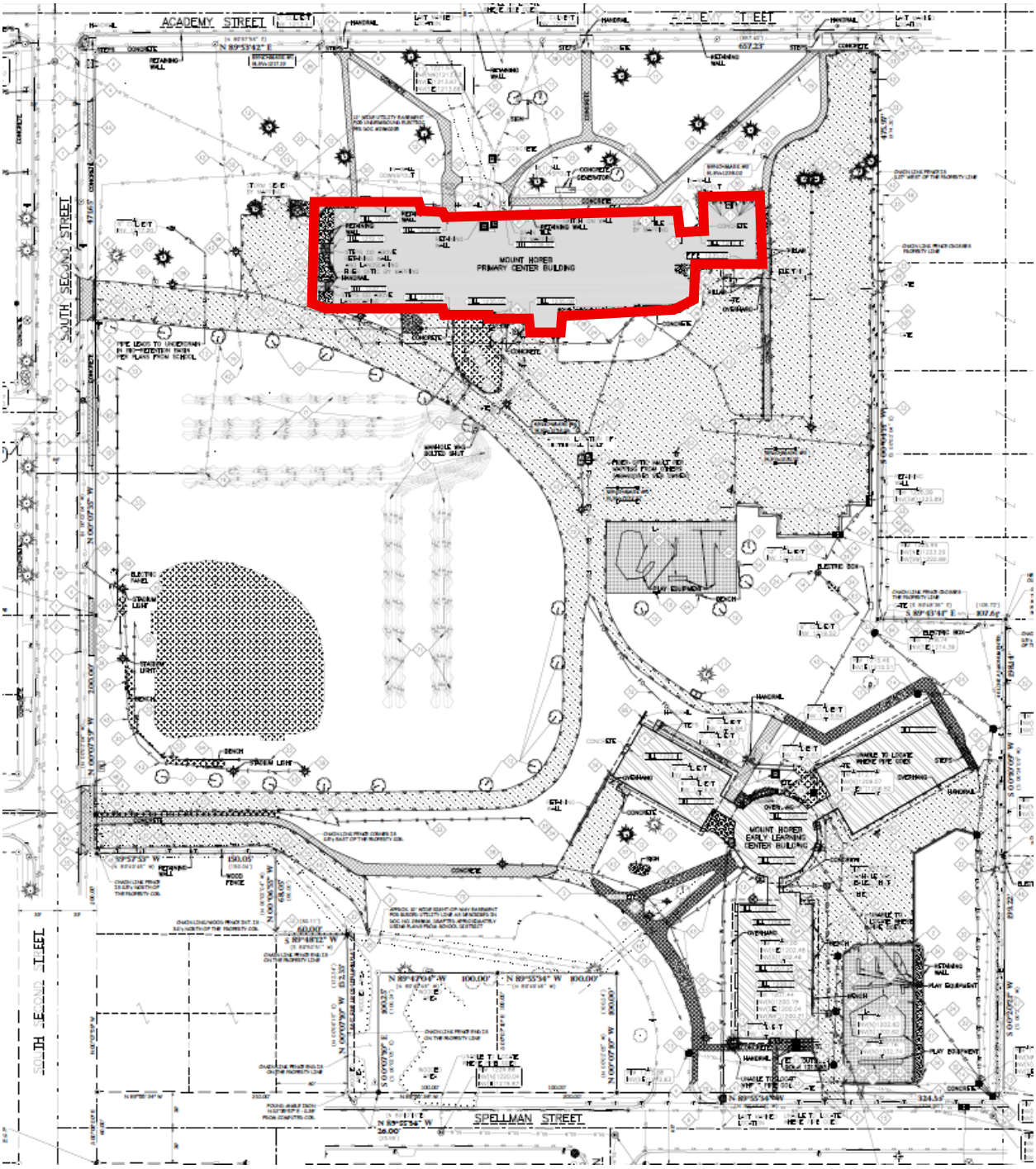
The proposed project includes the following:

- Certified Survey Map (CSM) to combine the two existing parcels into one because they are under the same ownership and function as a single property today with improvements crossing the property line.
- Conditional Use Permit (CUP) to permit Public Schools as a principal land use in the R-1 Zoning District.
- Site Plan and Design Review for the proposed:
    - Demolition of the existing Early Learning Center building.
    - 37,000 sf building addition onto the southwest side of the Primary Center building.
    - Reconfiguration of the outdoor playground area on the southeast side of the Primary Center.
    - Removal of the existing baseball field to create a new parking lot and vehicle drop-off point from South Second Street to function as the main entrance.
    - A new bus drop-off circulation road on the north end of the existing Primary Center building to connect to Academy Street.

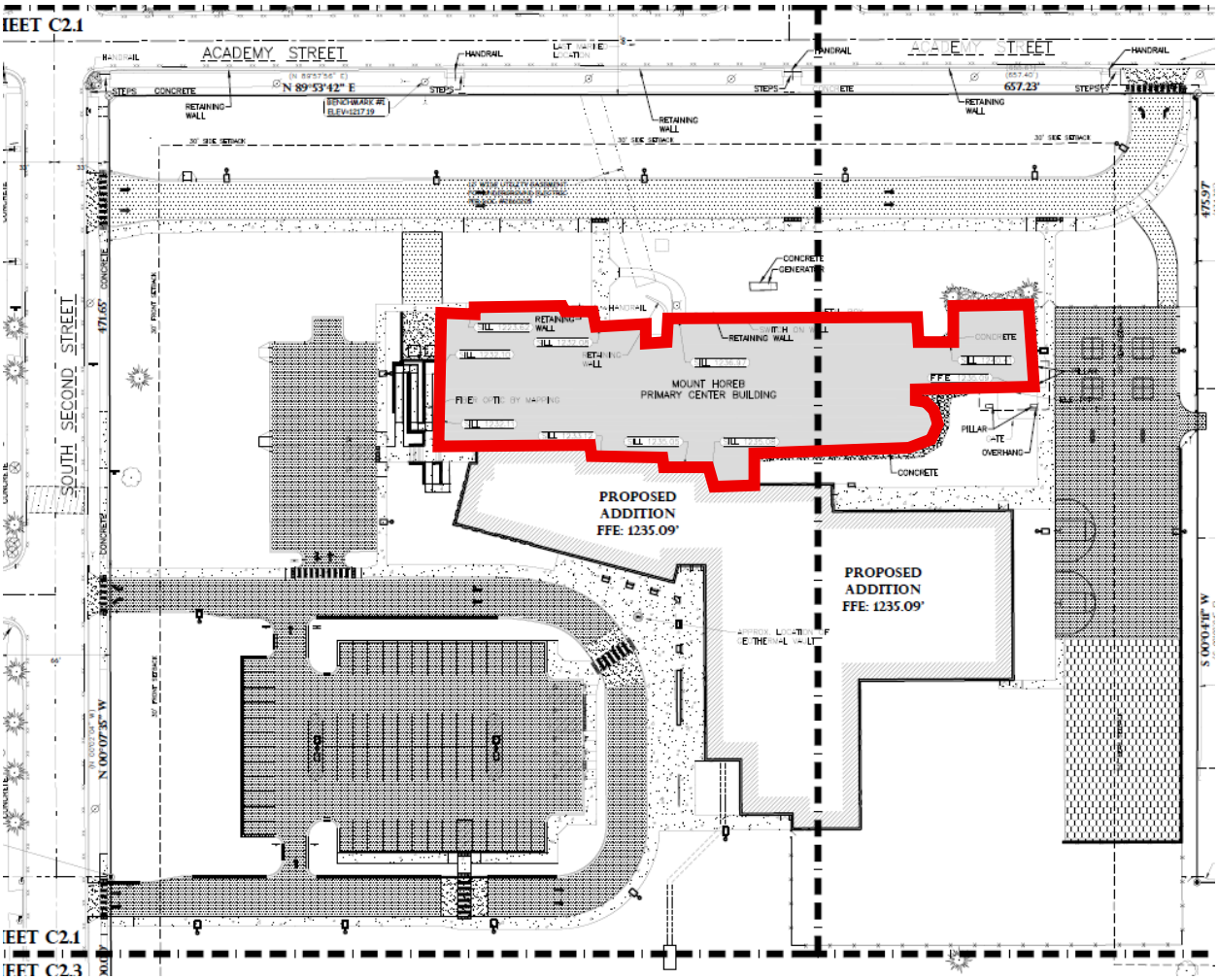
- New recreational fields on the south end of the property where the Early Learning Center is located today, including the removal of the circulation driveway connection between Spellman Street and South Second Street.

The applicant is seeking Certified Survey Map, Conditional Use, Site Plan, and Design Review action by the Plan Commission today.

Existing Site Demo Plan (Existing Primary Center Building (red) to Remain)



Proposed Changes (Existing Primary Center Building (red) to Remain)



Certified Survey Map Review

Two existing parcels make up the site today. This is most likely a remnant of how the site has evolved and changed over time with the two different principal structures on the north and south end. The proposed Certified Survey Map includes combining the two parcels into one. This process clears up the existing situation and ensures that there are no conflicts with the proposed new improvements crossing a property line.

A Certified Survey Map can only be approved if the new parcel being created conforms to the minimum dimensional requirements of the zoning district. As shown below, the new parcel meets all requirements of the R-1 Zoning District.

Village Standard Type	Village Standard Minimums/Maximums	Proposed New Parcel
Min. Lot Size	10,000 sf	556,826 sf (12.7 acres)
Min. Lot Width	75'	655'
Min. Street Frontage at the Right-of-Way	50'	1,650'

Zoning District, Land Use, and Site Layout Requirements

The existing properties are zoned R-1 Single-Family Residential, which allows Public School land uses with a Conditional Use Permit. Public Schools fall within the Indoor Institutional land use category. Within Section 17.20(c), the requirements for this land use include:

- Shall be located with primary vehicular access on a collector or arterial street = **met (Academy and Second Street)**
- Shall provide off-street passenger loading area if the majority of the users will be children (as in the case of a school, church, library, or similar land use) = **met (loading area provided)**
- All structures shall be located a minimum of 50 feet from any residentially zoned property = **met (102')**
- Parking requirements of Section 17.132 (elementary schools shall provide at least one parking space for each classroom, plus one additional space for each 100 students) = **met (34 classrooms, 430 students = 39 required, 95 proposed)**

Additionally, the R-1 Zoning District permits public parks, playgrounds, and recreational areas by-right. Recreational areas fall within the Active Outdoor Public Recreation land use category. Within Section 17.20(b), the requirements for this land use include:

- Facilities using night lighting and adjoining a residentially zoned property shall install and continually maintain a buffer yard consisting of appropriate landscaping, structures, such as fencing or berms, and spacing as identified by the Plan Commission = **See Design Review item 17.b. to be discussed.**
- All structures and active recreational areas shall be located a minimum of 50 feet from any residentially zoned property = **See Design Review item 4.a. to be discussed.**
- Facilities which serve a community-wide function shall be located with primary vehicular access on a collector or arterial street = **met (Academy and Second Street)**

- Facilities which serve a regional or community-wide function shall provide off-street passenger loading area if the majority of the users will be children = **met (loading area provided)**

- Parking requirements. One space per four expected patrons at maximum capacity for any use requiring over five spaces **= met (95 on-site parking stalls are provided)**

R-1 Zoning District intensity (coverage) and bulk (setback and height) requirements are all met.

Village Standard Type	Village Standard Minimums/Maximums	Proposed Development
Front/Street Setback	30 feet	135 feet
Side Setback	8 feet	102 feet
Rear Setback	40 feet	N/A
Paved Surface Setback	5 feet (side) 5 feet (rear) 10 feet (street/front)	11 feet (side) N/A (rear) 50 feet (street/front)
Building Height	35 feet/2.5 stories	30 feet/2.5 story
Impervious Surface Ratio	40%	34% (39% today)

Transportation Access

There are existing driveway standards in Section 8.07 of the Village Municipal Code. Within the R-1 Zoning District, driveways cannot be larger than 24' in width. The proposed new bus drop-off driveway on the north side of the property is 30' in width. The applicant has applied for a variance from the Public Works Committee for the increased width of the driveway (per Chapter 8 of the Municipal Code).

There are also two new access points proposed off of South Second Street. The northern driveway (one-way out of the property) will line up with the intersection of Elm Street and Second Street. The southern driveway (one-way into the property) will be approximately halfway between the two nearest intersections on Second Street (Elm Street and Carver Street). Each driveway meets the requirements of Section 8.07.

Sidewalks exist today along the full length of property frontage (Academy Street and Second Street). Internal sidewalk connections are provided surrounding each of the proposed new driveways. A new sidewalk extension is also planned from the southwestern corner of the property to the intersection of Second Street and Spellman Street to create an additional connection around the property.

The Village Engineer indicated that a Traffic Impact Analysis would not be required for this project as the amount of traffic will be very similar to what it is today, and the reconfiguration of the access points should improve overall traffic patterns.

Conditional Use Permit Review

All proposed conditional uses must be evaluated based on the review standards of Section 17.57 of the Zoning Ordinance. Section 17.57 states that no application for a conditional use shall be recommended for approval by the Plan Commission, or granted by the Village Board, unless the Commission finds that all the following six conditions are present. These conditions are presented below, in plain text, with my evaluation comments following each condition are underlined.

(1) That the establishment, maintenance, or operation of the conditional use shall not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

I believe this condition is met. The proposed development promotes public health, safety, and general welfare by combining both existing buildings and operations on-site into one structure with improved vehicle, pedestrian, and bicycle access to and from the site.

(2) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use, and the proposed use is compatible with the then existing use of adjacent land.
I believe this condition is met. The proposed development complements the architectural aesthetic of the existing building on-site, provides new open space and recreational amenities within the neighborhood, and provides multi-modal transportation accessibility. It also functions very similarly to the existing use of the property that has been in place for many decades.

(3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
I believe this condition is met. The proposed development includes the same land uses as today that have been in place on-site for many decades and the surrounding area is fully built out. The new transportation accessibility changes proposed should improve the interaction between the subject property and its surroundings.

(4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

I believe this condition is met. The existing structure is already connected to existing roads, sidewalks, and utility infrastructure, in addition to providing on-site geothermal energy production. The proposed transportation accessibility improvements, additional green space, and new stormwater management facilities will improve and enhance those features.

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

I believe this condition is met. Pending feedback from the Village Engineer and Public Works Committee, the proposed transportation accessibility improvements will create a better traffic flow than today.

(6) That the conditional use shall conform to all applicable regulations of the (zoning) district in which it is located.

This condition is met. The proposed development meets all zoning district requirements.

Village Planner's Recommendations:

I recommend the Plan Commission approve the Conditional Use to permit Indoor Institutional (Public Schools) for the Mount Horeb School District on the subject property.

Design Review Requirements per Section 17-14:

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive or add additional design requirements upon a finding that the additional design requirement would improve the project.

This project complies with the majority of the Design Review requirements. I recommend the Plan Commission discuss the few remaining waivers required that have been underlined.

1. **Site Grading:**
    a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
        - This requirement is met. The site already includes significant topography changes, and the proposed grading plan includes modification to existing grades on-site, but aims to retain existing grades at the property line.
    b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
        - This requirement is met, pending any comments from the Village Engineer.
    c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
        - This requirement is met, pending any comments from the Village Engineer.
2. **Existing Site Vegetation and Other Natural Features:**
    a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
        - This requirement is met. Some existing vegetation on-site is proposed to be removed to accommodate the site changes (along the Academy Street frontage and surrounding the baseball field), but the landscaping plan proposes to add new vegetation in a variety of areas within the site.
    b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
        - The Site Plan is designed to enable the Grading Plan to meet this requirement.
3. **Site Layout Relation to Abutting Streets:**
    a. In general, the layout of buildings, structures, pavement, parking, and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
        - This requirement is met. The existing use and layout are distinctly different than that of the surrounding properties and have been that way for many decades. The proposed new layout aims to improve existing issues, in particular, transportation accessibility.
    b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.

- This requirement is met. The site layout creates an attractive appearance along both Academy Street and South Second Street.

4. Building Setbacks:

a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.

- This requirement is met on all sides of the proposed building except for the proposed outdoor recreational area east of the existing building and proposed addition that is less than 50' from the neighboring residential properties (11'). I recommend that the Plan Commission waive this requirement because there are situations where this occurs on the site today (southwest side of the site) and there are other examples within the community where this situation also exists today (High School and Sunset Park). Per Section 17.52, the Plan Commission can determine conditions through the Conditional Use Permit process and a reduction of the land use requirements (50' of separation) with additional screening provided could be a condition of approval.

  Additionally, as discussed within Design Review item 17.b., a new fence is proposed along the property line between the two uses. There is also existing vegetation along the property line today that is proposed to remain. Overall, these two items are interconnected – potential reduction of the setback standard for the land use and the appropriate screening employed along the property line.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.

- This requirement is not applicable.

c. Within the Springdale Steet corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.

- This requirement is not applicable.

5. Building Height:

a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.

- This requirement is met.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.

- This requirement is not applicable.

c. Within the Springdale Street corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless

an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.

- This requirement is not applicable.

6. Building Mass:

a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.

- The project is subject to the large development requirements. This includes high-quality building materials and design, clearly defined and visible entryways, and nonreflective, natural, and earth tone building colors (outside of accent elements). This requirement is met as described in section 7, 8, and 9 below.

7. Building Facades:

a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.

- This requirement is met on all four sides through the use of varying building material patterns, windows, and building façade heights.

b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.

- This requirement is met on all four sides through the use of varying building material patterns, windows, and building façade heights that complement the existing structure.

c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.

- This requirement is met on all four sides through the use of regularly spaced upper and lower window openings.

d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.

- This requirement is not applicable.

8. Exterior Building Materials:

a. Exterior materials for multifamily, office, commercial, or industrial buildings may not include metal wall panels with exposed exterior fasteners or a reflective surface, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process. Metal wall panels with concealed exterior fasteners and a nonreflective surface may be used as an accent

exterior material on no more than 30% of the area of any exterior façade, unless an exception is granted through the conditional use process.

- This requirement is not met. The proposed metal wall panels above the first-floor brick exterior are closer to 50% of the total area. I recommend that the Plan Commission waive this requirement as the building design aims to complement the existing building, while introducing new modern design elements (metal panels).

b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.

- This requirement is met. The proposed building elevations include masonry that's greater than 40-inches around the base of all sides of the building.

9. Exterior Building Colors:

a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.

i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.

- This requirement is not applicable.

ii. Throughout the rest of the Village, primary colors including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.

- This requirement is met on all portions of structure using masonry colors and grey metal materials.

iii. High gloss paints and other exterior finishes are not permitted.

- This requirement is met on all portions of the building.

iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.

- This requirement is met on all portions of the building.

10. Exterior Doors:

a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.

- This requirement is met through the use of glass doors and windows, in addition to a centralized canopy structure to articulate the main entry along each façade.

11. Windows:

a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.

- This requirement is met. None of those materials are proposed.

b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.

- This requirement is met. None proposed.

12. Roofs:

a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.

- This requirement is met. The surrounding structures are all pitched roofs on residential homes. However, this is a unique site within the context of the neighborhood, the existing structure on-site has a flat roof, and the proposed addition matches the flat roof design.

b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.

- This requirement is not applicable because this is an institutional building.

c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.

- This requirement met.

d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.

- This requirement is not met. The rooftop mechanicals extend above the roof, but are proposed to be screened from view using a combination of being setback from the edge of the building and employing complementary building materials to match the façade. I recommend this requirement be waived because screening is provided.

13. Exterior Building Appurtenances:

a. Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.

- This requirement is met.

14. Awnings:

a. Awnings, where approved by the Plan Commission, shall complement the character of the building.

- This requirement is met. The proposed canopies provide shelter at the new vehicle drop-off location and provide architectural interest in this section of the façade.

b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.

- This requirement is not met. Metal canopies are proposed on both the west and east facades. I recommend that the Plan Commission waive this requirement as this is a common modern building design practice.

c. Backlighting is prohibited.

- This requirement is met. None proposed.

15. Trash Containment Structures:

a. Trash containment structures shall be designed to fully conceal trash storage.

- This requirement is met. A trash enclosure is proposed on the north elevation of the existing building, facing Academy Street. It's proposed to include a 6' tall chain link fence with privacy slats to screen the area from view.

b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.

- This requirement is not met. The trash enclosure is proposed to include a 6' tall chain link fence with privacy slats to screen the area from view. I recommend the materials be changed to reflect the standards of the ordinance and employ matching materials and wood gates.

c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.

- This requirement is not met. The trash enclosure is proposed to include a 6' tall chain link fence with privacy slats to screen the area from view. I recommend the materials be changed to reflect the standards of the ordinance and employ matching materials and wood gates.

16. Freestanding Canopy Structures:

a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.

- No freestanding canopies are planned. This requirement is met.

b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.

- No freestanding canopies are planned. This requirement is met.

c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

- No freestanding canopies are planned. This requirement is met.

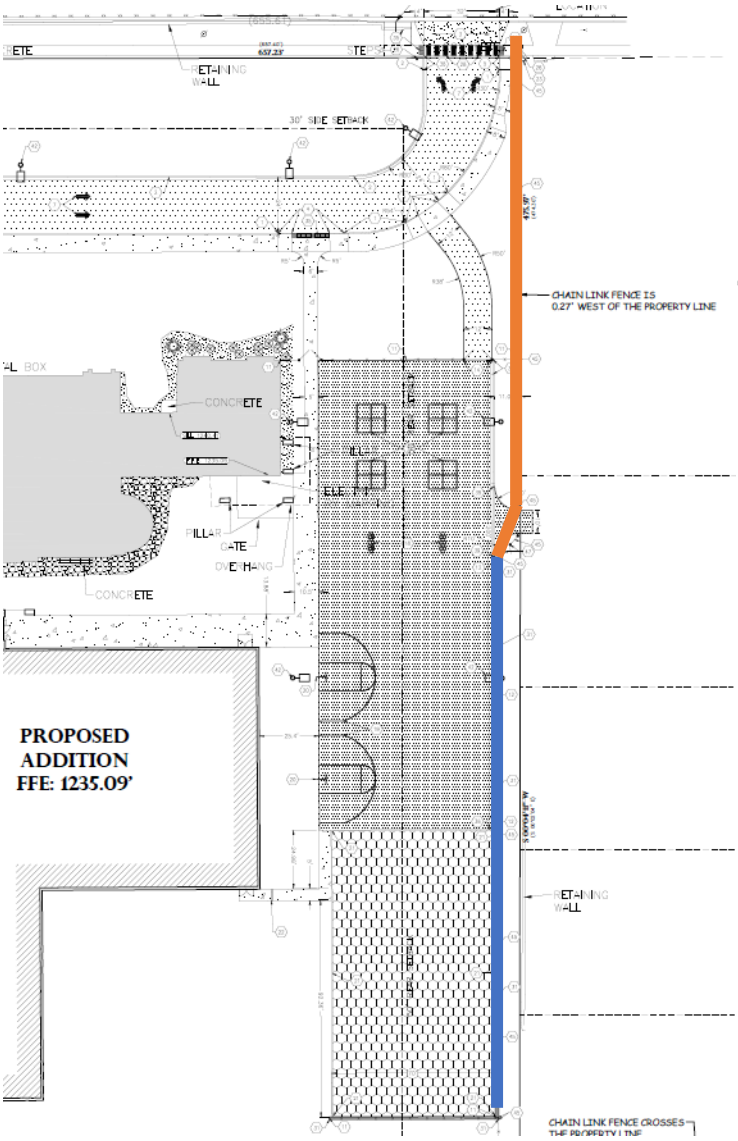
17. Other Structures:

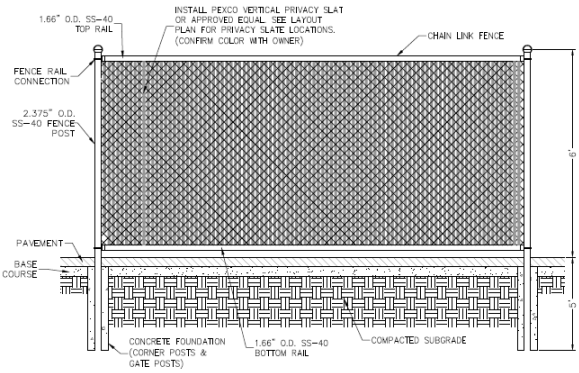
a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.

- No outbuildings are planned. This requirement is met.

b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.

- This requirement may be met. Along the eastern property line there is a proposed 6' tall chain link fence with privacy slats to provide screening to the residential properties to the east. Adjacent to the outdoor playground area, a 12' tall chain link fence with privacy slats is proposed to provide screening. The Zoning Code's maximum fence height is 6' tall in the side yard of any residentially-zoned property. I recommend the Plan Commission determine if this requirement is met. To note, the existing parking lot is paved approximately up to the property line in this area, and the proposed playground area is setback 11' from the property line.





Orange = 6' tall chain link with slats

Blue = 12' tall chain link with slats

18. Exterior Lighting:

a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.

- This requirement is met through the use of black metal lighting fixtures.

b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.

- This requirement is met through the use of downward facing, cutoff fixtures.

c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.

- This requirement is met. Maximum footcandles at the property line are 0.5.

d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
    - This requirement is met. All surface parking areas are under 10.0 footcandles.
e. Freestanding light fixtures shall not exceed a total height of 20 feet.
    - This requirement is not met. The proposed freestanding lighting fixtures range between 22'-25' in height. I recommend the heights be reduced.

19. Exterior Signage:

a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
    - The applicant has not submitted signage plans at this time. Following submission, Village staff will review to ensure all Zoning Ordinance requirements are met.
b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
    - The applicant has not submitted signage plans at this time. Following submission, Village staff will review to ensure all Zoning Ordinance requirements are met.

20. Outdoor Display or Storage:

a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.
    - This requirement is met. No areas of outdoor display or storage are proposed or approved anywhere else on the site.
b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
    - This requirement is met. No areas of outdoor display or storage are proposed or approved anywhere else on the site.

21. Pavement Materials:

a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
    - This requirement is met throughout the site.
b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
    - This requirement is met.

22. Pedestrian Facilities:

a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
    - This requirement is met. There are existing sidewalks along both Academy Street and Second Street that will remain. Additional on-site sidewalk connections will be provided along the new bus drop-off driveway, around the new vehicle driveway and parking area, between the front and back of the building, and between the building and the outdoor playground area. A new sidewalk connection is also planned in the far southwest corner of the property along Second Street to the intersection with Spellman Street.

b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
    - This requirement is met.

c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
    - This requirement is met. Interior pedestrian crossing paths are identified within the on-site parking and traffic circulation areas.

23. Traffic Circulation:

a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
    - This requirement is met. The proposed new separation of the bus drop-off (along Academy Street) from the vehicle drop-off (along Second Street) provides improved traffic flow. Alignment with the intersection at Second Street and Elm Street also provides improved egress from the site's new vehicle drop-off location. Pedestrian connections are also provided to and from each street and side of the building.

b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.
    - This requirement is met. See a. above.

c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.
    - This requirement is met.

d. Within the Springdale corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
    - This requirement is not applicable.

24. Parking:

a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the

parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.

- This requirement is met. No parking areas are located within the principal building setback areas. However, landscaping is proposed to include trees between Second Street and the proposed new on-site parking lot.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.

- This requirement is not applicable.

c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.

- This requirement is not applicable.

d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.

- This requirement is met. There are 95 vehicle parking stalls and 21 bicycle parking stalls proposed. <u>However, it is unknown where the bicycle parking stalls are located within the plan set.</u>

25. Building Foundation Landscaping:

a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.

- <u>This requirement is not met. The portion of the building addition that faces Second Street does not include a landscaping bed at least 50% of the wall width. However, its not possible to meet this requirement with the proposed site layout due to the size of the paved drop-off area along this building façade. I recommend that the Plan Commission determine if this requirement is met.</u>

b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.

- <u>See a. above.</u>

c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.

- <u>See a. above.</u>

26. Street Frontage Landscaping:

a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.

- This requirement is met through the use of landscaping proposed along the Second Street and Academy Street frontages.

b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.

- This requirement is met with trees proposed along the Second Street and Academy Street frontages.

27. Parking Lot Landscaping:

a. Parking lot landscaping shall comply with the requirements of §17.136
   - This requirement is not met. There is an existing geothermal field under the proposed new parking lot that could be damaged if landscaping were to be planted in this location. Per the applicant's notes, the parking lot landscaping has been moved to the Second Street frontage. I recommend the Plan Commission determine if this requirement is met.

b. Subsection 24.a., above, shall also apply along street and drive frontages.
   - See above notes on this requirement.

c. Subsection 24.c., above, shall also apply along CTH ID.
   - See above notes on this requirement.

Village Planner's Recommendations:

I recommend the Plan Commission approve the following:

1. A recommendation to the Village Board for Certified Survey Map approval.
2. A recommendation to the Village Board for Conditional Use approval with the following conditions:
   a. The Active Outdoor Recreation land use requirement for 50' of separation from an adjoining residential property be reduced to 11' as proposed on the Site Plan with appropriate screening as determined by the Plan Commission below (Design Review Item 17.b.)
3. Site Plan and Design Review be contingent upon:
   a. Village Board approval of the Conditional Use Permit.
   b. Public Works Committee approval of a Variance for the driveway width.
4. Site Plan and Design Review packet, including waivers for:
   a. 8.a.: Allow the use of metal wall panels greater than 30% of the façade as proposed.
   b. 12.d.: Allow the screened rooftop mechanicals to extend above the flat roof as proposed.
   c. 14.b.: Allow the use of a metal canopy structure on the façade as proposed.
5. Site Plan and Design Review packet, including the following changes:
   a. 18.e. All freestanding light fixtures are reduced in height to reflect the maximum permitted (20').
   b. 15.b. and c. The trash enclosure design includes similar materials and colors to match the principal structure using a wood gate for screening.
   c. 24.d. All proposed on-site bicycle parking locations are identified within the plan set.
6. Plan Commission Discussion and Action on either (17.b. fencing):
   a. Waiving the requirements that walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the

principal building, as determined by the Plan Commission (6' and 12' chain link fence with privacy slats proposed along the eastern property line).

b. Requiring resubmittal with fencing that meets the requirements of the ordinance and provides adequate screening as determined by the Plan Commission.

7. Plan Commission Discussion and Action on either (25.a.-c. building foundation landscaping):
    a. Waiving the requirements that a minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area (less than 50% building foundation landscaping proposed).
    b. Requiring resubmittal with building foundation landscaping that meets the requirements of the ordinance or is provided within an alternative location determined to be appropriate by the Plan Commission.
8. Plan Commission Discussion and Action on either (27.a. parking lot landscaping):
    a. Waiving the requirements that parking lot landscaping shall comply with the requirements of §17.136 (no parking lot landscaping proposed).
    b. Requiring resubmittal with parking lot landscaping that meets the requirements of the ordinance or is provided within an alternative location determined to be appropriate by the Plan Commission.
9. 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. Sign details (materials, location, height, and size).
10. Any other comments or recommendations of the Village Engineer, Village Fire Department, and/or Plan Commission.

VILLAGE OF MOUNT HOREB

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

PLAN COMMISSION APPLICATION

PROJECT NAME: Mt. Horeb Primary Center Addition & Renovation

Project Address 207 Academy St. **Parcel Number:** 0606-123-5506-7 & 0606-132-2004-9
Access Dane Link

Zoning Map

Current Zoning R1-Single Family Residential *(select zoning layer in map)* **Future Land Use Zoning:** Government and Institutional *(select future land use layer in map)*

APPLICANT: Mt. Horeb School District - Representative: Steve Salerno, Superintendent	
ADDRESS: 1304 E Lincoln St., Mt. Horeb, WI 53572	
PHONE: 608-437-7010	EMAIL: salernosteve@mounthorebschools.org

OWNER: Mt. Horeb School District - Representative: Steve Salerno, Superintendent	
ADDRESS: 1304 E Lincoln St., Mt. Horeb, WI 53572	
PHONE: 608-437-7010	EMAIL: salernosteve@mounthorebschools.org

PROJECT DESCRIPTION:
Project includes the demolition of the existing Mt. Horeb Early Learning Center building and the construction of a new building addition and renovations to the existing Primary Center building. Additionally, two new parking lots, new sidewalks, a bus drop-off drive, and new playground with hardsurface and rubber surface areas. Site will be graded for stormwater management rate and treatment including two new bio-retention ponds.

OWNER/APPLICANT SIGNATURE: Ann · Johnson **DATE:** 10/1/25

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application		Fee	Public Hearing-
☐ Certificate of Appropriateness (for Central Business Zoning)		No Fee	
☒ Certified Survey Map (CSM)	*scroll to Section 18.61 in schedule*	Schedule	
☐ Certified Survey Map Extraterritorial	*scroll to Section 18.61 in schedule*	Schedule	
☐ Comprehensive Plan Amendment		$150.00	Class One
☒ Conditional Use Permit (changes in USE of property)		$150.00	Class Two
☐ Conditional Use Permit (planned development district)		$200.00	Class Two
☒ Design Review		$100.00	
☐ General Development Plan (GDP)		$200.00	
☐ Specific Improvement Plan (SIP)		$300.00	
☐ Zoning Amendment (changes in zoning)		$150.00	Class Two
☐ Zoning Amendment (planned development district)		$200.00	Class Two

Developer Deposit:

An escrow deposit is required in accordance with the Development Application Agreement.

Total Fee Paid:

_____

Date: _____

Fee Waived By:

_____

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

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

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

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

Application submittals should include:

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

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

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

materials and building dimensions
   b. Colored renderings of all façades of the principal building showing the proposed colors
   c. Building materials samples (upon request)

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

Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Mt. Horeb Public Schools
Mt. Horeb Primary Center School Building Addition and Site Improvements
Village of Mt. Horeb Site Plan Application
10/17/2025

Project Narrative:

The proposed construction project will update and expand the Mt. Horeb Primary Center School to better serve the needs of the Mt. Horeb community. Building updates will include the demolition of the existing Mt. Horeb Early Learning Center of approximately 23,362 sf including surrounding parking, sidewalks and playground. A new approximately 37,000 sf building addition to the existing Mt. Horeb Primary Center including new parking lots, new sidewalks, parent drop-off/pick-up drive, bus drop-off/pick-up drive, asphalt/rubber playground areas, and recreational fields.

Proposed building improvements include:

- New gymnasium.
- New classrooms and special student support areas
- New secure entry and administration spaces
- Renovate library, cafeteria, student support classrooms and indoor recess

Proposed site improvements include:

- Bus drop-off and pick-up lane drive
- Parent drop-off and pick up lane drive
- Staff, parent and visitor parking
- Asphalt surface and rubber surface playground area
- Refuse collection area

The proposed site improvements will additionally include new sewer and storm services to support the new building. Stormwater management will be provided via two bio-retention basin ponds. The proposed project will disturb approximately 12.71 acres of land.

A temporary parent drop-off/pick-up location will be required within public roadways as construction work is in progress for a portion of the construction schedule to accommodate operational needs. Additionally, temporary staff parking along public roadways will be needed for a portion of the construction schedule phasing. These temporary operations are projected to be needed between fall of 2026 and spring of 2027.

Additionally, due to the proposed and existing geothermal system bore field locations being underneath the southwest parking lot, the required landscape plantings for the southwest parking lot are being proposed to be located west along South Second Street. This is to avoid vegetation root system conflicts with the proposed and existing geothermal bore fields.

Site Statistics:

- Existing Zoning: R-1 Residential District
- Proposed Zoning: R-1 Residential District
- Future Zoning: Government & Institutional district
- Current Land Use: Institutional
- Proposed Land Use: Institutional
- Building Materials: See architectural elevations.

Construction Timeline: March 2026 – December 2027

Construction Budget: $27 million

Conditional Use:

Conditional use will be needed for the institutional land use within the existing R-1 residential zoning of the site. Current land use for the site is institutional with the proposed addition and site improvements maintaining the current land use of institutional. The conditional use shall conform to all regulations of the R-1 Residential district in which the site is zoned with any variances requested submitted for review to the Public Works Committee for approval.

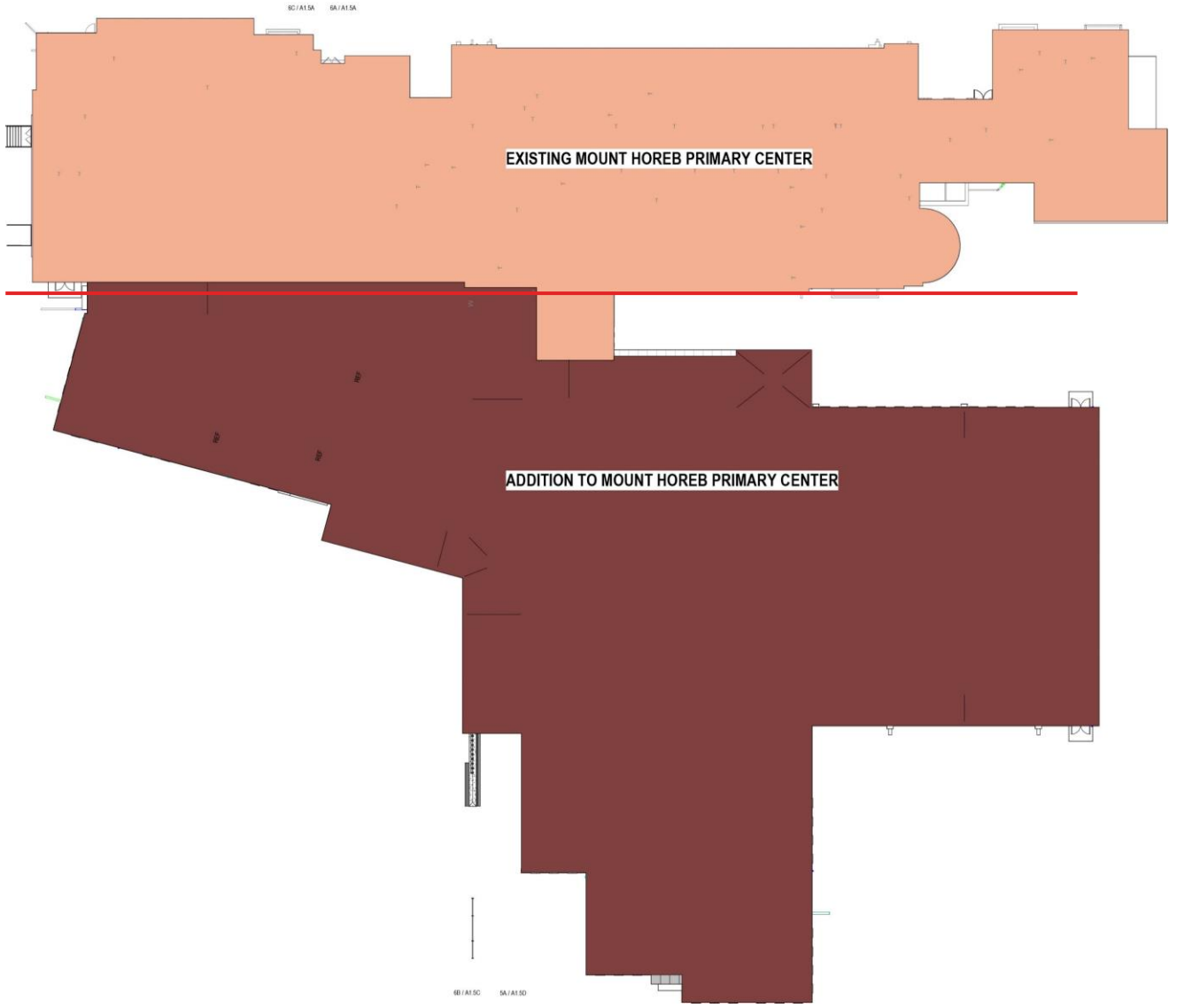
The requested and current conditional use of the property will not impede development of surrounding property. Utilities, site access, and site drainage are being provided and improved with new utilities servicing the addition and current utilities servicing the existing building to remain. New site access drives are being installed with a reduction of one drive along Spellman Street that currently serves the Early Learning Center. Site drainage has been taken into consideration with two new bio-retention basins proposed. Additionally, off-site drainage has been taken into consideration and no impairment to surrounding properties is expected.

The institutional land use requested will not endanger public health, safety, morals, comfort or general welfare of the community. Proposed improvements will improve drop-off/pick-up drives with the removal of the Early Learning Center combining them into one dedicated drop-off/pick-up drive for buses and one dedicated drop-off/pick-up drive for parents in the new proposed single Primary Center building.

Driveway entrances along Academy Street and South Second Street are to maintain the current number of one entrance/exit at Academy Street and located in same location as current driveway. Three entrances/exits staggered along South Second Street are proposed with the current combined south driveways separated from one another to reduce traffic congestion. No change in traffic volume is expected with proposed project and no impairment of other property in the neighborhood is expected as the current permitted institutional use is to remain and currently operates within existing adjacent land uses.

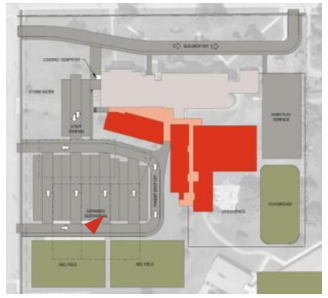
The proposed project is intended to improve the operation, maintenance and welfare of the current and proposed institutional land use and surrounding properties through one combined school facility, site access improvements, updated utility connections, and site drainage considerations.

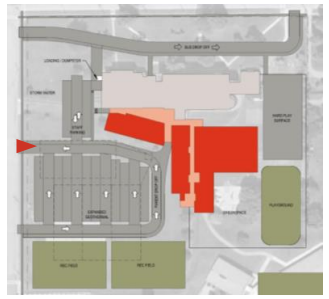
Primary Center
concept plan




MOUNT HOREB ELEMENTARY SCHOOL
2nd Grade Music Concert
11/4/25 at 2:00PM


MOUNT HOREB ELEMENTARY SCHOOL

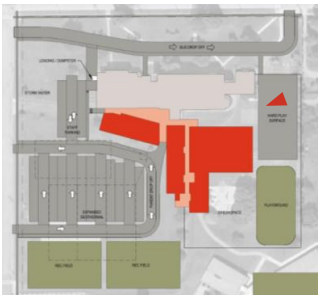


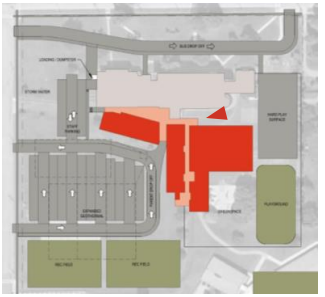



MOUNT HOREB ELEMENTARY SCHOOL









ADDITION AND RENOVATION

MOUNT HOREB PRIMARY CENTER

207 ACADEMY STREET
MOUNT HOREB, WI 53572



PLAN COMMISSION REVIEW
10/16/2025





MOUNT HOREB PRIMARY CENTER
MOUNT HOREB EARLY LEARNING CENTER

NORTH

PROJECT SITE LOCATION MAPS

Civil

Point of Beginning, Inc.
4941 Kirschling Court
Stevens Point, WI 54481
(715) 344-9999

Landscape

Point of Beginning, Inc.
4941 Kirschling Court
Stevens Point, WI 54481
(715) 344-9999

Structural

Ambrose Engineering, Inc.
W66 N215 Commerce Court, Suite #100
Cedarburg, WI 53012
(262) 377-7602

Food Service

The Boelter Companies
4200 N. Port Washington Road
Milwaukee, WI 53212
(414) 967-4204

Geo-Thermal Borefield

IMEG
2310 Crossroads Drive
Suite 3000
Madison, WI 53718
(608) 223-9600

Mechanical

MSA Professional Services, Inc.
12308 Corporate Parkway, Suite 400
Mequon, WI 53092
(262) 243-9090

Plumbing & Fire Protection

MSA Professional Services, Inc.
220 East Buffalo Street, Suite 201
Milwaukee, WI 53202
(414) 296-4333

Electrical

MSA Professional Services, Inc.
116 Fremont Street, PO Box 235
Kiel, WI 53042
(920) 894-7800

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A0.0.1	LOWER LEVEL DEMOLITION RCP - UNIT A&B
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A4.3	WALL SECTIONS

BRAY ARCHITECTS

Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan • Davenport
Moline • Saint Paul

www.brayarch.com

ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

Issued for:
PLAN COMMISSION REVIEW
10/16/2025

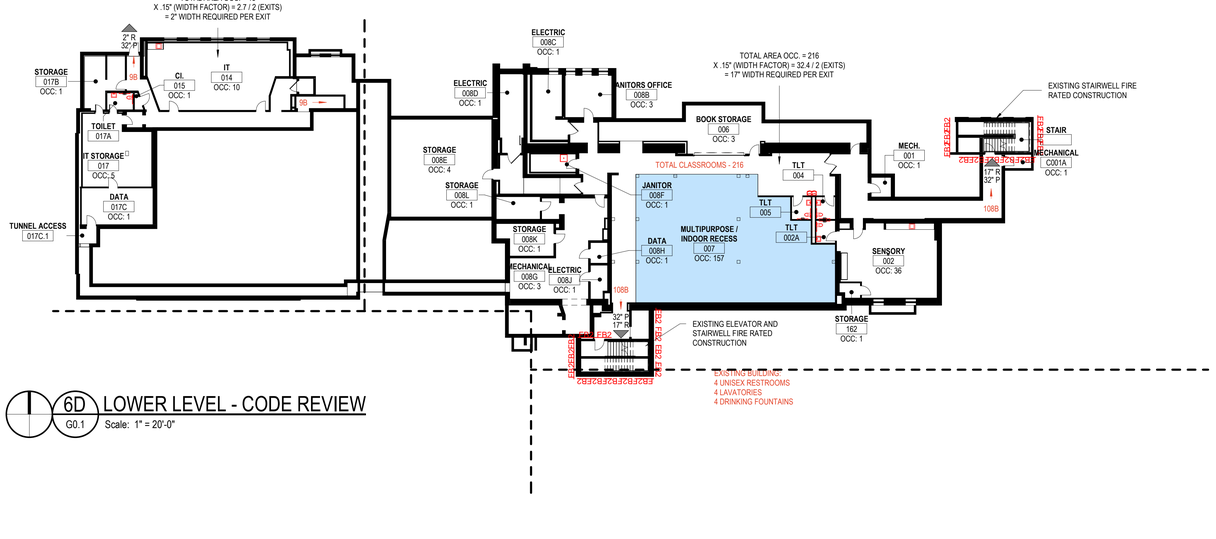
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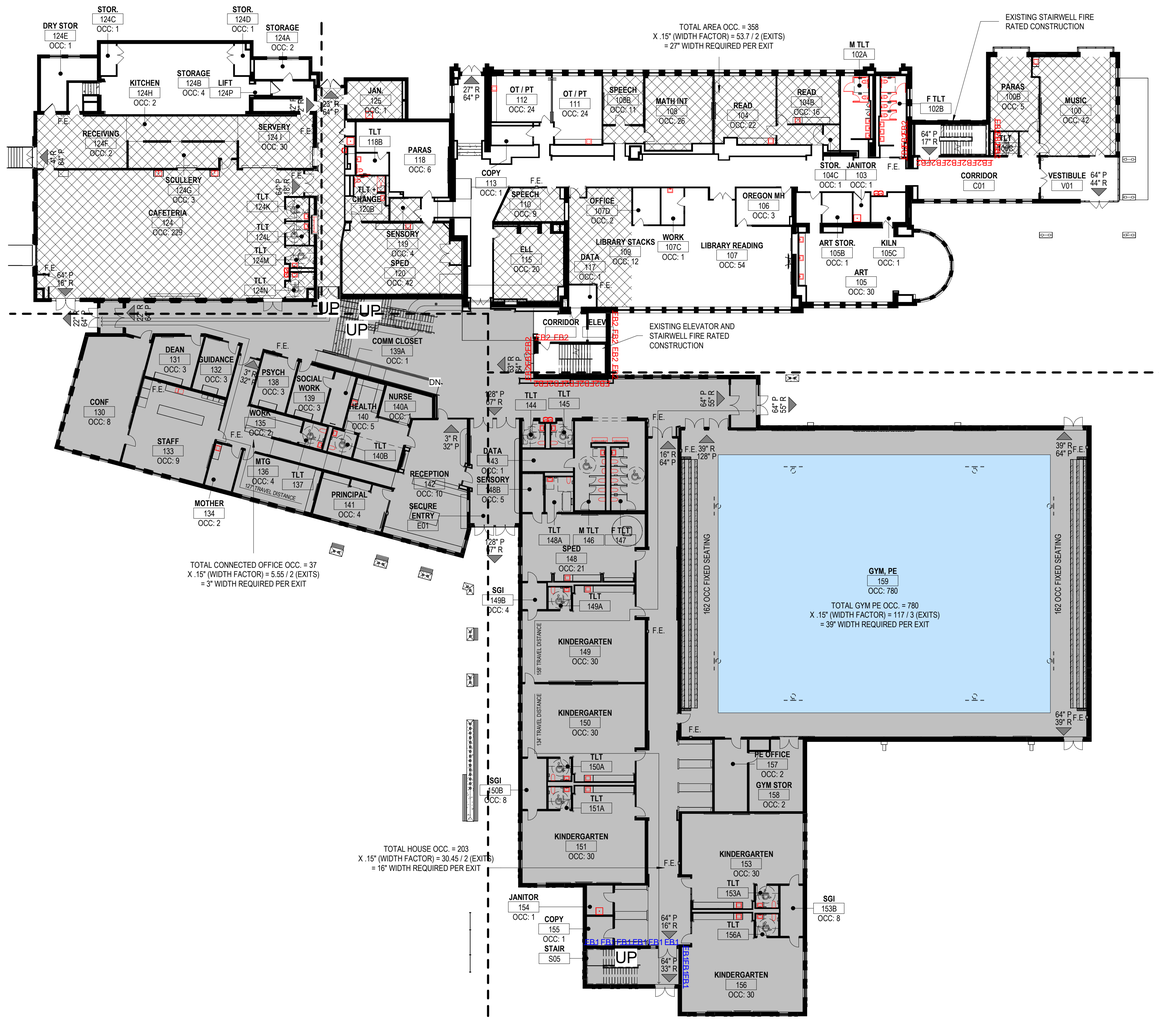
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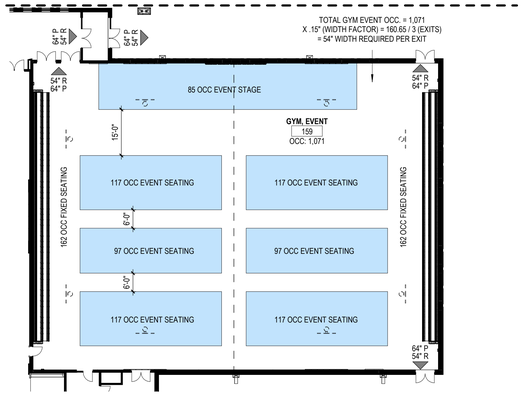
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6D G0.1 LOWER LEVEL - CODE REVIEW
Scale: 1" = 20'-0"



6A G0.1 FIRST FLOOR - CODE REVIEW
Scale: 1" = 20'-0"



3B G0.1 FIRST FLOOR - CODE REVIEW - STAGE SCENARIO
Scale: 1" = 20'-0"

FIRE RESISTIVE & CODE REVIEW LEGEND

NOTE: THIS SHEET TO BE PRINTED IN COLOR

WORK IN EXISTING BUILDING

BUILDING ADDITION

ROOM NAME 101 45 — ROOM NAME / ROOM NUMBER / ROOM OCCUPANT LOAD

F.E. — FIRE EXTINGUISHER

27" R 37" P — EGRESS DIRECTION / EGRESS WIDTH REQUIRED / EGRESS WIDTH PROVIDE

FB1 FB1 FB1 — FIRE BARRIER 1 HOUR
FB2 FB2 FB2 — FIRE BARRIER 2 HOUR
FB3 FB3 FB3 — FIRE BARRIER 3 HOUR
FB4 FB4 FB4 — FIRE BARRIER 4 HOUR

FP0.5 FP0.5 FP0.5 — FIRE PARTITION 0.5 HOUR
FP1 FP1 FP1 — FIRE PARTITION 1 HOUR

2HR 2HR 2HR — RATED CONSTRUCTION 2 HOUR

PROJECT DATA

SITE ADDRESS:	207 Academy St Mt Horeb, WI 53572
COUNTY:	Dane County
APPLICABLE CODES:	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL EXISTING BUILDING CODE WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)

BUILDING #A (EXISTING & ADDITION)
BUILDING RENOVATION & ADDITION
PRIMARY OCCUPANCY = E
CONSTRUCTION TYPE = IIIB
NUMBER OF STORIES = THREE STORY + BASEMENT
SPRINKLERED BUILDING

BUILDING AREA:
EXISTING 1ST FLOOR BUILDING AREA = ~ 25,989 SF
RENOVATED AREA = ~ 17,626 SF
ADDITION AREA = ~ 37,612 SF
1ST FLOOR TOTAL AREA = ~ 63,601 SF

MAXIMUM BUILDING HEIGHT PER TABLE 504.3 = 75' W/ SPRINKLER SYSTEM
MAXIMUM NUMBER OF STORIES PER TABLE 504.4 = 3 STORIES W/ SPRINKLER SYSTEM
ALLOWABLE AREA PER TABLE 506.2 = 43,500 SF MULTISTORY & SPRINKLERED
FRONTAGE INCREASE:
TOTAL PERIMETER = 1,770 LF
FRONTAGE PERIMETER = 1,580 LF
CALCULATED FRONTAGE AREA INCREASE (62%) = 26,970 SF
TOTAL ALLOWABLE BUILDING AREA = 70,470 SF

EXISTING 2ND FLOOR BUILDING AREA = ~ 15,117 SF
RENOVATED AREA = ~ 95 SF
ADDITION AREA = ~ 16,578 SF
2ND FLOOR TOTAL AREA = ~ 31,695 SF

EXISTING 3RD FLOOR BUILDING AREA = ~ 12,547 SF
RENOVATED AREA = ~ 2,884 SF

TOTAL ADDITION AREA: 54,190 SF
TOTAL EXISTING AREA: 53,653 SF
TOTAL RENOVATION AREA: 20,605 SF, LEVEL 2 ALTERATION, <50% TOTAL AREA

OCCUPANT LOAD, SCENARIO 1:
PER TYPE:
E OOC = 2,757 OCCUPANTS
A-2 OCC = 0 OCCUPANTS
TOTAL OCCUPANCY = 2,757 OCCUPANTS

OCCUPANT LOAD, SCENARIO 2:
PER TYPE:
E OOC = 0 OCCUPANTS
A-2 OCC = 1,071 OCCUPANTS
TOTAL OCCUPANCY = 1,071 OCCUPANTS

EGRESS INFO:
1005.1 - MEANS OF EGRESS SIZING
EGRESS DOOR WIDTH REQUIRED (IBC 1005.3.2 EX #1) = 2,757 X .15 = 413.6"
EGRESS DOOR WIDTH PROVIDED = 864"
1006.3.1 - MIN. OF (4) EXITS >1000 OCC.
1014.3 - COMMON PATH OF TRAVEL = 75' MAX
1017.2 - EXIT ACCESS TRAVEL DISTANCE = 250' MAX W/ SPRINKLER
1020.1 - CORRIDOR RATING = 0 HR WITH SPRINKLER
1020.2 - CORRIDOR WIDTH = 72" MIN SERVING >100 OCC.
1020.4 EXIR2 - DEAD END CORRIDOR = 90' MAX WITH SPRINKLER

SANITARY FIXTURE CALCULATIONS

SCENARIO #1: RESTROOMS FOR TYPICAL SCHOOL DAY BASED ON MAXIMUM EXPECTED STUDENT ENROLLMENT & CURRENT STAFF COUNTS* ('E' OCCUPANCY USE)
TOTAL 'E' OCCUPANTS: 2,757 (1,379 MEN & 1,379 WOMEN)

	WATER CLOSETS		LAVATORIES		INDIVIDUAL USE RESTROOMS	DRINK FOUNTAINS
	M (1:50)	W (1:50)	M (1:50)	W (1:50)		1:100
FORMULA						
REQUIRED	28	28	28	28	0	28

SCENARIO #2: RESTROOMS FOR A GYMNASIUM AND STAGE EVENT W/ CAFETERIA OPEN ('A-3' OCCUPANCY USE)
TOTAL 'A-3' OCCUPANTS: 1,071 (535 MEN & 536 WOMEN)

	WATER CLOSETS		LAVATORIES		INDIVIDUAL USE RESTROOMS	DRINK FOUNTAINS
	M (1:125)	W (1:65)	M (1:200)	W (1:200)		1:500
FORMULA						
REQUIRED	5	9	3	3	0	3

SCENARIO #1: TOTAL FIXTURES PROVIDED

	WATER CLOSETS		LAVATORIES		INDIVIDUAL USE RESTROOMS**	DRINK FOUNTAINS
	MEN****	WOMEN	MEN	WOMEN		
EXISTING BUILDING	8 U / 6 WC	13	9	9	14**	36***
ADDITION	4 U / 4 WC	8	6	6	16**	16***
TOTAL	12 U / 10 WC	21	15	15	30**	52***
TOTAL W/ INDIV. USE	12 U / 25 WC	36	30	30		52***

SCENARIO #2: TOTAL FIXTURES PROVIDED

EXISTING	WATER CLOSETS		LAVATORIES		INDIVIDUAL USE RESTROOMS**	DRINK FOUNTAINS
	MEN****	WOMEN	MEN	WOMEN		
EXISTING BUILDING	2 U / 2 WC	4	3	3	7**	11***
ADDITION	2 U / 3 WC	5	3	3	2**	4***
TOTAL W/ INDIV. USE	4 U / 9 WC	14	10	11		15***

*SPS 362.2902 (1) (e) ALLOWS THE REQUIRED TOILET FIXTURE COUNT TO BE BASED ON ACTUAL OCCUPANT LOAD RATHER THAN THE LOAD DETERMINED BY SQUARE FOOTAGE.

EXPECTED STUDENT ENROLLMENT: 430 STUDENTS
CURRENT STAFF: 86 STAFF
TOTAL OCCUPANCY ~516 OCCUPANTS

SCENARIO #1 (FULL SCHOOL) AND SCENARIO #2 (GYMNASIUM EVENT) ARE NOT EXPECTED TO TAKE PLACE AT THE SAME TIME. BOTH SCENARIO #1 AND SCENARIO #2 CAN BE MEET BY PROVIDED FIXTURES.

** UNISEX TOILETS CAN BE USED TOWARD MENS OR WOMENS REQUIRED FIXTURE TOTAL (MEN'S AND WOMEN'S TOTAL FIXTURES SHOWN ABOVE DO NOT INCLUDE ANY UNISEX FIXTURES)

*** (13) WALL MOUNTED DRINK FOUNTAINS AND (39) DRINK FOUNTAINS PROVIDED AT CLASSROOM SINKS

**** SPS 362.2902 - 66% OF WATER CLOSETS (WC) CAN BE URINALS (U) IN BOTH 'E' AND 'A' OCCUPANCIES

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Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

Issued for:
PLAN COMMISSION REVIEW
10/16/2025

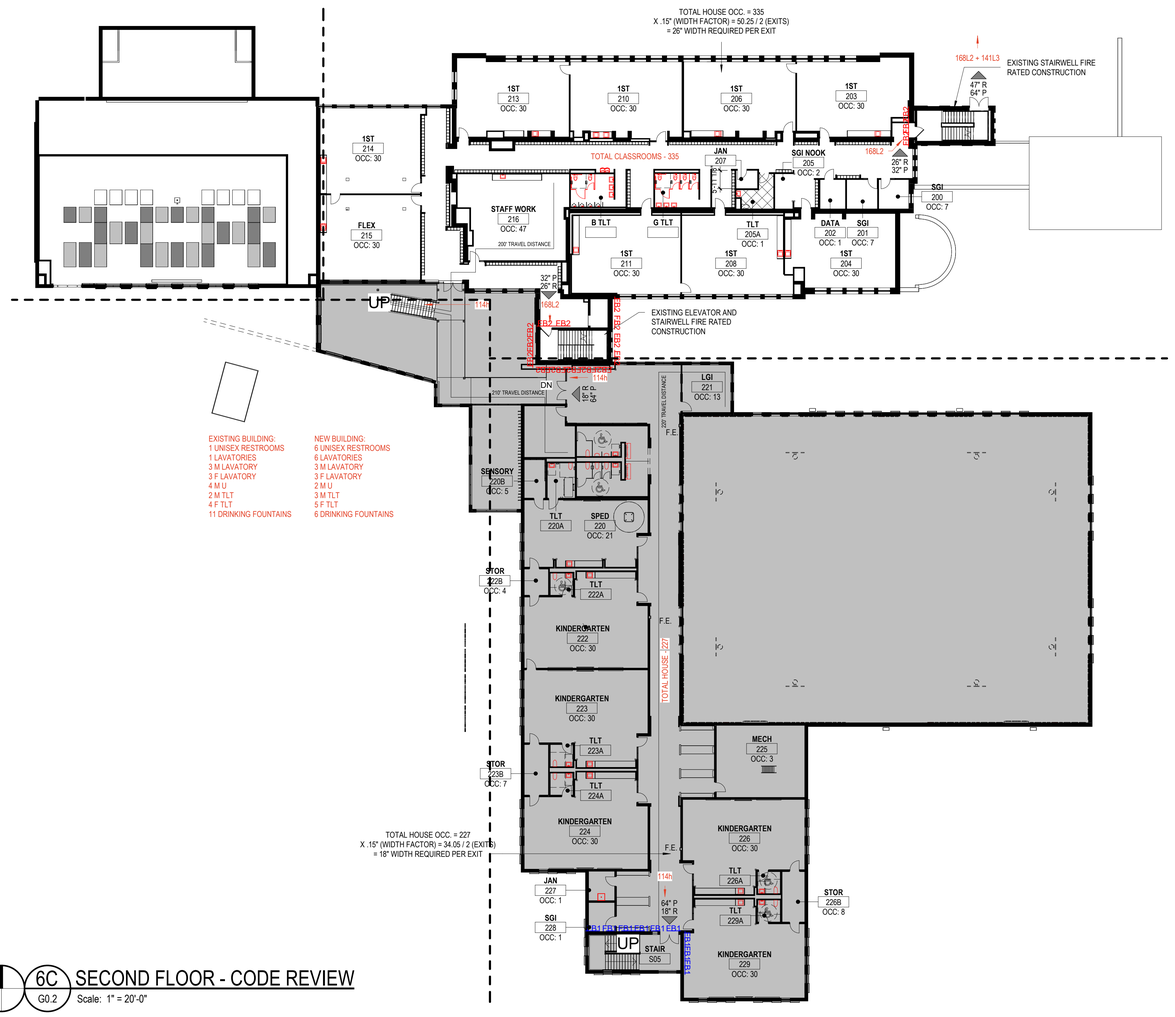
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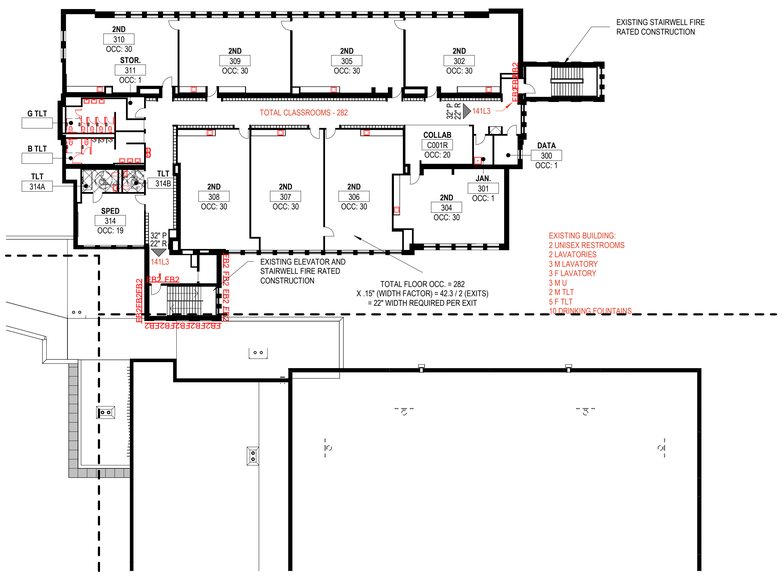
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6C SECOND FLOOR - CODE REVIEW

G0.2 Scale: 1" = 20'-0"



6A THIRD FLOOR - CODE REVIEW

G0.2 Scale: 1" = 20'-0"

FIRE RESISTIVE & CODE REVIEW LEGEND

NOTE: THIS SHEET TO BE PRINTED IN COLOR

WORK IN EXISTING BUILDING

BUILDING ADDITION

ROOM NAME / 101 / 45 — ROOM NAME, ROOM NUMBER, ROOM OCCUPANT LOAD

F.E. — FIRE EXTINGUISHER

27" R / 37" P — EGRESS DIRECTION, EGRESS WIDTH REQUIRED, EGRESS WIDTH PROVIDE

FB1 FB1 FB1 — FIRE BARRIER 1 HOUR

FB2 FB2 FB2 — FIRE BARRIER 2 HOUR

FB3 FB3 FB3 — FIRE BARRIER 3 HOUR

FB4 FB4 FB4 — FIRE BARRIER 4 HOUR

FP0.5 FP0.5 FP0.5 — FIRE PARTITION 0.5 HOUR

FP1 FP1 FP1 — FIRE PARTITION 1 HOUR

2HR 2HR 2HR — RATED CONSTRUCTION 2 HOUR

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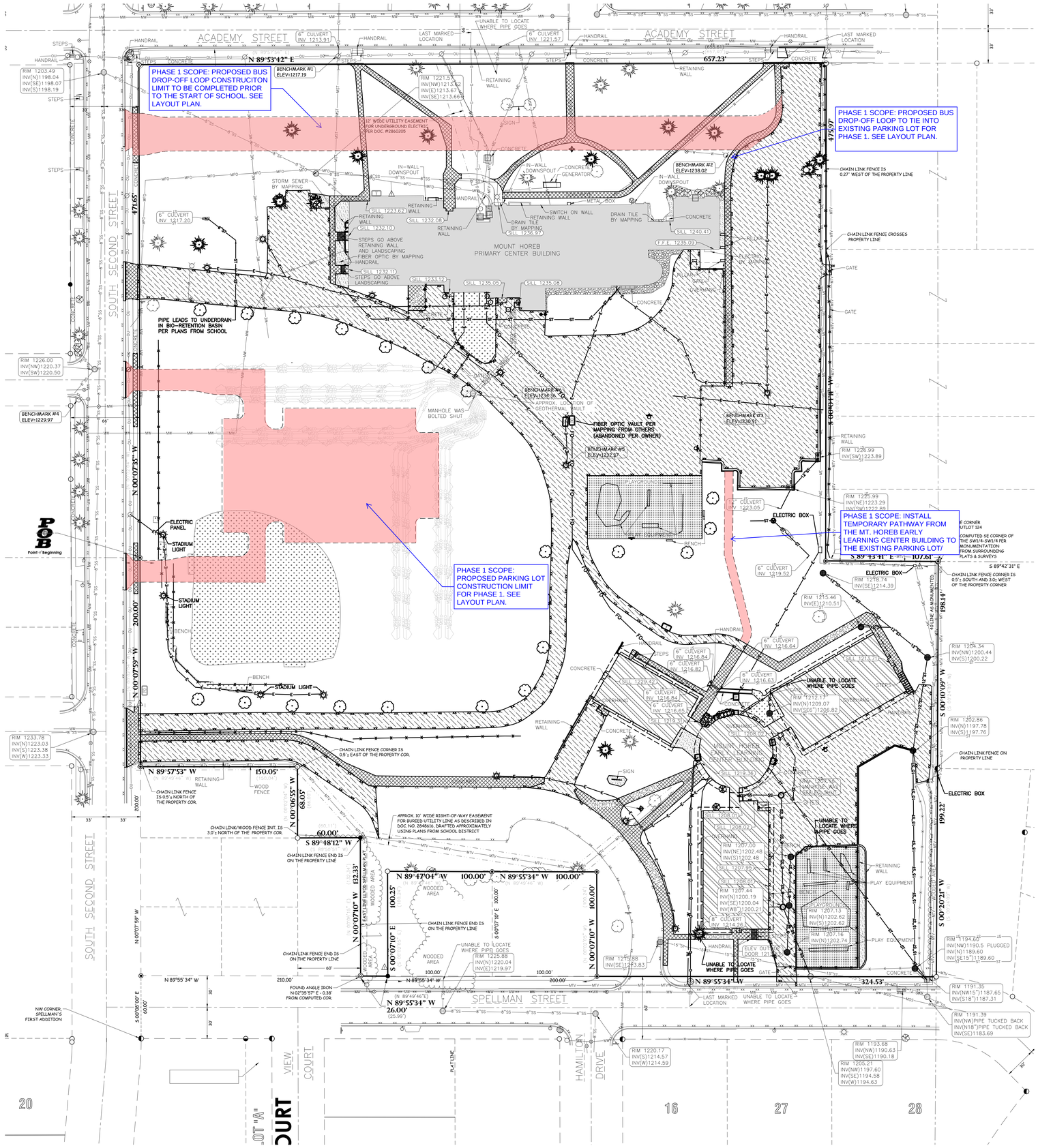
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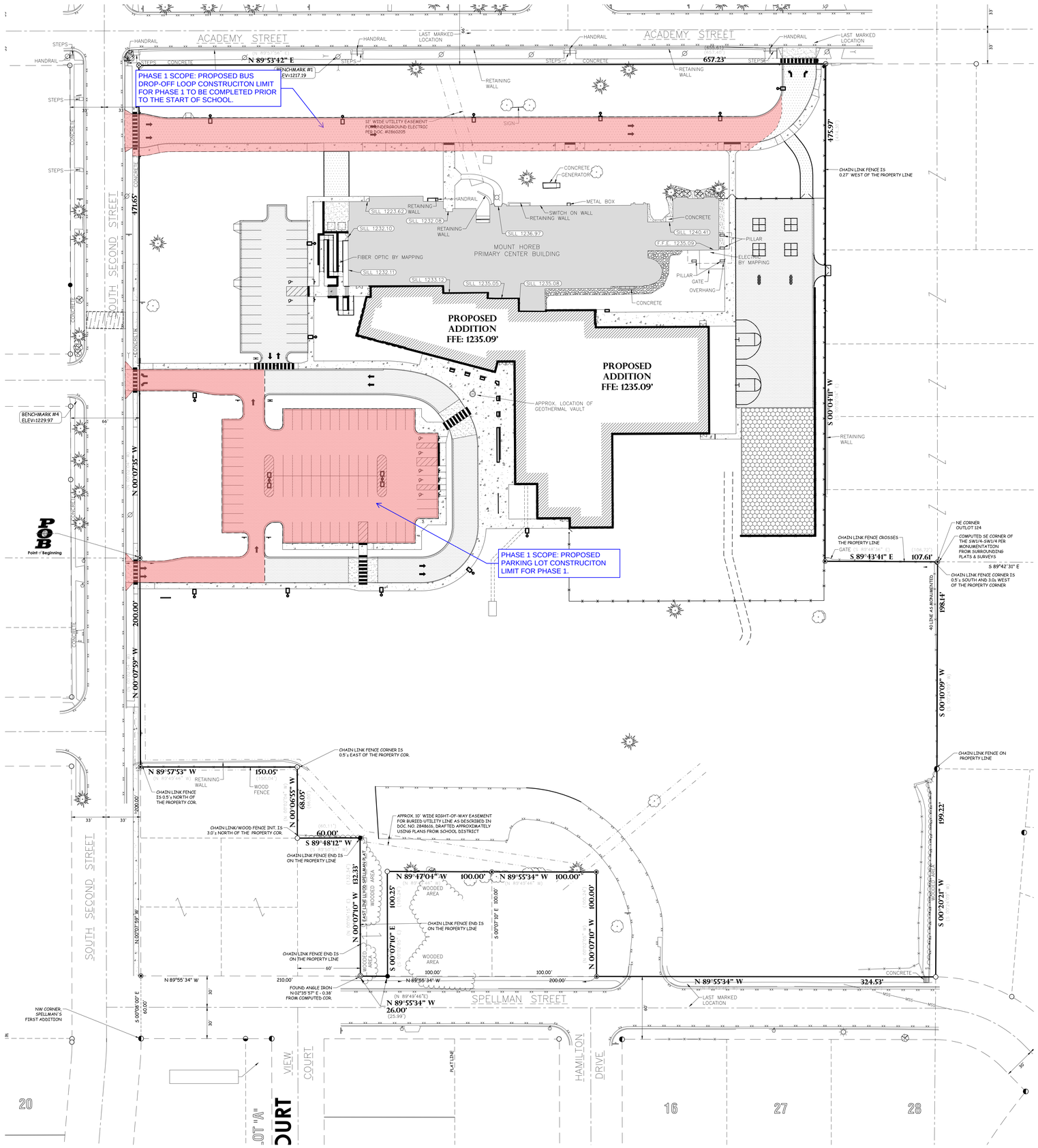
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PHASE 1 SCOPE: PROPOSED BUS DROP-OFF LOOP CONSTRUCITON LIMIT TO BE COMPLETED PRIOR TO THE START OF SCHOOL. SEE LAYOUT PLAN.
PHASE 1 SCOPE: PROPOSED BUS DROP-OFF LOOP TO TIE INTO EXISTING PARKING LOT FOR PHASE 1. SEE LAYOUT PLAN.
PHASE 1 SCOPE: INSTALL TEMPORARY PATHWAY FROM THE MT. HOREB EARLY LEARNING CENTER BUILDING TO THE EXISTING PARKING LOT/
PHASE 1 SCOPE: PROPOSED PARKING LOT CONSTRUCTION LIMIT FOR PHASE 1. SEE LAYOUT PLAN.
ACADEMY STREET
SOUTH SECOND STREET
SPELLMAN STREET
HAMILTON DRIVE
MOUNT HOREB PRIMARY CENTER BUILDING
N 89°53'42" E
657.23'
S 89°43'41" E 107.61'
S 89°42' 31" E
N 89°57'53" W
150.05'
S 89°48'12" W
60.00'
N 89°47'04" W 100.00'
N 89°55'34" W 100.00'
N 89°55'34" W 324.53'
N 89°55'34" W 26.00'
N 00°07'35" W
S 00°00'48" W
S 00°10'09" W
S 00°20'21" W
N 00°06'55" W 68.05'
N 00°07'10" W 132.33'
S 00°07'10" E 100.25'
N 00°07'10" W 100.00'
S 00°07'10" E 100.00'
471.65'
475.97'
200.00'
198.14'
199.22'
210.00'
BENCHMARK #1 ELEV=1217.19
BENCHMARK #2 ELEV=1238.02
BENCHMARK #3 ELEV=1230.91
BENCHMARK #4 ELEV=1229.97
BENCHMARK #5 ELEV=1232.37
BENCHMARK #6 ELEV=1234.35
PIPE LEADS TO UNDERDRAIN IN BIO-RETENTION BASIN PER PLANS FROM SCHOOL
FIBER OPTIC VAULT PER MAPPING FROM OTHERS (ABANDONED PER OWNER)
APPROX. LOCATION OF GEOTHERMAL WELL
MANHOLE WAS BOLTED SHUT
ELECTRIC PANEL
STADIUM LIGHT
BENCH
CHAIN LINK FENCE IS 0.5'± NORTH OF THE PROPERTY COR.
CHAIN LINK FENCE CORNER IS 0.5'± EAST OF THE PROPERTY COR.
CHAIN LINK FENCE IS 0.27' WEST OF THE PROPERTY LINE
CHAIN LINK FENCE CROSSES PROPERTY LINE
CHAIN LINK FENCE ON PROPERTY LINE
CHAIN LINK FENCE CORNER IS 0.5'± SOUTH AND 3.0± WEST OF THE PROPERTY CORNER
CHAIN LINK FENCE END IS ON THE PROPERTY LINE
CHAIN LINK/WOOD FENCE INT. IS 3.0'± NORTH OF THE PROPERTY COR.
APPROX. 10' WIDE RIGHT-OF-WAY EASEMENT FOR BURIED UTILITY LINE AS DESCRIBED IN DOC. NO. 2848610, DRAFTED APPROXIMATELY USING PLANS FROM SCHOOL DISTRICT
12' WIDE UTILITY EASEMENT FOR UNDERGROUND ELECTRIC PER DOC. #2860205
STORM SEWER BY MAPPING
IN-WALL DOWNSPOUT
CONCRETE GENERATOR
METAL BOX
SWITCH ON WALL
DRAIN TILE BY MAPPING
STEPS GO ABOVE RETAINING WALL AND LANDSCAPING
FIBER OPTIC BY MAPPING
HANDRAIL
RETAINING WALL
CONCRETE
PILLAR
GATE
ELECTRIC ON PANEL
F.F.E. 1235.09
SILL 1232.10
SILL 1232.08
SILL 1223.62
SILL 1232.11
SILL 1253.12
SILL 1235.09
SILL 1235.08
SILL 1240.41
SILL 1225.97
SILL 1208.07
SILL 1208.01
SILL 1208.00
SILL 1207.95
SILL 1207.85
SILL 1207.80
SILL 1207.75
SILL 1207.70
SILL 1207.65
SILL 1207.60
SILL 1207.55
SILL 1207.50
SILL 1207.45
SILL 1207.40
SILL 1207.35
SILL 1207.30
SILL 1207.25
SILL 1207.20
SILL 1207.15
SILL 1207.10
SILL 1207.05
SILL 1207.00
SILL 1206.95
SILL 1206.90
SILL



PHASING LEGEND	THIS SHEET TO BE PRINTED IN COLOR
PHASE 1: BUS DRIVE CONSTRUCTION PARKING LOT CONSTRUCTION	MARCH 1 2026 - SEPTEMBER 2, 2026
NOTE: NEW BUS DROP OFF TO THE NORTH AND NEW PARKING MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2026	
PHASE 2: PARKING LOT CONSTRUCTION PLAYGROUND CONSTRUCTION EXISTING SPEECH ROOM DEMO/TEMPORARY ELEVATOR ACCESS CONSTRUCTION	JUNE 12 2026 - SEPTEMBER 2, 2026
NOTE: NEW STAFF PARKING AND NEW PLAYGROUND TO THE SOUTH OF EXISTING PARKING CANNOT BE STARTED PRIOR TO LAST DAY OF 2025-26 SCHOOL YEAR AND MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2026	
PHASE 3: GYM, CLASSROOM, OFFICE ADDITION	JUNE 12 2026 - AUGUST 31, 2027
NOTE: ADDITION CONSTRUCTION CANNOT BE STARTED PRIOR TO LAST DAY OF 2025-26 SCHOOL YEAR AND MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2027	
PHASE 4: LIBRARY RENOVATION SPED/INTERVENTION RENOVATION	JUNE 11 2027 - AUGUST 31, 2027
NOTE: RENOVATION CANNOT BE STARTED PRIOR TO LAST DAY OF 2026-27 SCHOOL YEAR AND MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2027	
PHASE 5: NEW CAFETERIA RENOVATION EARLY CHILDHOOD CENTER DEMOLITION SITE WORK	JUNE 11 2027 - ??
NOTE: RENOVATION, DEMOLITION, AND SITEWORK CANNOT BE STARTED PRIOR TO LAST DAY OF 2026-27 SCHOOL YEAR	
PHASE 6: INDOOR RECESS RENOVATION	?? - ??
NOTE: RENOVATION CANNOT BE STARTED PRIOR TO COMPLETION OF PHASE 5	

0' 40' 80'
1" = 40'

N

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POB Project: 25.0087
Drawn: XXX Checked: JJL

CIVIL ENGINEERING DESIGN BY:
POB Point of Beginning

Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

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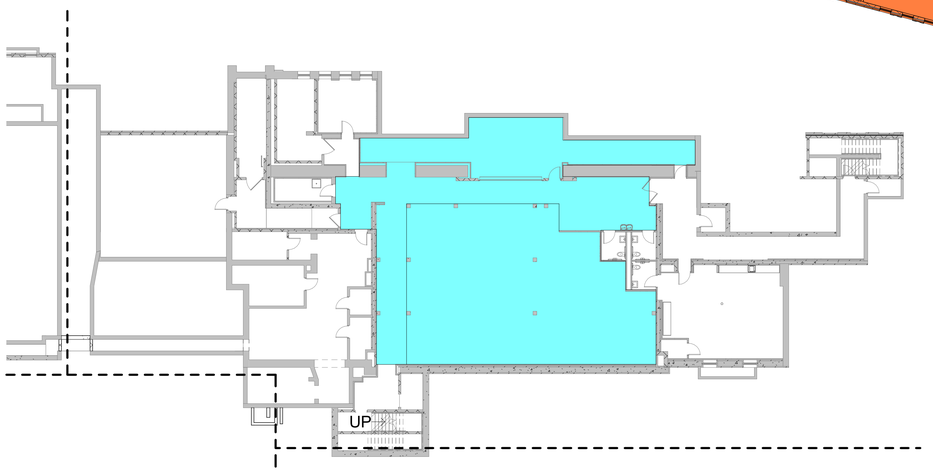
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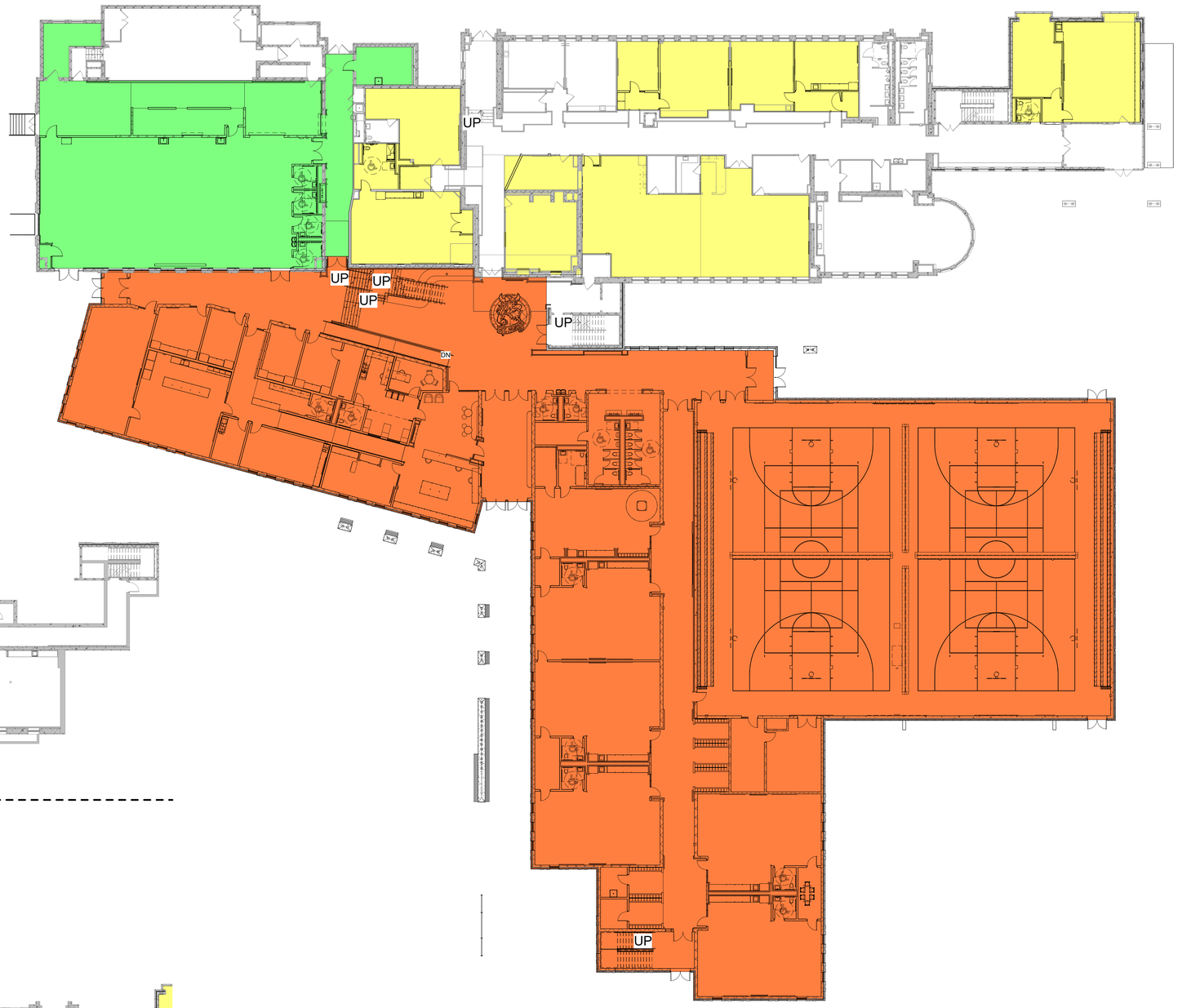
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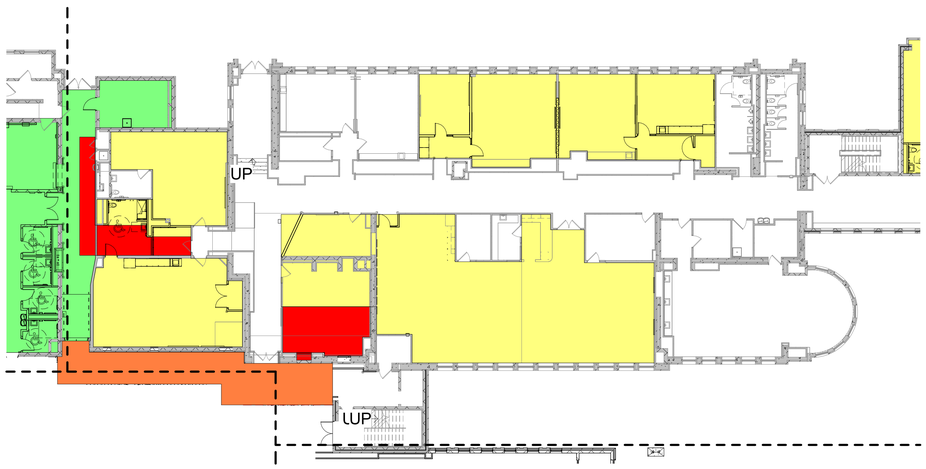
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4 G0.5 LOWER LEVEL - OVERALL - PHASING
Scale: 1/16" = 1'-0"



2 G0.5 FIRST FLOOR - OVERALL - PHASING
Scale: 1/16" = 1'-0"



1 G0.5 FIRST FLOOR - PHASE 2 PLAN
Scale: 1/16" = 1'-0"

PHASING LEGEND

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PHASE 1: BUS DRIVE CONSTRUCTION — MARCH 1 2026 - SEPTEMBER 2, 2026
PARKING LOT CONSTRUCTION

NOTE: NEW BUS DROP OFF TO THE NORTH AND NEW PARKING MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2026

PHASE 2: PARKING LOT CONSTRUCTION — JUNE 12 2026 - SEPTEMBER 2, 2026
PLAYGROUND CONSTRUCTION
EXISTING SPEECH ROOM DEMO/TEMPORARY ELEVATOR ACCESS CONSTRUCTION

NOTE: NEW STAFF PARKING AND NEW PLAYGROUND TO THE SOUTH OF EXISTING PARKING CANNOT BE STARTED PRIOR TO LAST DAY OF 2025-26 SCHOOL YEAR AND MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2026

PHASE 3: GYM, CLASSROOM, OFFICE ADDITION — JUNE 12 2026 - AUGUST 31, 2027

NOTE: ADDITION CONSTRUCTION CANNOT BE STARTED PRIOR TO LAST DAY OF 2025-26 SCHOOL YEAR AND MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2027

PHASE 4: LIBRARY RENOVATION — JUNE 11 2027 - AUGUST 31, 2027
SPED/INTERVENTION RENOVATION

NOTE: RENOVATION CANNOT BE STARTED PRIOR TO LAST DAY OF 2026-27 SCHOOL YEAR AND MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2027

PHASE 5: NEW CAFETERIA RENOVATION — JUNE 11 2027 - ??
EARLY CHILDHOOD CENTER DEMOLITION
SITE WORK

NOTE: RENOVATION, DEMOLITION, AND SITEWORK CANNOT BE STARTED PRIOR TO LAST DAY OF 2026-27 SCHOOL YEAR

PHASE 6: INDOOR RECESS RENOVATION — ?? - ??

NOTE: RENOVATION CANNOT BE STARTED PRIOR TO COMPLETION OF PHASE 5

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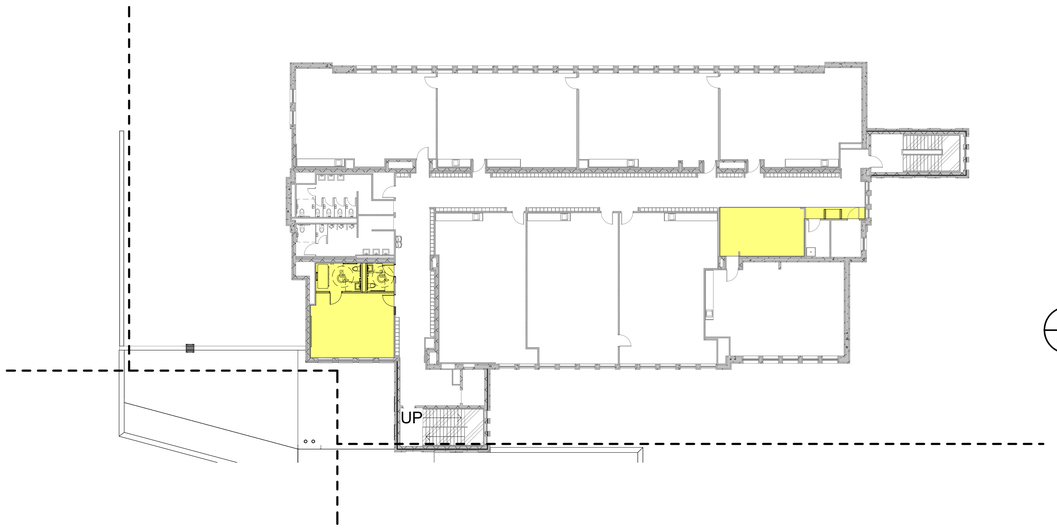
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3 G0.6 SECOND FLOOR - OVERALL - PHASING
Scale: 1/16" = 1'-0"



4 G0.6 THIRD FLOOR - OVERALL - PHASING
Scale: 1/16" = 1'-0"

PHASING LEGEND

THIS SHEET TO BE PRINTED IN COLOR

PHASE 1: BUS DRIVE CONSTRUCTION — MARCH 1 2026 - SEPTEMBER 2, 2026
PARKING LOT CONSTRUCTION

NOTE: NEW BUS DROP OFF TO THE NORTH AND NEW PARKING MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2026

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EXISTING SPEECH ROOM DEMO/TEMPORARY ELEVATOR ACCESS CONSTRUCTION

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PHASE 3: GYM, CLASSROOM, OFFICE ADDITION — JUNE 12 2026 - AUGUST 31, 2027

NOTE: ADDITION CONSTRUCTION CANNOT BE STARTED PRIOR TO LAST DAY OF 2025-26 SCHOOL YEAR AND MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2027

PHASE 4: LIBRARY RENOVATION — JUNE 11 2027 - AUGUST 31, 2027
SPED/INTERVENTION RENOVATION

NOTE: RENOVATION CANNOT BE STARTED PRIOR TO LAST DAY OF 2026-27 SCHOOL YEAR AND MUST BE COMPLETED PRIOR TO FIRST DAY OF SCHOOL 2027

PHASE 5: NEW CAFETERIA RENOVATION — JUNE 11 2027 - ??
EARLY CHILDHOOD CENTER DEMOLITION
SITE WORK

NOTE: RENOVATION, DEMOLITION, AND SITEWORK CANNOT BE STARTED PRIOR TO LAST DAY OF 2026-27 SCHOOL YEAR

PHASE 6: INDOOR RECESS RENOVATION — ?? - ??

