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, January 28, 2026 at 7:00 PM

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

1) Call to order
2) Roll call
3) Public Comments on Non-Agenda Items*
4) Agenda Items
   a. Consideration of December 17, 2025 Meeting Minutes
   b. Cottages at Brookstone Hills Pocket Neighborhood
      1. Public Hearing for General Development Plan(GDP) for Rezone of land from ag to R3 to PD
      2. Consideration of GDP for the Cottages at Brookstone Hills
      3. Consideration of Certified Survey Map (CSM) to convert Outlot into Standard Lot
      4. Concept discussion on home elevations for Cottages at Brookstone Hills
   c. Jt Klein Senior Affordable and Market Rate Multi-Family Housing, 101 Perimeter Rd
      1. Consideration of Specific Implementation Plan
      2. Consideration of Site Plan
   d. Discussion on Exterior Lighting Ordinance
5) Committee Reports:
   a. Plan Commission Chair Report
   b. Village Planner Report
   c. Building Inspector Report
6) 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
Wednesday, December 17, 2025 at 7:00 PM

DRAFT MEETING MINUTES

1) **Call to order**

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

2) **Roll call**

Members Present: Sarah Best, Andrew Kidd, Destinee Udelhoven, Ben Vondra, Peggy Zalucha
Absentee Members: Jill Remmert-Willis
Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

3) **Public Comments on Non-Agenda Items**

None.

4) **Agenda Items**

a. **Consideration of November 19, 2025 Meeting Minutes**

Kidd Motioned and Vondra seconded to approve the minutes of the November 19, 2025 meeting. Motion carried by unanimous voice vote.

b. **Concept Presentation: Planned Development for Cottages at Brookstone Hills, Brookstone South LLC**

Developer Chad Wuebben of Encore Homes presented the concept plan for a cottage neighborhood. A twenty-one-unit single family development proposed for the second phase to the Brookstone Hills subdivision. Rohr stated the property would need to be rezoned with a few flexibilities including the 2-foot setback. The Commission discussed whether the proposed recodification would be a better alternative. Further discussion took place on the greenspace, private drive, and connections to the existing neighborhoods. The developer will review the project based on the feedback.

c. **Discussion on addition of Dark Sky Standards to the Lighting Section of Zoning Code Rewrite**

Owen and Rohr gave a summary of the proposed Dark Sky standards. Two options were presented: Illuminating Engineering Society (IES) Standards or the proposed draft code recommendations from Village Planner Rohr. In addition, the Sustainability & Natural Resource Committee reviewed the standards and Trustee Tim White informed on the discussion. The Commission discussed the pros and cons of both options and questioned the cost and impact to property owners. Rohr and Owen to research the IES standards and present information at a future meeting.

5) **Committee Reports:**

a. **Plan Commission Chair Report**

Czyzewski thanked the members for their work and commitment in 2025.

b. **Village Planner Report**

Rohr informed on the Recodification. Tentative meeting dates: Village Board on January 26, 2026 and public hearing in February for Plan Commission final.

c. **Building Inspector Report**
Owen informed of no report.

6) **Meeting adjournment.**

Zalucha Motioned and Best seconded to the adjournment at 8:27pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
January 28, 2026	Nicholas Owen, Administrator

AGENDA ITEM # 4.b

Cottages at Brookstone Hills Pocket Neighborhood

BACKGROUND

Brookstone South LLC is applying for a zoning map amendment to change the zoning for their parcel at the end of Brookview Trail from AG-1 Agriculture to R-3 Multi-family Residential to PD-Planned Development - General Development Plan (GDP) for the development of 21 single-family homes as a pocket neighborhood, the Cottages at Brookstone Hills. The Planned Development zoning is needed for this development because we do not yet have a zoning district for pocket neighborhood developments and this proposed development doesn't meet the standards of a standard multifamily development in our current code.

The application and submittal materials are included in your packet, along with an email from the applicant detailing some changes proposed from feedback at the concept review, including making the private street loop serving the development one-way to allow for on-street parking. The applicant also noted that they looked at options to connect the pocket neighborhood to a potential future development to the west but were unsuccessful in finding a feasible route due to the topography.