NOTE: RENOVATION CANNOT BE STARTED PRIOR TO COMPLETION OF PHASE 5

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SYMBOL LEGEND

MATERIAL SYMBOLS

- ALUMINUM
- BATT INSULATION
- CONCRETE
- CONCRETE BLOCK
- EARTH
- FACE BRICK
- FINISH WOOD
- GRAVEL
- GROUT
- GYPSUM BOARD
- PLYWOOD
- RIGID INSULATION
- ROUGH LUMBER
- SAND
- SPRAY APPLIED INSULATION
- STEEL

GRAPHIC SYMBOLS

- ROOM NAME 101 — ROOM NAME / ROOM NUMBER
- 1 / A101 — BUILDING SECTION NUMBER / SHEET NUMBER
- 1 / A101 — WALL SECTION NUMBER / SHEET NUMBER
- 1 / A101 — DETAIL NUMBER / SHEET NUMBER
- #HH#A.H. — DOOR NUMBER
- BLA400.4 — BORROWED LITE TYPE
- W400.4 — WINDOW TYPE / STOREFRONT TYPE / CURTAIN WALL TYPE
- ? — DEMO KEYNOTE
- ? — KEYNOTE
- X#B — WALL TYPE
- VERTICAL WORKING POINT ELEVATION
- #B — REVISION
- NORTH ARROW / PLAN NORTH
- EXTERIOR ELEVATION NUMBER / SHEET NUMBER
- INTERIOR ELEVATION NUMBER / SHEET NUMBER
- EXISTING WALL / EXISTING DOOR
- DEMOLISHED WALL / DEMOLISHED DOOR
- NEW WALL / NEW DOOR
- 0 — EXISTING GRID LINES
- 0 — NEW GRID LINES

PROJECT KEYNOTE LEGEND

ACM-1	ALUMINUM COMPOSITE PANEL
ACM-2	ALUMINUM COMPOSITE PANEL
ACR-1	ACOUSTICAL CEILING REFLECTOR - GREEN - SEE INTERIOR FINISH LEGEND
ACR-2	ACOUSTICAL CEILING REFLECTOR - BLUE - SEE INTERIOR FINISH LEGEND
ACR-3	ACOUSTICAL CEILING REFLECTOR - LIGHT BLUE - SEE INTERIOR FINISH LEGEND
AE-1	SAFETY WALL PADS
AE-2	SAFETY WALL CORNER PADS
AE-4	GYMNASIUM DIVIDERS
AE-5	SCOREBOARD
AE-6	VOLLEY BALL STANDARD FLOOR INSERTS WITH COVER
AE-9	BASKETBALL BACKBOARD AND HOOP SYSTEM
AED-1	AUTOMATIC EXTERNAL DEFIBRILLATOR, CABINET, AND SIGN
AV-1	FLAT SCREEN MONITOR, WALL MOUNTED - OWNER FURNISHED/OWNER INSTALLED
BAF-1	CEILING BAFFLE - SEE INTERIOR FINISH LEGEND
BIC-1	BICYCLE RACK
CBR-3	COUNTERTOP BRACKET (CONCEALED MOUNT)
CPT-1	CARPET - SEE INTERIOR FINISH LEGEND
CPT-2	CARPET - SEE INTERIOR FINISH LEGEND
CS-1	CAST STONE SILL, SEE 2C/A5.0
CS-2	CAST STONE SILL, SEE 2C/A5.0
CS-3	CAST STONE SILL, SEE 2C/A5.0
CS-4	CAST STONE SILL, SEE 2C/A5.0
CS-5	CAST STONE SILL, SEE 2C/A5.0
CS-6	CAST STONE SILL, SEE 2C/A5.0
CS-7	CAST STONE SILL, SEE 2C/A5.0
D02	REMOVE DOOR, DOOR FRAME, SIDELITE FRAME, TRANSOM WINDOW AND WOOD PANELING.
D03	REMOVE DOOR, DOOR HARDWARE, AND DOOR FRAME.
D04	REMOVE DOOR, DOOR HARDWARE, DOOR FRAME, AND ADJACENT SIDE LITES.
D06	REMOVE ACCORDION FOLDING DOOR AND ALL ASSOCIATED SUPPORTS AND HARDWARE.
D10	REMOVE WINDOW, PATCH AND PREP FOR NEW INFILL/WINDOW.
D12	REMOVE BORROWED LITE, FRAME AND TRIM IN ITS ENTIRETY.
D14	REMOVE WINDOW WITH WALL SYSTEM
D20	REMOVE WALLS, FULL HEIGHT. PATCH FLOOR AND CEILING TO RECEIVE NEW FINISHES.
D21	REMOVE PORTION OF WALL FOR NEW DOOR OR OPENING LOCATION.
D28	REMOVE FOUNDATION WALLS AND FOOTINGS
D29	GRIND SMOOTH AND CLEAN NEWLY EXPOSED WALLS
D31	REMOVE AND REPLACE CONCRETE FLOOR SLAB FOR NEW PLUMBING. SEE PLUMBING DRAWINGS FOR EXTENTS OF REMOVAL REQUIRED.
D33	REMOVE CONCRETE FLOOR SLAB AND EARTHWORK BELOW TO ACCOMMODATE NEW BASE MATERIAL AND POURED CONCRETE FLOOR.
D34	REMOVE FLOOR FINISH AND WALL BASE, REMOVE ANY ADHESIVE AND PREP FOR NEW FINISH.
D35	REMOVE ALL TILE AND TILE BEDDING ON FLOORS AND TILE ON WALLS. INFILL CONCRETE FLOOR WHERE TILE BED WAS REMOVED TO PROVIDE A FLUSH CONCRETE SLAB FOR NEW FINISHES.
D40	REMOVE ACOUSTICAL CEILING TILES, GRID AND ALL ASSOCIATED SUPPORTS.
D41	REMOVE GYPSUM BOARD CEILING/BULKHEAD/SOFFIT AND ALL ASSOCIATED STRUCTURE/SUPPORT.
D43	REMOVE, SALVAGE, AND REINSTALL ACOUSTICAL CEILING TILES, GRID AND ALL ASSOCIATED SUPPORTS NECESSARY TO ALLOW FOR INSTALLATION OF NEW UTILITIES.
D50	REMOVE ARCHITECTURAL WOODWORK INCLUDING BASE CABINETS, UPPER CABINETS, AND/OR COUNTERTOPS.
D70	REMOVE STAIRS, HANDRAILS, GUARDRAILS, AND ALL ASSOCIATED STRUCTURE AND SUPPORTS.
D71	REMOVE HANDRAILS, GUARDRAILS, AND ALL ASSOCIATED SUPPORTS.
D80	REMOVE BASKETBALL GOAL, COMPLETE. PATCH WALL
D81	REMOVE FIRE EXTINGUISHER CABINET.
D82	REMOVE MARKER BOARD. PATCH WALL
D83	REMOVE WALL PADS, COMPLETE. PATCH WALL
D84	REMOVE LOCKERS.
D85	REMOVE BLEACHERS AND SALVAGE ALL BLEACHER WOOD.
D86	REMOVE SIGNAGE, TYPICAL. PATCH WALL
D87	REMOVE TOILET ACCESSORIES, AND ASSOCIATED HARDWARE / SUPPORTS.
D88	REMOVE SINK, AND SINK ACCESSORIES.
D89	REMOVE CLIMBING WALL COMPLETE. RETURN TO OWNER. PATCH WALL
DA-1	TOUCHLESS AUTOMATIC DOOR ACTUATOR FOR AUTO OPERATOR - WALL MOUNTED
DTS-1	DATE STONE
FB-1	FACE BRICK - UTILITY BRICK - RUNNING BOND
FB-2	FACE BRICK - UTILITY BRICK - THIRD RUNNING BOND
FB-3	FACE BRICK - UTILITY BRICK - SOLDIER COURSE
FB-4	FACE BRICK - UTILITY BRICK - STACK BOND
FDKB-1	FIRE DEPARTMENT KEY BOX - RECESSED

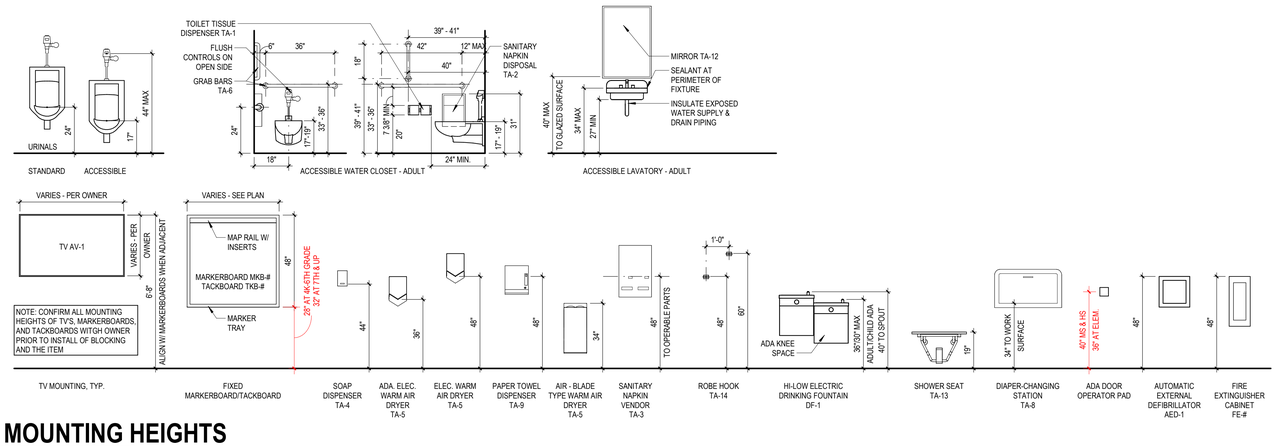
PROJECT KEYNOTE LEGEND

FE-1	FIRE EXTINGUISHER AND SEMI-RECESSED CABINET
FLP-1	FLAG POLE
FRIG-1	REFRIGERATOR - OWNER FURNISHED/OWNER INSTALLED
GCJ-1	GYPSUM BOARD CONTROL JOINT
HVT-1	
HVT-2	
HVT-3	
HVT-4	
HVT-5	
KIN-1	KINETEX TILE - SEE INTERIOR FINISH LEGEND
LAD-4	SHIPS' LADDER
LU-1	LU SYSTEM - FURNISHED AND INSTALLED BY OWNER
MA-6	DO NOT BULLNOSE CMU CORNER
MIC-1	MICROWAVE - OWNER FURNISHED/OWNER INSTALLED
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MJ-2	MASONRY MOVEMENT JOINT (CONTROL)
MKB-4	MARKER BOARD - 4' X 4'
MKB-6	MARKER BOARD - 6' X 4'
MKB-8	MARKER BOARD - 8' X 4'
MS-1	SERVICE SINK - SEE PLUMBING
MSP-1	METAL SOFFIT PANEL
MSV-1	METAL PANEL SOFFIT VENT, MATCHES MSP-1
MSV-2	3" DIAMETER ROUND METAL SOFFIT VENT, PAINT TO MATCH ADJACENT METAL PANEL COLOR & FINISH, 3' O.C. BETWEEN METAL PANEL JOINTS
MWP-1	METAL WALL PANEL
MWP-2	METAL WALL PANEL
MWP-3	METAL WALL PANEL
MWP-4	METAL WALL PANEL
MWP-5	METAL WALL PANEL
MWP-6	METAL WALL PANEL
PLAM-1	PLASTIC LAMINATE - SEE INTERIOR FINISH LEGEND
PLAM-2	PLASTIC LAMINATE - SEE INTERIOR FINISH LEGEND
PRINT-1	PRINTER MACHINE - OWNER FURNISHED/OWNER INSTALLED
PS-1	PROJECTOR SCREEN - FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR
RD-1	ROOF DRAIN - SEE PLUMBING
RD-2	OVERFLOW ROOF DRAIN - SEE PLUMBING
RDS-1	4" X 4" DOWNSPOUT
RDS-2	4" X 4" DOWNSPOUT WITH SPLASH BLOCK
RFL-2	STEEL LADDER (PARAPET) (SEE DETAIL XX/XX)
RFS-2A	ROOF-EDGE FASCIA (GRAPHITE)
RFS-2B	ROOF-EDGE FASCIA (WHITE)
RFS-2C	ROOF-EDGE FASCIA (GREY)
RFS-4	OVERFLOW SCUPPER UNIT & DOWNSPOUT CONDUCTOR HEAD
RH-1	ROOF HATCH - 3' X 6'
RH-2	ROOF HATCH - 4' X 4'
RLG-1	PIPE AND TUBE METAL HANDRAIL
RLG-2	PIPE AND TUBE METAL GUARDRAIL
RLG-3	PIPE AND TUBE METAL GUARDRAIL
RLG-4	PIPE AND TUBE METAL GUARDRAIL
RS-1	ROOF SCREENING - ADD ROOF PADS BELOW ALL ROOF SCREEN SUPPORTS - COORD. W/ MECHANICAL
SN-1	18" STAINLESS STEEL SIGNAGE, BASE MOUNTED, 3" DEEP
STAC-2	STAIR ACCESSORY (TREAD/RISER COMBO) – SEE INTERIOR FINISH LEGEND
STR-1	
TA-1	TOILET TISSUE DISPENSER - OWNER FURNISHED/OWNER INSTALLED
TA-2	SANITARY NAPKIN DISPOSAL UNIT
TA-4	SOAP DISPENSER - OWNER FURNISHED/OWNER INSTALLED
TA-5	WARM-AIR DRYER
TA-7	SHOWER GRAB BAR SET
TA-8A	ADULT CHANGING STATION
TA-12	MIRROR UNIT (18" X 36")
TA-12A	MIRROR UNIT (48" X 36")
TA-13	FOLDING SHOWER SEAT
TA-14	ROBE HOOK
TA-15	SHOWER CURTAIN, CURTAIN ROD AND ACCESSORIES - SEE INTERIOR FINISH LEGEND
TKB-4	TACK BOARD - 4' X 4'
TKB-6	TACK BOARD - 6' X 4'
TKB-8	TACK BOARD - 8' X 4'
TKS-12	TACKABLE WALL STRIP - 12' LONG
TSS-1	TELESCOPIC STANDS (BLEACHERS)
TSW-1	THERAPY SWING - OWNER FURNISHED/OWNER INSTALLED
WB-1	WALL BASE - SEE INTERIOR FINISH LEGEND
WOT-1	WALK OFF CARPET TILE - SEE INTERIOR FINISH LEGEND

TYPICAL ABBREVIATIONS

@	AT				
A/C	AIR-CONDITIONING	GALV	GALVANIZED	SHTHG	SHEATHING
ACC	ACCESSIBLE	GC	GENERAL CONTRACTOR	SKLT	SKYLIGHT
ACM	ALUMINUM COMPOSITE PANEL	GCJ	GYPSUM BOARD CONTROL JOINT	SLNT	SEALANT
ACR	ACOUSTICAL CEILING REFLECTOR	GEN	GENERAL	SOG	SLAB ON GRADE
ACS FLR	ACCESS FLOOR	GF	GROUND FACE	SPEC	SPECIFICATION
ACS PNL	ACCESS PANEL	GF CMU	GROUND FACE CMU	SPKR	SPEAKER
ACST	ACOUSTIC	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SPT	SPORTS FLOORING
ADH	ADHESIVE	GL	MONOLITHIC GLAZING UNIT	SQ	SQUARE
ADJ	ADJUSTABLE	GL	GLASS	SQ IN	SQUARE INCH
AE	ATHLETIC EQUIPMENT	GL BLK	GLASS BLOCK	SSC	STAINLESS STEEL COUNTERTOP
AED	AUTOMATIC EXTERNAL DEFIBRILLATOR	GL CMU	GLAZED CMU	SSF	SOLID SURFACE
AFF	ABOVE FINISHED FLOOR	GR	GRADE	SST	STAINLESS STEEL
AHR	ANCHOR	GROM	GROMMET	STD	STANDARD
ALT	ALTERNATE	GT	GROUT	STG	SEATING
ALUM	ALUMINUM	GYP	GYPSUM	STL	STEEL
AMC	ACOUSTICAL METAL PAN CEILING	GYP BD	GYPSUM BOARD	STL JST	STEEL JOIST
ANOD	ANODIZED	GYP PLAS	GYPSUM PLASTER	STL LINTL	STEEL LINTEL
AP	ACRYLIC PANEL			STL PL	STEEL PLATE
APC	ACOUSTICAL PANEL CEILING	HB	HOSE BIBB	STL TB	STEEL TUBE
APPROX	APPROXIMATE	HC	HOLLOW CORE	STL TRI	STEEL TRUSS
ARB	AIR BARRIER	HDBD	HARDBOARD	STN	STONE
ARCH	ARCHITECT(URAL)	HDW	HARDWARE	STNV	STONE VENEER
ASPH	ASPHALT	HDWD	HARDWOOD	STOR	STORAGE
AUD	AUDITORIUM SEATING	HM	HOLLOW METAL	SV	SHEET VINYL
AUX	AUXILIARY	HO	HOLD OPEN	SYS	SYSTEM
AV	AUDIO VISUAL	HORIZ	HORIZONTAL		
AVG	AVERAGE	HR	HOUR	T	TREADS
AWF	ACOUSTICAL WALL PANEL MATERIAL	HT	HEIGHT	T&G	TONGUE & GROOVE
AWP	ACOUSTICAL WALL PANEL	HTG	HEATING	TA	TOILET ACCESSORY
		HTR	HEATER	TEL	TELEPHONE
BEJ	BUILDING EXPANSION JOINT (EXTERIOR)	HVAC	HEATING/VENTILATING & AIR CONDITIONING	TEMP	TEMPERATURE
BEV	BEVEL(ED)	HYD	HYDRANT	TER	TERRAZZO
BITUM	BITUMINOUS			TKB	TACKBOARD
BLDG	BUILDING	IGU	INSULATED GLASS UNIT	TKS	TACKABLE WALL STRIP
BLE	BRICK LEDGE ELEVATION	INC	INTUMESCENT MASTIC COATING	TO	TOP OF
BLK	BLOCK(ING)	INCL	INCLUDED	TP	TOILET COMPARTMENT (PARTITION)
BLT	BORROWED LITE	INFO	INFORMATION	TRS	TRANSITION STRIP
BM	BEAM	INSUL	INSULATION	TS	TACKABLE SURFACE
BMJ	BURNISHED MASONRY UNIT	INT	INTERIOR	TSS	TELESCOPIC STANDS (BLEACHERS)
BOT	BOTTOM	INV	INVERT	TT	TERRAZZO TILE
BPC	SOUND ABSORBING BAFFLE PANELS	IPT	INTUMESCENT PAI	TWF	TACKABLE WALL PANEL MATERIAL
BRD	BRANDING ITEM			TWP	TACKABLE WALL PANEL
BRG	BEARING	JAN	JANITOR	TYP	TYPICAL
BRK	BRICK	JAN CLO	JANITOR'S CLOSET		
BW	BUILDING WRAP	JT	JOINT	UC	UNDERCUT
				UNFIN	UNFINISHED)
C&G	CURB AND GUTTER	KIN	KINETEX TILE	UR	URINAL
CC	CENTER TO CENTER	KPL	KICK PLATE	UTIL	UTILITY
CAB	CABINET				
CBR	COUNTERTOP BRACKET	LAB	LABORATORY	VCS	VINYL COMPOSITION SHEET
CEM	CEMENT	LAD	LADDER	VCT	VINYL COMPOSITION TILE
CEM PLAS	CEMENT PLASTER	LAM	LAMINATE	VERT	VERTICAL
CFLG	COUNTER FLASHING	LINO	LINOLEUM TILE	VEST	VESTIBULE
CG	CORNER GUARD	LKR	LOCKER	VNR	VENEER
CH	COAT HOOK	LMC	LINEAR METAL CEILING	VOL	VOLUME
CIP	CAST-IN PLACE	LOC	LOCATION	VP	VENEER PLASTER
CJ	CONTROL (CONSTRUCTION) JOINT	LT	LIGHT	VR	VAPOR RETARDER
CLG	CEILING	LVR	LOUVER	VS	VERTICAL SUNSHADE
CM	CONSTRUCTION MANAGER	LVT	LUXURY VINYL TILE	VWC	VINYL WALL COVERING
CMU	CONCRETE MASONRY UNIT				
CNR	CORNER	MA	MASONRY ACCESSORY	W	WEST
COL	COLUMN	MAX	MAXIMUM	W/	WITH
CONC	CONCRETE	MD	METAL DECK	WW	WALL TO WALL
CONT	CONTINUOUS	MEZZ	MEZZANINE	WB	WALL BASE
CONTR	CONTRACTOR	MFR	MANUFACTURER	WD	WOOD
COORD	COORDINATE	MIN	MINIMUM	WDFN	WOOD FINISH
CORR	CORRIDOR	MIRR	MIRROR	WDFLR	WOOD FLOOR
CPT	CARPET	MISC	MISCELLANEOUS	WDW	WINDOW
CS	CAST STONE	MJ	MASONRY MOVEMENT JOINT	WDWT	WINDOW TREATMENT
CSMT	CASEMENT	MKB	MARKERBOARD	WGL	WIRED GLASS
CSWK	CASEWORK	MKBV	MARKERBOARD VINYL	WOT	WALK OFF CARPET TILE
CT	CERAMIC TILE	MLWK	MILLWORK	WP	WATERPROOFING
CTB	CERAMIC TILE BASE	MO	MASONRY OPENING	WSB	WALL SHEATHING
CTR	CENTER	MOB	MOBILE PARTITION	WSCT	WAINSCOT
CURT	CURTAIN	MPB	METAL (PIPE) BOLLARD	WWR	WELDED WIRE REINFORCEMENT
CVB	COVERBOARD	MS	MOP SINK (SERVICE SINK)		
DP	CABINET (DOOR/DRAWER) PULL	MSP	METAL SOFFIT PANEL	YD	YARD
		MT	MOSAIC TILE	YR	YEAR
DEMO	DEMOLITION	MTD	MOUNTED		
DEPT	DEPARTMENT	MTL	METAL		
DET	DETAIL	MWP	METAL WALL PANEL		
DF	DRINKING FOUNTAIN (ELECTRIC WATER COOLER)				
DIA	DIAMETER	N	NORTH		
DMPF	DAMPROOFING	NA	NOT APPLICABLE		
DN	DOWN	NIC	NOT IN CONTRACT		
DPR	DIGITAL PRINT	NO	NUMBER		
DPTN	DEMOUNTABLE PARTITION	NOM	NOMINAL		
DR	DOOR	NTS	NOT TO SCALE		
DRLG	DECORATIVE RAILING / GUARDRAIL				
DS	DOWNSPOUT	OC	ON CENTER		
DTS	DATE STONE	OFCI	OWNER FURNISHED / CONTRACTOR INSTALLED		
DWG	DRAWING	OFOI	OWNER FURNISHED / OWNER INSTALLED		
DWR	DRAWER	OH	OVERHEAD		
		OHDR	OVERHEAD DOOR		
E	EAST	OPH	OPPOSITE HAND		
EFS	EXTERIOR FINISH SYSTEM	OPNG	OPENING		
EIFS	EXTERIOR INSULATION FINISH SYSTEM				
EJ	EXPANSION JOINT (INTERIOR)	PCONC	POLISHED CONCRETE		
EL	ELEVATION	PLAM	PLASTIC LAMINATE		
EL	ELEVATION	PLAS	PLASTER		
ELEC	ELECTRIC(AL)	PLBG	PLUMBING		
ELEV	ELEVATOR	PLYWD	PLYWOOD		
ENTR	ENTRANCE	PNL	PANEL		
EPS	EXPANDED POLYSTYRENE BOARD (INSULATION)	POL	POLISHED		
EPT	EPOXY PAINT	PRCST	PRECAST		
EQ	EQUAL	PREFAB	PREFABRICATED		
ETR	EXISTING TO REMAIN	PREFN	PREFINISH(ED)		
EW	EACH WAY	PROJ	PROJECT		
EWC	ELECTRIC WATER COOLER (DRINKING FOUNTAIN)	PT	PAINT		
EXH	EXHAUST	PVG	PAVING		
EXP	EXPOSED	PVMT	PAVEMENT		
EXST	EXISTING	PWR	POWER		
EXT	EXTERIOR				
		QT	QUARRY TILE		
F&I	FURNISH & INSTALL	QZ	QUARTZ		
FAB	FABRIC				
FB	FACE BRICK	R	RISER		
FCO	FLOOR CLEANOUT	RB	RESILIENT BASE		
FCS	FIBER CEMENT SIDING	RD	ROOF DRAIN		
FD	FLOOR DRAIN	REINF	REINFORCE		
FE	FIRE EXTINGUISHER	REM	REMOVABLE		
FE-36	FIRE EXTINGUISHER (AGENT 36 FOR COMPUTERS)	REQD	REQUIRED		
FEC	FIRE EXTINGUISHER CABINET	RES	RESINOUS FLOORING		
FEP	FINISHED END PANEL	RFG	ROOFING		
FGL	FIBERGLASS	RFS	ROOF SPECIALTIES		
FHP	FULL HEIGHT PARTITION	RH	ROOF HATCH		
FIN	FINISH	RLG	RAILING / GUARDRAIL		
FIXT	FIXTURE	RM	ROOM		
FL	FLOOR LINE	RO	ROUGH OPENING		
FLASH	FLASHING	ROW	RIGHT OF WAY		
FLG	FLOORING	RUB	RUBBER FLOORING		
FOM	FACE OF MASONRY				
FOS	FACE OF STUDS	S	SOUTH		
FOW	FACE OF WALL	SAN	SANITARY		
FP	FIREPROOF (ING)	SATC	SUSPENDED ACOUSTICAL TILE CEILING		
FPGL	FIRE PROTECTIVE GLAZING UNIT	SB	SPLASH BLOCK		
FRFD	FIRE RATED FOLDING DOOR	SC	SOLID CORE		
FRG	FIBER REINFORCED GYPSUM	SCA	SECURITY CEILING ASSEMBLIES		
FRGL	FIRE RESISTIVE GLAZING UNIT	SCHED	SCHEDULE		
FRP	FIBER REINFORCED PLASTIC	SCONC	SEALED CONCRETE		
FSTNR	FASTENER	SF	SQUARE FOOT		
FTG	FOOTING	SHT	SHEET		

TYPICAL MOUNTING HEIGHTS



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Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

Issued for:
PLAN COMMISSION REVIEW
10/16/2025

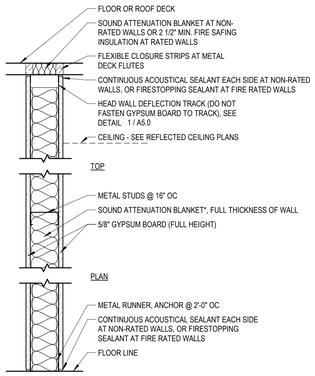
Project Number:
3605

Sheet Title:
GENERAL NOTES

Sheet Number:
AG1.0

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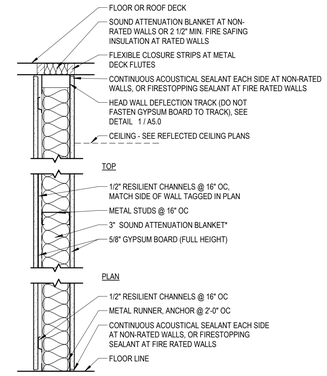
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U.L. DESIGN NO.: U419 (AT 1 HOUR WALLS)	A# INDICATES NOMINAL STUD SIZE
"n" IN WALL TAG INDICATES WALLS WITHOUT SOUND ATTENUATION BLANKET	A2 1 5/8" STUD 2 7/8" DEEP A3 2 1/2" STUD 3 3/4" DEEP A4 3 5/8" STUD 4 7/8" DEEP A6 6" STUD 7 1/4" DEEP A8 8" STUD 9 1/4" DEEP

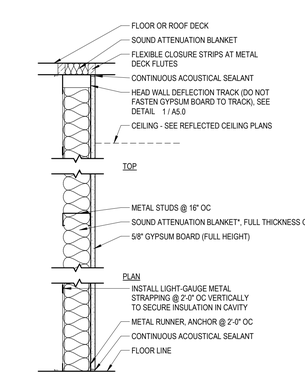
WALL TYPE A#

1 1/2" = 1'-0"



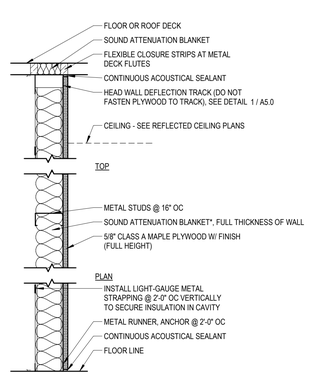
U.L. DESIGN NO.: U419 (AT 1 HOUR WALLS)	B# INDICATES NOMINAL STUD SIZE
"n" IN WALL TAG INDICATES WALLS WITHOUT SOUND ATTENUATION BLANKET	B2 1 5/8" STUD 3 3/8" DEEP B3 2 1/2" STUD 4 1/4" DEEP B4 3 5/8" STUD 5 3/8" DEEP B6 6" STUD 7 3/4" DEEP B8 8" STUD 9 3/4" DEEP

WALL TYPE B#



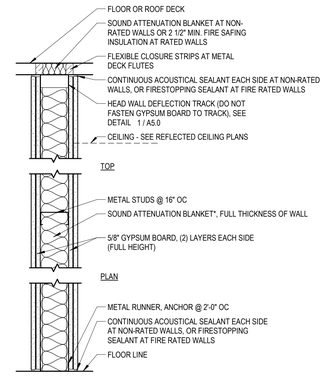
"n" IN WALL TAG INDICATES WALLS WITHOUT SOUND ATTENUATION BLANKET	C# INDICATES NOMINAL STUD SIZE
	C2 1 5/8" STUD 2 1/4" DEEP C3 2 1/2" STUD 3 1/8" DEEP C4 3 5/8" STUD 4 1/4" DEEP C6 6" STUD 6 5/8" DEEP C8 8" STUD 8 5/8" DEEP

WALL TYPE C#



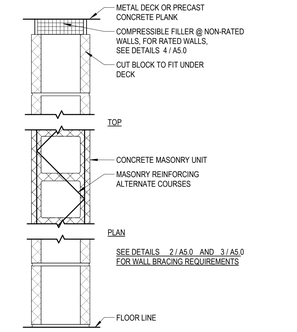
"n" IN WALL TAG INDICATES WALLS WITHOUT SOUND ATTENUATION BLANKET	C# INDICATES NOMINAL STUD SIZE
	C2.1 1 5/8" STUD 2 1/4" DEEP C3.1 2 1/2" STUD 3 1/8" DEEP C4.1 3 5/8" STUD 4 1/4" DEEP C6.1 6" STUD 6 5/8" DEEP C8.1 8" STUD 8 5/8" DEEP

WALL TYPE C#.1



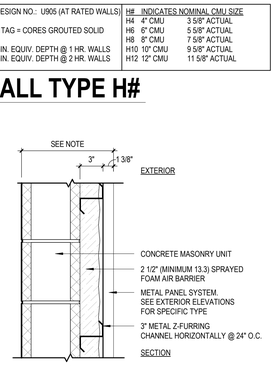
U.L. DESIGN NO.: U419 (AT 2 HOUR WALLS) "n" IN WALL TAG INDICATES WALLS WITHOUT SOUND ATTENUATION BLANKET	D# INDICATES NOMINAL STUD SIZE
	D2 1 5/8" STUD 4 1/8" DEEP D3 2 1/2" STUD 5" DEEP D4 3 5/8" STUD 6 1/8" DEEP D6 6" STUD 8 1/2" DEEP D8 8" STUD 10 1/2" DEEP

WALL TYPE D#



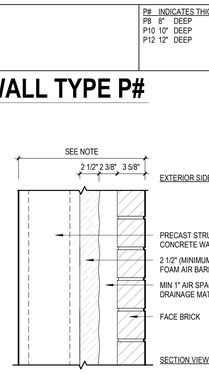
U.L. DESIGN NO.: U905 (AT RATED WALLS) "S" IN TAG = CORES GROUTED SOLID 2.8" MIN. EQUIV. DEPTH @ 1 HR. WALLS 4.2" MIN. EQUIV. DEPTH @ 2 HR. WALLS	G# INDICATES NOMINAL CMU SIZE
	G4 4" CMU 3 5/8" ACTUAL G6 6" CMU 5 5/8" ACTUAL G8 8" CMU 7 5/8" ACTUAL G10 10" CMU 9 5/8" ACTUAL G12 12" CMU 11 5/8" ACTUAL

WALL TYPE G#



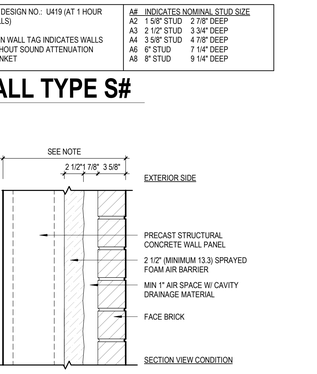
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	H4 4" CMU 3 5/8" ACTUAL H6 6" CMU 5 5/8" ACTUAL H8 8" CMU 7 5/8" ACTUAL H10 10" CMU 9 5/8" ACTUAL H12 12" CMU 11 5/8" ACTUAL

WALL TYPE H#



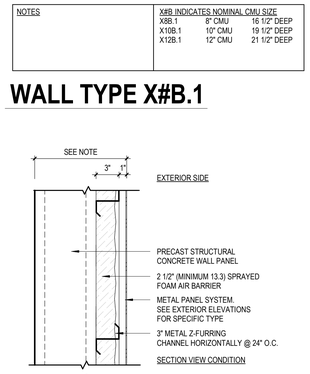
	P# INDICATES THICKNESS OF WALL
	P8 8" DEEP P10 10" DEEP P12 12" DEEP

WALL TYPE P#



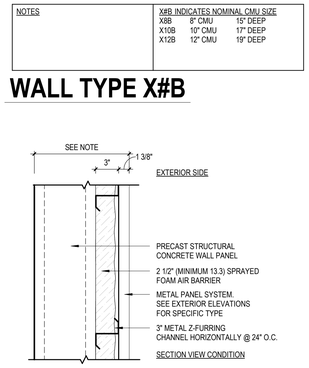
U.L. DESIGN NO.: U419 (AT 1 HOUR WALLS) "n" IN WALL TAG INDICATES WALLS WITHOUT SOUND ATTENUATION BLANKET	A# INDICATES NOMINAL STUD SIZE
	A2 1 5/8" STUD 2 7/8" DEEP A3 2 1/2" STUD 3 3/4" DEEP A4 3 5/8" STUD 4 7/8" DEEP A6 6" STUD 7 1/4" DEEP A8 8" STUD 9 1/4" DEEP

WALL TYPE S#



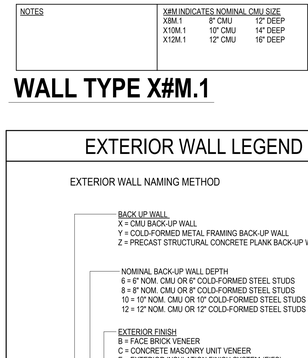
NOTES	X#B INDICATES NOMINAL CMU SIZE
	X8B.1 8" CMU 16 1/2" DEEP X10B.1 10" CMU 19 1/2" DEEP X12B.1 12" CMU 21 1/2" DEEP

WALL TYPE X#B.1



NOTES	X#B INDICATES NOMINAL CMU SIZE
	X8B 8" CMU 15" DEEP X10B 10" CMU 17" DEEP X12B 12" CMU 19" DEEP

WALL TYPE X#B



NOTES	X#M INDICATES NOMINAL CMU SIZE
	X8M.1 8" CMU 12" DEEP X10M.1 10" CMU 14" DEEP X12M.1 12" CMU 16" DEEP

WALL TYPE X#M.1

NOTES	X#M INDICATES NOMINAL CMU SIZE
	X8M 8" CMU 12" DEEP X10M 10" CMU 14" DEEP X12M 12" CMU 16" DEEP

WALL TYPE X#M

NOTES	Z#B.1 INDICATES PRECAST DEPTH
	Z8B.1 8" PLANK 16 1/2" DEEP Z10B.1 10" PLANK 18 1/2" DEEP Z12B.1 12" PLANK 20 1/2" DEEP

WALL TYPE Z#B.1

NOTES	Z#B INDICATES PRECAST DEPTH
	Z8B 8" PLANK 16" DEEP Z10B 10" PLANK 18" DEEP Z12B 12" PLANK 20" DEEP

WALL TYPE Z#B

NOTES	Z#M.1 INDICATES PRECAST DEPTH
	Z8M.1 8" PLANK 12 3/8" DEEP Z10M.1 10" PLANK 14 3/8" DEEP Z12M.1 12" PLANK 16 3/8" DEEP

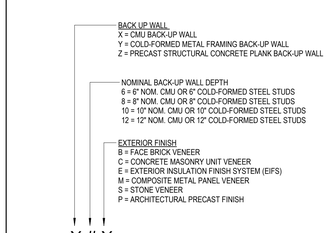
WALL TYPE Z#M.1

NOTES	Z#M INDICATES PRECAST DEPTH
	Z8M 8" PLANK 12 3/8" DEEP Z10M 10" PLANK 14 3/8" DEEP Z12M 12" PLANK 16 3/8" DEEP

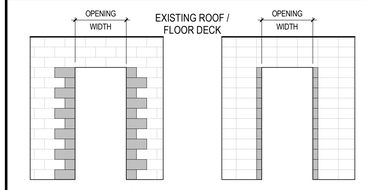
WALL TYPE Z#M

EXTERIOR WALL LEGEND

EXTERIOR WALL NAMING METHOD



OPENING IN EXISTING CMU WALL DETAIL



1. TOOTH-IN NEW CMU TO MATCH EXISTING CMU DIMENSIONS AND PATTERN
2. USE BULL-NOSE CORNERS UNLESS OTHERWISE NOTED FOR FRAMED OPENINGS.
3. AT STRUCTUALLY SUPPORTED OPENINGS, COORDINATE WITH STRUCTURAL DRAWINGS FOR LINTEL AND BEARING INFORMATION. MODIFY THE EXTENT OF TOOTH-IN WORK AS REQUIRED FOR LINTEL BEARING.

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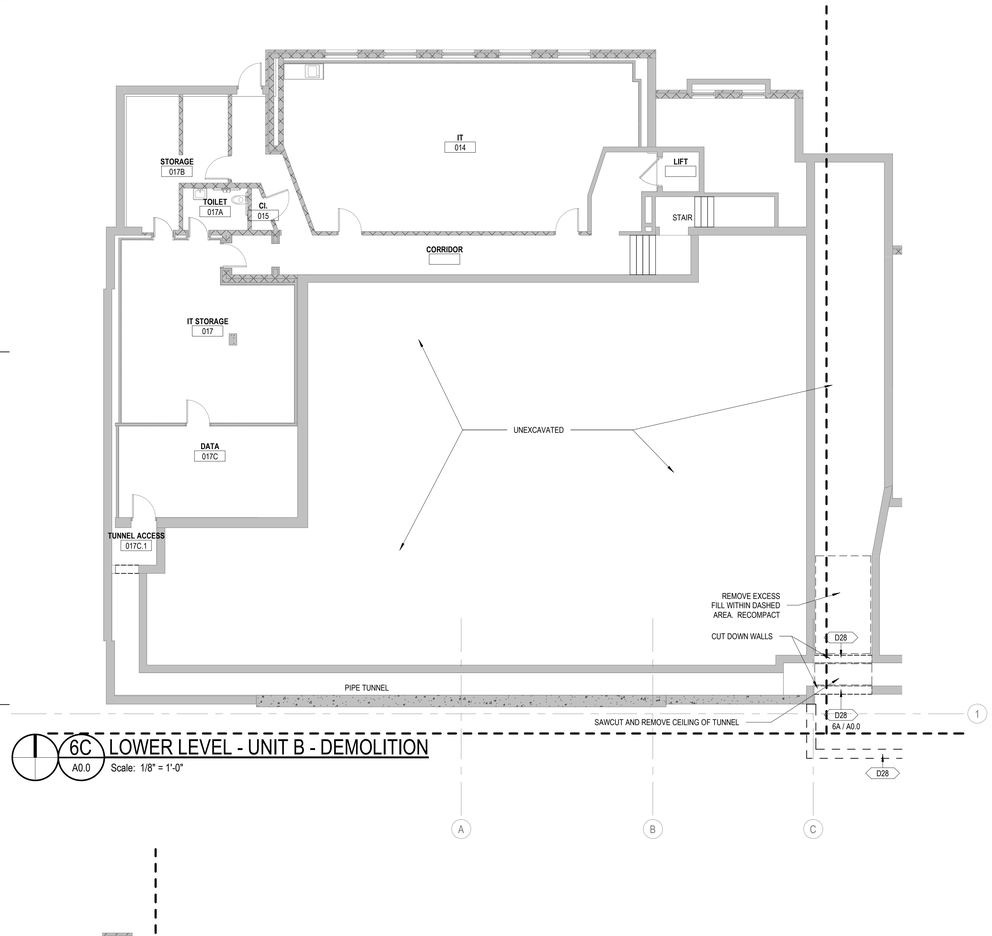
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WALL TYPES

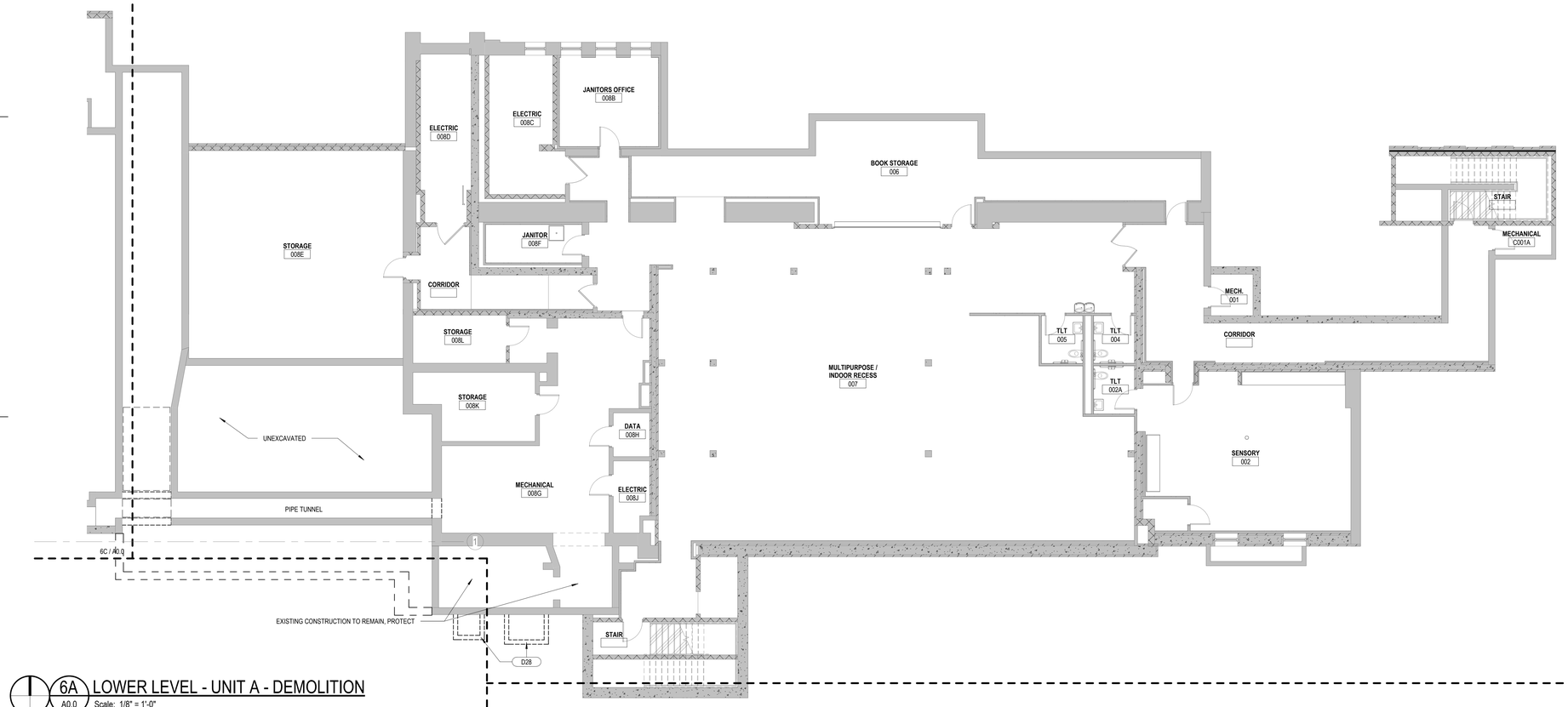
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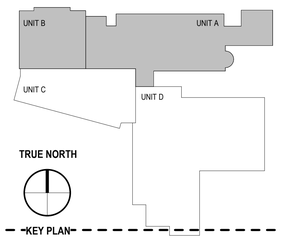
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6C LOWER LEVEL - UNIT B - DEMOLITION
A0.0 Scale: 1/8" = 1'-0"



6A LOWER LEVEL - UNIT A - DEMOLITION
A0.0 Scale: 1/8" = 1'-0"



KEY PLAN

GENERAL DEMOLITION NOTES

EXISTING ROOM TAG LEGEND:

EXISTING ROOM NAME
EX. RM #
CMU+ — EXISTING WALL MATERIAL
EXISTING FLOOR FINISH — CPT+ — RB — EXISTING WALL BASE TYPE
EXISTING CEILING TYPE — APC — 9'-0" — EXISTING CEILING HEIGHT

+ SYMBOL INDICATES MORE THAN ONE TYPE OF EXISTING FINISH IN ROOM. SEE DEMOLITION PLANS FOR LOCATIONS OF ADDITIONAL FINISHES.

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KEYNOTE LEGEND

D28 REMOVE FOUNDATION WALLS AND FOOTINGS

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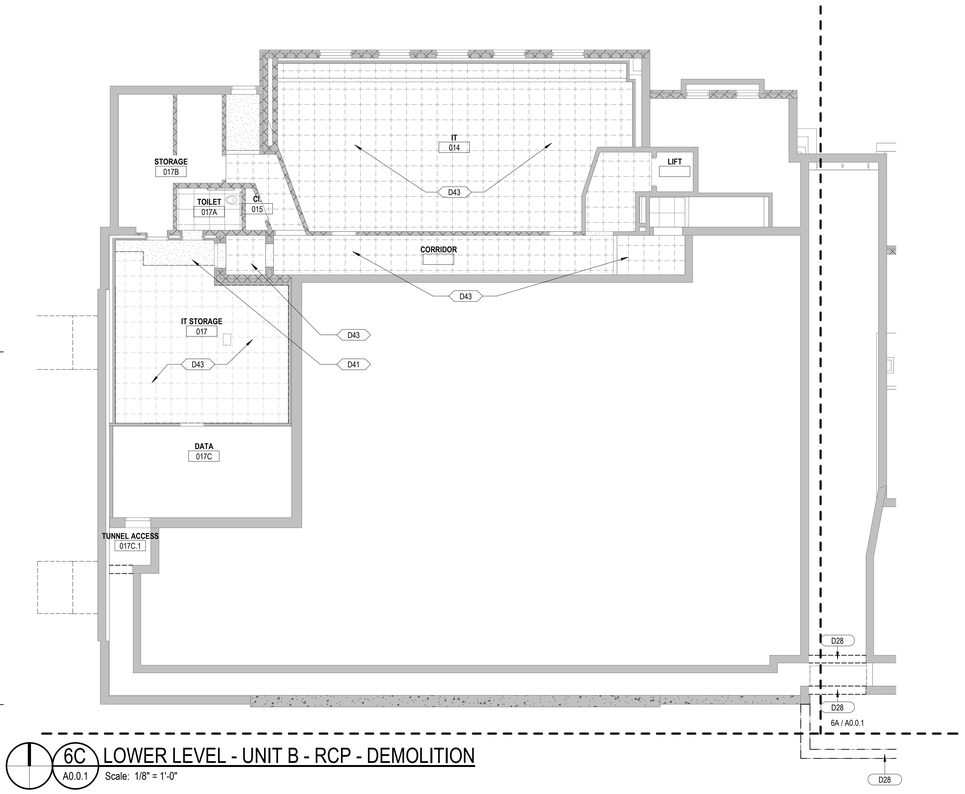
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Sheet Title:
LOWER LEVEL DEMOLITION PLAN - UNIT A&B

Sheet Number:
A0.0

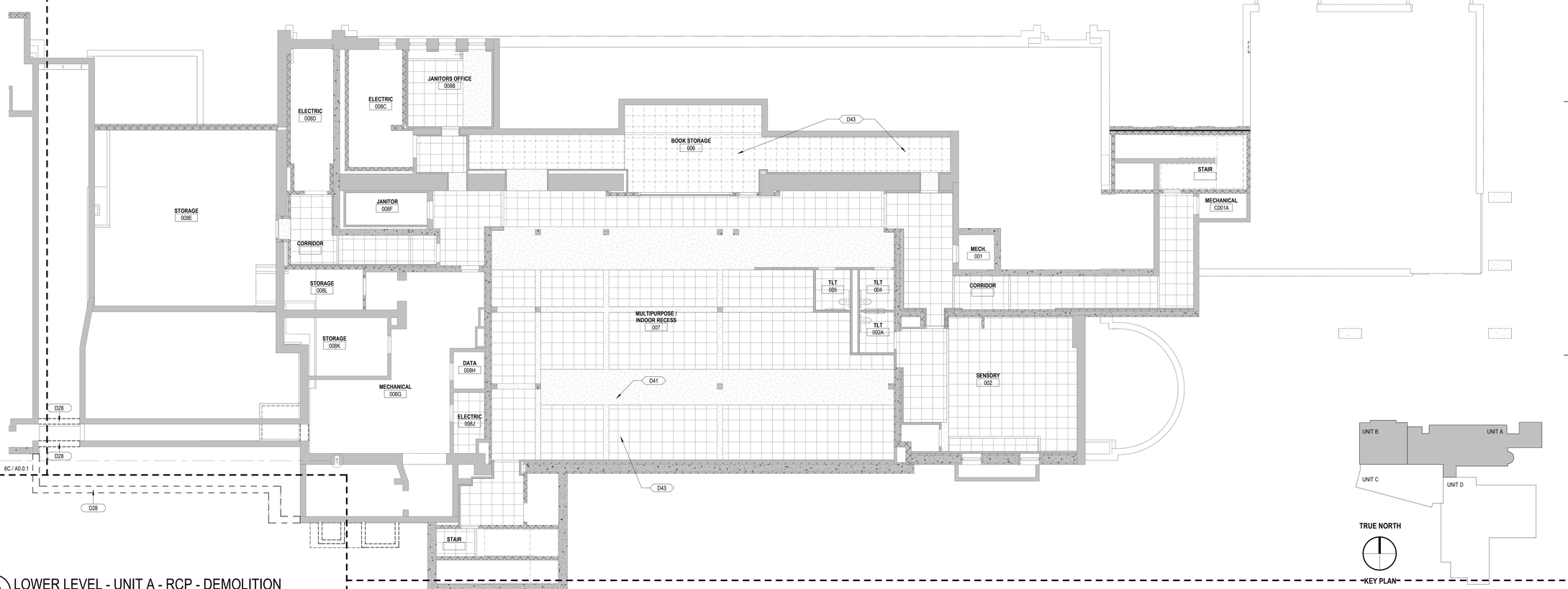
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6C A0.0.1 LOWER LEVEL - UNIT B - RCP - DEMOLITION

Scale: 1/8" = 1'-0"



6A A0.0.1 LOWER LEVEL - UNIT A - RCP - DEMOLITION

Scale: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

EXISTING ROOM TAG LEGEND:

EXISTING ROOM NAME
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EXISTING FLOOR FINISH — CPT+ | RB — EXISTING WALL BASE TYPE
EXISTING CEILING TYPE — APC | 9'-0" — EXISTING CEILING HEIGHT

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KEYNOTE LEGEND

D28	REMOVE FOUNDATION WALLS AND FOOTINGS
D41	REMOVE GYPSUM BOARD CEILING/BULKHEAD/SOFFIT AND ALL ASSOCIATED STRUCTURE/SUPPORT.
D43	REMOVE, SALVAGE, AND REINSTALL ACOUSTICAL CEILING TILES, GRID AND ALL ASSOCIATED SUPPORTS NECESSARY TO ALLOW FOR INSTALLATION OF NEW UTILITIES.

KEY PLAN

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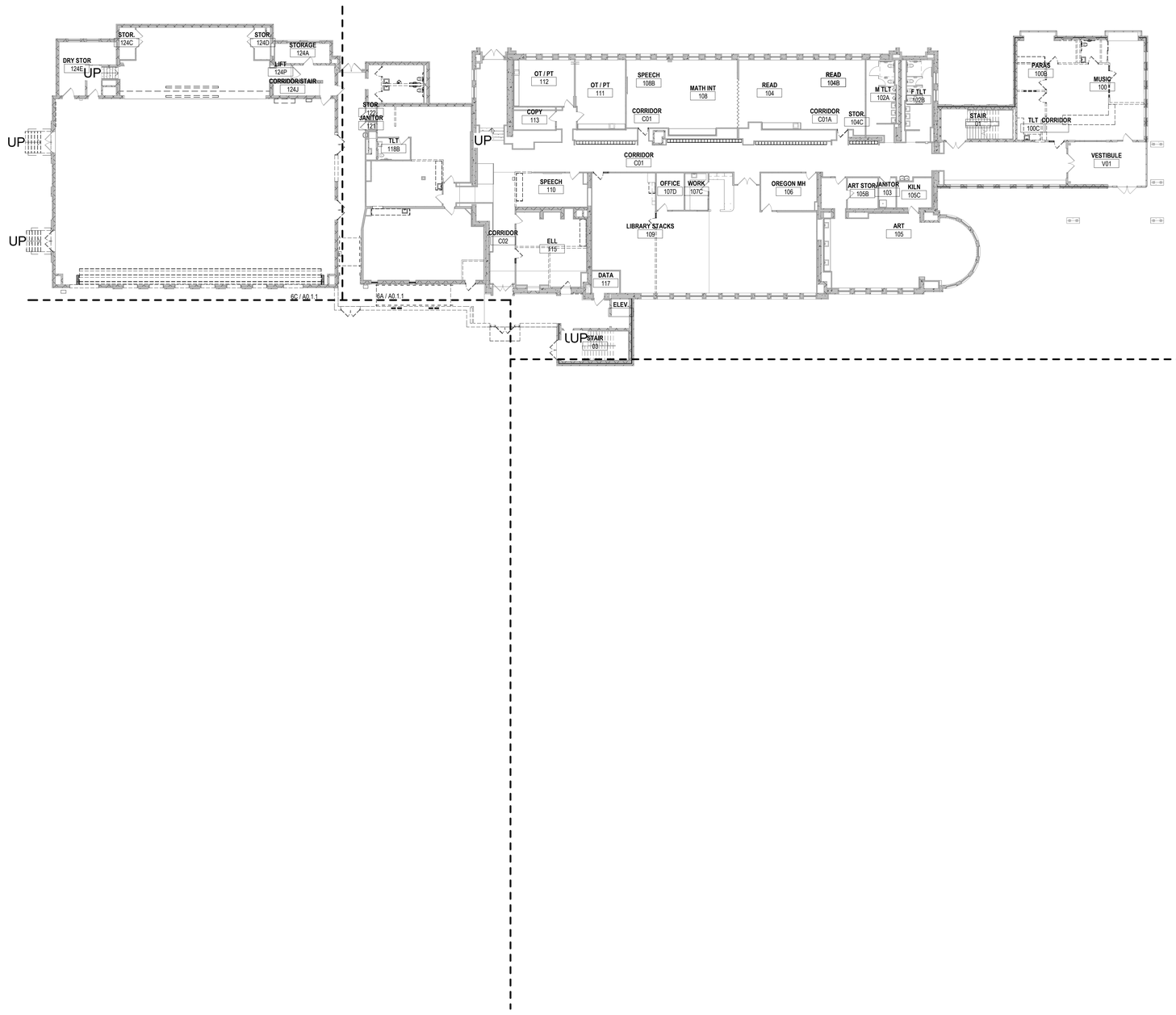
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LOWER LEVEL DEMOLITION RCP - UNIT A&B

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6A A0.1 OVERALL - FIRST FLOOR - DEMOLITION

Scale: 1/16" = 1'-0"

GENERAL DEMOLITION NOTES

EXISTING ROOM TAG LEGEND:

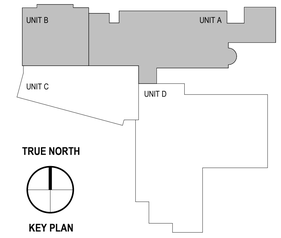
EXISTING ROOM NAME
EX. RM #

	CMU+		EXISTING WALL MATERIAL
EXISTING FLOOR FINISH	CPT+	RB	EXISTING WALL BASE TYPE
EXISTING CEILING TYPE	APC	9'-0"	EXISTING CEILING HEIGHT

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KEYNOTE LEGEND



KEY PLAN

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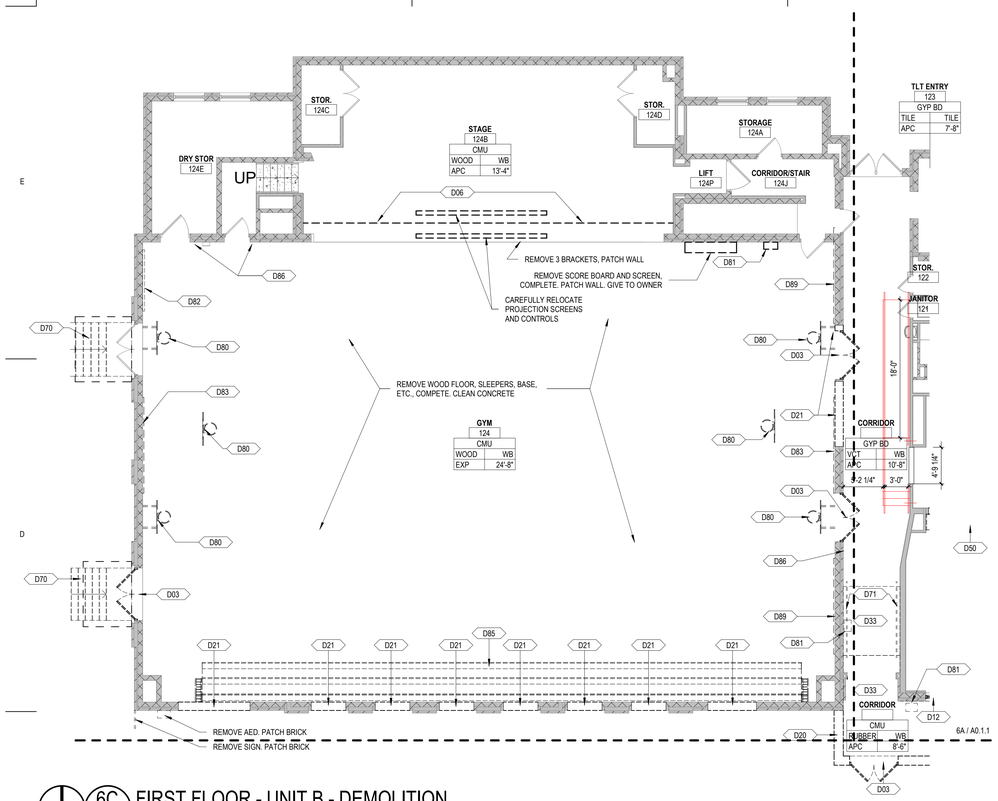
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OVERALL FIRST FLOOR DEMOLITION PLAN

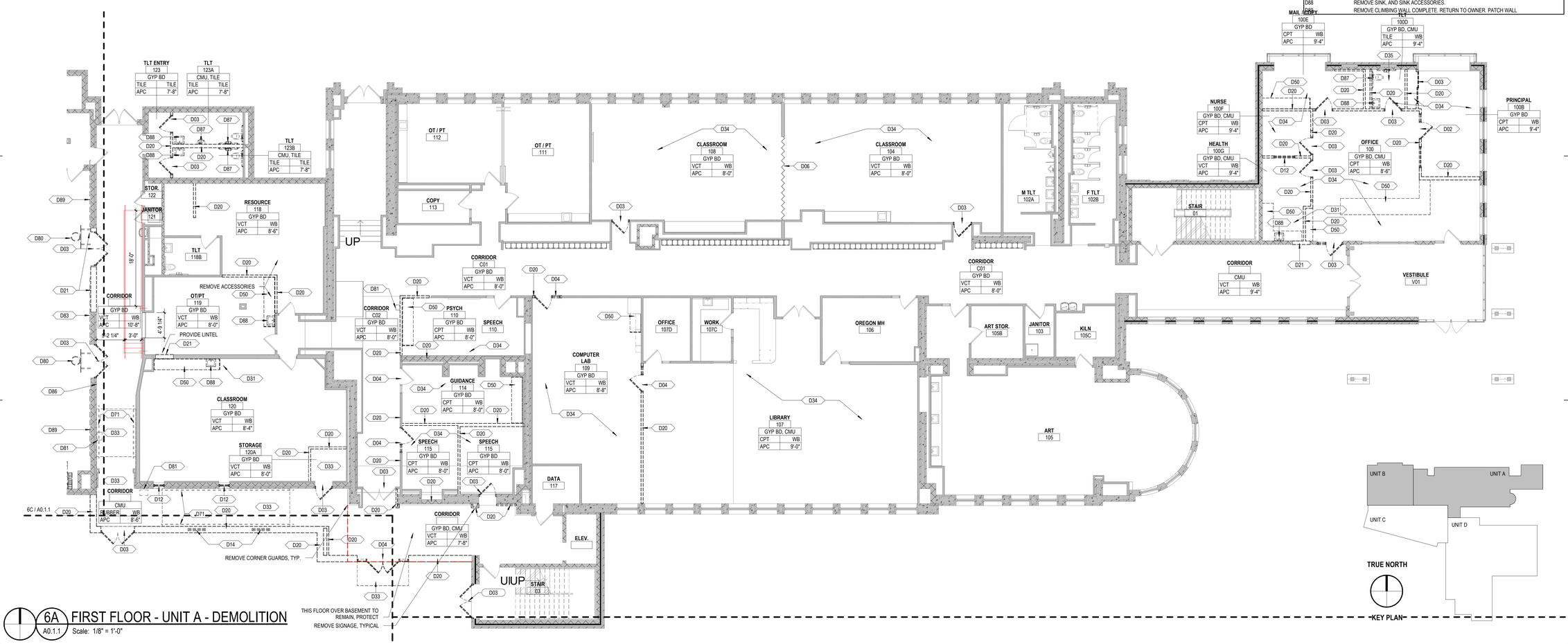
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6C / A0.1.1 FIRST FLOOR - UNIT B - DEMOLITION
Scale: 1/8" = 1'-0"



6A / A0.1.1 FIRST FLOOR - UNIT A - DEMOLITION
Scale: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

EXISTING ROOM TAG LEGEND:

EXISTING ROOM NAME
EX. RM #
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KEYNOTE LEGEND

D02	REMOVE DOOR, DOOR FRAME, SIDELITE FRAME, TRANSOM WINDOW AND WOOD PANELING.
D03	REMOVE DOOR, DOOR HARDWARE, AND DOOR FRAME.
D04	REMOVE DOOR, DOOR HARDWARE, DOOR FRAME, AND ADJACENT SIDE LITES.
D06	REMOVE ACCORDION FOLDING DOOR AND ALL ASSOCIATED SUPPORTS AND HARDWARE.
D12	REMOVE BORROWED LITE, FRAME AND TRIM IN ITS ENTIRETY.
D14	REMOVE WINDOW WITH WALL SYSTEM
D20	REMOVE WALLS, FULL HEIGHT. PATCH FLOOR AND CEILING TO RECEIVE NEW FINISHES.
D21	REMOVE PORTION OF WALL FOR NEW DOOR OR OPENING LOCATION.
D31	REMOVE AND REPLACE CONCRETE FLOOR SLAB FOR NEW PLUMBING. SEE PLUMBING DRAWINGS FOR EXTENTS OF REMOVAL REQUIRED.
D33	REMOVE CONCRETE FLOOR SLAB AND EARTHWORK BELOW TO ACCOMMODATE NEW BASE MATERIAL AND POURED CONCRETE FLOOR.
D34	REMOVE FLOOR FINISH AND WALL BASE. REMOVE ANY ADHESIVE AND PREP FOR NEW FINISH.
D35	REMOVE ALL TILE AND TILE BEDDING ON FLOORS AND TILE ON WALLS. INFILL CONCRETE FLOOR WHERE TILE BED WAS REMOVED TO PROVIDE A FLUSH CONCRETE SLAB FOR NEW FINISHES.
D50	REMOVE ARCHITECTURAL WOODWORK INCLUDING BASE CABINETS, UPPER CABINETS, AND/OR COUNTERTOPS.
D70	REMOVE STAIRS, HANDRAILS, GUARDRAILS, AND ALL ASSOCIATED STRUCTURE AND SUPPORTS.
D71	REMOVE HANDRAILS, GUARDRAILS, AND ALL ASSOCIATED SUPPORTS.
D80	REMOVE BASKETBALL GOAL, COMPLETE. PATCH WALL
D81	REMOVE FIRE EXTINGUISHER CABINET.
D82	REMOVE MARKER BOARD. PATCH WALL
D83	REMOVE WALL PADS, COMPLETE. PATCH WALL
D85	REMOVE BLEACHERS AND SALVAGE ALL BLEACHER WOOD.
D86	REMOVE SIGNAGE, TYPICAL. PATCH WALL
D87	REMOVE TOILET ACCESSORIES, AND ASSOCIATED HARDWARE / SUPPORTS.
D88	REMOVE SINK, AND SINK ACCESSORIES.
D89	REMOVE CLIMBING WALL COMPLETE. RETURN TO OWNER. PATCH WALL

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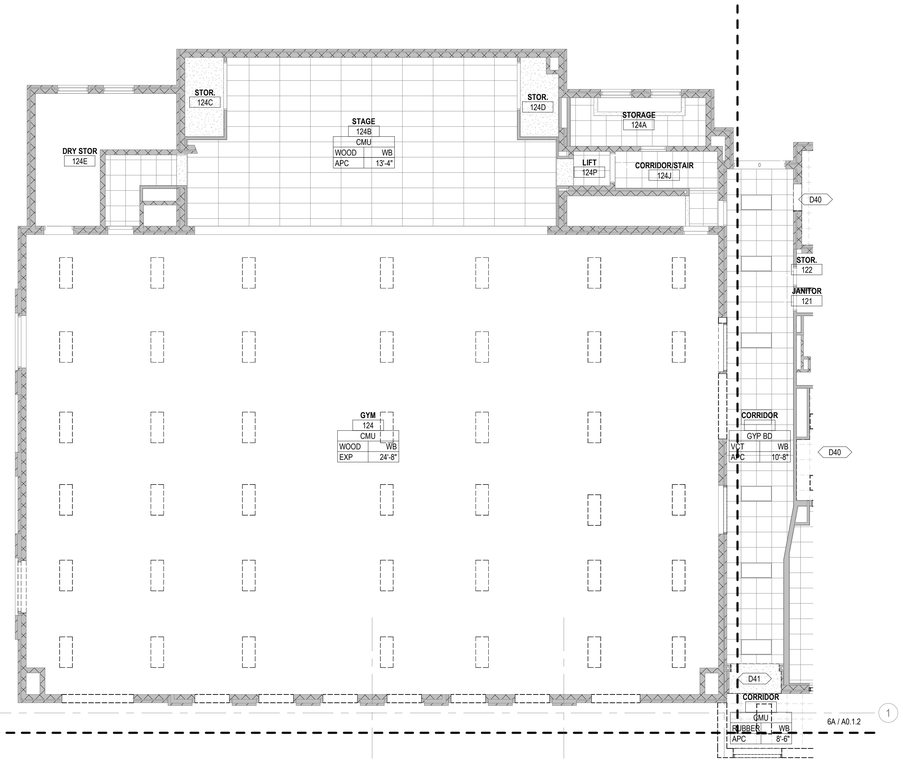
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Sheet Title:
FIRST FLOOR DEMOLITION PLAN - UNIT A&B

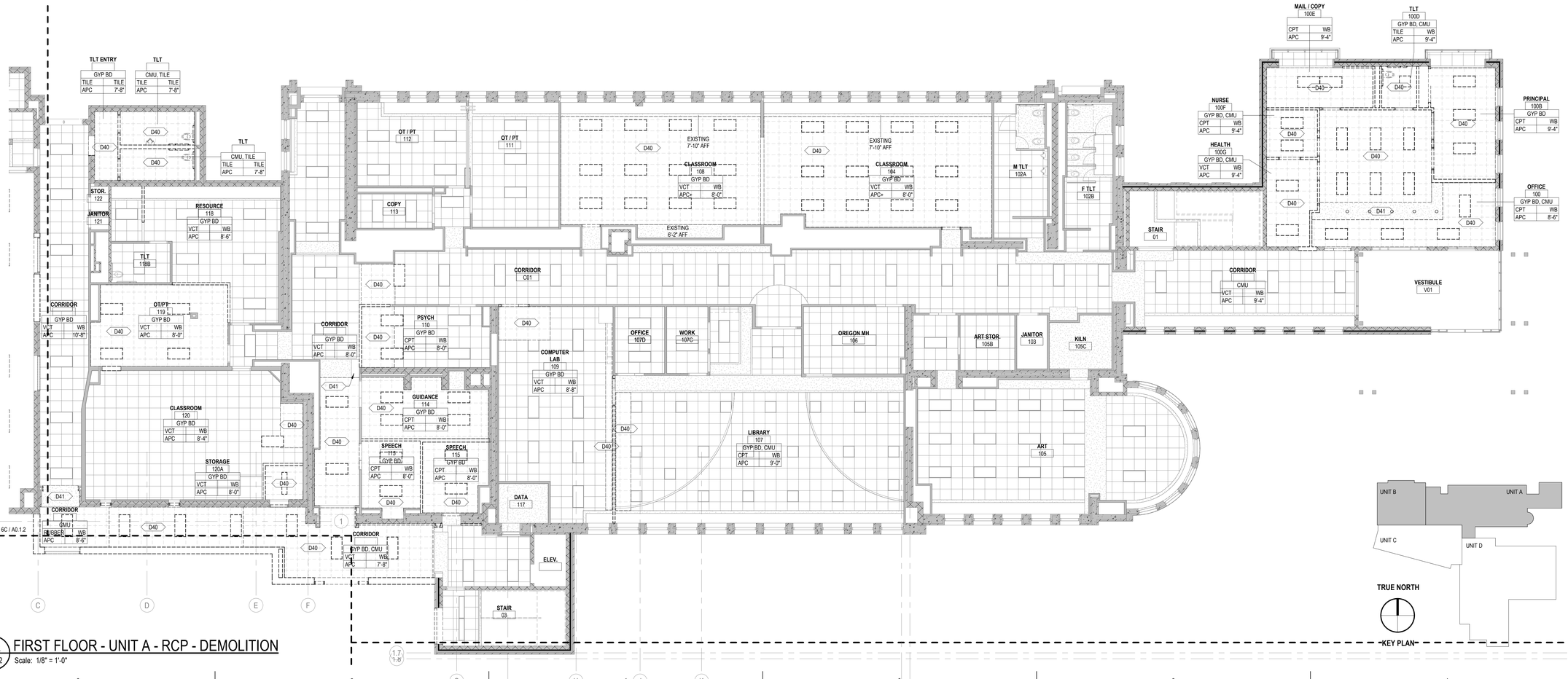
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6C FIRST FLOOR - UNIT B - RCP - DEMOLITION
A0.1.2 Scale: 1/8" = 1'-0"



6A FIRST FLOOR - UNIT A - RCP - DEMOLITION
A0.1.2 Scale: 1/8" = 1'-0"

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KEYNOTE LEGEND

D40 REMOVE ACOUSTICAL CEILING TILES, GRID AND ALL ASSOCIATED SUPPORTS.
D41 REMOVE GYPSUM BOARD CEILING/BULKHEAD/SOFFIT AND ALL ASSOCIATED STRUCTURES/SUPPORT.

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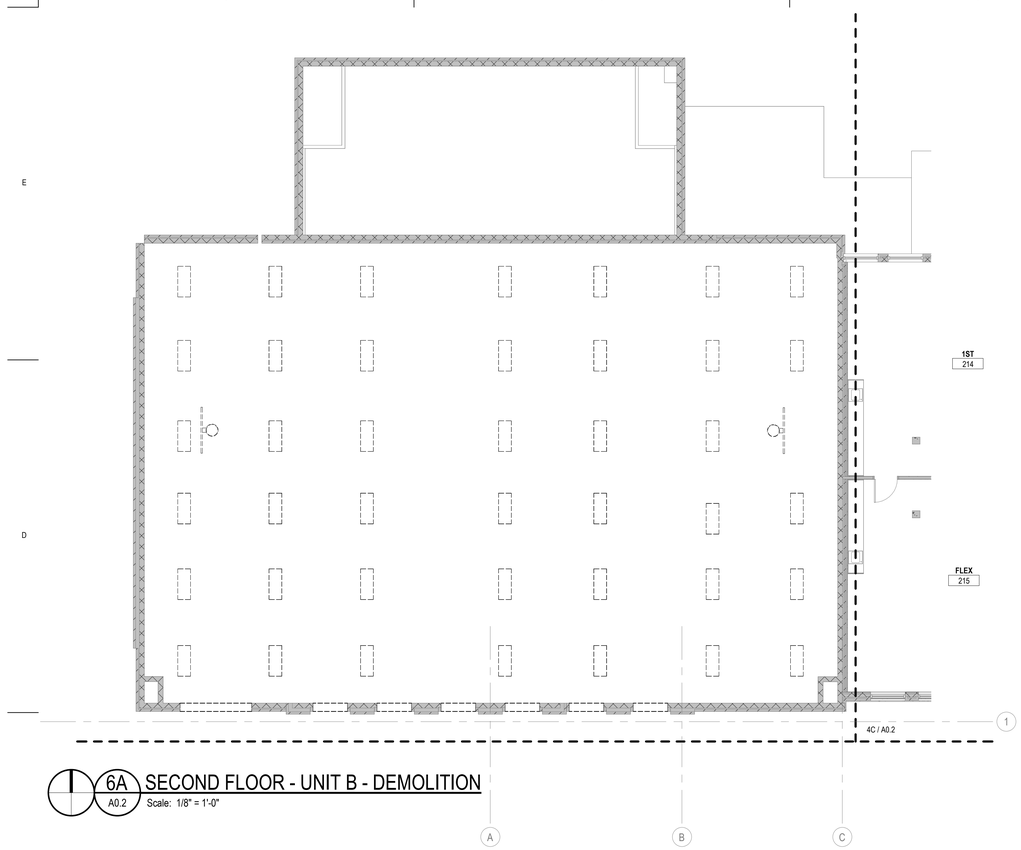
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FIRST FLOOR DEMOLITION RCP - UNIT A&B

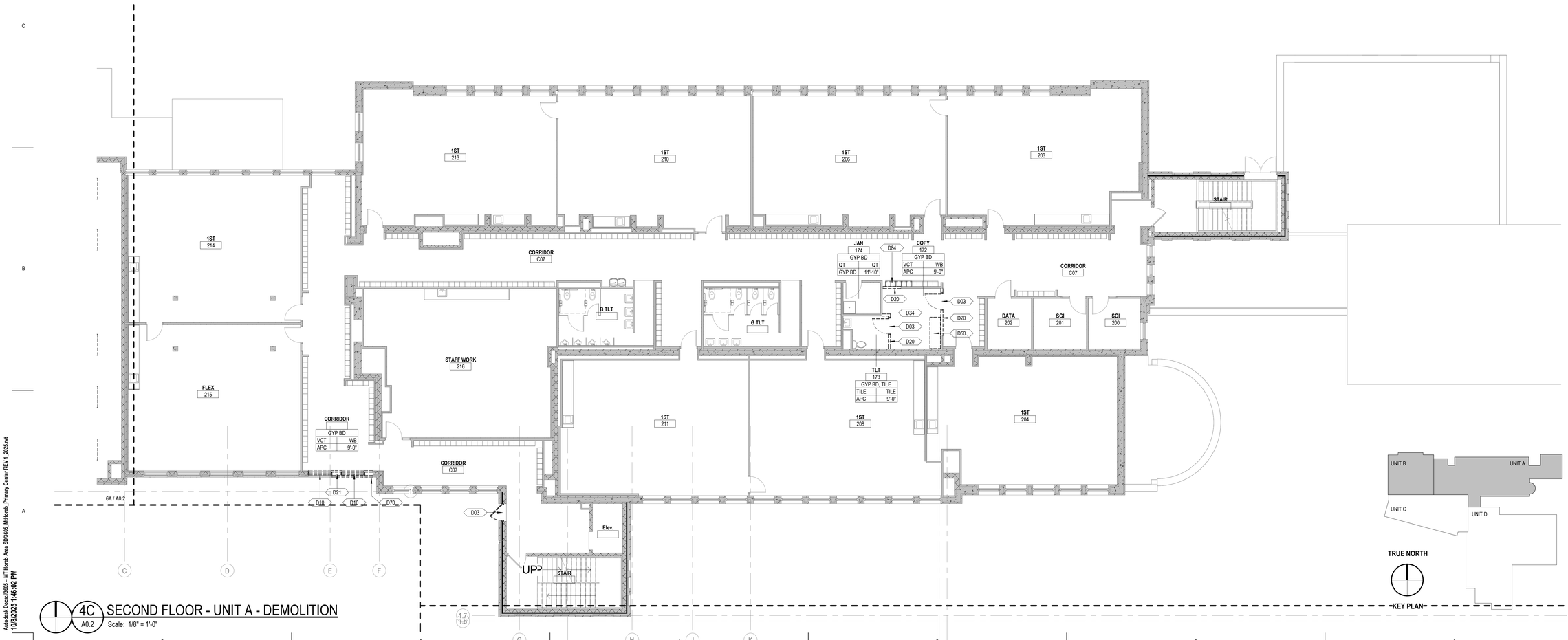
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6A SECOND FLOOR - UNIT B - DEMOLITION
A0.2 Scale: 1/8" = 1'-0"



4C SECOND FLOOR - UNIT A - DEMOLITION
A0.2 Scale: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

EXISTING ROOM TAG LEGEND:

EXISTING ROOM NAME
EX. RM #
CMU+ — EXISTING WALL MATERIAL
EXISTING FLOOR FINISH — CPT+ | RB — EXISTING WALL BASE TYPE
EXISTING CEILING TYPE — APC | 9'-0" — EXISTING CEILING HEIGHT

+ SYMBOL INDICATES MORE THAN ONE TYPE OF EXISTING FINISH IN ROOM.
SEE DEMOLITION PLANS FOR LOCATIONS OF ADDITIONAL FINISHES.

1. OWNER IS RESPONSIBLE FOR REMOVAL OF ALL LOOSE FURNISHINGS PRIOR TO GENERAL DEMOLITION. ALL ITEMS INCLUDING DOORS, DOOR HARDWARE, CEILING TILES CONSIDERED SALVAGEABLE SHALL ALSO BE REMOVED BY THE OWNER PRIOR TO GENERAL DEMOLITION.
2. REMOVE ALL APPLIED FINISHES AND PREPARE SUBSTRATE FOR NEW FINISHES. SEE FINISH PLANS & INTERIOR FINISH LEGEND FOR FINISHES.
3. EXISTING CONDITIONS: EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
4. UNLESS NOTED OTHERWISE, PATCH ALL FLOORS, BASE, WALLS AND CEILINGS AT EXPOSED AREAS AFFECTED BY DEMOLITION REGARDLESS OF TRADE DOING THE DEMOLITION WORK. PATCH TO MATCH ADJACENT EXISTING CONSTRUCTION WHERE SPECIFIC INFORMATION IS NOT NOTED OR SCHEDULED. REFER TO FINISH PLANS.
5. DISPOSE OF ALL BUILDING MATERIAL IN LAWFUL MANNER.
6. SEE FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS FOR ADDITIONAL DEMOLITION INFORMATION WHICH MAY NOT BE INDICATED ON DEMOLITION PLANS AND TO COORDINATE EXTENT OF DEMOLITION REQUIRED.
7. SEE PROJECT MANUAL AND PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR ANY REQUIRED DEMOLITION OF PLUMBING, HVAC AND ELECTRICAL EQUIPMENT/MATERIALS PERFORMED BY THOSE TRADES.
8. REQUIRED MEANS OF EGRESS FROM THE EXISTING BUILDING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION WHEN THE BUILDING REMAINS OCCUPIED. IN THE EVENT THAT AN EXISTING MEANS OF EGRESS CANNOT BE MAINTAINED, CONTRACTOR SHALL PROVIDE AN APPROVED TEMPORARY MEANS OF EGRESS.

KEYNOTE LEGEND

D03	REMOVE DOOR, DOOR HARDWARE, AND DOOR FRAME.
D10	REMOVE WINDOW, PATCH AND PREP FOR NEW INFILL/WINDOW.
D20	REMOVE WALLS, FULL HEIGHT. PATCH FLOOR AND CEILING TO RECEIVE NEW FINISHES.
D21	REMOVE PORTION OF WALL FOR NEW DOOR OR OPENING LOCATION.
D34	REMOVE FLOOR FINISH AND WALL BASE, REMOVE ANY ADHESIVE AND PREP FOR NEW FINISH.
D50	REMOVE ARCHITECTURAL WOODWORK INCLUDING BASE CABINETS, UPPER CABINETS, AND/OR COUNTERTOPS.
D70	REMOVE STAIRS, HANDRAILS, GUARDRAILS, AND ALL ASSOCIATED STRUCTURE AND SUPPORTS.
D84	REMOVE LOCKERS.

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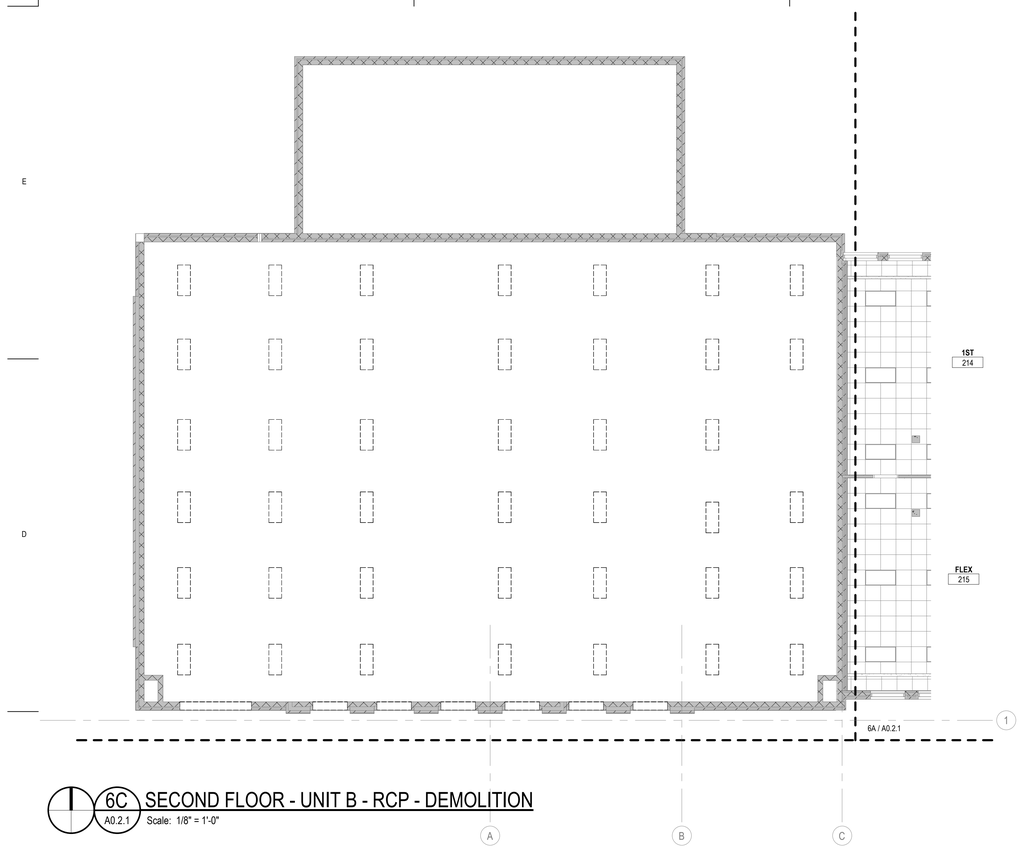
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Sheet Title:
SECOND FLOOR DEMOLITION PLAN - UNIT A&B

Sheet Number:
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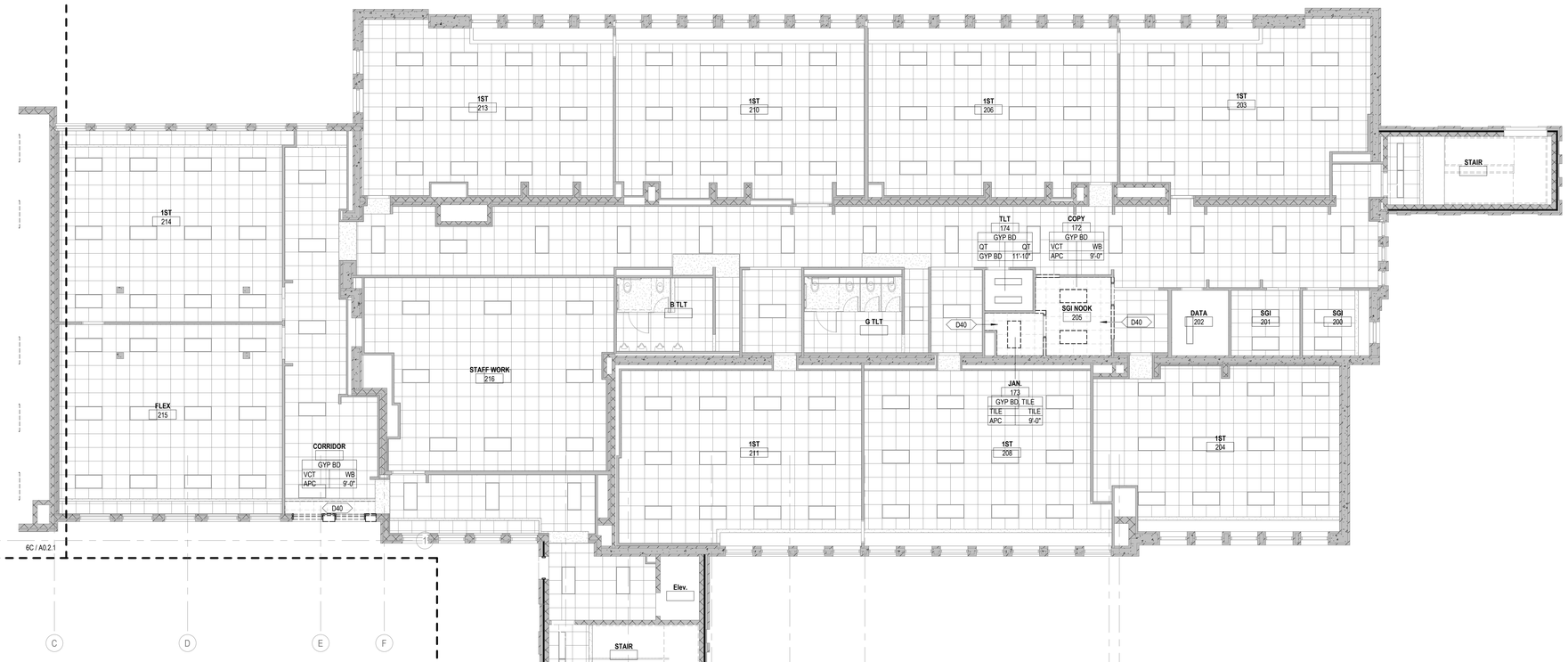
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6C A0.2.1 SECOND FLOOR - UNIT B - RCP - DEMOLITION

Scale: 1/8" = 1'-0"

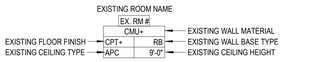


6A A0.2.1 SECOND FLOOR - UNIT A - RCP - DEMOLITION

Scale: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

EXISTING ROOM TAG LEGEND:



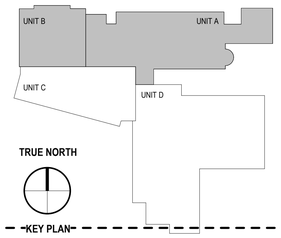
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KEYNOTE LEGEND

D40 REMOVE ACOUSTICAL CEILING TILES, GRID AND ALL ASSOCIATED SUPPORTS.





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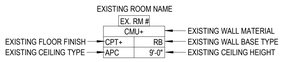
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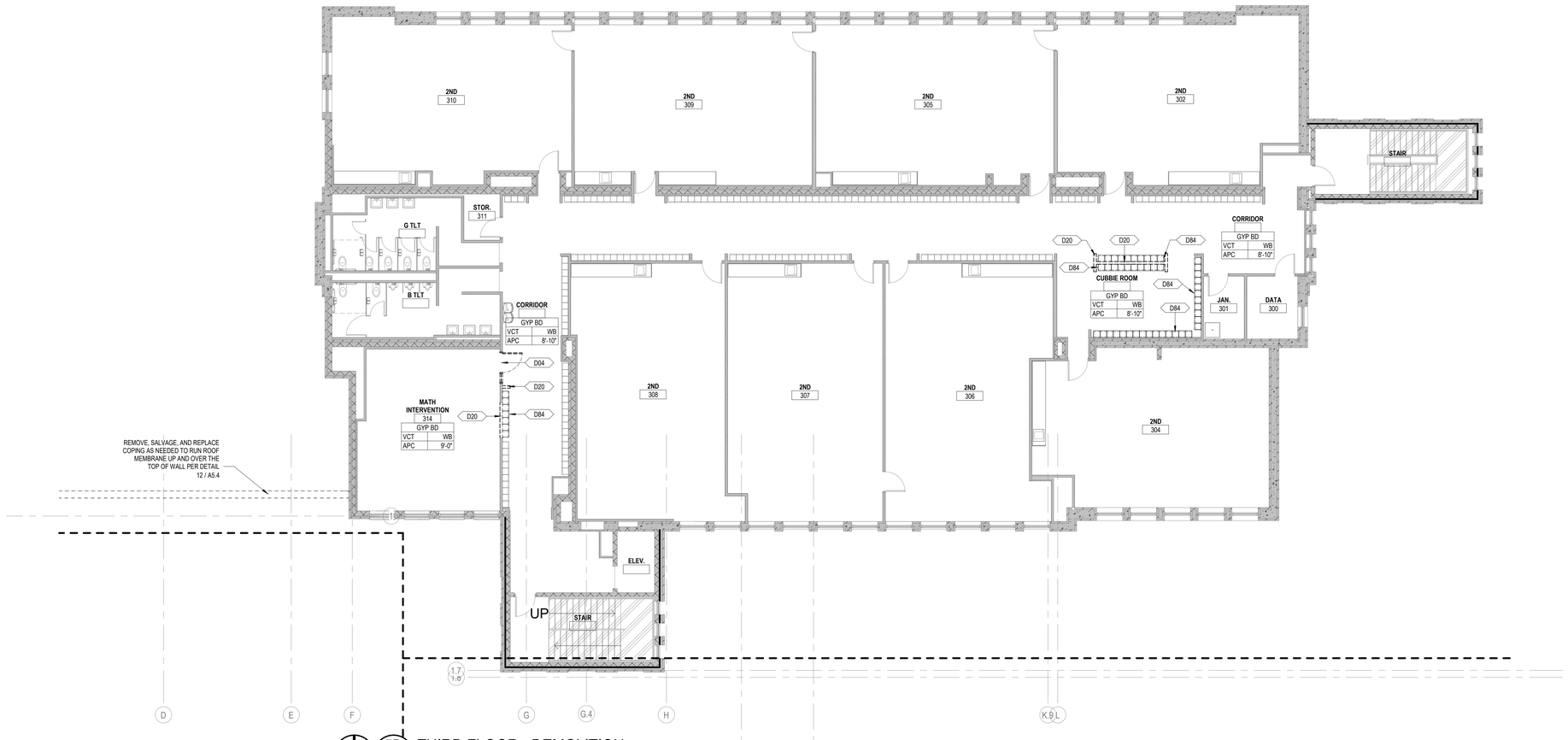


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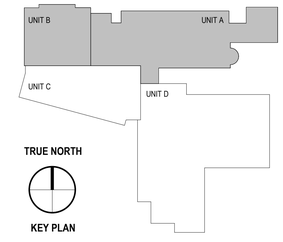
KEYNOTE LEGEND

D04	REMOVE DOOR, DOOR HARDWARE, DOOR FRAME, AND ADJACENT SIDE LITES.
D20	REMOVE WALLS, FULL HEIGHT. PATCH FLOOR AND CEILING TO RECEIVE NEW FINISHES.
D84	REMOVE LOCKERS.



5B / A0.3 THIRD FLOOR - DEMOLITION

Scale: 1/8" = 1'-0"



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THIRD FLOOR DEMOLITION PLAN - UNIT A&B

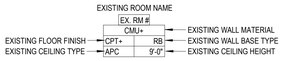
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GENERAL DEMOLITION NOTES

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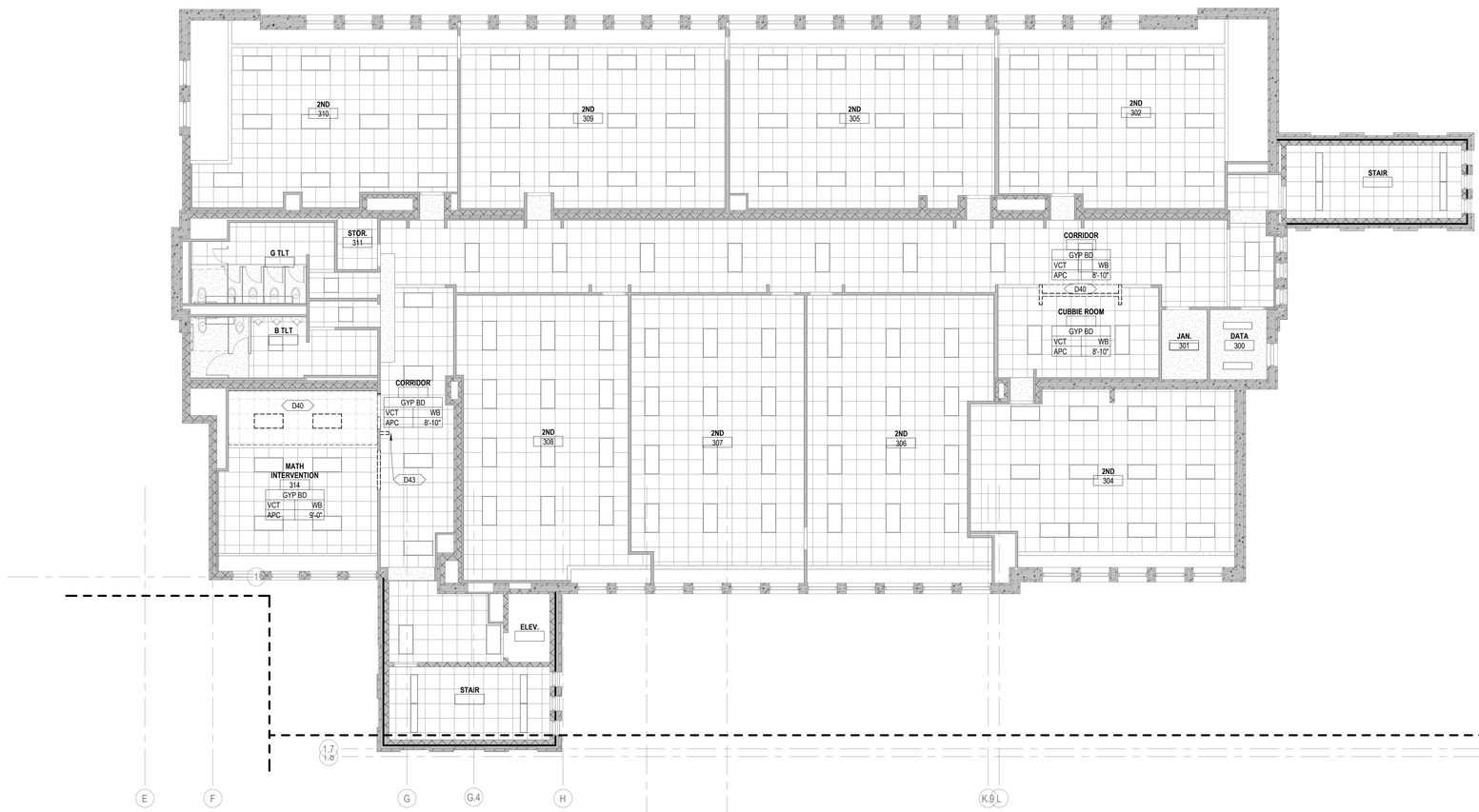


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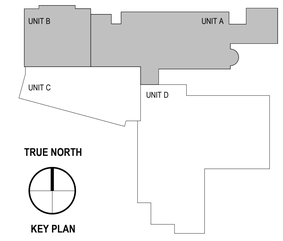
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KEYNOTE LEGEND

D40	REMOVE ACOUSTICAL CEILING TILES, GRID AND ALL ASSOCIATED SUPPORTS.
D43	REMOVE, SALVAGE, AND REINSTALL ACOUSTICAL CEILING TILES, GRID AND ALL ASSOCIATED SUPPORTS NECESSARY TO ALLOW FOR INSTALLATION OF NEW UTILITIES.