The pocket neighborhood is a newer concept in Mount Horeb, with the only other example being the Windflower Ridge on Lillehammer Lane, also developed by Encore Homes. Pocket neighborhoods have gained popularity throughout Dane County to help fill a gap in the missing middle of the housing market. With the smaller spacing between homes and using condo-style ownership where maintenance costs are shared by all the owners, it helps to spread out the costs of the land and maintenance costs over more owners, making it more affordable.

Planner Rohr's memo is also included in the packet with his review of the project and list of flexibilities needed for approval. As Rohr notes in his memo, if this project was proposed under the draft rewritten code with the pocket neighborhood zoning district, it would meet nearly all the requirements.

RECOMMENDATION

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

ATTACHMENTS

1. Pocket Neighborhood Letter 300'
2. Brookstone Cottages GDP Changes
3. Brookstone Hills Pocket Neighborhood GDP 1.28.26
4. Encore PD App and Site Plan
5. 24-1229_CSM (11-14-25)

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
JANUARY 28, 2026

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

The purpose of the hearing is to consider an application from Brookstone South LLC, for the creation of Cottages at Brookstone Hills, a Pocket Neighborhood as phase 2 of the Brookstone Hills subdivision. The application includes a zoning change from A-1 Agriculture to R-3 Multi-Family Residential then to PD-1 Planning Development District to enable the proposed 21 single-family residential for sale buildings as a condo-style development on a common lot described as parcel 0606-141-4177-1

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

PUBLISH: Mount Horeb Mail January 8, 2026
Mount Horeb Mail January 15, 2026



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

From: Chad Wuebben
To: Nic Owen
Subject: Plan Commission submission
Date: Wednesday, January 21, 2026 8:34:43 AM
Attachments: 31026T-Elevations.pdf
6705BL-Elevations.pdf
31026T-Elevations[38].pdf

Hello Nic,

During the last plan commission meeting the commissioners requested I provide plans for their review. I have attached 3 of the elevations I plan to use. I am in the process of developing some additional variations of these elevations that I will include in the SIP applications along with colors and finishes.

We have also reviewed the question of parking and have decided that it would be very appropriate to make this circle a one-way drive with parking allowed on one side. We believe this solution will adequately address the issue of guest parking.

We also looked at the idea of adding a connection of some kind to a potential future development to the west and have determined that there is no real opportunity to do so. It is our opinion that development of the land immediately to the west is impractical because of slopes and proximity to the highway.

Please pass this along to the plan commission.

Regards,

Chad Wuebben
Get Outlook for Mac

VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission

From: Village Planner: Ben Rohr, AICP

Date: January 28, 2026

Re: Proposed Zoning Map Amendment from A-1 Agricultural Zoning to R-3 Multi-Family Residential Zoning to a Planned Development - General Development Plan (GDP) for 21 Single-Family Homes at the Southern End of Brookview Trail for Brookstone South, LLC.

Introduction

Project Overview

Brookstone South, LLC (Chad Wuebben of Encore Homes) is proposing R-3 Multi-Family Residential and PD Planned Development zoning to accommodate 21 single-family units on the same parcel under a condominium form of ownership. The 204,810 square foot (4.7-acre) parcel was created at the southern end of Brookview Trail when the subdivision plat was approved in February 2025 (Brookstone Hills). At that time, the new parcel was zoned A-1 Agricultural because it wasn't yet known what the future development of the property was intended to be. However, as part of the subdivision plat, it was noted that there would be a future proposed development on the subject property.

The proposed project will require a Zoning Map Amendment from A-1 to R-3, in addition to an amendment from R-3 to PD. This will establish base zoning standards (R-3) that best fit the proposed project and enable the requested flexibilities (PD) as noted within this report.