5B A0.3.1 THIRD FLOOR - RCP - DEMOLITION
Scale: 1/8" = 1'-0"



KEY PLAN

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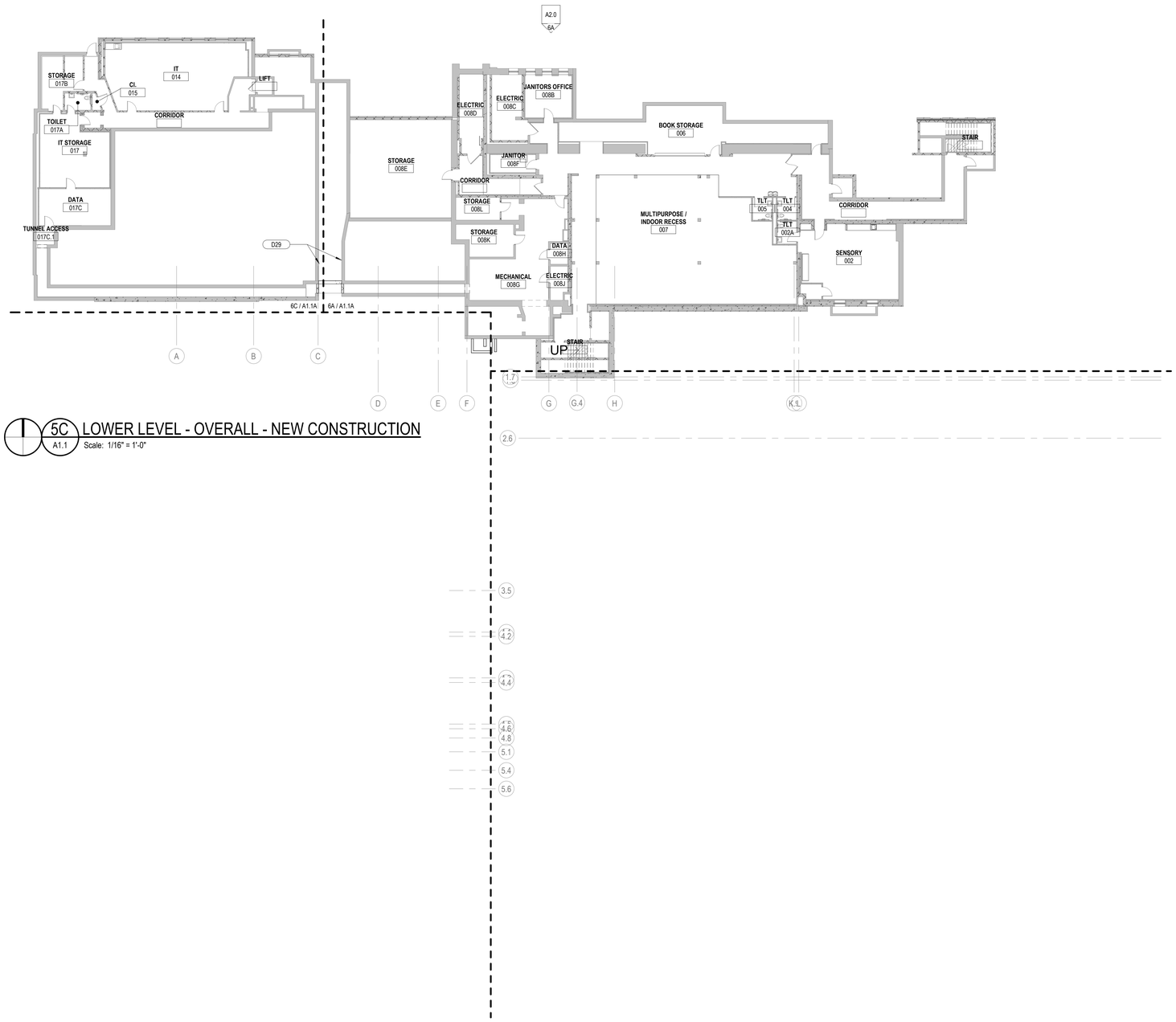
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THIRD FLOOR DEMOLITION RCP - UNIT A&B

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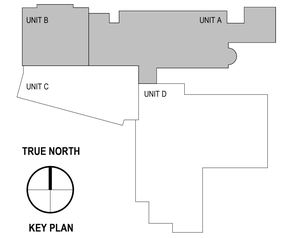
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5C A1.1 LOWER LEVEL - OVERALL - NEW CONSTRUCTION

Scale: 1/16" = 1'-0"



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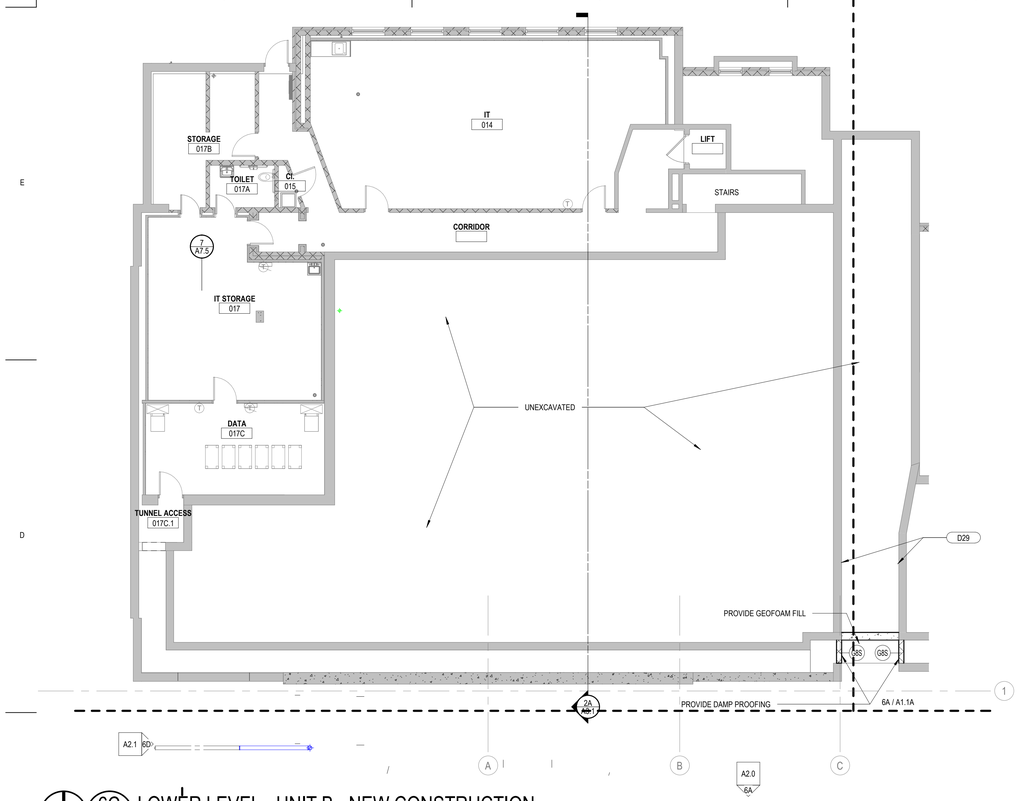
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OVERALL LOWER LEVEL FLOOR PLAN

Sheet Number:
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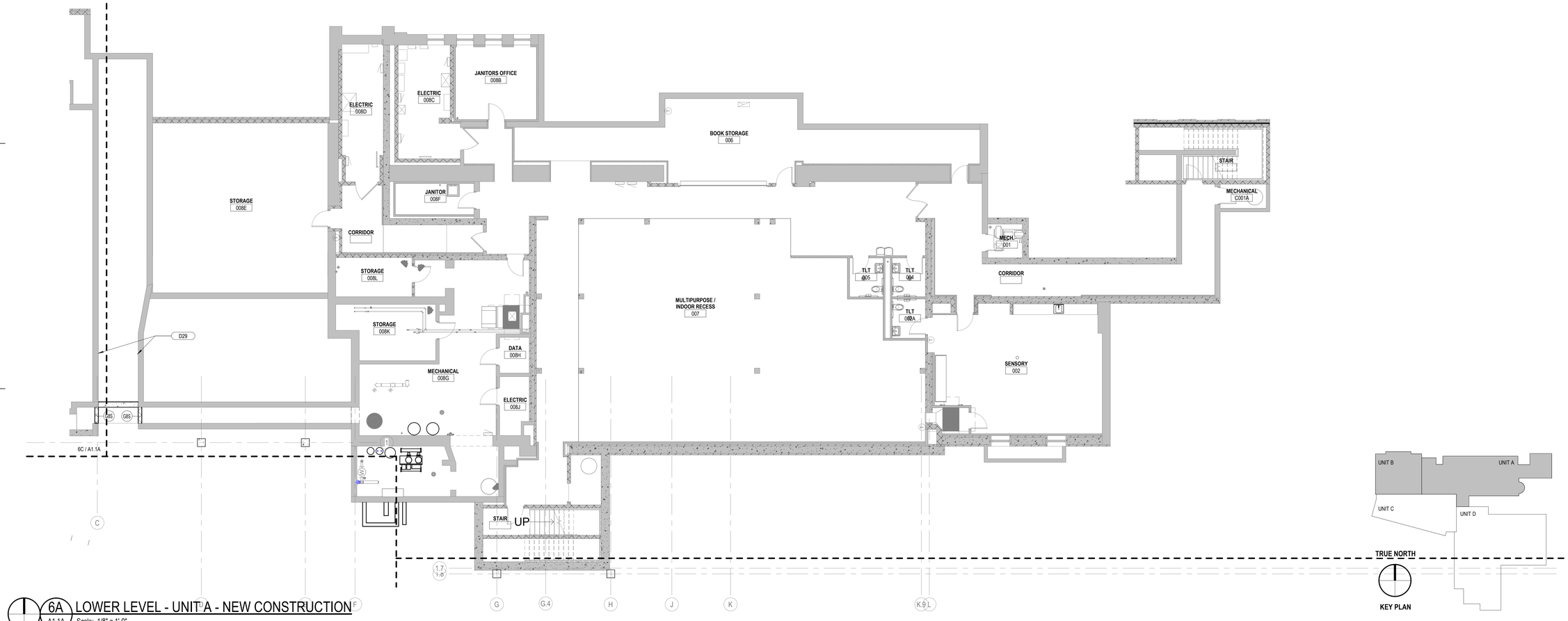
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6C LOWER LEVEL - UNIT B - NEW CONSTRUCTION

A1.1A Scale: 1/8" = 1'-0"



6A LOWER LEVEL - UNIT A - NEW CONSTRUCTION

A1.1A Scale: 1/8" = 1'-0"

KEY PLAN

GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. EXISTING CONDITIONS: EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
3. REFER TO SHEET AG1.1 AND AG1.2 FOR WALL TYPES. REFER TO SHEET G0.1 AND G0.2 FOR RATED WALL LOCATIONS.
4. REFER TO SHEET AG1.0 FOR TYPICAL MOUNTING HEIGHTS. REFER TO INTERIOR ELEVATION SHEETS FOR ROOM SPECIFIC FIXTURE MOUNTING HEIGHTS.
5. REFER TO SHEET A9.0b FOR FLOOR TRANSITION DETAILS.
6. REFER TO SHEET A9.0b FOR TYPICAL FLOOR/BASE CONDITIONS.
7. DIMENSIONS FOR INTERIOR STUD WALLS ARE TO FACE OF WALL. EXTERIOR STUD WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS. CMU WALLS ARE DIMENSIONED TO FACE OF WALL.
8. IDENTIFY ALL RATED WALLS AND PARTITIONS WITH PAINTED LETTERING THAT READS "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" ABOVE CEILINGS. LETTERING TO BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'-0" O.C. HORIZONTALLY, BOTH SIDES OF WALL. LETTERING TO BE NOT LESS THAN 3" IN HEIGHT WITH A 3/8" MINIMUM STROKE IN A CONTRASTING COLOR. SEE SHEET G0.1 PLANS FOR LOCATION OF RATED WALLS.
9. REFER TO STRUCTURAL DRAWINGS FOR FIREPROOFING LOCATIONS. PROVIDE INTUMESCENT PAINT AT EXPOSED STEEL COLUMNS AND AT THE BOTTOM FLANGE OF STEEL LINTELS. PROVIDE SPRAYED FIRE-RESISTIVE MATERIAL AT STEEL BEAMS, ROOF DECK AND ROOF JOISTS UNLESS NOTED OTHERWISE. COORDINATE TO BE SURE CORRECT LOCATIONS AND RATINGS ARE SHOWN.
10. REFER TO REFLECTED CEILING PLANS & CLERESTORY PLANS FOR LOCATION OF ALL WINDOW TREATMENTS.
11. REQUIRED MEANS OF EGRESS FROM THE EXISTING BUILDING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION WHEN THE BUILDING REMAINS OCCUPIED. IN THE EVENT THAT AN EXISTING MEANS OF EGRESS CANNOT BE MAINTAINED, CONTRACTOR SHALL PROVIDE AN APPROVED TEMPORARY MEANS OF EGRESS.

VERIFY WINDOW TREATMENTS ARE SHOWN ON RCP's AND TAGS HAVE BEEN COORDINATED WITH THE IFL

KEYNOTE LEGEND

D29 GRIND SMOOTH AND CLEAN NEWLY EXPOSED WALLS

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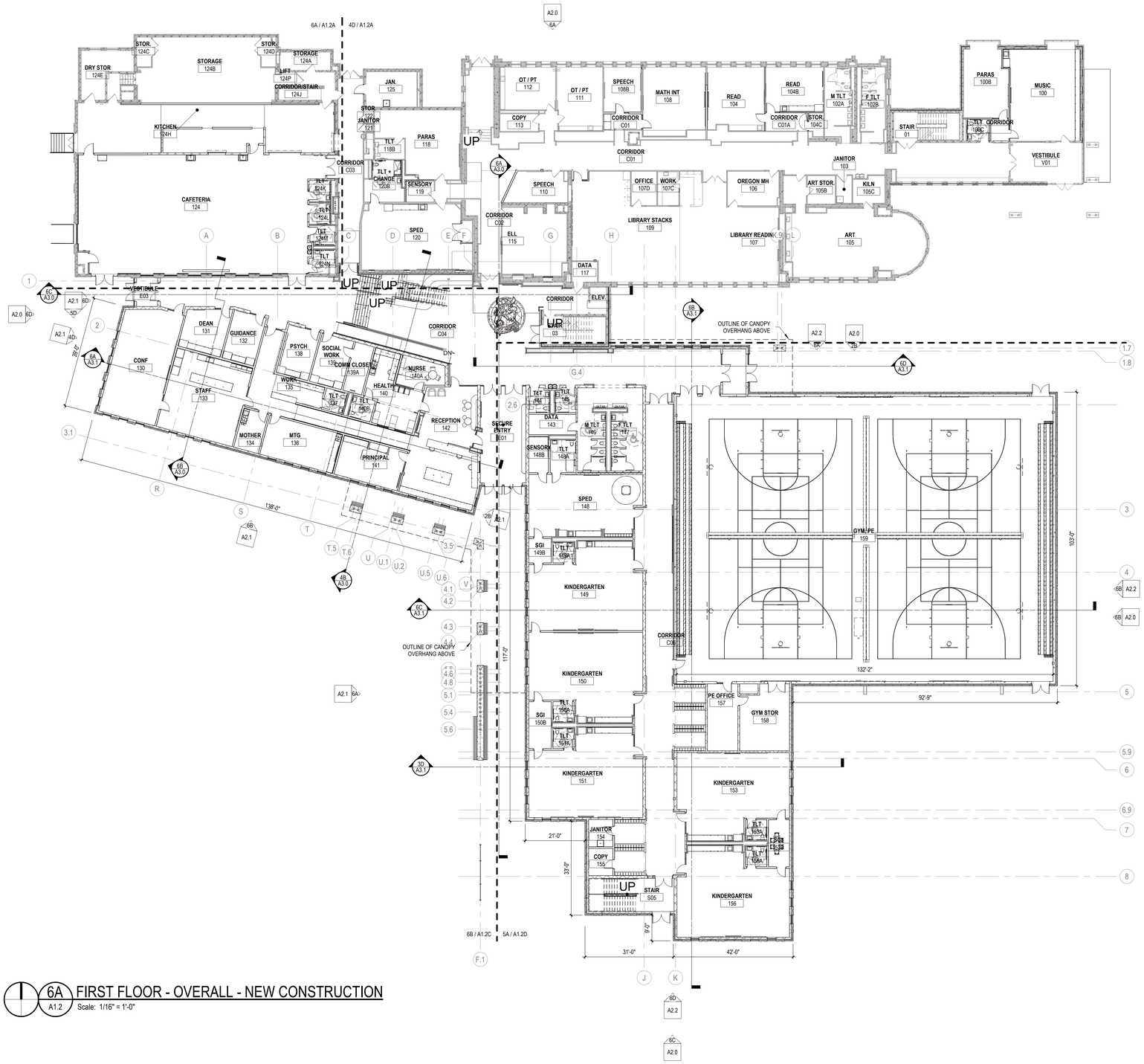
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UNIT A & B - LOWER LEVEL FLOOR PLAN

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A1.1A

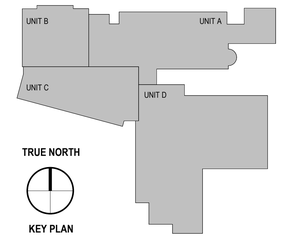
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6A A1.2 FIRST FLOOR - OVERALL - NEW CONSTRUCTION

Scale: 1/16" = 1'-0"



KEY PLAN

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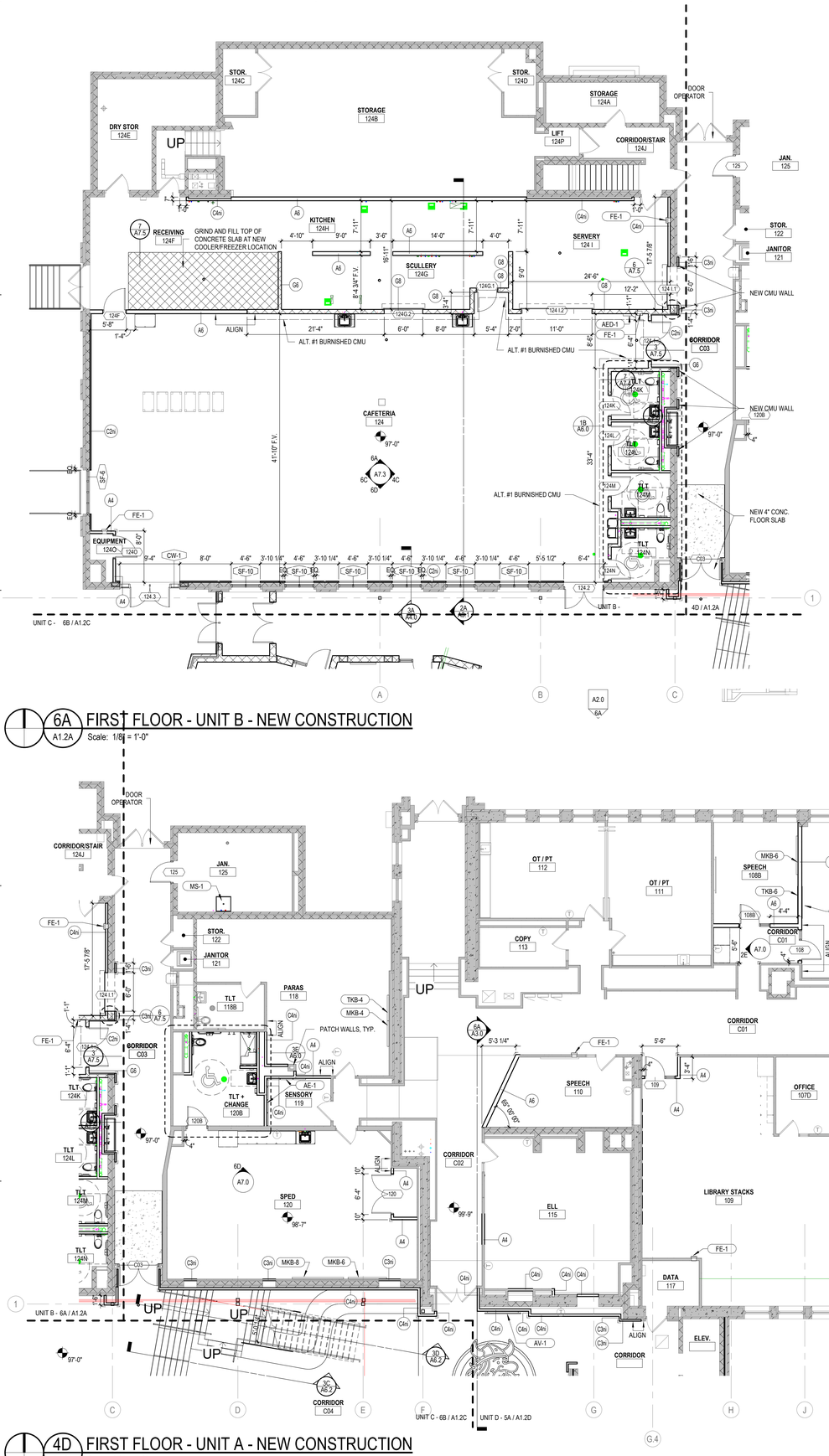
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Sheet Title:
OVERALL FIRST FLOOR PLAN

Sheet Number:
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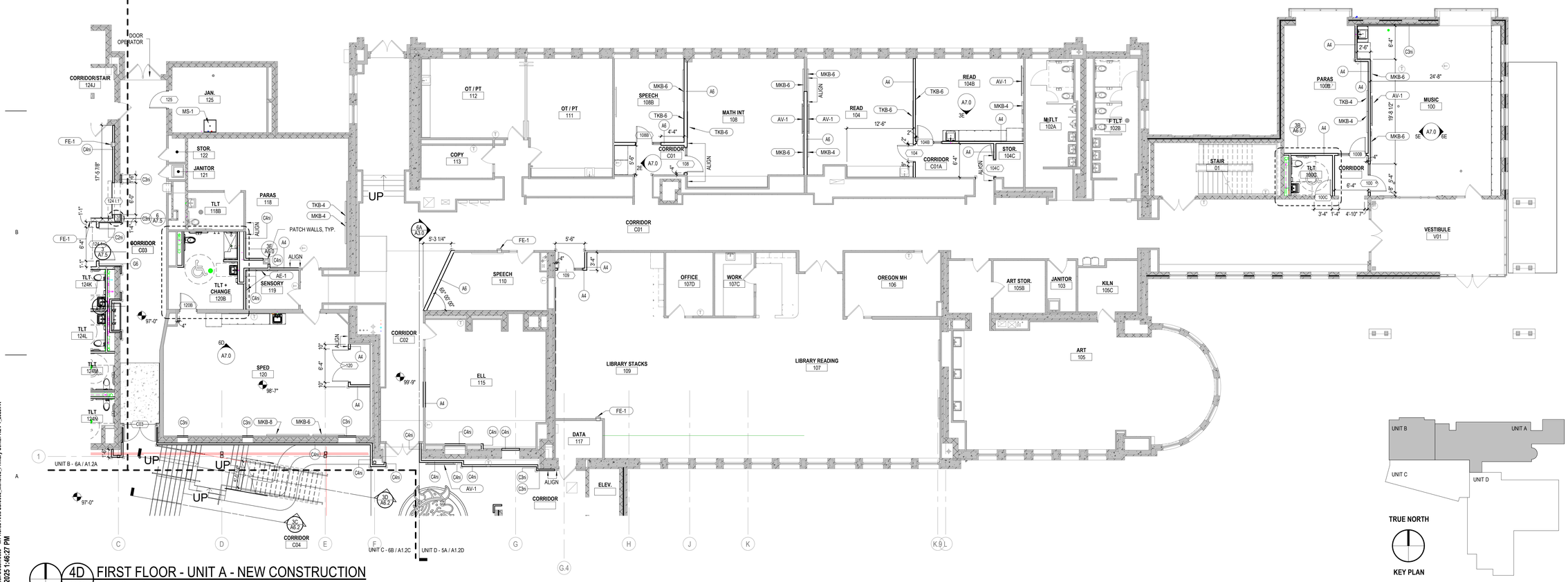
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6A / A1.2A FIRST FLOOR - UNIT B - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"



4D / A1.2A FIRST FLOOR - UNIT A - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"

GENERAL NOTES

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VERIFY WINDOW TREATMENTS ARE SHOWN ON RCP's AND TAGS HAVE BEEN COORDINATED WITH THE IFL

KEYNOTE LEGEND

AE-1	SAFETY WALL PADS
AED-1	AUTOMATIC EXTERNAL DEFIBRILLATOR, CABINET, AND SIGN
AV-1	FLAT SCREEN MONITOR, WALL MOUNTED - OWNER FURNISHED/OWNER INSTALLED
FE-1	FIRE EXTINGUISHER AND SEMI-RECESSED CABINET
MKB-4	MARKER BOARD - 4' X 4'
MKB-6	MARKER BOARD - 6' X 4'
MKB-8	MARKER BOARD - 8' X 4'
MS-1	SERVICE SINK - SEE PLUMBING
TKB-4	TACK BOARD - 4' X 4'
TKB-6	TACK BOARD - 6' X 4'

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Sheet Title:
UNIT A & B - FIRST FLOOR PLAN

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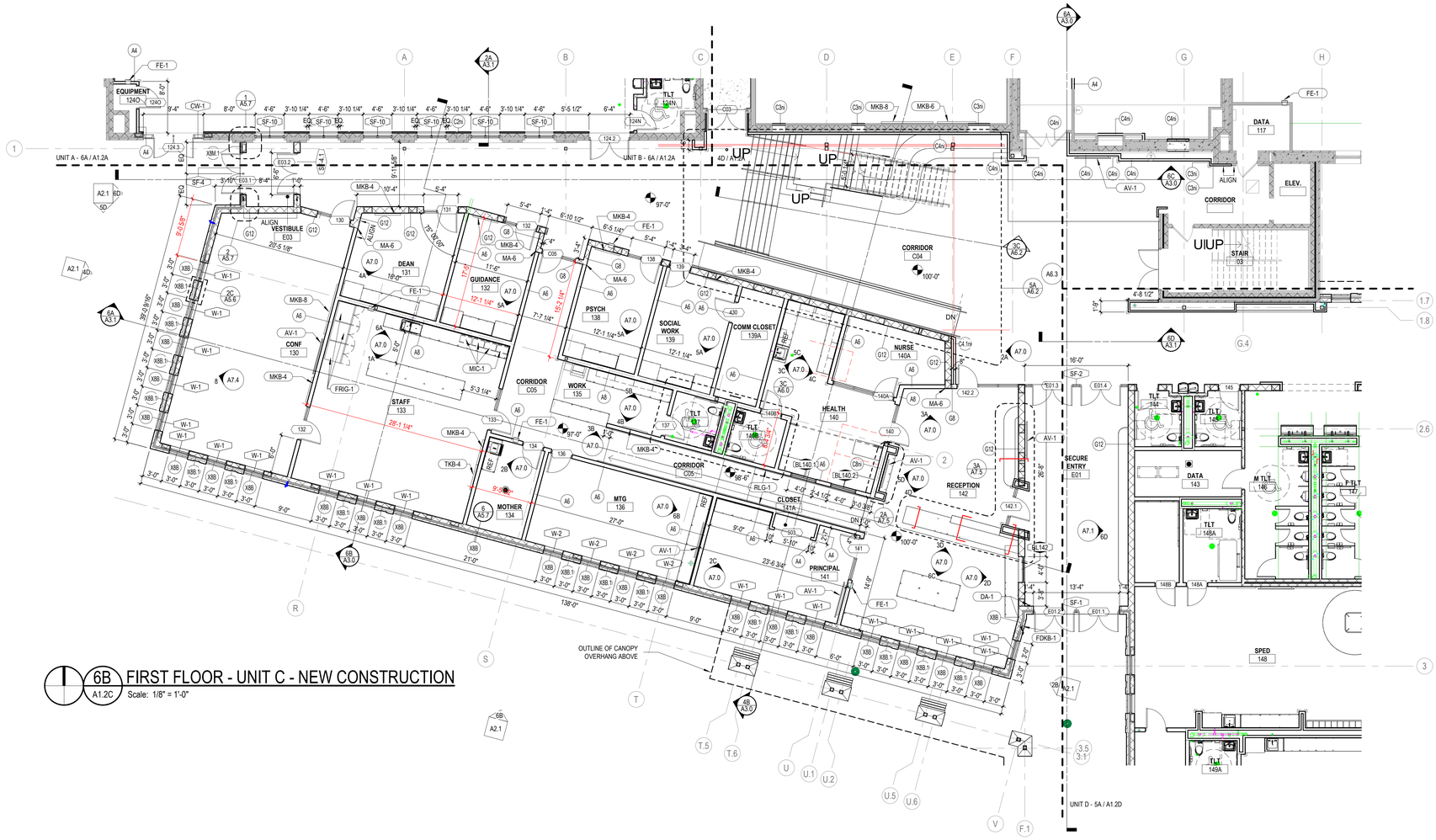
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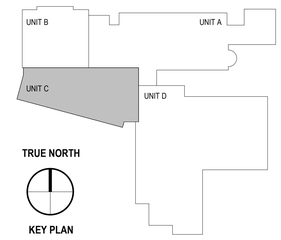
VERIFY WINDOW TREATMENTS ARE SHOWN ON RCP's AND TAGS HAVE BEEN COORDINATED WITH THE IFL

KEYNOTE LEGEND

AV-1	FLAT SCREEN MONITOR, WALL MOUNTED - OWNER FURNISHED/OWNER INSTALLED
DA-1	TOUCHLESS AUTOMATIC DOOR ACTUATOR FOR AUTO OPERATOR - WALL MOUNTED
FDKB-1	FIRE DEPARTMENT KEY BOX - RECESSED
FE-1	FIRE EXTINGUISHER AND SEMI-RECESSED CABINET
FRIG-1	REFRIGERATOR - OWNER FURNISHED/OWNER INSTALLED
MA-6	DO NOT BULLNOSE CMU CORNER
MIC-1	MICROWAVE - OWNER FURNISHED/OWNER INSTALLED
MKB-4	MARKER BOARD - 4' X 4'
MKB-6	MARKER BOARD - 6' X 4'
MKB-8	MARKER BOARD - 8' X 4'
RLG-1	PIPE AND TUBE METAL HANDRAIL
TKB-4	TACK BOARD - 4' X 4'



6B / A1.2C FIRST FLOOR - UNIT C - NEW CONSTRUCTION
Scale: 1/8" = 1'-0"



KEY PLAN

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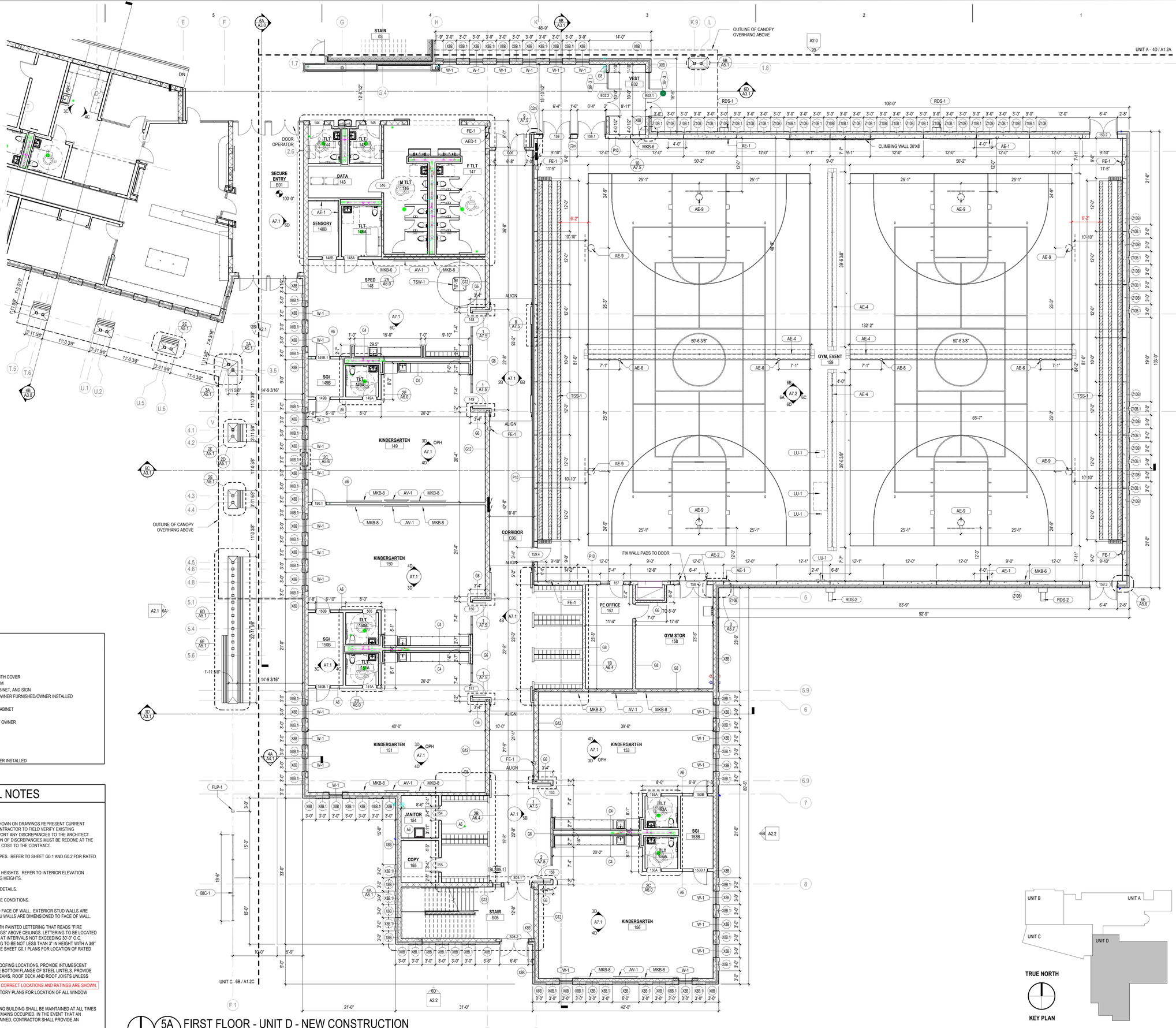
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UNIT C - FIRST FLOOR PLAN

Sheet Number:
A1.2C

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KEYNOTE LEGEND

AE-1	SAFETY WALL PADS
AE-2	SAFETY WALL CORNER PADS
AE-4	GYMNASIUM DIVIDERS
AE-6	VOLLEY BALL STANDARD FLOOR INSERTS WITH COVER
AE-9	BASKETBALL BACKBOARD AND HOOP SYSTEM
AED-1	AUTOMATIC EXTERNAL DEFIBRILLATOR, CABINET, AND SIGN
AV-1	FLAT SCREEN MONITOR, WALL MOUNTED - OWNER FURNISHED/OWNER INSTALLED
BIC-1	BICYCLE RACK
FE-1	FIRE EXTINGUISHER AND SEMI-RECESSED CABINET
FLP-1	FLAG POLE
LU-1	LU SYSTEM - FURNISHED AND INSTALLED BY OWNER
MKB-6	MARKER BOARD - 6' X 4'
MKB-8	MARKER BOARD - 8' X 4'
RDS-1	4" X 4" DOWNSPOUT
RDS-2	4" X 4" DOWNSPOUT WITH SPLASH BLOCK
TSS-1	TELESCOPIC STANDS (BLEACHERS)
TSW-1	THERAPY SWING - OWNER FURNISHED/OWNER INSTALLED

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5A / A1.2D FIRST FLOOR - UNIT D - NEW CONSTRUCTION
Scale: 1/8" = 1'-0"

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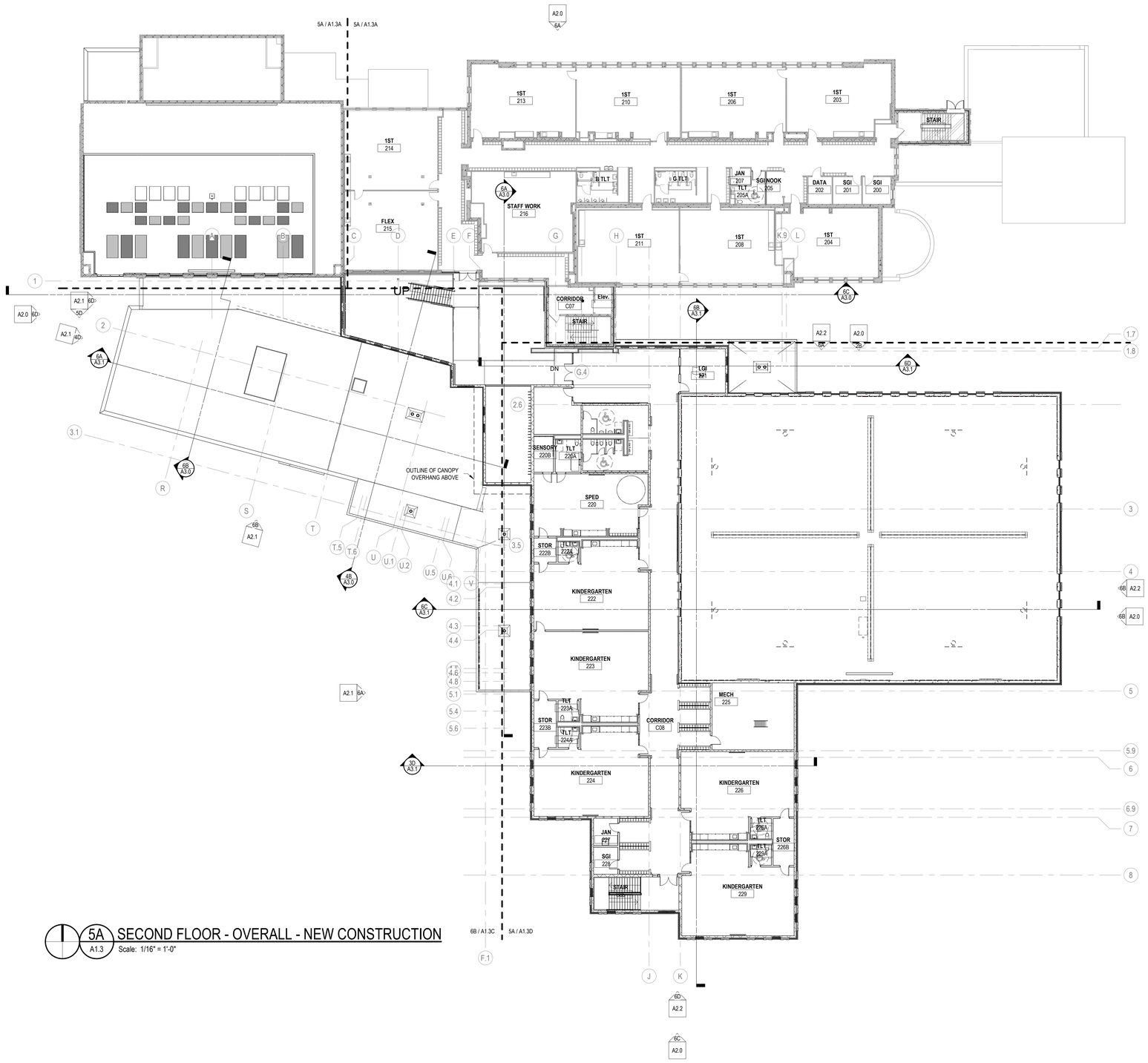
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UNIT D - FIRST FLOOR PLAN

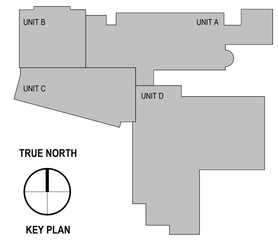
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5A A1.3 SECOND FLOOR - OVERALL - NEW CONSTRUCTION

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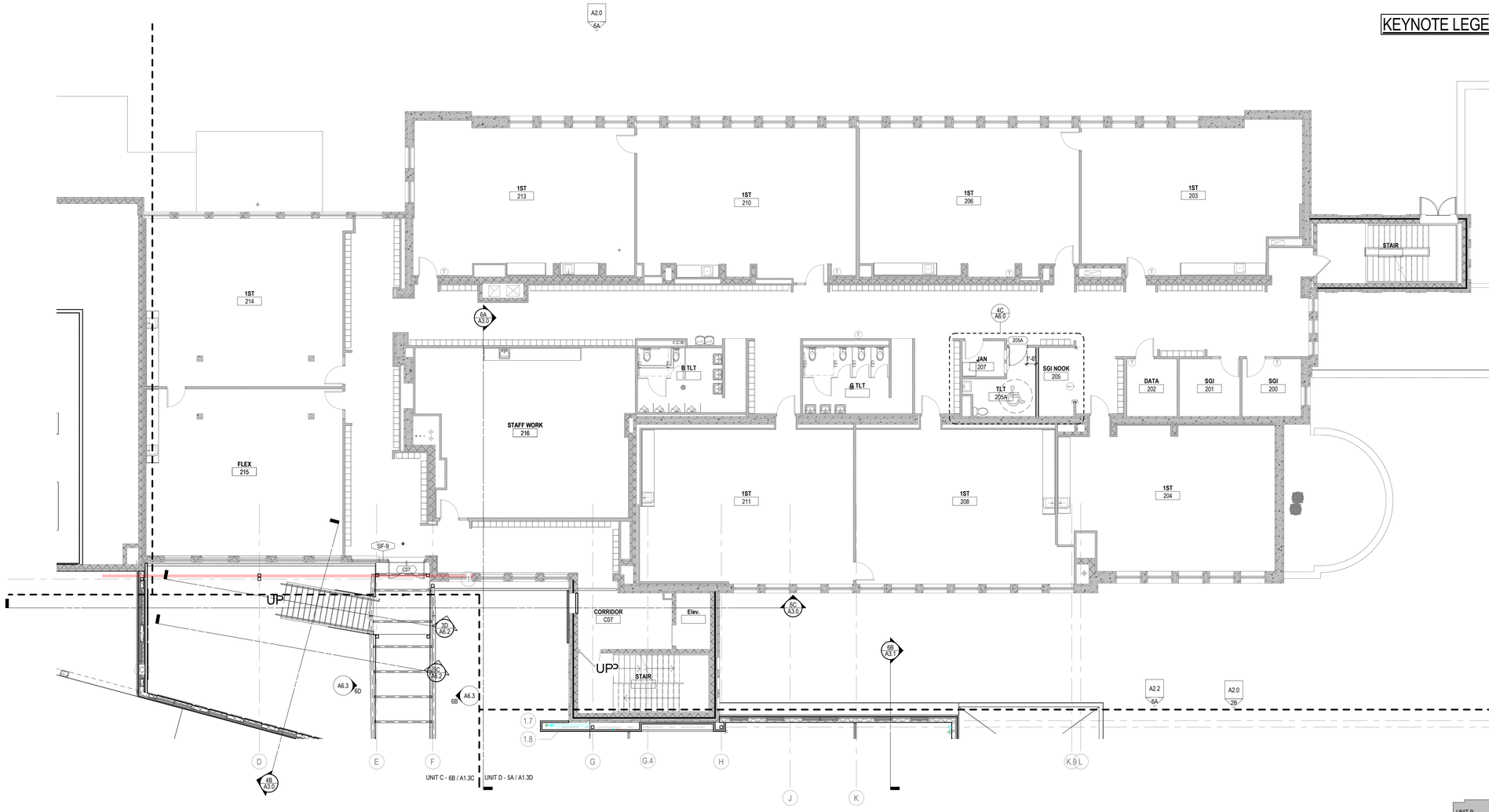
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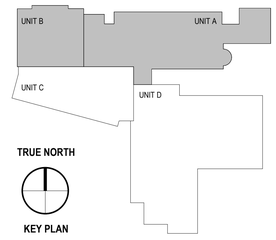
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KEYNOTE LEGEND



5A / A1.3A SECOND FLOOR - UNIT A & B - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"



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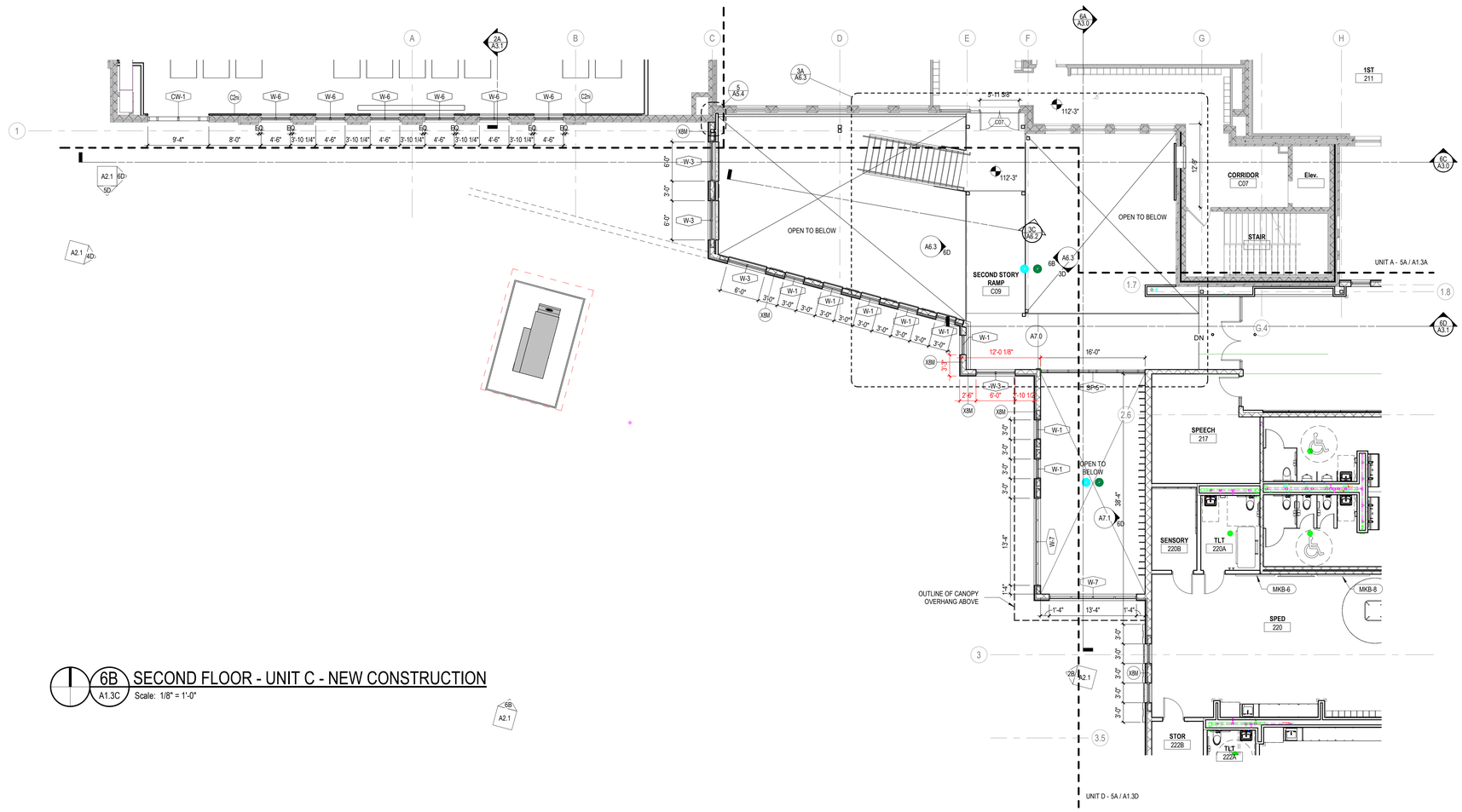
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UNIT A & B - SECOND FLOOR PLAN

Sheet Number:
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6B A1.3C SECOND FLOOR - UNIT C - NEW CONSTRUCTION

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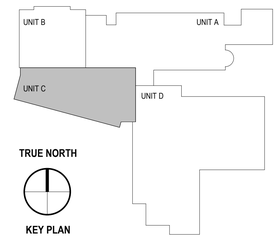
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11. REQUIRED MEANS OF EGRESS FROM THE EXISTING BUILDING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION WHEN THE BUILDING REMAINS OCCUPIED. IN THE EVENT THAT AN EXISTING MEANS OF EGRESS CANNOT BE MAINTAINED, CONTRACTOR SHALL PROVIDE AN APPROVED TEMPORARY MEANS OF EGRESS.

VERIFY WINDOW TREATMENTS ARE SHOWN ON RCP's AND TAGS HAVE BEEN COORDINATED WITH THE IFL

KEYNOTE LEGEND

MKB-6	MARKER BOARD - 6' X 4'
MKB-8	MARKER BOARD - 8' X 4'



KEY PLAN

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MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

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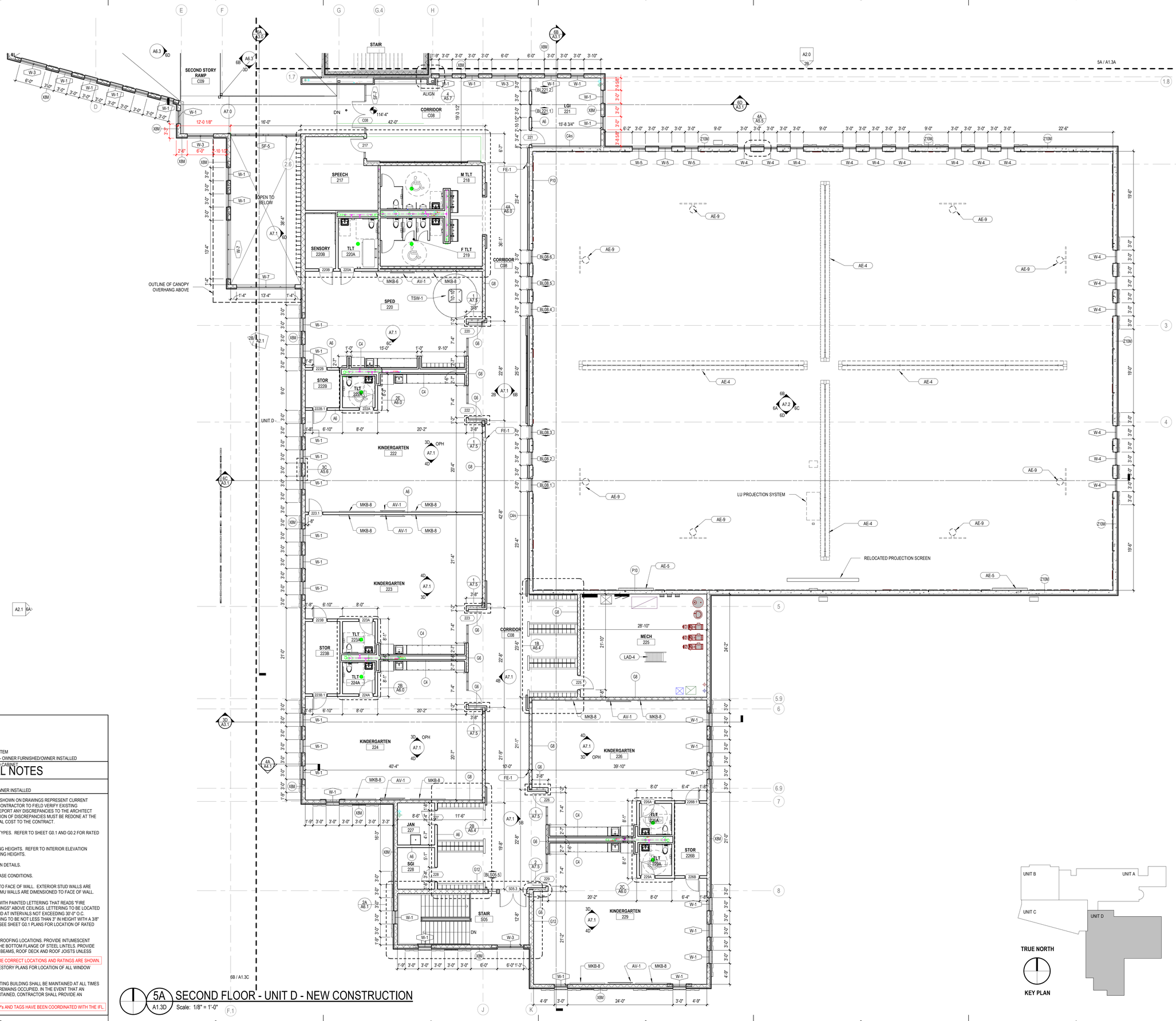
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Sheet Title:
UNIT C - SECOND FLOOR PLAN

Sheet Number:
A1.3C

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KEYNOTE LEGEND

AE-4	GYMNASIUM DIVIDERS
AE-5	SCOREBOARD
AE-9	BASKETBALL BACKBOARD AND HOOP SYSTEM
AV-1	FLAT SCREEN MONITOR. WALL MOUNTED - OWNER FURNISHED/OWNER INSTALLED
FE-1	FIRE EXTINGUISHER AND SEMI-RECESSED CABINET
LAD-4	SHIPS' LADDER
MKB-8	MARKER BOARD - 8' X 4'
TSW-1	DO NOT SCALE DRAWINGS.

GENERAL NOTES

2. EXISTING CONDITIONS: EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
3. REFER TO SHEET AG1.1 AND AG1.2 FOR WALL TYPES. REFER TO SHEET G0.1 AND G0.2 FOR RATED WALL LOCATIONS.
4. REFER TO SHEET AG1.0 FOR TYPICAL MOUNTING HEIGHTS. REFER TO INTERIOR ELEVATION SHEETS FOR ROOM SPECIFIC FIXTURE MOUNTING HEIGHTS.
5. REFER TO SHEET A9.0b FOR FLOOR TRANSITION DETAILS.
6. REFER TO SHEET A9.0b FOR TYPICAL FLOOR/BASE CONDITIONS.
7. DIMENSIONS FOR INTERIOR STUD WALLS ARE TO FACE OF WALL. EXTERIOR STUD WALLS ARE DIMENSIONED TO INTERIOR FACE OF STUDS. CMU WALLS ARE DIMENSIONED TO FACE OF WALL.
8. IDENTIFY ALL RATED WALLS AND PARTITIONS WITH PAINTED LETTERING THAT READS "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" ABOVE CEILINGS. LETTERING TO BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'-0" O.C. HORIZONTALLY, BOTH SIDES OF WALL. LETTERING TO BE NOT LESS THAN 3" IN HEIGHT WITH A 3/8" MINIMUM STROKE IN A CONTRASTING COLOR. SEE SHEET G0.1 PLANS FOR LOCATION OF RATED WALLS.
9. REFER TO STRUCTURAL DRAWINGS FOR FIREPROOFING LOCATIONS. PROVIDE INTUMESCENT PAINT AT EXPOSED STEEL COLUMNS AND AT THE BOTTOM FLANGE OF STEEL LINTELS. PROVIDE SPRAYED FIRE-RESISTIVE MATERIAL AT STEEL BEAMS, ROOF DECK AND ROOF JOISTS UNLESS NOTED OTHERWISE. COORDINATE TO BE SURE CORRECT LOCATIONS AND RATINGS ARE SHOWN.
10. REFER TO REFLECTED CEILING PLANS & CLERESTORY PLANS FOR LOCATION OF ALL WINDOW TREATMENTS.
11. REQUIRED MEANS OF EGRESS FROM THE EXISTING BUILDING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION WHEN THE BUILDING REMAINS OCCUPIED. IN THE EVENT THAT AN EXISTING MEANS OF EGRESS CANNOT BE MAINTAINED, CONTRACTOR SHALL PROVIDE AN APPROVED TEMPORARY MEANS OF EGRESS.

VERIFY WINDOW TREATMENTS ARE SHOWN ON RCP's AND TAGS HAVE BEEN COORDINATED WITH THE IFL.

5A / A1.3D SECOND FLOOR - UNIT D - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"

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UNIT D - SECOND FLOOR PLAN

Sheet Number:
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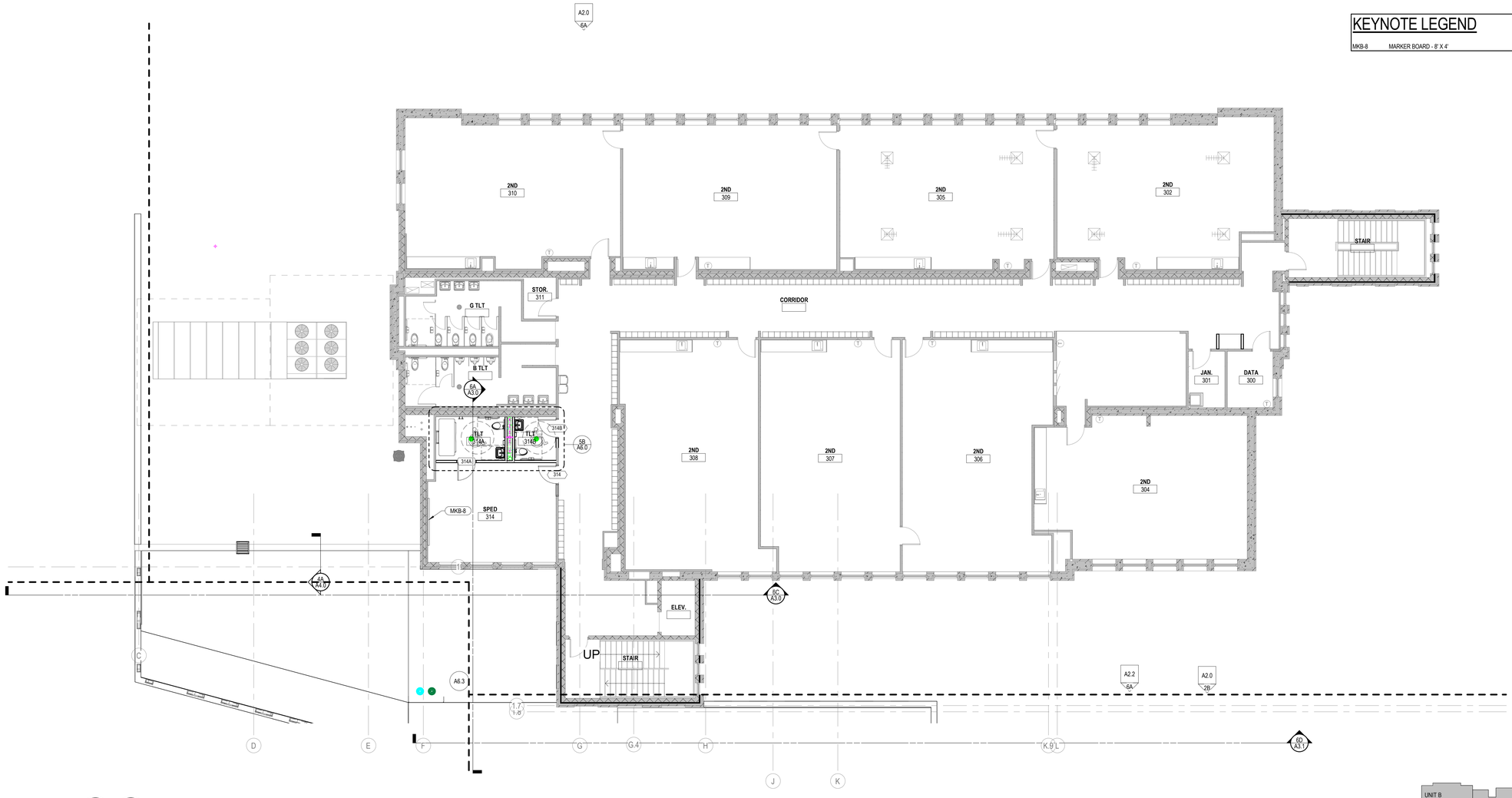
GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. EXISTING CONDITIONS: EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
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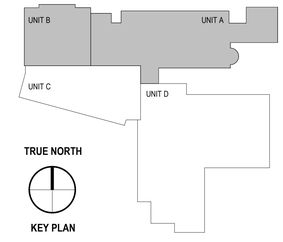
VERIFY WINDOW TREATMENTS ARE SHOWN ON RCP's AND TAGS HAVE BEEN COORDINATED WITH THE IFL

KEYNOTE LEGEND

MKB-8 MARKER BOARD - 8' X 4'



6A A1.4 THIRD FLOOR - NEW CONSTRUCTION
Scale: 1/8" = 1'-0"



KEY PLAN

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KEYNOTE LEGEND

RDS-1 4" X 4" DOWNSPOUT

ROOF PLAN LEGEND & NOTES

ROOF TYPE 1 (RT-1):

- EPDM SHEET
- COVERBOARD
- 5" INSULATION DEPTH (MINIMUM) WITH A MINIMUM OF 2 LAYERS; STAGGER JOINTS; TAPERED INSULATION AS SHOWN ON PLAN
- THERMAL BARRIER
- SLOPED STRUCTURE WITH METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

ROOF TYPE 2 (RT-2):

- EPDM SHEET
- COVERBOARD
- TAPERED INSULATION, 1/4" PER FOOT MINIMUM SLOPE, 5" DEPTH (MINIMUM) WITH A MINIMUM OF 2 LAYERS; STAGGER JOINTS
- THERMAL BARRIER
- FLAT STRUCTURE WITH ACOUSTICAL METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

ROOF TYPE 3 (RT-3):

- EPDM SHEET
- COVERBOARD
- 3/4" INSULATION DEPTH (MINIMUM); STAGGER JOINTS; TAPERED INSULATION AS SHOWN ON PLAN
- THERMAL BARRIER
- FLAT STRUCTURE WITH METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

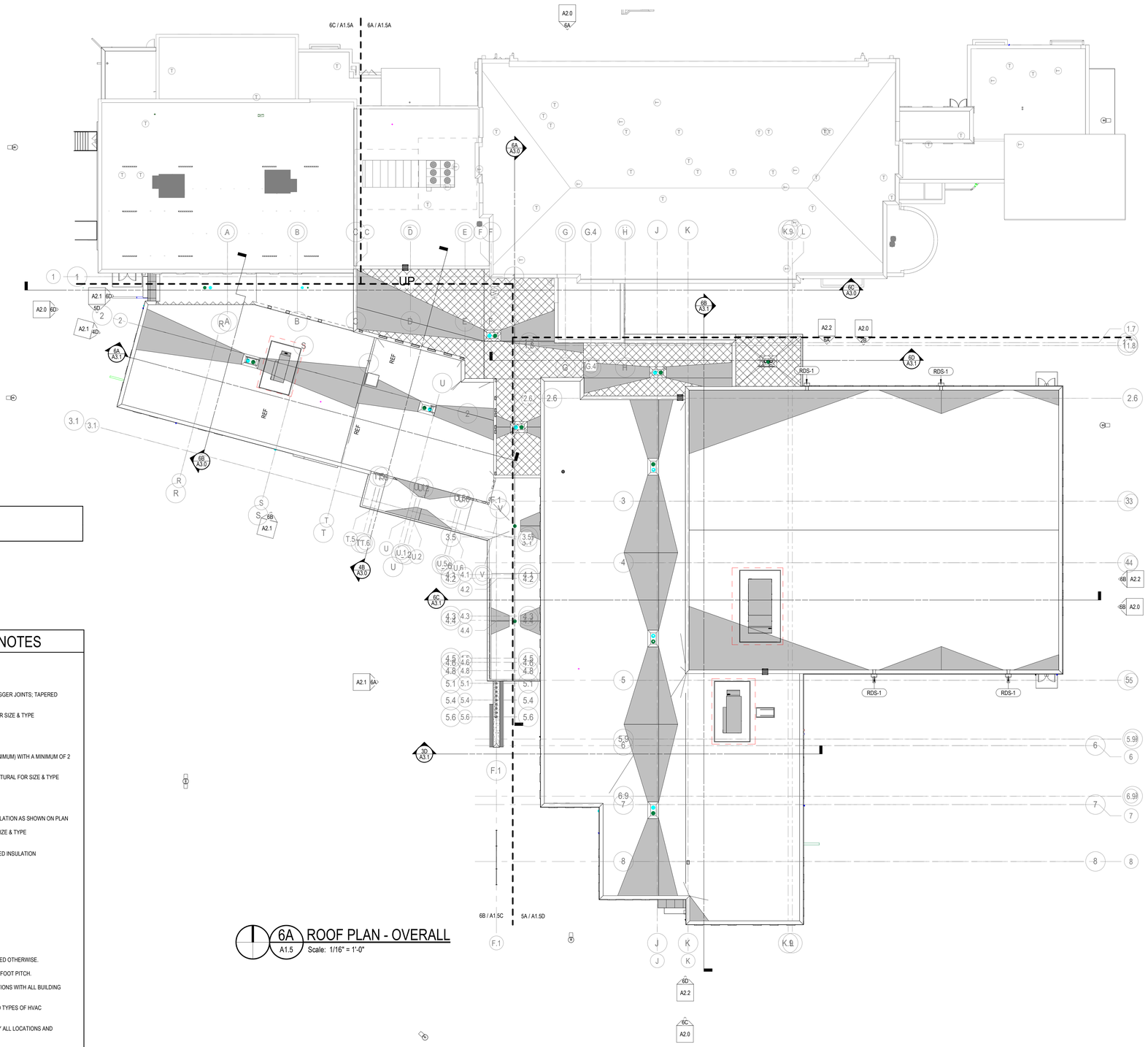
1/4" DENOTES APPROXIMATE THICKNESS OF TAPERED INSULATION

DENOTES WALKWAY PADS

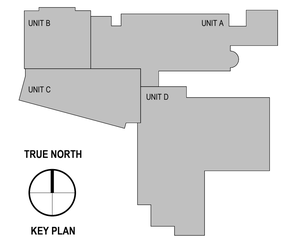
DENOTES ROOF CRICKETS;
MAINTAIN 1/2" PER FOOT SLOPE TO DRAINS

DENOTES TAPERED INSULATION;
MAINTAIN 1/4" PER FOOT SLOPE TO DRAINS

1. ALL ROOF SLOPES TO BE MINIMUM 1/4" PER FOOT UNLESS NOTED OTHERWISE.
2. ALL ROOF TOP CURBS TO BE SADDLED WITH MINIMUM 1/2" PER FOOT PITCH.
3. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY PENETRATIONS WITH ALL BUILDING TRADES.
4. SEE HVAC DRAWINGS FOR SIZES, QUANTITIES, LOCATIONS AND TYPES OF HVAC PENETRATIONS AND ROOF TOP MOUNTED EQUIPMENT.
5. SEE DETAIL 6D / A5.0 FOR VENT PIPE FLASHING DETAIL. VERIFY ALL LOCATIONS AND QUANTITIES W/ PLUMBING CONTRACTOR.
6. SEE DETAIL 5A / A5.0 FOR CURB FLASHING DETAIL.
7. SEE DETAIL 6A / A5.0 FOR TYPICAL ROOF DRAIN DETAIL.
8. SEE DETAIL 6B / A5.0 FOR TYPICAL OVERFLOW SCUPPER DETAIL.
9. SEE DETAIL 5D / A5.0 FOR TYPICAL ROOF SADDLES.
10. SEE DETAIL 4A / A5.0 FOR ROOF LADDER.



6A A1.5 ROOF PLAN - OVERALL
Scale: 1/16" = 1'-0"



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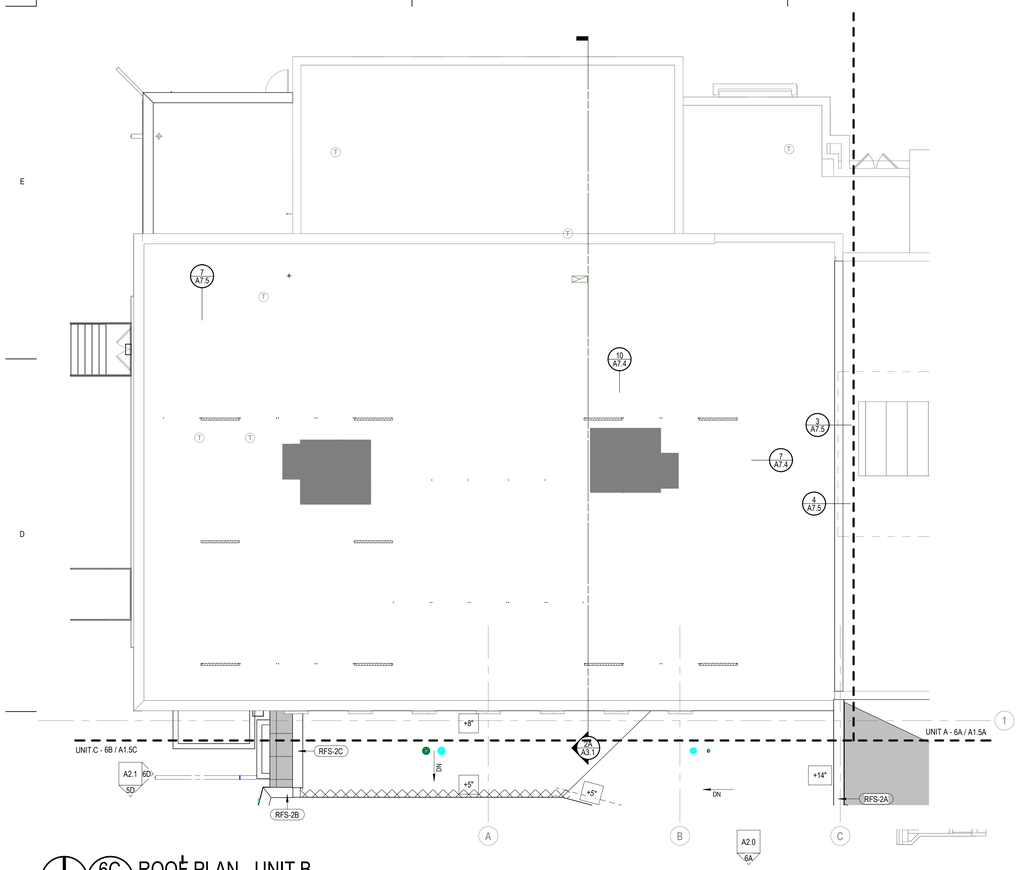
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OVERALL ROOF PLAN

Sheet Number:
A1.5

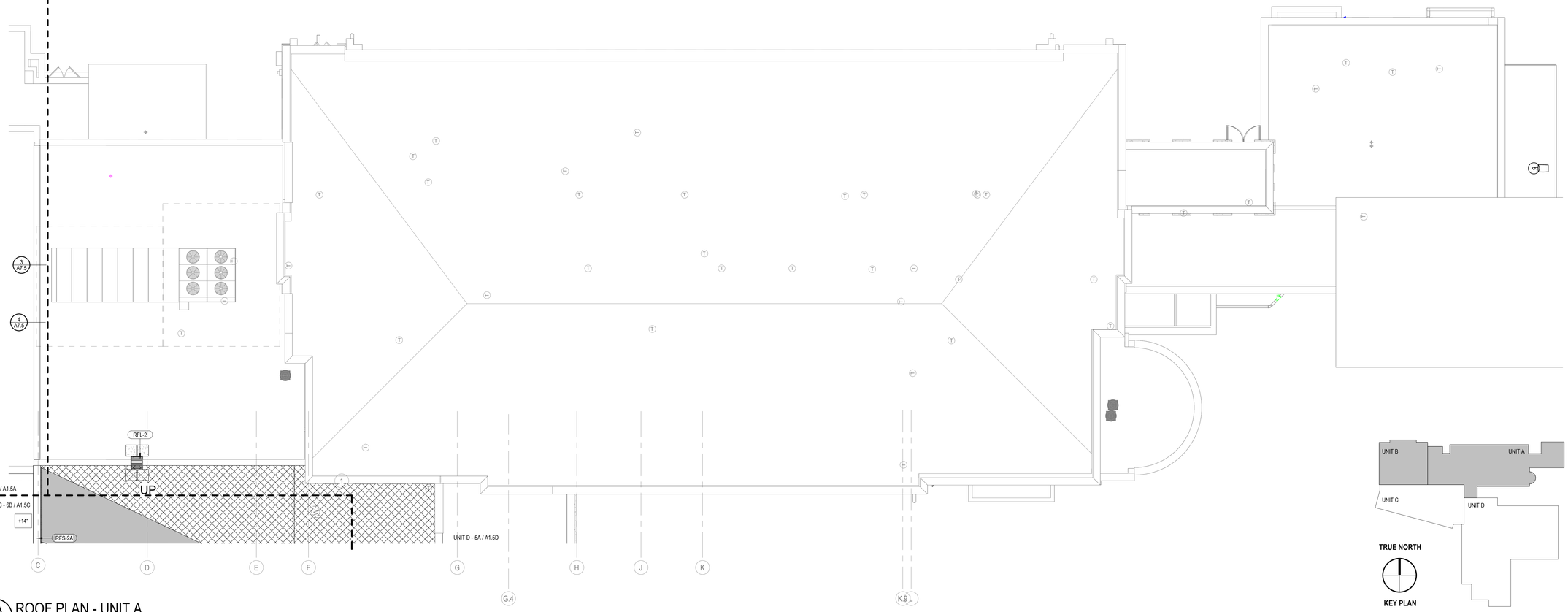
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6C A1.5A ROOF PLAN - UNIT B

Scale: 1/8" = 1'-0"



6A A1.5A ROOF PLAN - UNIT A

Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

RFL-2	STEEL LADDER (PARAPET) (SEE DETAIL XX/XX)
RFS-2A	ROOF-EDGE FASCIA (GRAPHITE)
RFS-2B	ROOF-EDGE FASCIA (WHITE)
RFS-2C	ROOF-EDGE FASCIA (GREY)

ROOF PLAN LEGEND & NOTES

ROOF TYPE 1 (RT-1):

- EPDM SHEET
- COVERBOARD
- 5" INSULATION DEPTH (MINIMUM) WITH A MINIMUM OF 2 LAYERS; STAGGER JOINTS; TAPERED INSULATION AS SHOWN ON PLAN
- THERMAL BARRIER
- SLOPED STRUCTURE WITH METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

ROOF TYPE 2 (RT-2):

- EPDM SHEET
- COVERBOARD
- TAPERED INSULATION, 1/4" PER FOOT MINIMUM SLOPE, 5" DEPTH (MINIMUM) WITH A MINIMUM OF 2 LAYERS; STAGGER JOINTS
- THERMAL BARRIER
- FLAT STRUCTURE WITH ACOUSTICAL METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

ROOF TYPE 3 (RT-3):

- EPDM SHEET
- COVERBOARD
- 3/4" INSULATION DEPTH (MINIMUM); STAGGER JOINTS; TAPERED INSULATION AS SHOWN ON PLAN
- THERMAL BARRIER
- FLAT STRUCTURE WITH METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

8" DENOTES APPROXIMATE THICKNESS OF TAPERED INSULATION

DENOTES WALKWAY PADS

DENOTES ROOF CRICKETS;
MAINTAIN 1/2" PER FOOT SLOPE TO DRAINS

DENOTES TAPERED INSULATION;
MAINTAIN 1/4" PER FOOT SLOPE TO DRAINS

1. ALL ROOF SLOPES TO BE MINIMUM 1/4" PER FOOT UNLESS NOTED OTHERWISE.
2. ALL ROOF TOP CURBS TO BE SADDLED WITH MINIMUM 1/2" PER FOOT PITCH.
3. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY PENETRATIONS WITH ALL BUILDING TRADES.
4. SEE HVAC DRAWINGS FOR SIZES, QUANTITIES, LOCATIONS AND TYPES OF HVAC PENETRATIONS AND ROOF TOP MOUNTED EQUIPMENT.
5. SEE DETAIL 6D / A5.0 FOR VENT PIPE FLASHING DETAIL. VERIFY ALL LOCATIONS AND QUANTITIES W/ PLUMBING CONTRACTOR.
6. SEE DETAIL 5A / A5.0 FOR CURB FLASHING DETAIL.
7. SEE DETAIL 6A / A5.0 FOR TYPICAL ROOF DRAIN DETAIL.
8. SEE DETAIL 6B / A5.0 FOR TYPICAL OVERFLOW SCUPPER DETAIL.
9. SEE DETAIL 5D / A5.0 FOR TYPICAL ROOF SADDLES.
10. SEE DETAIL 4A / A5.0 FOR ROOF LADDER.

KEY PLAN

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KEYNOTE LEGEND

RD-1	ROOF DRAIN - SEE PLUMBING
RD-2	OVERFLOW ROOF DRAIN - SEE PLUMBING
RFL-2	STEEL LADDER (PARAPET) (SEE DETAIL XX/XX)
RFS-2A	ROOF-EDGE FASCIA (GRAPHITE)
RFS-2B	ROOF-EDGE FASCIA (WHITE)
RFS-2C	ROOF-EDGE FASCIA (GREY)
RH-2	ROOF HATCH - 4' X 4'
RS-1	ROOF SCREENING - ADD ROOF PADS BELOW ALL ROOF SCREEN SUPPORTS - COORD. W/ MECHANICAL

ROOF PLAN LEGEND & NOTES

ROOF TYPE 1 (RT-1):

- EPDM SHEET
- COVERBOARD
- 5" INSULATION DEPTH (MINIMUM) WITH A MINIMUM OF 2 LAYERS; STAGGER JOINTS; TAPERED INSULATION AS SHOWN ON PLAN
- THERMAL BARRIER
- SLOPED STRUCTURE WITH METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

ROOF TYPE 2 (RT-2):

- EPDM SHEET
- COVERBOARD
- TAPERED INSULATION, 1/4" PER FOOT MINIMUM SLOPE, 5" DEPTH (MINIMUM) WITH A MINIMUM OF 2 LAYERS; STAGGER JOINTS
- THERMAL BARRIER
- FLAT STRUCTURE WITH ACOUSTICAL METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

ROOF TYPE 3 (RT-3):

- EPDM SHEET
- COVERBOARD
- 3/4" INSULATION DEPTH (MINIMUM); STAGGER JOINTS; TAPERED INSULATION AS SHOWN ON PLAN
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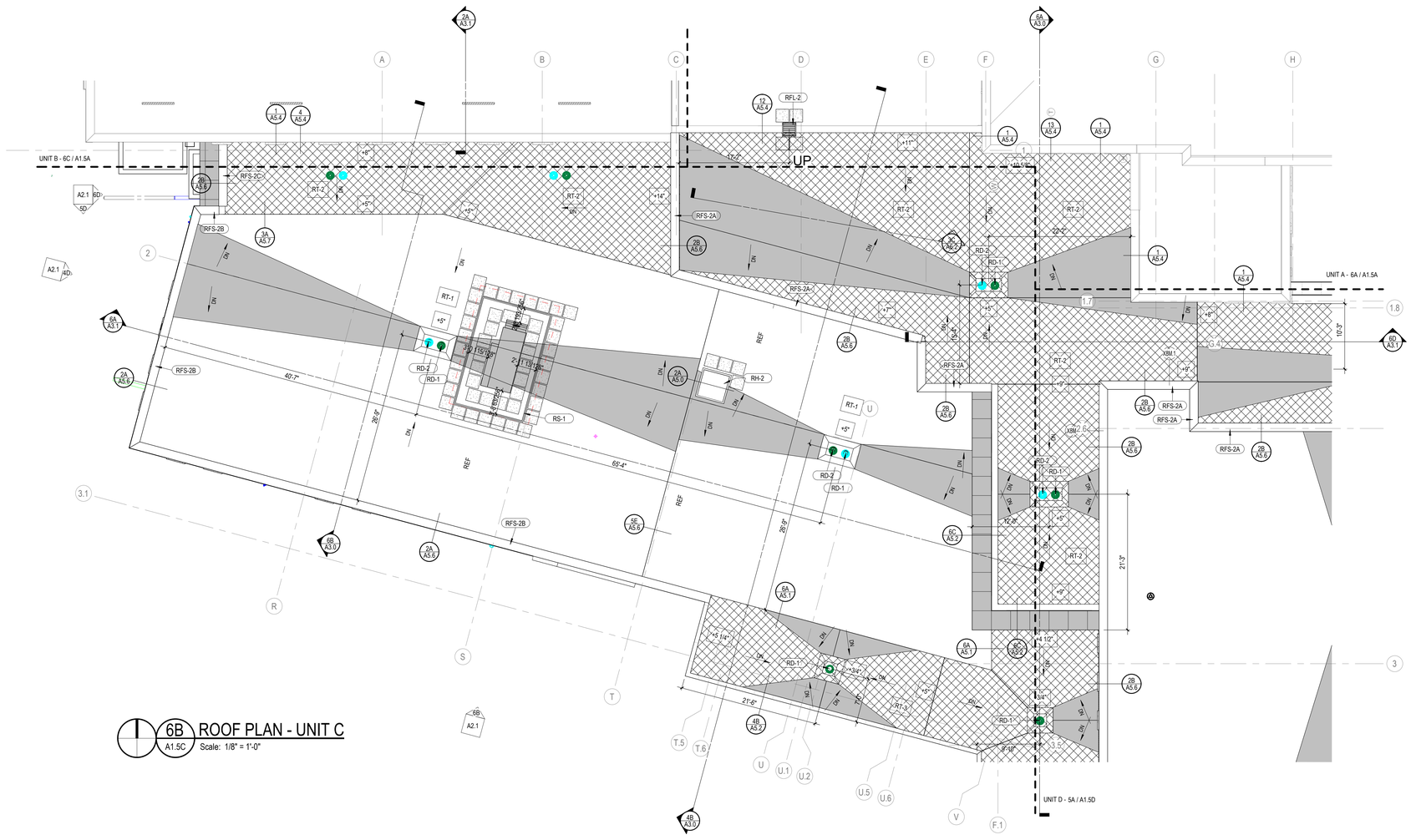
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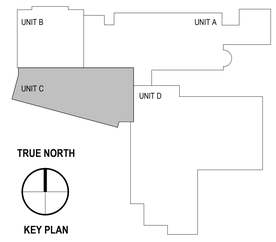
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8. SEE DETAIL 6B / A5.0 FOR TYPICAL OVERFLOW SCUPPER DETAIL.
9. SEE DETAIL 5D / A5.0 FOR TYPICAL ROOF SADDLES.
10. SEE DETAIL 4A / A5.0 FOR ROOF LADDER.



6B A1.5C ROOF PLAN - UNIT C
Scale: 1/8" = 1'-0"



KEY PLAN

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KEYNOTE LEGEND

RD-1	ROOF DRAIN - SEE PLUMBING
RD-2	OVERFLOW ROOF DRAIN - SEE PLUMBING
RDS-1	4" X 4" DOWNSPOUT
RDS-2	4" X 4" DOWNSPOUT WITH SPLASH BLOCK
RFL-2	STEEL LADDER (PARAPET) (SEE DETAIL XX/XX)
RFS-2A	ROOF-EDGE FASCIA (GRAPHITE)
RFS-2C	ROOF-EDGE FASCIA (GREY)
RFS-4	OVERFLOW SCUPPER UNIT & DOWNSPOUT CONDUCTOR HEAD
RH-1	ROOF HATCH - 3' X 6'
RH-2	ROOF HATCH - 4' X 4'
RS-1	ROOF SCREENING - ADD ROOF PADS BELOW ALL ROOF SCREEN SUPPORTS - COORD. W/ MECHANICAL
SN-1	ROOF SYSTEM SNOW GUARD - SEE DETAIL 6/A5.0

ROOF PLAN LEGEND & NOTES

ROOF TYPE 1 (RT-1):

- EPDM SHEET
- COVERBOARD
- 5" INSULATION DEPTH (MINIMUM) WITH A MINIMUM OF 2 LAYERS; STAGGER JOINTS; TAPERED INSULATION AS SHOWN ON PLAN
- THERMAL BARRIER
- SLOPED STRUCTURE WITH METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

ROOF TYPE 2 (RT-2):

- EPDM SHEET
- COVERBOARD
- TAPERED INSULATION, 1/4" PER FOOT MINIMUM SLOPE, 5" DEPTH (MINIMUM) WITH A MINIMUM OF 2 LAYERS; STAGGER JOINTS
- THERMAL BARRIER
- FLAT STRUCTURE WITH ACOUSTICAL METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

ROOF TYPE 3 (RT-3):

- EPDM SHEET
- COVERBOARD
- 3/4" INSULATION DEPTH (MINIMUM); STAGGER JOINTS; TAPERED INSULATION AS SHOWN ON PLAN
- THERMAL BARRIER
- FLAT STRUCTURE WITH METAL ROOF DECK, SEE STRUCTURAL FOR SIZE & TYPE

"#" DENOTES APPROXIMATE THICKNESS OF TAPERED INSULATION

DENOTES WALKWAY PADS

DENOTES ROOF CRICKETS;
MAINTAIN 1/2" PER FOOT SLOPE TO DRAINS

DENOTES TAPERED INSULATION;
MAINTAIN 1/4" PER FOOT SLOPE TO DRAINS

1. ALL ROOF SLOPES TO BE MINIMUM 1/4" PER FOOT UNLESS NOTED OTHERWISE.
2. ALL ROOF TOP CURBS TO BE SADDLED WITH MINIMUM 1/2" PER FOOT PITCH.
3. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY PENETRATIONS WITH ALL BUILDING TRADES.
4. SEE HVAC DRAWINGS FOR SIZES, QUANTITIES, LOCATIONS AND TYPES OF HVAC PENETRATIONS AND ROOF TOP MOUNTED EQUIPMENT.
5. SEE DETAIL 6D / A5.0 FOR VENT PIPE FLASHING DETAIL. VERIFY ALL LOCATIONS AND QUANTITIES W/ PLUMBING CONTRACTOR.
6. SEE DETAIL 5A / A5.0 FOR CURB FLASHING DETAIL.
7. SEE DETAIL 6A / A5.0 FOR TYPICAL ROOF DRAIN DETAIL.
8. SEE DETAIL 6B / A5.0 FOR TYPICAL OVERFLOW SCUPPER DETAIL.
9. SEE DETAIL 5D / A5.0 FOR TYPICAL ROOF SADDLES.
10. SEE DETAIL 4A / A5.0 FOR ROOF LADDER.

5A / A1.5D ROOF PLAN - UNIT D
Scale: 1/8" = 1'-0"

UNIT A - 6A / A1.5A
UNIT C - 6B / A1.5C

TRUE NORTH

KEY PLAN

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MOUNT HOREB, WI 53572

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Sheet Title:
UNIT D - ROOF PLAN

Sheet Number:
A1.5D

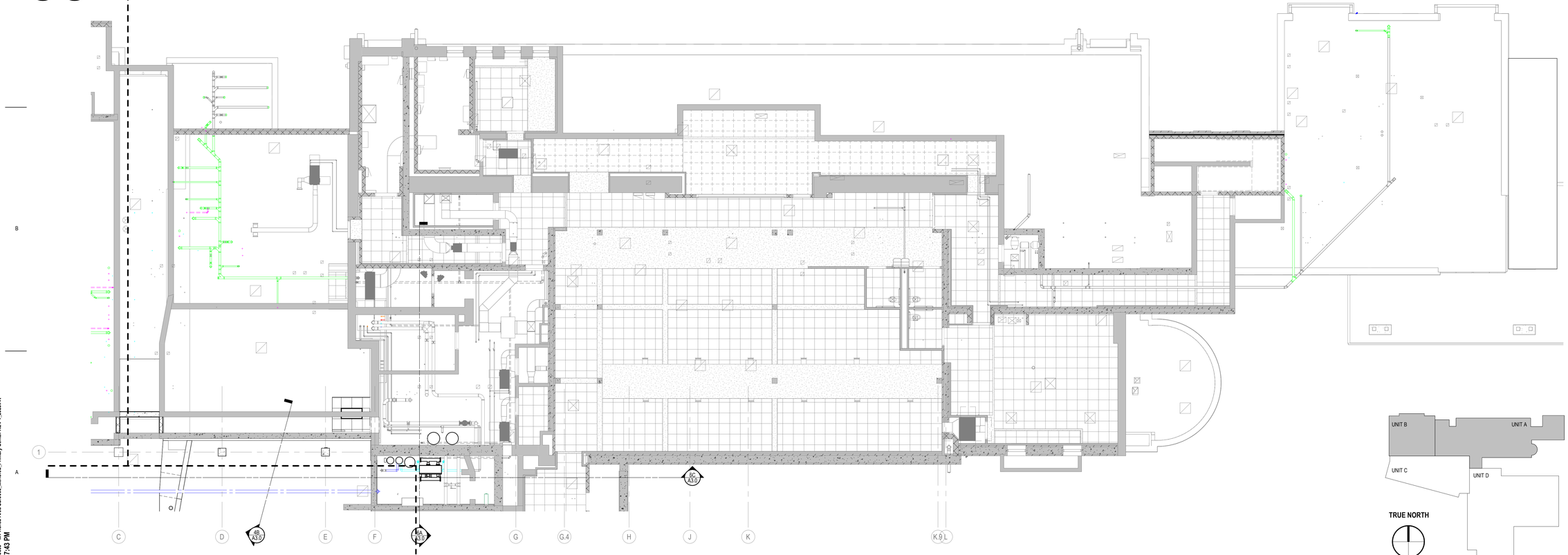
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6C A1.6 LOWER LEVEL - UNIT B - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"



6A A1.6 LOWER LEVEL - UNIT A - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"

GENERAL CEILING PLAN NOTES

DELETE IF ALL-NEW BUILDING

EXISTING CEILING TILE & GRID

EXISTING GYP. BOARD CEILING

NEW CEILING TILE & GRID

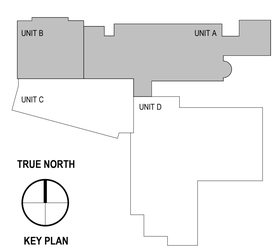
NEW GYP. BOARD CEILING

1. REFER TO INTERIOR FINISH LEGEND FOR CEILING MATERIAL KEYS.
2. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED PT-# UNLESS NOTED OTHERWISE. WHERE A PAINT COLOR IS INDICATED, PAINT THE BOTTOM AND FACE OF THE SOFFIT THE COLOR INDICATED.
3. COORDINATE WITH MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL THE EXACT LOCATIONS OF CEILING FIXTURES, DIFFUSERS, SPRINKLER HEADS, ETC. CONSULT WITH ARCHITECT REGARDING ANY DISCREPANCIES.

DELETE IF ALL-NEW BUILDING

4. REMOVE EXISTING CEILING PRIOR TO INSTALLING ANY NEW CEILING IF NOT NOTED ON THE DEMOLITION PLANS. ENSURE ALL CEILINGS FOR DEMOLITION ARE SHOWN ON DEMO RCP.
5. RECESSED LIGHT FIXTURES, SPEAKERS, EXIT LIGHTS, SMOKE DETECTORS, ETC. TO BE LOCATED IN THE CENTER OF CEILING TILES.
6. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR CEILING MOUNTED DEVICE SYMBOL LEGEND.
7. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE, UNLESS NOTED OTHERWISE. TYPICAL CEILING TILE SHOULD NOT BE CUT LESS THAN 6" WIDE IN ANY AREA. WHEN GRID LAYOUT RESULTS IN A CEILING TILE OF LESS THAN 4" FOR THE LENGTH OR WIDTH OF A ROOM, OMIT RUNNER NEAREST WALL AND CUT FULL TILE TO WIDTH AS NEEDED. ENSURE ALL CEILINGS ARE CENTERED IN ROOM. AVOID "SLIVERS" AND FULL TILES AT THE PERIMETER.

KEYNOTE LEGEND



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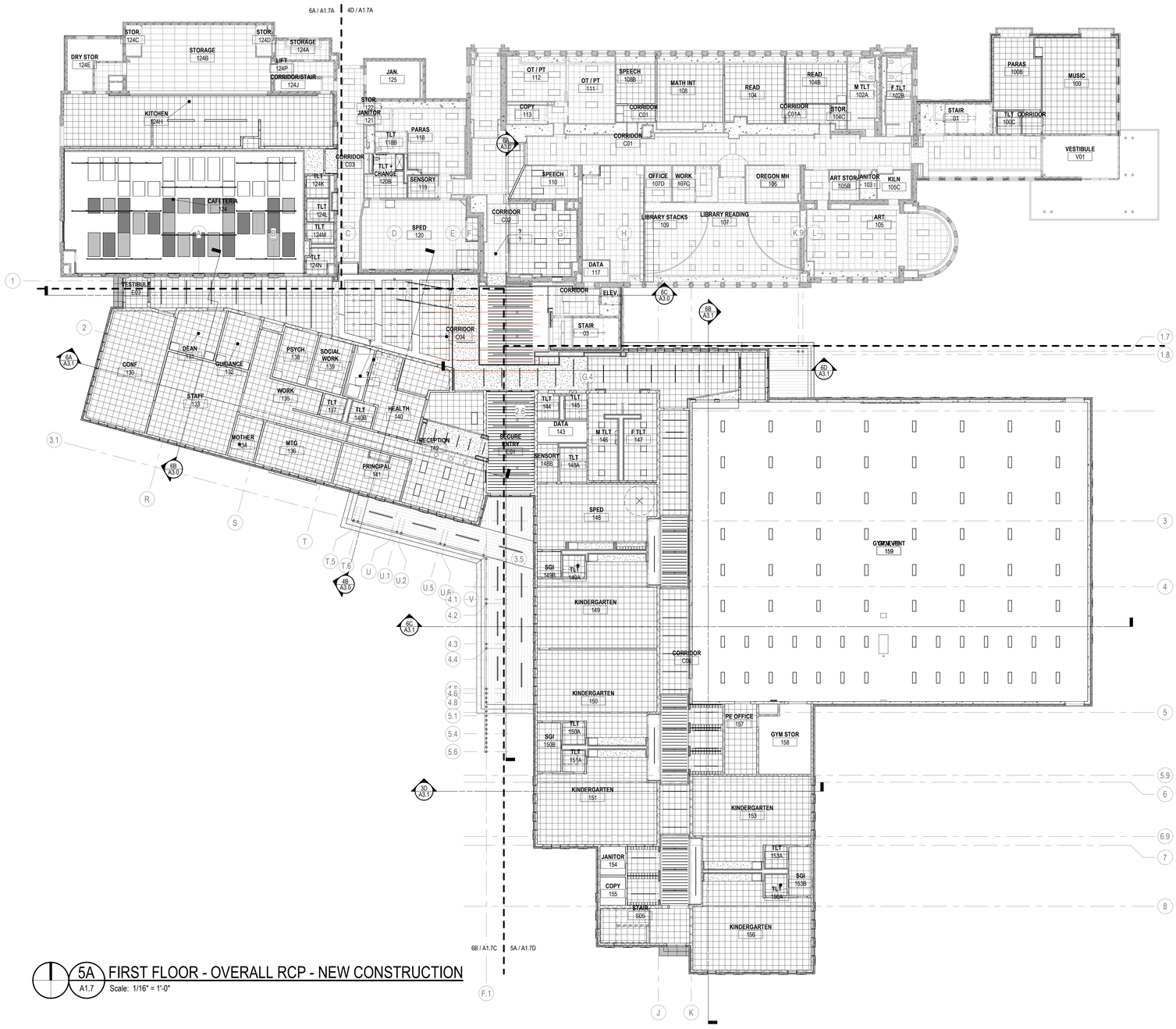
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Sheet Title:
UNIT A & B - LOWER LEVEL RCP

Sheet Number:
A1.6

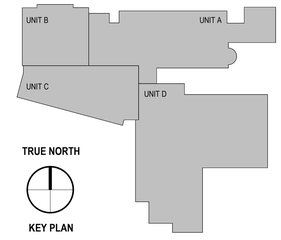
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5A / A1.7 FIRST FLOOR - OVERALL RCP - NEW CONSTRUCTION

Scale: 1/16" = 1'-0"



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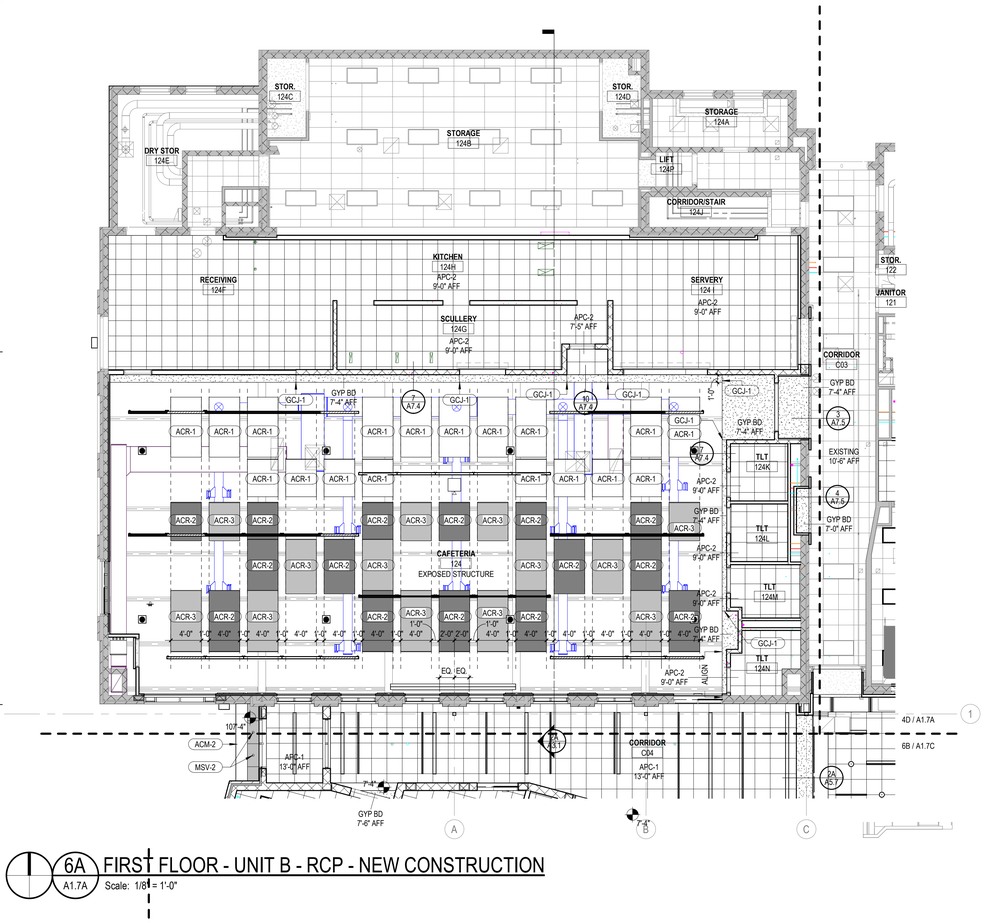
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Sheet Title:
OVERALL FIRST FLOOR RCP

Sheet Number:
A1.7

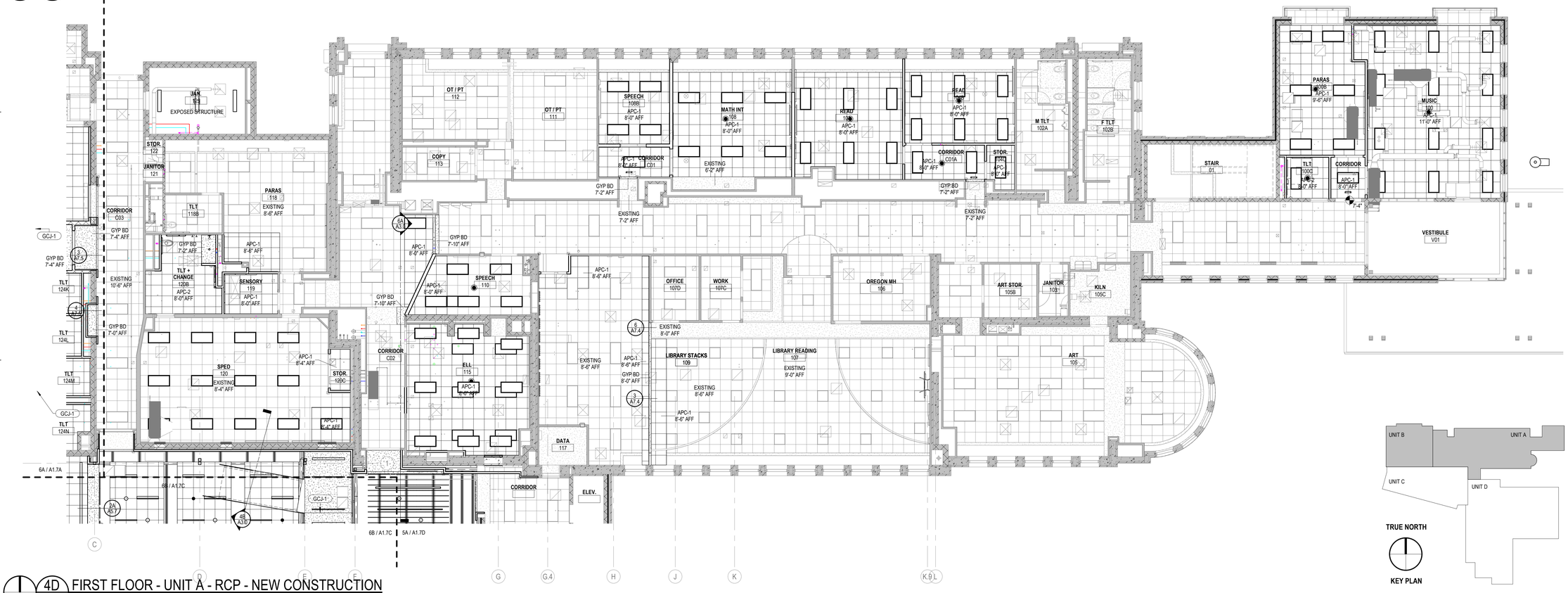
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6A / A1.7A FIRST FLOOR - UNIT B - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"



4D / A1.7A FIRST FLOOR - UNIT A - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"

GENERAL CEILING PLAN NOTES

DELETE IF ALL-NEW BUILDING

EXISTING CEILING TILE & GRID

EXISTING GYP. BOARD CEILING

NEW CEILING TILE & GRID

NEW GYP. BOARD CEILING

1. REFER TO INTERIOR FINISH LEGEND FOR CEILING MATERIAL KEYS.
2. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED PT-# UNLESS NOTED OTHERWISE. WHERE A PAINT COLOR IS INDICATED, PAINT THE BOTTOM AND FACE OF THE SOFFIT THE COLOR INDICATED.
3. COORDINATE WITH MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL THE EXACT LOCATIONS OF CEILING FIXTURES, DIFFUSERS, SPRINKLER HEADS, ETC. CONSULT WITH ARCHITECT REGARDING ANY DISCREPANCIES.