The property is located at the southern end of Brookview Trail and is bounded by platted single-family homes to the north, farmland to the west in the Town of Blue Mounds, an intermittent stream corridor and vacant land to the east in the Village of Mount Horeb, and subdivision's stormwater pond and USH 151 to the south. Village utilities are currently being extended to serve this property as the subdivision develops and the regional stormwater management basin is also under construction to the south of the subject property. As part of the subdivision plat, a public access easement was established through the subject property from the southern end of Brookview Trail to the stormwater management basin. This enables Village access to the stormwater facility long-term and mirrors the alignment of Brookview Trail and the proposed new private drive to serve the planned development. The easement and long-term access will be retained as part of the proposed project.

The proposed project includes 21 separate single-family buildings with individual entries, garages, and access. Each unit (+/- 2,190 square feet) includes a two-car garage and front entry that faces the private drive that's planned to loop around in an oval shape within the property and provide access to the public right-of-way (Brookview Trail). Additionally, the developer is planning to create and establish a condominium plat for the property which will enable each unit to be sold separately and a new condominium association will be formed to fund and perform maintenance within the common areas.

This will ensure architectural and aesthetic consistency across the development long-term, in addition to maintenance of the shared open space and private streets/sidewalks.

This type of development is unique to Mount Horeb and is often referred to as a Pocket Neighborhood. The only other development that reflects this format is Windflower Ridge located on the far southeast side of Mount Horeb, also developed by Encore Homes. A Pocket Neighborhood typically includes individually owned buildings grouped together on the same parcel around a shared open space. Because each unit will be only 11 feet apart and there will be no privately owned spaces around each unit, the shared open space acts as each unit's front, side, or rear yard that's typically associated with a traditional single-family project. The configuration offers benefits such as greater densities, reduced infrastructure costs, and lower price points.

The site features slopping topography and an adjacent intermittent stream. This presents challenges related to building configuration and densities. The result is the need to group the majority of the proposed units around the private drive, rather than directly fronting onto the shared open space. It will also result in the need for retaining walls, exposed basements, and units on the north side of the property being higher in elevation than those toward the southern end of the property. Finally, the natural features in this area also limit opportunities for future development connections to the east (steep slopes) and west (stream corridor).

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

Zoning

The site is currently zoned A-1 Agricultural and is proposed to be rezoned to R-3 Multi-Family Residential. Through the proposed GDP rezoning, the property will be establishing a customized GDP and use the R-3 zoning district as the comparable district under the Planned Development.

The property's current zoning district (A-1) allows for general farming, cultivation, and the raising of livestock type uses. It also has bulk dimensional standards oriented toward large parcels used for agricultural purposes. The site is shown as Planned Neighborhood on the Village's 2022 Comprehensive Plan Future Land Use Map because it was envisioned that the area would develop into an extension of the neighborhood to the north.

The proposed project's land uses, setbacks, and lot area (described further below) do not meet the standards of the A-1 zoning district. The R-3 zoning district is much better suited to accomplish the Village's goals in this area and the proposed project. The Village Zoning Ordinance requires any new parcel zoned R-3 to meet the minimum dimensional standards as noted in the table below. The parcel meets the minimum required dimensions.

Section 17.39 lists the permitted and conditional principal and accessory uses of the R-3 Multi-Family Residential zoning district. Currently, the district permits any use in the R-2 zoning district, except for two-family dwellings. Within the R-2 zoning district, any use permitted with the R-1 zoning district is also permitted. Thus, single-family dwellings (permitted by-right in the R-1 zoning district) are also permitted by-right in the R-3 zoning district. All other existing permitted and conditional principal, accessory, and temporary land uses in the R-3 district would remain the same.

Currently, the following standards apply to single-family detached dwellings (Section 17.20(1)(a)1.):

- May not be occupied by more than one family = met
- May not have a shared roof, wall, or floor in common with any other dwelling unit = met
- May be located on an individual lot or within a group development = met
- Must conform to the Building Code = met
- The dwelling unit may not be split into two or more residences = met
- Minimum parking requirements per Section 17.132 = met

Additionally, Passive Outdoor Public Recreation (shared open space) uses are permitted by-right within the R-3 zoning district. However, as defined within Section 17.20(3)(a), this only includes passive uses (open grassed areas, picnic areas/shelters, gardens, etc.) on public property. The GDP will have to enable this proposed land use to be on private property in conjunction with the single-family dwellings to accommodate the proposed development.