DELETE IF ALL-NEW BUILDING

4. REMOVE EXISTING CEILING PRIOR TO INSTALLING ANY NEW CEILING IF NOT NOTED ON THE DEMOLITION PLANS. ENSURE ALL CEILINGS FOR DEMOLITION ARE SHOWN ON DEMO RCP.
5. RECESSED LIGHT FIXTURES, SPEAKERS, EXIT LIGHTS, SMOKE DETECTORS, ETC. TO BE LOCATED IN THE CENTER OF CEILING TILES.
6. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR CEILING MOUNTED DEVICE SYMBOL LEGEND.
7. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE, UNLESS NOTED OTHERWISE. TYPICAL CEILING TILE SHOULD NOT BE CUT LESS THAN 6" WIDE IN ANY AREA. WHEN GRID LAYOUT RESULTS IN A CEILING TILE OF LESS THAN 4" FOR THE LENGTH OR WIDTH OF A ROOM, OMIT RUNNER NEAREST WALL AND CUT FULL TILE TO WIDTH AS NEEDED. ENSURE ALL CEILINGS ARE CENTERED IN ROOM. AVOID "SLIVERS" AND FULL TILES AT THE PERIMETER.

KEYNOTE LEGEND

ACM-2	ALUMINUM COMPOSITE PANEL
ACR-1	ACOUSTICAL CEILING REFLECTOR - GREEN - SEE INTERIOR FINISH LEGEND
ACR-2	ACOUSTICAL CEILING REFLECTOR - BLUE - SEE INTERIOR FINISH LEGEND
ACR-3	ACOUSTICAL CEILING REFLECTOR - LIGHT BLUE - SEE INTERIOR FINISH LEGEND
GCJ-1	GYPSUM BOARD CONTROL JOINT
MSV-2	3" DIAMETER ROUND METAL SOFFIT VENT, PAINT TO MATCH ADJACENT METAL PANEL COLOR & FINISH, 3' O.C. BETWEEN METAL PANEL JOINTS

KEY PLAN

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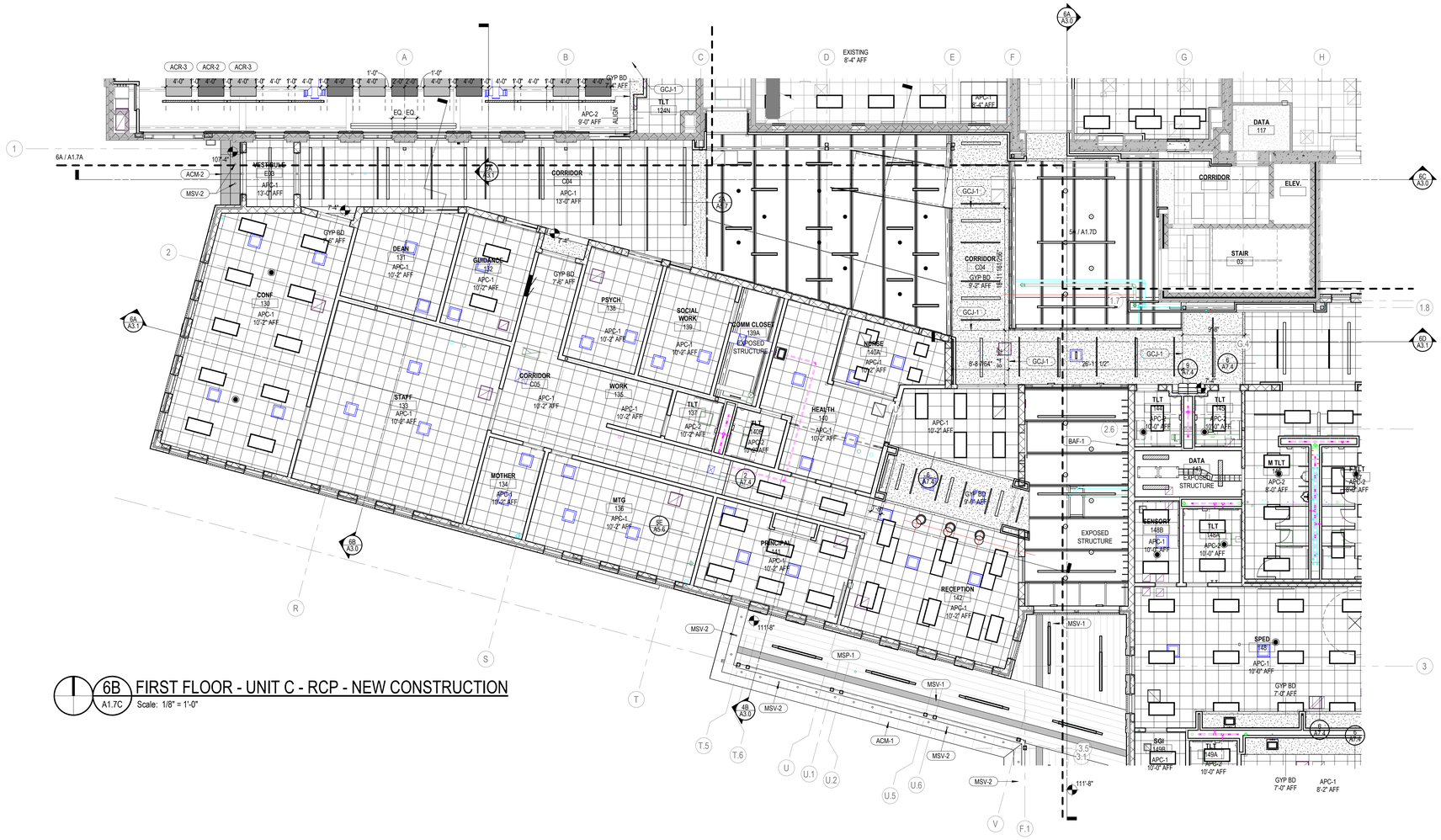
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Sheet Title:
UNIT A & B - FIRST FLOOR RCP

Sheet Number:
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ACR-3
ACR-2
ACR-3
GYP BD 9'-6" AFF
GCJ-1
TLT 124N
APC-2 9'-0" AFF
EQ. EQ.
APC-1 8'-4" AFF
EXISTING 8'-4" AFF
6A / A3.0
6A / A1.7A
VESTIBULE 115
APC-1 13'-0" AFF
ACM-2
MSV-2
CORRIDOR 104
APC-1 13'-0" AFF
DEAN 131
APC-1 10'-2" AFF
GUIDANCE 132
APC-1 10'-2" AFF
CONF 130
APC-1 10'-2" AFF
PSYCH 138
APC-1 10'-2" AFF
SOCIAL WORK 139
APC-1 10'-2" AFF
COMM CLOSET 139A
EXPOSED STRUCTURE
NURSE 140A
APC-1 10'-2" AFF
CORRIDOR 105
APC-1 10'-2" AFF
STAFF 133
APC-1 10'-2" AFF
WORK 135
APC-1 10'-2" AFF
TLT 137
APC-2 10'-2" AFF
TLT 139B
APC-2 10'-2" AFF
HEALTH 140
APC-1 10'-2" AFF
MOTHER 134
APC-1 10'-2" AFF
MTG 136
APC-1 10'-2" AFF
PRINCIPAL 141
APC-1 10'-2" AFF
RECEPTION 142
APC-1 10'-2" AFF
APC-1 10'-2" AFF
BAF-1
GYP BD 9'-6" AFF
EXPOSED STRUCTURE
DATA 117
CORRIDOR
ELEV.
STAIR 03
5A / A1.7D
CORRIDOR 104
GYP BD 9'-2" AFF
TLT 144
APC-2 10'-0" AFF
TLT 145
APC-2 10'-0" AFF
DATA 149
EXPOSED STRUCTURE
M TLT 148
APC-2 8'-0" AFF
TLT 147
APC-2 10'-0" AFF
SENSORY 148B
APC-1 10'-0" AFF
TLT 148A
APC-2 10'-0" AFF
SPED 145
APC-1 10'-0" AFF
GYP BD 7'-0" AFF
SGI 149B
APC-1 10'-0" AFF
TLT 149A
APC-2 10'-0" AFF
GYP BD 7'-0" AFF
APC-1 8'-2" AFF
MSP-1
ACM-1
111'-8"
111'-8"
6B / A3.0
4B / A3.0
6C / A3.0
6D / A3.1
2 / A7.3
6 / A7.3
9 / A7.4
8 / A7.4
5 / A7.4
5E / A5.6
1 / A1.1
1 / A1.7
1 / A1.8
1 / A2.1
1 / A2.6
1 / A3.1
1 / A3.5
1 / A3.6
1 / A4.1
1 / A4.2
1 / A4.3
1 / A4.4
1 / A4.5
1 / A4.6
1 / A4.7
1 / A4.8
1 / A5.1
1 / A5.2
1 / A5.3
1 / A5.4
1 / A5.5
1 / A5.6
1 / A5.7
1 / A5.8
1 / A6.1
1 / A6.2
1 / A6.3
1 / A6.4
1 / A6.5
1 / A6.6
1 / A6.7
1 / A6.8
1 /



KEYNOTE LEGEND

ACM-1	ALUMINUM COMPOSITE PANEL
ACM-2	ALUMINUM COMPOSITE PANEL
BAF-1	CEILING BAFFLE - SEE INTERIOR FINISH LEGEND
GCJ-1	GYPSUM BOARD CONTROL JOINT
MSP-1	METAL SOFFIT PANEL
MSV-1	METAL SIDING - SEE MATERIAL SCHEDULE
MSV-2	METAL SIDING - SEE MATERIAL SCHEDULE, PROFILE, COLOR & FINISH, 3" O.C. BETWEEN METAL PANEL JOINTS

DELETE IF ALL-NEW BUILDING

EXISTING CEILING TILE & GRID — EXISTING GYP. BOARD CEILING

NEW CEILING TILE & GRID — NEW GYP. BOARD CEILING

GENERAL CEILING PLAN NOTES

1. REFER TO INTERIOR FINISH LEGEND FOR CEILING MATERIAL KEYS.
2. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED PT-# UNLESS NOTED OTHERWISE. WHERE A PAINT COLOR IS INDICATED, PAINT THE BOTTOM AND FACE OF THE SOFFIT THE COLOR INDICATED.
3. COORDINATE WITH MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL THE EXACT LOCATIONS OF CEILING FIXTURES, DIFFUSERS, SPRINKLER HEADS, ETC. CONSULT WITH ARCHITECT REGARDING ANY DISCREPANCIES.
4. REMOVE EXISTING CEILING PRIOR TO INSTALLING ANY NEW CEILING IF NOT NOTED ON THE DEMOLITION PLANS. ENSURE ALL CEILINGS FOR DEMOLITION ARE SHOWN ON DEMO RCP.

DELETE IF ALL-NEW BUILDING

5. RECESSED LIGHT FIXTURES, SPEAKERS, EXIT LIGHTS, SMOKE DETECTORS, ETC. TO BE LOCATED IN THE CENTER OF CEILING TILES.
6. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR CEILING MOUNTED DEVICE SYMBOL LEGEND.
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5A / A1.7D FIRST FLOOR - UNIT D - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"

UNIT B
UNIT A
UNIT C
UNIT D

TRUE NORTH

KEY PLAN

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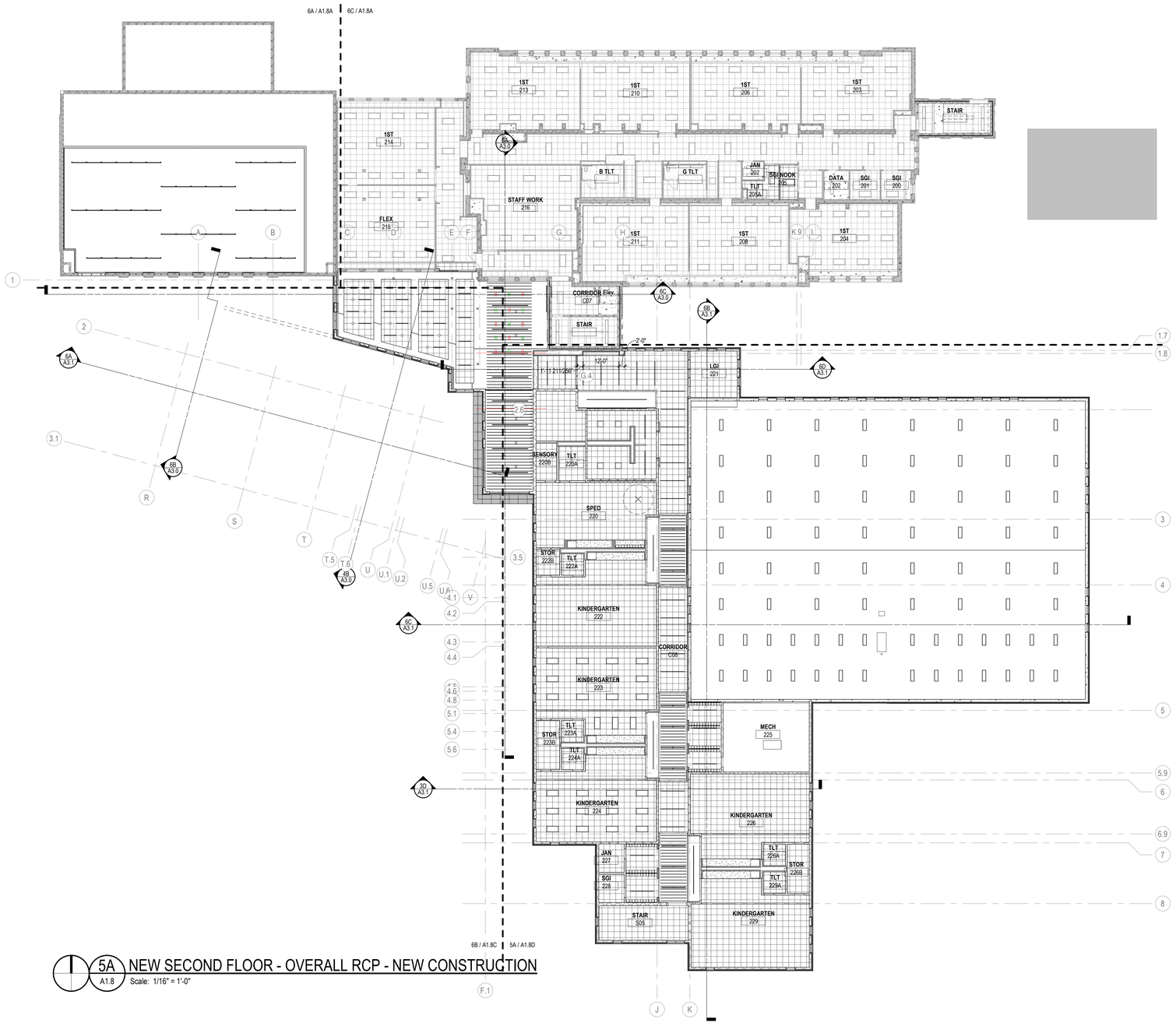
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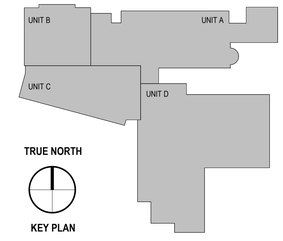
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5A A1.8 NEW SECOND FLOOR - OVERALL RCP - NEW CONSTRUCTION
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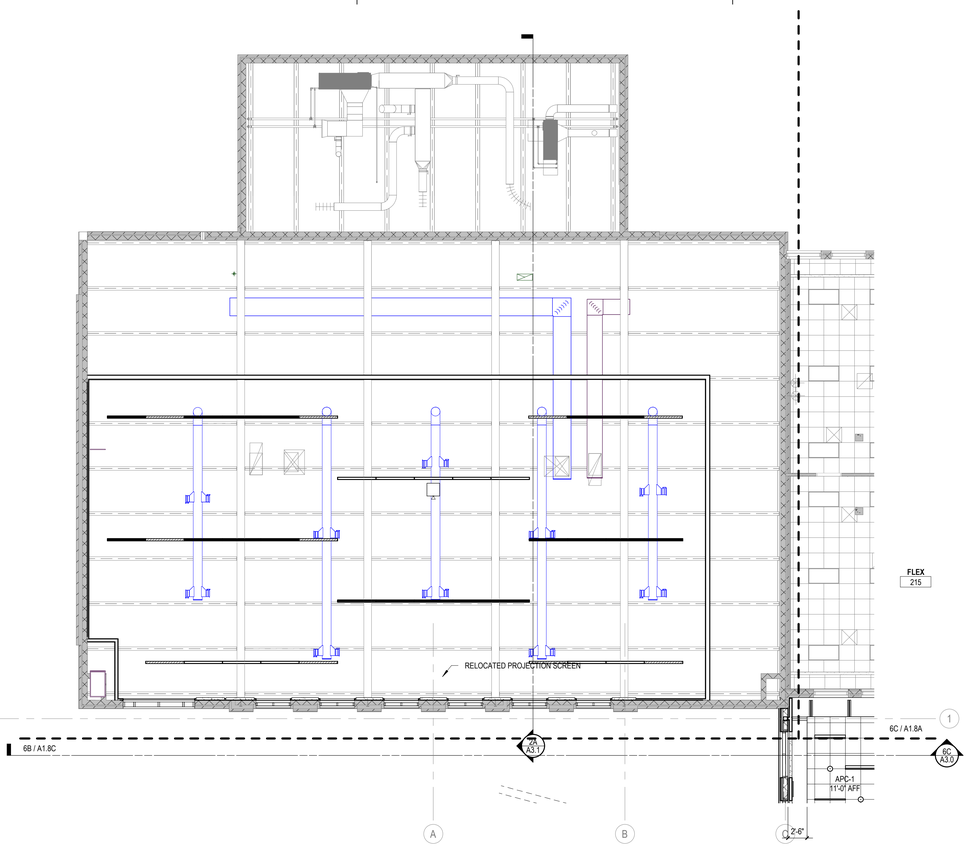
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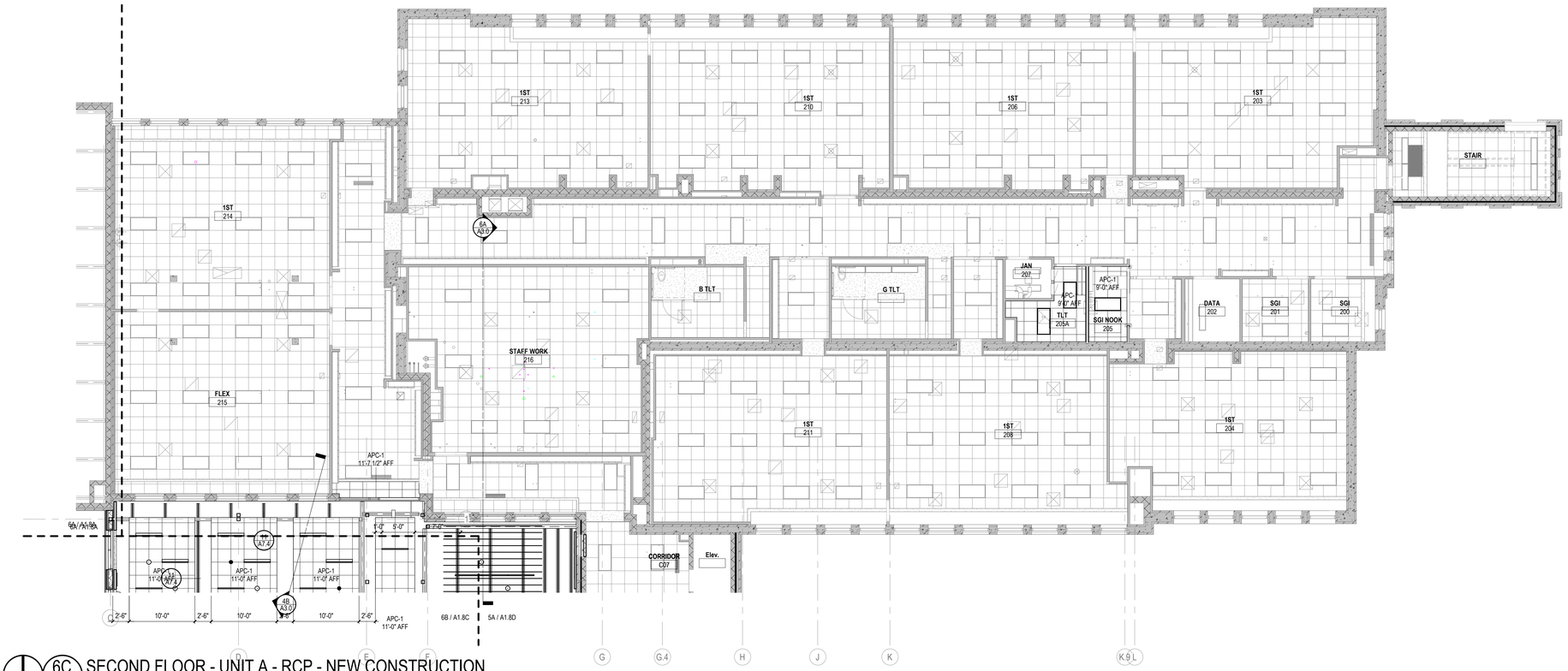
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6A A1.8A SECOND FLOOR - UNIT B - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"



6C A1.8A SECOND FLOOR - UNIT A - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"

GENERAL CEILING PLAN NOTES

DELETE IF ALL-NEW BUILDING

EXISTING CEILING TILE & GRID

EXISTING GYP. BOARD CEILING

NEW CEILING TILE & GRID

NEW GYP. BOARD CEILING

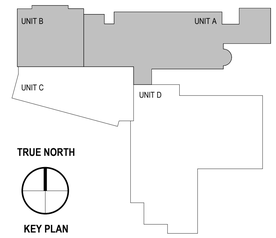
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KEYNOTE LEGEND





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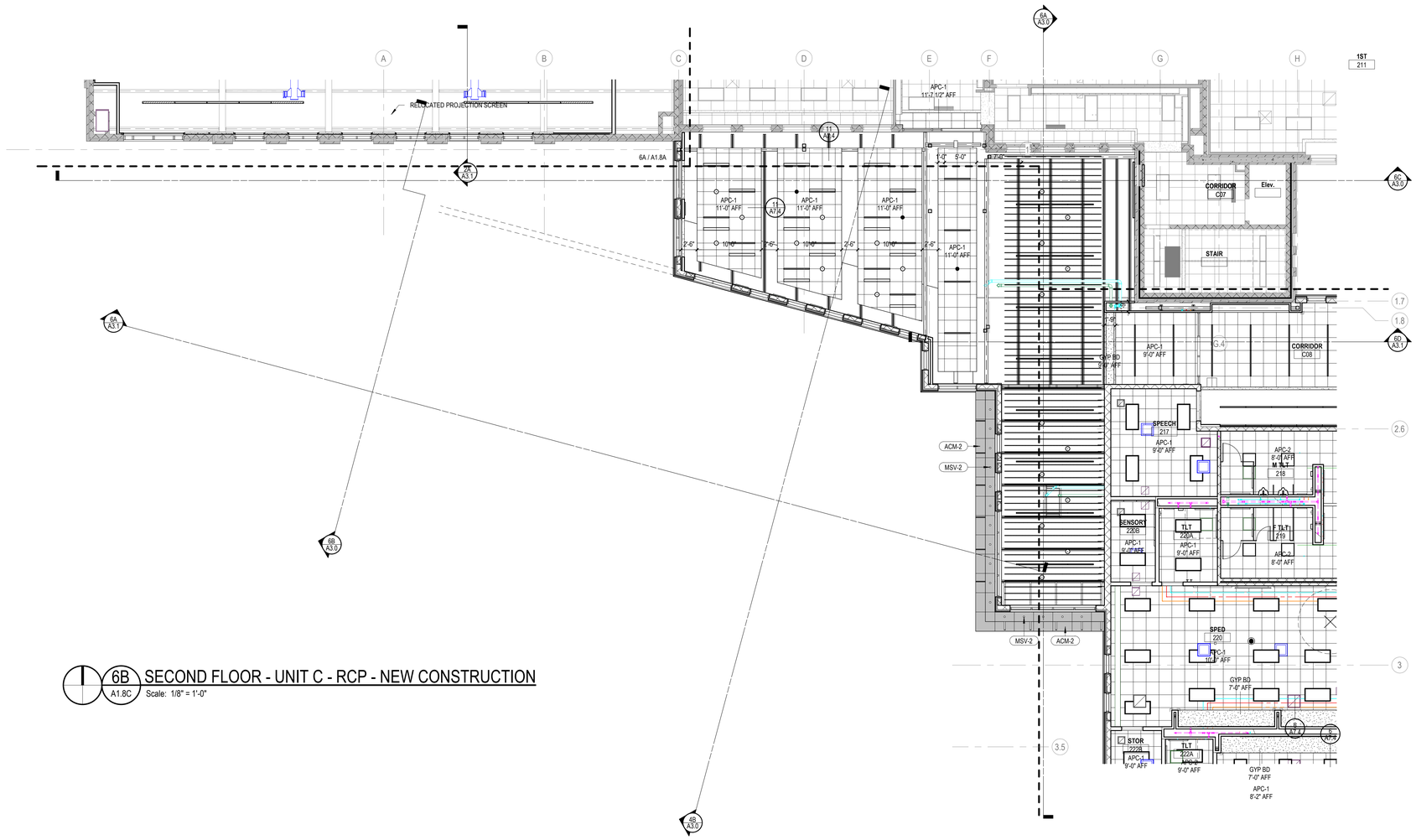
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Sheet Title:
UNIT A & B - SECOND FLOOR RCP

Sheet Number:
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6B A1.8C SECOND FLOOR - UNIT C - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"

GENERAL CEILING PLAN NOTES

DELETE IF ALL-NEW BUILDING

EXISTING CEILING TILE & GRID

EXISTING GYP. BOARD CEILING

NEW CEILING TILE & GRID

NEW GYP. BOARD CEILING

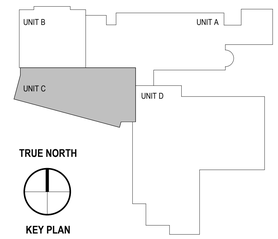
1. REFER TO INTERIOR FINISH LEGEND FOR CEILING MATERIAL KEYS.
2. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED PT-# UNLESS NOTED OTHERWISE. WHERE A PAINT COLOR IS INDICATED, PAINT THE BOTTOM AND FACE OF THE SOFFIT THE COLOR INDICATED.
3. COORDINATE WITH MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL THE EXACT LOCATIONS OF CEILING FIXTURES, DIFFUSERS, SPRINKLER HEADS, ETC. CONSULT WITH ARCHITECT REGARDING ANY DISCREPANCIES.
4. REMOVE EXISTING CEILING PRIOR TO INSTALLING ANY NEW CEILING IF NOT NOTED ON THE DEMOLITION PLANS. ENSURE ALL CEILINGS FOR DEMOLITION ARE SHOWN ON DEMO RCP.

DELETE IF ALL-NEW BUILDING

5. RECESSED LIGHT FIXTURES, SPEAKERS, EXIT LIGHTS, SMOKE DETECTORS, ETC. TO BE LOCATED IN THE CENTER OF CEILING TILES.
6. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR CEILING MOUNTED DEVICE SYMBOL LEGEND.
7. ALL CEILING TILE TO BE CENTERED IN BOTH DIRECTIONS IN EACH ROOM OR SPACE, UNLESS NOTED OTHERWISE. TYPICAL CEILING TILE SHOULD NOT BE CUT LESS THAN 6" WIDE IN ANY AREA. WHEN GRID LAYOUT RESULTS IN A CEILING TILE OF LESS THAN 4" FOR THE LENGTH OR WIDTH OF A ROOM, OMIT RUNNER NEAREST WALL AND CUT FULL TILE TO WIDTH AS NEEDED. ENSURE ALL CEILINGS ARE CENTERED IN ROOM. AVOID "SLIVERS" AND FULL TILES AT THE PERIMETER.

KEYNOTE LEGEND

ACM-2	ALUMINUM COMPOSITE PANEL
MSV-2	3" DIAMETER ROUND METAL SOFFIT VENT, PAINT TO MATCH ADJACENT METAL PANEL COLOR & FINISH, 3' O.C. BETWEEN METAL PANEL JOINTS



KEY PLAN

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Project Title:
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MOUNT HOREB, WI 53572

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Sheet Title:
UNIT C - SECOND FLOOR RCP

Sheet Number:
A1.8C

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KEYNOTE LEGEND

ACM-2	ALUMINUM COMPOSITE PANEL
MSV-2	3" DIAMETER ROUND METAL SOFFIT VENT, PAINT TO MATCH ADJACENT METAL PANEL COLOR & FINISH, 3' O.C. BETWEEN METAL PANEL JOINTS

GENERAL CEILING PLAN NOTES

DELETE IF ALL-NEW BUILDING

EXISTING CEILING TILE & GRID — EXISTING GYP. BOARD CEILING

NEW CEILING TILE & GRID — NEW GYP. BOARD CEILING

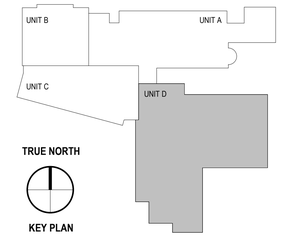
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DELETE IF ALL-NEW BUILDING

4. REMOVE EXISTING CEILING PRIOR TO INSTALLING ANY NEW CEILING IF NOT NOTED ON THE DEMOLITION PLANS. ENSURE ALL CEILINGS FOR DEMOLITION ARE SHOWN ON DEMO RCP.
5. RECESSED LIGHT FIXTURES, SPEAKERS, EXIT LIGHTS, SMOKE DETECTORS, ETC. TO BE LOCATED IN THE CENTER OF CEILING TILES.
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5A / A1.8D — SECOND FLOOR - UNIT D - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"



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UNIT D - SECOND FLOOR RCP

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GENERAL CEILING PLAN NOTES

DELETE IF ALL-NEW BUILDING

EXISTING CEILING TILE & GRID

EXISTING GYP. BOARD CEILING

NEW CEILING TILE & GRID

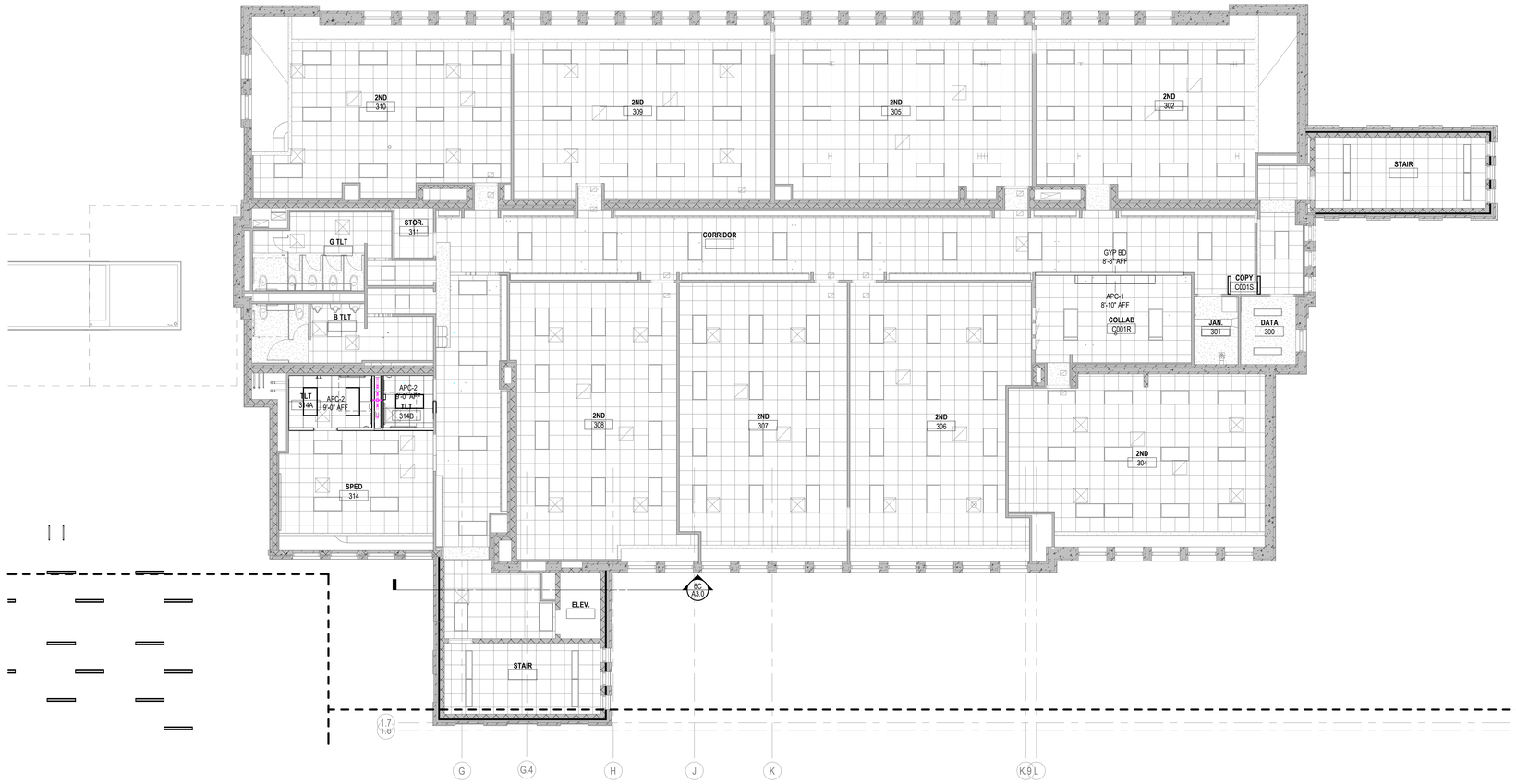
NEW GYP. BOARD CEILING

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DELETE IF ALL-NEW BUILDING

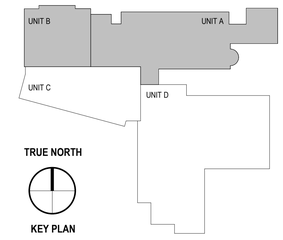
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KEYNOTE LEGEND



5B A1.9 THIRD FLOOR - UNIT A & B - RCP - NEW CONSTRUCTION

Scale: 1/8" = 1'-0"



KEY PLAN

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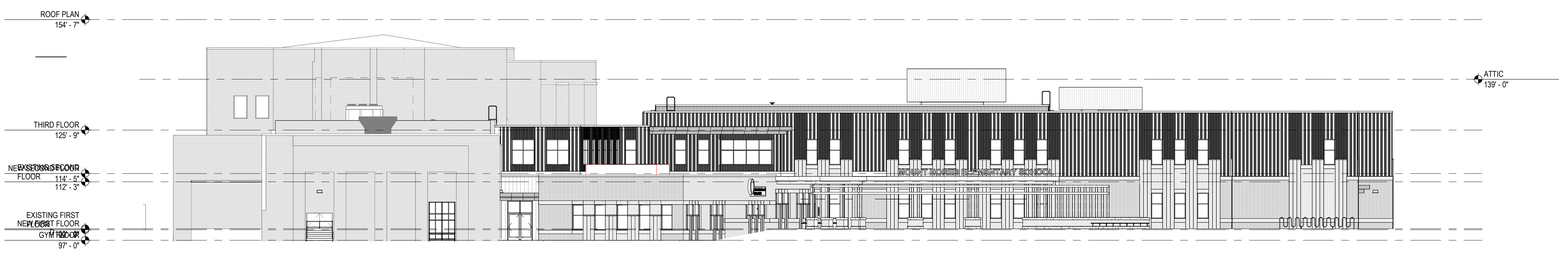
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UNIT A & B - THIRD FLOOR RCP

Sheet Number:
A1.9

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KEYNOTE LEGEND



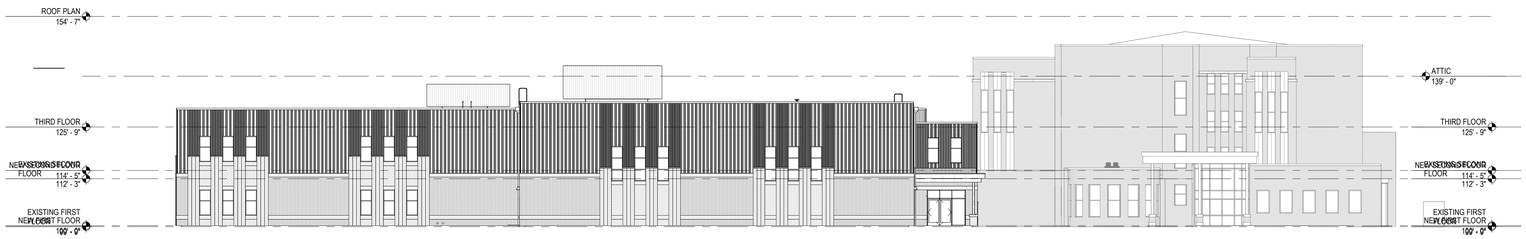
6D OVERALL - WEST ELEVATION

A2.0 Scale: 1/16" = 1'-0"



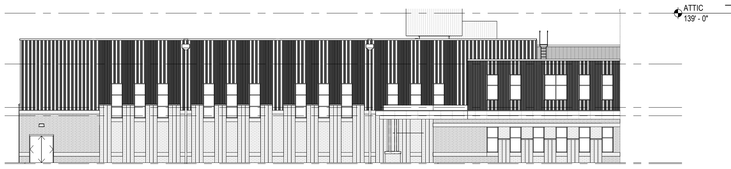
6C OVERALL - SOUTH ELEVATION

A2.0 Scale: 1/16" = 1'-0"



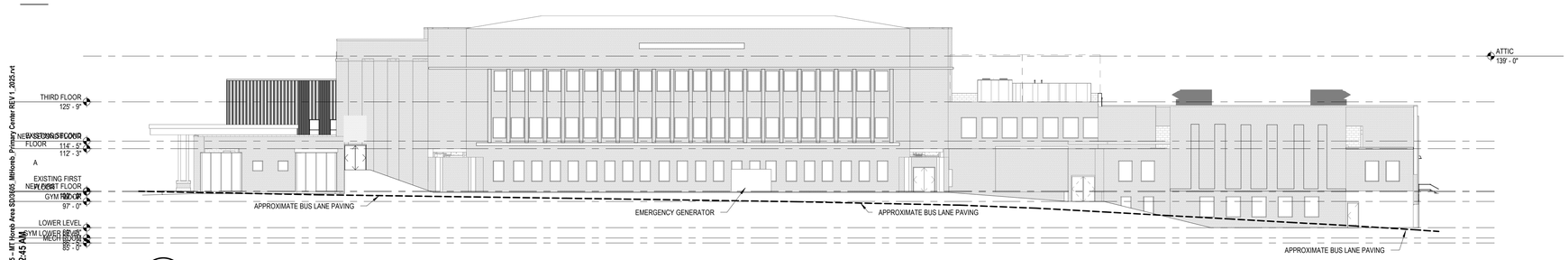
6B OVERALL - EAST ELEVATION

A2.0 Scale: 1/16" = 1'-0"



2B OVERALL NORTH ELEVATION

A2.0 Scale: 1/16" = 1'-0"



6A OVERALL - NORTH EXISTING ELEVATION

A2.0 Scale: 1/16" = 1'-0"

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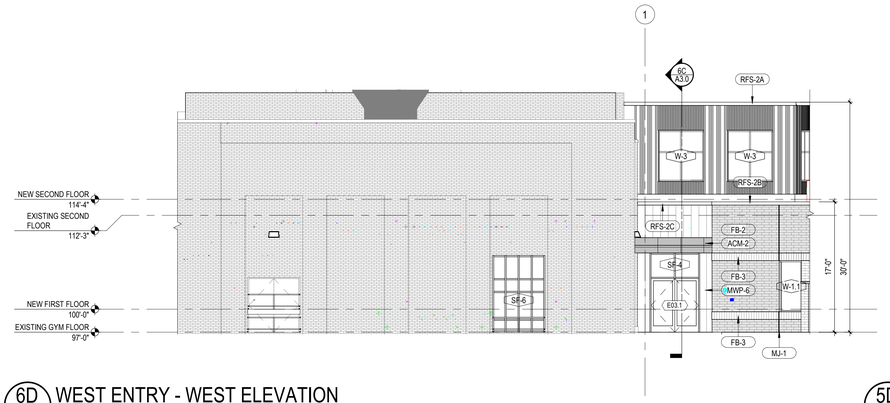
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Sheet Title:
OVERALL EXTERIOR ELEVATIONS

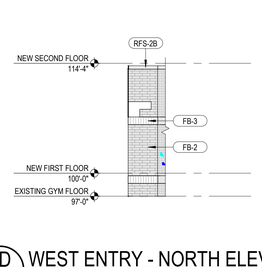
Sheet Number:
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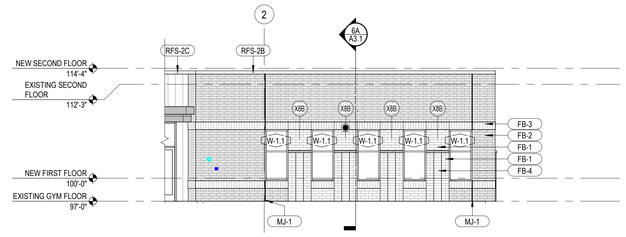
6D A2.1 WEST ENTRY - WEST ELEVATION

Scale: 1/8" = 1'-0"



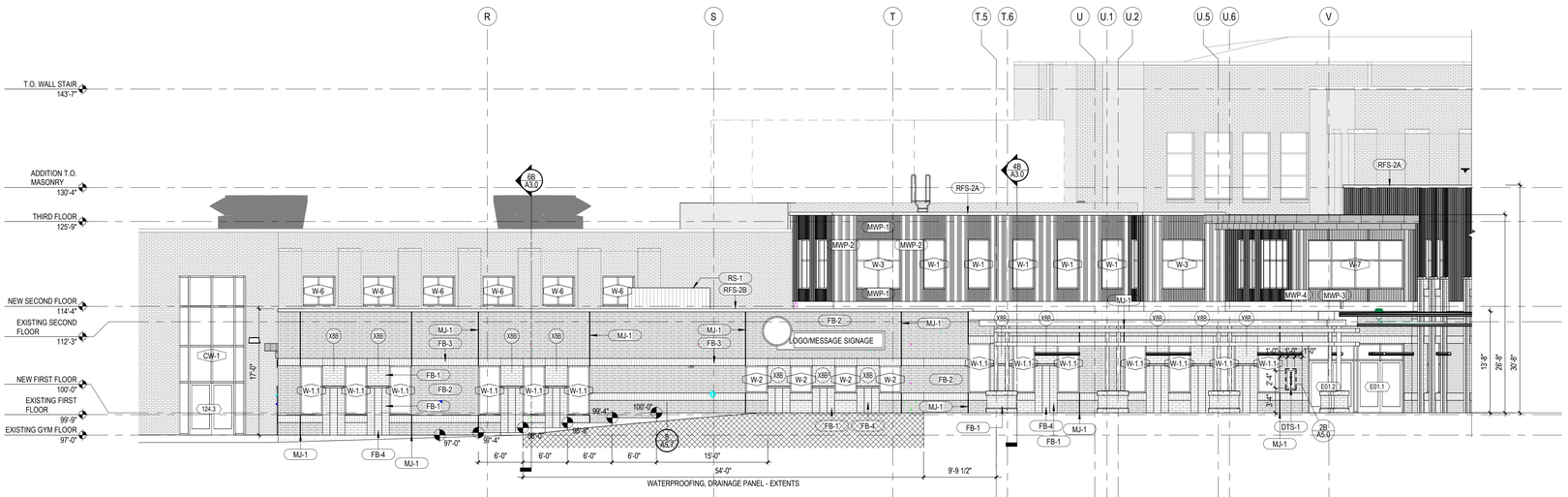
5D A2.1 WEST ENTRY - NORTH ELEVATION

Scale: 1/8" = 1'-0"



4D A2.1 OFFICES - WEST ELEVATION

Scale: 1/8" = 1'-0"

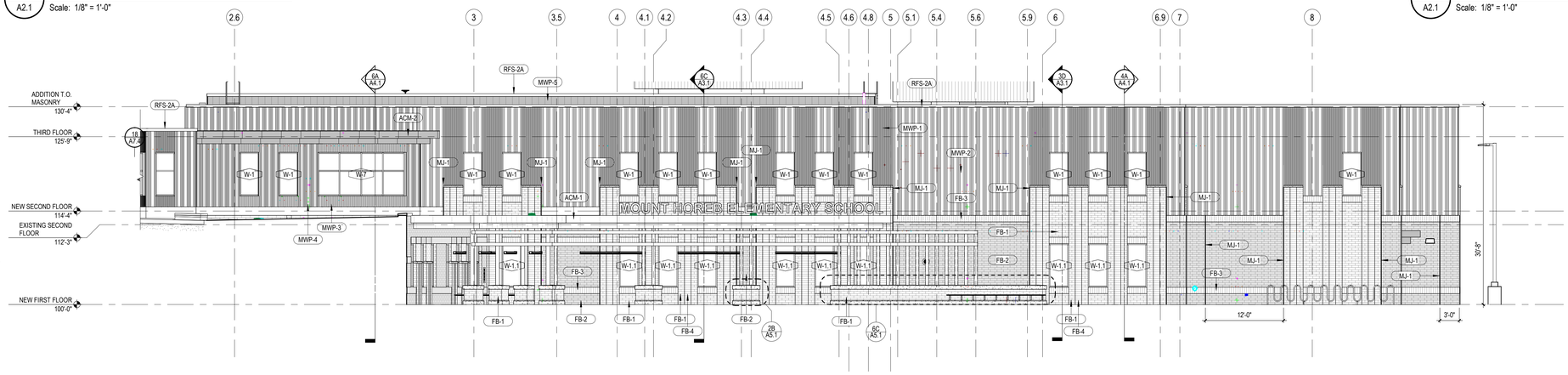


6B A2.1 MAIN ENTRY - SOUTH ELEVATION

Scale: 1/8" = 1'-0"

2B A2.1 MAIN ENTRY - EAST ELEVATION

Scale: 1/8" = 1'-0"



6A A2.1 MAIN ENTRY - WEST ELEVATION

Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

ACM-1	ALUMINUM COMPOSITE PANEL
ACM-2	ALUMINUM COMPOSITE PANEL
DTS-1	DATE STONE
FB-1	FACE BRICK - UTILITY BRICK - RUNNING BOND
FB-2	FACE BRICK - UTILITY BRICK - THIRD RUNNING BOND
FB-3	FACE BRICK - UTILITY BRICK - SOLDIER COURSE
FB-4	FACE BRICK - UTILITY BRICK - STACK BOND
FDKB-1	FIRE DEPARTMENT KEY BOX - RECESSED
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1	METAL WALL PANEL
MWP-2	METAL WALL PANEL
MWP-3	METAL WALL PANEL
MWP-4	METAL WALL PANEL
MWP-5	METAL WALL PANEL
MWP-6	METAL WALL PANEL
RFS-2A	ROOF-EDGE FASCIA (GRAPHITE)
RFS-2B	ROOF-EDGE FASCIA (WHITE)
RFS-2C	ROOF-EDGE FASCIA (GREY)
RS-1	ROOF SCREENING - ADD ROOF PADS BELOW ALL ROOF SCREEN SUPPORTS - COORD. W/ MECHANICAL

ELEVATION NOTES

- FB-1: UTILITY BRICK - RUNNING BOND
- FB-2: UTILITY BRICK - THIRD RUNNING BOND
- FB-3: UTILITY BRICK - SOLDIER COURSE
- FB-4: UTILITY BRICK - STACK BOND
- MWP-1: BOX RIB 1 - CHARCOAL - 1' VERTICAL
- MWP-2: BOX RIB 2 - CHARCOAL - 1' VERTICAL
- MWP-3: BOX RIB 1 - GREY - 1' VERTICAL
- MWP-4: BOX RIB 2 - GREY - 1' VERTICAL
- MWP-5: FLUSH METAL WALL PANEL - CHARCOAL - 1' VERTICAL
- MWP-6: FLUSH METAL WALL PANEL - GREY - 1' VERTICAL
- ACM-1: ALUMINUM COMPOSITE METAL WALL PANEL - WHITE
- ACM-2: ALUMINUM COMPOSITE METAL WALL PANEL - GREY

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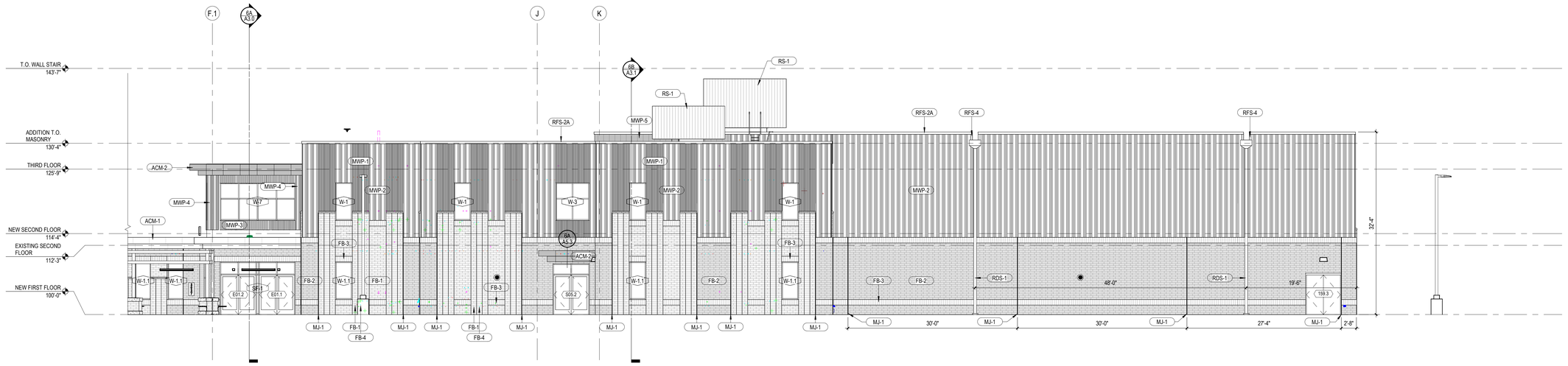
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Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A2.1

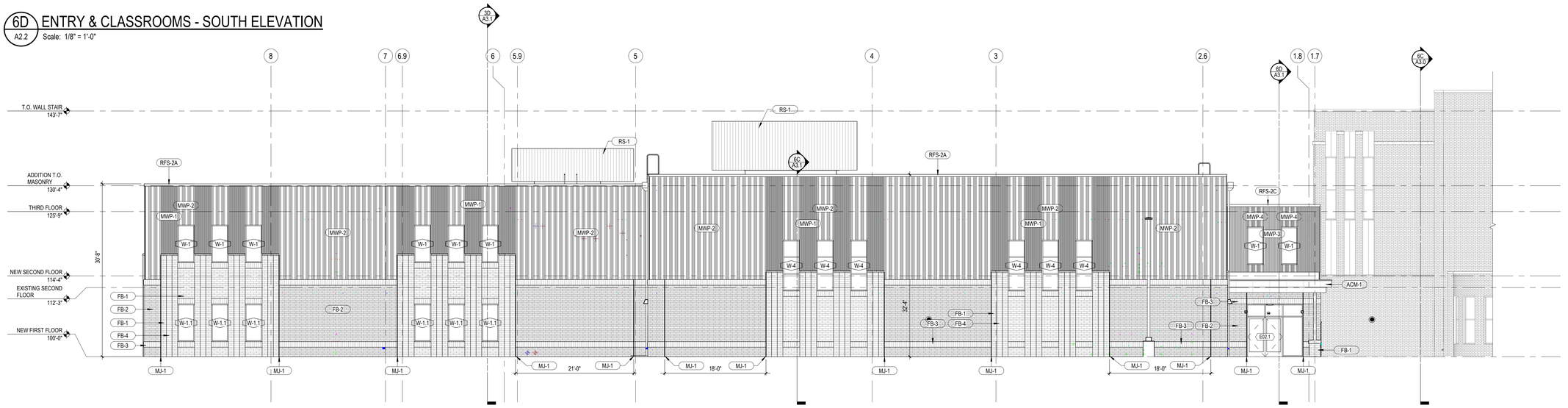
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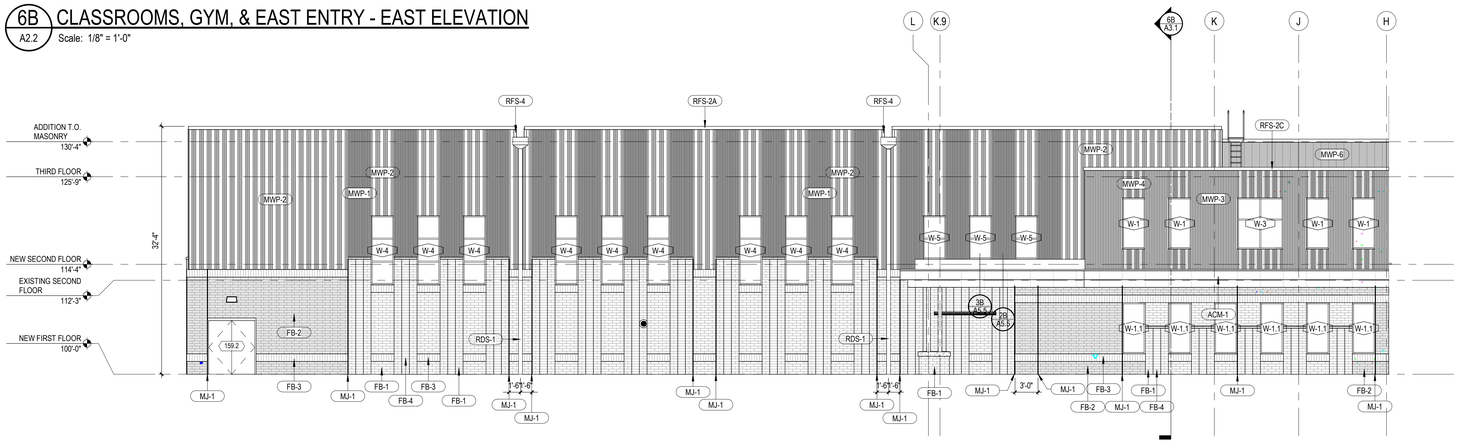
6D ENTRY & CLASSROOMS - SOUTH ELEVATION

A2.2 Scale: 1/8" = 1'-0"



6B CLASSROOMS, GYM, & EAST ENTRY - EAST ELEVATION

A2.2 Scale: 1/8" = 1'-0"



6A EAST ENTRY - NORTH ELEVATION

A2.2 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

ACM-1	ALUMINUM COMPOSITE PANEL
ACM-2	ALUMINUM COMPOSITE PANEL
FB-1	FACE BRICK - UTILITY BRICK - RUNNING BOND
FB-2	FACE BRICK - UTILITY BRICK - THIRD RUNNING BOND
FB-3	FACE BRICK - UTILITY BRICK - SOLDIER COURSE
FB-4	FACE BRICK - UTILITY BRICK - STACK BOND
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1	METAL WALL PANEL
MWP-2	METAL WALL PANEL
MWP-3	METAL WALL PANEL
MWP-4	METAL WALL PANEL
MWP-5	METAL WALL PANEL
MWP-6	METAL WALL PANEL
RDS-1	4" X 4" DOWNSPOUT
RFS-2A	ROOF-EDGE FASCIA (GRAPHITE)
RFS-2C	ROOF-EDGE FASCIA (GREY)
RFS-4	OVERFLOW SCUPPER UNIT & DOWNSPOUT CONDUCTOR HEAD
RS-1	ROOF SCREENING - ADD ROOF PADS BELOW ALL ROOF SCREEN SUPPORTS - COORD. W/ MECHANICAL

ELEVATION NOTES

- FB-1: UTILITY BRICK - RUNNING BOND
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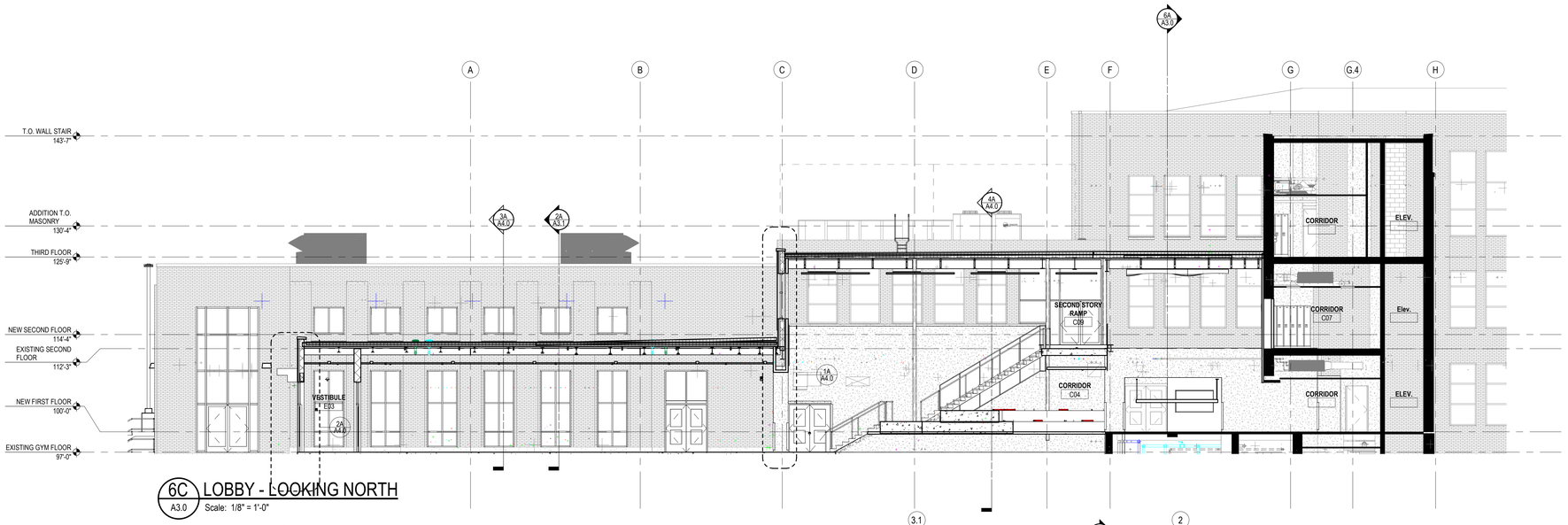
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EXTERIOR ELEVATIONS

Sheet Number:
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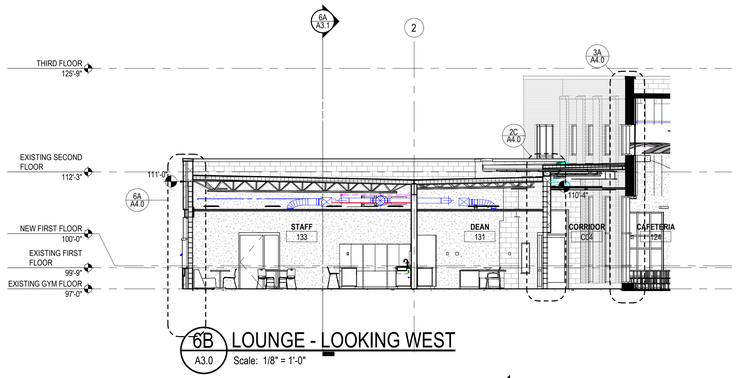
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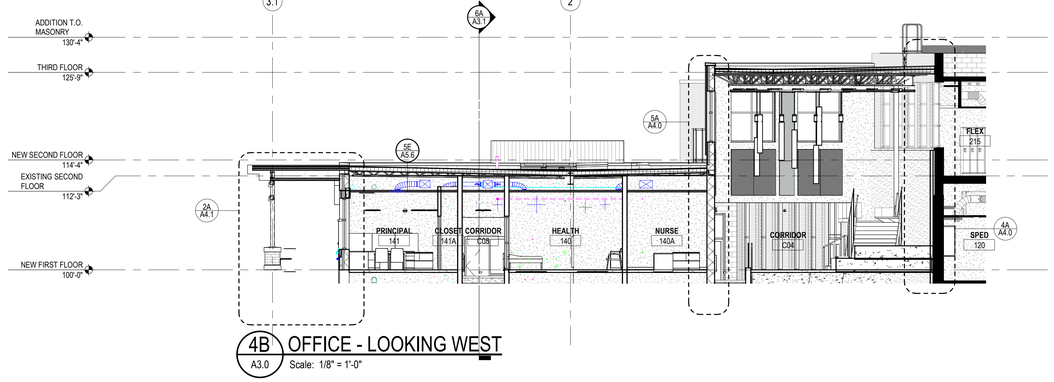
KEYNOTE LEGEND



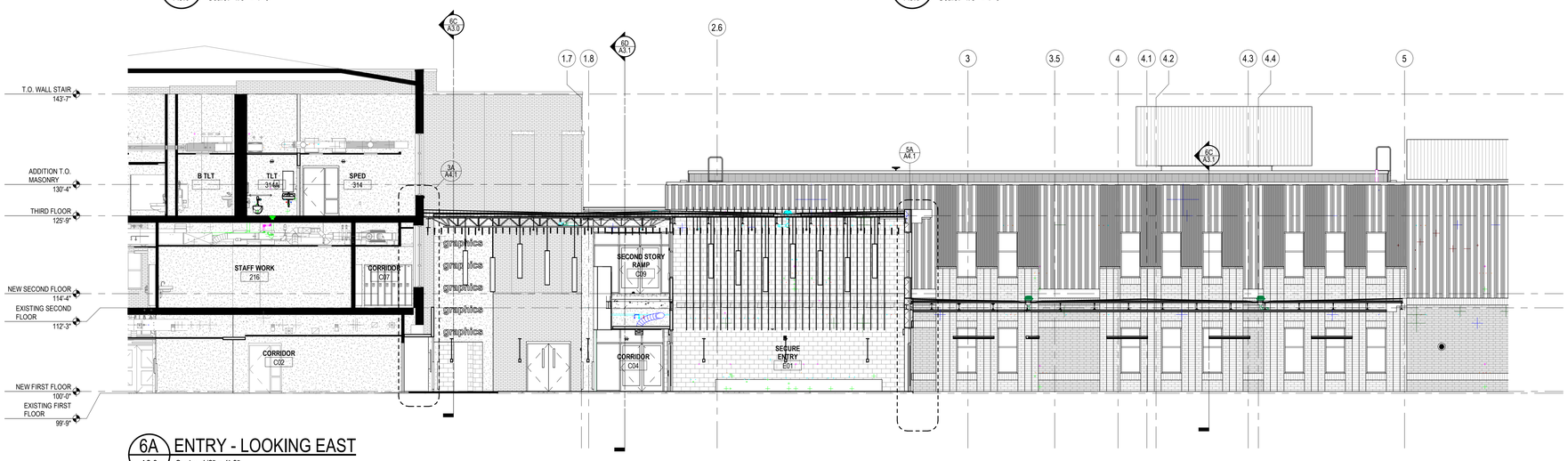
6C A3.0 LOBBY - LOOKING NORTH
Scale: 1/8" = 1'-0"



6B A3.0 LOUNGE - LOOKING WEST
Scale: 1/8" = 1'-0"



4B A3.0 OFFICE - LOOKING WEST
Scale: 1/8" = 1'-0"



6A A3.0 ENTRY - LOOKING EAST
Scale: 1/8" = 1'-0"

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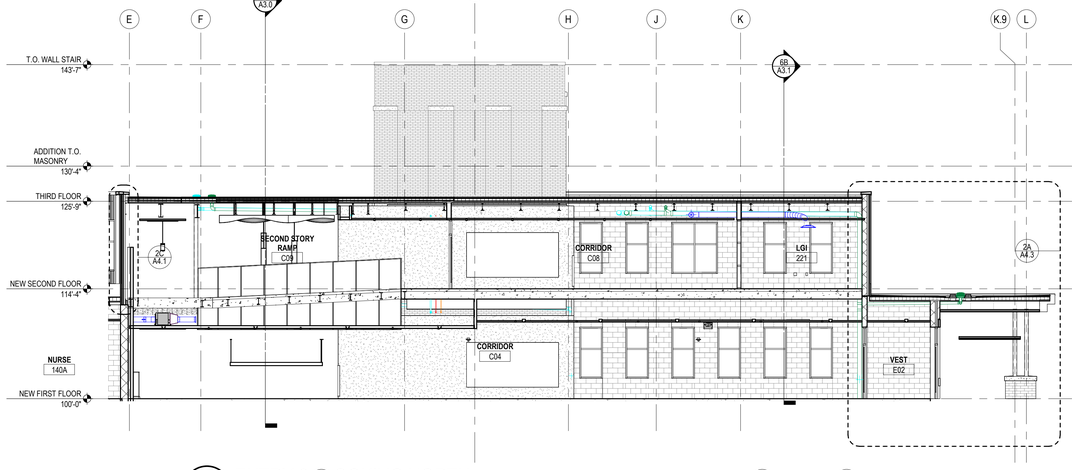
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BUILDING SECTIONS

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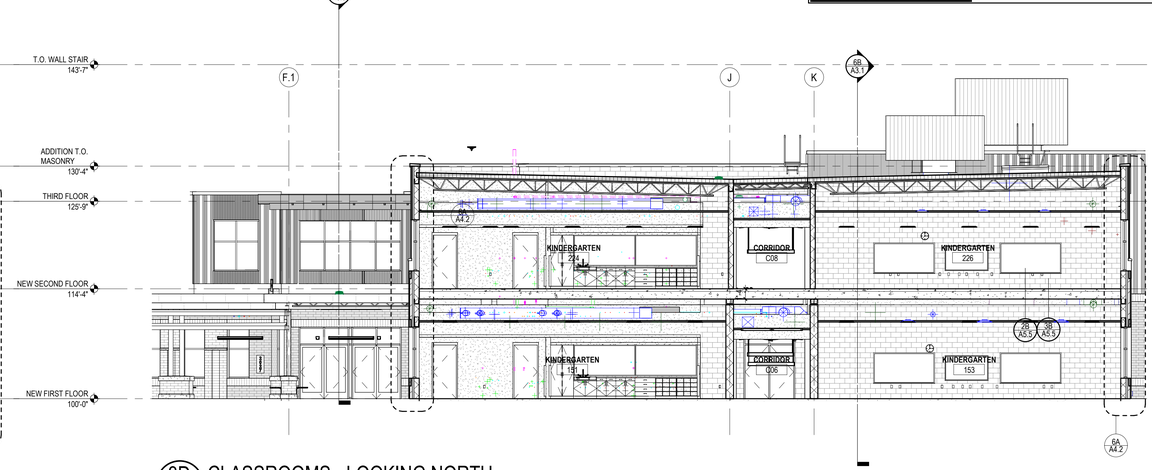
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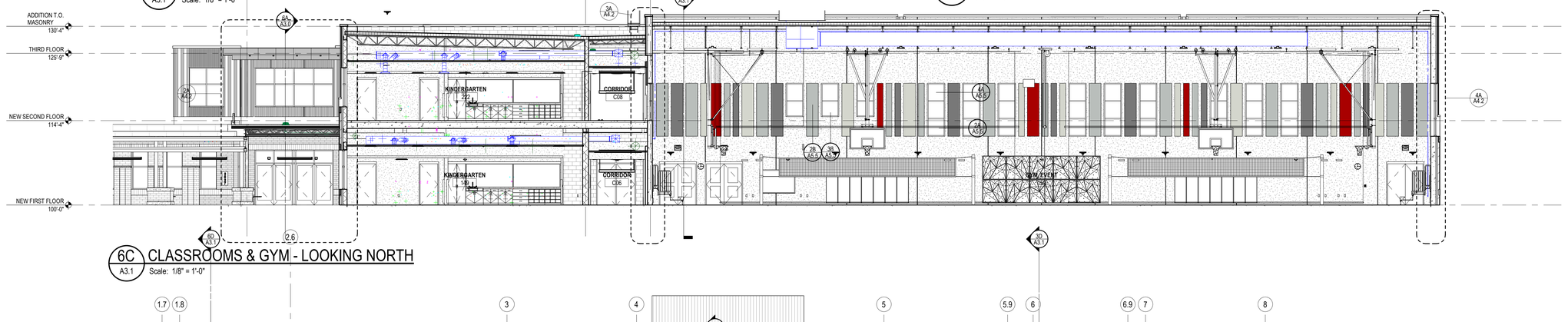
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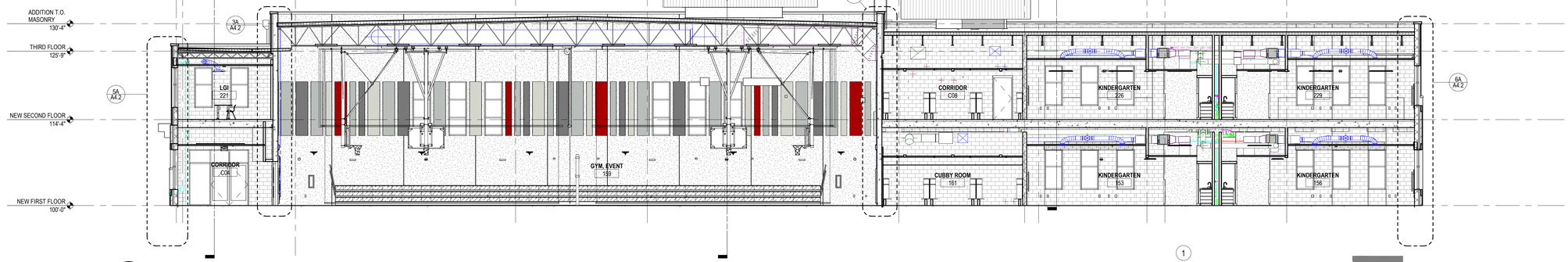
6D ENTRY 2 - LOOKING NORTH
A3.1 Scale: 1/8" = 1'-0"



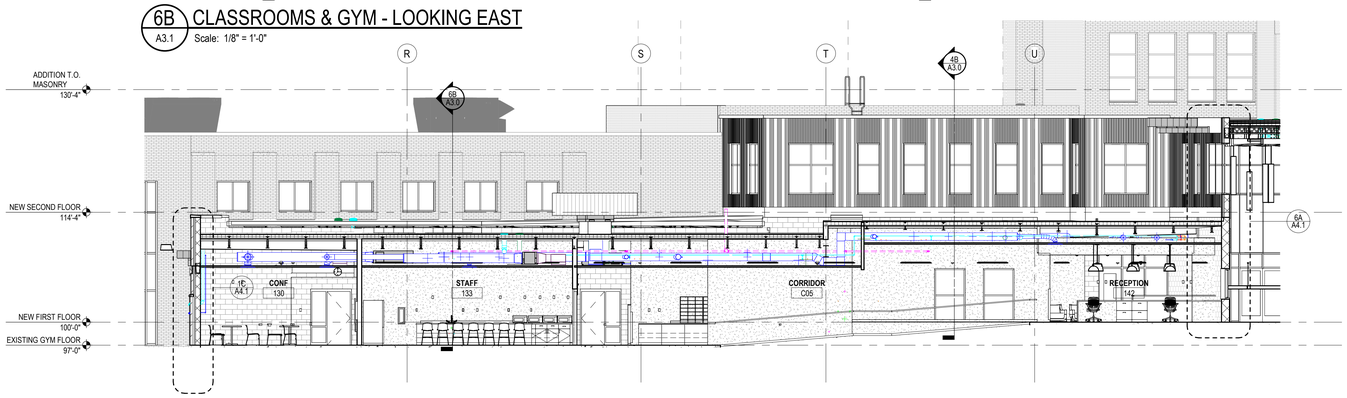
3D CLASSROOMS - LOOKING NORTH
A3.1 Scale: 1/8" = 1'-0"



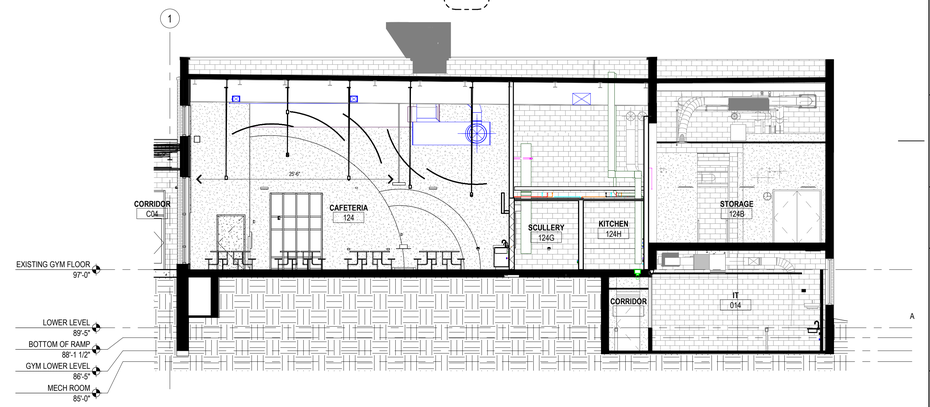
6C CLASSROOMS & GYM - LOOKING NORTH
A3.1 Scale: 1/8" = 1'-0"



6B CLASSROOMS & GYM - LOOKING EAST
A3.1 Scale: 1/8" = 1'-0"



6A OFFICES - LOOKING NORTH
A3.1 Scale: 1/8" = 1'-0"



2A CAFETERIA - LOOKING WEST
A3.1 Scale: 1/8" = 1'-0"

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BUILDING SECTIONS

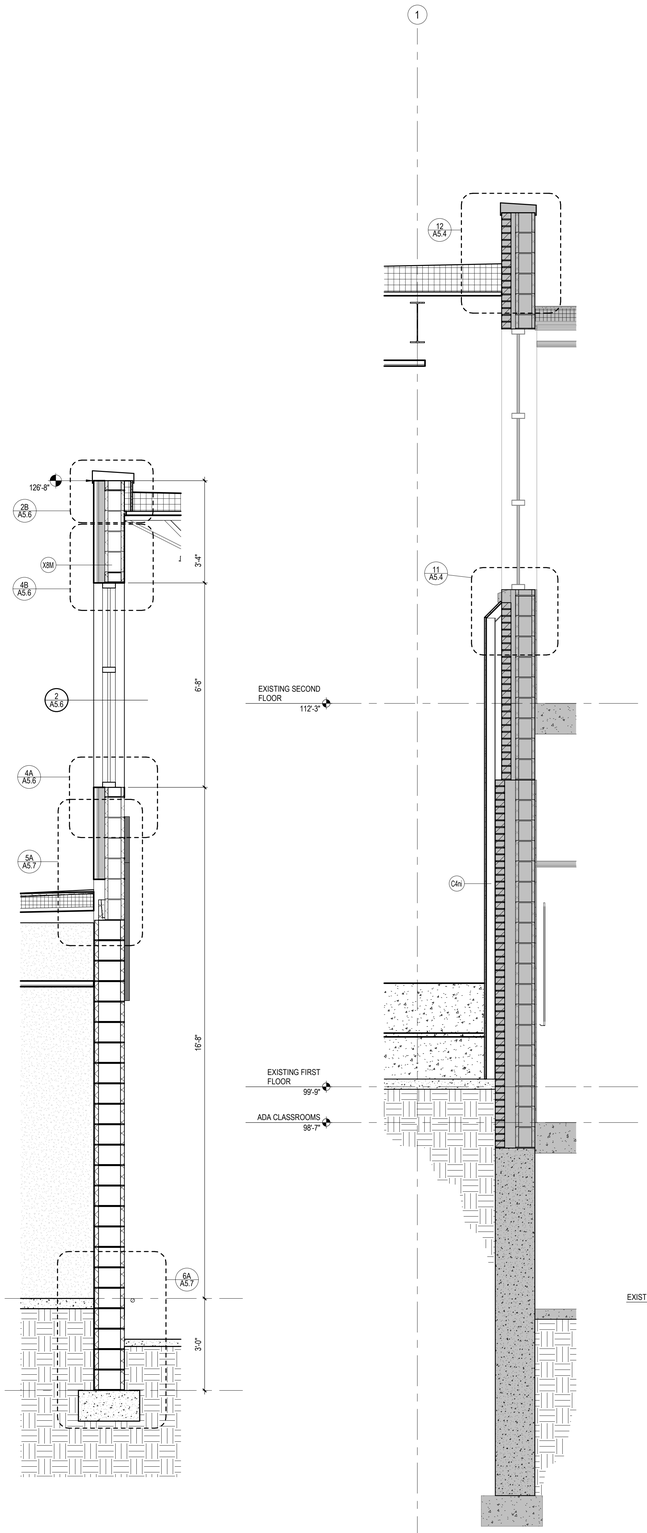
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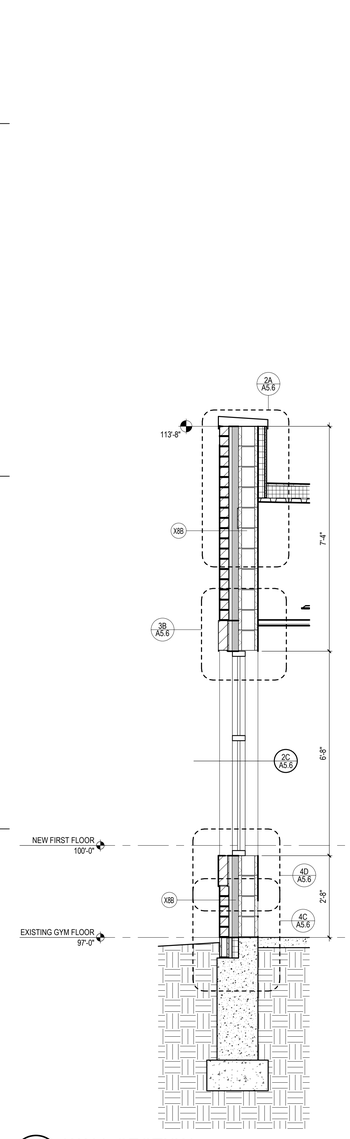
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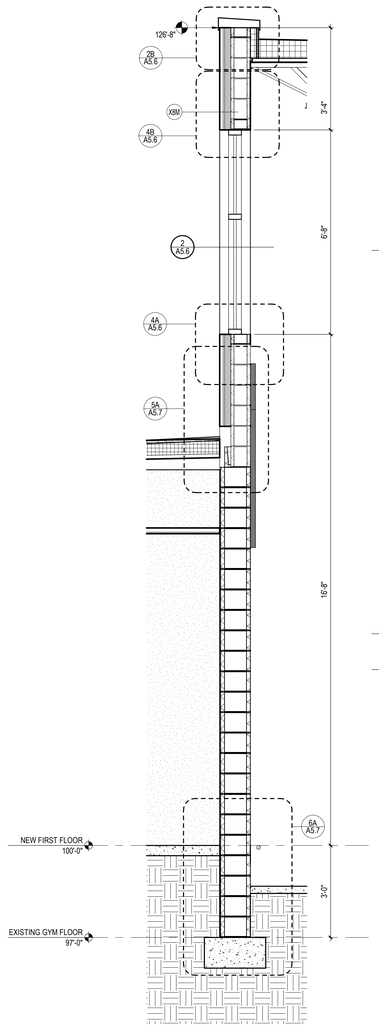
PS-1	PROJECTOR SCREEN - FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR



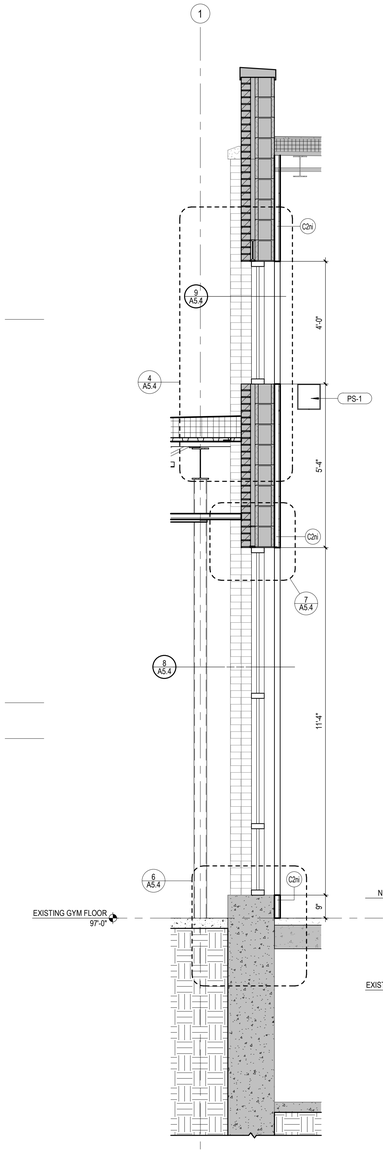
6A WALL SECTION
A4.0 Scale: 1/2" = 1'-0"



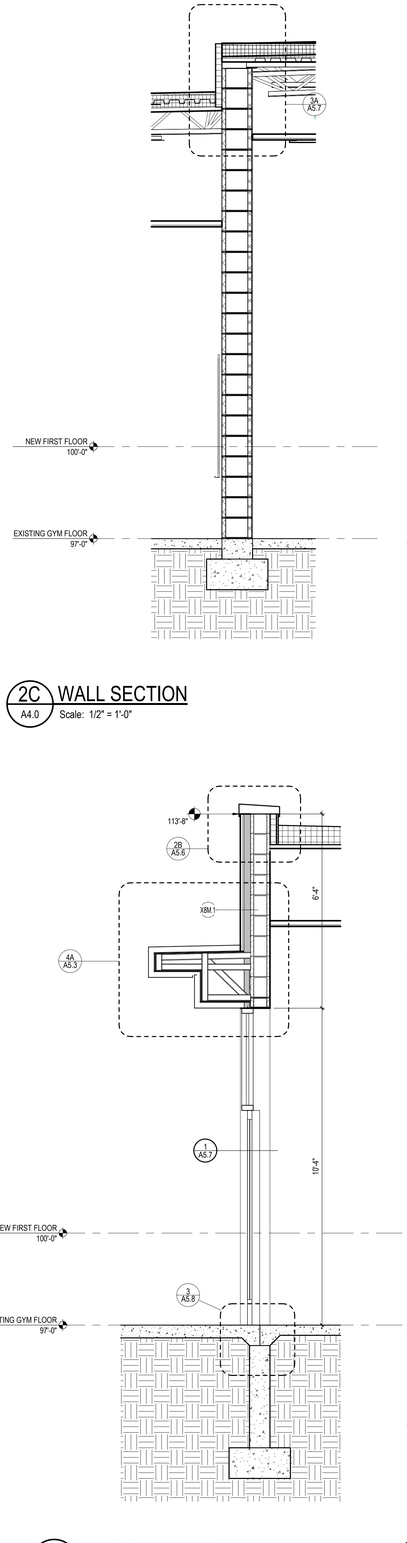
5A WALL SECTION
A4.0 Scale: 1/2" = 1'-0"



4A WALL SECTION
A4.0 Scale: 1/2" = 1'-0"

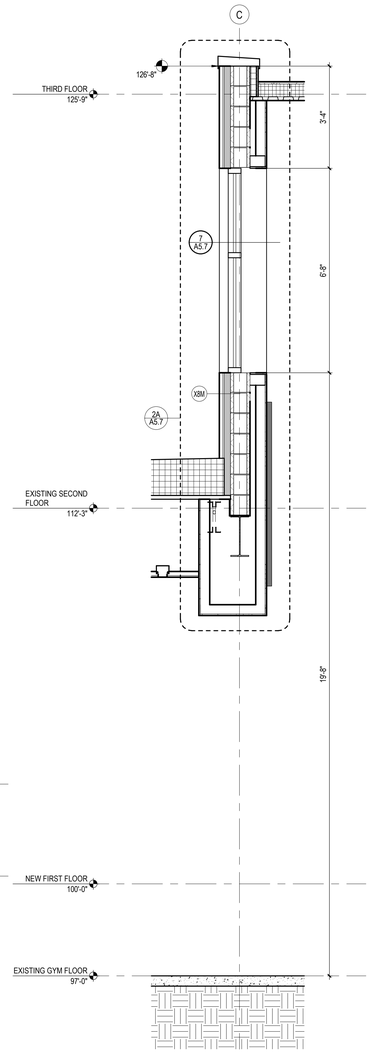


3A WALL SECTION
A4.0 Scale: 1/2" = 1'-0"



2C WALL SECTION
A4.0 Scale: 1/2" = 1'-0"

2A WALL SECTION
A4.0 Scale: 1/2" = 1'-0"



1A WALL SECTION
A4.0 Scale: 1/2" = 1'-0"

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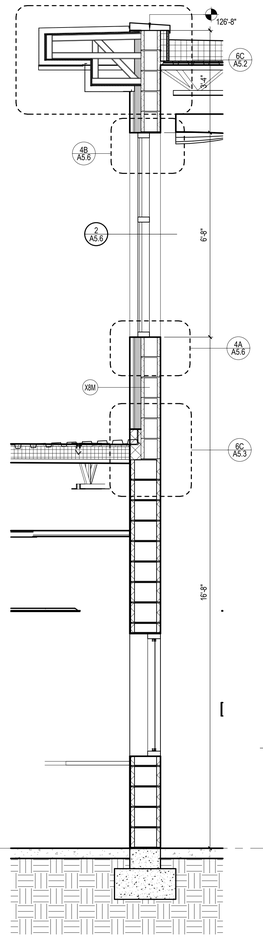
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WALL SECTIONS

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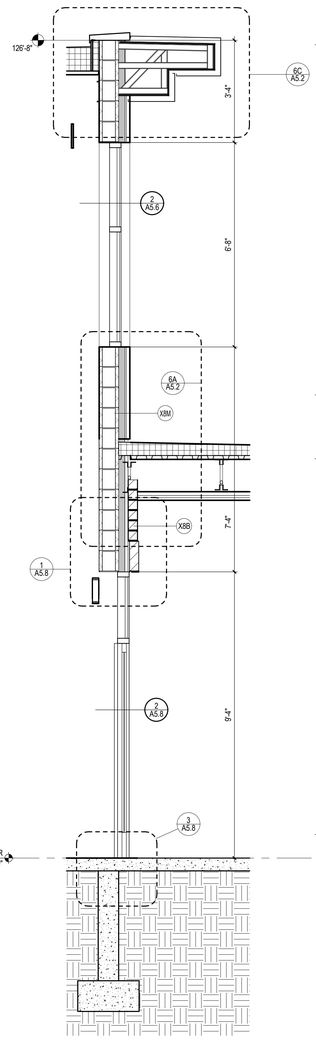
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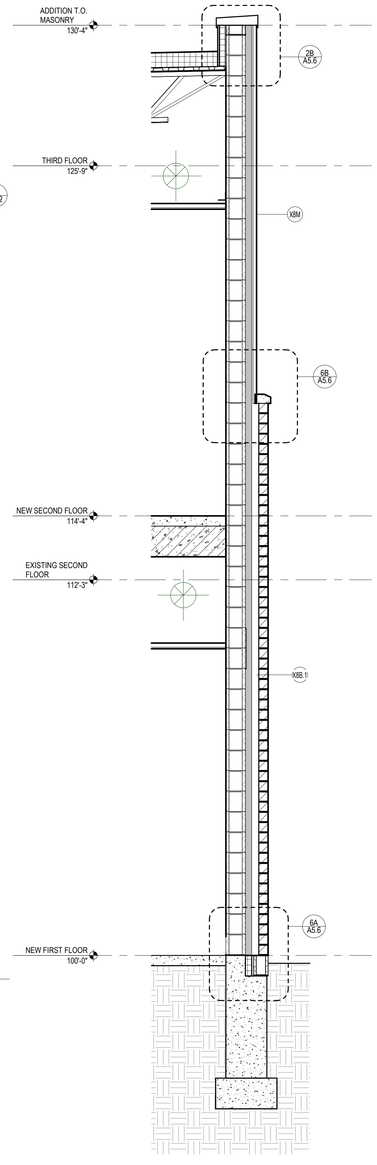
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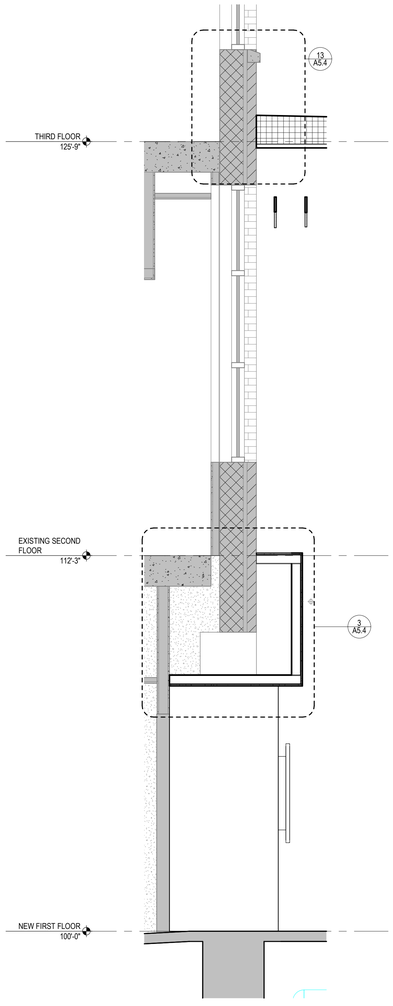
6A WALL SECTION
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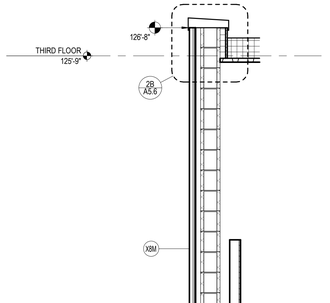
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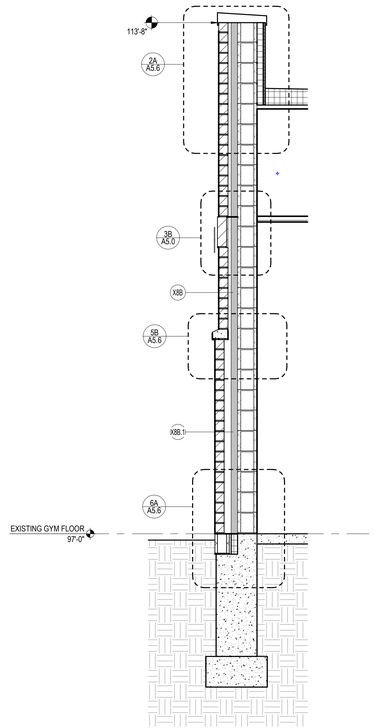
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A4.1 Scale: 1/2" = 1'-0"



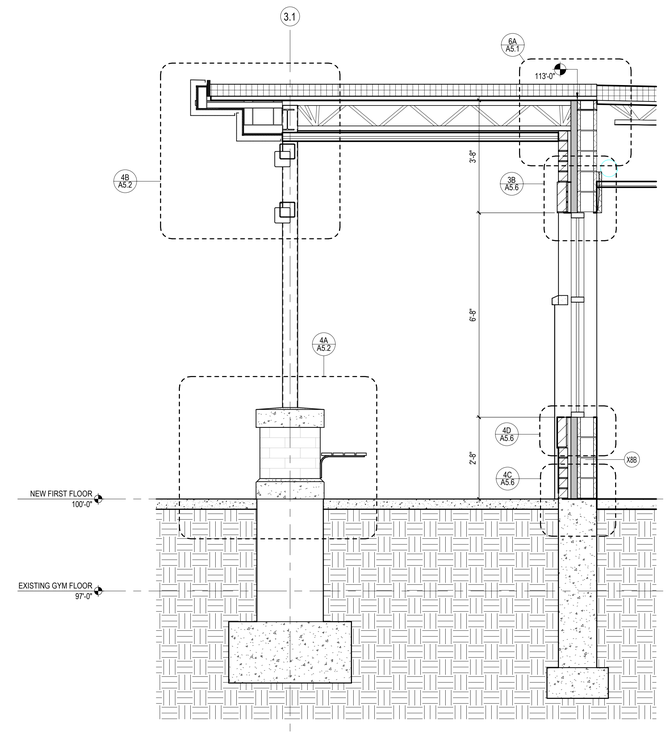
3A WALL SECTION
A4.1 Scale: 1/2" = 1'-0"



2C WALL SECTION
A4.1 Scale: 1/2" = 1'-0"



1C WALL SECTION
A4.1 Scale: 1/2" = 1'-0"



2A WALL SECTION
A4.1 Scale: 1/2" = 1'-0"

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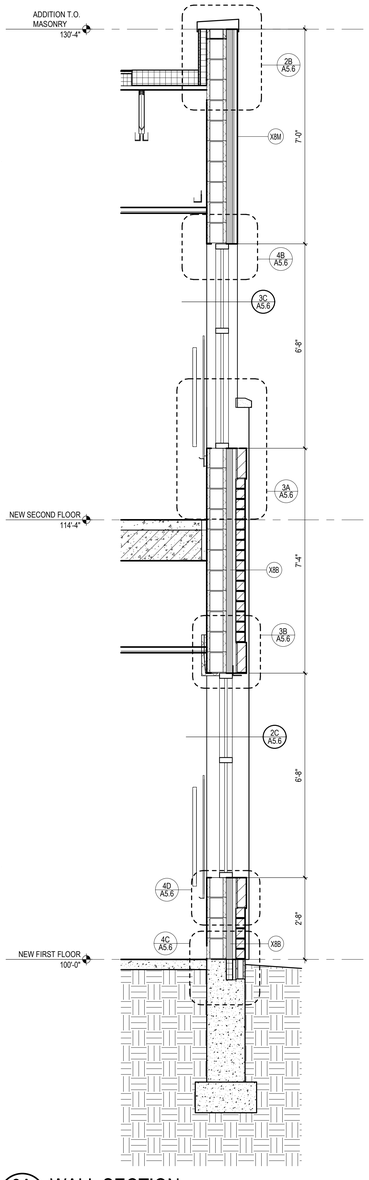
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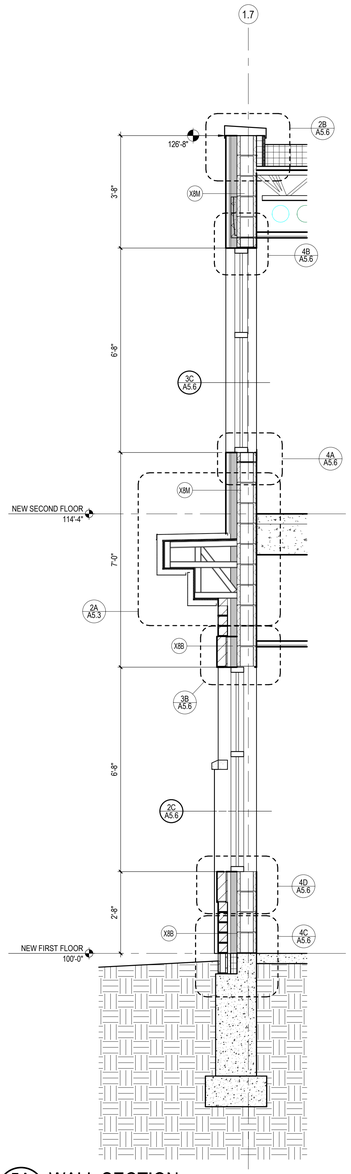
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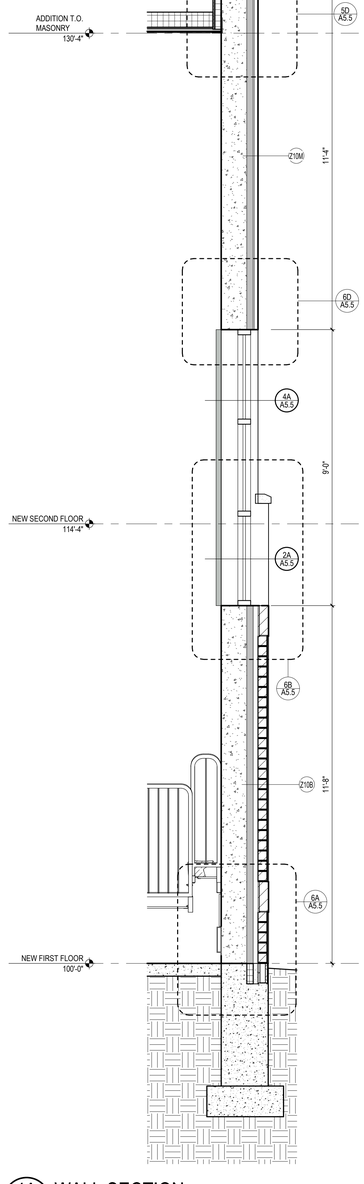
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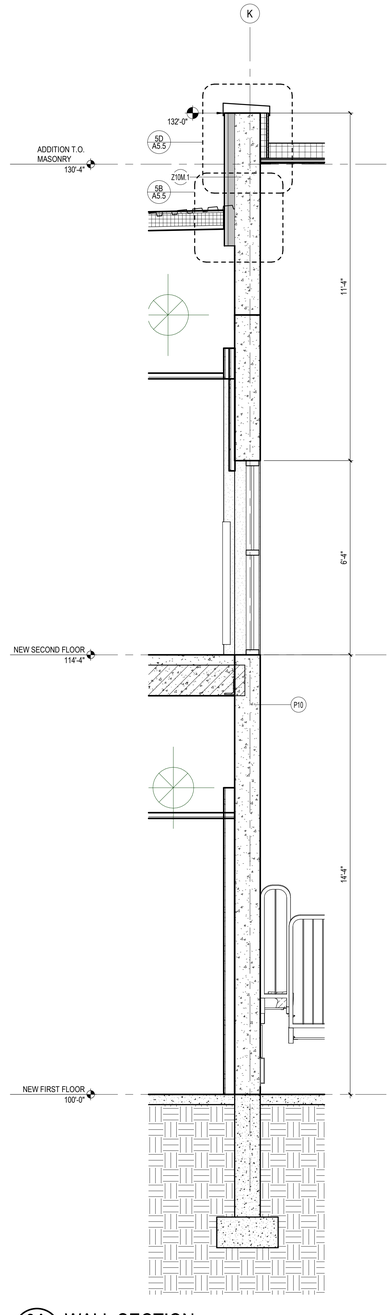
6A WALL SECTION
A4.2 Scale: 1/2" = 1'-0"



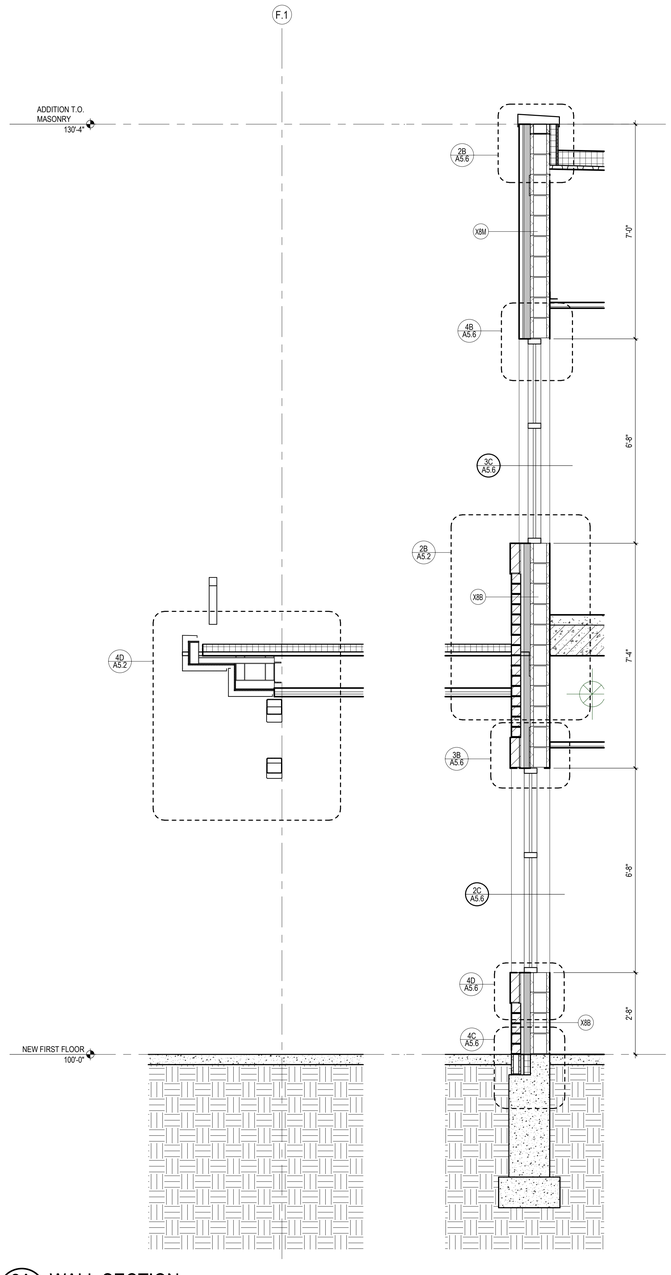
5A WALL SECTION
A4.2 Scale: 1/2" = 1'-0"



4A WALL SECTION
A4.2 Scale: 1/2" = 1'-0"



3A WALL SECTION
A4.2 Scale: 1/2" = 1'-0"



2A WALL SECTION
A4.2 Scale: 1/2" = 1'-0"

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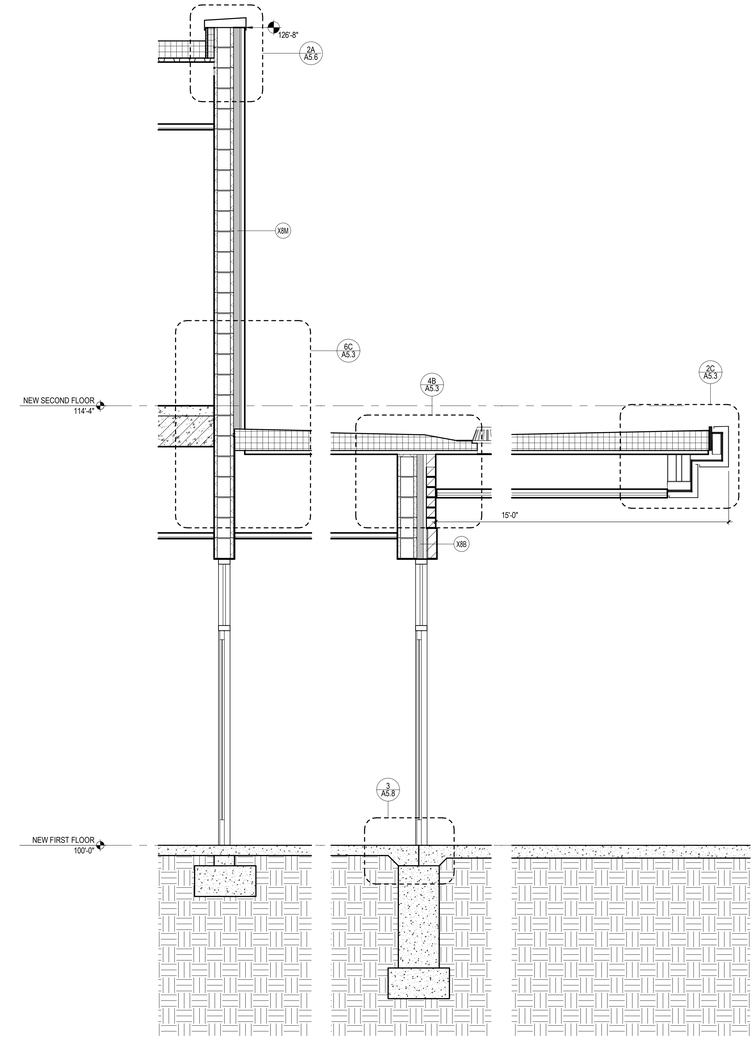
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Sheet Number:
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KEYNOTE LEGEND



2A A4.3 WALL SECTION
Scale: 1/2" = 1'-0"

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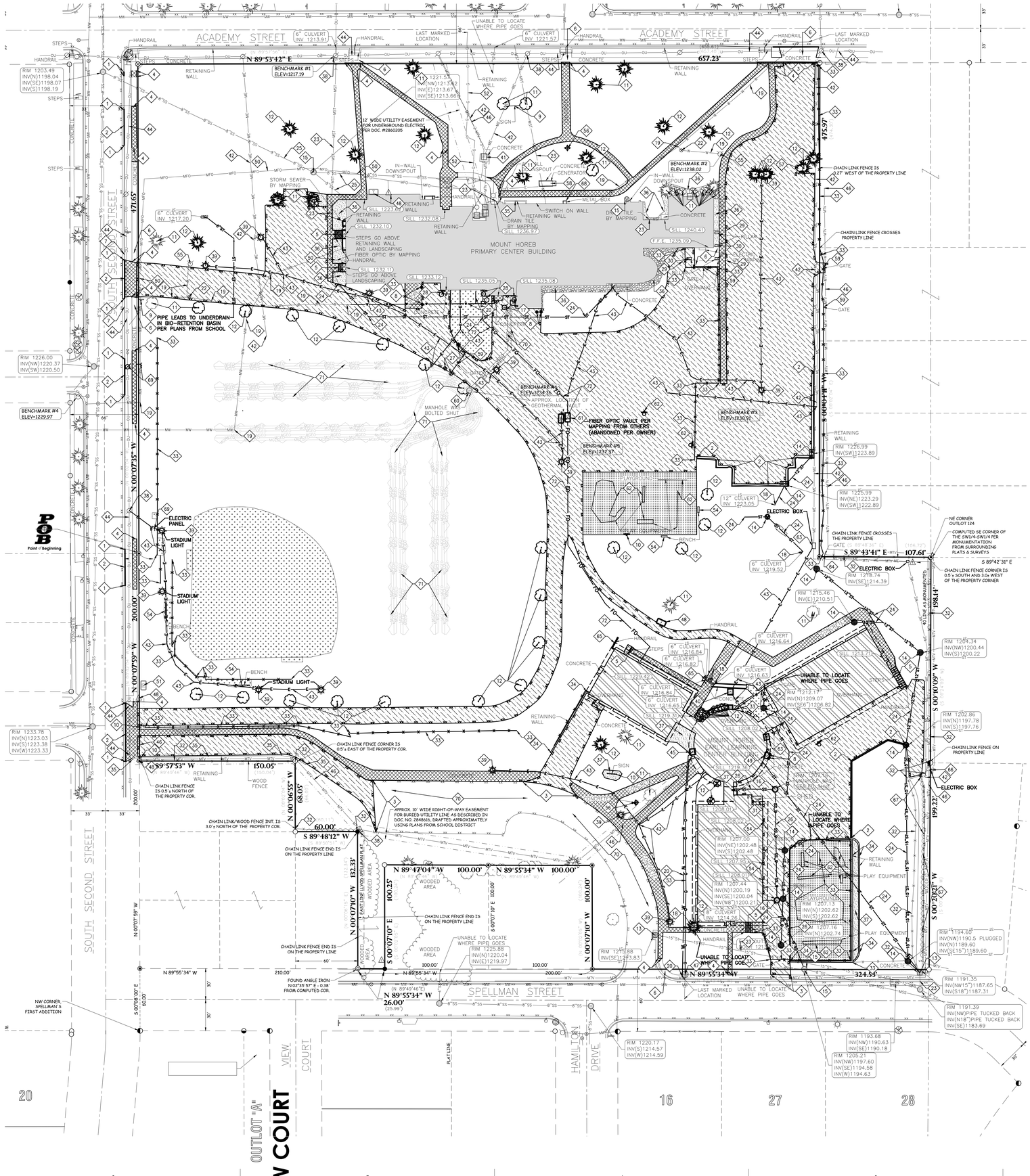
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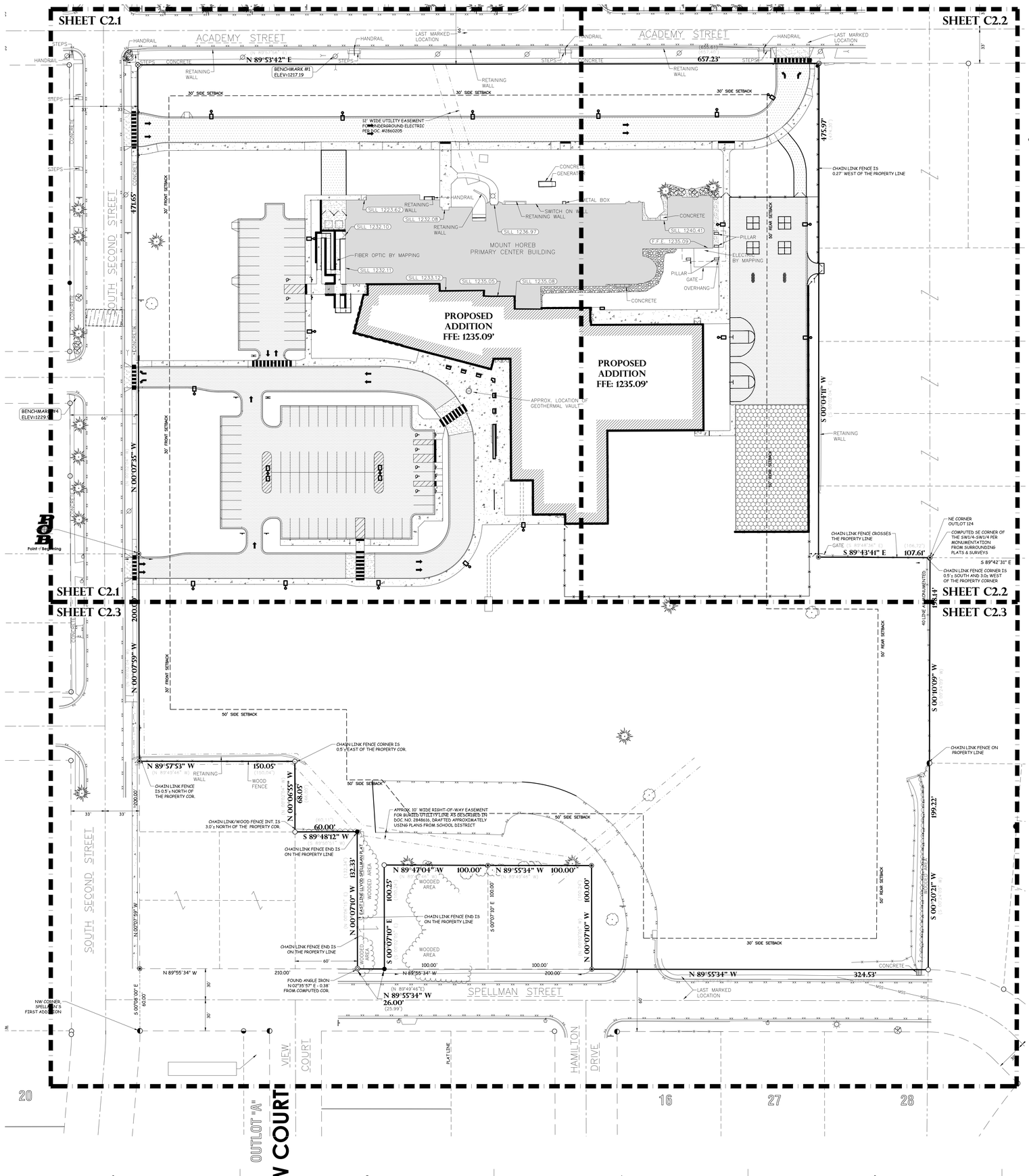
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ACADEMY STREET
SOUTH SECOND STREET
SPELLMAN STREET
HAMILTON DRIVE
VIEW COURT
OUTLOT "A"
MOUNT HOREB PRIMARY CENTER BUILDING
BENCHMARK #1 ELEV=1217.19
BENCHMARK #2 ELEV=1238.02
BENCHMARK #3 ELEV=1230.91
BENCHMARK #4 ELEV=1229.97
BENCHMARK #5 ELEV=1232.37
BENCHMARK #6 ELEV=1234.36
N 89°53'42" E
657.23'
S 89°42'31" E
198.14'
S 89°43'41" E
107.61'
S 89°47'04" W
324.55'
N 89°55'34" W
150.05'
S 89°48'12" W
60.00'
N 89°57'53" W
N 00°07'59" W
200.00'
N 00°06'55" W
68.05'
S 00°07'10" E
132.23'
N 00°07'10" W
100.25'
S 00°10'00" W
475.97'
199.22'
471.65'
RETAINING WALL
CONCRETE
STEPS
HANDRAIL
SIGN
ELECTRIC PANEL
STADIUM LIGHT
BENCH
FLAG POLE
GENERATOR
METAL BOX
DOWNSPOUT
IN-WALL DOWNSPOUT
SWITCH ON WALL
DRAIN TILE BY MAPPING
STORM SEWER BY MAPPING
FIBER OPTIC BY MAPPING
PIPE LEADS TO UNDERDRAIN IN BIO-RETENTION BASIN PER PLANS FROM SCHOOL
FIBER OPTIC VAULT PER MAPPING FROM OTHERS (ABANDONED PER OWNER)
12' WIDE UTILITY EASEMENT FOR UNDERGROUND ELECTRIC PER DOC. #2860205
APPROX. 10' WIDE RIGHT-OF-WAY EASEMENT FOR BURIED UTILITY LINE AS DESCRIBED IN DOC. NO. 2848616, DRAFTED APPROXIMATELY USING PLANS FROM SCHOOL DISTRICT
CHAIN LINK FENCE IS 0.27' WEST OF THE PROPERTY LINE
CHAIN LINK FENCE CROSSES PROPERTY LINE
CHAIN LINK FENCE CROSSES THE PROPERTY LINE
CHAIN LINK FENCE CORNER IS 0.5'± SOUTH AND 3.0± WEST OF THE PROPERTY CORNER
CHAIN LINK FENCE CORNER IS 0.5'± EAST OF THE PROPERTY COR.
CHAIN LINK FENCE IS 0.5'± NORTH OF THE PROPERTY COR.
CHAIN LINK/WOOD FENCE INT. IS 3.0'± NORTH OF THE PROPERTY COR.
CHAIN LINK FENCE END IS ON THE PROPERTY LINE
WOODED AREA
MANHOLE WAS BOLTED SHUT
UNABLE TO LOCATE WHERE PIPE GOES
LAST MARKED LOCATION
NW CORNER SPELLMAN'S FIRST ADDITION
FOUND ANGLE IRON N 02°35'57" E - 0.38' FROM COMPUTED COR.
NE CORNER OUTLOT 124
COMPUTED SE CORNER OF THE SW1/4-SW1/4 PER MONUMENTATION FROM SURROUNDING PLATS & SURVEYS
PLAT LINE
POB Point of Beginning
RIM 1203.49 INV(N)1198.04 INV(SE)1198.07 INV(S)1198.19
RIM 1226.60 INV(NW)1220.37 INV(SW)1220.50
RIM 1233.78 INV(S)1223.03 INV(S)1223.38 INV(W)1223.33
RIM 1225.99 INV(NE)1223.29 INV(SW)1222.89
RIM 1226.99 INV(SW)1223.89
RIM 1218.74 INV(SE)1214.39
RIM 1215.46 INV(E)1210.51
RIM 1204.34 INV(NW)1200.44 INV(S)1200.22
RIM 1202.86 INV(N)1197.78 INV(S)1197.76
RIM 1212.13 INV(N)1209.07 INV(SE)1206.82
RIM 1207.13 INV(N)1202.62 INV(S)1202.62
RIM 1207.16 INV(W)1202.74
RIM 1207.44 INV(N)1200.19 INV(SE)1200.04 INV(W)1200.21
RIM 1207.48 INV(NE)1202.48 INV(S)1202.48
RIM 1194.60 INV(NW)1190.5 PLUGGED INV(N)1189.60 INV(S(T))1189.60
RIM 1191.35 INV(NW(S))1187.65 INV(S18°))1187.31
RIM 1191.39 INV(NW)PIPE TUCKED BACK INV(N18°)PIPE TUCKED BACK INV(SE)1183.69
RIM 1193.68 INV(NW)1190.63 INV(SE)1190.18
RIM 1205.21 INV(NW)1197.60 INV(SE)1194.58 INV(W)1194.63
RIM 1220.17 INV(S)1214.57 INV(W)1214.59
RIM 1225.88 INV(N)1220.04 INV(E)1219.97
RIM 1225.88 INV(SE)1223.83
6" CULVERT INV 1213.91
6" CULVERT INV 1221.57
6" CULVERT INV 1217.20
6" CULVERT INV 1223.05
6" CULVERT INV 1219.52
6" CULVERT INV 1216.84
6" CULVERT INV 1216.65
6" CULVERT INV 1216.82
6" CULVERT INV 1216.64
6" CULVERT INV 1216.63
6" CULVERT INV 1216.45
6" CULVERT INV 1216.44
6" CULVERT INV 1221.5 INV(NW)1213.67 INV(E)1213.67 INV(SE)1213.669
SILL 1223.50
SILL 1232.08
SILL 1232.10
SILL 1232.11
SILL 1235.77
SILL 1235.09
SILL 1235.08
SILL 1253.12
SILL 1240.41
SILL 1229.22
SILL 1219.33
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SILL 1206.86
SILL 1206.85
SILL 1206.84
SILL 1206.83
SILL 1206.82
SILL 1206.81
SILL 1206.80
SILL



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

(XX) KEYNOTES:

1. THICKENED EDGE WALK — 2 / C6.0
2. 18" CONCRETE CURB & GUTTER — 3 / C6.0
3. CONCRETE DRIVE APRON — 9 / C6.1
4. ADA CURB RAMP TYPE 'A' — 11 / C6.0
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6. PARKING LOT STRIPING — 5 / C6.0
7. DIRECTIONAL ARROW — 7 / C6.0
8. ADA PARKING STALL — 5 / C6.0
9. ADA PARKING SIGN — 8 / C6.0
10. CROSSWALK SPEED TABLE — 10 / C6.1
11. 6' CHAIN LINK FENCE — 1 / C6.1
12. 12' CHAIN LINK FENCE WITH PRIVACY SLATS — 2 / C6.1, 3 / C6.1, 4 / C6.1
13. PEDESTRIAN GATE
14. SERVICE GATE
15. PROPOSED PLANTER. SEE ARCHITECTURAL PLANS.
16. PROPOSED BENCH. SEE ARCHITECTURAL PLANS.
17. PLAY AREA FOUR SQUARE STRIPING
18. PLAY AREA HOPSCOTCH STRIPING — 10 / C6.3
19. PLAY AREA BASKETBALL STRIPING
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31. MODULAR BLOCK RETAINING WALL — 11 / C6.1
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42. PROPOSED LIGHT POLE – SEE ELECTRICAL PLANS
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46. SERVICE GATE WITH PRIVACY SLATS — 4 / C6.1
47. PEDESTRIAN GATE WITH PRIVACY SLATS — 3 / C6.1
48. CONCRETE CURB FLUME (ROADWAY) — 11 / C6.3

PAVEMENT HATCH PATTERNS:

- PROPOSED STANDARD ASPHALT PAVEMENT — 1 / C6.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT — 1 / C6.0
- PROPOSED STANDARD CONCRETE PAVEMENT — 12 / C6.1
- PROPOSED REINFORCED CONCRETE PAVEMENT — 12 / C6.1
- PROPOSED ROADWAY REPAIR – CONTRACTOR TO COORDINATE REMOVAL/REPAIR WITH VILLAGE OF MT. HOREB. MATCH IN KIND TO MUNICIPAL STANDARDS

SITE STATISTICS:

LAND USE:
EXISTING ZONING: R–1 RESIDENTIAL
PROPOSED ZONING: R–1 RESIDENTIAL
FUTURE ZONING: GOVERNMENT & INSTITUTIONAL

VEHICLE PARKING:
REQUIREMENT: ELEMENTARY AND JUNIOR HIGH SCHOOLS SHALL PROVIDE AT LEAST ONE PARKING SPACES FOR EACH CLASSROOM, PLUS ONE ADDITIONAL SPACE FOR EACH 100 STUDENTS.
TOTAL CLASSROOMS: 34 (34 PARKING STALLS REQ.)
TOTAL STUDENTS: 430 (430/100 = 4.3 OR 5 STALLS REQ.)
TOTAL STALLS REQ.: 39 STALLS

PROPOSED PARKING: 95 STALLS TOTAL
(7 ADA STALLS & 88 STANDARD STALLS)
EXISTING PARKING: 24 TOTAL

BICYCLE PARKING:
PROPOSED PARKING: 21 BIKES TOTAL

IMPERVIOUS SURFACE:
TOTAL SITE AREA: 556,697 SF OR 12.78 AC
EXISTING IMPERVIOUS SURFACE: 219,069 SF OR 39.35%
PROPOSED IMPERVIOUS SURFACE: 191,682 SF OR 34.43%

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
600 POWER POLE,
LOCATED ON THE SOUTH SIDE OF ACADEMY STREET APPROXIMATELY 220 FEET EAST OF THE SOUTH SECOND STREET CENTERLINE.
ELEVATION = 1217.19

BENCHMARK #2
BURY BOLT ON HYDRANT,
LOCATED APPROXIMATELY 40 FEET NORTHEAST OF THE MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1238.02

BENCHMARK #3
"X" ON LIGHT POLE BASE
LOCATED APPROXIMATELY 140 FEET SOUTHEAST OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 100 FEET NORTHEAST OF THE PLAYGROUND.
ELEVATION = 1230.91

BENCHMARK #4
BURY BOLT ON HYDRANT,
LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH SECOND STREET AND ELM STREET.
ELEVATION = 1229.97

BENCHMARK #5
SOUTHEAST BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 20 FEET NORTHWEST OF THE PLAYGROUND AND APPROXIMATELY 170 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1232.37

BENCHMARK #6
SOUTH BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 70 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 110 FEET NORTHWEST OF BENCHMARK #5.
ELEVATION = 1234.36

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0' 40' 80'
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Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)
POB Project: 25.0087
Drawn: XXX Checked: JJL

CIVIL ENGINEERING DESIGN BY: Point of Beginning

Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

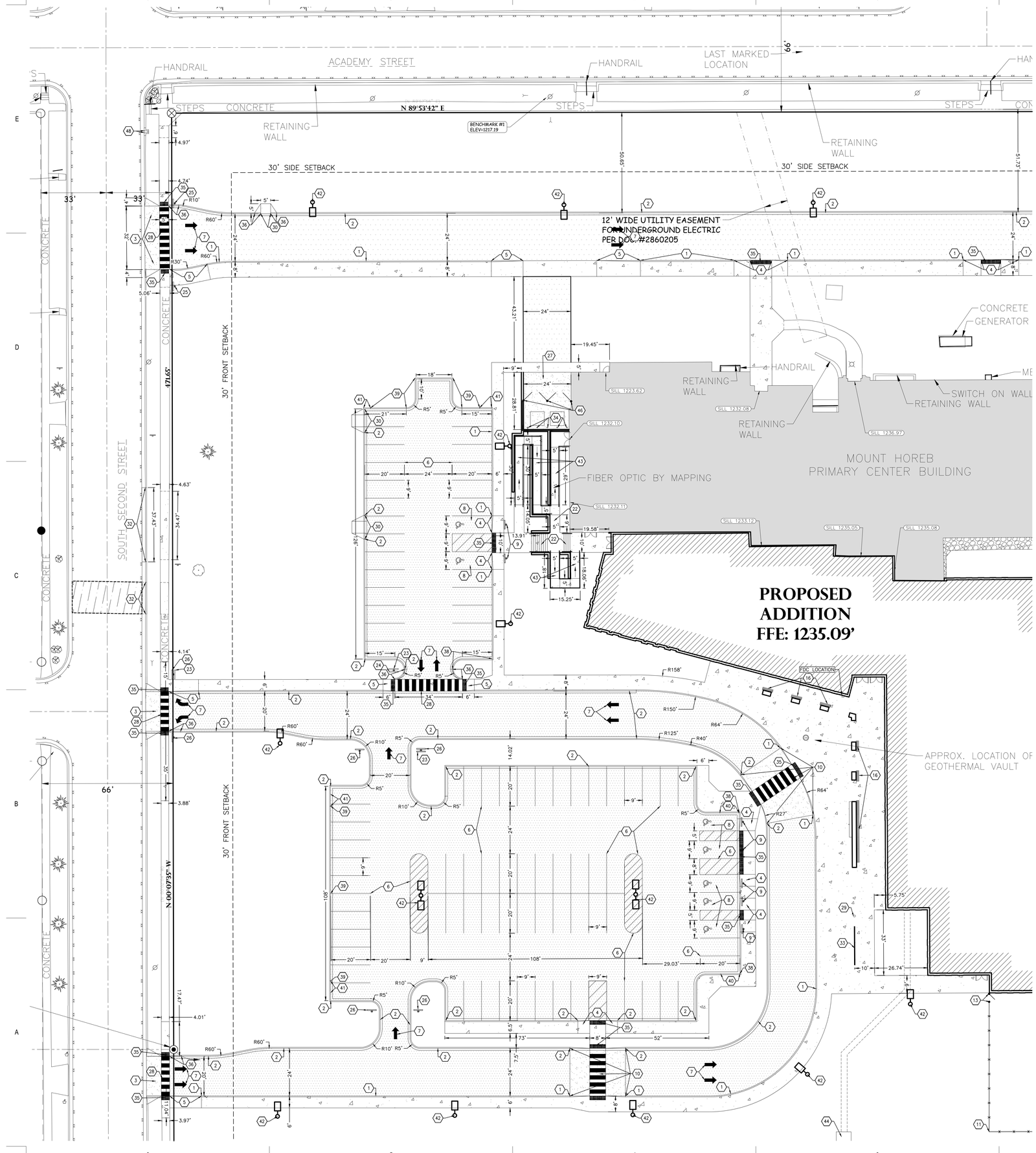
Issued for:
PLAN COMMISSION REVIEW
10/16/2025

Project Number:
3605

Sheet Title:
LAYOUT PLAN

Sheet Number:
C2.0

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(XX) KEYNOTES:

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4. ADA CURB RAMP TYPE 'A'	11 C6.0	29. FLAG POLE– SEE ARCHITECTURAL PLANS	
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N

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Land Surveying
Landscape Architecture
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715.344.9999(Ph) 715.344.9922(Fx)
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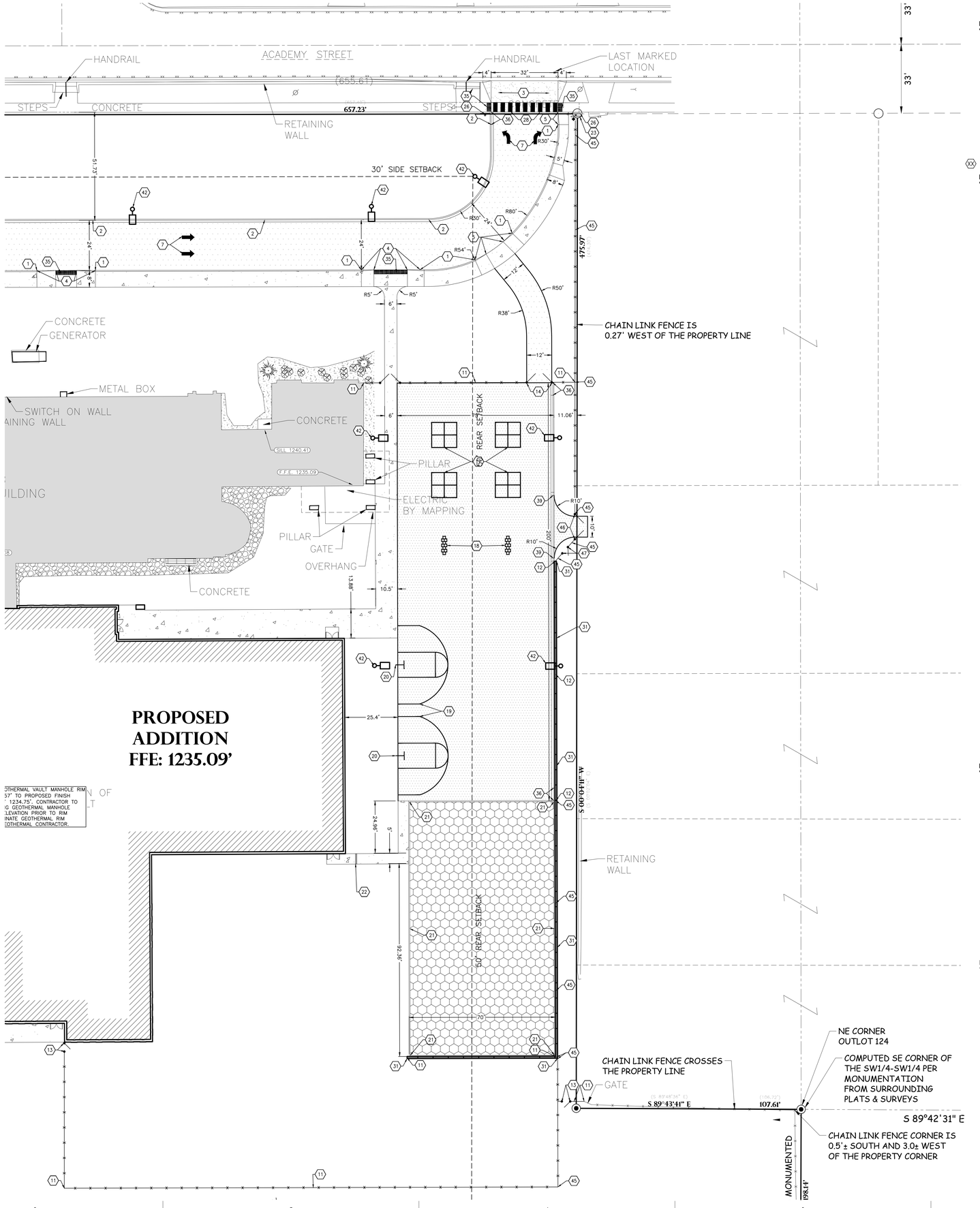
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POB Project: 25.0087
Drawn: XXX Checked: JJL

CIVIL ENGINEERING DESIGN BY: POB Point of Beginning

Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

△	DATE	DESCRIPTION

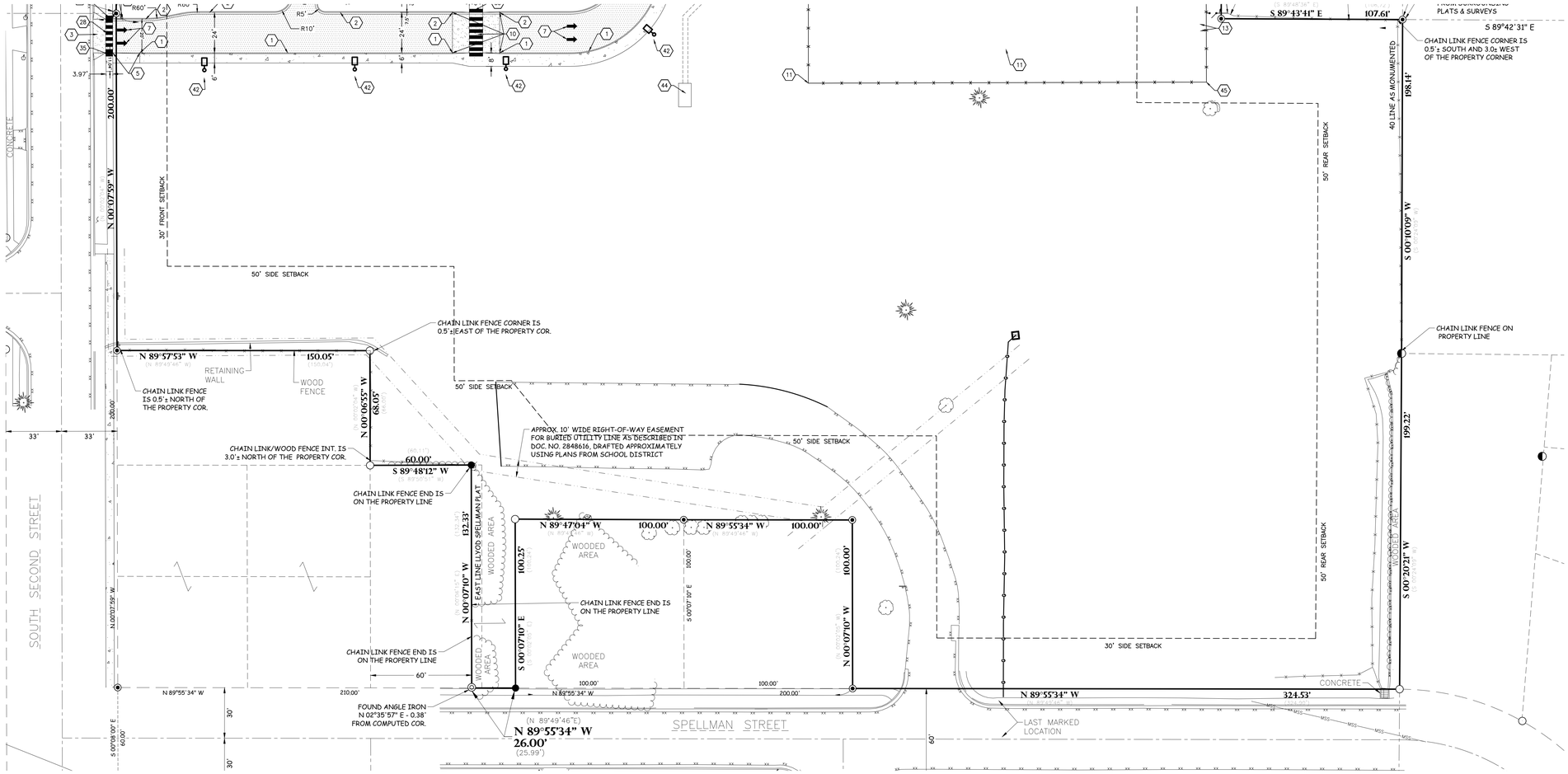
Issued for:
PLAN COMMISSION REVIEW
10/16/2025

Project Number:
3605

Sheet Title:
LAYOUT PLAN

Sheet Number:
C2.2

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GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1. THICKENED EDGE WALK — 2 C6.0
2. 18" CONCRETE CURB & GUTTER — 3 C6.0
3. CONCRETE DRIVE APRON — 9 C6.1
4. ADA CURB RAMP TYPE 'A' — 11 C6.0
5. ADA CURB RAMP TYPE 'B' — 12 C6.0
6. PARKING LOT STRIPING — 5 C6.0
7. DIRECTIONAL ARROW — 7 C6.0
8. ADA PARKING STALL — 5 C6.0
9. ADA PARKING SIGN — 8 C6.0
10. CROSSWALK SPEED TABLE — 10 C6.1
11. 6' CHAIN LINK FENCE — 1 C6.1
12. 12' CHAIN LINK FENCE WITH PRIVACY SLATS — 2 C6.1
13. PEDESTRIAN GATE — 3 C6.1
14. SERVICE GATE — 4 C6.1
15. PROPOSED PLANTER. SEE ARCHITECTURAL PLANS.
16. PROPOSED BENCH. SEE ARCHITECTURAL PLANS.
17. PLAY AREA FOUR SQUARE STRIPING
18. PLAY AREA HOPSCOTCH STRIPING
19. PLAY AREA BASKETBALL STRIPING — 10 C6.3
20. PROPOSED BASKETBALL HOOP & POST
21. PROPOSED RUBBER SURFACE CONCRETE CURB — 5 C6.1
22. CONCRETE STEPS — 7 C6.1
23. STOP SIGN — 9 C6.0
24. ONE WAY ONLY SIGN — 9 C6.0
25. BUSES ONLY SIGN — 9 C6.0
26. DO NOT ENTER SIGN — 9 C6.0
27. DUMPSTER PAD
28. CROSSWALK STRIPING — 6 C6.0
29. FLAG POLE– SEE ARCHITECTURAL PLANS
30. CONCRETE FLUME
31. MODULAR BLOCK RETAINING WALL — 11 C6.1
32. REPLACE/REPAIR CONCRETE CURB AND GUTTER. MATCH IN KIND TO EXISTING PER MUNICIPAL STANDARDS. CONTRACTOR TO COORDINATE REMOVAL/REPAIR WITH VILLAGE OF MT. HOREB.
33. MONUMENT SIGN – BY OTHERS
34. CONCRETE BOLLARD — 8 C6.1
35. DETECTABLE WARNING FIELD — 10 C6.0
36. 6' CONCRETE CURB TAPER SECTION — 4 C6.0
37. 3' CONCRETE CURB TAPER SECTION — 4 C6.0
38. 18" CONCRETE AND GUTTER (REJECT) — 3 C6.0
39. 18" MOUNTABLE CURB AND GUTTER — 3 C6.0
40. 18" STANDARD CURB AND GUTTER TO REJECT CURB AND GUTTER TRANSITION SECTION
41. 18" STANDARD CURB AND GUTTER TP MOUNTABLE CURB AND GUTTER TRANSITION SECTION
42. PROPOSED LIGHT POLE – SEE ELECTRICAL PLANS
43. ADA RAMP WITH HANDRAIL — 9 C6.3
44. PROPOSED GEOTHERMAL VAULT LOCATION (SEE GEOTHERMAL PLANS)
45. 6' CHAIN LINK FENCE WITH PRIVACY SLATS — 1 C6.1
46. SERVICE GATE WITH PRIVACY SLATS — 4 C6.1
47. PEDESTRIAN GATE WITH PRIVACY SLATS — 3 C6.1
48. CONCRETE CURB FLUME (ROADWAY) — 11 C6.3

PAVEMENT HATCH PATTERNS:

- PROPOSED STANDARD ASPHALT PAVEMENT — 1 C6.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT — 1 C6.0
- PROPOSED STANDARD CONCRETE PAVEMENT — 12 C6.1
- PROPOSED REINFORCED CONCRETE PAVEMENT — 12 C6.1
- PROPOSED ROADWAY REPAIR – CONTRACTOR TO COORDINATE REMOVAL/REPAIR WITH VILLAGE OF MT. HOREB. MATCH IN KIND TO MUNICIPAL STANDARDS

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
604 POWER POLE,
LOCATED ON THE SOUTH SIDE OF ACADEMY STREET APPROXIMATELY 220 FEET EAST OF THE SOUTH SECOND STREET CENTERLINE.
ELEVATION = 1217.19

BENCHMARK #2
BURY BOLT ON HYDRANT,
LOCATED APPROXIMATELY 40 FEET NORTHEAST OF THE MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1238.02

BENCHMARK #3
"X" ON LIGHT POLE BASE
LOCATED APPROXIMATELY 140 FEET SOUTHEAST OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 100 FEET NORTHEAST OF THE PLAYGROUND.
ELEVATION = 1230.91

BENCHMARK #4
BURY BOLT ON HYDRANT,
LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH SECOND STREET AND ELM STREET.
ELEVATION = 1229.97

BENCHMARK #5
SOUTHEAST BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 20 FEET NORTHWEST OF THE PLAYGROUND AND APPROXIMATELY 170 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1232.37

BENCHMARK #6
SOUTH BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 70 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 110 FEET NORTHWEST OF BENCHMARK #5.
ELEVATION = 1234.36

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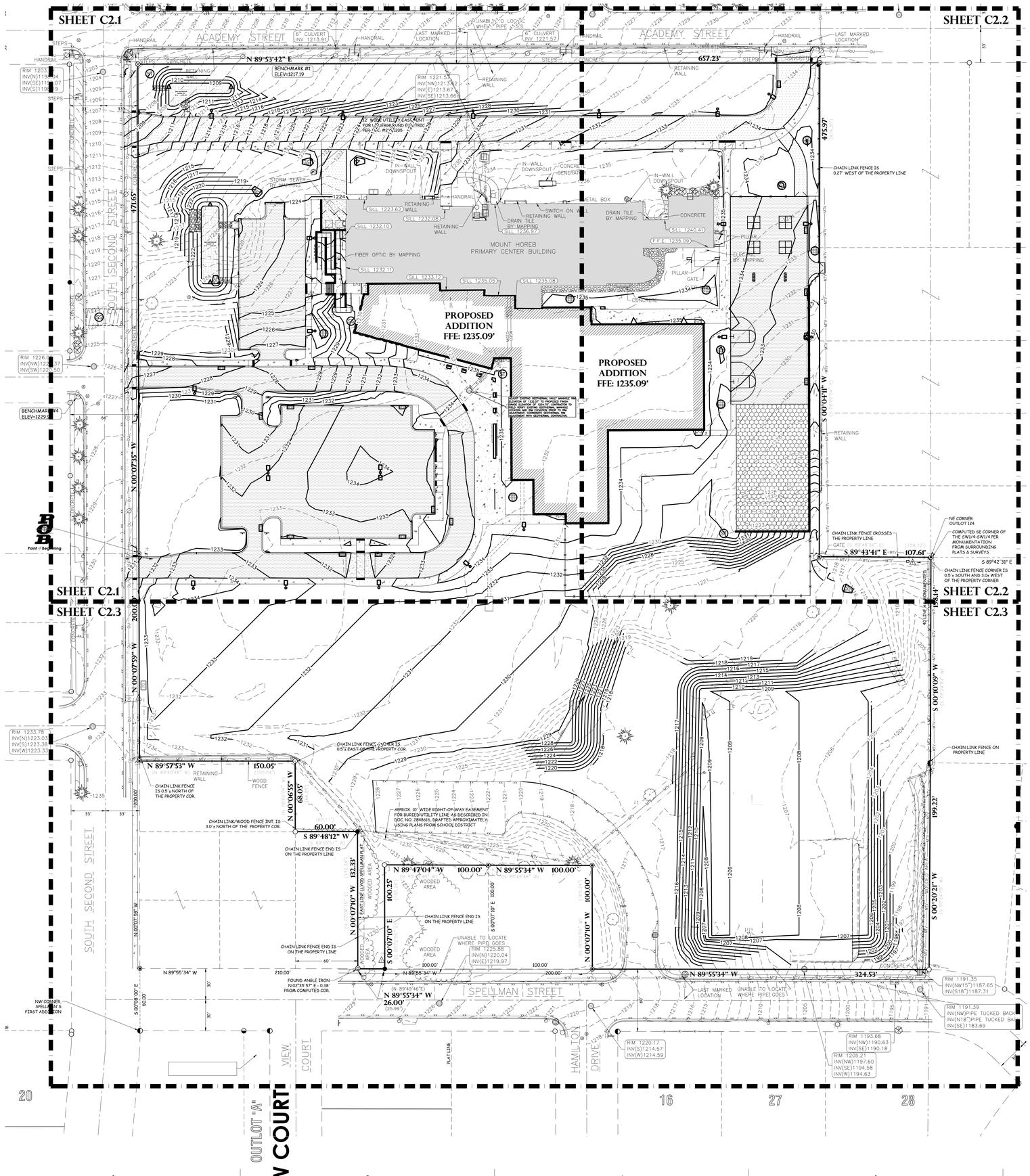
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GRADING LEGEND:

EXISTING CONTOUR	712
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PROPOSED SPOT ELEVATION	892.76
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05
PROPOSED RIM ELEVATION	RIM=893.56
PROPOSED TOP OF CURB ELEVATION	TC=893.56
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PROPOSED ENDWALL STRUCTURE	1 / D6.3
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PROPOSED STORM SEWER MANHOLE	2 / D6.3
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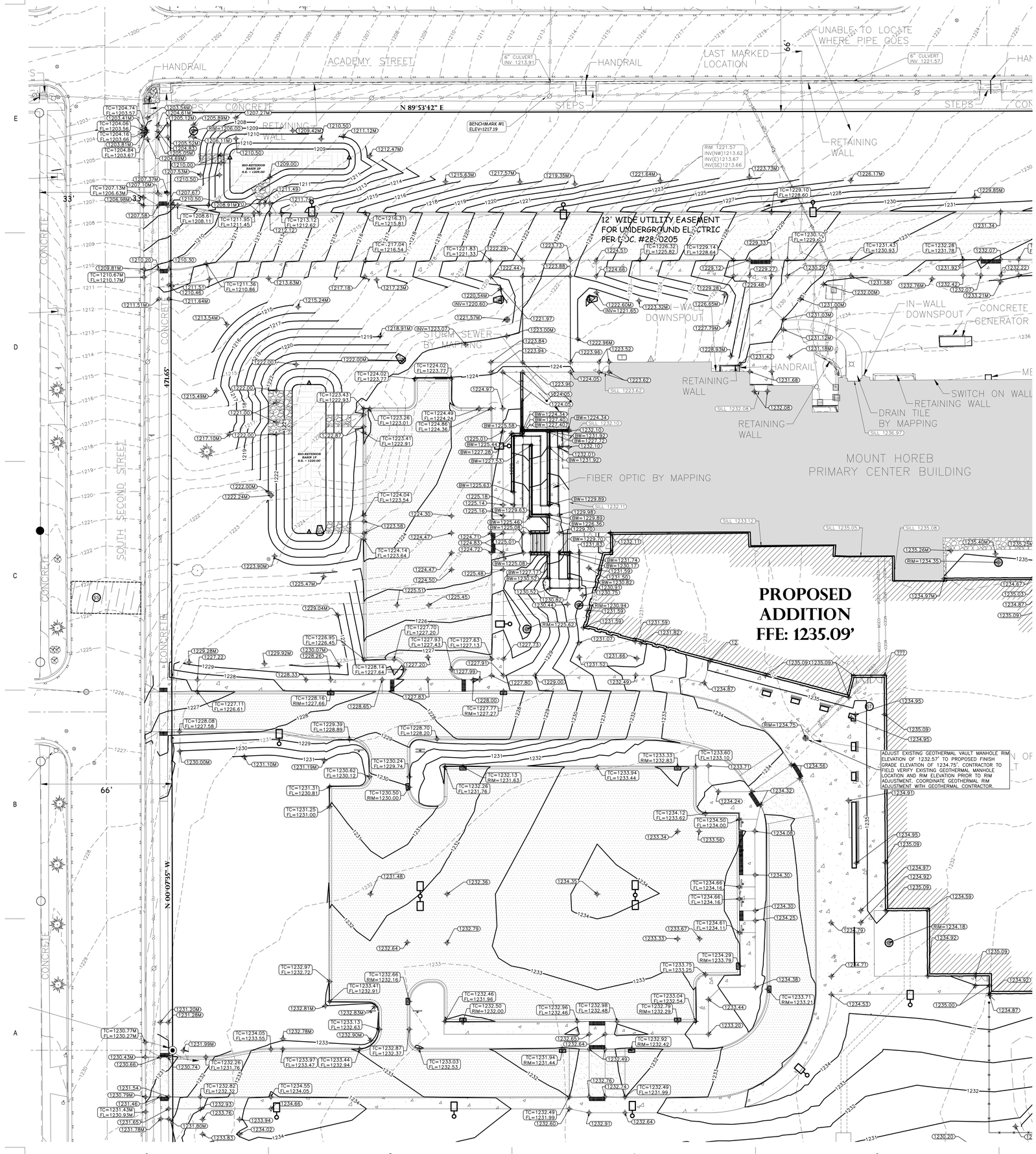
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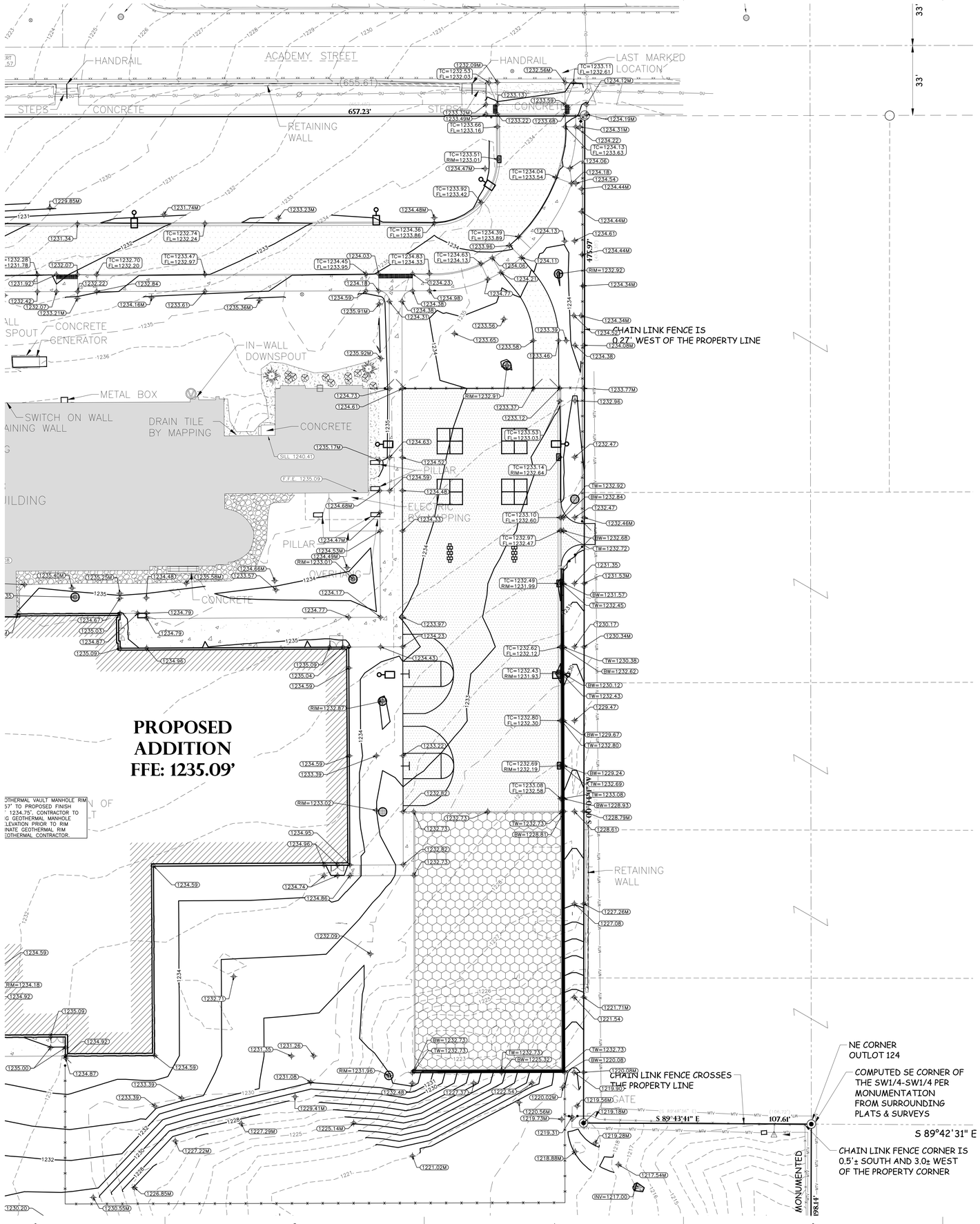
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Sheet Number:
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GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1235.09 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
16. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
17. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.76
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05
PROPOSED RIM ELEVATION	RIM=893.56
PROPOSED TOP OF CURB ELEVATION	TC=893.56
PROPOSED FLOW LINE ELEVATION	FL=893.56
PROPOSED TOP OF STAIR ELEVATION	TS=893.56
PROPOSED BOTTOM OF STAIR ELEVATION	BS=893.56
PROPOSED TOP OF WALL ELEVATION	TW=893.56
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.56
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED ENDWALL STRUCTURE	1 C6.3
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	RIP 1 C6.3
PROPOSED STORM SEWER MANHOLE	ST 2 C6.3
PROPOSED STORM SEWER CLEANOUT	5 & 6 C6.3
PROPOSED STORM SEWER INLET	2 C6.3
PROPOSED STORM SEWER CURB INLET	4 C6.3
PROPOSED BIORETENTION BASIN	9 &10 C6.2
PROPOSED RIP RAP AREA	B C6.2

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
60d POWER POLE,
LOCATED ON THE SOUTH SIDE OF ACADEMY STREET APPROXIMATELY 220 FEET EAST OF THE SOUTH SECOND STREET CENTERLINE.
ELEVATION = 1217.19

BENCHMARK #2
BURY BOLT ON HYDRANT,
LOCATED APPROXIMATELY 40 FEET NORTHEAST OF THE MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1238.02

BENCHMARK #3
"X" ON LIGHT POLE BASE
LOCATED APPROXIMATELY 140 FEET SOUTHEAST OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 100 FEET NORTHEAST OF THE PLAYGROUND.
ELEVATION = 1230.91

BENCHMARK #4
BURY BOLT ON HYDRANT,
LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH SECOND STREET AND ELM STREET.
ELEVATION = 1229.97

BENCHMARK #5
SOUTHEAST BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 20 FEET NORTHWEST OF THE PLAYGROUND AND APPROXIMATELY 170 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1232.37

BENCHMARK #6
SOUTH BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 70 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 110 FEET NORTHWEST OF BENCHMARK #5.
ELEVATION = 1234.36

UTILITY DISCLAIMER:

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0' 20' 40'
1" = 20'

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Stevens Point, WI 54481
715.344.9999(Ph) 715.344.9922(Fx)
POB Project: 25.0087
Drawn: XXX Checked: JJL

CIVIL ENGINEERING DESIGN BY: Point of Beginning

Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

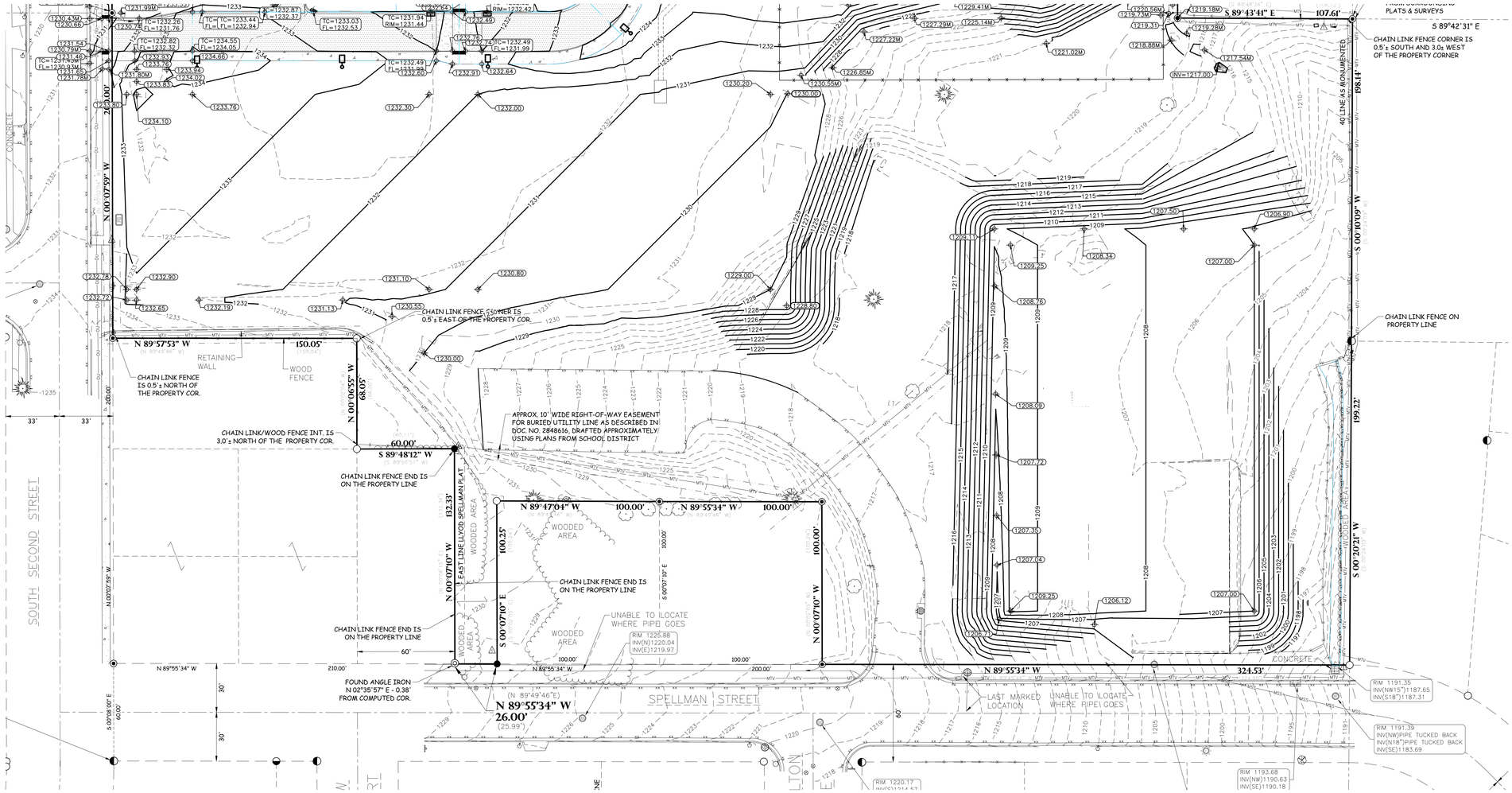
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10/16/2025

Project Number:
3605

Sheet Title:
GRADING PLAN

Sheet Number:
C3.2

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0' 30' 60'
1" = 30'

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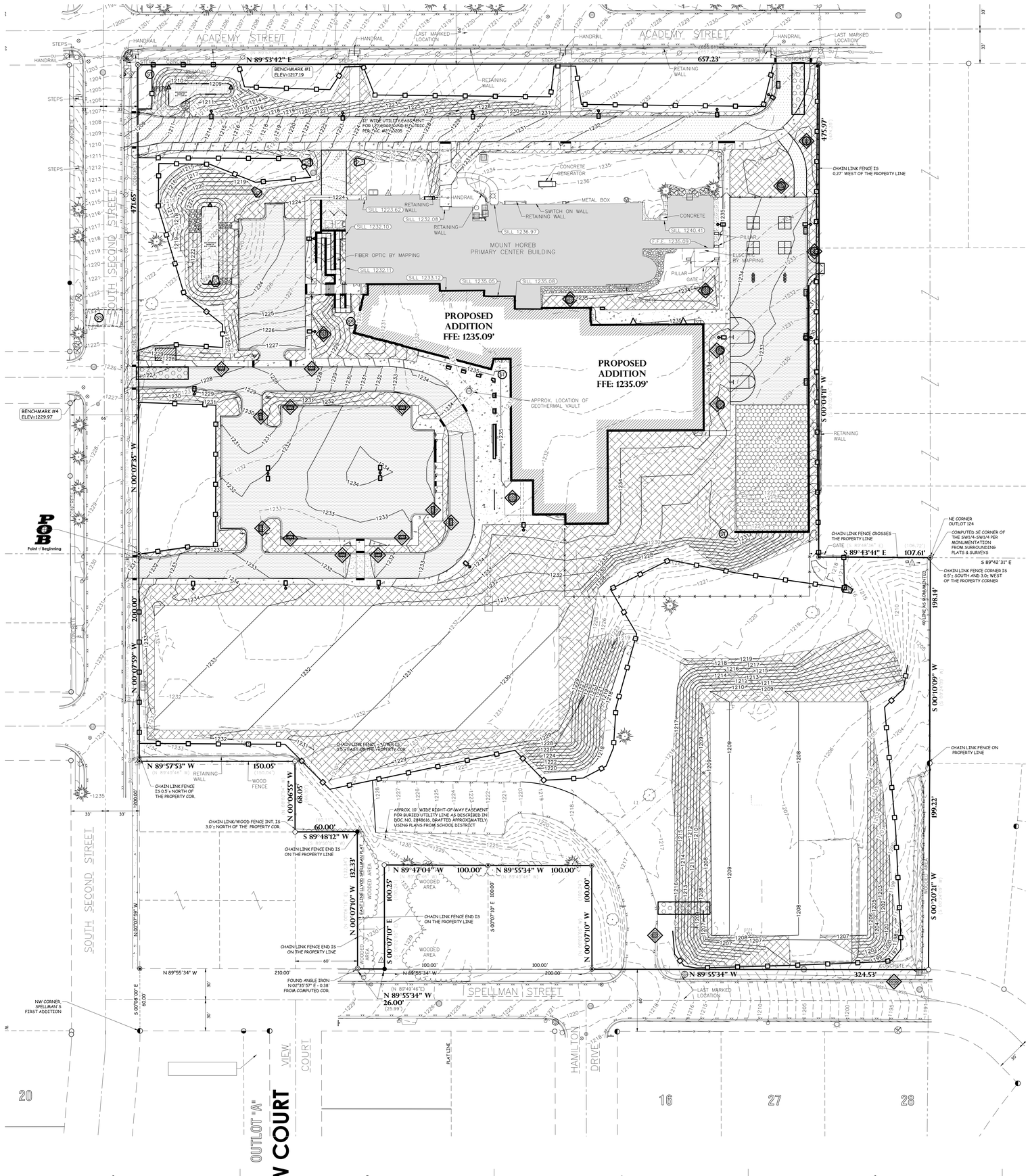
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Project Number:
3605

Sheet Title:
GRADING PLAN

Sheet Number:
C3.3

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GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFFSITE SEDIMENT DEPOSITS RESULTING FROM STORMWATER RUNOFF SHALL BE CLEANED BY THE END OF THE NEXT WORKDAY. OFFSITE SEDIMENT DEPOSITS RESULTING FROM CONTRACTOR ACTIVITIES, INCLUDING SOIL TRACKING, SHALL BE CLEANED EACH WORKDAY. EXCESSIVE AMOUNTS OF SEDIMENT OR DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS ON ADJACENT STREETS SHALL SWEPT MECHANICALLY OR MANUALLY AT LEAST WEEKLY AND BEFORE IMMINENT RAINFALL.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIO–RETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO–RETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO–RETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400–187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR — — — 888 — — —

PROPOSED CONTOUR 888

PROPOSED SILT FENCE — 1 C6.2

PROPOSED INLET PROTECTION — 2 C6.2

EROSION CONTROL BLANKET — 3 & 4 C6.2

ROCK CONSTRUCTION ENTRANCE — 5 C6.2

RIP RAP AREA — 8 C6.2

CONCRETE WASHOUT AREA — 7 C6.2

EROSION CONTROL SEQUENCING:

1. INSTALL PERIMETER EROSION CONTROL
2. EXCAVATE A TEMPORARY SEDIMENT TRAP AT THE PROPOSED BIO–RETENTION AREA IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1063.
   - 2.1. SEDIMENT TRAP BASIN BOTTOM ELEVATION SHALL BE CONSISTENT WITH THE BOTTOM DESIGN ELEVATION OF THE BIO–RETENTION BASIN. SEE DETAIL.
   - 2.2. INSTALL STONE OUTLET/OVERFLOW WEIR WHEREVER INDICATED ON PLANS
   - 2.3. EXCAVATE TEMPORARY SWALES AWAY FROM THE BASIN TO DIRECT AND MAXIMIZE STORMWATER RUNOFF TO THIS BASIN DURING CONSTRUCTION.
3. BEGIN DEMOLITION
4. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
5. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
6. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
7. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
8. PER GENERAL NOTE #19, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO–RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
   - 8.1. ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO–RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL
9. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

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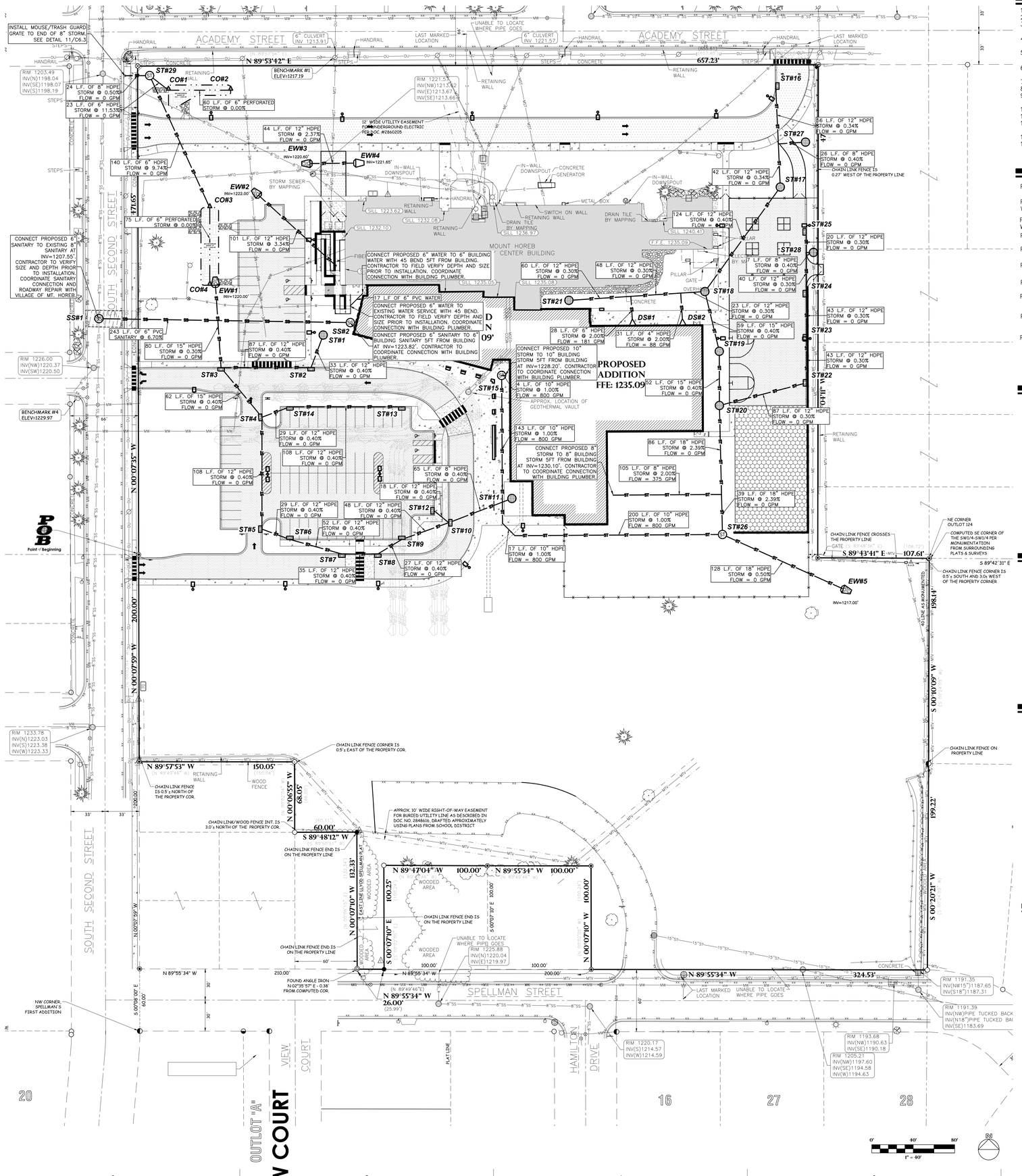
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EROSION CONTROL PLAN

Sheet Number:
C4.0

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GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
11. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
12. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
13. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
14. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

- PROPOSED STORM SEWER
- PROPOSED ENDWALL STRUCTURE WITH RIP RAP — C6.3 #1, C6.3 #1
- PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP — C6.3 #1, C6.3 #3
- PROPOSED STORM SEWER INLET — C6.3 #2, C6.3 #4
- PROPOSED STORM SEWER CURB INLET — C6.3 #4, C6.3 #5
- PROPOSED STORM SEWER CLEANOUT — C6.3 #5 & 6
- PROPOSED SANITARY SEWER MANHOLE — C6.3 #3
- PROPOSED DOWNSPOUT CONNECTION — C6.3 #7
- PROPOSED BIORETENTION BASIN — C6.2 #9 & 10
- PROPOSED RIP RAP AREA — C6.2 #8

SANITARY MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
SS#1	RIM = 1208.56 INV (E) = 1207.54 DEPTH = 1.02' 48" ID PRECAST MANHOLE W/ NEENAH CASTING R-1550 W/SOLID COVER
SS#2	RIM = 1230.94 INV (W) = 1223.82 DEPTH = 7.12' 48" ID PRECAST MANHOLE W/ NEENAH CASTING R-1550 W/SOLID COVER

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 1209.00 INV (E) = 1206.50 INV (NW) = 1206.50
CO#2	RIM = 1209.00 INV (W) = 1206.50
CO#3	RIM = 1220.00 INV (S) = 1217.50 INV (NW) = 1217.50
CO#4	RIM = 1220.00 INV (N) = 1217.50

ENDWALL SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
EW#1	INV (S) = 1220.00 ENDWALL RR
EW#2	INV (SE) = 1222.00 ENDWALL RR
EW#3	INV (E) = 1220.60 ENDWALL RR
EW#4	INV (W) = 1221.65 ENDWALL
EW#5	INV (NW) = 1217.00 ENDWALL RR

DOWNSPOUT CONNECTION SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
DS#1	INV (N) = 1230.10 ROOF DRAIN
DS#2	INV (N) = 1230.01 ROOF DRAIN

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 1225.62 INV (S) = 1221.82 DEPTH = 3.80' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#2	RIM = 1227.27 INV (N) = 1221.69 INV (W) = 1221.59 DEPTH = 5.69' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#3	RIM = 1227.66 INV (SE) = 1223.70 INV (E) = 1221.24 INV (N) = 1220.24 DEPTH = 7.42' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#4	RIM = 1229.99 INV (S) = 1225.49 INV (E) = 1225.49 INV (NW) = 1223.95 DEPTH = 6.04' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#5	RIM = 1232.16 INV (E) = 1226.02 INV (N) = 1225.92 DEPTH = 6.24' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#6	RIM = 1231.82 INV (E) = 1226.24 INV (W) = 1226.14 DEPTH = 5.69' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#7	RIM = 1231.45 INV (E) = 1226.54 INV (W) = 1226.44 DEPTH = 5.00' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#8	RIM = 1231.93 INV (N) = 1228.67 INV (S) = 1228.57 DEPTH = 3.35' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#9	RIM = 1232.29 INV (E) = 1226.99 INV (SW) = 1226.89 DEPTH = 5.40' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#10	RIM = 1233.21 INV (E) = 1228.28 INV (NW) = 1227.28 INV (W) = 1227.18 DEPTH = 6.02' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#11	RIM = 1234.18 INV (W) = 1228.54 DEPTH = 5.63' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#12	RIM = 1232.83 INV (W) = 1226.14 DEPTH = 6.69' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#13	RIM = 1231.63 INV (E) = 1225.70 INV (W) = 1225.60 DEPTH = 6.03' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#14	RIM = 1235.01 INV (E) = 1228.16 INV (S) = 1228.06 DEPTH = 6.95' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/SOLID LID
ST#15	RIM = 1233.01 INV (S) = 1229.66 DEPTH = 3.35' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#16	RIM = 1232.91 INV (N) = 1229.33 INV (SW) = 1229.23 DEPTH = 3.69' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#17	RIM = 1233.01 INV (W) = 1228.83 INV (NE) = 1228.73 INV (N) = 1228.63 DEPTH = 4.39' CATCH BASIN
ST#18	RIM = 1232.87 INV (N) = 1228.39 INV (E) = 1228.29 DEPTH = 4.57' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#19	RIM = 1232.65 INV (N) = 1228.08 INV (E) = 1228.08 INV (S) = 1227.98 DEPTH = 4.67' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#20	RIM = 1232.20 INV (N) = 1228.44 INV (W) = 1228.34 DEPTH = 3.86' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#21	RIM = 1234.35 INV (E) = 1229.22 DEPTH = 5.13' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#22	RIM = 1232.20 INV (N) = 1228.44 INV (W) = 1228.34 DEPTH = 3.86' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#23	RIM = 1231.95 INV (N) = 1228.90 INV (S) = 1228.80 DEPTH = 3.15' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#24	RIM = 1232.64 INV (S) = 1229.08 DEPTH = 3.56' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE 'R' GRATE
ST#25	RIM = 1231.96 INV (N) = 1225.00 INV (W) = 1224.46 INV (SE) = 1217.64 DEPTH = 14.32' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/SOLID LID
ST#26	RIM = 1232.92 INV (W) = 1230.24 DEPTH = 2.67' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#27	RIM = 1232.10 INV (W) = 1229.71 DEPTH = 2.39' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
ST#28	RIM = 1206.00 INV (SE) = 1203.84 INV (SE) = 1203.84 INV (W) = 1203.74 DEPTH = 1206.00' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/SOLID LID
ST#29	

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
60d POWER POLE,
LOCATED ON THE SOUTH SIDE OF ACADEMY STREET APPROXIMATELY 220 FEET EAST OF THE SOUTH SECOND STREET CENTERLINE.
ELEVATION = 1217.19

BENCHMARK #2
BURY BOLT ON HYDRANT,
LOCATED APPROXIMATELY 40 FEET NORTHEAST OF THE MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1238.02

BENCHMARK #3
"X" ON LIGHT POLE BASE
LOCATED APPROXIMATELY 140 FEET SOUTHEAST OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 100 FEET NORTHEAST OF THE PLAYGROUND.
ELEVATION = 1230.91

BENCHMARK #4
BURY BOLT ON HYDRANT,
LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH SECOND STREET AND ELM STREET.
ELEVATION = 1229.97

BENCHMARK #5
SOUTHEAST BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 20 FEET NORTHWEST OF THE PLAYGROUND AND APPROXIMATELY 170 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1232.37

BENCHMARK #6
SOUTH BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 70 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 110 FEET NORTHWEST OF BENCHMARK #5.
ELEVATION = 1234.36

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

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CIVIL ENGINEERING DESIGN BY: POB Point of Beginning

Project Title:
ADDITION AND RENOVATION
MOUNT HOREMY PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

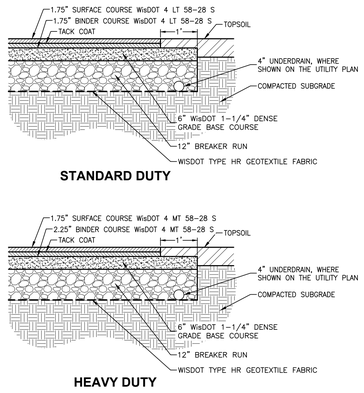
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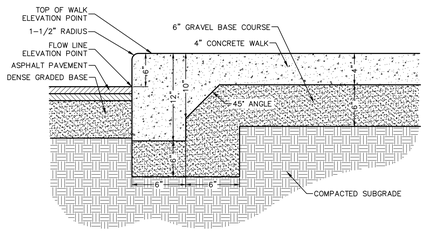
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UTILITY PLAN

Sheet Number:
C5.0

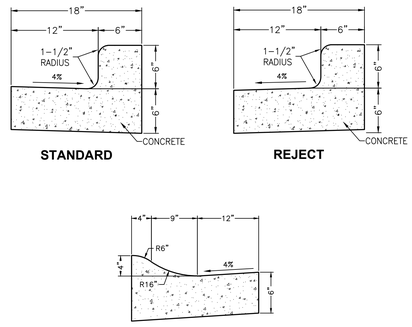
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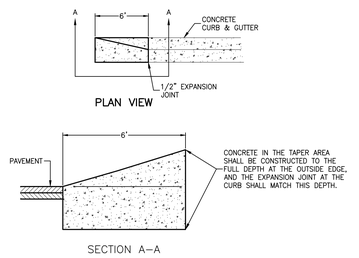
ASPHALT PAVEMENT — 1 / C6.0



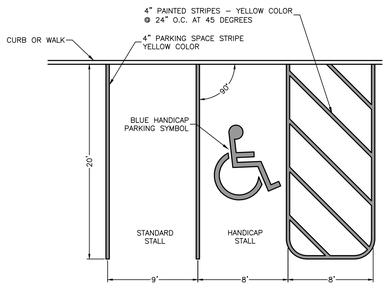
THICKENED EDGE WALK — 2 / C6.0



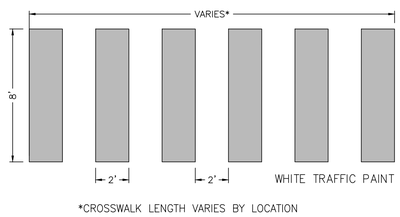
18" CURB & GUTTER — 3 / C6.0



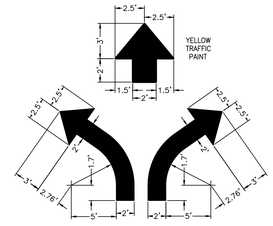
CURB TAPER SECTION — 4 / C6.0



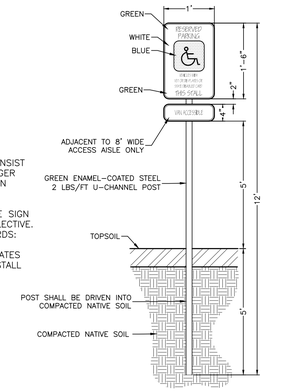
PARKING LOT STRIPING — 5 / C6.0



CROSSWALK STRIPING — 6 / C6.0

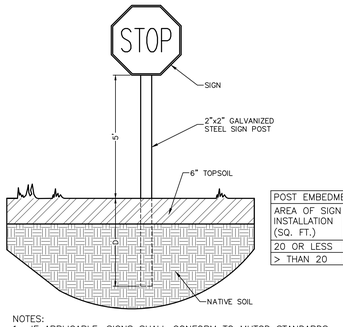


DIRECTIONAL ARROW — 7 / C6.0



NOTES:
1. IN ACCORDANCE WITH WI TRANS 200.07(2)(a), THE SIGN SHALL CONSIST OF A WHITE RECTANGLE WITH LONGER DIMENSION VERTICAL, HAVING GREEN MESSAGE, AND A BLUE AND WHITE INTERNATIONAL SYMBOL FOR THE BARRIER-FREE ENVIRONMENTS. THE SIGN MAY BE REFLECTIVE OR NON-REFLECTIVE.
2. THE SIGN MUST INCLUDE THE WORDS:
   -RESERVED PARKING
   -VEHICLES WITH VET OR DIS PLATES OR STATE DISABLED CARD THIS STALL

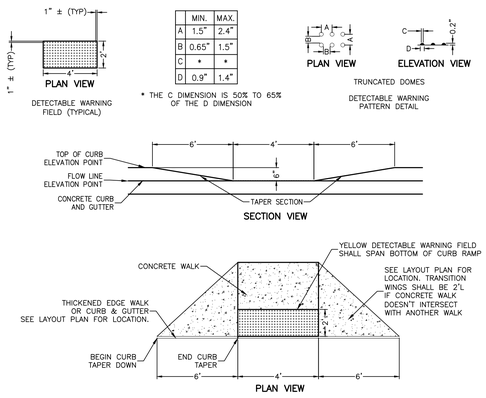
ADA PARKING SIGN — 8 / C6.0



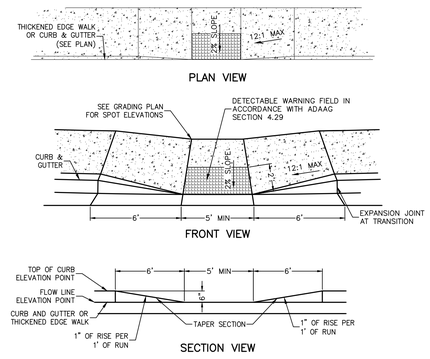
POST EMBEDMENT DEPTH	
AREA OF SIGN INSTALLATION (SQ. FT.)	D (MIN.)
20 OR LESS	4'
> THAN 20	5'

NOTES:
1. IF APPLICABLE, SIGNS SHALL CONFORM TO MUTCD STANDARDS INCLUDING RETRO REFLECTIVITY STANDARDS.
2. SIGNS SHALL BE EPOXY.
3. SIGNS WIDER THAN 4 FEET OR LARGER THAN 20 SQ. FT. SHALL BE MOUNTED ON MULTIPLE POSTS.

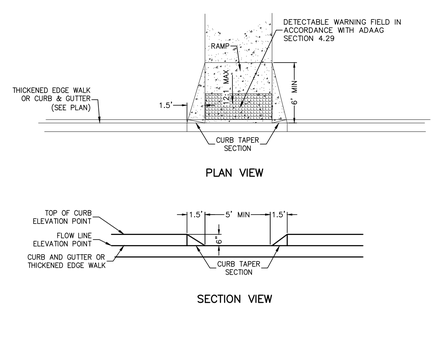
SIGN INSTALLATION — 9 / C6.0



DETECTABLE WARNING FIELD — 10 / C6.0



ADA CURB RAMP TYPE 'A' — 11 / C6.0



ADA CURB RAMP TYPE 'B' — 12 / C6.0

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POB Project: 25.0087
Drawn: XXX Checked: JJL

CIVIL ENGINEERING DESIGN BY: POB Point of Beginning

Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

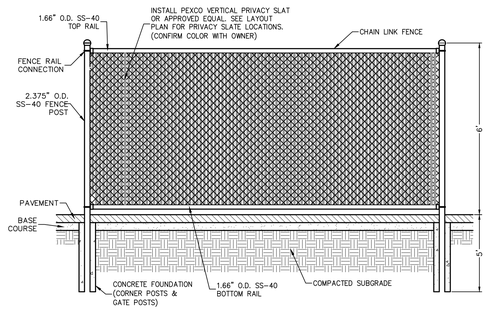
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3605

Sheet Title:
DETAILS

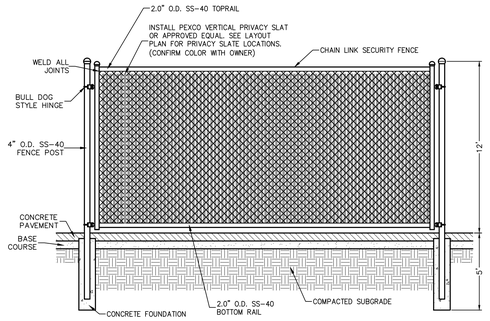
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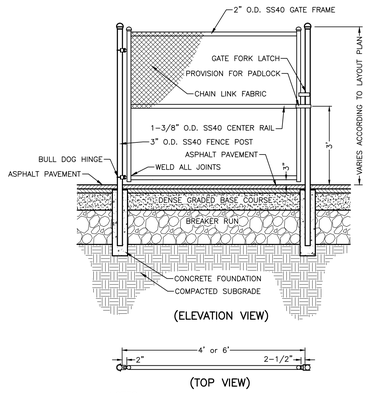
6' CHAIN LINK FENCING

1 C6.1



12' CHAIN LINK FENCING

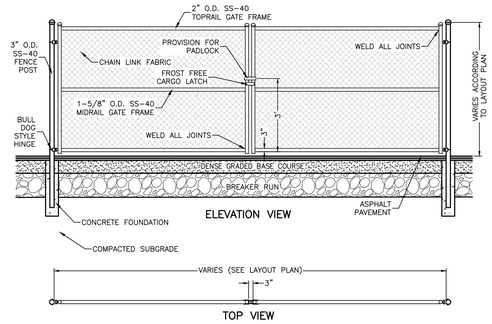
2 C6.1



NOTES:
1. SEE LAYOUT PLAN FOR GATE LOCATIONS

PEDESTRIAN GATE

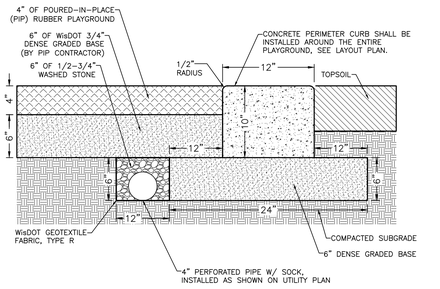
3 C6.1



NOTES:
1. SEE LAYOUT PLAN FOR GATE LOCATIONS

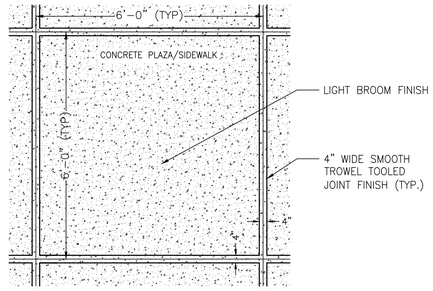
SERVICE GATE

4 C6.1



RUBBER SURFACE PLAY AREA

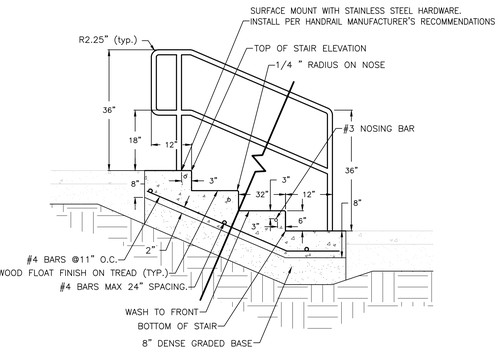
5 C6.1



NOTE:
1. TYPICAL PANEL SIZE SHOWN. ADJUST PANEL SIZE AS NEEDED. SEE PROJECT SPECIFICATIONS FOR PANEL SIZE REQUIREMENTS.

CONCRETE CONTROL JOINT

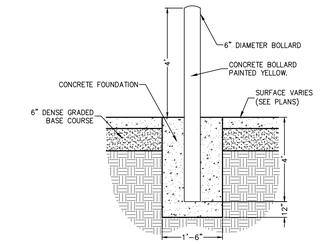
6 C6.1



NOTES:
1. INSTALL POWDER COATED 1-5/8" DIAMETER STEEL HANDRAILS OR APPROVED EQUAL.
2. OWNER/ARCHITECT TO VERIFY POWDER COAT COLOR.
3. INSTALL HANDRAIL PER MANUFACTURE RECOMMENDATIONS..
4. INSTALL HANDRAILS ON BOTH SIDES OF STAIRCASE.
5. WELD JOINTS SHALL BE GROUND SMOOTH.
6. NUMBER OF TREADS VARIES, SEE LAYOUT PLAN

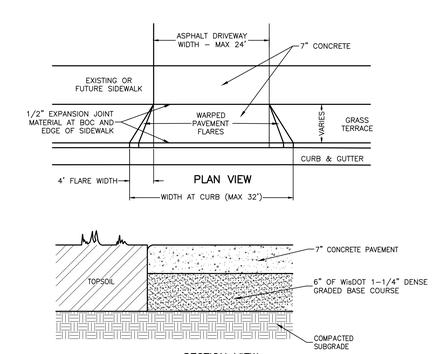
CONCRETE STEPS

7 C6.1



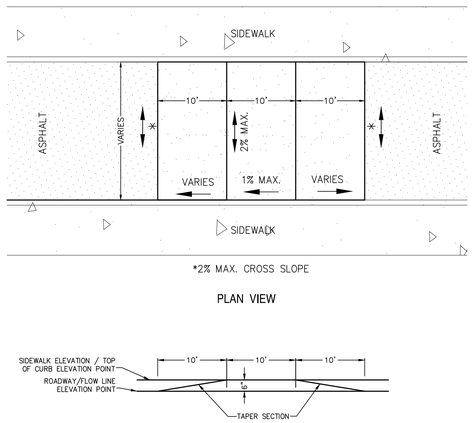
BOLLARD

8 C6.1



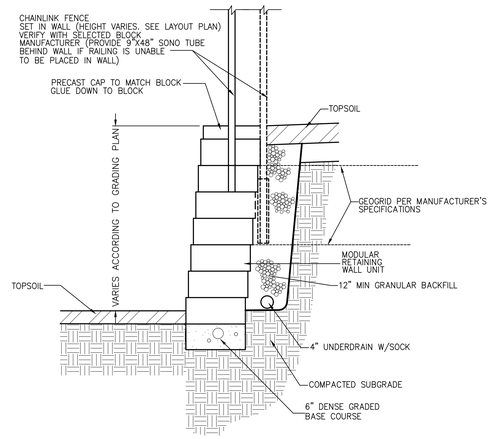
DRIVEWAY APRON

9 C6.1



SPEED TABLE CROSSWALK

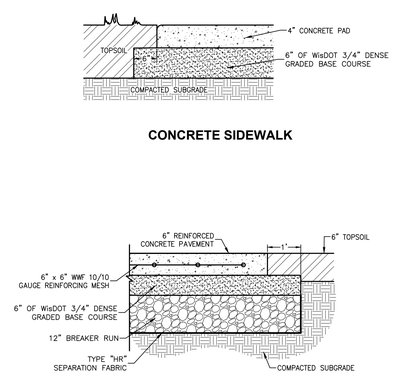
10 C6.1



* SEE MANUFACTURER'S SPECIFICATIONS MANUAL FOR PROPER WALL INSTALLATION.

MODULAR RETAINING WALL

11 C6.1



CONCRETE PAVEMENT

12 C6.1

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CIVIL ENGINEERING DESIGN BY: POB Point of Beginning

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207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

Δ	DATE	DESCRIPTION

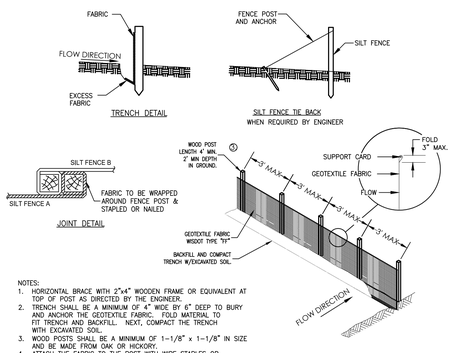
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Project Number:
3605

Sheet Title:
DETAILS

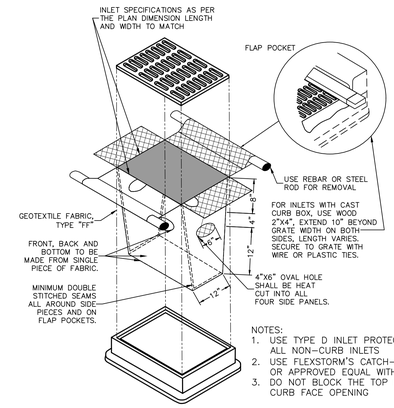
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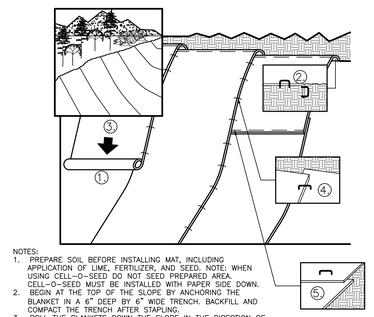
NOTES:
1. HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. NEXT, COMPACT THE TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM OF 1–1/8" x 1–1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY.
4. ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
5. WOOD POSTS SHALL MAINTAIN A 5' MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

SILT FENCE
1 C6.2



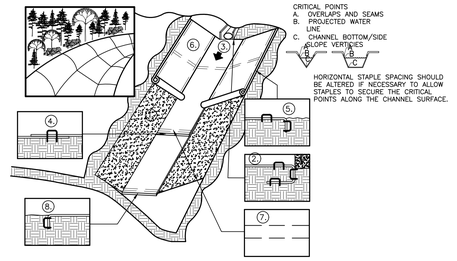
NOTES:
1. USE TYPE D INLET PROTECTION FOR ALL NON–CURB INLETS
2. USE FLEXSTORM'S CATCH–IT PRODUCT OR APPROVED EQUAL WITH RIGID FRAME.
3. DO NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING

INLET PROTECTION
2 C6.2



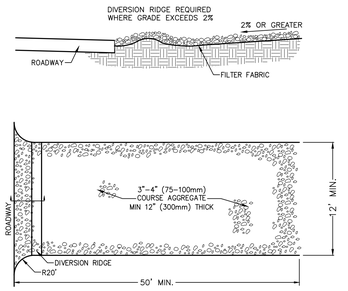
NOTES:
1. PREPARE SOIL BEFORE INSTALLING MAT, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.
5. EROSION CONTROL MAT SHALL BE LISTED ON THE CURRENT WisDOT PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS I TYPE A EROSION MAT.

EROSION CONTROL BLANKET
3 C6.2



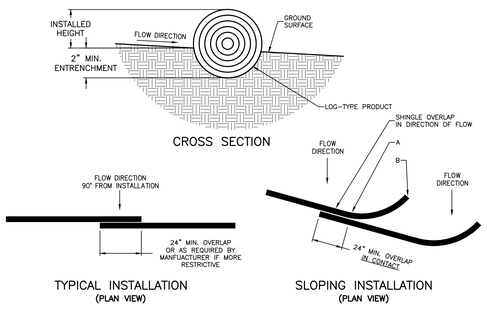
NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. 3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS. 5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED. 7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW OF 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN AND COMPACT THE TRENCH AFTER STAPLING. 8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. EROSION CONTROL MAT SHALL BE LISTED ON THE CURRENT WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS III TYPE A EROSION MAT.

CHANNEL FLOW BLANKET
4 C6.2



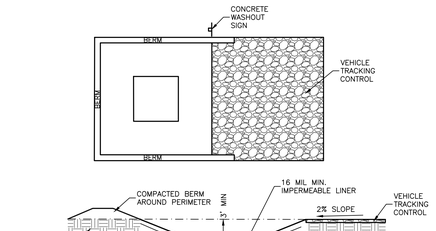
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

ROCK ENTRANCE
5 C6.2



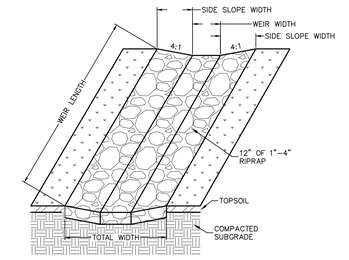
NOTES:
1. USE WDNR T.S. 1071 "INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS."
2. INSTALLED HEIGHT IS MEASURED FROM THE UPSLOPE GROUND SURFACE TO THE TOP OF THE PRODUCT. DUE TO SETTLEMENT &/OR DEFORMATION, THE INSTALLED HEIGHT MAY NOT BE EQUIVALENT TO THE NOMINAL DIAMETER OF THE PRODUCT.
3. J–HOOKS SHALL BE INSTALLED SO THAT THE GROUND–PRODUCT INTERFACE ELEVATION AT LOCATION "B" IS HIGHER THAN THE TOP OF PRODUCT ELEVATION AT LOCATION A TO CREATE A WEIR AT POINT "A".
4. J–HOOKS SHALL BE INSTALLED EVERY 2 VERTICAL FEET OF DROP ALONG THE LENGTH OF THE INSTALLATION.
5. STAKE OVERLAP AS REQUIRED BY MANUFACTURER.
6. INSPECT DITCH CHECK FOR DEFICIENCIES PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, AND AT 1–WEEK INTERVALS.
7. REMOVE SEDIMENT BEHIND DITCH CHECK BEFORE SEDIMENT LEVEL REACHES THE HALFWAY POINT BETWEEN THE GROUND SURFACE AND TOP OF THE DITCH CHECK.

DITCH CHECK
6 C6.2



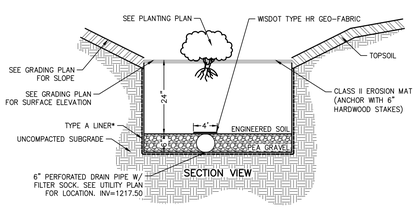
NOTES:
1. DO NOT LOCATE AN UNLINED CONCRETE WASHOUT AREA (CWA) WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000 OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
3. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' WITH SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE PIT SHALL BE AT LEAST 3' DEEP.
4. BERM SURROUNDING SIDES AND BACK OF CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
5. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS CWA PIT.
6. SIGNS SHALL BE PLACED AT THE CONSTUCTION ENTRACE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT
7 C6.2



SECTION VIEW

OVERFLOW WEIR
8 C6.2



*NOTES:
1. INSTALL ENGINEERED SOIL AFTER SITE PAVING IS COMPLETE AND GRASS AREAS ARE ESTABLISHED.
2. NO MECHANICAL COMPACTION, INCLUDING EQUIPMENT TRACKING.
3. INSTALL ENGINEERED SOIL IN 6" LIFTS. SPRINKLER WATER EACH LIFT TO SIMULATE RAINFALL AND PROMOTE NATURAL SETTLEMENT.
4. ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SAND AND 15 TO 30% COMPOST, BY VOLUME.
   4.A. SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
   –USDA COARSE SAND (.02 – .04 INCHES)
   –ASTM C33 (FINE AGGREGATE CONCRETE SAND)
   –WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
   4.B. COMPOST SHALL MEET WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
5. ENGINEERED SOIL SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER.
6. ENGINEERED SOIL SHALL HAVE A PH BETWEEN 5.5 AND 6.5 AND HAVE ADEQUATE NUTRIENT CONTENT FOR PLANT GROWTH.
7. TYPE A LINER SHALL MEET REQUIREMENTS OF APPENDIX D OF WISCONSIN DNR TECHNICAL STANDARD 1001. LINER SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
   5..A. HIGH DENSITY POLYETHYLENE (HDPE) – MINIMUM THICKNESS OF 60 MILS.
   5..B. NATURAL CLAY – MINIMUM THICKNESS OF 2 FEET
   5..C. GEOSYNTHETIC CLAY (GCL)

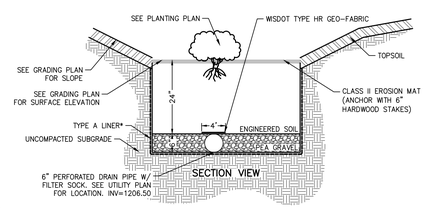
BIO-RETENTION BASIN 1P
9 C6.2



PLANTING PLAN
NOT TO SCALE

PLANT CLUSTER	SIZE	TOTAL PLUGS	BOTANICAL NAME	COMMON NAME
A	PLUG	84	A–LIATRIS PYCNOSTACHYA	PRAIRIE BLAZINGSTAR
B	PLUG	79	B–ASTER NOVAE–ANGLIAE	NEW ENGLAND ASTER
C	PLUG	132	C–ASCLEPIAS TUBEROSA	ORANGE MILKWEED
D	PLUG	136	D–RUDBECKIA SUBTOMENTOSA	SWEET CONEFLOWER
E	PLUG	126	E–PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS
F	PLUG	79	F–COREOPSIS PALMATA	STIFF COREOPSIS

**1 PLUG FOR EVERY 2 SQUARE FEET



*NOTES:
1. INSTALL ENGINEERED SOIL AFTER SITE PAVING IS COMPLETE AND GRASS AREAS ARE ESTABLISHED.
2. NO MECHANICAL COMPACTION, INCLUDING EQUIPMENT TRACKING.
3. INSTALL ENGINEERED SOIL IN 6" LIFTS. SPRINKLER WATER EACH LIFT TO SIMULATE RAINFALL AND PROMOTE NATURAL SETTLEMENT.
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   4.A. SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
   –USDA COARSE SAND (.02 – .04 INCHES)
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   –WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
   4.B. COMPOST SHALL MEET WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
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   5..B. NATURAL CLAY – MINIMUM THICKNESS OF 2 FEET
   5..C. GEOSYNTHETIC CLAY (GCL)

BIO-RETENTION BASIN 2P
10 C6.2



PLANTING PLAN
NOT TO SCALE

PLANT CLUSTER	SIZE	TOTAL PLUGS	BOTANICAL NAME	COMMON NAME
A	PLUG	81	A–LIATRIS PYCNOSTACHYA	PRAIRIE BLAZINGSTAR
B	PLUG	74	B–ASTER NOVAE–ANGLIAE	NEW ENGLAND ASTER
C	PLUG	54	C–ASCLEPIAS TUBEROSA	ORANGE MILKWEED
D	PLUG	99	D–RUDBECKIA SUBTOMENTOSA	SWEET CONEFLOWER
E	PLUG	78	E–PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS

**1 PLUG FOR EVERY 2 SQUARE FEET

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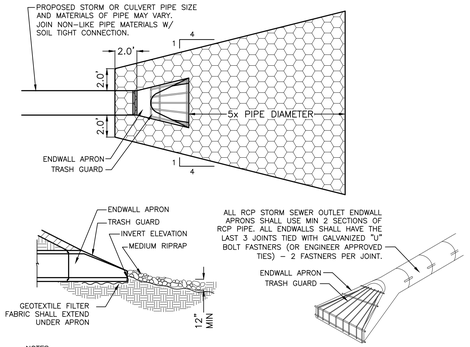
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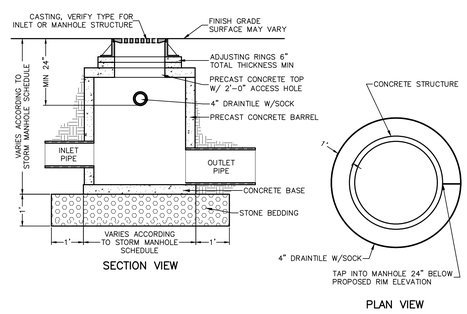
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NOTES:
1. ENDWALL APRON SHALL BE PLACED LEVEL WITH THE TOP OF THE RIPRAP. PLACE FILTER FABRIC BENEATH THE PROPOSED RIPRAP. RIPRAP SHALL BE PLACED ONLY AT DISCHARGE END PIPE. SEE UTILITY PLAN FOR LOCATION.
2. ALL ENDWALLS SHALL HAVE A TRASH GUARD
3. ENDWALL MATERIAL SHALL MATCH PIPE MATERIAL UNLESS OTHERWISE NOTED
4. FOR PIPES ≤ 24", TOE-WALL LENGTH SHALL MATCH WIDTH OF ENDWALL SECTION.
5. FOR PIPES > 24", TOE-WALL LENGTH SHALL EQUAL 2(D) + ENDWALL SECTION WIDTH.

ENDWALL
1 C6.3

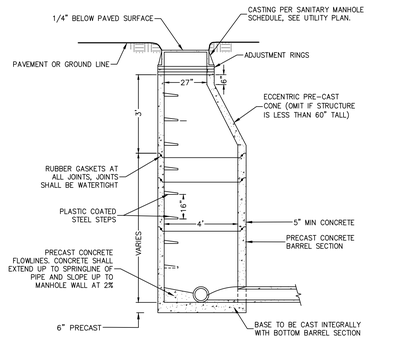


SECTION VIEW

PLAN VIEW

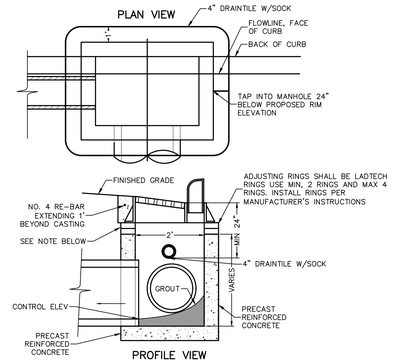
NOTES:
1. DRAINTILE SHALL BE INSTALLED AROUND ALL NEW & EXISTING MANHOLES WITHIN PAVEMENT AREAS, UNLESS OTHERWISE NOTED ON PLANS.
2. MANHOLES STEPS SHALL BE INSTALLED IN ALL STORM STRUCTURES EXCEEDING A TOTAL HEIGHT OF 5.0'.

STORM MANHOLE
2 C6.3



NOTES:
1. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE, MANUFACTURED TO MEET ASTM C-478.
2. CONNECT PIPES TO MANHOLE WITH WATER-TIGHT RUBBER BOOT CONNECTORS, DESIGNED FOR WASTEWATER APPLICATIONS AND APPLICABLE PIPE MATERIAL. INSTALL PER MANUFACTURER GUIDELINES.

SANITARY MANHOLE
3 C6.3



PROFILE VIEW

NOTES:
1. GEOTEXTILE FABRIC SHALL BE WRAPPED AROUND ALL STORM CASTINGS AND ADJUSTMENT.
2. DRAINTILE SHALL BE INSTALLED AROUND ALL NEW & EXISTING MANHOLES WITHIN PAVEMENT AREAS, UNLESS OTHERWISE NOTED ON PLANS.

2'X3' CURB INLET
4 C6.3

NOTES:
1. INSTALL REMOVABLE WATERTIGHT TOP FLUSH WITH THE FINISH GRADE
2. SEE THE STORM SEWER PLAN FOR INVERT AND RIM ELEVATIONS.

BIO-RETENTION BASIN CLEAN OUT
5 C6.3

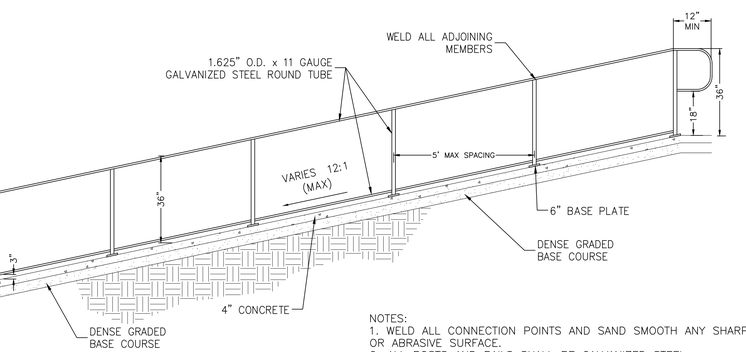
NOTES:
1. INSTALL LAMPHOLE CASTING FLUSH WITH THE ADJACENT SURFACE.
2. SEE UTILITY PLAN FOR INSTALLATION LOCATIONS.
3. SEE UTILITY PLAN CLEANOUT SCHEDULE FOR INVERT AND RIM ELEVATIONS.
4. ALL TRENCHES UNDER HARD SURFACES SHALL BE BACKFILLED WITH GRANULAR/BASE MATERIAL

CLEAN OUT
6 C6.3

NOTES:
1. CONNECT 6" ROOF DRAIN DIRECTLY INTO 6" RISER.
2. SEE THE UTILITY PLAN FOR INVERT/RIM ELEVATIONS.
3. SLOPE THE 6" STORM PIPE AT 1.04% FROM THE WYE TO THE RISER.

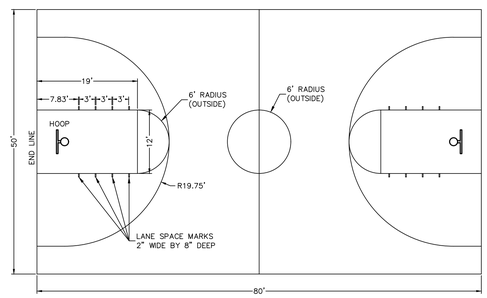
DOWNSPOUT CONNECTION
7 C6.3

PIPE SEPERATION
8 C6.3



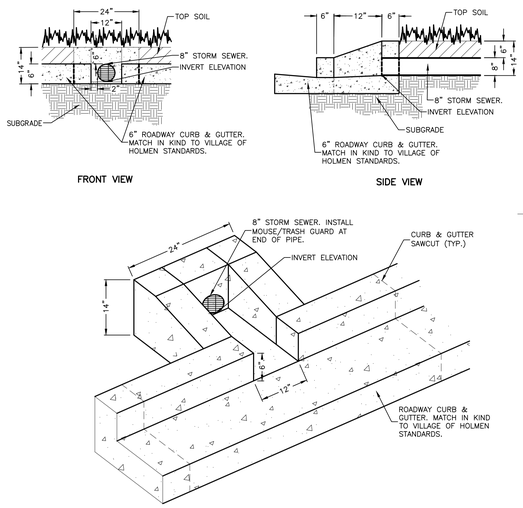
NOTES:
1. WELD ALL CONNECTION POINTS AND SAND SMOOTH ANY SHARP OR ABRASIVE SURFACE.
2. ALL POSTS AND RAILS SHALL BE GALVANIZED STEEL.
3. SEE LAYOUT PLAN FOR INSTALLATION LOCATIONS AND LENGTHS.
4. POSTS SHALL BE BASE PLATE MOUNTED TO CONCRETE WALK.

ADA RAMP WITH HANDRAILS
9 C6.3



NOTES:
1. ALL BASKETBALL COURT STRIPING LINES SHALL BE 2" WIDE.
2. VERIFY ALL LINE STRIPING W/ OWNER.

BASKETBALL STRIPING
10 C6.3



CURB & GUTTER CONCRETE FLUME
11 C6.3

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Drawn: XXX Checked: JJL
CIVIL ENGINEERING DESIGN BY:
POB Point of Beginning

Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
207 ACADEMY STREET
MOUNT HOREB, WI 53572

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

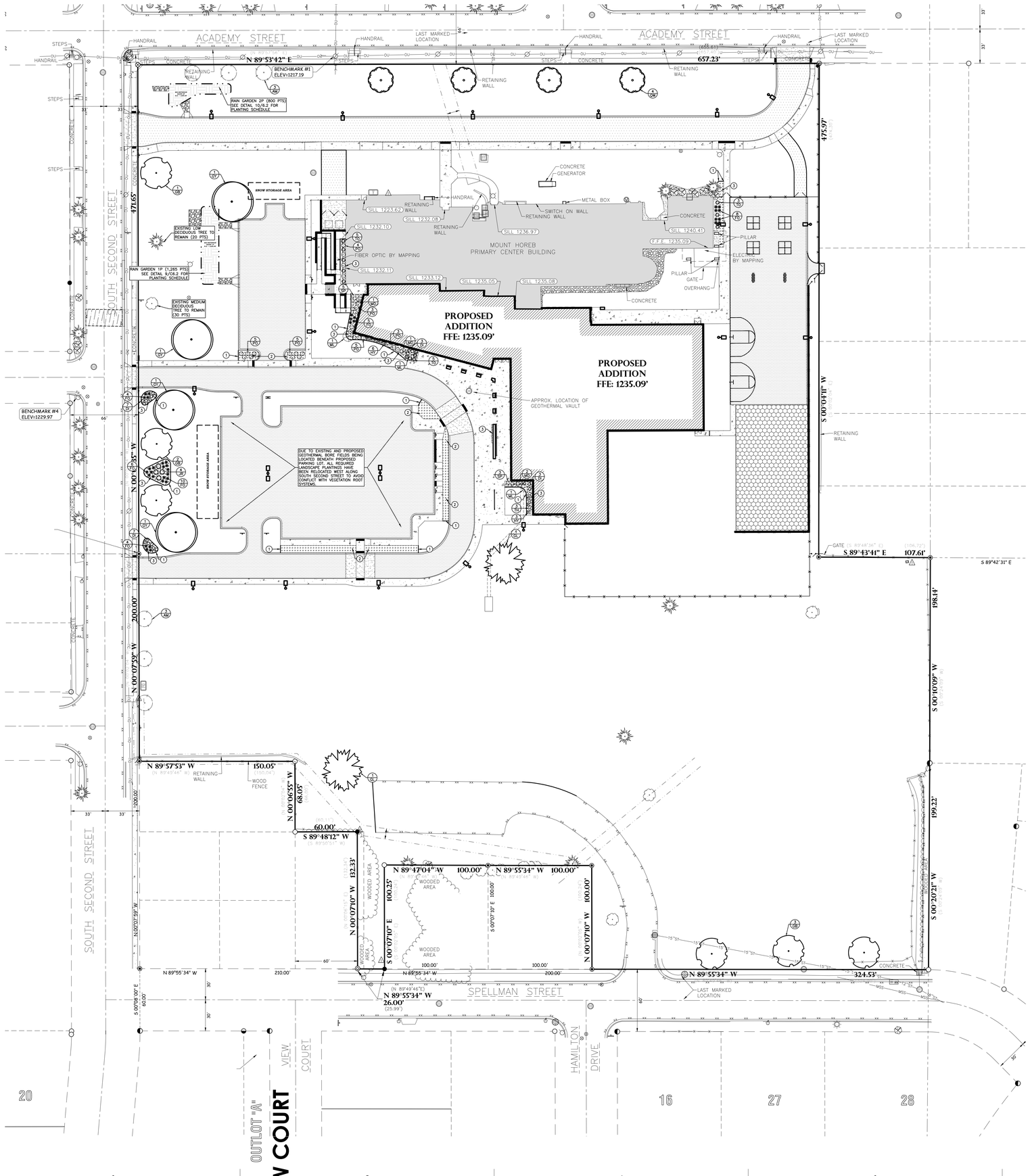
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10/16/2025

Project Number:
3605

Sheet Title:
DETAILS

Sheet Number:
C6.3

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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. CURV-RITE LANDSCAPING EDGING (SERIES 3000 3/16" X 4", WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH SHALL BE PLACED IN ALL LANDSCAPE PLANTING BEDS AS NOTED. SHREDDED HARDWOOD BARK MULCH TO MATCH IN KIND TO EXISTING OR APPROVED EQUAL. CONTRACTOR TO PROVIDE SHREDDED HARDWOOD MULCH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
9. 4" DEPTH OF 2" DIAMETER LIMESTONE STONE MULCH OR APPROVED EQUAL SHALL BE PLACED IN ALL LANDSCAPE BEDS. STONE FOR LANDSCAPE BEDS TO MATCH IN KIND TO EXISTING STONE MULCH AT THE MT. HOREB MIDDLE SCHOOL. CONTRACTOR TO PROVIDE STONE MULCH SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
10. 20 YEAR WEED BARRIER FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE BED SHREDDED HARDWOOD BARK MULCH.
11. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY	POINTS
AM	AMENLANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY (TF)	1 1/2" CAL.	25'TX15'W	6	30 PTS
GB	GINKGO BILOBA 'PNI2720'	PRINCETON SENTRY GINGKO	2" CAL.	50'TX35'W	6	50 PTS
GL	GLEDITSIA TRIACANTHOS 'SYKLINE'	SKYLINE HONEYLOCUST	2" CAL.	50'TX40'W	2	50 PTS
GY	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE	2" CAL.	50'TX35'W	4	50 PTS
ML	MALUS 'JARMIN'	MARILEE CRABAPPLE	1 1/2" CAL.	25'TX10'W	3	20 PTS
QW	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK	2" CAL.	60'TX25'W	4	50 PTS
TH	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4' T	15'TX4'W	3	30 PTS

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY	POINTS
DI	DIERVILLA LONICERA	BUSH HONEYSUCKLE	2'T	3'TX4'W	20	6 PTS
FO	FORSYTHIA X 'SMFXGP'	SPRINGSHINE FORSYTHIA	2'T	3'TX3'W	37	6 PTS
HY	HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	2'T	3'TX3'W	6	3 PTS
JR	JUNIPERUS X PFITZERIANA 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	2'T	3'TX6'W	4	6 PTS
MD	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	2'T	2'TX6'W	4	3 PTS
PO	POTENTILLA FRUTICOSA 'PINK PRINCESS'	PINK PRINCESS POTENTILLA	2'T	2'TX4'W	25	6 PTS
TO	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	2'T	4'TX4'W	13	6 PTS

ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY	POINTS
SP	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	1 GAL.	2'T	8	1 PTS

LANDSCAPE REQUIREMENTS:

MINIMUM LANDSCAPE STANDARDS: IN ADDITION TO THE REQUIREMENTS FOR CANOPY TREES AND RESIDENTIAL SCREENING, ALL PARKING AREAS SHALL BE REQUIRED TO ACCUMULATE A MINIMUM NUMBER OF POINTS. THE NUMBER OF POINTS REQUIRED IS BASED ON THE NUMBER OF PARKING SPACES. PARKING AREAS FOR FOUR OR MORE VEHICLES ARE REQUIRED TO ACCUMULATE 15 POINTS FOR EACH SPACE.

TOTAL STALLS IS 95 X 15 = 1,425 PTS

PROPOSED: RAIN GARDEN 1P (1,265 PTS), 4 MEDIUM EVERGREEN SHRUBS (24 PTS) & 48 MEDIUM DECIDUOUS SHRUBS (288 PTS)

PAVED AREAS: ALL OFF-STREET VEHICULAR PARKING AREAS WITH MORE THAN SIX VEHICLES SHALL PROVIDE AND MAINTAIN ONE CANOPY-TYPE TREE FOR EACH 12 PARKING SPACES, OR FRACTION THEREOF, OVER THE INITIAL SIX SPACES. CANOPY TREES SHALL BE LOCATED IN TREE ISLANDS, OR WITHIN 10 FEET OF THE PERIPHERY OF THE PARKING AREA SURFACE. THE PRESERVATION OF DESIRABLE EXISTING TREES IS ENCOURAGED. EXISTING MATURE TREES WHICH ARE A MINIMUM OF TWO-INCH TO TWO-AND-ONE-HALF-INCH CALIPER AND ARE WITHIN THE DISTANCE REQUIREMENTS MAY BE APPLIED TOWARD THE CANOPY STANDARD. ALL NEWLY PLANTED CANOPY TREES MUST ALSO HAVE A MINIMUM OF TWO-INCH TO TWO-AND-ONE-HALF-INCH CALIPER.

TOTAL PARKING STALLS IS 95/12 = 8 TREES REQUIRED

PROPOSED: 6 SHADE TREES, & 2 EXISTING TREES

STREET FRONTAGE: AT MINIMUM, ONE CANOPY-TYPE STREET TREE (MAPLE, OAK, HICKORY, GINKGO, HONEY LOCUST OR SIMILAR SPECIES) SHALL BE REQUIRED FOR EVERY 50 FEET OF STREET OR DRIVE FRONTAGE, EXCEPT WITHIN THE DOWNTOWN AREA. SAID TREES SHALL BE A MINIMUM TWO-INCH TO TWO-AND-ONE-HALF-INCH CALIPER.

TOTAL STREET FRONTAGE IS 1,538 FT/50 = 30 CANOPY TREES REQ. (1,500 PTS)
NOTE: OVERHEAD POWER LINES ARE PRESENT ALONG SOUTH SECOND & ACADEMY STREET FRONTAGE

PROPOSED: RAIN GARDEN 2P (800 PTS), 2 EXISTING TREES (50 PTS), 10 CANOPY TREES (500 PTS) & 6 MEDIUM DECIDUOUS TREES (180 PTS)

RAIN GARDENS AND BIOSWALES: RAIN GARDENS AND BIOSWALES MAY COUNT FOR 20 PTS FOR EVERY 20 SF OF PLANTED AREA.

RAIN GARDEN 1P = 1,265 SF/20 = 63.25 X 20 = 1,265 PTS
RAIN GARDEN 2P = 800 SF/20 = 40 X 20 = 800 PTS

KEYNOTES:

1. LANDSCAPE EDGING - SEE GENERAL NOTES
2. LANDSCAPE STONE MULCH - SEE GENERAL NOTES
3. LANDSCAPE HARDWOOD BARK MULCH - SEE GENERAL NOTES

LEGEND:

PROPOSED LANDSCAPE BED

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
60d POWER POLE,
LOCATED ON THE SOUTH SIDE OF ACADEMY STREET APPROXIMATELY 220 FEET EAST OF THE SOUTH SECOND STREET CENTERLINE.
ELEVATION = 1217.19

BENCHMARK #2
BURY BOLT ON HYDRANT,
LOCATED APPROXIMATELY 40 FEET NORTHEAST OF THE MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1238.02

BENCHMARK #3
"X" ON LIGHT POLE BASE
LOCATED APPROXIMATELY 140 FEET SOUTHEAST OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 100 FEET NORTHEAST OF THE PLAYGROUND.
ELEVATION = 1230.91

BENCHMARK #4
BURY BOLT ON HYDRANT,
LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH SECOND STREET AND ELM STREET.
ELEVATION = 1229.97

BENCHMARK #5
SOUTHEAST BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 20 FEET NORTHWEST OF THE PLAYGROUND AND APPROXIMATELY 170 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING.
ELEVATION = 1232.37

BENCHMARK #6
SOUTH BOLT ON LIGHT POLE BASE,
LOCATED APPROXIMATELY 70 FEET SOUTH OF MOUNT HOREB PRIMARY CENTER BUILDING AND APPROXIMATELY 110 FEET NORTHWEST OF BENCHMARK #5.
ELEVATION = 1234.36

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

0' 40' 80'
1" = 40'

N

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CIVIL ENGINEERING DESIGN BY: POB Point of Beginning

Project Title:
ADDITION AND RENOVATION
MOUNT HOREB PRIMARY CENTER
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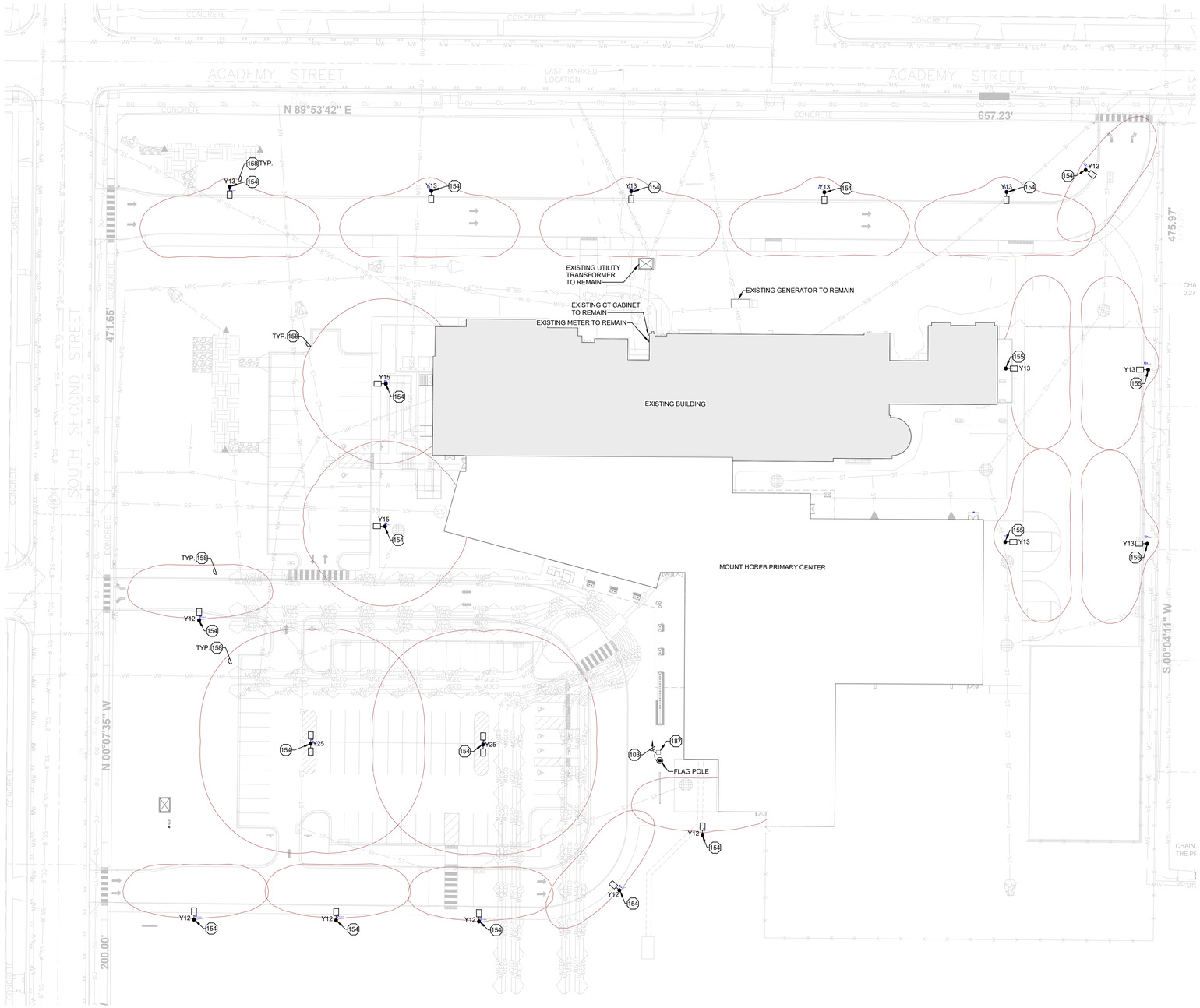
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3605

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
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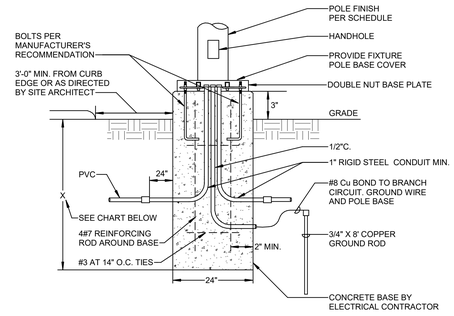
1 E1.0 ELECTRICAL SITE PLAN - NEW
Scale: 1" = 30'-0"

GENERAL NOTES

1. UNLESS SHOWN OTHERWISE, ALL WIRING SHOWN IS (2)#10 AND #10 GROUND IN 1" PVC.
2. INSTALL PULL CORD IN ALL EMPTY CONDUITS.
3. PROVIDE 36" CONCRETE BASE ROUGH-IN FIXTURES PER DETAIL 2/E1.0.
4. PROVIDE 3" CONCRETE BASE ROUGH-IN FIXTURES PER DETAIL 3/E1.0.
5. UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-6" BELOW FINISHED GRADE.
6. BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.
7. ALL CONDUITS STUBBED OUT OF BUILDINGS SHALL BE DONE PER DETAIL 3/E6.0.

PLAN NOTES

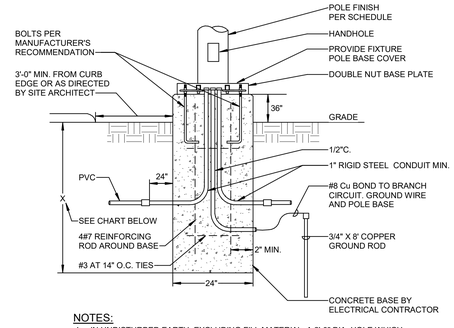
103	CONTROL THROUGH BAS SYSTEM. ROUTE THROUGH RELAY PER DETAIL 2/E6.2
154	PROVIDE 36" CONCRETE POLE BASE PER DETAIL 2/E1.0
155	PROVIDE 3" CONCRETE POLE BASE PER DETAIL 3/E1.0
158	TYPICAL LIGHT DISTRIBUTION OF 0.5 FOOT CANDLES. TYPICAL FOR ALL LIGHT FIXTURES OF THIS TYPE.
187	PROVIDE QUAZITE BOX FOR FLAG POLE LIGHTING CONNECTION. PROVIDE CONNECTION TO 120V INTERNALLY LIT FLAG POLE BEACON (FBO). PROVIDE ALL NECESSARY FIELD CONNECTION FROM FLAG POLE WHIP TO J-BOX.



NOTES:
1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

3 E1.0 3" EXTERIOR LIGHTING CONCRETE BASE DETAIL
SCALE: NTS



NOTES:
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45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

2 E1.0 36" EXTERIOR LIGHTING CONCRETE BASE DETAIL
SCALE: NTS

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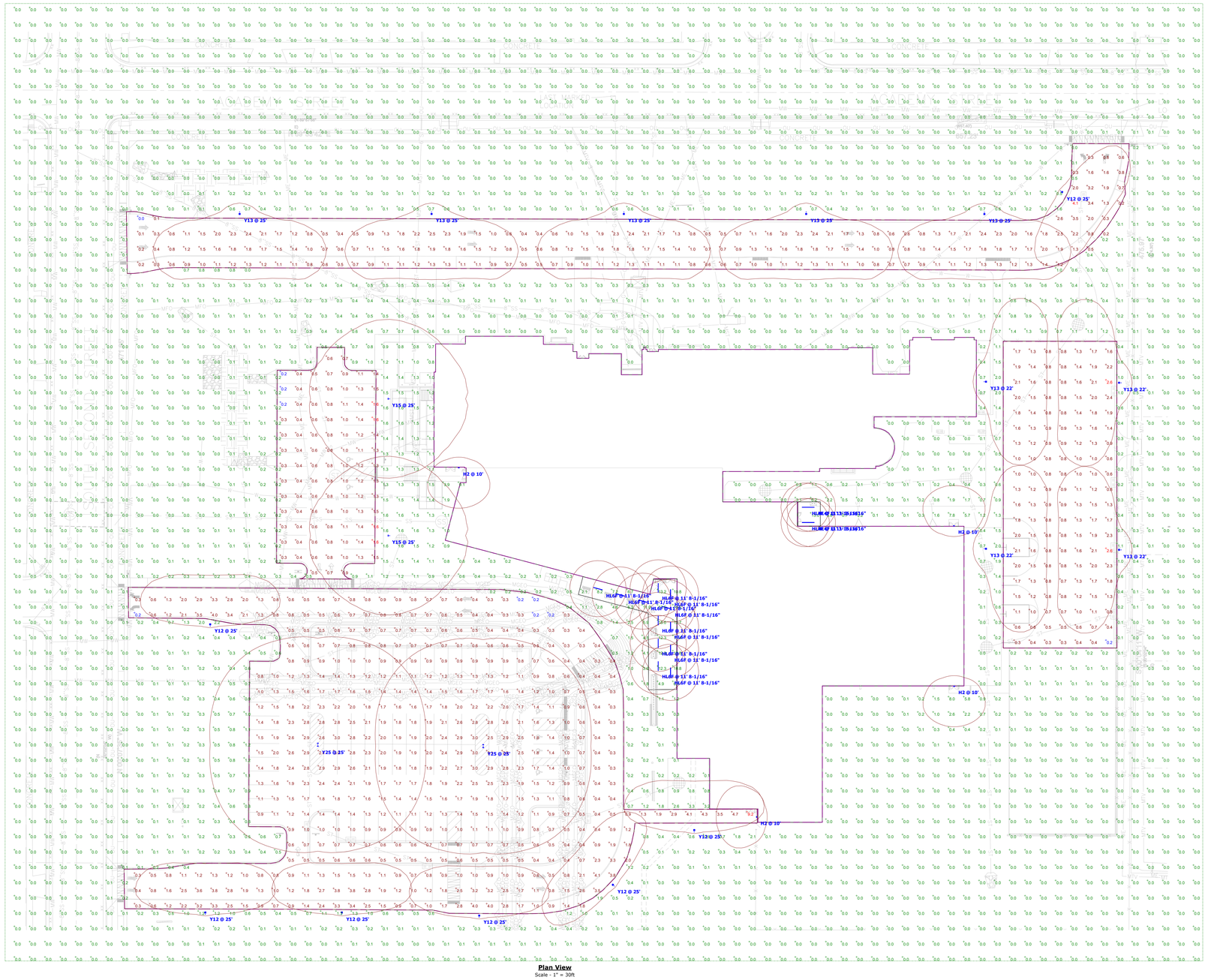
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Sheet Title:
ELECTRICAL SITE PLAN - NEW

Sheet Number:
E1.0

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Plan View
Scale - 1" = 30ft

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	Y12		7	Lithonia Lighting	RSX1 LED P1 50K R2 HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 5000K CCT Type R2 Distribution with HS shield	1	5384	0.9	51.34
	Y13		9	Lithonia Lighting	RSX1 LED P2 50K R3 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 5000K CCT Type R3 Distribution with HS shield	1	6909	0.9	72.95
	Y15		2	Lithonia Lighting	RSX1 LED P3 50K R5	RSX Area Fixture Size 1 P3 Lumen Package 5000K CCT Type R5 Distribution	1	14396	0.9	109.44
	Y25		2	Lithonia Lighting	RSX1 LED P3 50K R5	RSX Area Fixture Size 1 P3 Lumen Package 5000K CCT Type R5 Distribution	1	14396	0.9	218.88
	H2		4	Lithonia Lighting	ARC2 LED P3 50K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 5000K	1	3410	0.9	23.7345
	HL4F		4	LUMENWERX	V4SEALPD-EPDO-80-500--30-4FT	LW20201111-02-VIA 4 SEAL	1	2000	0.9	20.27
	HL6F		12	LUMENWERX	V4SEALPD-EPDO-80-500--30-4FT	LW20201111-02-VIA 4 SEAL	1	2000	1.35	20.27

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH BUS LOOP	+	1.3 fc	4.1 fc	0.0 fc	N/A	N/A
PLAYGROUND	+	1.2 fc	2.6 fc	0.2 fc	13.0:1	6.0:1
SITE	+	0.2 fc	15.0 fc	0.0 fc	N/A	N/A
SOUTH-WEST PARKING/DRIVE	+	1.4 fc	9.2 fc	0.2 fc	46.0:1	7.0:1
WEST PARKING LOT	+	0.8 fc	1.6 fc	0.2 fc	8.0:1	4.0:1

ENGINEERING DESIGN BY
MSA
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MOUNT HOREB PRIMARY CENTER - SITE LIGHTING PHOTOMETRIC

Designer
ABG
Date
10/16/2025
Scale
Not to Scale
Drawing No.
E1.0P
Summary
PLAN COMMISSION REVIEW



ARC2 LED

Architectural Wall Luminaire

Catalog Number

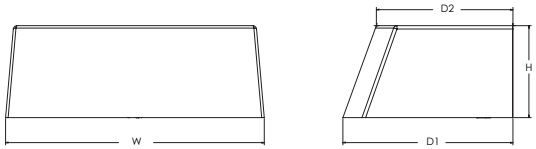
Notes

Type H2 5000K

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

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] E8WC Emergency battery backup, CEC compliant (8W, -20°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection[1] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface - mounted back box (specify finish)

NOTES

1 347V not available with E4WH, E8WC and SPD6KV.
2 FAO not available with DMG.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

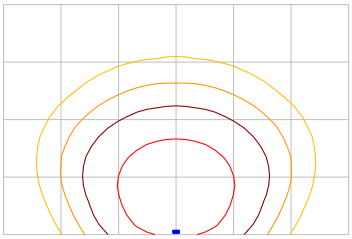
Photometric Diagrams

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

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 15ft
Grid = 15ft x 15ft



ARC2 LED P3 40K

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Emergency Egress Options

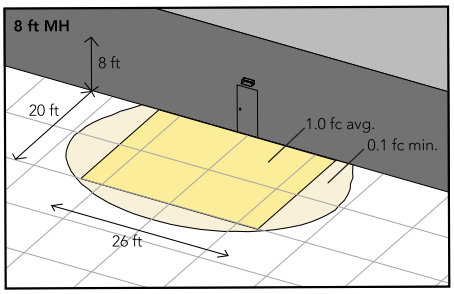
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

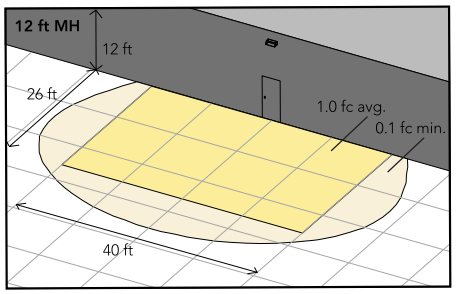
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

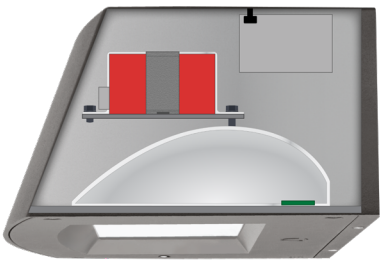
Grid = 10ft x 10ft



ARC2 LED 40K MVOLT E4WH



ARC2 LED 40K MVOLT E8WC



Self-contained solution for clean aesthetic

Mounting, Options & Accessories

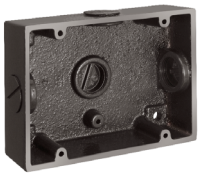


E4WH and E8WC – Emergency Battery Backup

D = 6.5”

H = 5”

W = 11”



BBW – Standard Back Box

D = 1.5”

H = 4”

W = 5.5”

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

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

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

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VIA 4 SEAL

PENDANT

DIRECT, DIRECT/INDIRECT

SEALWERX SERIES

TYPE:
HL6F, HL8F

Lumenwerx

5 YEAR WARRANTY



IP RATINGS
IP66
IP65
IP65EC
IP54
IP44

LIGHT SOURCE
Static White
Full Spectrum Static White
BIOS

UP TO
IK08

The Via Seal Collection is engineered for environments where performance is critical. Designed to withstand the harshest conditions, Via Seal fixtures feature ingress protection ratings from IP44 to IP66 and an impact protection rating of IK08. These luminaires provide robust defense against dust, water, and physical damage, all while maintaining the visual continuity and design flexibility of the sleek Via product line.

SEAL IP COLLECTION

ALL-WEATHER TEMPERATURE

IMPACT PROTECTION

SENSORS
For latest information on sensors, click here.

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VIA 4 SEAL

PENDANT

DIRECT, DIRECT/INDIRECT

SEALWERX SERIES

Lumenwerx

Project: _____

Type: _____

Order Guide

LUMINAIRE ID	DISTRIBUTION	ENVIRONMENT [1]	DIRECT OPTIC	INDIRECT OPTIC Specify NA for Direct fixture	LIGHT SOURCE [5]
V4SEALP					
V4SEALP - Via 4" Seal Pendant	**D** - Direct **DI** - Direct/Indirect	Direct: **IP66** - IP66-Rated **IP65EC** - IP65-Rated Electrical Components **IP54** [2] - IP54-Rated **IP44** [2] - IP44-Rated Direct/Indirect: **IP65** - IP65-Rated **IP44** [2] - IP44-Rated [1] See page 4 for more information on the features and installation details for each environment option. [2] Fixture must be installed with direct lens facing down.	**EPDO** - Environmentally Protected Direct Optic **ASDO** - Asymmetric Soft Direct Optic	**EPIO** - Environmentally Protected Indirect Optic **ASIO** [3] - Asymmetric Soft Indirect Optic **WIO2** [4] - Widespread Indirect Optic **NA** - Not applicable [3] Not available with BIOS. [4] Not available with BIOSTU.	**SW** - Static white **FS** - Full spectrum static white **BIOSST** [6] - BIOS Biological Static **BIOSDY** [6] - BIOS Biological Dynamic **BIOSTU** [6] - BIOS Biological Tunable [5] Chromawerx SOLA and DUO also available. Consult factory for RGBW. [6] See page 7 for details.

CRI	DIR. LUM. PACK.	INDIR. LUM. PACK. Specify NA for Direct fixture	COLOR TEMP.	LUMINAIRE LENGTH	VOLTAGE	DRIVER [17]
80CRI [7] - 80+ CRI **90CRI** [7, 8] - 90+ CRI **95CRI** [9] - 95+ CRI [7] Not available with full spectrum. [8] Not available with BIOS. [9] Only available with full spectrum.	**500LMF** - Low output 500 lm/ft **750LMF** [10] - Medium output 750 lm/ft **1000LMF** [10, 11] - High output 1000 lm/ft [10] Not available with BIOS. [11] Not available with full spectrum.	**500LMF** - Low output 500 lm/ft **750LMF** [12] - Medium output 750 lm/ft **1000LMF** [12, 13] - High output 1000 lm/ft **NA** - Not applicable [12] Not available with BIOS. [13] Not available with full spectrum.	**27K** [14] - 2700K **30K** - 3000K **35K** - 3500K **40K** - 4000K **50K** [14] - 5000K [14] Not available with BIOS.	**#FT#IN** [15] - Specify nominal length (#) in 1' and/or 1" increments **Standard nominal lengths:** Single units: 2' to 12' Continuous runs: lengths over 12' [15] Minimum 2' for Direct. Minimum 3' for Direct/Indirect. 6FT 8FT	**120V** - 120V **277V** - 277V **UNV** - 120V-277V **347V** [16] - 347V [16] Available with D1 driver only.	**D1** - 1% 0-10V **ELV** [18] - ELV 120V **TRI** [18] - TRIAC 120V **DA** [19] - DALI **LDE1** [19] - Lutron Hi-lume 1% Eco **ELD1** - eldoLED 1% ECOdrive 0-10V **ELD0** - eldoLED 0.1% SOLOdrive 0-10V **LTD10** - Low-temperature 10% 0-10V [17] See page 4 for driver temperature ranges. [18] Available with 120V only. [19] On-site commissioning is required.

ELECTRICAL	ELECTRICAL SECTIONS (optional) [25, 26]	POWER FEED	MOUNTING [33]	FINISH	OPTION
		TF			
1C - 1 circuit **2C** [20] - 2 circuits **#MC** [21] - Multi circuit **EC** - Emergency-powered fixture **NL** - Night light fixture **DL** - Daylight fixture **GTD** [22, 23, 24] - Generator transfer device fixture [20] Available for Direct/Indirect only. Separate direct and indirect circuits. [21] Specify total number of circuits (#), including any circuits required for electrical section options. Provide drawing or layout specifications. Minimum 4' section per circuit. [22] Minimum 4' fixture. [23] Not available with 347V. [24] Not available for environments where the ambient temperature falls below 0°C (32°F).	**#EC##** [27] - Emergency-powered section **#NL##** [27] - Night light section **#DL##** [27] - Daylight section **#GTD##** [27, 28, 29, 30] - Generator transfer device section **#EMB** [29, 30, 31, 32] - Emergency battery **NA** - None [25] Specify with multi circuit (#MC) electrical option only. [26] Provide drawing or layout specifications. Consult factory for other configurations. Default section length is 4'. [27] Specify quantity (#), and section length in inches (##). [28] Minimum 4' section. [29] Not available with 347V. [30] Not available for environments where the ambient temperature falls below 0°C (32°F). [31] Specify quantity (#). All batteries will be on the same circuit. Each battery powers a 4' section. For Direct/Indirect, minimum 8' fixture. [32] Only available with IP54 and IP44.	**TF** - Top feed	**STS** - Stem, standard **STC( )** - Stem, custom [33] Standard canopies are black for black fixtures, and white for all other finishes. See page 3 for full details on standard and custom options.	**W** - Matte white **AL** - Aluminum **B** - Matte black **WA** - White antimicrobial Silverwerx **CF#** - Custom finish, specify RAL#	**CRF** - Corrosion-resistant finish **NA** - None

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VIA 4 SEAL

PENDANT

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Pendant Mounting Code

Standard

For a standard mounting, please refer to the information below.

MOUNTING
STS - Stem, standard

- Ø 5" for power canopy
- Ø 5" for non-power canopy
- Canopies are black for black fixtures, and white for all other fixture finishes
- Stem finish is the same color as fixture
- Stem length is 18"
- Stem is not field adjustable
- Power cord is black for black fixtures, and white for all other fixture finishes

Custom

Stem

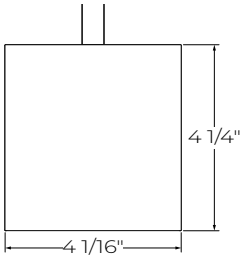
For a custom mounting, specify the options in the parentheses.

Example: STC(5NPC-36IN-W-STW-SLS)

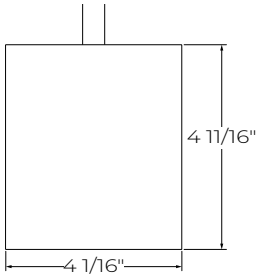
MOUNTING					
STC( )					
	NON-POWER CANOPY SIZE	**STEM LENGTH**	**CANOPY FINISH**	**STEM COLOR**	**OPTION**
STC	**5NPC** - Ø 5" non-power canopy	**18IN** - 18" **36IN** - 36" **#IN** [1] - Specify length in inches [1] Minimum length is 6". Maximum length is 72". Stem is not field adjustable.	**W** - Matte white **AL** - Aluminum **B** - Matte black **CF#** - Custom finish, specify RAL#	**STW** - Matte white **STAL** - Aluminum **STB** - Matte black **STCF#** - Custom finish, specify RAL#	**SLS** - Sloped ceiling for stem **NA** - None

Dimensions

DIRECT



DIRECT/INDIRECT



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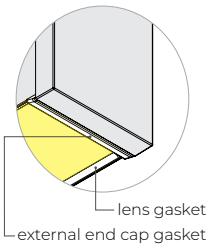
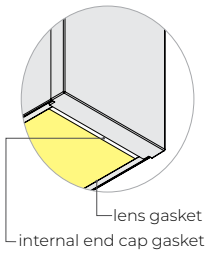
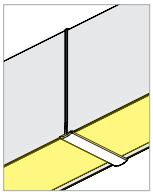
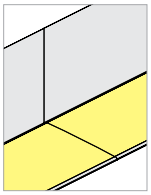
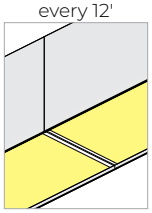
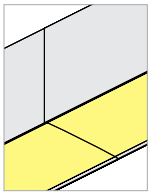
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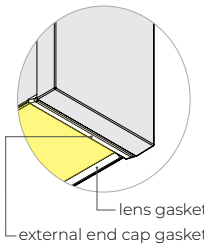
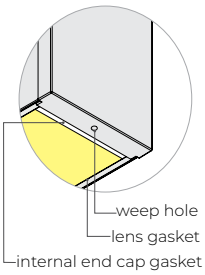
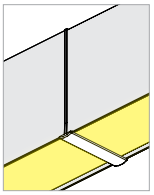
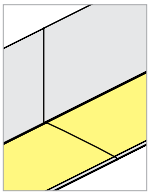
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Environment Options

Direct

IP66	IP65EC Electrical Components	IP54	IP44
Dust tight High water resistance	Dust tight Moderate water resistance	Dust protected Water splash resistance	Particles larger than 1mm protected Water splash resistance
OUTDOOR			
Directly exposed to the elements	Moderate exposure to the elements	Under canopy, slightly exposed	Under canopy, not exposed
INDOOR			
Wipe down application Healthcare application Cleanroom application	Wipe down application Healthcare application		
			
External joiner gasket every 12' 	Continuous line of light over 12' 	Internal joiner gasket with soft shadow line every 12' 	Continuous line of light over 12' 
Driver: in a sealed enclosure **Electrical connections**: water and dust proof			
LED boards: conformal coated for maximum protection			

Direct/Indirect

IP65	IP44
Dust tight Moderate water resistance	Particles larger than 1mm protected Water splash resistance
OUTDOOR	
Moderate exposure to the elements	Under canopy, not exposed
INDOOR	
Wipe down application Healthcare application Cleanroom application	Wipe down application Healthcare application
	
External joiner gasket every 12' 	Continuous line of light over 12' 
Driver: in a sealed enclosure **Electrical connections**: water and dust proof	
LED boards: conformal coated for maximum protection	

Ambient Temperature Range

based on driver selection

	LDE1	ELV / TRI	DA / ELD1 / ELD0	D1	LTD10
Minimum temperature:	0 °C / 32 °F	-10 °C / 14 °F	-20 °C / -4 °F	-30 °C / -22 °F	-40 °C / -40 °F
Maximum temperature:	40 °C / 104 °F				

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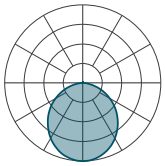
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Photometrics

Values calculated based on a 4' fixture at 3500K and 80+ CRI for all optics.

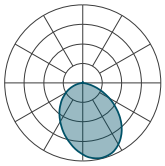
DIRECT

EPDO



LM/FT	W/FT	LM/W
500	4.9	101
750	7.7	98
1000	10.5	95

ASDO



LM/FT	W/FT	LM/W
500	4.4	113
750	7	107
1000	9.7	103

MULTIPLIERS

Use this table to get results for different color temperatures and CRI for all photometric tables.

Multiplier - CCT/CRI

CCT	WATTS		LPW	
	80+ CRI	90+ CRI	80+ CRI	90+ CRI
2700K	1.05	1.27	0.95	0.79
3000K	1.02	1.23	0.98	0.81
3500K	1.00	1.19	1.00	0.84
4000K	1.00	1.19	1.00	0.84
5000K	0.96	1.12	1.04	0.89

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VIA 4 SEAL

PENDANT

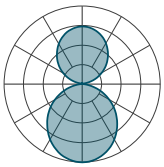
DIRECT, DIRECT/INDIRECT

SEALWERX SERIES

Photometrics

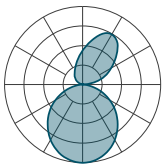
Values calculated based on a 4' fixture at 3500K and 80+ CRI for all optics.

DIRECT/INDIRECT



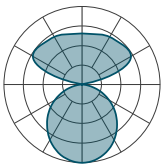
EPDO - EPIO

LM/FT D	LM/FT I	TOTAL LM/FT	W/FT	LM/W
EPDO	EPIO			
500	500	1000	10.1	99
	750	1250	13.2	95
	1000	1500	16.3	92
750	500	1250	12.9	97
	750	1500	15.8	95
	1000	1750	19.0	92
1000	500	1500	15.8	95
	750	1750	18.8	93
	1000	2000	22.0	91



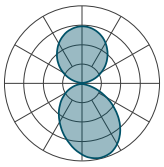
EPDO - ASIO

LM/FT D	LM/FT I	TOTAL LM/FT	W/FT	LM/W
EPDO	ASIO			
500	500	1000	9.2	109
	750	1250	11.6	108
	1000	1500	14.2	106
750	500	1250	11.9	105
	750	1500	14.3	105
	1000	1750	16.8	104
1000	500	1500	14.9	101
	750	1750	17.2	102
	1000	2000	19.8	101



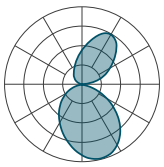
EPDO - WIO2

LM/FT D	LM/FT I	TOTAL LM/FT	W/FT	LM/W
EPDO	WIO2			
500	500	1000	9.1	110
	750	1250	11.5	109
	1000	1500	14.0	107
750	500	1250	11.8	106
	750	1500	14.2	106
	1000	1750	16.7	105
1000	500	1500	14.7	102
	750	1750	17.2	102
	1000	2000	19.6	102



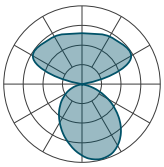
ASDO - EPIO

LM/FT D	LM/FT I	TOTAL LM/FT	W/FT	LM/W
ASDO	EPIO			
500	500	1000	9.6	104
	750	1250	12.6	99
	1000	1500	15.8	95
750	500	1250	12.1	103
	750	1500	15.2	99
	1000	1750	18.4	95
1000	500	1500	14.9	101
	750	1750	17.9	98
	1000	2000	21.3	94



ASDO - ASIO

LM/FT D	LM/FT I	TOTAL LM/FT	W/FT	LM/W
ASDO	ASIO			
500	500	1000	8.6	116
	750	1250	11.1	113
	1000	1500	13.6	110
750	500	1250	11.2	112
	750	1500	13.6	110
	1000	1750	16.2	108
1000	500	1500	14.0	107
	750	1750	16.4	107
	1000	2000	18.9	106



ASDO - WIO2

LM/FT D	LM/FT I	TOTAL LM/FT	W/FT	LM/W
ASDO	WIO2			
500	500	1000	8.5	117
	750	1250	11.0	114
	1000	1500	13.5	111
750	500	1250	11.2	112
	750	1500	13.5	111
	1000	1750	16.1	109
1000	500	1500	13.9	108
	750	1750	16.2	108
	1000	2000	18.9	106

MULTIPLIERS

Use this table to get results for different color temperatures and CRI for all photometric tables.

Multiplier - CCT/CRI

CCT	WATTS		LPW	
	80+ CRI	90+ CRI	80+ CRI	90+ CRI
2700K	1.05	1.27	0.95	0.79
3000K	1.02	1.23	0.98	0.81
3500K	1.00	1.19	1.00	0.84
4000K	1.00	1.19	1.00	0.84
5000K	0.96	1.12	1.04	0.89

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VIA 4 SEAL

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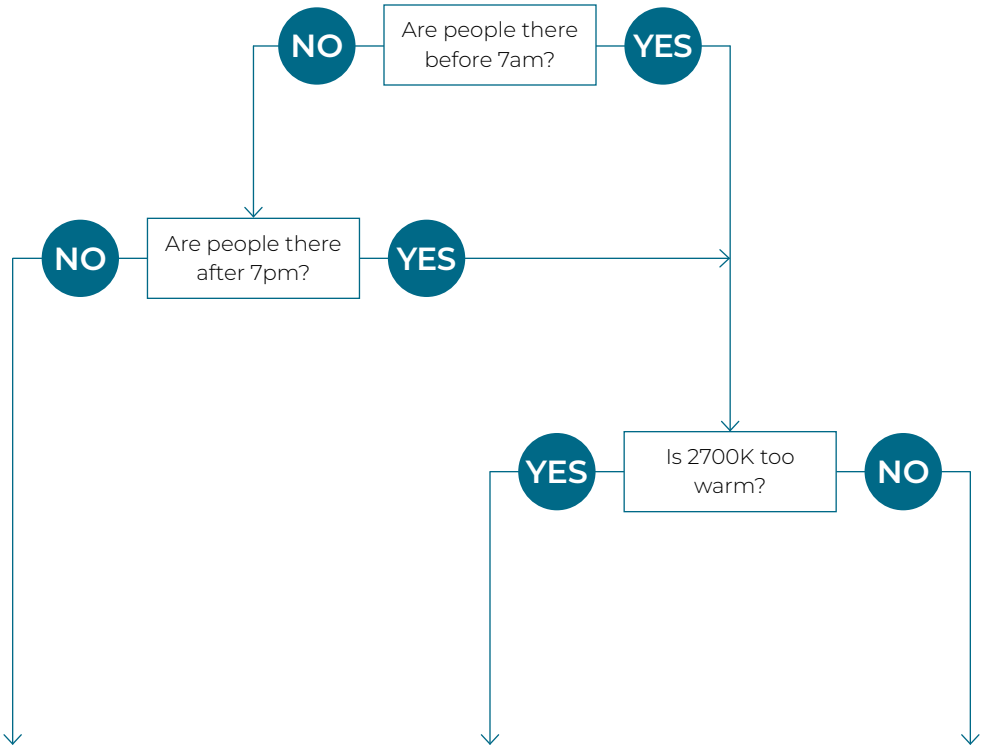
DIRECT, DIRECT/INDIRECT

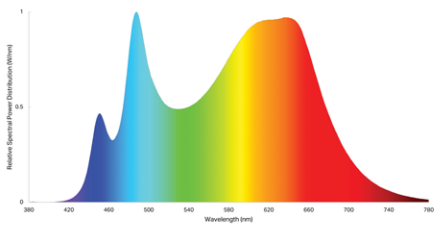
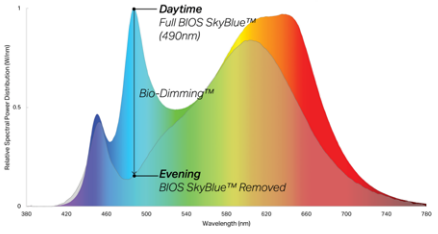
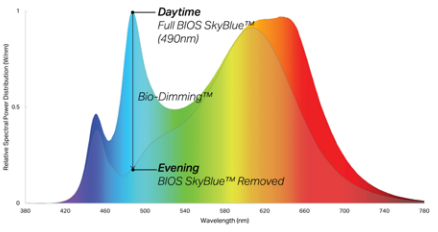
SEALWERX SERIES

Lumenwerx

BIOS

Three BIOS Circadian LED solutions are offered – Biological Static, Biological Dynamic, and Biological Tunable.
Use the decision tree below to identify when and where to use BIOS Wellness LED Lighting Solutions.



Biological Static BIOSST	Biological Dynamic BIOSDY	Biological Tunable BIOSTU
No CCT change when dimmed	500K shift when dimmed	Dims to 2700K
Daytime solution	Daytime + evening solution	Daytime + evening solution
Spaces in operation during daytime hours, between 7am and 7pm	Spaces in operation overnight, after 7pm and before 7am, and when CCT color shift in the evening is not preferred	Suitable for spaces in operation overnight, after 7pm and before 7am, and where people do not sleep (CCT color shift in the evening is preferred)
E.g. offices, medical/dental offices	E.g. hospitals	E.g. offices, shiftwork
		

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SEALWERX SERIES

Technical Specifications

DIRECT OPTICS

Environmentally Protected Direct Optic (EPDO)

The Environmentally Protected Direct Optic creates a seal that blocks debris and moisture, and withstands UV distortion and moderate impact. This extruded snap-in lens has a gasket to ensure proper sealing. The lens is 1/16" thick and made of frosted polycarbonate. Internally, white, side kicking reflectors guide the light through the lens. The EPDO suits moderate climate environments.

Asymmetric Soft Direct Optic (ASDO)

The Asymmetric Soft Direct Optic creates a seal that blocks debris and moisture, and withstands UV distortion and moderate impact. This extruded snap-in lens has a gasket to ensure proper sealing. The lens is 1/16" thick and made of frosted polycarbonate. Internally, white, side kicking reflectors specifically angled to guide the light through the lens to create a nice asymmetric distribution. The ASDO suits moderate climate environments.

INDIRECT OPTICS

Environmentally Protected Indirect Optic (EPIO)

The Environmentally Protected Indirect Optic creates a seal that blocks debris and moisture, and withstands UV distortion and moderate impact. The lens is 1/16" thick and made of frosted polycarbonate. This extruded snap-in lens has a gasket to ensure proper sealing. The EPIO suits moderate climate environments.

Asymmetric Soft Indirect Optic (ASIO)

The Asymmetric Soft Indirect Optic creates a seal that blocks debris and moisture, and withstands UV distortion and moderate impact. The lens is 1/16" thick and made of clear polycarbonate. This extruded snap-in lens has a gasket to ensure proper sealing. The total internal reflection and surface scattering optic is specifically angled to guide the light through the lens to create a nice asymmetric distribution. The ASIO suits moderate climate environments.

Widespread Indirect Optic (WIO2)

The Widespread Indirect Optic creates a seal that blocks debris and moisture, and withstands UV distortion and moderate impact. The lens is 1/16" thick and made of clear polycarbonate. This extruded snap-in lens has a gasket to ensure proper sealing. The total internal reflection and surface scattering optic offers an impressive 160° spread. WIO2 creates an even illumination for smooth brightness on the ceiling that can achieve uniformity ratios of up to 2:1. The WIO2 suits moderate climate environments.

Uniformity [max/min]

Based on 18' continuous runs, in a 20' x 40' room, 10' wall height

Mounting height from ceiling	Spacing (Center to center)		
	8'	10'	12'
24"	3.0	5.5	8.0
36"	2.0	3.0	4.5
48"	2.0	2.0	3.5

LIGHT SOURCE

Static white

Custom linear array of mid-flux LEDs are cartridge-mounted with quick-connect wiring to facilitate service and thermal management. Available in 2700K, 3000K, 3500K, 4000K, and 5000K with a minimum 80+ CRI and an option for 90+ CRI with elevated R9 value. Color consistency maintained to within 3 SDCM. All LEDs have been tested in accordance with IESNA LM-80-08 and the results have shown L80 lumen maintenance greater than 60,000 hours. Absolute product photometry is measured and presented in accordance with IESNA LM-79, unless otherwise indicated.

Full spectrum static white

The full spectrum LED option offers improved color particularly in the cyan region which helps increase Cyanosis Observation Index (COI) and assist in regulating circadian rhythms. The cyan region in full spectrum LED is richer at the 480 nm range.

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VIA 4 SEAL

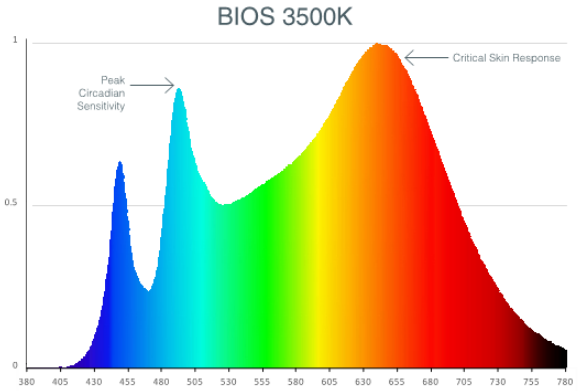
PENDANT

DIRECT, DIRECT/INDIRECT

SEALWERX SERIES

BIOS

BIOS SkyBlue™ Technology is designed to provide the specific circadian stimulus to improve overall sleep quality, recovery during the night, and overall feelings of well-being.
The non-visual light signals that stimulate our circadian system have peak intensity in the "sky blue" region. As the diagram below illustrates, BIOS SkyBlue technology shifts the peak LED spectral intensity (490 nm) to align better with the peak response of circadian stimulus. Also note the enhanced deep-red (near 660 nm) spectrum.



Three BIOS solutions are offered: BIOS Biological Static (BIOSST), BIOS Biological Dynamic (BIOSDY), and BIOS Biological Tunable (BIOSTU). See page 7 for details.

WELL BUILDING STANDARD

WELL for Light: The WELL building standard focuses on light quality in several features. There are three categories that are fully attributed to the construction and features of a luminaire. In WELL V1, it's Feature 54 Circadian Lighting, Feature 55 Glare Control, and Feature 58 Color Quality. In WELL V2, it's Feature L03 Circadian Lighting, Feature L04 Glare Control, and Feature L07 Electric Light Quality.

This fixture meets Features:
- Feature 54 or L03 when BIOS LED is selected
- Feature 55 or L04 meets WELL glare category (c-d) (not applicable with 1000 lm/ft)
- Feature 58 or L07 when 90+ CRI is selected

All LED drivers used at Lumenwerx are deemed to have a low risk level of flicker, of 5% or less below 90Hz operational as defined by IEEE standard 1789-2015 LED.

WELL for Mind: This luminaire meets WELL for mind as it is a human centric luminaire offering quality light, excellent color, and smooth optics. If any of these features are incorporated in a luminaire, it can improve the ability to focus, concentrate, and persist longer on a given task. This fixture harmoniously operates in a space to assist the mind.

For more information, please contact well@lumenwerx.com

LUMINAIRE LENGTH

Via 4 Seal is available in standard lengths of 2' to 12'. Continuous runs are available for run lengths over 12'. Exact run length must be noted in the product code. The minimum length is 2' for Direct fixtures, and 3' for Direct/Indirect fixtures. Lengths can be ordered in 1' and/or 1" increments. All individual sections are joined together onsite using the joiner kits provided. Lumenwerx joiner kits are extremely simple to work with in the field and result in a fixture that appears virtually seamless with no light leak at any connection.

WEEP HOLES

The Direct/Indirect fixtures, with the IP44-Rated option, feature a weep hole situated in the end cap. Water and moisture that enters the fixture will be expelled through this hole.



TEMPERATURE VARIATION PROTECTION

The intergrated pressure equalization and moisture control GORE® protective vent allows air to flow while blocking water, dust, and contaminants. It reduces internal condensation, supports thermal stability, and preserves the fixture's sealed performance over time.



Location may vary.

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ELECTRICAL

Factory-set, adjustable output current LED driver with universal (120-277 VAC) input. Dimmable from 100% to 1% with 0-10V dimming control. Rated life (90% survivorship) of 50,000 hours at 50°C max. ambient (and 70°C max. case) temperature. At maximum driver load: Efficiency>84%, PF>0.9, THD<20%. Other specifiable options include Lutron Hi-Lume 1% Ecosystem, eldoLED 1% ECOdrive 0-10V, eldoLED 0.1% SOLOdrive 0-10V, and DALI protocol drivers. All of our standard 0-10V drivers are NEMA 410 compliant. An optional low-temperature 10% 0-10V driver, suitable for temperatures down to -40°C/F is also available.

PoE

Depending on the PoE manufacturer selected, Lumenwerx will install the node in factory as either integral to the luminaire or as a remote module. Factory programming of the PoE node may or may not enable the following functionalities: lumen package, DUO (tunable white), QUADRO (RGBW), emergency battery backup, and sensor integration. These must be addressed and evaluated on a case-by-case basis.

ELECTRICAL SECTION OPTIONS

Electrical section options are available for fixtures specified as multi circuit (#MC). With MC, specify the total number of circuits (#), including any circuits required for optional electrical sections. A drawing is required to specify the layout. Please consult factory for custom configurations.

Electrical sections

Options include emergency-powered light (#EC##), night light (#NL##), daylight (#DL##), and generator transfer device (#GTD##) sections. Specify the quantity (#), as well as the section length in inches (##).

Example 1: A 32' Direct fixture with two 8' emergency light sections on a second circuit.
Code: 2MC-2EC96

Example 2: A 16' Direct/Indirect fixture with separate circuits for direct and indirect, and with one 4' night light section on the direct side on a third circuit.
Code: 3MC-1NL48

Example 3: A 24' Direct fixture with one 4' generator transfer device section.
Code: 1MC-1GTD48

Battery

Each emergency battery (#EMB) powers a 4' section. All batteries will be on the same circuit. Specify the number of batteries (#) required.
Factory installed long life, high temperature, maintenance-free Lithium-Ion battery pack with self-test functionality, test switch and charge indicator. Minimum of 90 minutes operation, up to 1000 lumens per 4' (25°C) emergency lighting output and recharge time of 24 hours. Suited for ambient temperatures of 0°C (32°F) to 55°C (131°F).

Generator Transfer Device (GTD)

A UL924 listed shunt relay that can bypass both line voltage (120-277V) and 0-10V dimming signal. Suited for ambient temperatures of 0°C (32°F) to 60°C (140°F).

MOUNTING

Pendant fixtures can be mounted with stem. See page 3 for details. Additional bracing by others required for wind and earthquake exposure.

FINISH

Interior: 95%, reflective matte powder coated white paint
Exterior: Powder-coat paint in matte white, matte black, or aluminum. Custom finishes are also available. Optional antimicrobial finish.

CONSTRUCTION

Housing: Extruded aluminum, up to 90% recycled content
Interior brackets: Die-formed cold rolled sheet steel
Gaskets: closed-cell silicone foam
Reflectors: Die-formed cold rolled sheet steel, 95% reflective matte white painted
End cap: Die-cast aluminum

WEIGHT

Direct	Direct/Indirect
4': 15.0 lbs - 6.8 kg	**4'**: 17.2 lbs - 7.8 kg
8': 27.6 lbs - 12.5 kg	**8'**: 32.8 lbs - 14.9 kg
12': 40.1 lbs - 18.2 kg	**12'**: 48.5 lbs - 22 kg

CERTIFICATIONS

ETL: IP44-Rated environment option is rated for dry/damp locations. IP66-Rated, IP65-Rated, IP65-Rated Electrical Components, and IP54-Rated environment options are ETL Wet Listed. Conforms to UL Standard 1598 and certified to CAN/CSA Standard C22.2 No. 250.0. During the installation of Wet Listed fixtures, the contractor is responsible for properly sealing all mounting and electrical connection points.
IK08: Impact resistance rated to IK08

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VIA 4 SEAL

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SEALWERX SERIES

WARRANTY

Lumenwerx provides a five-year limited warranty on electrical and mechanical performance of the luminaires, including the LED boards, drivers, and auxiliary electronics. Lumenwerx will repair or replace defective luminaires or components at our discretion, provided they have been installed and operated in accordance with our specifications. Other limitations apply, please refer to the full warranty on our website.

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RSX1 LED
Area Luminaire

Catalog Number

Notes

Type **Y12, Y13, Y15, Y25**

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

Specifications

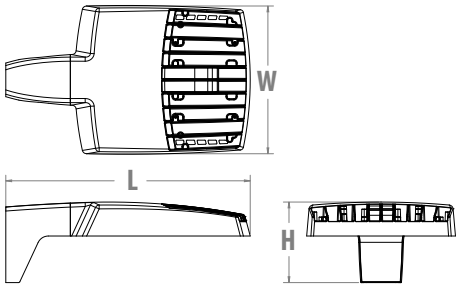
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
Y12	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
Y13	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
Y15	P4		R4 Type 4 Wide	**(use specific voltage for options as noted)**	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
Y25			R4S Type 4 Short	120 [5] 277 [5]	WBA Wall bracket [1]
			R5 Type 5 Wide [1]	208 [5] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [5] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,10,11]
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [9, 12, 13, 14]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [15]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

Finish selected by client

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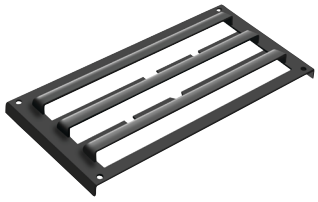
Ordering Information

Accessories
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]

NOTES
1. Type 5 distribution is not available with WBA.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4. XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Maximum tilt is 90° above horizontal.
7. It may be ordered as an accessory.
8. Requires MVOLT or 347V.
9. Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
10. Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12. Must be ordered with PIRHN.
13. Requires MVOLT or HVOLT.
14. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
15. CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
16. Must be ordered with fixture for factory pre-drilling.
17. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

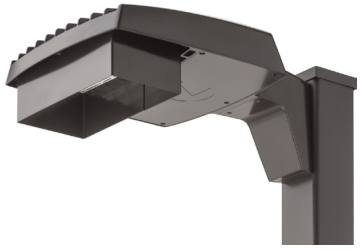
External Shields



House Side Shield



External Glare Shield

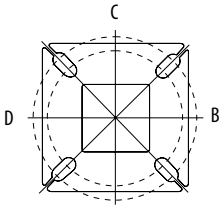


External 360 Full Visor

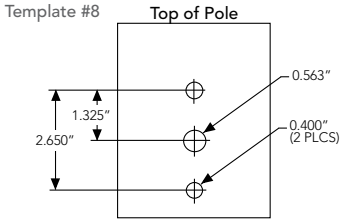
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

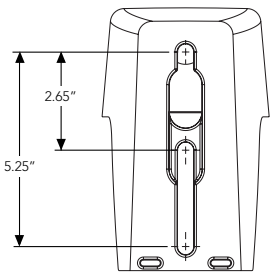
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

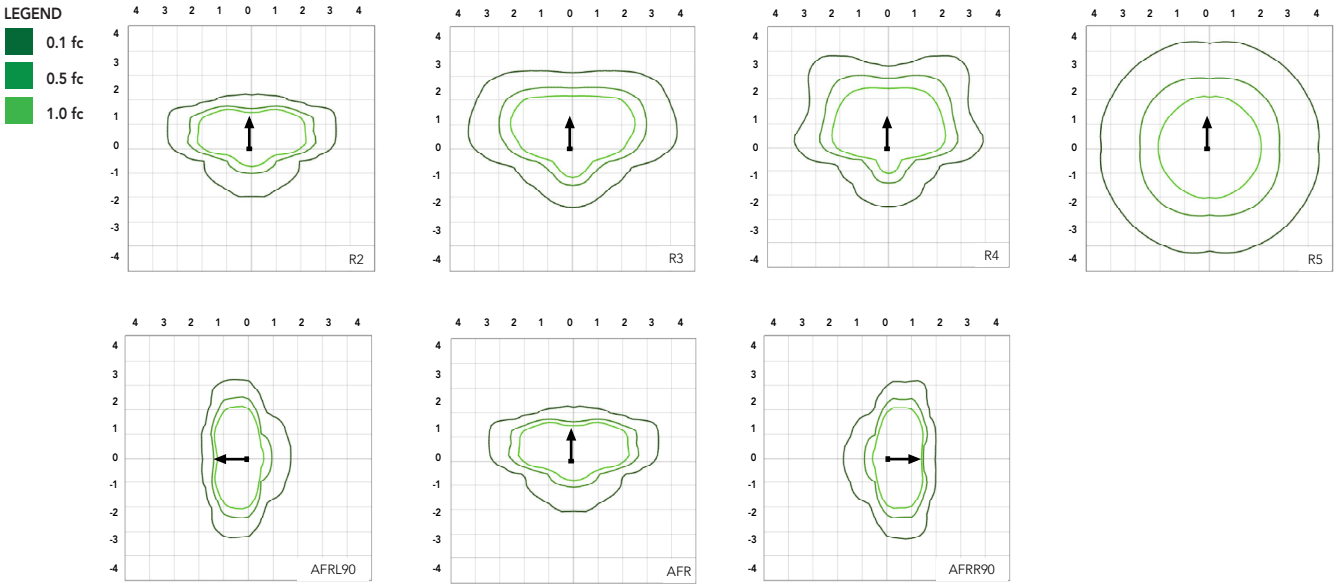
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

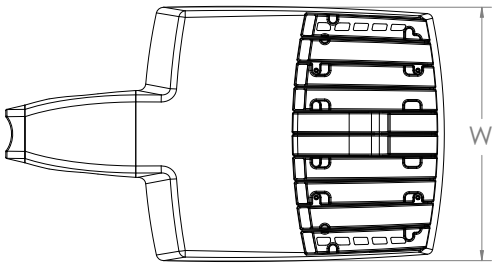
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

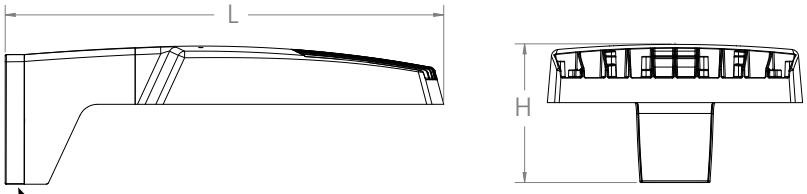
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Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



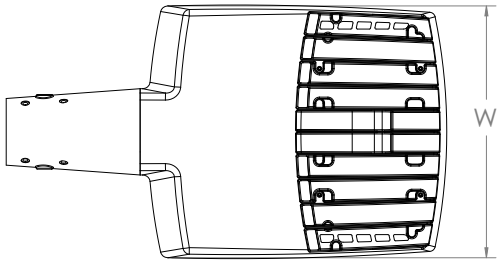


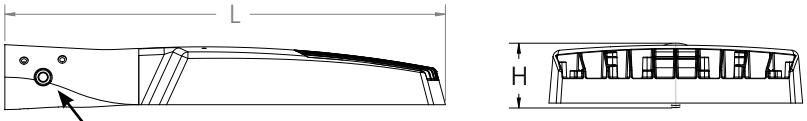
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

RSX1 with Mast Arm Adapter (MA)

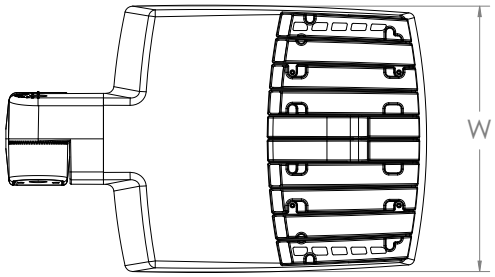


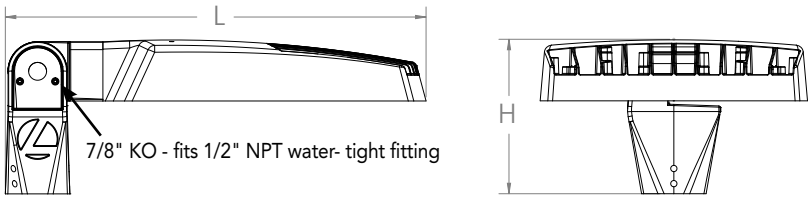


7/16" locking thru bolt/nut provided

Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX1 with Adjustable Slipfitter (IS)





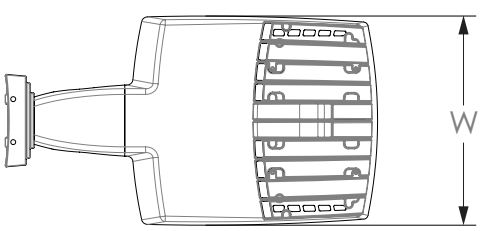
7/8" KO - fits 1/2" NPT water- tight fitting

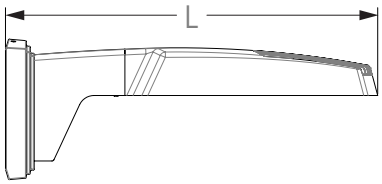
Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

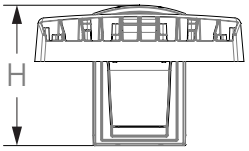
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Dimensions

RSX1 with Wall Bracket (WBA)

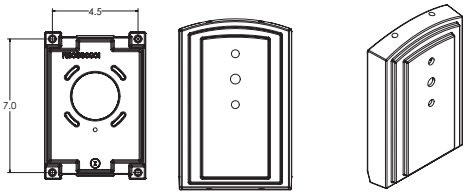




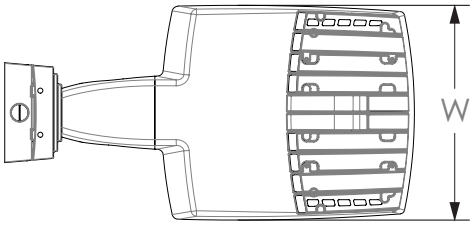


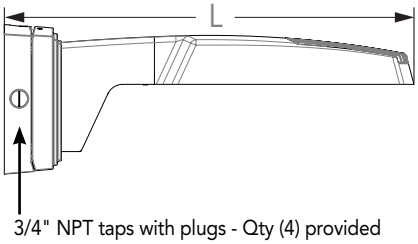
Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

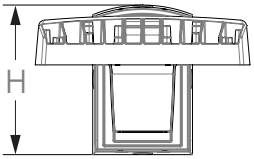


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



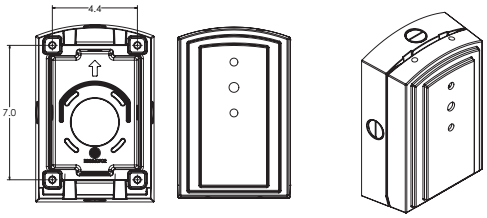


3/4" NPT taps with plugs - Qty (4) provided



Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

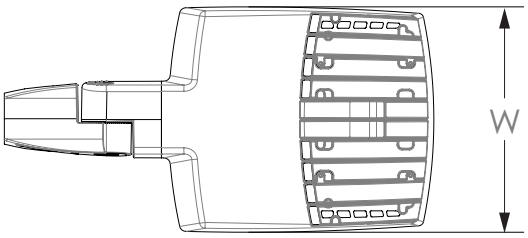
Surface Conduit Box (SCB) Mounting Detail

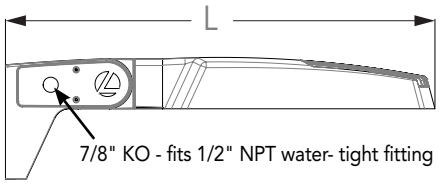


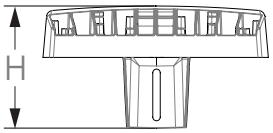
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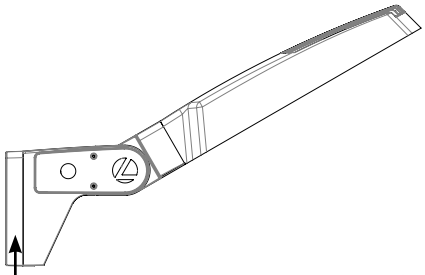
Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 25.3" (65.3 cm) **AASP**
26.3" (66.8 cm) **AARP**
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

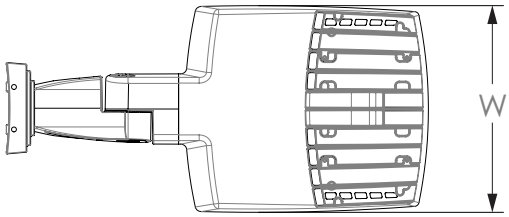


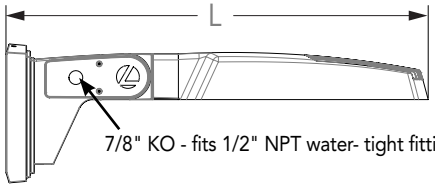
Notes

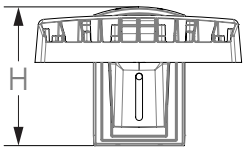
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

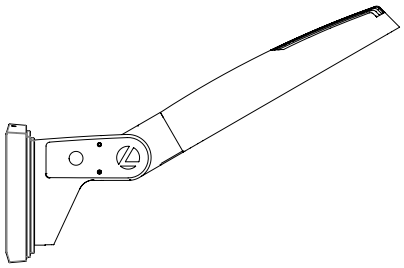
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



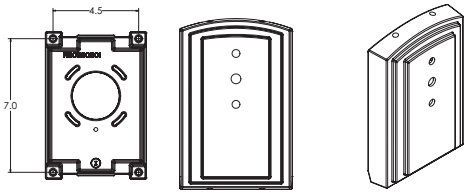






Length: 27.1" (68.8 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

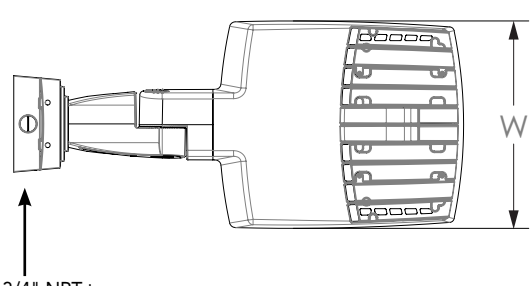
Wall Bracket (WBA) Mounting Detail

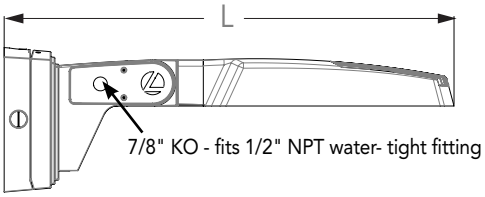


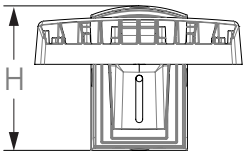
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Dimensions

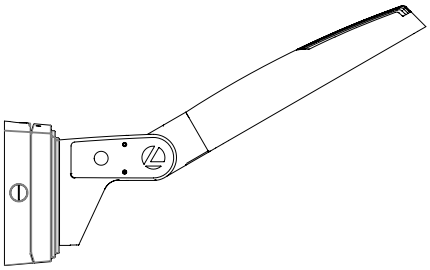
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)





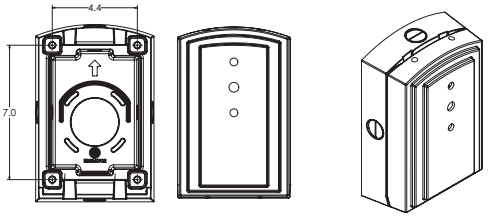


3/4" NPT taps
with plugs - Qty (4)
provided

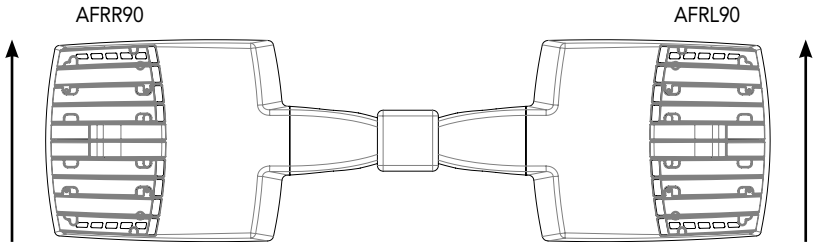


Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



Automotive Front Row - Rotated Optics (AFRL90/R90)



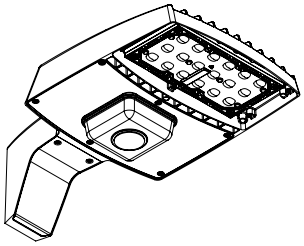
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

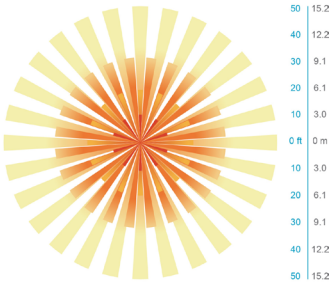
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nLight Control - Sensor Coverage and Settings

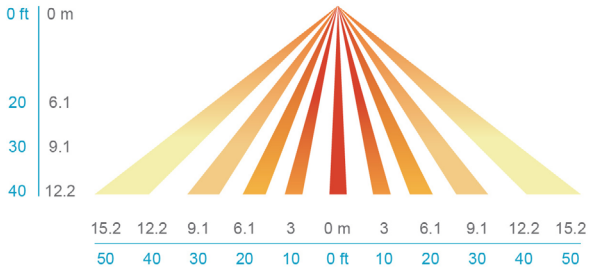
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)
Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead times apply.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

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

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

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LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Catalog Number	
Notes	See Plans for Fixture Mounting
Type	Yxx, see plans for types



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

See footnotes next page.

SSS Square Straight Steel Poles

Finish selected by client

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS						
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**		**Options**	**Finish[10]**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.) 20ft	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™/HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,7] MAEX Match existing[8] USPOM United States point of manufacture[9] IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes[11] Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

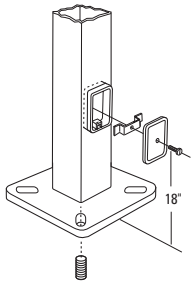
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

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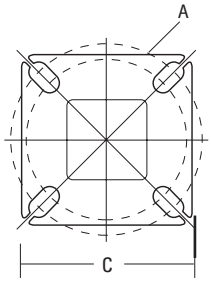
TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust														
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

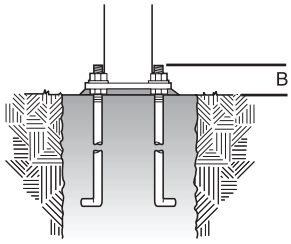
* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL

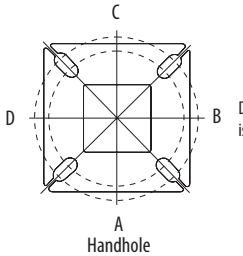


POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"





HANDHOLE ORIENTATION



Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

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CERTIFIED SURVEY MAP

BEING ALL OF OUTLOT 86 AND A PART OF OUTLOT 124 OF THE REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB AND A PART OF LOT 4 OF LLOYD SPELLMAN PLAT, LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 12 AND PART OF THE NW1/4 OF THE NW1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MT. HOREB, DANE COUNTY, WISCONSIN.

WISCONSIN
JORDAN, G. BROST
S-3009
STEVENS POINT
WI
LAND SURVEYOR

Preliminary

0' 150' 300'
1" = 150'

BASIS OF BEARINGS

THE SOUTH LINE OF THE SE1/4-SW1/4 OF SEC. 12, T.6N, R.6E, BEARS S 89°42'31" E AS REFERENCED TO THE DANE CO. CRD. SYSTEM, NAD83 (2011).

NOTE

SEE LEGEND OF SYMBOLS, SITE IMPROVEMENTS, AND EXISTING EASEMENTS ON SHEET 2.

NOTE

THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP. SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED, EXCEPTING PUBLIC DEDICATIONS.

LINGARD'S ADDITION TO MT. HOREB BLOCK 3
LINGARD'S ADDITION TO MT. HOREB
ALLEY
BLOCK 6
CENTER AVENUE
LINGARD'S ADDITION TO MT. HOREB
ALLEY
BLOCK 7
ACADEMY STREET
SOUTH SIDE ADDITION TO MT. HOREB
BLOCK 1
STREET
ELM STREET
BLOCK 2
SOUTH SIDE ADDITION TO MT. HOREB
REPLAT OF GEORGE E. LUND ADDITION
SECOND STREET
CARVER STREET
SOUTH STREET
LOT 2 CSM #7096
LLOYD SPELLMAN PLAT
SOUTH FOURTH STREET
SPELLMAN STREET
VIEW COURT
HAMILTON DRIVE
SPELLMAN'S FIRST ADDITION
HAMILTON CLUB ADDITION
HAMILTON CLUB FIRST ADDITION

NW COR. OUTLOT 86
N 89°53'42" E 657.23' (655.61')
NE COR. OUTLOT 86 (AS MONUMENTED)
12' WIDE UTILITY EASEMENT FOR UNDERGROUND ELECTRIC PER DOC. # 2860205.
471.65' (470.5')
(470.5') 475.97'
DOC # 4512024
OUTLOT 87
OUTLOT 88
40 LINE
PARCEL NO. 0606-123-7890-8
REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB
DOC # 363295
OUTLOT 86
PARCEL NO. 0606-132-5506-7
PARCEL NO. 0606-123-7881-1
DOC # 4332394
OUTLOT 87
PARCEL NO. 0606-123-7870-2
DOC # 5127812
PARCEL NO. 0606-123-7860-4
DOC # 2957190
DOC # 5950082
PARCEL NO. 0606-123-7850-6
SOUTH LINE SE1/4-SW1/4
LOT 1
556,826 Sq. Feet
12.783 Acres
SW1/4 - SW1/4
N 00°07'35" W (N 00°02'04" W)
S 00°04'11" W (S 00°02'04" W)
SW COR. OUTLOT 86 (AS MONUMENTED)
SOUTH LINE SW1/4-SW1/4 (AS MONUMENTED)
SE COR. OUTLOT 86
S 89°56'50" E 568.90'
SW CORNER SEC. 12-6-6
SOUTH LINE OUTLOT 86
NORTH LINE OUTLOT 124
S 89°43'41" E 655.62'
763.23'
SEC.12
SEC.13
S 89°42'31" E 1332.13'
COMPUTED SE COR. OF THE SW1/4-SW1/4 PER MONUMENTATION FROM SURROUNDING PLATS & SURVEYS.
S1/4 CORNER SEC. 12-6-6
(S 89°48'36" E) S 89°43'41" E 107.61' (106.72')
NE COR. OUTLOT 124
POB
DOC # 689542
OUTLOT 124
NW1/4 -NW1/4
DOC # 776935
PARCEL NO. 0606-132-2004-9
(N 00°02'04" W) N 00°07'59" W
200.00'
(N 00°02'04" W) N 00°06'55" W (66.00') 68.05'
(S 89°50'51" W) S 89°48'12" W 60.00' (60.11')
(150.04') 150.05'
N 89°57'53" W (N 89°49'46" W)
(S 00°02'05" E) S 00°07'10" E 100.25' (100.24')
40 LINE AS MONUMENTED
198.14'
S 00°10'09" W (S 00°24'09" W)
OUTLOT 123
PARCEL NO. 0606-132-0303-1
NW CORNER HAMILTON CLUB FIRST ADDITION
PARCEL NO. 0606-132-1168-4
41
REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB
DOC # 1180640
(N 89°49'46"W) (N 89°49'46" W) N 89°58'52" W N 89°43'46" W
100.00' 100.00'
PARCEL NO. 0606-132-2104-8
PARCEL NO. 0606-132-2124-4
DOC # 5176686 DOC # 5176686
100.00' 100.00'
(N 00°02'05"W) N 00°07'10" W 100.00' (100.24')
(N 89°49'46"W) N 89°55'34" W (324.90') 324.53'
199.22' S 00°20'21" W (S 00°24'09"W)
HAMILTON CLUB FIRST ADDITION
40
38
39
N 00°07'59" W 200.00'
132.33'
N 00°07'10" W
EAST LINE LLOYD SPELLMAN PLAT
1
2
3
4
60'
N 89°55'34" W 210.00'
N 89°55'34" W 200.00'
(N 89°49'46"W)
N 89°55'34" W 26.00' (25.99')
30'
30'
60'
N 00°07'59" W 60.00'
SE CORNER REPLAT OF GEORGE E. LUND ADDITION. (AS MONUMENTED)
FOUND ANGLE IRON, N 02°35'57" E -0.38' FROM COMPUTED CORNER.

CLIENT / OWNER
MOUNT HOREB AREA SCHOOL DISTRICT
1304 E LINCOLN STREET
MOUNT HOREB, WI 53572

SHEET 1 OF 3

FIELDWORK COMPLETED: 6/9/25
DRAWN: CHS CHECKED: JGB

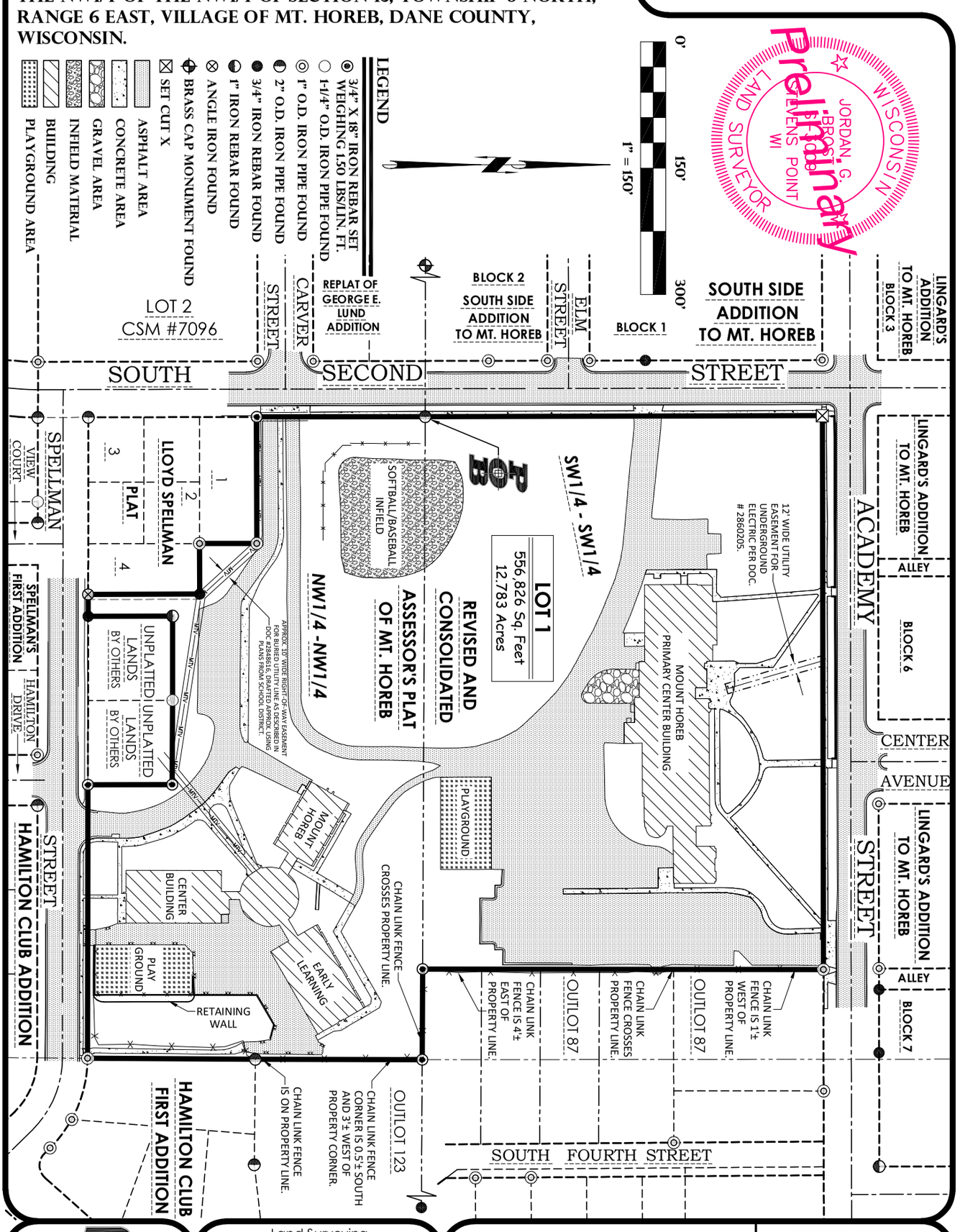
FIELD BOOK: 90 PAGE: 56
JOB NO: 25.4012

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

CERTIFIED SURVEY MAP

BEING ALL OF OUTLOT 86 AND A PART OF OUTLOT 124 OF THE REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB AND A PART OF LOT 4 OF LLOYD SPELLMAN PLAT, LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 12 AND PART OF THE NW1/4 OF THE NW1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MT. HOREB, DANE COUNTY, WISCONSIN.



POB
Point of Beginning

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FIELDWORK COMPLETED: 6/9/25
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CLIENT / OWNER
MOUNT HOREB AREA SCHOOL DISTRICT
1304 E LINCOLN STREET
MOUNT HOREB, WI 53572

SHEET 2 OF 3

CERTIFIED SURVEY MAP

BEING ALL OF OUTLOT 86 AND A PART OF OUTLOT 124 OF THE REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB AND A PART OF LOT 4 OF LLOYD SPELLMAN PLAT, LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 12 AND PART OF THE NW1/4 OF THE NW1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MT. HOREB, DANE COUNTY, WISCONSIN.

Surveyor's Certificate:

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, combined, and mapped all of Outlot 86 and a part of Outlot 124 of the Revised and Consolidated Assessor's Plat of Mt. Horeb and a part of Lot 4 of Lloyd Spellman Plat, located in part of the Southwest ¼ of the Southwest ¼ of Section 12 and part of the Northwest ¼ of the Northwest ¼ of Section 13, Township 6 North, Range 6 East, Village of Mt. Horeb, Dane County, Wisconsin, described as follows:

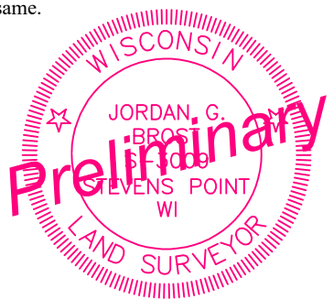
Commencing at the Southwest corner of Section 12, Township 6 North, Range 6 East;
Thence S 89°56'50" E along the South line of the Southwest ¼ of the Southwest ¼ (as monumented) of said Section 12, 568.90 feet to the Southwest corner of Outlot 86 (as monumented) of the Revised and Consolidated Assessor's Plat of Mt. Horeb, said point also being on the East right-of-way line of South Second Street and being the ***Point of Beginning (POB)*** of the parcel to be described;
Thence N 00°07'35" W along the West line of said Outlot 86 and said East right-of-way line, 471.65 feet to the Northwest corner of said Outlot 86 and the intersection of said East right-of-way line and the South right-of-way line of Academy Street;
Thence N 89°53'42" E along said South right-of-way line and the North line of said Outlot 86, 657.23 feet to the Northeast corner of said Outlot 86 of the Revised and Consolidated Assessor's Plat of Mt. Horeb;
Thence S 00°04'11" W along the East line of said Outlot 86, 475.97 feet to the Southeast corner thereof, said point also being on the North line of Outlot 124 of the Revised and Consolidated Assessor's Plat of Mt. Horeb and the South line of the Southwest ¼ of the Southwest ¼ (as monumented) of said Section 12;
Thence S 89°43'41" E along said South line and the North line of said Outlot 124, 107.61 feet to the Northeast corner of said Outlot 124, said point also being the Southeast corner of the Southwest ¼ of the Southwest ¼ (as monumented) of said Section 12;
Thence S 00°10'09" W along the East line of said Outlot 124 of the Revised Consolidated Assessor's Plat of Mt. Horeb, 198.14 feet to the Northwest corner of the Hamilton Club First Addition;
Thence S 00°20'21" W along said East line, 199.22 feet to the intersection of said East line and the North right-of-way line of Spellman Street;
Thence N 89°55'34" W along said North right-of-way line, 324.53 feet;
Thence N 00°07'10" W, 100.00 feet;
Thence N 89°43'46" W, 100.00 feet;
Thence N 89°58'52" W, 100.00 feet;
Thence S 00°07'10" E, 100.25 feet to a point on the North right-of-way line of Spellman Street;
Thence N 89°55'34" W along said North right-of-way line and the South line of Lot 4 of the Lloyd Spellman Plat and the easterly extension thereof, 26.00 feet;
Thence N 00°07'10" W, 132.33 feet to a point on the North line of said Lot 4;
Thence S 89°48'12" W along the North line of said Lot 4 of the Lloyd Spellman Plat, 60.00 feet to the Northwest corner thereof and the Southeast corner of Lot 1 of the Lloyd Spellman Plat;
Thence N 00°06'55" W along the East line of said Lot 1, 68.05 feet to the Northeast corner thereof;
Thence N 89°57'53" W along the North line of said Lot 1, 150.05 feet to the Northwest corner thereof, said point also being on the East right-of-way line of South Second Street;
Thence N 00°07'59" W along said East right-of-way line, 200.00 feet to the ***Point of Beginning***.

Containing: 556,826 Square Feet - 12.783 Acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division, and plat by the direction of Mount Horeb Area School District. That such plat is a correct representation of all exterior boundaries of the land surveyed and subdivision thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, minimum standards for property surveys and the Subdivision Ordinance of Dane County and the Village of Mount Horeb in surveying, combining, and mapping the same.

Dated this_____day of _____, 2025.



_____
Jordan G. Brost
PLS No. S-3009

Village Board Approval Certificate

Resolved, that this Certified Survey Map for Mount Horeb Area School District in the Village of Mount Horeb, is hereby approved by the Village Board.

Approved this _____ day of _____, 2025.

_____ _____
Ryan Czyzewski (Village President) Date

_____ _____
Alyssa Gaffney (Village Clerk) Date

OWNER PARCEL NO. 0606-132-5506-7:
JOINT SCHOOL DISTRICT NO. ONE (1)
1304 E LINCOLN STREET
MOUNT HOREB, WI 53572

OWNER PARCEL NO. 0606-132-2004-9:
MOUNT HOREB JOINT SCHOOL DISTRICT
1304 E LINCOLN STREET
MOUNT HOREB, WI 53572

Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
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FIELDWORK COMPLETED: 6/9/25
DRAWN: CHS **CHECKED:** JGB
FIELD BOOK: 90 **PAGE:** 56
JOB NO: 25.4012

CLIENT / OWNER
MOUNT HOREB AREA SCHOOL DISTRICT
1304 E LINCOLN STREET
MOUNT HOREB, WI 53572

SHEET 3 OF 3

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
November 19, 2025	Nicholas Owen, Administrator

AGENDA ITEM # 5.b

Langhaus on Main Mixed-Use Building, 208-220 E Main Street

BACKGROUND

Developer Jeff Grundahl has resubmitted his General Development Plan for a mixed-use building at 208-220 E Main Street. Revisions made since the last submittal include removing the 4th floor of the project, reducing residential units from 64 to 44, reducing parking stalls to 55 while increasing the parking ratio to 1.25 spaces per unit and one space per bedroom, and increasing the first floor commercial to over 9,000 square feet. To address safety concerns from the last proposal, Grundahl is making the Third Street garage door be an entrance only to avoid cars making a blind exit from the garage to the sidewalk on Third Street and is requesting to make the alley north of the building one-way from Third Street to Second Street. Along with the plans for the project, Planner Ben Rohr has provided his project review.

Additionally, this month, Grundahl has submitted a Certified Survey Map (CSM) to combine the three existing lots into one lot and the Specific Implementation Plan (SIP), which is the design review and site plan portion of the Planned Development process. Rohr has provided a review of the SIP as well.

RECOMMENDATION

ATTACHMENTS

1. 214 E. Main Street Mixed Use Building GDP Memo 11.19.25
2. 214 E. Main Street SIP and Design Review Memo for Plan Commission 11.19.25
3. 251113_Mount Horeb Main St_LOI
4. 251114_Arch Mount Horeb Submittal
5. Langus combined site plans
6. Langus_site lighting specs

VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission

From: Village Planner Ben Rohr, AICP

Date: November 19, 2025

Re: Proposed Certified Survey Map to Combine Parcels 0606-123-2382-3, 0606-123-2369-0, 0606-123-2355-6 and Zoning Map Amendment from Central Business (PB) zoning to Planned Development - General Development Plan (GDP) for a 3-Story Mixed-Use Building at 210, 214, and 220 E. Main Street for Jeff Grundahl.

Summary of Proposed Changes

The proposed project was reviewed and tabled by the Plan Commission following a public hearing and discussion on October 22, 2025. There was a significant amount of public comment during the meeting. As such, I have not included all of that testimony in this staff report, but it has all been documented within the public record associated with the October 22, 2025 meeting.

Many of the Plan Commission members shared the public's concerns and instructed the applicant to revise the plan set to address the concerns. The applicant has provided a revised plan set that includes the following changes. This staff report has been revised to reflect these changes.

Proposed Today	Previous Submittal
3-story mixed-use building	4-story mixed-use building
Maximum height of 41'	Maximum height of 50'
44 total dwelling units	63 total dwelling units
8 studio units, 26 one-bedroom units, and 10 two-bedroom units	12 studio units, 38 one-bedroom units, and 13 two-bedroom units
55 in-building parking stalls for residential tenants	68 in-building parking stalls for residential tenants
44 in-building bicycle parking stalls	10 in-building bicycle parking stalls
2.36 floor area ratio	3.04 floor area ratio
12 stacked parking stalls for two-bedroom residential tenants	20 stacked parking stalls for two-bedroom residential tenants
Interconnected in-building parking area with entry access only from 3rd Street and exit access only from the rear alley	Separated in-building parking area with individual access to 3rd Street and the rear alley
9,164 square feet of ground floor commercial tenant space the full length of the building façade along Main Street	6,509 square feet of ground floor commercial tenant space along a portion of the building façade along Main Street, in-building parking along western portion of the building façade along Main Street
No shared residential amenity space (community room, exercise room, balcony)	2,900 square feet of residential amenity space (community room, exercise room, balcony)

Project Overview

Jeff Grundahl is proposing to combine three existing parcels into one new parcel to accommodate a three-story mixed-use building. The structure is proposed to include 44 multi-family dwelling units, 9,164 square feet of commercial space, and 55 parking spaces. Two of the subject properties are currently owned by the applicant and proposed developer, Jeff Grundahl (214 E. Main, LLC). The other property is currently under contract for purchase by Jeff Grundahl, but owned by Five Families, LLC.

The project is proposed to be located directly east of the Mount Horeb Telephone Company building on the block bounded by East Main Street, North 3rd Street, North 2nd Street, and the public alley. This block and its counterpart on the southern side of East Main Street serve as a transitional area of downtown development patterns. This includes blocks to the west featuring zero setback buildings and contiguous block faces that transition to the east to feature mixed setback former residential structures that have been converted into commercial businesses or mixed-use buildings. North of the subject properties and public alley also features a transition of development patterns into mixed residential neighborhoods and off-street parking lots.

Today, there are two existing structures and a vacant lot that occupy the subject properties. If approved, the two structures would be removed from the site to accommodate the proposed project. A Certified Survey Map has been submitted to combine the three existing parcels into one new parcel to facilitate the development. The new parcel would be 31,653 square feet or 0.73 acres. This process is proposed to occur simultaneously with the General Development Plan to ensure the Village's standards are met.

The proposed mixed-use building is a combination of market rate multi-family apartments (8 studio units, 26 one-bedroom units, and 10 two-bedroom units) above leased commercial space (9,164 sf). In-building vehicle parking (55 stalls) and bicycle parking (44 stalls) are provided for residential tenants on the ground floor. On-street parking is proposed to be utilized for residential guests and commercial patrons. Pedestrians would have access to the site from a planned sidewalk extension/connection along both East Main Street and North 3rd Street.

Vehicle access to the in-building parking area (55 stalls) would be provided via ingress only from 3rd Street and egress only to the public alley within an interconnected parking area. Within the parking area, 12 of the stalls will be stacked (i.e. double loaded), meaning that 6 stalls will be directly accessible from the drive aisle and the other 6 can only be accessed through the front row parking stalls. Per the applicant's submitted materials, the double loaded parking stalls are proposed to be leased to residents of the two-bedroom units.

A further breakdown of the proposed project by floor is provided below:

- 1st Floor = no dwelling units, 9,164 square feet of commercial space, 55 in-building vehicle parking stalls, and 44 in-building bicycle parking stalls
- 2nd Floor = 22 dwelling units
- 3rd Floor = 22 dwelling units

The proposed project is a redevelopment because there are existing structures on two of the lots. The subject properties are surrounded by existing development, and each are served by existing Village utilities and services. The subject properties generally slope downward from north to south, so the frontage on East Main Street is at a lower elevation than that of the northern portion of the site. This creates a situation where the building is proposed to be 41 feet tall at its peak along East Main Street, but only 35

feet tall at its peak along the rear alley. Additionally, a proposed building façade stepback has been employed to recess a portion of the 3rd floor along East Main Street and the portion of the 2nd and 3rd floors along the rear alleyway. This technique is used in buildings throughout Dane County to create an appearance at ground level of a smaller structure because the upper story is less visible from street view with the recessed façade.

Further, like many structures in Mount Horeb, in-building parking is proposed. This design technique is employed to screen the parking from view, eliminate the need for surface parking, control vehicle access to and from the building between two different access points (alley and North 3rd Street), and provide the ability to build above the parking area. The downtown setting is distinctly different than many other areas of the Village in that its more densely developed, has greater pedestrian connectivity, and the majority of parking occurs on-street or within public off-street parking lots. The proposed project aims to provide residential tenant parking within the building, but residential visitors and commercial patrons will utilize on-street or public off-street parking lots. This approach is utilized throughout downtown.

The proposed mixed-use building is unique and desirable for Mount Horeb. It features both leased commercial space and multi-family apartments within the same structure. While common in older structures within the downtown area and new structures throughout other communities in Dane County, only a few new mixed-use buildings have been proposed and approved within Mount Horeb. This type of development in this location also provides great benefits to the new residents where they can walk to nearby amenities (shopping, services, recreation, the Military Ridge Trail, parks, etc.), while also providing commercial spaces to support the economic vitality of downtown Mount Horeb.

The project has conceptually been brought before the Plan Commission in June and July for review and comment, a Neighborhood Meeting was held in August to provide public review and comment, and a public hearing and the General Development Plan (GDP) was considered at the October Plan Commission meeting.

The revised General Development Plan (GDP), if approved by the Village, would establish the new zoning on the subject property. The developer has also submitted the Specific Implementation Plan (SIP) for the project to be considered at the November Plan Commission meeting. The SIP staff report has been provided separately.

Analysis

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

Land Use

The subject properties are currently zoned Central Business (CB). The property will be using the Central Business (CB) zoning district as the underlying district under the Planned Development zoning.

Section 17.43(2) lists the permitted and conditional principal and accessory uses of the CB zoning district. Currently, the CB district permits residential under the Commercial Apartment accessory land use category, requiring a commercial component on the first floor above the residential. Commercial land uses such as Office, Personal or Professional Services, Indoor Sales or Service, and Indoor Commercial Entertainment are permitted and conditional principal land uses in the CB zoning district.

The Commercial Apartment land use is defined in Section 17.20(8)(a) as: "Commercial apartments are dwelling units which are located above the ground floor of a building used for a commercial land use…, most typically an office or retail establishment. The primary advantage of commercial apartments is that they are able to share required parking spaces with nonresidential uses."

The required standards associated with the Commercial Apartment land use include:

- The gross floor area devoted to commercial apartments shall be counted toward the floor area of a nonresidential development.
- A minimum of one off-street parking space shall be provided for each bedroom within a commercial apartment. Parking space provided by nonresidential land uses on the site may be counted for this requirement with the approval of the Zoning Administrator.

Accessory land uses are defined in Section 17.20(8) as: "land uses which are incidental to the principal activity conducted on the subject property." In recognition of this definition, the proposed Planned Development would have to change Commercial Apartments from an accessory land use to a permitted by-right principal land use. All other existing permitted and conditional principal, accessory, and temporary land uses in the CB district would remain the same. This would include opportunities for office, retail, restaurants, etc. to be located within the ground floor commercial areas. As often occurs when there are multiple uses proposed for a single building or property, a project can have two principal uses (residential and commercial).

There is no current residential density requirement specified for the Commercial Apartment land use. However, it is listed as an accessory use, indicating that it is incidental to the principal activity being conducted on the subject property. In other cases of new mixed-use projects in Mount Horeb, the Village has utilized the approach of interpreting the ordinance to regulate density of mixed-use buildings through the Apartment land use (Section 17.20(1)(a)7.), which has 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.

As identified below, flexibilities will need to be approved within the PUD related to changing the Commercial Apartment land use from accessory to principal and related to the Apartment land use's density standards of no more than 8 dwelling units per building. To note, the Apartment land use is an exclusively residential use with no commercial component. Within the PDD, it is not proposed to be a new permitted principal land use. The Village has expressed a strong desire for commercial space to be located on the ground floor along Main Street and thus, the Commercial Apartment standards would still require that to be the case. If the Apartment land use were to be granted zoning flexibility through the PDD and be an additional principal land use, then, in theory, the ground floor could be utilized as residential space, which is not desired by the community.

Bulk Dimensional Standards

Section 17.43(7) provides the bulk dimensions for the CB district:

Lot and Density Requirements**		
	Village Standards	Proposed
Min. Lot Area	2,000 sf	31,653 sf
Min. Lot Width	24’	253’
Min. Street Frontage	N/A	378’
Max. Number of Floors	4 floors	3 floors
Min. Building Height	20’	41’
Max. Building Height	50’	41’
Max. Impervious Surface Ratio	100%	98%
Max. Floor Area Ratio	3.00	2.36
Max. Building Size	N/A	74,701 sf
Building and Pavement Setbacks**		
	Village Standards	Proposed*
Min. and Max. Front or Street*	0’	6’
Min. and Max. Side (residential)*	0’	N/A
Min. and Max. Side (nonresidential)*	0’	1’
Min. Rear (residential)	0’	2’
Max. Rear (nonresidential)	0’	N/A
Min. Accessory Side	5’ (property line and alley)	N/A
Min. Accessory Rear	5’ (property line and alley)	N/A
Min. Paved Surface (all sides)*	0’	0’ (east), 1’ (west), 0’ (south), 2’ (north)
Min. Building Separation*	0’	1’

*Maximum permitted setback of 0 feet, expect where permitted by the Plan Commission as an essential component of site design.

** The proposed project meets all of the bulk standards of CB zoning district listed above. Exceeding the maximum front or street setback, side setback, paved surface setback, and building separation can be approved as proposed if the Plan Commission determines that the proposed approach is an essential component of the site’s design.

The Village Building Inspector and Fire Department provided comments on the proposed project, particularly the proposed one-foot separation between the new structure and the existing Mount Horeb Telephone Company (MHTC) building. Fire separation walls that are used for zero lot line situations will be required to meet all standards of the Building and Fire Codes. Additionally, the Fire Department has recommended that a fence be utilized within the one-foot separation area to avoid people or animals being able to access this area. If the GDP is approved, the applicant has provided a proposed solid metal gate between the two buildings as part of the SIP step.

Parking

Throughout downtown, off-street parking is not required because of the unique characteristics of this area where nearby on-street parking and public/private off-street parking lots accommodate the parking demand. Per Section 17.43(7)(b)5., on-site parking is not required in the CB District, unless identified as a requirement for a conditional use permit or planned development.

Parking Requirements in the CB Zoning District			
	Village Standards	Village Standards Based on Proposed Project	Proposed On-Site Parking Provided
Dwelling Units	None	-	55 in-building spaces
Commercial Standards	None	-	
	Total	0 spaces	55 spaces

Section 17.20(8)(a) provides the minimum required off-street parking spaces for the Commercial Apartment land use. This section states, "A minimum of one off-street parking space shall be provided for each bedroom within a commercial apartment. Parking space provided by nonresidential land uses on the site may be counted for this requirement with the approval of the Zoning Administrator."

Parking Requirements for Commercial Apartment Land Uses			
	Village Standards	Village Standards Based on Proposed Project	Proposed On-Site Parking Provided
Dwelling Units	1.0 space/bedroom	54 bedrooms = 54 spaces	55 in-building spaces
	Total	54 spaces	55 spaces

Section 17.132 provides the minimum required off-street parking spaces for all other areas of the Village that are not zoned Central Business. Although there are no parking minimums in the CB zoning district, the Village may require parking as condition for approval associated with a planned development. While the table below does not illustrate the parking requirements for a proposed project within the CB zoning district, it provides the parking standards that would apply to the project in other areas of the community for context purposes.

Parking Requirements Outside of the CB Zoning District			
	Village Standards	Village Standards Based on Proposed Units	Proposed On-Site Parking Provided*
Efficiency Unit	1.0 spaces/unit	8 units at 1.0 spaces/unit = 8 spaces	55 in-building spaces
One-Bedroom Unit	1.5 spaces/unit	26 units at 1.5 spaces/unit = 39 spaces	
Two- Bedroom+ Units	2.0 spaces/unit	10 units at 2.0 spaces/unit = 20 spaces	
General Commercial Standards	1 spaces/300 sf	9,164 sf = 30 spaces	
	Total	97 spaces	55 spaces

Over the years, minimum off-street residential parking minimums have been applied in a variety of ways in downtown Mount Horeb:

- Many of the older mixed-use buildings along Main Street do not provide on-site residential tenant parking and instead rely on both on-street and off-street public parking lots to supply the associated parking demand.
- For new construction (Hoff Mall and Front Street Station), alternative approaches have been taken. The approved Hoff Mall project includes 42 total dwelling units and 51 parking stalls (1.2 stalls per

dwelling unit). The approved Front Street Station project includes 94 in-building parking stalls for 63 total dwelling units (1.5 stalls per dwelling unit). The Hoff Mall project provides the same residential on-site parking ratio as the proposed project, while Front Street Station has a higher residential on-site parking ratio than the proposed project.

To better understand the parking situation downtown, the Village commissioned a Downtown Parking Study. That study found that there is not a parking problem downtown. According to the Village's 2024 Downtown Parking Study, "there is a noted healthy downtown parking surplus (based on the current demand) that's evident when looking at the occupancy of public parking. Most public lots hovered around or below 50% filled in nearly all surveys."

The study further separated the downtown area into zones for analysis purposes in respect to potential redevelopment that could take place. The proposed project is located within Zone C within the Study. In Zone C, the Study found that there are currently 46 off-street spaces with 30% of the spaces filled during the non-event day peak period, and there are 42 on-street spaces that were 29% filled during this period. In total, that meant that there was a surplus of 25 parking spaces in off-street lots and 24 on-street spaces within Zone C.

The Study estimated that 10,000 square feet of new commercial space could potentially be added within this zone and that new commercial space could generate a parking demand at around 1 stall per 370 square feet. This would be an increased demand of 27 spaces. To note, the parking analysis also factored in 6 new parking spaces for residential tenant use within Zone C, which added an additional 6 spaces to the total increased demand (33). In total, the Study found that if a parking demand of 33 new parking spaces were generated by future redevelopment in this zone, the parking network would still have a surplus of 16 spaces during the non-event peak period. The proposed project includes 9,164 square feet of commercial and removes approximately 4,600 square feet of existing commercial space within the two structures today. The result is an increase of 4,564 square feet, which is approximately 5,436 square feet less than the Downtown Parking Study estimated for new commercial space to be added within Zone C. Based on the findings of the Downtown Parking Study, there is sufficient capacity within this area to accommodate the new commercial demand proposed during the non-event peak period.

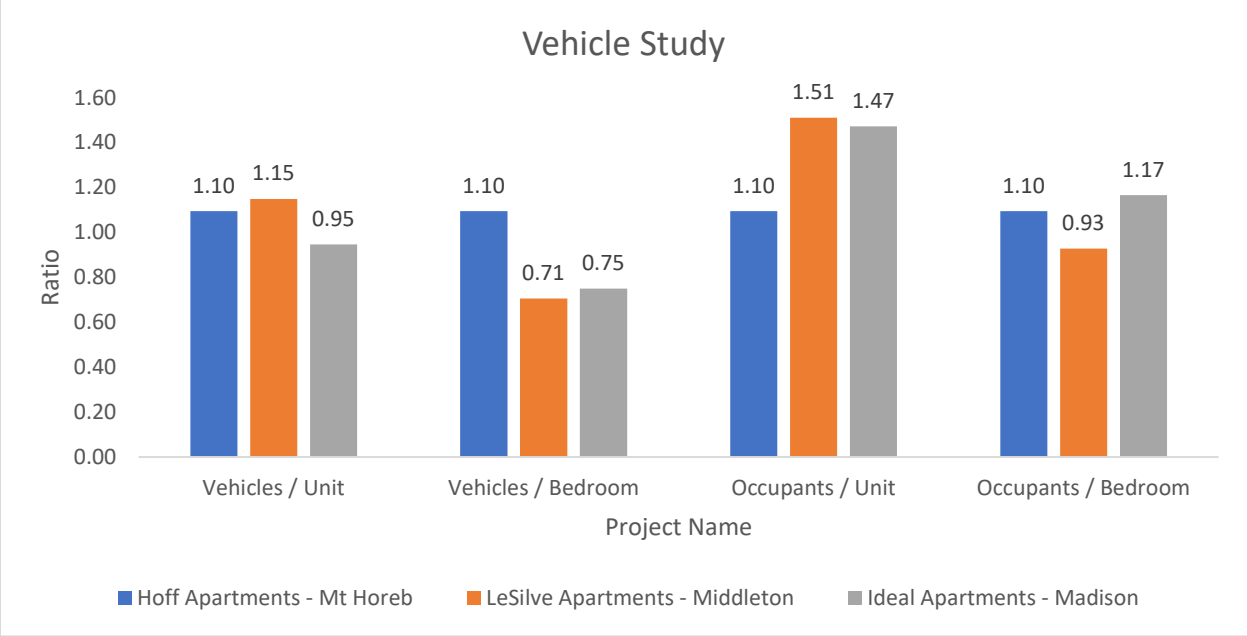
Additionally, no on-site parking is proposed for use by residential visitors. As documented within the Downtown Parking Study, there is sufficient existing surplus of off-street and on-street parking spaces that could be utilized to accommodate this demand.

The proposed project provides 55 in-building parking spaces for 44 total residential units, which is a ratio of 1.25 stalls/unit. Additionally, there are a total of 54 bedrooms proposed within the 44 total residential units, which is a ratio of 1.02 stalls/bedroom. Finally, there are a total of 44 bicycle parking stalls proposed within the in-building parking area, which is a ratio of 1.0 bicycle parking stalls/unit.

Furthermore, one reason why parking demand may be lower downtown than in other areas of the community can be attributed to the demographic make-up of those choosing to live within a downtown setting. According to the Dane County Regional Housing Strategy, in 2021, rental-occupied household sizes were smaller across Dane County than owner-occupied units (2.47 owner-occupied verses 1.98 rental-occupied). While admittedly anecdotal and not based on a study or quantitative analysis, the personal preferences of those choosing to live within a more urban setting (such as the proposed project) may be different than those choosing to live in a more suburban setting in other areas of the Village. For those looking to live within walking distance of many different amenities and a more densely developed

portion of the community, renters may be more likely to make the tradeoff for less parking and only have one vehicle. These residents may also skew less middle age and reflect older occupants looking to downsize or young professional occupants looking for a low maintenance living opportunity.

The developer has collected data and provided a parking analysis from existing projects managed by Gallina Properties in Dane County. It found that the actual occupants per bedroom for each of these projects was between 0.93-1.17 and the actual vehicles per bedroom was between 0.71-1.10. This data helps illustrate that there is potentially a lower demand for parking than the existing Village parking requirements (for other areas outside of the CB zoning district).



Source: Gallina Properties, 2025

An additional resource that can assist in determining the anticipated parking demand associated with a project like this includes the Institute of Transportation Engineer's (ITE) Parking Generation Manual. According to the ITE Parking Generation Manual, 6th Edition, 2023, the ITE Land Use Code 221 (Multi-Family Housing) has an average rate of parking demand expected to be generated at 1.23 vehicles per unit. This ratio is in line with the proposed project.

In total, it would be insufficient to assume that all of the proposed project's parking demand could be met by the off-street and on-street parking supply that exists within downtown Mount Horeb today. However, based on the number of available off-street and on-street parking spaces identified within the Downtown Parking Study, the demand associated with the proposed project's commercial space and residential visitors could be accommodated.

When it comes to the residential tenant parking demand associated with the proposed project, a reduced parking ratio may be best suited as the standard for a project such as this (lower than the Village's parking standards for other areas of the community outside of the CB zoning district). This may be appropriate for a number of reasons: 1) the downtown is a vibrant place designed for people not cars and parking lots, as evidenced by the Comprehensive Plan, Downtown Plan, and the Central Business zoning district's purpose statement and parking requirement, 2) the Downtown Parking Study indicates a surplus of

available supply to support residential visitors and commercial patrons, 3) downtown renters may be more likely to be one car households, and 4) national average data suggests that the existing Village parking requirements (for other areas outside of the CB zoning district) are higher than the demand associated with multi-family uses.

As noted above, per Section 17.43(7)(b)5., on-site parking is not required in the CB District, unless identified as a requirement for a conditional use permit or planned development. As the Plan Commission considers that amount of parking needed for this project, one of the following standards could be applied:

- **Central Business Zoning District Parking Standards: None**
  - Proposed development exceeds the minimum parking requirements by 55 spaces
- **Commercial Apartment Land Use Parking Standards: 1 space per dwelling unit**
  - Proposed development meets the minimum parking requirements (54 required and 55 provided)
- **Village Parking Standards (outside of the CB Zoning District): 1 space per studio unit, 1.5 spaces per 1-bedroom unit, and 2 spaces per 2+ bedroom unit, and 1 space per 300 square feet of commercial area**
  - Proposed development would need an additional 42 spaces (97 required and 55 provided)
- **ITE Land Use Code Parking Averages: 1.23 spaces per dwelling unit**
  - Proposed development meets the minimum parking requirements (1.23 spaces per 44 dwelling units = 54 required and 55 provided)

As indicated within the proposed Village Planner's Recommendations Regarding the GDP below, I would recommend that the project be required to meet a 1.25 spaces per dwelling unit standard (no additional stalls required) and meet a 1.0 bicycle parking spaces per dwelling unit standard (no additional stalls required).

Central Business Zoning District

Section 17.43(1) includes the purpose statement of the Central Business Zoning District. It states, "This district is intended to permit both large- and small-scale downtown commercial development at an intensity which provides significant incentives for in-fill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, minimum landscape surface ratios (LSRs) permitted in this district are much lower than those allowed in the Planned Business and General Business Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street. No requirements for on-site landscaping or parking are required in this district. This district is strictly limited to the central Village locations. This district is intended to provide an alternative, primarily in-fill development, designation for commercial activity to the Planned Business (PB) District to assist in maintaining the long-term viability of the central Village."

As noted above, the proposed project reflects many attributes of the purpose statement including being a redevelopment project, containing a combination of commercial and residential within a mixed-use building, utilizing the entire proposed lot, and assisting to maintain the long-term viability of the central Village. It also states that no direct access should be taken from a local residential street or residential collector street. After confirming with the Village Engineer, there is no official Village map that depicts street classifications. The Village Engineer views the portions of 2nd and 3rd Street directly adjacent to the lots that front onto Main Street as not falling within the classification of a local residential street or

residential collector street. He views each street as a local residential street north of the existing alley in the rear of the subject properties. As such, the proposed project is consistent with the purpose statement of the Central Business District.

Further, in Section 17.43(8), there are a special set of standards that apply within the Central Business Zoning District. This includes, "No person shall perform, cause, or permit the exterior construction, alteration or remodeling or the removal, movement, or demolition of any building, structure, or other improvement on premises located within the CB Central Business District without determination from the Plan Commission that the proposed development or alteration corresponds with the typical existing layout of the Central Business District and is compatible with the existing characteristics of the area and/or original design of the improvement. In its determination, the Plan Commission shall take into consideration the special character of the downtown and shall promote the preservation of the traditional Main Street facade and its elements of design and architectural features. Those features would include, but would not be limited to,: building width, the rhythmic characteristic pattern of bays or windows, building heights, horizontal bands or elements, proportions of new buildings to old, proportion and window proportion, rhythm of solids and voids, materials and color, parking, and side, front and rear setbacks. All considerations will promote the historic and architectural qualities of the downtown and act to preserve its original distinctive character."

This standard is best applied in the Specific Implementation Plan (SIP) stage, because it deals with the detailed design characteristics of the structure. However, there is inherent overlap between the building's design and the General Development Plan.

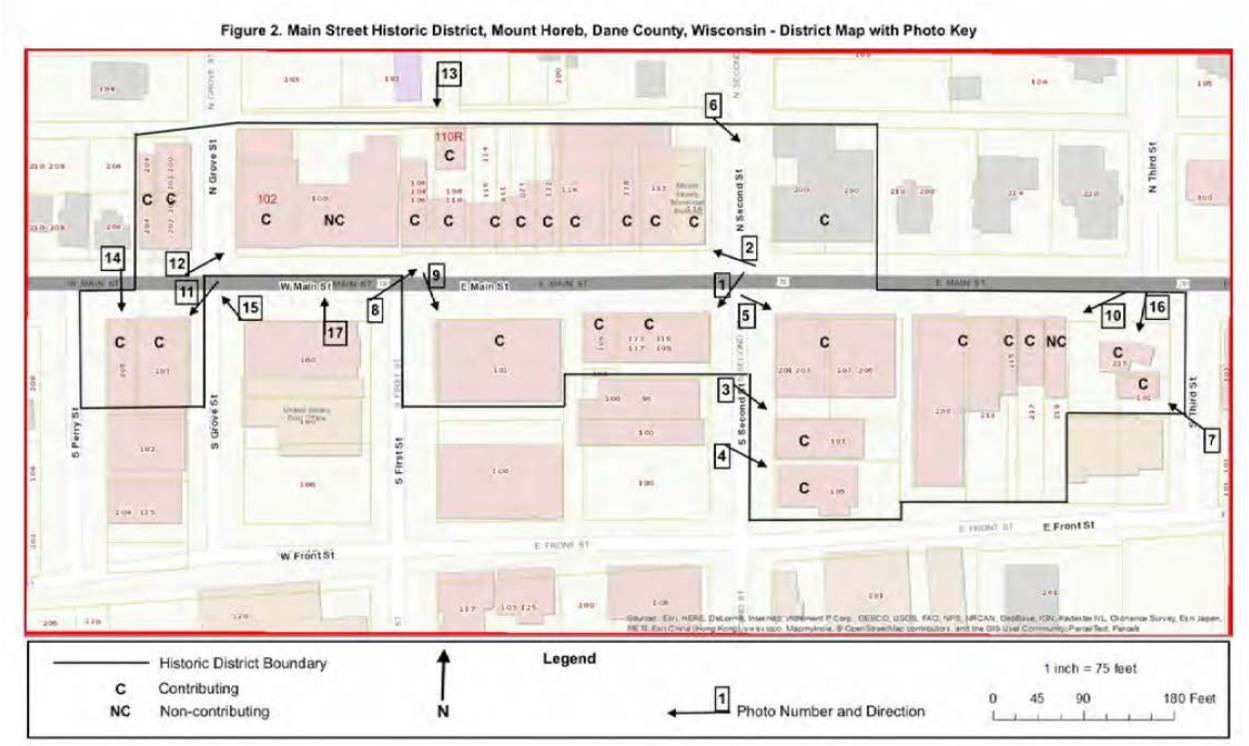
As noted above, the proposed project meets the vast majority of the Central Business District's land use and bulk dimensional requirements. There are flexibilities required to accommodate certain aspects of the project such as the number of dwelling units per building and Commercial Apartments being a permitted principal land use. There is also a parking standard determination to be made by the Plan Commission.

While this project is unique, it also features many elements of other recently approved and/or constructed projects in Mount Horeb. This includes ground floor level in-building parking (Hoff Building, Duluth Trading Company Headquarters, Front Street Station, and 1881 Springdale Street), similar densities (Hoff Building and Front Street Station), and mixed-use commercial and residential buildings (1881 Springdale Street). It is also shorter in height than Front Street Station (60 feet), Duluth Trading Company Headquarters (85 feet to peak), the Hoff Building (47 feet), and the Opera House (35 feet to gutter, 50 feet to peak).

Historic Designation

Downtown Mount Horeb was designated by the United States Department of the Interior as a Main Street Historic District in 2019. The district includes 29 total structures within six blocks of downtown Mount Horeb. Below is a map of the district from the nomination forms. The subject properties are not included within the district.

Figure 2. Main Street Historic District, Mount Horeb, Dane County, Wisconsin - District Map with Photo Key



Source: Village of Mount Horeb Main Street Historic Designation nomination, 2018.

The Village's last historic survey was completed in 1997. The survey included both 212 and 220 East Main Street and found that neither structure is eligible for historic designation. 212 East Main Street is considered to be a contributing element in the potential locally-designated Main Street Historic District, but 220 East Main Street is not a contributing element. Below are excerpts from the survey related to the subject properties.

- 212 East Main Street. This frame Foursquare house was erected for Elef Severson in 1910 (Village of Mount Horeb Tax Rolls). It is a fine and intact example of a Foursquare and features cottage windows with leaded glass. The house remained in the Severson family until 1964, when William and Muriel Olson purchased it for their florist shop (Mount Horeb: Presettlement to 1986, p. 30). Olson's Flowers was still in the building in 1996. The Olsons put an addition on the rear and east of the building. This property was owned by Elef Severson from 1910 until at least 1935, by John Severson from at least 1940 until at least 1945, by Emma Severson from at least 1950 until 1964, and by William and Muriel Olson since 1964. The Severson House is not individually eligible for historic designation, but is a contributing element in the potential locally-designated Main Street Historic District.
- 220 East Main Street. This frame two-story cube house was probably built by carpenter Ole Granum in 1883 to serve as his residence (Village of Mount Horeb Tax Rolls; Blue Mounds Weekly News, October 23, 1883). Railroad and telegraph agent Albert W. Gordon and his wife Elizabeth bought the house in 1886 (Blue Mounds Weekly News, May 12, 1886). Gordon was the son of Madison architect J.O. Gordon, who designed the Mount Horeb Opera House. The Gordons substantially expanded this house in 1896 (Village of Mount Horeb Tax Rolls). The Gordons lived in the house until at least 1907. A later resident was Teman Gordon, who resided here from 1911 until his death in late 1920; it remained in his family until at least 1940 (Village of Mount Horeb Tax Rolls). William and Muriel

> Olson bought the property circa 1975, opening the Christmas gift shop in the building in 1977. The Olsons put a large addition on the front of the building in 1987 (building permit, July 15, 1987). This property was owned by Ole Granum from 1883 until 1886, by Albert W. Gordon from 1886 until 1908, by Ben Erbe from 1908 until 1911, by Teman Gordon (and later his estate) from 1911 until at least 1940, by Roy Fink from at least 1945 until at least 1955, by the American Legion in 1960, by James Scott in 1965, by Zwald Properties in 1970, and by William and Muriel Olson since at least 1975. The Granum/Gordon House is not individually eligible for historic designation, and is a noncontributing element in the potential locally-designated Main Street District.

Further, Section 17.17 is the historic preservation portion of the Zoning Ordinance. This ordinance establishes the Historic Preservation Commission to oversee locally-designated historic structures. Today, there are no locally-designated historic structures or sites in Mount Horeb. The subject properties and proposed project do not require conformance with Section 17.17.

PDD Zoning District

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility and control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns.
- General Development Plan (GDP) to establish the unique zoning district.
- Specific Implementation Plan (SIP) to approve design and operation details.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required. The SIP submittal requires all of the details of development, including specific exterior materials and colors, floor plans, detailed exterior lighting plans, and detailed landscaping plans.

Section 17.49 includes the purpose statement of the Planned Development District. It states:

> "The purpose of this section is to provide regulations that govern the procedure and requirements for the review and approval, or denial, of proposed planned developments, and to provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. The regulatory framework for planned developments is designed to encourage and promote environmental quality by allowing for greater freedom, imagination and flexibility in the development of land while ensuring substantial compliance to the basic intent of this chapter and the Comprehensive Plan.
>
> Planned developments are intended to provide incentives for development and redevelopment in areas of the community that are experiencing a lack of significant investment. Furthermore, planned developments are designed to forward both the aesthetic and economic development objectives of the Village by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements. In exchange for such flexibility, the Planned Development

shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.

Planned Developments have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this chapter. In addition to such potential, Planned Developments also have the potential to create undesirable impacts on nearby properties which potentially cannot be determined except with a binding site plan, landscape plan and architectural plan, and on a case-by-case basis. In order to prevent this from occurring, all Planned Developments are required to meet certain procedural requirements applicable only to Planned Developments, in addition to the general requirements of this chapter. A public hearing process is required to review a request for a Planned Development. This process shall essentially combine the process for a Zoning Map amendment with that required for a conditional use, with several additional requirements."

Through the Planned Development process, the project must follow the required process steps, and the Plan Commission must determine if the development warrants greater freedom, imagination and flexibility, while still being substantially compliant with the basic intent of the Zoning Ordinance and Comprehensive Plan. The Plan Commission has determined this to be the case for more than ten projects in the past five years. One of the driving factors for the Zoning Ordinance rewrite process was to reduce the frequency and consistent need for utilizing the Planned Development process.

Other applicable Planned Development District standards include:

- Permitted within all zoning districts
- No minimum area requirement for redevelopment or infill projects
- Flexibilities may be granted from the underlying zoning district associated with land use, density and intensity, bulk dimensional standards, landscaping, signage, parking and loading, and lot, block, and street configuration requirements.
- Flexibilities must be identified within the General Development Plan (GDP)

PDD Criteria For Approval

The following criteria for approval are outlined within the PDD Section 17.49 (analysis provided with underlined text):

- Character and intensity of land use. In a Planned Development District, the uses proposed and their intensity and arrangement on the site shall be of a visual and functional character, which:
    - Is compatible with the physical nature of the site with particular concern for preservation of natural features and open space.
        - The subject properties include two structures and a vacant lot. Dating back to the 2017 Downtown Plan, it has been envisioned that the vacant lot would be redeveloped. Additionally, the subject properties are surrounded by existing development. This block of East Main Street and its counterpart to the south includes a transition of development patterns today from zero lot line, fully built out mixed-use buildings to the west and former residential structures that have been converted into commercial uses or mixed-use buildings to the east. The proposed project would create a uniform street edge along East Main Street and wrap that around a portion of North 3rd Street. The proposed building's East Main Street façade is broken up visually utilizing articulation to appear as multiple smaller

buildings and portions of the façade employ a stepback to give the visual appearance of a shorter building from the street and alley.

- Produces an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality and complies with the Master Plan, including any residential density limitations, for the area as established by the Village.
  - As discussed above, the proposed project would require flexibility from the Zoning Ordinance's standards for dwelling unit density. As discussed below, the proposed project can be viewed as consistent with the Comprehensive Plan, but that will ultimately be a determination made by the Plan Commission. There are no residential density limitations within the Comprehensive Plan for this area as it was envisioned that any redevelopment would require some flexibility related to what could be developed on a given a site.

- Will not adversely affect the anticipated provision for school or other municipal services.
  - The subject properties are currently served by municipal services. See the Village Engineer's Report for more information on traffic and stormwater. It is anticipated that very few, if any, school-aged children will reside in the project given that 34 of the proposed 44 units will be studio or one-bedroom apartments. Based on Village staff discussions with the School District, it is unlikely that any adverse impacts will be created for the area schools.

- Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.
  - See the Village Engineer's Report for more information on traffic impacts. As discussed above, the Downtown Parking Study identifies capacity to support the proposed project's residential visitors and commercial patrons. The residential in-building parking standards must be determined by the Plan Commission.

- Economic feasibility and impact. The petitioner shall provide evidence satisfactory to the Village Board that the proposed development is economically feasible, that the developer has adequate available financing, and that the development will not adversely affect the economic prosperity of the Village or the values of surrounding properties.
  - The Village's economic development consultant prepared an Economic Impact Analysis of the proposed project in July 2025. It found that the initial construction of the $20 million dollar project will have direct and indirect employment impacts and gross outputs. Further, if found that the potential assessed value following construction could be upwards of $15,400,000, yielding nearly $250,000 in property taxes each year. Today, the subject properties have a combined assessed value of $714,700 and generate $11,428 in property taxes annually. Finally, it found that the potential new residents that live within the proposed project could generate a significant economic boost in new spending within the downtown area to support existing and new local businesses. To note, this analysis was based on the size of the previous proposal, and some figures may be subject to change with the proposed project as it is presented today.

- The applicant has developed several other projects within Mount Horeb and across Dane County. The Village Board will ultimately have to make the determination on the economic feasibility of the developer and their financing.

- Engineering design standards. The width of street rights-of-way, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage, or other similar environmental engineering considerations shall be based on determinations approved by the Village Engineer as to the appropriate standards necessary to implement the specific function in the specific situation; provided, however, in no case shall such standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
  - See the Village Engineer's Report for more information on traffic impacts.

- Preservation and maintenance of open space. In a Planned Development District, not less than 15% of the total land area of such district shall be designated as open space and adequate provision shall be made for the permanent preservation and maintenance of such open space either by private reservation or dedication to the public. In the case of private reservation, areas of open space shall be protected against building development by conveying to the Village, as a condition for project approval, an open space easement over such open areas restricting any future building or use except as is consistent with such easement.
  - Provision shall be made to landscape open space for the aesthetic and recreational benefit of the development.
  - The care and maintenance of such privately reserved open space shall be assured by establishment of appropriate management organization. The manner of assuring maintenances shall be included in the title to each property in the development.

  - The Village has approved multiple PDDs within the Central Business District and haven't required a minimum of 15% open space (Duluth Trading Company Corporate Headquarters, Front Street Station, Hoff Building). This standard makes sense when considering a greenfield project that typically has additional space within the site to accommodate such open spaces. I believe the intent of this provision was to ensure that greenfield development projects fit the context of the development patterns in the area. A downtown redevelopment project is distinctly different than that. It would not fit the context of the existing development patterns in the area to require open spaces, nor would it be possible in many circumstances given site constraints experienced with most redevelopment projects. This requirement would also be counter to the Zoning Ordinance's purpose statement and standards within the Central Business District, which require zero setbacks and full use of the property.

Traffic and Stormwater
Please refer to the Village Engineer's Report on these items.

Comprehensive Plan
The Village's 2022 Comprehensive Plan designates the subject properties in the Central Mixed Use land use category which is defined as "intended for pedestrian-oriented commercial, office, community facility, and upper story residential uses in a "downtown" setting, with on-street parking and minimal building setbacks. The Central Mixed-Use land use category includes the historic downtown area. The existing Village zoning district that is most appropriate to implement this future land use category is the Central Business District (CB)."

Further, the Comprehensive Plan indicates a set of policies and programs for the Central Mixed Use land use category, including:

- Continue to implement the recommendations of the Downtown Redevelopment Plan.
- Promote downtown as a tourist, commercial, civic, and social center.
- Work with downtown property owners and businesses to preserve, renovate, modernize, and put to active use historically significant buildings.
- Support the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, neighborhood retail and services, and community uses.
- Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.
- Protect the unique quality of downtown by requiring buildings to be at least two stories with a zero-lot line front setback.
- Promote truly mixed-use development with residential above the first floor and design oriented to pedestrian and not automobiles.
- Consider rewriting the Village Zoning Ordinance to establish permitted by-right mixed-use land uses in the Central Business District, potentially increasing maximum height for buildings to 72 feet for flat roofs and 85 feet with pitched roof with stepback requirements for any building exceeding four stories or 50 feet in height, and improve the historic preservation standards in this district.

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

- Support mixed use development projects as designated on the Future Land Use Map that integrate non-residential and residential uses into high-quality, unified places.
- 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.
- Encourage residential uses be incorporated into upper-story downtown buildings, infill, redevelopment, and new commercial/office development to increase the viability and vitality of the community.

The Village's overarching vision statement states: "In 2042, 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."

Additionally, the plan's overarching goals include:

- Grow responsibly through well-planned, orderly, coordinated, and high-quality development, while maintaining the community's character, look, and feel.
- Promote a future land use pattern containing a mix of uses and building types, while respecting the Village's historic character.
- Encourage infill and redevelopment within the Village, while also providing opportunities for new housing, business, and industrial development along the periphery.
- Protect and preserve the important natural resources in and around the Village.
- Increase the types and affordability levels in the Village's housing stock.
- Emphasize intergovernmental communications and cooperation in planning efforts.
- Enhance the sense of community and recreational opportunities within the Village.
- Ensure the provision of high-quality services and excellent schools.

The Plan Commission will have to determine if it believes that the proposed project is consistent with the adopted Comprehensive Plan. There are many components of the proposed project that align with the plan's land use category, goals, objectives, and strategies, vision, and overarching goals. However, the idea of preserving and maintaining the Village's community character, aesthetic look, and feel are inherently subjective and can have a different meaning to each individual based on their viewpoint. The plan does not define what Mount Horeb's community character is, but does provide terms gathered during the process that residents used to describe it:

- Tight knit community where you run into people you know on the street
- Attractive and aesthetically unique, not a suburban feel
- Small-town fee with cultural connection and sense of place
- Walkable
- Historic and active downtown
- Community is built around the schools
- Civic engagement
- Significant natural resource and recreational opportunities
- High quality of life

As the primary author of the Comprehensive Plan, I believe that the intent of the plan was to enable and promote redevelopment, create new housing and commercial opportunities, grow the local tax base, foster new high-quality mixed-use development, encourage walkability, and grow the local economy.

Downtown Plan

In 2017, the Village adopted the Downtown Redevelopment Plan. The plan's vision statement states that the Village will "Create a healthy mix of downtown businesses and residences (destination retail, food, beverage, service, entertainment, and single/multi-family housing) that will serve as a magnet for local residents and tourists/travelers."

The plan identified key themes that are the focal points in supporting growth of businesses, branding, marketing, and promotion. Those themes include trolls, outdoor recreation, destination shopping, history/heritage, local food and agriculture, arts and artisans, indoor programming entertainment, and residential housing opportunities. Several of these align with the proposed project, including commercial space that could feature any number of new businesses fitting one or more of these themes, creating new

residential housing opportunities, and featuring design themes on the building's facade that speaks to the Village history and heritage.

Additionally, the identification of redevelopment opportunities was analyzed within the plan. While the plan does not identify all three of the subject properties for redevelopment, it does identify the currently vacant property directly adjacent to the MHTC building. The property is shown as a short-term redevelopment opportunity, though few other details are provided. Furthermore, within Map 3 (Downtown Plan – Proposed Land Use), there are three different proposed land uses shown along the block. This includes Government and Institutional for the MHTC building, Historic Downtown/Central Business for the currently vacant parcel, and Main Street Business for the two eastern parcels that currently have structures on them today. This does not exactly match what is shown within the Comprehensive Plan's Future Land Use Map that was updated in 2022 to designate all properties along the block as Central Mixed Use.

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 Central Business (CB) zoning district:

1. The **Permitted Principal Land Use** established for the CB district in Section 17.43(2) of the Zoning Ordinance permits Commercial Apartments only as an accessory land use. Multi-Family is proposed to be one of the principal land uses for this project and needs to become a permitted principal land use. The proposed use contains two principal land uses: multi-family (Commercial Apartments) and commercial (specific business types to be determined).

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 Multi-Family land uses. The proposed use is 44 units in one building.

Analysis of Requested Flexibilities

The project's proposed flexibilities are needed because of the existing Zoning Ordinance's stringent requirements for dwelling unit density and lack of modern mixed-use development standards.

While the Zoning Ordinance is currently being rewritten to address these specific types of situations and foster new housing and mixed-use opportunities, today the ordinance has stringent requirements on the number of units per building and structure of mixed-use buildings and land uses.

The project is also in 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.

In 2025, the Village completed a Housing Assessment to better understand the current market considering changes that have occurred since 2021. Some of the key takeaways from the assessment include:

- One-unit attached and one-unit detached housing makes up 85% of the Village's housing stock

- The current overall vacancy rate in Mount Horeb is 3.1%
- There is significant demand for new housing units in Mount Horeb (between 435-935 new units)
- Two of the largest age cohorts in the Village are residents age 15-24 and 55-64
- Both employment and labor have grown by approximately 35,000 over the last ten years in Dane County

In 2024, Dane County completed the Regional Housing Strategy. This included an analysis of the existing and projected housing situation, but also identified strategies, policies, and actions that could be taken to combat the existing housing situation. Below are several key data takeaways from that report.

Documented Housing Shortage:

- Dane County added 42,000 new households between 2010-2020, making it the fastest growing county in the state. However, only 34,000 new housing units were constructed during this time period.
- The number of jobs in Dane County grew by 14% between 2010-2021, adding over 38,000 new employment opportunities, which is more than double the rate experienced across the state during that time.
- Dane County's rental vacancy rate in 2020 was 3 percentage points below the national average and average rents have increased by 28% between 2010-2022.
- The fastest growing age groups within the Dane County between 2010-2020 included young adults (age 15-24) at 15% and retirees (age 55-74) at 31%.
- Homeownership rates across Dane County have decreased from 65% in 2010 to 59% in 2021.
- Between 2020-2040, Dane County is projected to add over 89,000 net new households or a 38% increase. That's almost 4,500 new households per year.
- Between 2020-2040, Mount Horeb is projected to add 1,831 new households and need 103 new housing units per year to keep up with projected demand.
- The 2024 Dane County Housing Strategy sets a goal of constructing 7,000 new housing units each year over the next 20 years to address forecasted household growth.

While the Village has approved several new housing projects within the last year, housing construction is not keeping pace with demand. This is a trend experienced across Dane County. The Regional Data Group recently released population projections for Dane County. The Capital Area Regional Planning Commission worked in partnership with the Madison Metropolitan Planning Organization, Dane County, City of Madison, and University of Wisconsin to produce the new projections (Regional Data Group). The analysis found that Dane County's current population (611,419) is projected to increase to 887,000 over the next 25 years (2050) or an average of 11,000 new residents per year. Specifically related to Mount Horeb, the projections indicate a potential of 1,034 new residents by 2030, 2,424 new residents by 2040, and 3,994 new residents by 2050. The Village of Mount Horeb's 2025 population is 8,006 according to the Wisconsin Department of Administration.

For further context, the Village's 2022 Comprehensive Plan projected an increase of 1,765 new residents between 2020-2040, which is about 660 fewer than what these new projections predict.

To help understand the housing situation in Dane County, I reached out to planners across Dane County that work for municipalities ranging in population from 8,000-13,000. Below is a summary of the number of new units permitted between 2020-2025 within each community that responded.

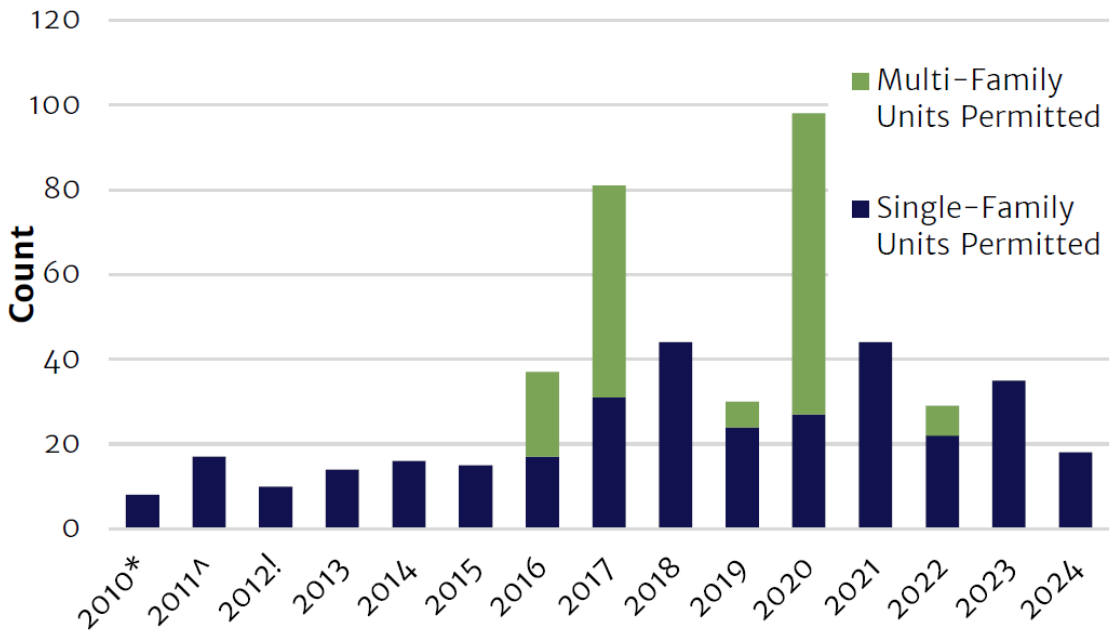
Municipal Population Comparison

Municipality	2025 Population*
Village of Mount Horeb	8,006
Village of McFarland	9,737
Village of Windsor	10,472
Village of DeForest	13,101
City of Monona	9,084
Village of Cottage Grove	9,470

*Source: Wisconsin Department of Administration, 2025.

Mount Horeb Unit Construction Trends (2025 Housing Assessment)

Figure 18. Unit Construction Trends



Number of Housing Units Permitted

Municipality	2020	2021	2022	2023	2024	2025 (to date)
McFarland	152	127	59	25	34	31
Windsor	79	204	222	142	150	No data
DeForest	64	241	126	244	443	No data
Monona	145	0	45	173	300	282
Cottage Grove	55	567	37	68	41	144

Source: Village of McFarland, Village of Windsor, Village of DeForest, City of Monona, Village of Cottage Grove.

The documented need for more housing and greater housing diversity in the Village is one reason that additional mixed-use and multi-family development is needed within Mount Horeb.

Additionally, as described throughout this staff report, the project can be viewed as being in alignment with the Comprehensive Plan and Downtown Plan, not adversely impacting the downtown parking or traffic situation as illustrated by the Downtown Parking Study and Traffic Impact Analysis, providing the ability to generate significant economic impact as illustrated within the Economic Impact Analysis, and helping to address the Village's and County's housing shortage as documented within Village's 2021 Housing Report, 2025 Housing Assessment, 2022 Comprehensive Plan, 2025 Dane County population projections, and the 2024 Dane County Regional Housing Strategy.

In my professional opinion, this project provides great benefits to the community, is supported by data, facts, findings, and studies, aligns with community plans and urban planning best practices, and addresses community challenges.

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 are reflective of the aesthetic look of the area. In particular, the façade is visually broken up to appear as though its four separate structures, utilizes a stepback along portions of the façade to create a visual appearance of a smaller structure, creates a uniform street edge along East Main Street on this block that is reflective of those blocks to the west, and promotes walkability and street activity.

2. **Project Layout:** The project layout works well within the confines of the existing development patterns surrounding it. The setbacks are reflective of buildings directly to the west, vehicle access is distributed between the rear alley and North 3rd Street offering opportunities to utilize both the North 2nd Street/Main Street intersection and North 3rd Street/Main Street intersection for ingress/egress, residential tenant parking is provided within the building, and pedestrian access is provided along East Main Street and North 3rd Street. The commercial portion of the proposed project directly fronts onto East Main Street, providing a more engaging and active street frontage than today.

3. **Project Scale/Number of Units:** The proposed GDP represents a density of 44 dwelling units on 0.73 acres – or about 60 dwelling units per acre. This is lower density in comparison to other previously approved projects downtown for the Hoff Building (100 units/acre) and Front Street Station project (85 units/acre). The inclusion of 9,164 square feet of commercial space approximately doubles the amount of commercial space provided on the properties in comparison to today (4,600 square feet existing).

   Overall, the building scale, while larger than that of the existing structures on-site and buildings to the east and north, is reflective of other structures in the downtown area. There is no denying that this would be a change in building size and scale from what's on the site today, in addition to being larger than the existing MHTC building to remain to the west. However, the reduction of the building height down to three stories is more keeping with the heights of the Village Hall and Opera House buildings directly to the west of the subject properties along Main Street. Additionally, the design aims to create a visual appearance from the street of a smaller structure utilizing variation in façade materials, recesses, projections, and stepbacks.

4. **Architecture:** The proposed GDP as depicted on the elevations has a flat roof which fits well in the context of the existing development patterns to the west, but is different than that of the structures

that exist to the east. Overall, variation in materials, façade heights, projections within the façade, glazing, and unit porches 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. See the Village Engineer's report for more information on traffic safety impacts.

6. **Landscaping:** The proposed GDP does not include landscaping and this is reflective of the downtown development pattern and Zoning Ordinance requirements.

7. **Lighting:** The proposed GDP does not include an exterior lighting plan. The specific lighting plan for the site will be reviewed as part of the SIP process.

8. **Signage:** The GDP proposes on-building wall signs for the building and future commercial tenants. The specific signage plan for the site may be submitted and reviewed as part of the SIP process.

9. **Requested Zoning Flexibility:** I support granting flexibility for the use and density requirements because of the following. First, the Zoning Ordinance standards are clearly outdated and are currently being rewritten to address the existing ordinance's deficiencies. Second, the project helps meet the housing shortage currently in the Village and increases the diversity of the Village's housing stock. Third, one of the core goals of the 2017 Downtown Plan was to increase housing options within downtown. Fourth, the new mixed-use structure provides new commercial spaces directly located along East Main Street that will help activate and enhance the streetscape. Finally, I believe that the developer took the feedback from the October public hearing and made modifications to the plan set to address many of the community's concerns including: building size, density, height, parking, and traffic. While understandably a big change from what's on the site today, the proposed development provides a unique and high-quality mixed-use redevelopment within downtown 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 all of those identified below:

1. A Plan Commission determination that the proposed GDP is consistent with the Village's adopted Comprehensive Plan and the purpose statement of the PDD Zoning District as required in Section 17.49(1).

2. A Plan Commission determination that the proposed GDP is consistent with the PDD criteria for approval in Section 17.49, with the exception of the required 15% open space that has been waived as part of past PDDs within the downtown area and would be waived for the proposed project.

3. A Plan Commission determination that as an essential component of the site's design per Section 17.43(7), the maximum permitted setbacks of 0 feet within the CB Zoning District may be exceeded as depicted on the GDP.

4. A Plan Commission determination that the minimum vehicle parking standards of 1.25 spaces per dwelling unit be applied to all residential units within the structure and no on-site commercial parking is required.

5. The proposed flexibility to allow Commercial Apartments as a principal by-right land use in the CB zoning district should be granted as proposed in the GDP submittal. All other principal, accessory, and temporary land uses within the CB zoning district shall remain the same.

6. The proposed flexibility to allow the maximum dwelling units per building to exceed 8 dwelling units per building should be granted up to 44 dwelling units as proposed in the GDP submittal.

7. The approval of the Certified Survey Map as depicted, contingent upon Village Board approval of the GDP.

8. The Village's design review standards be applied through the SIP phase of project review.

9. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

VANDEWALLE & ASSOCIATES INC.

M E M O R A N D U M

To: Village of Mount Horeb Plan Commission

From: Village Planner: Ben Rohr, AICP

Date: November 19, 2025

Re: Specific Implementation Plan (SIP) and Design Review for a Proposed 3-Story Mixed-Use Building at 210, 214, and 220 E. Main Street for Jeff Grundahl.

Introduction

Jeff Grundahl has submitted the Specific Implementation Plan (SIP) for 210, 214, and 220 E. Main Street for Plan Commission review. The project is proposed to be located directly east of the Mount Horeb Telephone Company building on the block bounded by East Main Street, North 3rd Street, North 2nd Street, and the public alley. This block and its counterpart on the southern side of East Main Street serve as a transitional area of downtown development patterns. This includes blocks to the west featuring zero setback buildings and contiguous block faces that transition to the east to feature mixed setback former residential structures that have been converted into commercial businesses or mixed-use buildings. North of the subject properties and public alley also features a transition of development patterns into mixed residential neighborhoods and off-street parking lots.

This project is also seeking General Development Plan (GDP) zoning approval at the November meeting. To receive full Village approval of the Planned Development, the project requires approval of the SIP and Design Review by the Plan Commission and the Village Board. This report addresses the SIP first, followed by the Design Review.

Specific Implementation Plan Review

Jeff Grundahl and his design team have been working with the public, Village Staff, and the Plan Commission to refine their design over the past several months through multiple rounds of meeting discussions.

In order for the Planned Development to be approved, the SIP must meet the zoning requirements, inclusive of the zoning flexibilities in the GDP.

<u>Specific SIP Flexibilities Consistent with the GDP (if approved) include:</u>

1. Allowable Land Uses: The proposed GDP identifies multiple by-right principal land uses for the property – Commercial Apartments (multi-family) and Commercial (specific business types to be determined). The SIP is consistent with the proposed GDP.

2. Number of Dwelling Units in Building: The proposed GDP includes a building with up to 44 dwelling units. The SIP is consistent with the proposed GDP.

Planner's Recommendation for the Specific Implementation Plan:

Pending Plan Commission action on the GDP, I recommend the Plan Commission recommend the SIP for 210, 214, and 220 E. Main Street for approval by the Village Board, subject to the waivers and requirements addressed at the end of this report, as discussed and approved by the Plan Commission.

Design Review Requirements per Section 17-14:

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive or add additional design requirements upon a finding that the additional design requirement would improve the project.

This review is based on the plan set provided by the applicant. This project complies with most Design Review requirements. Any items that do not comply with the Design Directives or requires Plan Commission discussion have been identified with underlined text.

1. Site Grading:

a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
   - This requirement is met. The Grading Plan works within the existing grade changes on-site today and maintains the site's topography to the extent possible.

b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
   - This requirement is met. Existing grade transitions to adjacent properties are maintained to the extent possible.

c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
   - This requirement is met. Existing site grades are maintained to the extent possible.

2. Existing Site Vegetation and Other Natural Features:

a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
   - There is existing vegetation along the northern property lines (alley), landscaping around the existing buildings, and arbor vitae adjacent to the MHTC building that are proposed to be removed to facilitate the project. There are two larger trees in the right-of-way along Main Street and one along 3rd Street. The developer intends to use an arborist to assist in taking measures to preserve each during the construction process. I recommend that this requirement be waived to accommodate the proposed project because the existing on-site vegetation cannot be saved if the building occupies nearly 100% of the parcel and the developer is taking measures to preserve the larger trees in the adjacent right-of-way.

b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.

- This requirement is met. The proposed development works within the site's existing topography to limit grading impacts to the extent possible.

3. Site Layout Relation to Abutting Streets:

a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.

- This requirement is met. The project is generally reflective of the development patterns to the west along Main Street, including the zero setbacks, flat roof, mixed-use design with commercial below and residential above, ingress off of 3rd Street and egress on the rear alleyway, in-building parking, and a fully built-out site design. The existing topography on the site creates a situation where the building will be taller along Main Street because of the lower grade and shorter along the rear alleyway because of the higher grade.

b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.

- This requirement is met. Same as 3.a., above.

4. Building Setbacks:

a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.

- This requirement is met if the GDP is approved and the Plan Commission determines that as an essential component of the site's design, the maximum permitted setbacks of 0 feet within the CB Zoning District may be exceeded. All other building setbacks are met.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.

- This requirement is met if the GDP is approved and the Plan Commission determines that as an essential component of the site's design, the maximum permitted setbacks of 0 feet within the CB Zoning District may be exceeded. All other building setbacks are met.

c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.

- This requirement is not applicable, as the subject property is not located in the specified area.

5. Building Height:

a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.

- This requirement is met. The proposed project has a maximum height of 41 feet and the maximum height permitted within the Central Business Zoning District is 50 feet.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet

and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.

- This requirement is met. The proposed project is 41 feet and three stories along both the Main Street and 3rd Street frontages.

c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.

- This requirement is not applicable, as the subject property is not located in the specified area.

6. Building Mass:

a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.

- The project is subject to the large development requirements. This includes high-quality building materials and design, clearly defined and visible entryways, and nonreflective, natural, and earth tone building colors (outside of accent elements). This requirement is met as described in items 7, 8, and 9 below.

7. Building Facades:

a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.

- This requirement is met by regularly spaced building projections and recessions, stepbacks, changes in building façade materials, patios, balconies, and differentiated widow sizes along all facades.

b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.

- This requirement is met through regularly spaced openings for windows and doors along each façade, in addition to a front façade along Main Street that utilizes architectural elements to appear as though its four smaller structures that are generally reflective of other building facades further west along Main Street. To note, portions of the ground floor façade along 3rd Street and alleyway do not include glass windows due to the in-building parking location, but does integrate recesses in the masonry façade with rosemaling to accommodate a surface-mounted public art feature.

c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.

- This requirement is met with regularly spaced windows on the upper floors of all facades. To note, there are no upper story windows proposed on a portion of the western façade because that will directly abut the existing MHTC building. However, two recessed dwelling unit porches are included within this corner of the façade.

d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.

- This requirement is met. Along both the Main Street and 3rd Street facades traditional storefront design has been integrated with differentiated and decorative architectural detailing. To note, a portion of the ground floor façade facing 3rd Street will include a vehicle access garage door and garbage access garage door. This is further discussed in item 10.a. below.

8. Exterior Building Materials:

a. Exterior materials for multi-family, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.

- This requirement is met. Proposed building materials include masonry, siding, and stone on all four facades.

b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.

- This requirement is met. Brick and stone are proposed along the full length of all four facades.

9. Exterior Building Colors:

a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.

i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.

- This requirement is met. The proposed exterior building materials colors include red brick, cream, browns, and greys along the facades.

ii. Throughout the rest of the Village, primary colors including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.

- This requirement is met. The proposed exterior building materials colors include red brick, cream, browns, and greys along the facades.

iii. High gloss paints and other exterior finishes are not permitted.

- This requirement is met on all portions of the building.

iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.

- This requirement is met on all portions of the building with a consistent use of neutral colors proposed.

10. Exterior Doors:

a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.

- This requirement is mostly met. All doors on the south façade are proposed to be glass with metal framing (facing Main Street). The exception is along the east and north side of the structure where non-decorative garage doors to access the in-building parking and garbage area are proposed. I recommend waiving this requirement for those doors as has been the practice with several other projects that employ in-building parking.

11. Windows:

a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.

- This requirement is met. No such windows are proposed.

b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.

- This requirement is met. No such windows are proposed.

12. Roofs:

a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.

- This requirement is met. The proposed flat roof is consistent with the buildings to the west along Main Street. To note, the existing structures to the east and north have pitched roofs because this block is a transitional area between traditional downtown development patterns and residential style structures. A small, pitched roof section has been included along the eastern façade facing 3rd Street.

b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.

- This requirement is met. A rubber roof is proposed.

c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.

- This requirement is met.

d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.

- This requirement may be met. Air conditioning condenser units and a restaurant exhaust system are proposed to be located on the roof. However, a three-foot parapet above the roof exists on each façade that will be utilized to screen the mechanicals. I recommend requiring staff review of the final design for the mechanicals to ensure they are fully screened.

13. Exterior Building Appurtenances:

a. Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where

necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.

- This requirement is mostly met. Most of the mechanicals will be within the structure and hidden from public view. Additionally, no downspouts are proposed as drainage will be internal from the roof. However, meter boxes will be required to serve the units and are clustered on the façade of the building in the northwest corner (facing the alleyway). Additionally, air louvers will be required for air circulation for interior mechanicals. I recommend waiving this requirement for the meter boxes and requiring staff review of the final design for the air louvers to ensure they match and are consistent with the building design.

14. Awnings:

a. Awnings, where approved by the Plan Commission, shall complement the character of the building.

- This requirement is met. Varying styles of canopies/awnings are proposed along both the Main Street and 3rd Street facades. Each are slightly different in style to provide visual variety associated with making the building appear as though its four smaller buildings. However, they are overall consistent with the color scheme and materials of the building.

b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.

- This requirement is not met. One awning is proposed to be made of soft, vinyl materials (southwest corner), five of the canopies/awnings are proposed to be metal, and the corner canopy element will employ a cedar shake, pitched roof made out of wood materials. However, the canopy/awnings all match the color scheme and materials of the building. I recommend that this requirement be waived.

c. Backlighting is prohibited.

- This requirement is met.

15. Trash Containment Structures:

a. Trash containment structures shall be designed to fully conceal trash storage.

- This requirement is met. The trash containment structure is proposed to be located within the first-floor structured parking area (northeast corner).

b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.

- This requirement is not applicable, as the structure will be located within the building.

c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.

- This requirement is not applicable, as the structure will be located within the building.

16. Freestanding Canopy Structures:

a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.

- This requirement is not applicable. There are no freestanding canopy structures proposed.

b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.

- This requirement is not applicable. There are no freestanding canopy structures proposed.

c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

- This requirement is not applicable. There are no freestanding canopy structures proposed.

17. Other Structures:

a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.

- This requirement is met. No outbuildings are proposed.

b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.

- This requirement is met. The only fence proposed is located between the existing MHTC building and the new building (1' distance). It's proposed to be 8' tall and made of solid metal. It will be mostly hidden from view as it's proposed to be recessed within the 1' gap between the buildings.

18. Exterior Lighting:

a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.

- This requirement is met. Fixtures include can lights under the canopies/awnings, black wall-mounted light packs, and black goose neck mounted lighting.

b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.

- This requirement is met. All fixtures are downward facing and directional in nature. However, as noted in item 18.c. below, lighting does extend beyond the property line.

c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.

- <u>This requirement is not met. The lighting plan indicates that light levels at the property line will exceed 0.5 footcandles on the north, east, and south elevations. Due to the nature of this project, it is not possible to meet this standard because the building is 6 feet or less from each property line. As shown on the lighting plan, lighting levels of 0.5 or greater will extend into the Main Street, 3rd Street, or alleyway right-of-way, but will extend into neighboring private property, with the exception of the MHTC site to the west. I recommend that the Plan Commission discuss this item.</u>

d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.

- This requirement is met. All lighting levels are below 10.0 footcandles.

e. Freestanding light fixtures shall not exceed a total height of 20 feet.

- This requirement is not applicable. No freestanding light fixtures are proposed.

19. Exterior Signage:

a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.

- It is unknown if this requirement is met. Signage is indicated on the building, but no signage details have been provided by the applicant at this time.

b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

- It is unknown if this requirement is met. Signage is indicated on the building, but no signage details have been provided by the applicant at this time.

20. Outdoor Display or Storage:

a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.

- This requirement is not met. Outdoor seating areas are shown on the renderings, but not indicated within the Site Plan. To note, any outdoor seating areas within the right-of-way (public sidewalk portion) will require a Sidewalk Café Permit per Section 12.09 of the Municipal Code. I recommend that this item be added to the Site Plan.

b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.

- This requirement is met. No outdoor storage areas are proposed.

21. Pavement Materials:

a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.

- This requirement is met throughout the site.

b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.

- This requirement is met. The stormwater management plan will be reviewed by the Village Engineer and be subject to meeting all applicable requirements. Green roofs have been added to several of the canopies along the Main Street and 3rd Street façade as well.

22. Pedestrian Facilities:

a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.

- This requirement is met. Sidewalk connections are proposed to connect to the existing sidewalk along the full length of both Main Street and 3rd Street.

b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.

- This requirement is met. See 22.a. above.

c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.

- This requirement may be met. Vehicles will have to cross a portion of the sidewalk along 3rd Street to access the in-building parking area and garage pick-up door. However, these doors are proposed to be ingress only meaning that vehicles will be able to see pedestrians using the sidewalk prior to crossing the sidewalk. No additional markings, bollards, or signage is proposed at this time in this area. I recommend that the Plan Commission discuss this item.

23. Traffic Circulation:

a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.

- This requirement is met. In-building parking ingress is proposed from 3rd Street and egress is proposed out to the alleyway. This will help distribute traffic patterns between different intersections in the area. The one identified potential pedestrian safety conflict is discussed in item 22.c. above.

b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.

- This requirement is met. Per the Village Engineer's report, there are suggested potential right-of-way changes that the Village could integrate to improve overall safety in the area, but the level of service standard impacts as documented within the Traffic Impact Analysis from the proposed development are still within reasonable amounts.

c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.

- This requirement is not applicable. The proposed project is within the downtown area.

d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.

- This requirement is not applicable, as the subject property is not located in the specified area.

24. Parking:

a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.

- This requirement is met. All parking will be fully screened within the building.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.

- This requirement is met. All parking is proposed within the structure.

c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
    - This requirement is not applicable, as the subject property is not located in the specified area.
d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
    - This requirement is met. 44 bicycle parking stalls are proposed.

25. Building Foundation Landscaping:

a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
    - This requirement is not applicable. The proposed project is within the downtown area.
b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
    - See 25.a. above.
c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
    - See 25.a. above.

26. Street Frontage Landscaping:

a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
    - This requirement is not applicable. The proposed project is within the downtown area. However, planters have been proposed along both street sides of the building.
b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
    - See 26.a. above.

27. Parking Lot Landscaping:

a. Parking lot landscaping shall comply with the requirements of §17.136
    - This requirement is not applicable. No surface parking lot is proposed.
b. Subsection 24.a., above, shall also apply along street and drive frontages.
    - This requirement is met.
c. Subsection 24.c., above, shall also apply along CTH ID.
    - This requirement is not applicable, as the subject property is not located in the specified area.

Village Planner's Recommendations:

Pending Plan Commission action on the GDP, I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for 210, 214, and 220 E. Main Street:

1. A recommendation to the Village Board that the Specific Implementation Plan for 210, 214, and 220 E. Main Street be approved, subject to any and all requirements identified by the Plan Commission under Design Review.

2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.

3. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
    a. 2.a. for removal of existing on-site vegetation, as depicted with the condition as noted below in item 7.
    b. 10.a. for the non-decorative garage doors on the north and east façade for the in-building parking entry and garbage pick-up door, as depicted.
    c. 13.a. for non-decorative exterior meter boxes on the northern building façade, as depicted.
    d. 14.b. for metal awnings to be permitted on the south and east façades, as depicted.
4. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
    a. 12.d. Require detailed rooftop mechanical plans with proposed locations and screening provided.
    b. 13.a. Require detailed air louver plans with proposed locations, materials, and colors depicted that are consistent with the building design.
    c. 19.a. and b. Require detailed signage plans for all proposed signs.
    d. 20.a. Require the proposed outdoor seating area to be identified on the Site Plan.
5. Plan Commission Discussion and Action on either (related to requirement 18.c.):
    a. Finding that the proposed lighting plan is acceptable with lighting levels greater than 0.5 footcandles at the property line.
    b. Requiring reduced lighting levels as determined by the Plan Commission.
6. Plan Commission Discussion and Action on either (related to requirement 22.c.):
    a. Finding that the proposed sidewalk crossings along 3rd Street for vehicle ingress is sufficiently safe for pedestrians because the entrances are ingress only and provide an opportunity for drivers to see pedestrians prior to entering the sidewalk area.
    b. Requiring additional safety measures to be employed in this area (signage, color/material changes, bollards, etc.) as determined by the Plan Commission.
7. The applicant shall employ an arborist during the construction process to preserve the existing trees within the Main Street and 3rd Street right-of-way.
8. The applicant shall obtain a Sidewalk Café Permit subject to all requirements of Section 12.09 of the Village of Mount Horeb Municipal Code.

9. Village Engineer review and approval of the proposed Stormwater Management and Grading Plans.
10. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

Letter of Intent

Langhús on Main
Mixed Use Residential/Commercial Development
220 East Main Street, Mount Horeb

November 13, 2025

On behalf of the Owner and Developer, Jeff Grundahl, please accept this revised submittal for a combined General Development Plan and Specific Implementation Plan (GDP/SIP) for the proposed mixed-use residential development at 220 East Main Street, Mount Horeb, WI.

Project Team:

Developer:
Jeff Grundahl, (or assigns)
455 S Junction Road
Madison, WI 53719
608-237-1730
jeff@jgdevelopment.com

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

Traffic Analysis
TADI (Traffic Analysis & Design, Inc.)
Don Lee, PE
PO Box 128
Cedarburg, WI 53012
414.517.5014
dlee@tadi-us.com

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

Property Manager:
The Gallina Companies
Dawn Hendrickson
101 East Main Street, Suite 500
Mount Horeb, WI 53572
608-237-1300
dhendrickson@gallinacos.com

Land / Parcels:

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

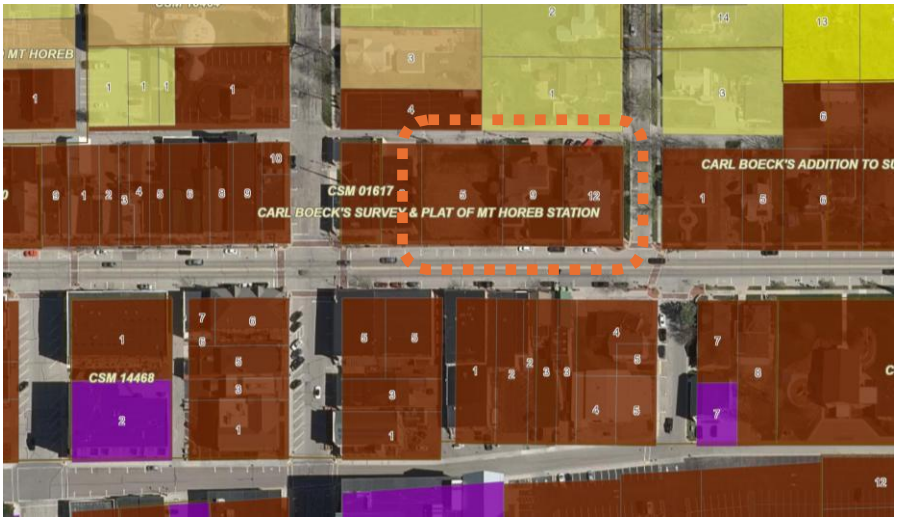
- 208 E Main Street (currently vacant)
  - BOECK'S, CARL SURVEY & PLAT MT HOREB STATION PLAT OF BLK 1-11 BLOCK 6 LOTS 5, 6, 7 & 8
- 214 E Main Street (currently a small commercial property, formerly residential)
  - BOECK'S, CARL SURVEY & PLAT OF MT HOREB STATION PLAT BLOCK 6 LOTS 9, 10 & 11
- 220 E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

The developer currently owns the parcels at 214 and 220 E Main Street and has an accepted offer to acquire and develop the parcel at 208 E Main Street.

It is worth noting that the developer has been able to secure a verbal agreement to move and relocate the 214 E. Main Street/former Olsons Flowers to another location outside of town where it will be used for a personal home. At this time it is the intention of the developer to not have to demolish this structure.

Current Zoning assessment and Development needs:

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



Standards Per the zoning code:

Building setbacks (for all sides):	zero feet (0’).
Maximum building height:	50’-0” (minimum 20’-0”)
Parking:	no minimum parking required

(Refer to later pages which refer to Comprehensive Plan recommendations and compliance)

Proposed Development Overview

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

- Residential apartments: 44 units in total
  - A combination of unit sizes per the attached plans
    - Studio Units: 8 units, ave. 570 sf/unit
    - 1 Bedroom Units: 26 units, ave. 830 sf/unit
    - 2 Bedroom Units: 10 units, ave. 1,150 sf/unit
- Commercial leasable space: ~ 9,155 sf +/-

Apartment amenities will be provided and will include package delivery and dog wash. A management office will be provided within the Hoff Mall building, ensuring quality upkeep and customer service.

Parking

The parking accommodations will include 55 total parking spaces on site. All of the stalls will be at grade, secure, indoor parking, accessed from Third Street and will now exit only to alleyway at the north in order to drive traffic to the stoplight. These will be reserved for residents and business tenants of the building.

Parking ratio is 1.25 spaces per unit, and 1.01 spaces per bedroom.
Bike parking is provided at a rate of one stall per unit.

Refuse

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

Outdoor Space

There will be a private outdoor balcony provided for each dwelling unit. These balconies are either mounted tot eh exterior wall, or recessed - refer to the building plans and elevations

The first floor corner commercial space is intended to have outdoor seating, potentially for dining use.

Exterior Design

The goal of the development aesthetic is to compliment the historic Main Street appeal of Mount Horeb. The materials used will be a combination of quality masonry (brick and stone), storefront glazing and composite wood siding. Colors will be selected to complement the streetscape in neutral, timeless, tones.

During our prior concept presentations to the historical commission and the Planning Commission, we heard many comments regarding the building design, and have tried to implement these when feasible:

- Residents prefer a uniqueness to their architecture, one that reinforces the Norwegian culture. There is a corner element at Main Street and Third Street to help provide prominence and anchorage to this street corner.
- We have introduced canopy structures to enhance the pedestrian scale
- Viking/Norwegian/Scandinavian architectural detail elements have been added to the façade, such as window trim, cornice, brickwork, fries banding and gable roofs
- The building is stepped back in areas at the upper floors to reduce the visual scale.
- Parking is concealed, in lieu of exposed surface parking
- A combination of brick, stone, and wood is used to vary the elevation and provide the 'infill' appearance common to most historic villages
- Landscape and decorative lighting will be used to enhance the aesthetic and experience.
- Outdoor spaces have been provided to activate the Main Street presence
- Detail elements common to Mount Horeb are being introduced, such as recessed balconies, large storefront windows, a combination of fabric and structured canopies, brick pilasters, and wood sign-bands. All of these are found in historical context within the Village of Mount Horeb.

The building height is proposed to be three stories, and approximately 41' to the upper parapet, a reduction from prior submittals. Additionally, there are two noteworthy considerations that we feel make this submission worthy of acceptance:

- The building facade is reduced in height, and stepped back in some locations at Main Street such that the entire street-façade is two or three stories in height.
- The topography of the site slopes nearly eight feet from south to north, creating a challenge for any building development. Measured from grade, the exterior walls are approximately 32' tall on the north side, and typically a maximum of only 36 feet in height when measured along any grade at any side.

Roofing is to be low-sloped EPDM membrane over the major roof elements. The gable roof areas (canopy) is intended to be cedar shake appearance. There will be green roof over two canopies and in some roof areas.

The building section in the attached drawings illustrates the relative height relationships to Main Street, the North alley, and refence points to the historic opera house building. It should be noted that this proposed development is now shorter in height relative to the opera house, and approximately the same height as the Village Hall.

Multiple elevations and renderings of the intended design are provided & attached. Materials and colors are shown approximate and called out on the elevations.

Stormwater Management

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

There will be placement of rooftop stormwater retention trays to reduce runoff.

Utility Infrastructure Assessment

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

Traffic

A Traffic Impact Analysis (TIA) has been performed by Traffic Analysis and Design (TADI) of Cedarburg, WI. A draft of the TIA report, dated August 14, 2025, has been forward separately to Village Staff. This report indicates only a modest impact to the adjacent streets as caused by this development.

Further, we have modified the indoor parking structure and interior traffic flow such that the 3rd street will be “entrance only” and the NW corner will be “exit only”. This will then send traffic directly to the 2nd street stoplight.

It will be up to the village to determine if the alley should be one way or two way traffic. The developer is ok with either choice.

We are suggesting that the third street parking that exists today adjacent the building, be modified such that it is for short term “Delivery parking” only. This will dedicate spots for retail commercial deliveries and prevent long term parking near the intersection.

Gallina company additional studied the inflow/exit of two of their properties during the exact same peak times the traffic analysis was done – results attached separately.

- Hoff Mt Horeb, WI – 48 units
- LeSilve Middleton, WI – 180 units

Adherence to the Comprehensive Plan

There are several objectives that the 2022 Comprehensive Plan (with amendments) seeks to achieve. The following are examples of how this development

Foster New Housing Options:

- Provide a variety of housing types, densities, arrangements and costs to accommodate the needs, desires and life cycles of existing and future residents.
    - This proposed development will bring over forty new units of apartments within Mount Horeb's urban district.
- Increase the amount, type, and availability of affordable and workforce housing options in the Village.
    - While these units will be considered 'market rate', they provide a housing option for those that may not wish to, or be able to, afford the single-family housing ownership.

Grow the Local Economy:

- Strengthen and diversify the non-residential tax base and employment opportunities to serve the day-to-day needs of residents.
- By adding commercial space and residential housing alike on underperforming real estate, the downtown tax base will be improved, and there will be an improved means to attract and retain businesses that enhance Mount Horeb's desired character and appearance.
    - This development will enhance the downtown character and business climate through new development of properties that have exceeded their lifespan.
- Cultivate independent small businesses and entrepreneurship opportunities in the Village, especially in and around downtown.
    - This development provides both housing and leasable commercial space for small business and is vital to the livelihood of Main Street.

An excerpt from the Comprehensive Plan (Chapter Six: Land Use, page 43) supports the exact type of development our team is proposing:

> *Central Mixed Use*
> *This future land use category is intended for pedestrian-oriented commercial, office, community facility, and upper story residential uses in a "downtown" setting, with on-street parking and minimal building setbacks. The Central Mixed-Use land use category includes the historic downtown area. The existing Village zoning district that is most appropriate to implement this future land use category is the Central Business District (CB).*
>
> - *Policies and Programs:*
>
> *1. Continue to implement the recommendations of the Downtown Redevelopment Plan.*
> *2. Promote downtown as a tourist, commercial, civic, and social center.*
> *3. Work with downtown property owners and businesses to preserve, renovate, modernize, and put to active use historically significant buildings.*
> *4. Support the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, neighborhood retail and services, and community uses.*
> *5. Require that all projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.*
> *6. Protect the unique quality of downtown by requiring buildings to be at least two stories with a zero-lot line front setback.*
> *7. Promote truly mixed-use development with residential above the first floor and design oriented to pedestrian and not automobiles.*

The Comprehensive Plan discusses a desire to create housing diversity for empty-nesters, young professionals, and new families, the project's target demographic. This same plan seeks to "Foster Redevelopment, Reinvestment, and (promote) New Development".

"Environmental Sustainability and Stewardship" is also a stated goal of the Plan. By creating more density in this pedestrian friendly location, the impact to utility services, sprawling land use, environmental pollutants, and needless consumption of natural habitat is minimized. Simply put, this type of development, with this type of density, is smart.

We believe this well-placed mixed use development not only reinforces the downtown Main Street corridor, it extends the useable area by nearly ¾ of a block, Lastly, it aids in reducing urban sprawl through a smart, dense, and walkable land use.

REVISIONS SINCE 9/22/25 SUBMITTAL:

Subsequent to the October 22, 2025 Planning Commission meeting, our team made several significant changes to address many of the stated concerns, including:

1. Building size and height Removed the 4th story — the building is now 3 stories to complement the downtown district. Height will be similar to the municipal building and significantly less than the Opera House roof.
2. Density: Removed 19 units — the building is now proposed to contain 44 dwelling units.
3. Parking: Added parking — now greater than 1 stall per bedroom and 1.25 stalls per unit, for a total of 55 stalls for 44 units (54 bedrooms). Note the Village planner recommended 1.2 stalls per unit.
4. Traffic flow: Proposing one-way traffic. Traffic would only enter from 3rd St. Enclosed parking lot would have one-way traffic flow. Traffic would only exit onto 2nd St. where there is a stoplight.
5. Floor Area Ratio: Reduced Floor Area Ratio from 3.04 to 2.36, well below the 3.0 maximum allowed.
6. Commercial/retail space: Increased commercial/retail space 40% to well over 9,000 sq ft, nearly double the available current structures. Also added entries and replaced shadow boxes with storefront.
7. Bicycle parking: Added bicycle parking to exceed the requirement of 1 space per 3 units.

PREVIOUS REVISIONS, SINCE INITIAL SUBMITTALS:

As a recap of the items that were desired by the plan commission and the public, following are those items and how they were addressed in the submittal:

1. Reduce the mass and soften SE corner and create something “quirky”
    a. Removed 3 story brick corner column
    b. Added “Viking architectural style” covered canopy
    c. Opened porches on both levels of SE corner of the bldg.
    d. Angled the corner/patios
    e. Create something green- Added green roof on apt entrance flat canopy roof over the SW public/tenant entrance
    f. Changed the second infill bldg. to clapboard siding and added Viking arch detail on top of windows.
    g. Added signage and name to represent “Viking house”-
        i. Viking houses are primarily known as longhouses (Old Norse: langhús), which were large, communal dwellings for extended families and their livestock, as well as workshops and community gathering spaces. While the term "house" wasn't commonly given names like modern homes, the main building could be referred to as a salr (hall) or, if it was a place of feasting and celebration, a mead-hall.
    h. Added a Viking Crest at SE corner
    i. Reduced column heights and Added Dragon heads at west end

j. Removed the door to parking at main st- now interior access
k. Added detail areas and matching block to alley side for interest/view of neighbors
l. Changed column heights at SW corner
m. Added shadow boxes which will house historic or other relevant photos and artifacts

2. Park the site 1:1 minimum per unit - now it is 1.25:1 with added shared parking.
    a. Removed Alley-loaded direct parking and now park the entire site inside the building
    b. Split the traffic going to third- proposing a 1 way alley, exit only from the alley parking entrance, directing traffic to Second Street.
    c. Regarding the double loaded parking stalls being proposed - see relevant project below with identical parking utilization in Middleton WI
        i. Developer – Tim Carey
        ii. This project is in the City of Middleton – the City recognizes the tandem stalls in the calculations for parking requirements. Tim stated that they were above the City's requirements as he felt they were short initially.
        iii. Property Manager – Leaha at Forward Management
        iv. Project has 1:1 ratio units / stalls including the tandem stalls. The project has been open for almost 2 years and **they have not had any complaints regarding the tandem stalls or not enough parking.** They assign tandem stalls to their 4th floor units that face the lake (premium units) and this has been received well by those tenants. They have 8 tandem stalls.
        v. Opened in Fall of 2023

3. Reduced the east side elevation and added detail to Third St façade.

4. Created/kept retail or retail look on the entire frontage on main.

5. Reduce Density. Unit counts have been reduced by 5 units from prior submissions.

Conclusion

Our team has been working tirelessly to accommodate Village feedback while ensuring a viable project. We thank you for your consideration of this exciting development in Mount Horeb, we look forward to continued discussion and collaboration!

Respectfully submitted



Steve Shulfer, AIA
Sketchworks Architecture, LLC



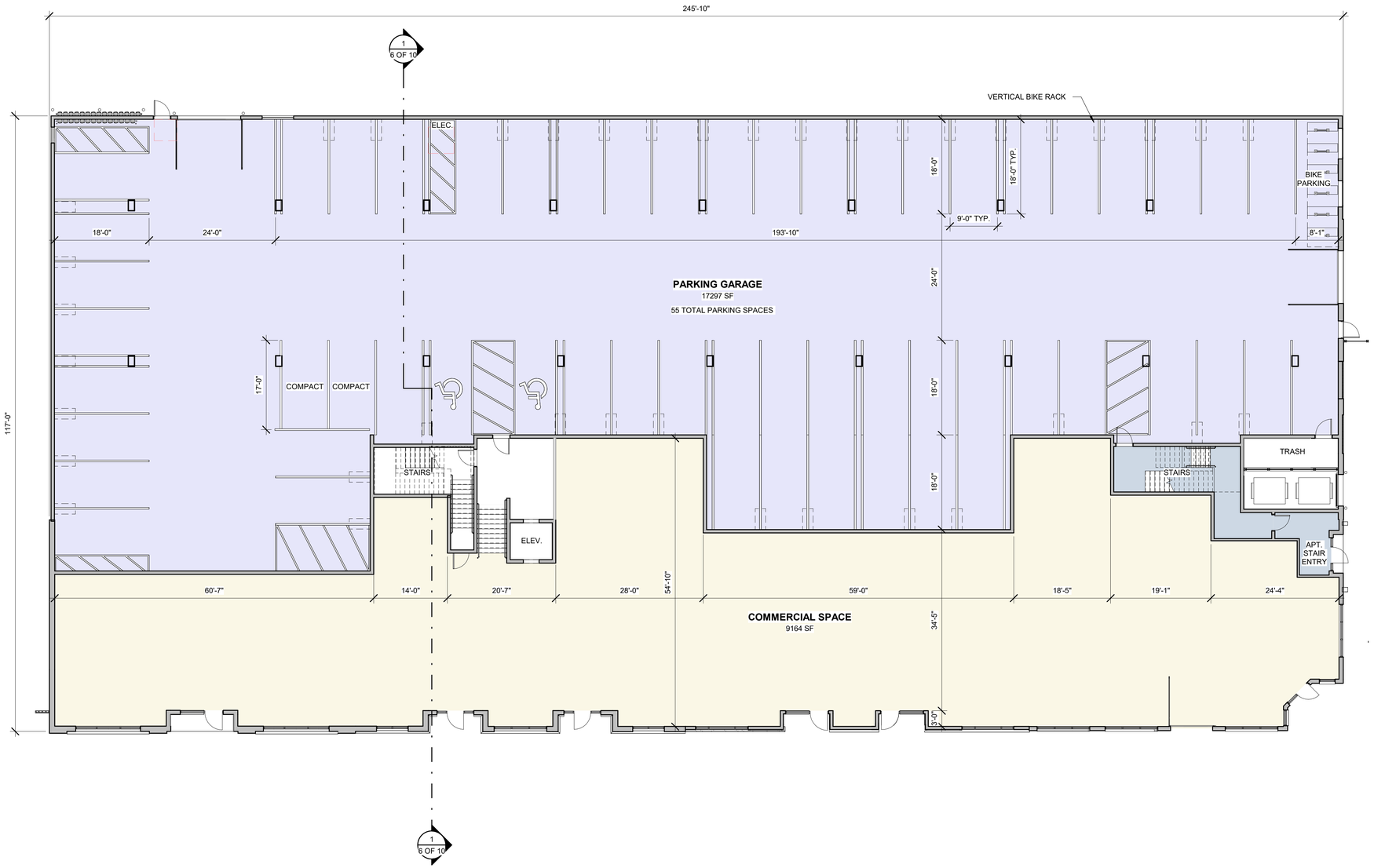
LANGHUS ON MAIN

GDP / SIP SUBMITTAL

DATE: 11/14/2025 COVER

Sketchworks architecture LLC
2501 PARMENTER STREET, SUITE 300A · MIDDLETON, WI 53562 · 608-836-7570
© SKETCHWORKS ARCHITECTURE, LLC, 2024

- PARKING STALLS: 55 TOTAL
- BEDROOM COUNT: 54 TOTAL
- RESIDENTIAL UNITS: 44 TOTAL
  a. (8) STUDIO UNITS
  b. (20) 1 BED UNITS
  c. (6) 1 BED / DEN
  d. (10) 2 BED UNITS
  e. COMMERCIAL SPACE: 9,164 SF



FIRST FLOOR PLAN - COMMERCIAL SPACE, PARKING

PLAN NORTH
TRUE NORTH ROTATION

0' 4' 8' 16'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/32" = 1'-0"

DATE: 11/14/25 1 OF 10

LANGHUS ON MAIN

FLOOR PLANS

Sketchworks architecture LLC
2501 PARMENTER STREET, SUITE 300A :: MIDDLETON, WI 53562 :: 608-836-7570
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SECOND FLOOR
22 TOTAL UNITS
a. (4) STUDIO
- GROSS SF: 2,338

b. (10) 1 BED
- GROSS SF: 7,900

c. (3) 1 BED / DEN
- GROSS SF: 2,786

d. (5) 2 BED
- GROSS SF: 5,891



SECOND FLOOR CONCEPT PLAN

PLAN NORTH
TRUE NORTH ROTATION

0' 4' 8' 16'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/32" = 1'-0"

DATE: 11/14/25 2 OF 10

LANGHUS ON MAIN

FLOOR PLANS

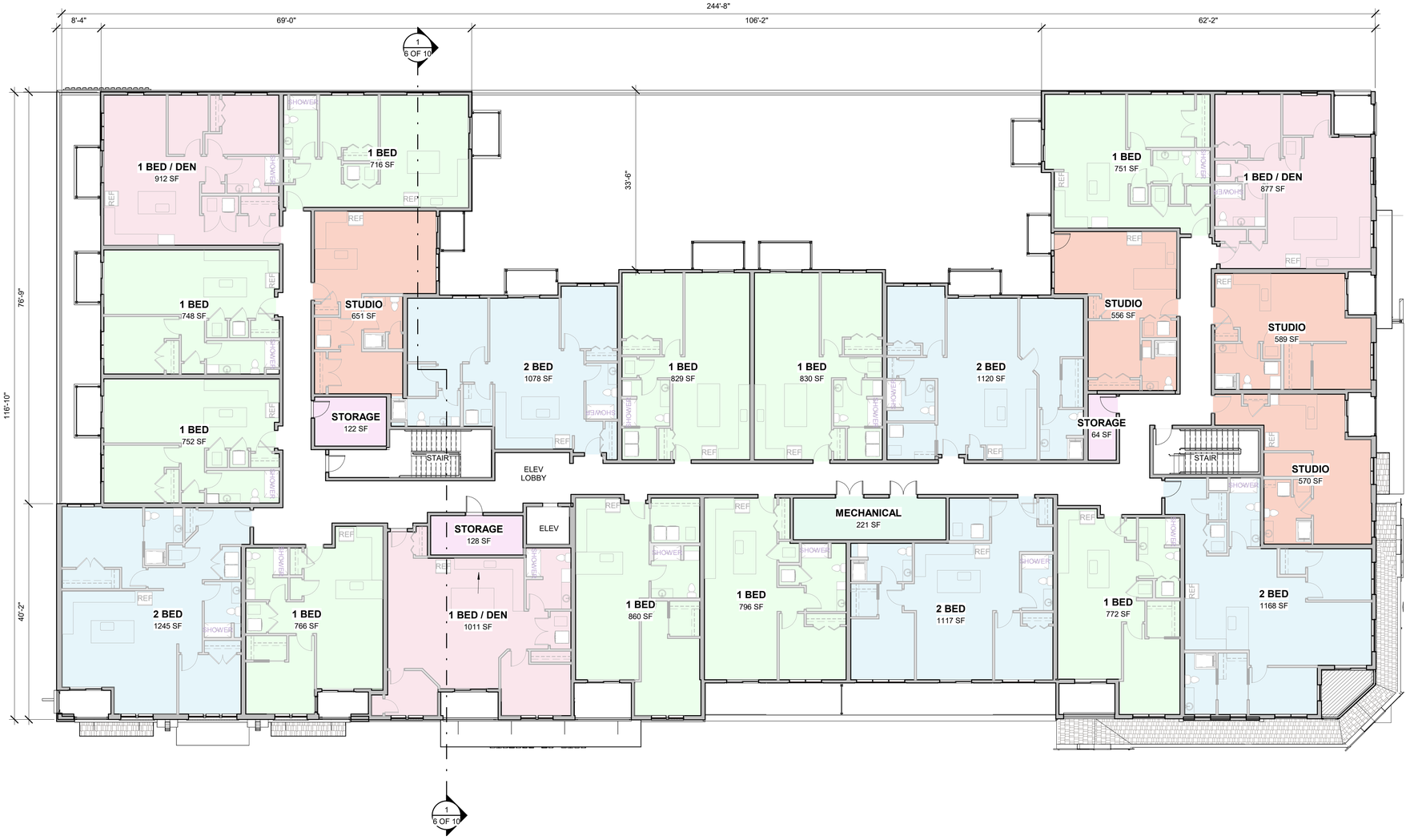
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THIRD FLOOR
22 TOTAL UNITS
a. (4) STUDIO
- GROSS SF: 2,295

b. (10) 1 BED
- GROSS SF: 7,806

c. (3) 1 BED / DEN
- GROSS SF: 2,828

d. (5) 2 BED
- GROSS SF: 5,805



THIRD FLOOR - CONCEPT PLAN

PLAN NORTH
TRUE NORTH ROTATION

0' 4' 8' 16'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/32" = 1'-0"

DATE: 11/14/25 3 OF 10

LANGHUS ON MAIN

FLOOR PLANS

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WEST ELEVATION - COLORED

EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

#	DESCRIPTION	COLOR
1	CLAY BRICK MASONRY - FULL BED	HISTORIC RED BRICK
2	CLAY BRICK MASONRY - FULL BED	TAN / CREAM
3	LIMESTONE MASONRY	CREAM / LIGHT BLEND
4	LP SMARTSIDE SIDING	CREAM COLOR
5	LP SMARTSIDE SIDING	BROWN / GREY COLOR
6	LP SMARTSIDE SIDING	DARK BRICK COLOR - MATCH
7	CONCRETE MASONRY UNIT	LIGHT BLEND
8	CONCRETE MASONRY UNIT	DARK BRICK COLOR - MATCH
9	CEDAR SHAKE ROOF	MEDIUM - LIGHT WOOD
10	METAL CANOPY	BRONZE TONE
11	CORBLE ACCENT PANEL	MEDIUM - DARK WOOD
12	ACCENT PANEL	MEDIUM - DARK WOOD
13	METAL BALCONY AND RAILING	MEDIUM - DARK BRONZE
14	CONCRETE MASONRY COPING/ WALL CAP	LIGHT GREY/ CONCRETE
15	CORBLE ACCENT PANEL	LIGHT COLOR ACCENT
16	FABRIC AWNING	COLOR TBD
17	COMPOSITE WOOD TRIM BOARDS, DECORATIVE	MEDIUM - LIGHT WOOD
18	COMPOSITE WOOD BRACKETS, DECORATIVE	MEDIUM - LIGHT WOOD
19	LINEAR WOOD PANEL SIDING	LIGHT PAINT FINISH
20	LINTEL OVER WINDOWS AND OPENINGS	MEDIUM - LIGHT MASONRY UNIT OR FAUX WOOD ELEMENT
21	CLAY BRICK MASONRY - FULL BED	BROWN BLEND
22	GREEN ROOF	-

REF. - PEAK OF OPERA HOUSE
151'-9"



SOUTH ELEVATION - COLORED

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

LANGHUS ON MAIN

ELEVATIONS

DATE: 11/14/25 4 OF 10

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EAST ELEVATION - COLORED



NORTH ELEVATION - COLORED

EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

#	DESCRIPTION	COLOR
1	CLAY BRICK MASONRY - FULL BED	HISTORIC RED BRICK
2	CLAY BRICK MASONRY - FULL BED	TAN / CREAM
3	LIMESTONE MASONRY	CREAM / LIGHT BLEND
4	LP SMARTSIDE SIDING	CREAM COLOR
5	LP SMARTSIDE SIDING	BROWN / GREY COLOR
6	LP SMARTSIDE SIDING	DARK BRICK COLOR - MATCH
7	CONCRETE MASONRY UNIT	LIGHT BLEND
8	CONCRETE MASONRY UNIT	DARK BRICK COLOR - MATCH
9	CEDAR SHAKE ROOF	MEDIUM - LIGHT WOOD
10	METAL CANOPY	BRONZE TONE
11	CORBLE ACCENT PANEL	MEDIUM - DARK WOOD
12	ACCENT PANEL	MEDIUM - DARK WOOD
13	METAL BALCONY AND RAILING	MEDIUM - DARK BRONZE
14	CONCRETE MASONRY COPING/ WALL CAP	LIGHT GREY/ CONCRETE
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18	COMPOSITE WOOD BRACKETS, DECORATIVE	MEDIUM - LIGHT WOOD
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20	LINTEL OVER WINDOWS AND OPENINGS	MEDIUM - LIGHT MASONRY UNIT OR FAUX WOOD ELEMENT
21	CLAY BRICK MASONRY - FULL BED	BROWN BLEND
22	GREEN ROOF	-

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

LANGHUS ON MAIN

ELEVATIONS

DATE: 11/14/25

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BUILDING SECTION - GRADE CHANGES

0' 2' 4' 8'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/16" = 1'-0"

DATE: 11/14/25 6 OF 10

LANGHUS ON MAIN

BUILDING SECTION

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3D VIEW - SOUTH EAST



3D VIEW - SOUTH WEST



3D VIEW - NORTH EAST

LANGHUS ON MAIN

STREET VIEWS

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LANGHUS ON MAIN

RENDERED STREET IMAGE

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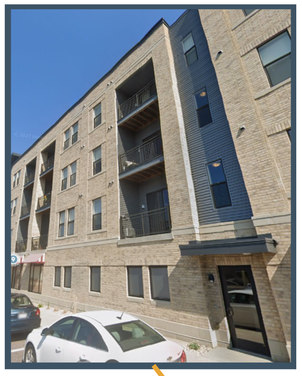






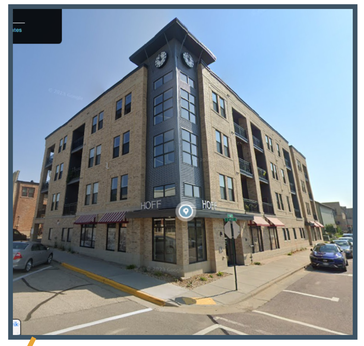














SOUTH ELEVATION - COLOR

LANGHUS ON MAIN

DESIGN INSPIRATION

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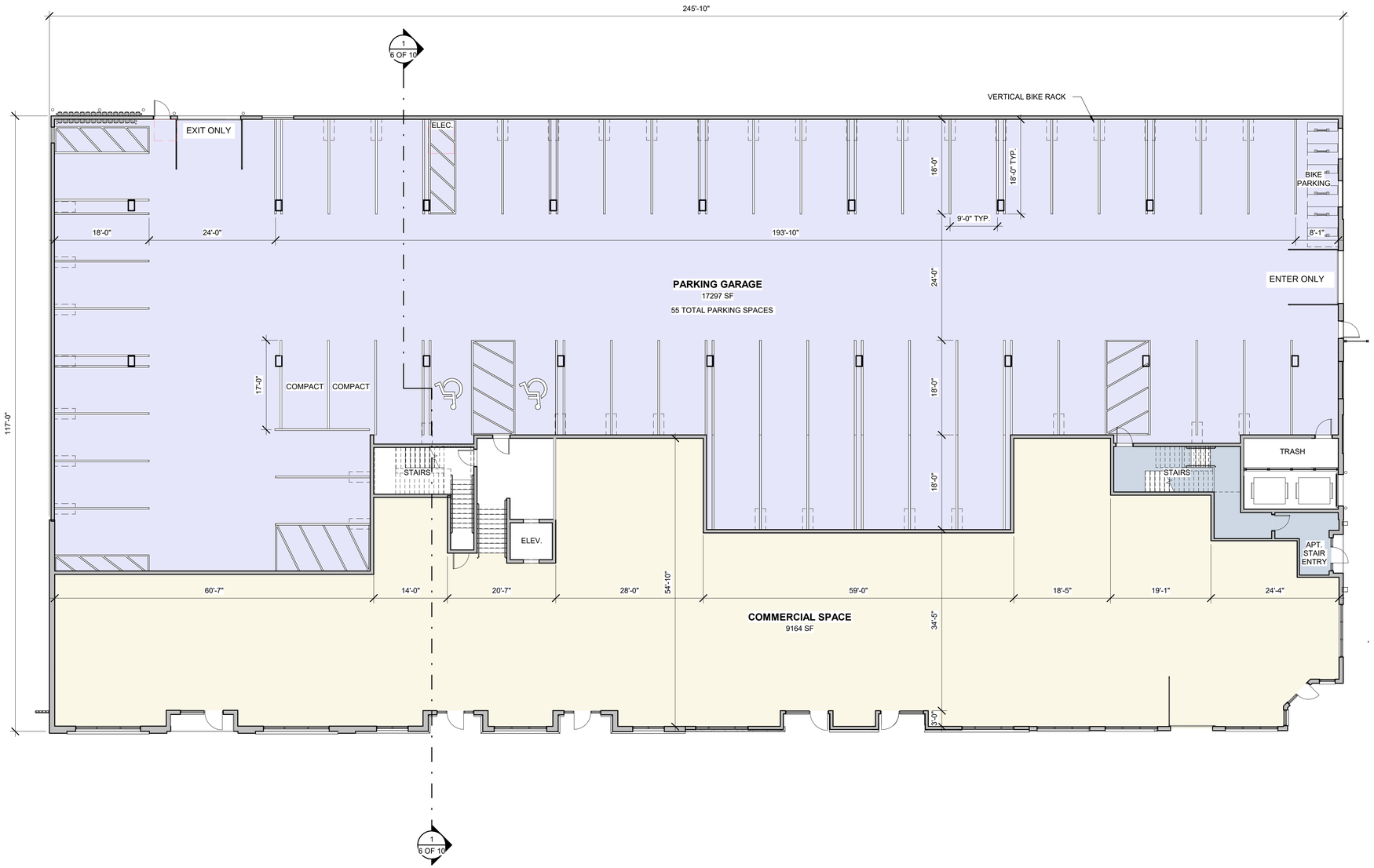
LANGHUS ON MAIN

GDP / SIP SUBMITTAL

DATE: 11/14/2025 COVER

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- PARKING STALLS: 55 TOTAL
- BEDROOM COUNT: 54 TOTAL
- RESIDENTIAL UNITS: 44 TOTAL
  a. (8) STUDIO UNITS
  b. (20) 1 BED UNITS
  c. (6) 1 BED / DEN
  d. (10) 2 BED UNITS
  e. COMMERCIAL SPACE: 9,164 SF



FIRST FLOOR PLAN - COMMERCIAL SPACE, PARKING

PLAN NORTH
TRUE NORTH ROTATION

0' 4' 8' 16'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/32" = 1'-0"

DATE: 11/14/25 2 OF 13

LANGHUS ON MAIN

FLOOR PLANS

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SECOND FLOOR
22 TOTAL UNITS
a. (4) STUDIO
- GROSS SF: 2,338

b. (10) 1 BED
- GROSS SF: 7,900

c. (3) 1 BED / DEN
- GROSS SF: 2,786

d. (5) 2 BED
- GROSS SF: 5,891



SECOND FLOOR CONCEPT PLAN

PLAN NORTH
TRUE NORTH ROTATION

0' 4' 8' 16'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/32" = 1'-0"

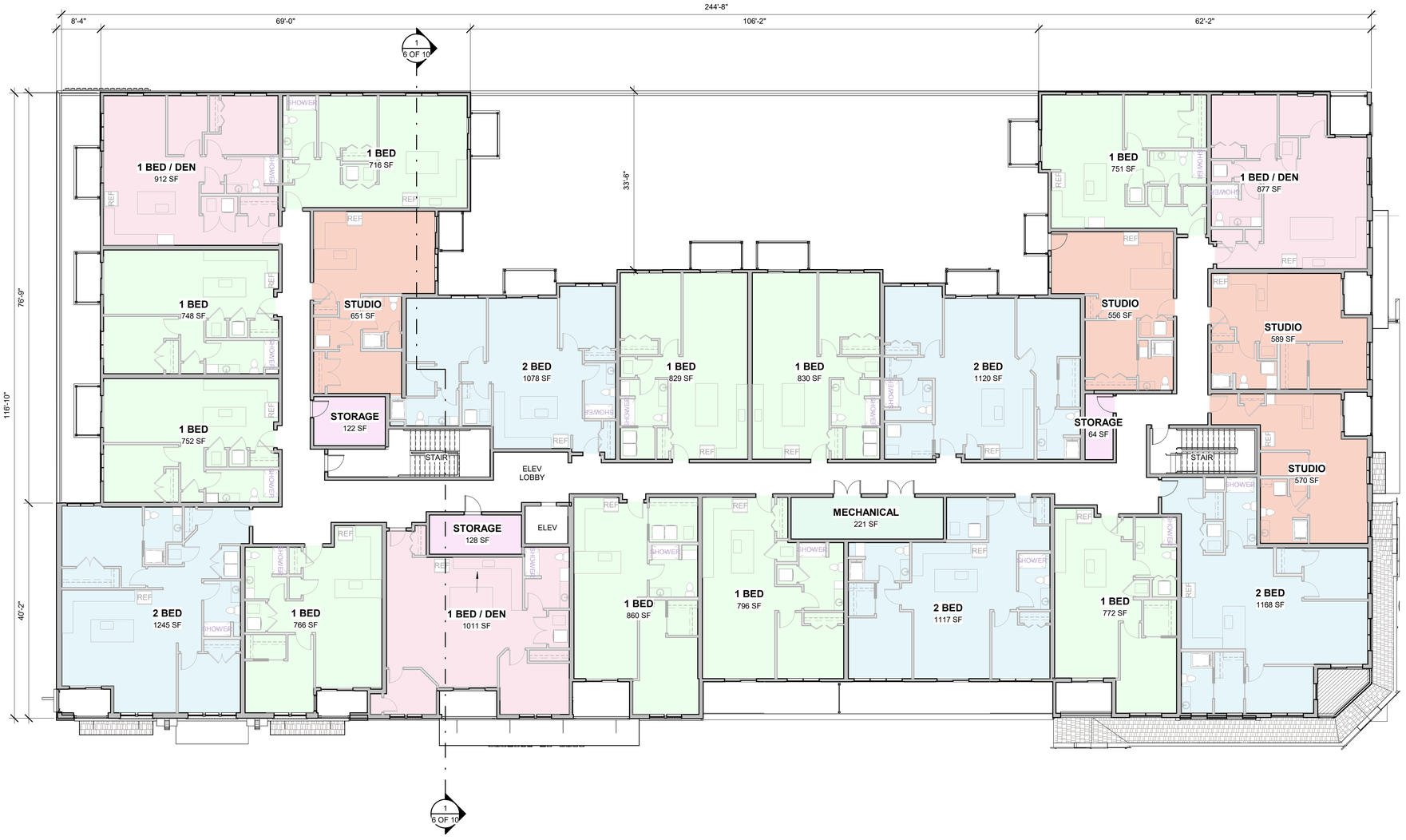
DATE: 11/14/25 3 OF 13

LANGHUS ON MAIN

FLOOR PLANS

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THIRD FLOOR
22 TOTAL UNITS
a. (4) STUDIO
• GROSS SF: 2,295
b. (10) 1 BED
• GROSS SF: 7,806
c. (3) 1 BED / DEN
• GROSS SF: 2,828
d. (5) 2 BED
• GROSS SF: 5,805



THIRD FLOOR - CONCEPT PLAN

PLAN NORTH
TRUE NORTH ROTATION
0' 4' 8' 16'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/32" = 1'-0"

LANGHUS ON MAIN

FLOOR PLANS

DATE: 11/14/25 4 OF 13

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WEST ELEVATION - COLORED

EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

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6	LP SMARTSIDE SIDING	DARK BRICK COLOR - MATCH
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16	FABRIC AWNING	COLOR TBD
17	COMPOSITE WOOD TRIM BOARDS, DECORATIVE	MEDIUM - LIGHT WOOD
18	COMPOSITE WOOD BRACKETS, DECORATIVE	MEDIUM - LIGHT WOOD
19	LINEAR WOOD PANEL SIDING	LIGHT PAINT FINISH
20	LINTEL OVER WINDOWS AND OPENINGS	MEDIUM - LIGHT MASONRY UNIT OR FAUX WOOD ELEMENT
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22	GREEN ROOF	-



SOUTH ELEVATION - COLORED

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

LANGHUS ON MAIN

ELEVATIONS

DATE: 11/14/25

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EAST ELEVATION - COLORED



NORTH ELEVATION - COLORED

EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

#	DESCRIPTION	COLOR
1	CLAY BRICK MASONRY - FULL BED	HISTORIC RED BRICK
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22	GREEN ROOF	-

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

LANGHUS ON MAIN

ELEVATIONS

DATE: 11/14/25

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BUILDING SECTION - GRADE CHANGES

0' 2' 4' 8'
0' 3/8" 3/4" 1 1/2"
SCALE: 3/16" = 1'-0"

DATE: 11/14/25 7 OF 13

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BUILDING SECTION

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3D VIEW - SOUTH EAST



3D VIEW - SOUTH WEST



3D VIEW - NORTH EAST

LANGHUS ON MAIN

STREET VIEWS

DATE: 11/14/25

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STREET VIEWS

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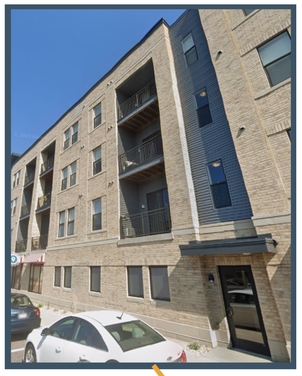






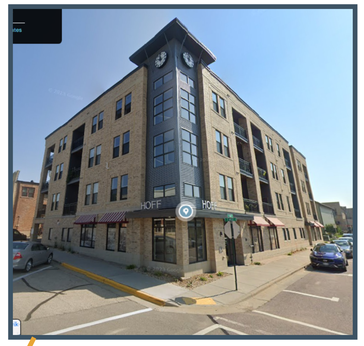












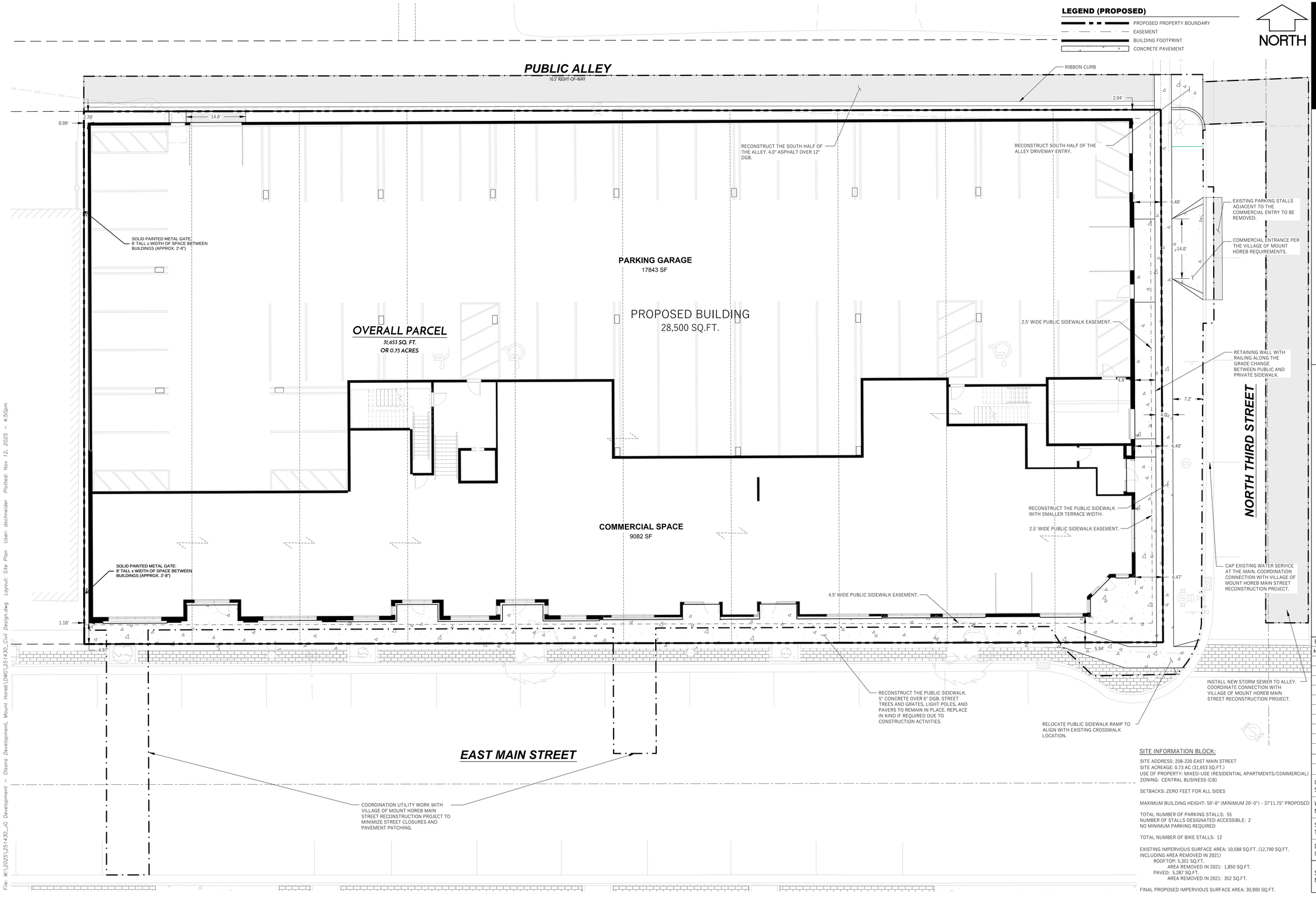


SOUTH ELEVATION - COLOR

LANGHUS ON MAIN

DESIGN INSPIRATION

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SITE INFORMATION BLOCK:

SITE ADDRESS: 208-220 EAST MAIN STREET
SITE ACREAGE: 0.73 AC (31,653 SQ.FT.)
USE OF PROPERTY: MIXED-USE (RESIDENTIAL APARTMENTS/COMMERCIAL)
ZONING: CENTRAL BUSINESS (CB)

SETBACKS: ZERO FEET FOR ALL SIDES

MAXIMUM BUILDING HEIGHT: 50'-0" (MINIMUM 20'-0") - 37'11.75" PROPOSED

TOTAL NUMBER OF PARKING STALLS: 55
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2
NO MINIMUM PARKING REQUIRED

TOTAL NUMBER OF BIKE STALLS: 12

EXISTING IMPERVIOUS SURFACE AREA: 10,588 SQ.FT. (12,790 SQ.FT. INCLUDING AREA REMOVED IN 2021)
ROOFTOP: 5,301 SQ.FT.
AREA REMOVED IN 2021: 1,850 SQ.FT.
PAVED: 5,287 SQ.FT.
AREA REMOVED IN 2021: 352 SQ.FT.

FINAL PROPOSED IMPERVIOUS SURFACE AREA: 30,900 SQ.FT.

WYSER ENGINEERING

210–214 E. MAIN STREET
MOUNT HOREB, WI 53572

LANGHÚS ON MAIN

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

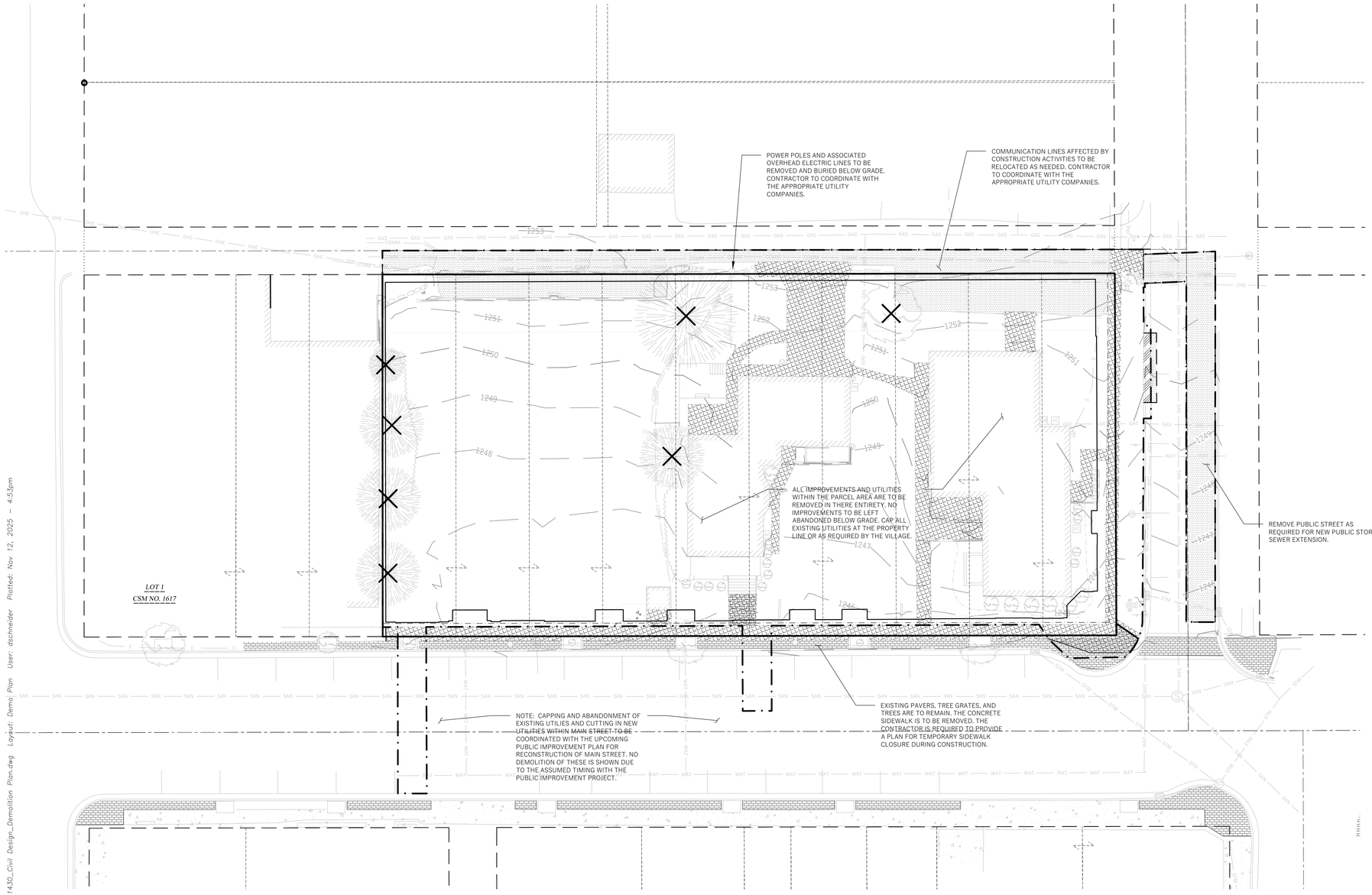
Sheet Title: SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	25–1430
Set Type	SIP
Date Issued	11/14/2025
Sheet Number	C100

File: W:\2025\25-1430_JG Development – Olsons Development, Mount Horeb\DWG\25-1430_Civil Design.dwg Layout: Site Plan User: dschneider Plotted: Nov 12, 2025 – 4:50pm



LEGEND (PROPOSED)

- SUBJECT PARCEL PROPERTY LINE
- CONSTRUCTION LIMIT LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA
- CURB AND GUTTER REMOVAL
- TREE REMOVAL

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 27, 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 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.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

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WYSER ENGINEERING

210–214 E MAIN STREET
MOUNT HOREB, WI 53572

LANGHÚS ON MAIN

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: DEMOLITION PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
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245'-10"

PUBLIC ALLEY

NORTH

PARKING FLOOR ELEVATION VARIES
1250.66 - 1252.80

PARKING GARAGE
17843 SF

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

PROPOSED BUILDING
FFE = 1246.93-1252.8

FLOOR ELEVATION
1246.93 (ARC 100'-0")
COORDINATE CHANGE AT DOOR ELEVATIONS WITH ARCHITECTURAL PLANS

COMMERCIAL SPACE
9082 SF

NORTH THIRD STREET

117'-0"

PERIMETER CONTORL PER WDNR TECHNICAL STANDARD 1056

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

EAST MAIN STREET

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WYSER ENGINEERING

210–214 E MAIN STREET
MOUNT HOREB, WI 53572

LANGHÚS ON MAIN

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

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NORTH

245'-10"

117'-0"

PUBLIC ALLEY
16.5' RIGHT-OF-WAY

RIBBON CURB

PARKING FLOOR ELEVATION VARIES
1250.66 - 1252.80

PARKING GARAGE
17843 SF

PROPOSED BUILDING

OVERALL PARCEL
31,653 SQ. FT.
OR 0.73 ACRES

FLOOR ELEVATION
1246.93 (ARC 100'-0")
COORDINATE CHANGE AT DOOR ELEVATIONS WITH ARCHITECTURAL PLANS

COMMERCIAL SPACE
9082 SF

NORTH THIRD STREET

EAST MAIN STREET

NOTE:
SPOT GRADES ARE AS FOLLOWS:
- FFE - FINISHED FLOOR GRADE
- EP - EDGE OF ASPHALT PAVEMENT
- EC - EDGE OF CONCRETE PAVEMENT
- BC - BACK OF CURB
- SW - EDGE OF SIDEWALK
- FG - FINISH GRADE
- TW - FINISH GRADE ADJACENT TOP OF WALL
- BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

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WYSER ENGINEERING

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LANGHÚS ON MAIN

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: DETAILED GRADING PLAN

Revisions:

No.	Date:	Description:

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PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
RD - 1	SE ROOF DRAIN	EX INL	17	1242.75	1242.41	2.00%	10" HDPE	0.012	987.75	1506.61
RD - 2	NE ROOF DRAIN	STM INL NO. 3	8	1248.35	1248.18	2.00%	8" HDPE	0.012	238.86	830.95
RD - 3	NW ROOF DRAIN	STM INL NO. 4	4	1250.01	1249.93	2.00%	10" HDPE	0.012	914.14	1506.61

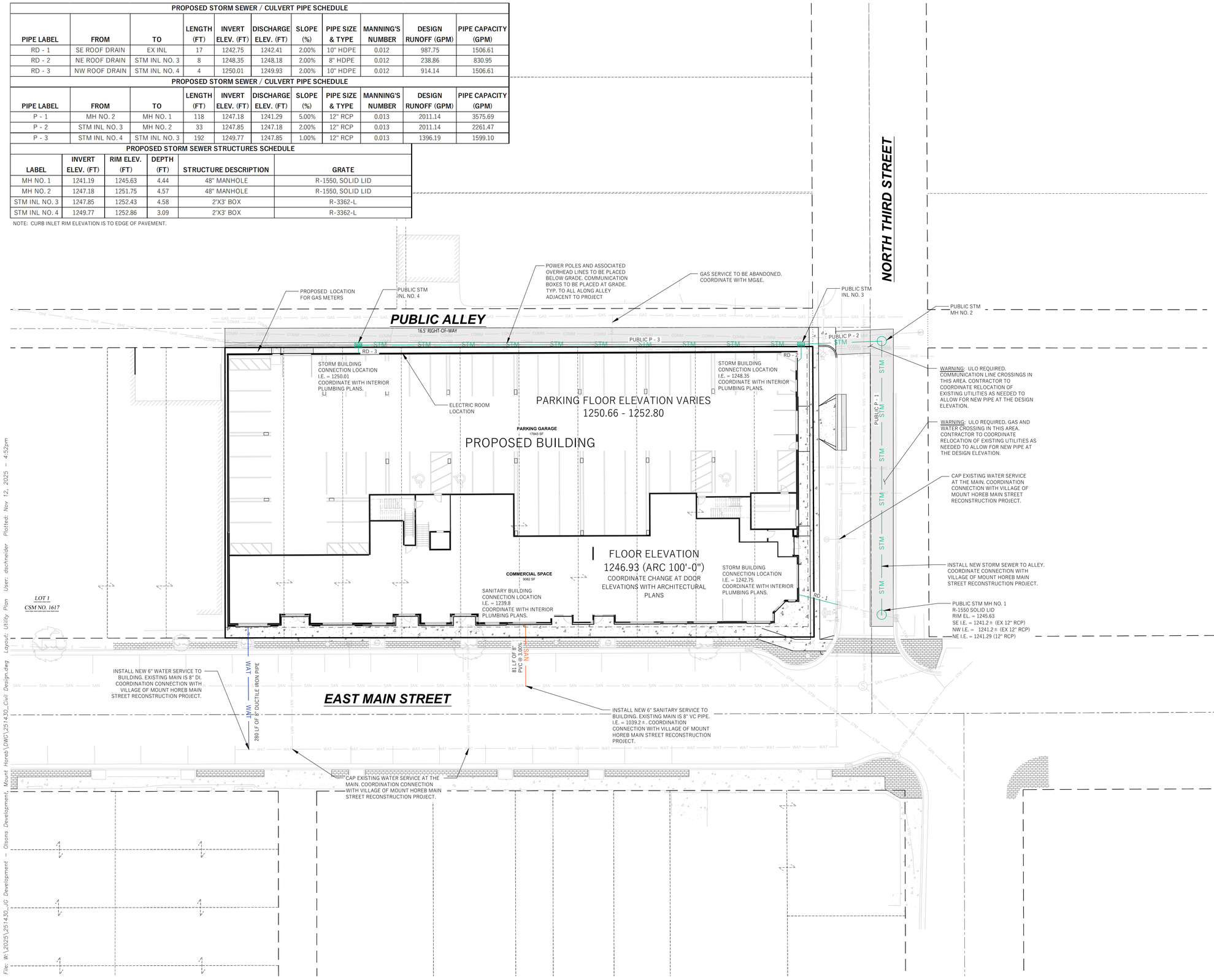
PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P - 1	MH NO. 2	MH NO. 1	118	1247.18	1241.29	5.00%	12" RCP	0.013	2011.14	3575.69
P - 2	STM INL NO. 3	MH NO. 2	33	1247.85	1247.18	2.00%	12" RCP	0.013	2011.14	2261.47
P - 3	STM INL NO. 4	STM INL NO. 3	192	1249.77	1247.85	1.00%	12" RCP	0.013	1396.19	1599.10

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
MH NO. 1	1241.19	1245.63	4.44	48" MANHOLE	R-1550, SOLID LID
MH NO. 2	1247.18	1251.75	4.57	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 3	1247.85	1252.43	4.58	2'X3' BOX	R-3362-L
STM INL NO. 4	1249.77	1252.86	3.09	2'X3' BOX	R-3362-L

NOTE: CURB INLET RIM ELEVATION IS TO EDGE OF PAVEMENT.



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LANGHÚS ON MAIN
VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- RIBBON CURB
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- WAT — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- GAS — PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E — PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- SILT SOCK
- INLET PROTECTION
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 27, 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 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.

UTILITY NOTES

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 CROSSINGS 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, WISDSPS, 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 OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. ***NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES***.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. 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 PAVEMENT PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOREB STANDARDS. 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 UNDERGROUND PIPE. 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)b AND 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.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
   b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

EROSION CONTROL CONSTRUCTION SCHEDULE

1. 12/15/2025 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD AND SILT FENCE.
2. 12/15/2025 - BEGIN DEMOLITION. STRIP TOPSOIL AND STOCKPILE.
3. 02/15/2025 - BUILDING CONSTRUCTION.
4. DURING CONSTRUCTION
   - 4.1. IF THE START DATE IS DELAYED, NOTIFIED AUTHORITIES HAVING JURISDICTION WHEN BREAKING GROUND.
   - 4.2. SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
   - 4.3. ALL SLOPES GREATER THAN 5:1 SHALL BE STABILIZED WITHIN TWO MONTHS (60 DAYS) OF BEING DISTURBED.
   - 4.4. INSTALL ADDITIONAL PRACTICES AS REQUIRED BY STATE AND LOCAL INSPECTORS AND AS NECESSARY TO PREVENT RUNOFF DUE TO CONSTRUCTION MEANS AND METHODS.
   - 4.5. ALL PRACTICES SHALL BE ONGOING BASED ON THE PLAN VIEW AND NOTES.
5. 06/15/2026 - TEMPORARY STABILIZATION WITH MULCH AND EROSION MATTING WHERE REQUIRED OUTSIDE OF ACTIVE CONSTRUCTION AREAS.
6. 08/01/2027 - SITE PAVING AND FINISH GRADING.
7. 09/15/2027 - FINAL SITE STABILIZATION - ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH WITHIN SEVEN (7) DAYS OF FINAL GRADING.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH MUNICIPALITY.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF MOUNT HOREB HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE VILLAGE AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE; PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

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WYSER ENGINEERING

LANGHÚS ON MAIN

210–214 E MAIN STREET
MOUNT HOREB, WI 53572

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: NOTES AND LEGEND

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 15'

Wyser Number: 25–1430

Set Type: SIP

Date Issued: 11/14/2025

Sheet Number: C400

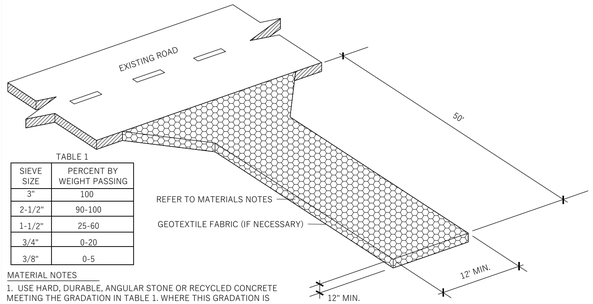


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

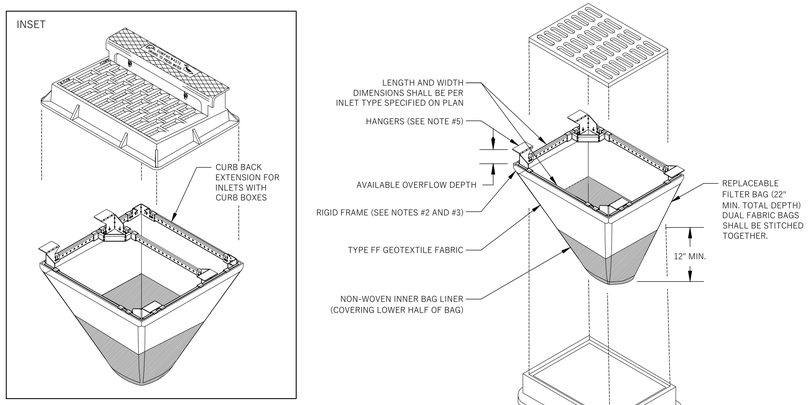
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.

7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)



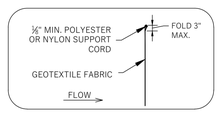
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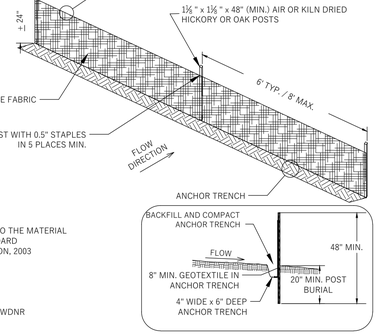
1. DETAIL BASED ON WDNR TECHNICAL STANDARD 1060. ANY VARIATIONS FROM THAT STANDARD IS UNINTENDED AND SHOULD NOT BE USED.
2. TAPER BOTTOM OF BAG TO MAINTAIN 8" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
3. THE RIGID FRAME SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND HAVE ADEQUATE STRENGTH TO SUPPORT THE WEIGHT OF THE SEDIMENT BAG WHEN COMPLETELY FULL.
4. THE RIGID FRAME SHALL NOT INTERFERE WITH OR ELEVATE THE GRATE MORE THAN 1/8".
5. DROP THE INLET FILTER THOUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARS SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

TYPE D-RF INLET PROTECTION





MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

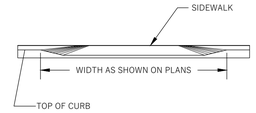
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

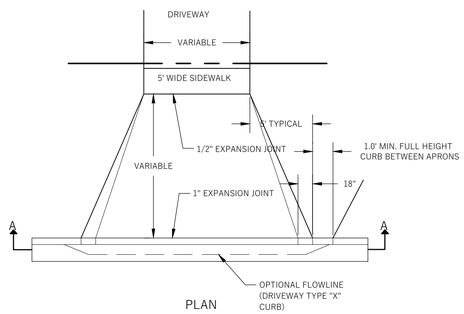
INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

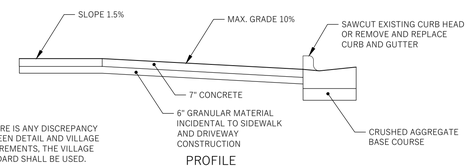
SILT FENCE



SECTION A-A



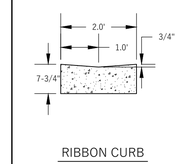
PLAN



IF THERE IS ANY DISCREPANCY BETWEEN DETAIL AND VILLAGE REQUIREMENTS, THE VILLAGE STANDARD SHALL BE USED.

PROFILE

COMMERCIAL ENTRANCE



RIBBON CURB

WYSER ENGINEERING

210–214 E MAIN STREET
MOUNT HOREB, WI 53572

LANGHÚS ON MAIN

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale 0' 5' 10' 15'

Wyser Number 25–1430

Set Type SIP

Date Issued 11/14/2025

Sheet Number C401

File: W:\2025\251430_JG Development – Olsons Development, Mount Horeb\DWG\251430_Civil Design.dwg Layout: Details (2) User: dschneider Plotted: Nov 12, 2025 – 4:52pm

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT

NORTH

PUBLIC ALLEY
16.5' RIGHT-OF-WAY

OVERALL PARCEL
31,653 SQ. FT.
OR 0.73 ACRES

PROPOSED BUILDING
28,500 SQ.FT.

PL1

GREEN ROOF OVER CANOPY STRUCTURE ("LIVEROOF" OR SIM.)

2.5' WIDE PUBLIC SIDEWALK EASEMENT.

PL1: +/- 36" TALL PLANTER WITH VERTICAL ANNUALS (5 THUS)

NORTH THIRD STREET

4.5' WIDE PUBLIC SIDEWALK EASEMENT.

PL2

PL2: +/- 30" TALL PLANTER WITH VERTICAL ANNUALS (8 THUS)

EXISTING STREET TREE TO REMAIN PROTECT DURING CONSTRUCTION

GREEN ROOF OVER CANOPY STRUCTURE ("LIVEROOF" OR SIM.)

EAST MAIN STREET

NOTE: ALL PLANTERS PROPOSED SHALL BE MOBILE AND PLACED OUTSIDE OF THE PUBLIC RIGHT OF WAY AND ANY SIDEWALK EASEMENT

LANGHÚS ON MAIN

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

210–214 E MAIN STREET
MOUNT HOREB, WI 53572

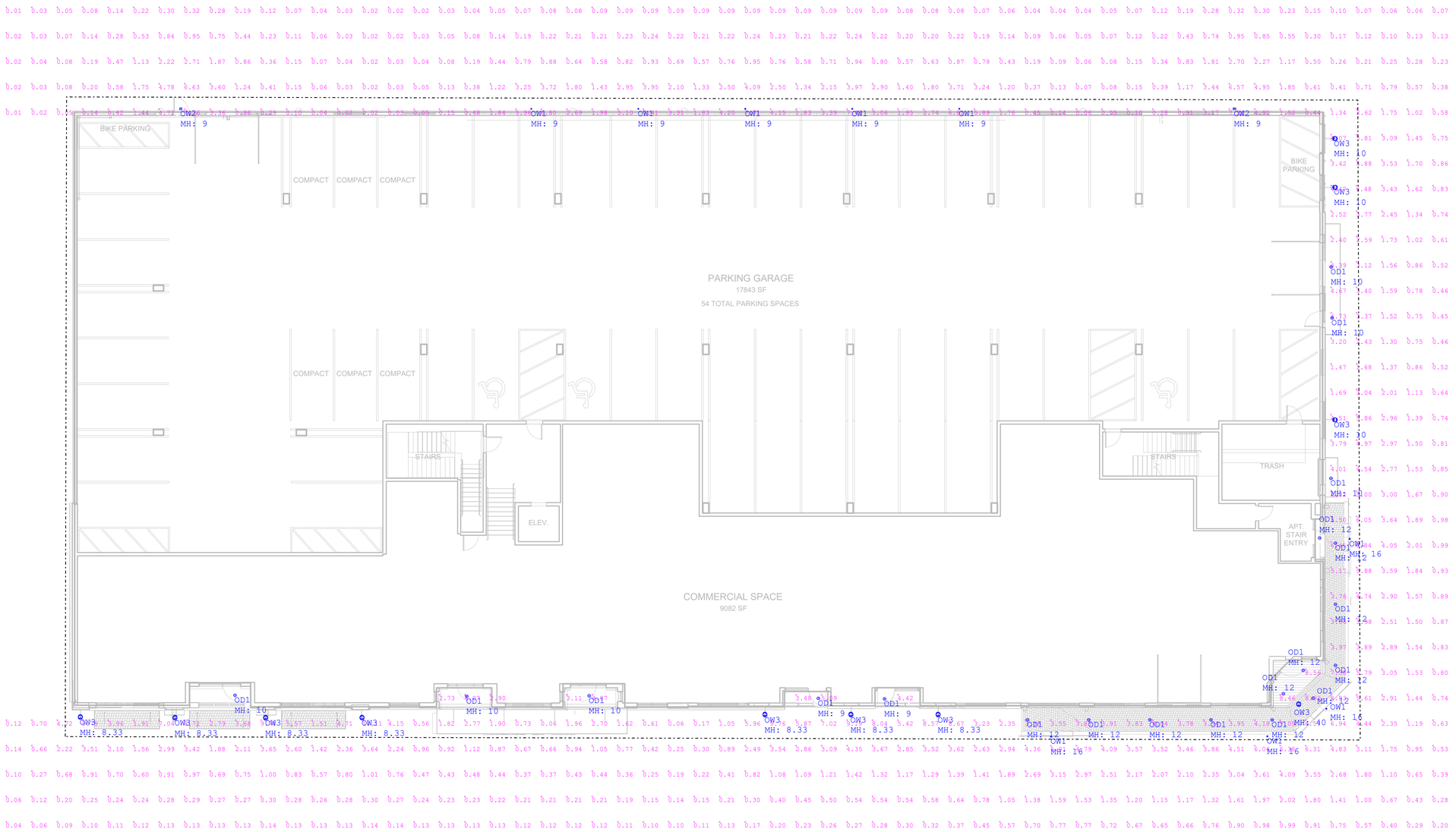
Sheet Title: LANDSCAPE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	25–1430
Set Type	SIP
Date Issued	11/14/2025
Sheet Number	L100

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Luminaire Schedule							
Qty	Label	LLF	MFG	Description	Lum. Watts	Total Watts	Lum. Lumens
20	OD1	0.950	TGS	880715-R3-5CCT	15	300	1013
9	OW1	0.950	KUZCO	EW46308-BK-UNV-3CCT	20	180	1120
2	OW2	0.950	LITHONIA	WPX0 LED ALO SWW2 MVOLT PE DDBXD M2	12.4511	24.902	1645
11	OW3	0.950	ANP	A810 AM01W D xxK (finish) E25	13.23	145.53	1207

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.68	10.11	0.01	168.00	1011

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : JT

DATE : NOV 12, 2025

SCALE : 3/32" = 1'

LANGUS MIXED USE

MOUNT HOREB, WISCONSIN

SITE LIGHTING LAYOUT

Enterprise Lighting Ltd
Manufacturers' Representative

Date: Nov 13, 2025

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700

Job Name
Langus Mixed Use
ELL25-143233
Mount Horeb WI

Bid Date
Nov 12, 2025

Submittal Date
Nov 13, 2025

Enterprise Lighting Ltd
Manufacturers' Representative

Transmittal

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
From: Andrea Goral

Project **Langus Mixed Use**
Quote# ELL25-143233
Location Mount Horeb WI
To Electrical Solutions
2928 HWY MN
Stoughton WI 53589
Contact: Bernie Esch

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

☒ Drawings	☐ Specifications	Other:
☐ Prints	☐ Information	
☐ Plans	☐ Submittals	

THESE ARE TRANSMITTED FOR:

☐ Prior Approval	☐ Resubmittal for Approval	☐ Record
☒ Approval	☐ Corrections	Bids due on:
☐ Approval as Submitted	☐ Your Use	Other:
☐ Approval as Noted	☐ Review and Comment	

Type	MFG	Part
OD1	Truly Green Solutions, Inc.	880715-R3-5CCT
OW1	Kuzco Lighting	EW46308-BK-UNV-3CCT
OW2	Lithonia Exterior	WPX0 LED ALO SWW2 MVOLT PE DDBXD M2
OW3	ANP Lighting	A810-AM10W-D-**K-E25

INDOOR

tgs

Date:	
Project Name:	
Sku #:	

ThinTek™ Mini R3

Surface Mount Downlight

5CCT
Field Selectable

APPLICATIONS

Residential, Commercial, Multi-Family

FEATURES

Construction
- Die-cast Aluminum Housing

Finish
- White Trim [Standard]
- Brushed Nickel Trim
- Black Trim
- Bronze Trim

[Trim Options Sold Separately]

Electrical & Technical
- Input Voltage: 120V
- Input Frequency: 60Hz
- Projected L70: ≥ 50,000 hrs
- PF: >0.9
- CRI: >90
- THD: <20%
- CCT Selectable: 2700K/3000K/ 3500K/4000K/5000K
- Operating Temp.: -4°F~113°F
- Wet Location Rated

Optical
- Edge-lit
- 120° Beam Angle

Installation/Mounting
- Surface Mounted: 2.75" and 3.5" Junction Box

Controls
- Triac Dimming

Compliance
- JA8 TITLE 24 Compliant

Dimmer Compatibility List:
Leviton: 6672, 6674, DSL06, RNL06, IPL06
Lutron: TG-600PR-WH, S-600PR-WH, CTCL-153PDH-WH, TGCL-153PH-LA, SLV-600P-AL, DV-600PR-WH, SCL-153PH-WH, GT-600P, DVCL-153P, MSCL-OP153M, MACL-153M//MA-R, PD-6WCL

Lumen Output
- 5"/10W: 710lm
- 7"/15W: 1,241lm
- 9"/18W: 1,460lm
- 11"/21W: 2,156lm
- 13"/24W: 2,431lm

Warranty
- 5 Year Warranty

See warranty documentation for more information.

90+ CRI · Wet Location · Intertek · ENERGY STAR · JA8 TITLE 24 COMPLIANT LAMP

ORDERING INFORMATION

EXAMPLE: 880510-R3-5CCT

88

Round Panel	Size/Wattage	Shape/Type	CCT
88	0510 - 5"/10W 0715 - 7"/15W 0918 - 9"/18W 1121 - 11"/21W 1324 - 13"/24W	R3 - Round	5CCT - 2700K/3000K/3500K/4000K/5000K

Trim Finish Options	
8805-R3 (5" Trim)	BK (Black)
8807-R3 (7" Trim)	BN (Brushed Nickel)
8809-R3 (9" Trim)	BZ (Bronze)
8811-R3 (11" Trim)	
8813-R3 (13" Trim)	

[Choose Trim Size and Finish Example: 8805-R3-BK]

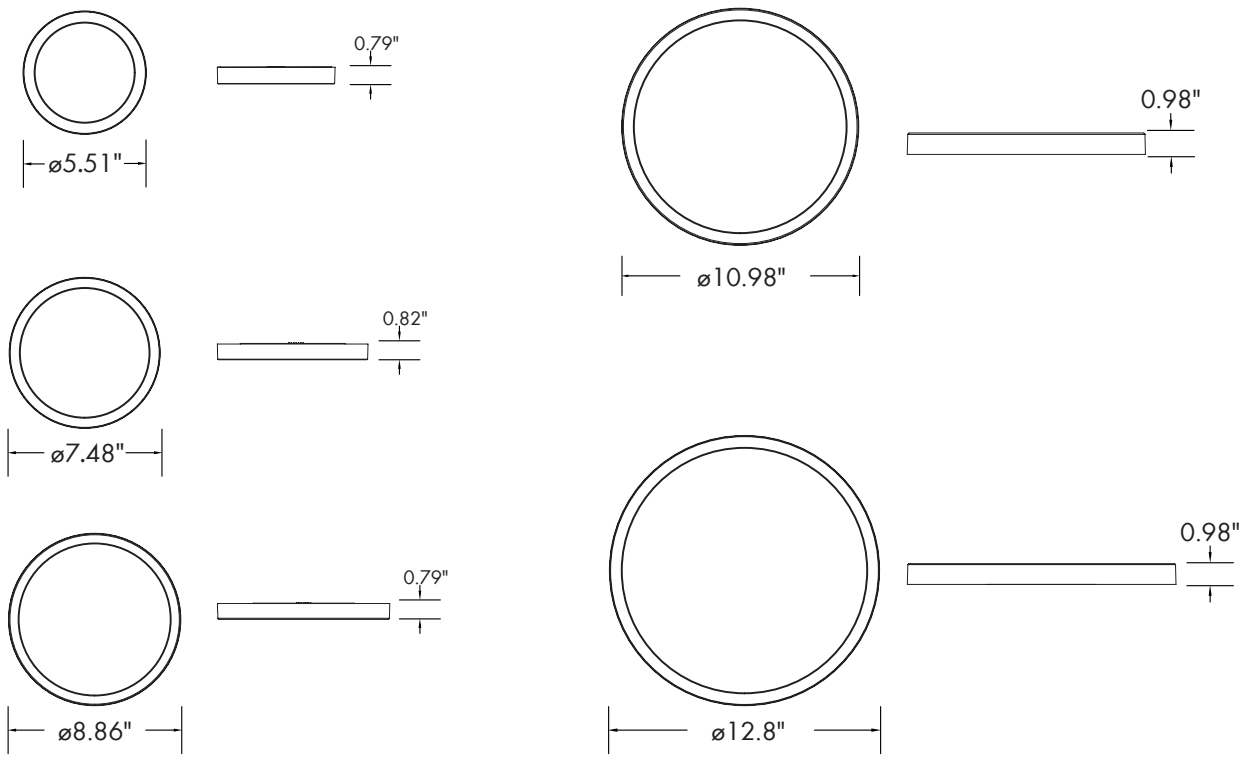
INDOOR

tgs

ThinTek™ Mini R3

Surface Mount Downlight

DIMENSIONS



LUMEN OUTPUT

			(2700K)		(3000K)		(3500K)		(4000K)		(5000K)	
SKU	Size (in)	Wattage (W)	Delivered Lumens (lm)	Efficacy (lm/W)	Delivered Lumens (lm)	Efficacy (lm/W)	Delivered Lumens (lm)	Efficacy (lm/W)	Delivered Lumens (lm)	Efficacy (lm/W)	Delivered Lumens (lm)	Efficacy (lm/W)
880510-R3-5CCT	5	10	668	66.8	671	67.1	693	69.3	710	71.0	688	68.8
880715-R3-5CCT	7	15	1186	79.06	1201	80.06	1223	84.53	1241	82.7	1215	81
880918-R3-5CCT	9	18	1389	77.16	1409	78.27	1437	79.83	1460	81.11	1426	65
881121R3-5CCT	11	21	2016	96	2037	97	2079	99	2156	102.66	2108	100.38
881324-R3-5CCT	13	24	2386	99.41	2405	100.20	2427	101.12	2431	101.29	2419	100.79

ACCESSORIES



Mounting Bracket (Included)



Brushed Nickel Trim [5", 7", 9", 11", 13"] (Option) [BN]



Black Trim [5", 7", 9". 11", 13"] (Option) [BK]



Bronze Trim [5", 7", 9" , 11", 13"] (Option) [BZ]

LENOX
EW46308-UNV-3CCT

WALL

PROJECT

DESCRIPTION

High power LED exterior wall mount fixture intended for use as a downlight. Lenox's die-cast aluminum housing is 8-inch square in its front view, but as the viewer moves to the side the fixture's profile becomes a gently swept curve suggestive of a water drop or perhaps a ship's sail filling with wind. Lenox aimed downwards through its polymeric diffuser lights both the mounting plane and floor. Lenox is available with black finish.



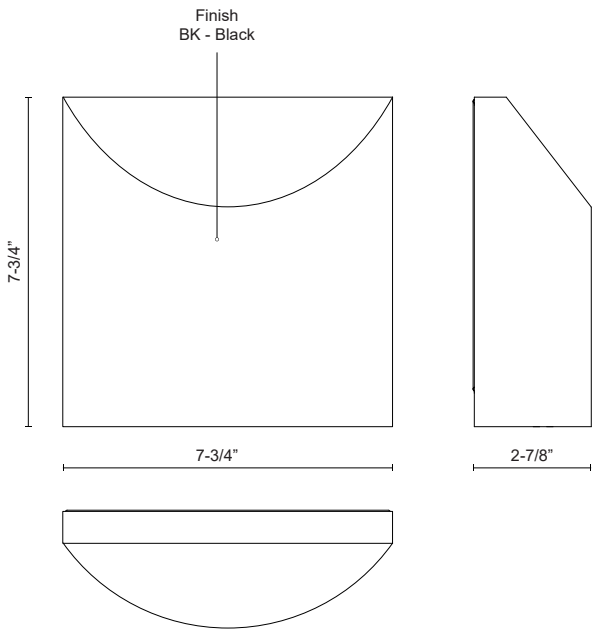


EW46308-BK-UNV-3CCT
Black

SPECIFICATION DETAILS

Fixture Dimensions	W7-3/4" x H7-3/4" x E2-7/8"
Height from center	3-7/8"
Light Source	LED with DC Driver
Wattage	20W
Total Lumens	1680lm
Delivered Lumens	BK-1060lm*
Voltage	120-277V
Color Temperature	Selectable CCT 3000K/4000K/5000K
CRI (Ra)	90CRI
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	Wet, IP65
Illumination Direction	Down
Mounting Style	Wall Mount, Down Only
Material	Aluminum + Glass
Paint Finish	BK02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

Intertek

CS CONTRACTOR SELECT™

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

Contractor Select™

WPX LED

Wall packs



The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing full-cut off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

FEATURES:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

Note : WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit WPX LED.

Luminaire	CCT	Lumens	Input Watts	Photocell	Finish	Voltage	Catalog Number	CI Code	UPC	Pallet qty.	Replaces Up To
WPX0	SWW2 3000K/ 4000K/ 5000K	850 - 1,650	6.4-13W	Switchable On/Off	DARK BRONZE	120-277V	WPX0 LED ALO SWW2 MVOLT PE DDBXD M2	*276U4U	196182511806	280	70W Metal Halide
WPX1	4000K	2,900	24W	N/A	DARK BRONZE	120-277V	WPX1 LED P2 40K MVOLT DDBXD M4	*265SWK	193048870589	160	150W Metal Halide
WPX2	4000K	6,000	47W	N/A	DARK BRONZE	120-277V	WPX2 LED 40K MVOLT DDBXD M2	*265SX3	193048870756	120	250W Metal Halide
	5000K	6,000	47W	N/A	DARK BRONZE	120-277V	WPX2 LED 50K MVOLT DDBXD M2	*265SX6	193048870770	120	250W Metal Halide

More configurations are available. Click here or visit www.acuitybrands.com and search for WPX LED.

CS CONTRACTOR SELECT™

LITHONIA LIGHTING®

Specifications

INTENDED USE:
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

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

ELECTRICAL:
Light engine(s) configurations consist of high-efficacy LEDs with a min LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70 (80 for WPX0). Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package and WPX0 comes with a standard surge protection rating of 2.5kV).

INSTALLATION:
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. WPX1, WPX2 and WPX3 come with three 1/2 inch conduit ports on three sides that allow for surface conduit wiring. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS:
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated.

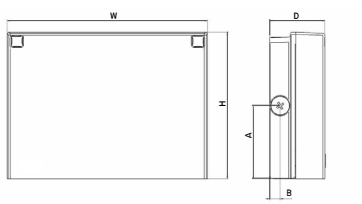
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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

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

Dimensions

All dimensions are inches (centimeters) unless otherwise indicated.



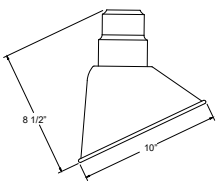
Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX0	5.75″ (14.6 cm)	5.5″ (14.0 cm)	2″ (5.1 cm)	N/A	N/A	2.5 lbs (1.1kg)
WPX1	8.1″ (20.6 cm)	11.1″ (28.3 cm)	3.2″ (8.1 cm)	4.0″ (10.3 cm)	0.6″ (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1″ (23.1 cm)	12.3″ (31.1 cm)	4.1″ (10.5 cm)	4.5″ (11.5 cm)	0.7″ (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5″ (24.1 cm)	13.0″ (33.0 cm)	5.5″ (13.7 cm)	4.7″ (12.0 cm)	0.7″ (1.7 cm)	11.0 lbs (5.0kg)

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ANP Lighting — Specifications A810





A810 LED **Weight:** 1.0 lb.

Made in USA · Family-Owned Business · cULus · BAA

Project Name: _____

Fixture Type: _____ **Quantity:** _____

Customer: _____

Specifications

Material:
RLM shades are constructed of 12 gauge 1100 series spun aluminum. Wall back plate and driver housing are cast aluminum, some types include a spun metal cover. All fasteners are stainless steel. Some washers may be galvanized. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Drivers:
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED modules. (Refer to Driver Specification section for other specifications.)

Electrical:
Approximately 6" of pull wire extends from luminaire. All luminaires are prewired with 0-10V dimming leads. Post Arms and Wall Mounts are also prewired with line voltage & dimming leads.

Certifications:
Arm mount, stem mount and wall mount are UL Listed for wet locations. LED Module is IP66.

Finish:
A polyester powder coat high quality finish. Marine grade finish is available.

Modifications:
Consult factory for custom or modified designs.

Buy American:
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations. Click here for additional information.

Catalog Logic

A810	AM20W	D	40K	RTCW	E6	100GLCL	PC	41
RLM Style	Light Source, Wattage & Dimming	Distribution	CCT	Driver Housing	Mounting	Glass/ Guard	Accessories	Outside Shade Finish

Catalog Number

1	2	3	4	5	6	7	8
A810							

1 LIGHT SOURCE & WATTAGES

- **AM10W** (10W ANP Module COB)
- **AM20W** (20W ANP Module COB)
- **AM30W** (30W ANP Module COB)

2 DISTRIBUTION

- **D** (Dome Frosted Acrylic Wide Distribution Lens)

3 CCT (COLOR TEMPERATURE)

- **27K** (2700K)
- *VERIFY* **30K** (3000K)
- **35K** (3500K)
- **40K** (4000K)
- **50K** (5000K) Consult Factory

4 DRIVER HOUSINGS

VERIFY

Wall Mount Options
Choose Arm in Box 5

RTCW	(Driver Housing for Wall only (E-arms); 6 1/2" OD x 5 5/8" H)
SRTCW	(Smooth Driver Housing for Wall only (E-arms); 6" OD x 2 7/8" H)
RTCNCW	(Driver Housing/No Spun Cover for Wall only (E-arms); 5 7/8" OD x 2 5/8" H)

Stem Mount Options
Choose Stem Size in Box 5

ST-RTCC	(Driver Housing for Stem only; 6 1/2" OD x 5 5/8" H)
ST-SRTCC	(Smooth Driver Housing for Stem only; 6" OD x 2 7/8" H)
ST-RTCNCC	(Driver Housing/No Spun Cover for Stem only; 5 7/8" OD x 2 5/8" H)

Emergency Backup Housing Options
Choose EMG Driver in Box 7

ST-DCCEM	(Emergency Ballast Housing for Stem only; 12" OD x 1 1/2" H)

***Driver Housing finish will match fixture finish.**

5 MOUNTING SOURCES*

Arm Mounts

E3 E4 E6 E7 E8 E10 E11 E12 E15 E18 E25 E36

Wall Mounts

WM54 WM317

Stem Mounts

1/2" (13/16" OD) Rigid Stems	3/4" (1" OD) Rigid Stems
2ST6 2ST12 2ST18	3ST6 3ST12 3ST18
2ST24 2ST36 2ST48	3ST24 3ST36 3ST48
2ST60 2ST72 2ST96	3ST60 3ST72 3ST96

***Arm mount, Wall mount or Stem finish will match fixture finish.**

6 GLASS & GUARDS

100GLCL	(Clear Glass)
100GLFR	(Frosted Glass)
100GLPR	(Prismatic Glass)
100GLCLGUP	(Clear Glass & Small Wire Guard)
100GLFRGUP	(Frosted Glass & Small Wire Guard)
100GLPRGUP	(Pristmatic Glass & Small Wire Guard)
100GLCLGUPC	(Clear Glass and Cast Guard)
100GLFRGUPC	(Frosted Glass and Cast Guard)
100GLPRGUPC	(Prismatic Glass and Cast Guard)
100GLGUP	(Small Wire Guard with No Glass)
100GLGUPC	(Small Cast Guard with No Glass)

***Cast and Wire Guard finish will match fixture.**

7 MOUNTING ACCESSORIES

EMG-LEDR05	(5W, LED Emergency Driver, Remote Placement up to 30', ANP Module Only, Provided with Flexible Conduit)
EMG-LEDR7.8	(7.8W, LED Emergency Driver, Remote Placement up to 30', ANP Module Only, Provided with Flexible Conduit)
EMG-LEDR10.7	(10.7W, LED Emergency Driver, Remote Placement up to 30', ANP Module Only, Provided with Flexible Conduit)
EMG-LEDR17	(17W, LED Emergency Driver, Remote Placement up to 30', ANP Module Only, Provided with Flexible Conduit)
GR07	(7" Wire Grill)**
PC	(Button Photo Cell) Remote Only
SC	(Scroll for Arms)**
SLC	(Sloped Ceiling Mount Canopy, 20° Max)**
SQ	(Square Back Plate)**
SWL	(Adjustable Locking Swivel)**
TBK	(Turn Buckle Kit)**

***Most EM Packs are remote mount only (consult factory). For percent lumens in emergency mode, see Technical Section at www.ANPlighting.com**

****Accessory finish will match fixture finish.**

2025 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not effect the product's overall performance or appearance.

ANP Lighting — Specifications A810

Project Name: _____

Fixture Type: _____ **Quantity:** _____

Customer: _____

VERIFY

8 FINISHES
*Premium and Marine Grade Finish have additional charges

Standard Colors	Standard Grade	Marine Grade*	Premium Colors	Premium Grade*	Marine Grade*
Aspen Green	10	10M	High Gloss Black	01	01M
Cantaloupe	11	11M	Arctic Silver	14	14M
Lilac	12	12M	Candy Apple Red	64	64M
Putty	13	13M	Cobalt Blue	65	65M
Weathered Copper	29	29M	Caramel	66	66M
Black	41	41M	Butterscotch	67	67M
Forest Green	42	42M	Black Silver	68	68M
Bright Red	43	43M	Gunmetal Gray	69	69M
White	44	44M	Mayan Gold	79	NA
Bright Blue	45	45M	Textured Desert Stone	80	80M
Sunny Yellow	46	46M	Extreme Chrome	81	81M
Aqua Green	47	47M	Graystone	82	82M
Galvanized	49	NA	Oil Rubbed Bronze	83	83M
Navy	50	50M	Carbon Graphite	96	96M
Architectural Bronze	51	51M			

Consult Factory for additional paint charges and availability.

8 FINISHES
*Premium and Marine Grade Finish have additional charges

Standard Colors	Standard Grade	Marine Grade*	Premium Colors	Premium Grade*	Marine Grade*
Patina Verde	52	52M			
Copper Clay	53	53M			
Silver	56	56M			
Black Verde	61	61M			
Painted Chrome	70	70M			
Painted Copper	71	71M			
Textured Black	72	72M			
Matte Black	73	73M			
Textured Architectural Bronze	76	76M			
Textured White	77	77M			
Textured Silver	78	78M			

Consult Factory for additional paint charges and availability.

PERFORMANCE TABLE - ANP MODULE - INITIAL LUMENS

			2700K					3000K					3500K					4000K				
LED CATALOG	WATTS	DISTRIBUTION	INITIAL LUMENS	lm/W	B	U	G	INITIAL LUMENS	lm/W	B	U	G	INITIAL LUMENS	lm/W	B	U	G	INITIAL LUMENS	lm/W	B	U	G
AM10W	**10W**	TYPE V	847	85	1	0	0	888	89	1	0	0	899	90	1	0	0	910	91	1	0	0
AM20W	**20W**	TYPE V	1694	85	1	0	0	1777	89	1	0	0	1799	90	1	0	0	1820	91	1	0	0
AM30W	**30W**	TYPE V	2541	85	1	0	0	2665	89	1	0	0	2698	90	1	0	0	2730	91	1	0	0

MODULE SPECIFICATION

- CREE XLAMP™ CMU
- Typical Efficacy 90 lm/W
- CCT: 2700K, 3000K, 3500K, 4000K
- CRI: 90 (min) 92 Typica
- 3-Step Ellipse
- Certifications: UL Recognized, RoHS, ENEC, REACH

DRIVER SPECIFICATION

- Universal Input: 120-277V
- Dimming: 0-10V, TRIAC, ELV (Dims to 1%)
- Power Factor @ Full Load >90%
- THD @ Full Load <20%
- Constant Current Output 50/60Hz
- Operating Temperature: -30°C Minimum
- Lifetime: >50,000 hours
- Ingress Protection: IP66
- Certifications: UL Recognized, CE, FCC, Energy Star, DLC, CA Title 24

FINISHES

- A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.
- Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3,000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

WARRANTY

See www.ANPlighting.com for complete fixture warranty.

LED warranty information

- 5 year limited warranty*
- *Limited Warranty: A typical year is defined as 4,380 hours of operation.

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1-800-548-3227
ANPlighting.com

ANP Lighting — Specifications A810

Project Name: _____

Fixture Type: _____ **Quantity:** _____

Customer: _____

ACCESSORIES


EMG-LED


GR07


PC


SLC


SQ


SWL


TBK


SC

POPULAR ARM MOUNTS

Dimensions are Projection x Height | CB included with all arms Click here for all Arm Mount styles


E3 | 35" x 11 7/8"


E4 | 29" x 14"


E6 | 29" x 9 1/4"


E7 | 44 1/4" x 9 1/8"


E8 | 32 1/4" x 12 1/2"


E10 | 55 1/4" x 18"


E11 | 38 1/4" x 17 1/4"

E12 | 40 3/8" x 2"


E15 |16 3/8" x 10 1/2"


E18 | 30 3/4" x 21 3/8"


E25 | 26" x 5 1/4"


E36 | 23 1/4" x 8"

POPULAR WALL MOUNTS

Dimensions are Projection x Height Click here for all Wall Mount styles


WM54 | 23 3/8" x 18"


WM317 | 15" x 12 3/4"

DRIVER HOUSINGS


RTCW
(6 1/2" OD x 5 5/8" H) Wall Only (E-arms)


RTCNCW
(5 7/8" OD x 2 5/8" H) Wall Only (E-arms)


SRTCW
(6" OD x 2 7/8" H) Wall Only (E-arms)


RTCC
(6 1/2" OD x 5 5/8" H)


RTCNCC
(5 7/8" OD x 2 5/8" H)


SRTCC
(6" OD x 2 7/8" H)

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1-800-548-3227
ANPlighting.com

ANP Lighting

Specifications A810

Project Name: _____

Fixture Type: _____ **Quantity:** _____

Customer: _____

GLASS GUARD

▸ CL = Clear ▸ FR = Frosted ▸ PR = Prismatic ▸ 100 = Small ▸ 200 = Large



Glass Only
6 1/2" H X 4 1/8" W
100GLCL
100GLFR
100GLPR



Glass with Cast Guard
7 1/2" H X 4 1/8" W
100GLCLGUPC
100GLFRGUPC
100GLPRGUPC



Glass with Wire Guard
7 1/2" H X 4 1/8" W
100GLCLGUP
100GLFRGUP
100GLPRGUP



GUPC Guard Only
7 1/2" H X 4 1/8" W
100GLGUPC (Cast Guard)



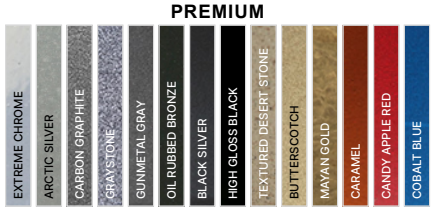
GUP Guard Only
7 1/2" H X 4 1/8" W
100GLGUP (Wire Guard)

FINISHES COLORS

STANDARD



PREMIUM



2025 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not effect the product's overall performance or appearance.

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CERTIFIED SURVEY MAP NO._____

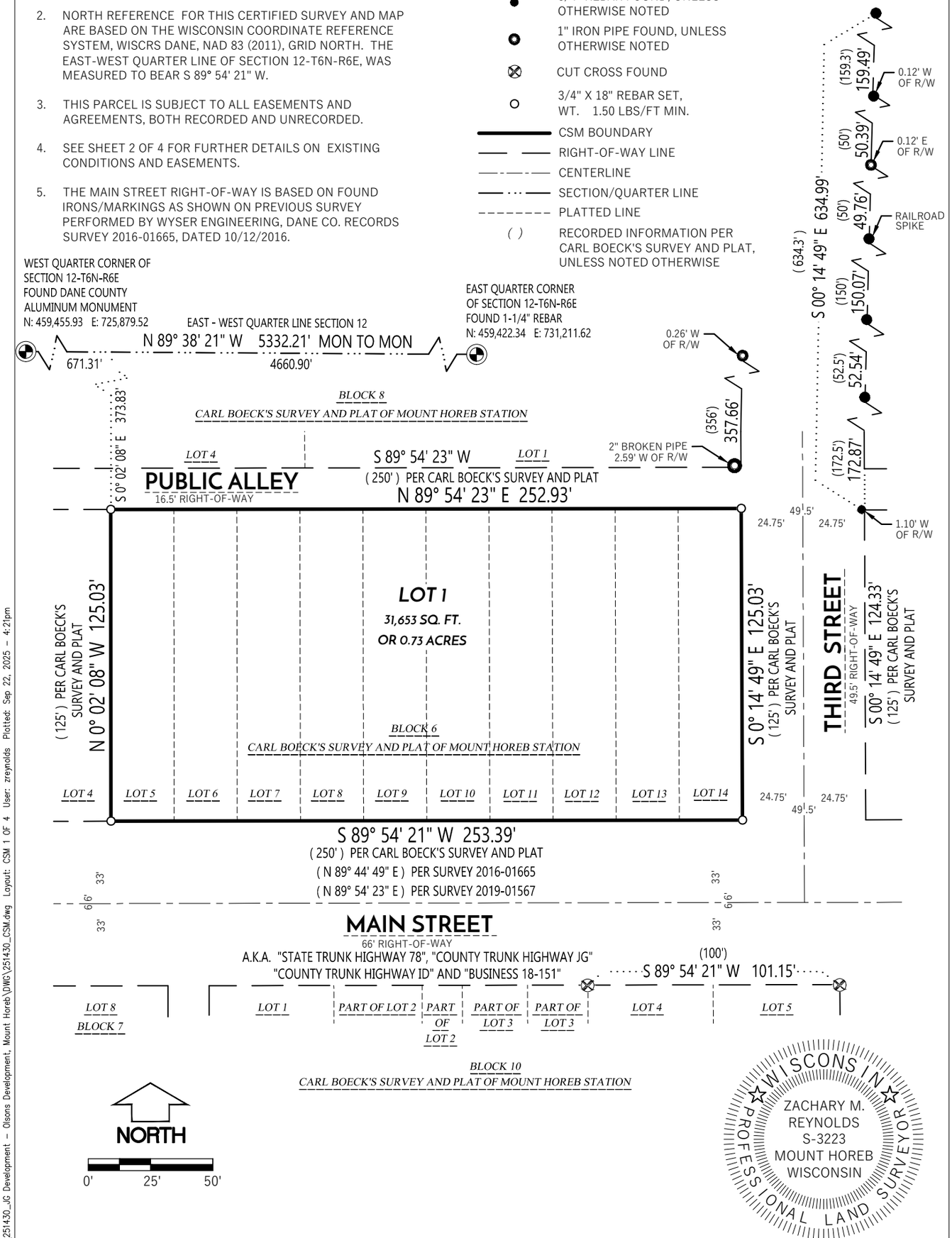
A CONSOLIDATION OF LOTS 5-14, BLOCK 6, CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, RECORDED IN VOLUME A, PAGE 41, AS DOCUMENT 157120, BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON MAY 27TH AND 28TH, 2025, AND JUNE 13TH, 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE EAST-WEST QUARTER LINE OF SECTION 12-T6N-R6E, WAS MEASURED TO BEAR S 89° 54' 21" W.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON EXISTING CONDITIONS AND EASEMENTS.
5. THE MAIN STREET RIGHT-OF-WAY IS BASED ON FOUND IRONS/MARKINGS AS SHOWN ON PREVIOUS SURVEY PERFORMED BY WYSER ENGINEERING, DANE CO. RECORDS SURVEY 2016-01665, DATED 10/12/2016.

LEGEND

- SECTION CORNER FOUND
- 3/4" REBAR FOUND, UNLESS OTHERWISE NOTED
- 1" IRON PIPE FOUND, UNLESS OTHERWISE NOTED
- CUT CROSS FOUND
- 3/4" X 18" REBAR SET, WT. 1.50 LBS/FT MIN.
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- ( ) RECORDED INFORMATION PER CARL BOECK'S SURVEY AND PLAT, UNLESS NOTED OTHERWISE



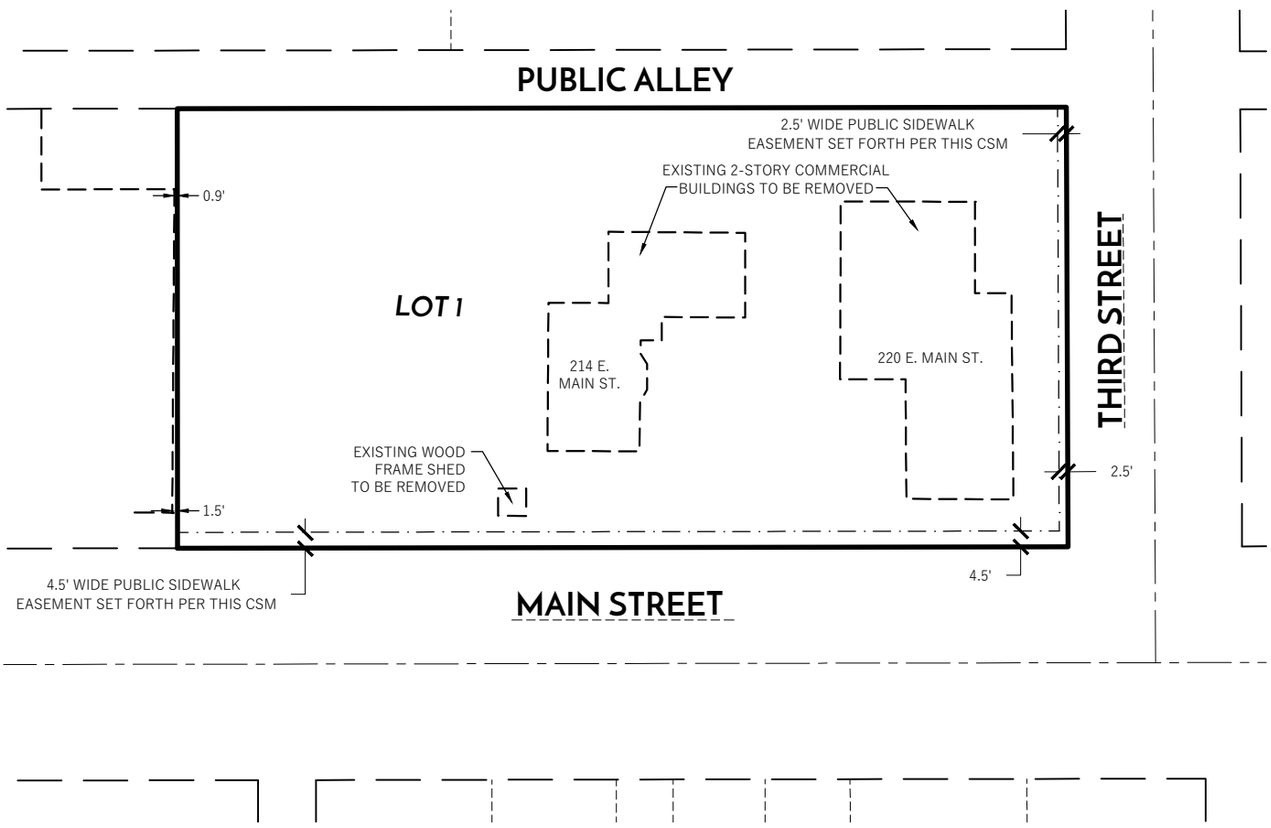
WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: JG DEVELOPMENT 455 S. JUNCTION RD. MADISON, WI 53719	SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 251430 SHEET NO: 1 of 4	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

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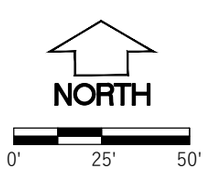
CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 5-14, BLOCK 6, CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, RECORDED IN VOLUME A, PAGE 41, AS DOCUMENT 157120, BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



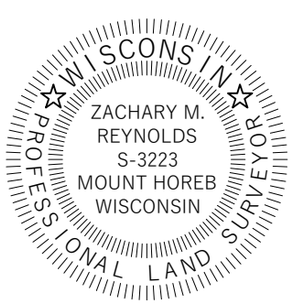
LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- BUILDING FOOTPRINT
- EASEMENT CREATED PER THIS CSM



NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
JG DEVELOPMENT
455 S. JUNCTION RD.
MADISON, WI 53719

SURVEYED BY:	MAL
DRAWN BY:	SCH
CHECKED BY:	ZMR
APPROVED BY:	ZMR

PROJECT NO: 251430
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION OF LOTS 5-14, BLOCK 6, CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, RECORDED IN VOLUME A, PAGE 41, AS DOCUMENT 157120, BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION OF LOTS 5-14, BLOCK 6, CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, RECORDED IN VOLUME A OF PLATS, PAGE 41, AS DOCUMENT NO. 157120, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, ALL IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 12, THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SOUTH 89 DEGREES 38 MINUTES 21 SECONDS EAST, 671.31 FEET; THENCE, SOUTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, 373.83 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 5 AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTH LINE OF AFORESAID BLOCK 6, NORTH 89 DEGREES 54 MINUTES 23 SECONDS EAST, 252.93 FEET TO THE NORTHEASTERN CORNER OF AFORESAID LOT 14, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF THIRD STREET; THENCE, ALONG THE SAID WESTERLY RIGHT-OF-WAY AND THE EASTERLY LINE OF SAID LOT 14, SOUTH 00 DEGREES 14 MINUTES 49 SECONDS EAST, 125.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF AFORESAID BLOCK 6, SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, 253.39 FEET TO THE SOUTHWESTERN CORNER OF AFORESAID LOT 5; THENCE, ALONG THE WESTERLY LINE OF SAID LOT 5, NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST, 125.03 FEET BACK TO THE POINT OF BEGINNING.

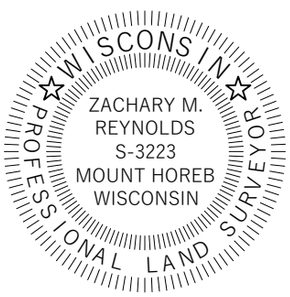
SAID PARCEL CONTAINS 31,653 SQUARE FEET OR 0.73 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF JEFF GRUNDAHL, JG DEVELOPMENT, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MOUNT HOREB AND DANE COUNTY, WISCONSIN.

_____ _____

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



WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
JG DEVELOPMENT
455 S. JUNCTION RD.
MADISON, WI 53719

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 251430
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION OF LOTS 5-14, BLOCK 6, CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, RECORDED IN VOLUME A, PAGE 41, AS DOCUMENT 157120, BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

214 E MAIN LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE VILLAGE OF MOUNT HOREB FOR APPROVAL.

BY: _____
MANAGING MEMBER
214 E MAIN LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2025, THE ABOVE

NAMED, MANAGING MEMBER OF 214 E MAIN LLC, _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

VILLAGE OF MOUNT HOREB APPROVAL

THE VILLAGE OF MOUNT HOREB HAS APPROVED THIS CERTIFIED SURVEY MAP.

_____ _____
ALYSSA GAFFNEY DATE
VILLAGE CLERK, VILLAGE OF MOUNT HOREB



OFFICE OF THE REGISTER OF DEEDS

_____COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK_____M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

_____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
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PREPARED FOR:
JG DEVELOPMENT
455 S. JUNCTION RD.
MADISON, WI 53719

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 251430
SHEET NO: 4 of 4

File: W:\2025\251430_JG Development – Olsons Development, Mount Horeb\DWG\251430_CSM.dwg Layout: CSM 4 OF 4 User: zreynolds Plotted: Sep 22, 2025 – 4:19pm

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
November 19, 2025	

AGENDA ITEM # 6.c

Building Inspector Report

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None