Currently, the following standards apply to Passive Outdoor Public Recreation land uses (Section 17.20(3)(a)):

- Minimum parking requirements of one space per four expected patrons at maximum capacity for any use requiring over five spaces = met (users will be private residents of the development that are all served by the on-site parking provided for the single-family dwelling units).

Section 17.39 provides the bulk dimensions for the R-3 district:

Lot and Density Requirements		
	Village Standards	**Proposed**
Min. Lot Area*	10,000 sf or 67,200*	204,810 sf
Min. Lot Width	75 feet	671 feet
Min. Street Frontage	50 feet	66 feet
Max. Building Height	35 feet	Unknown
Max. Impervious Surface Ratio	40%	40%
Minimum Building Setbacks		
	Village Standards	**Proposed**
Minimum Front Setback	30 feet	15 feet
Minimum Side Setback	15 feet	34 feet
Minimum Rear Setback	25 feet	2 feet
Minimum Pavement Setback	Side/Rear: 5 feet Street: 10 feet	Side/Rear: 0 feet Street: 0 feet
Maximum Accessory Structure Height	15 feet	TBD
Minimum Accessory Structure Side Setback	5 feet	TBD
Minimum Accessory Structure Rear Setback	5 feet	TBD

*Chart 1 Footnote 5 indicates that the minimum area for single-family and two-family dwellings is 10,000 sf. Chart 1 Footnote 5 indicates that the minimum area for 3-bedroom multi-family units is 3,200 square feet of lot area per unit. 21 total 3-bedroom units equates to a minimum lot area of 67,200 sf required.

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

Parking Requirements*			
	Village Standards	**Village Standards Based on Proposed Units**	**Proposed On-Site Parking Provided***
Three-Bedroom+ Units	2.0 stalls/unit	21 units at 2.0 stalls/unit = 42 spaces	84 spaces
Total		42 spaces	84 spaces

*Each unit will have a two-car, attached garage in addition to space for two vehicles to be parked on-site within the driveway. Both garage and driveway parking spaces count towards meeting the on-site parking requirements. Additionally, the applicant has noted that the proposed private road (23 feet wide) will be designed to be one-way traffic. This will enable a one-way travel lane (12 feet wide) and room for on-street parking on one side of the road (11 feet wide).

Finally, the Village's Zoning Ordinance requires a maximum of one principal structure per lot. The proposed project includes 21 principal structures on a single lot. The Group Development standards (Section 17.63) establish a process for enabling more than one principal structure per lot. This process requires a Conditional Use Permit and Design Review to ensure the development is:

- Consistent with the recommendations, and forwards the objectives, of adopted planning documents.
- Complementary to the design and layout of nearby buildings and developments.
- Enhances, rather than detracts from, the desired Village character of Mount Horeb.
- Can be further subdivided in the future into individual lots for each structure in compliance with the minimum standards of the zoning district.
- Inclusive of high-quality building materials and includes appropriate colors, screening, roadway connections, parking, bicycle and pedestrian facilities, outdoor activities, landscaping, lighting, signage, and neighborhood impacts.

If the proposed project were not seeking a Planned Development for other identified flexibilities, the Group Development process would be applicable in this instance. However, that is not the case. Instead, a flexibility will be required from Section 17.75 to allow more than one principal residential building to be located on a lot. Many of the applicable Group Development standards will still be required for the proposed project and are addressed within this report and within the future SIP report.

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

Comprehensive Plan

The Village's Comprehensive Plan designates the site in the Planned Neighborhood category, which is defined as, "a carefully planned mix of single-family residential development combined with two-family residential, multi-family residential, small-scale government and institutional (e.g. churches, schools), parks, conservancy, and neighborhood business land uses that are consistent with the residential character of the area. This category is also intended to accommodate Traditional Neighborhood Design (TND) forms of development."

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

- Encourage compact growth, provide efficient services, and minimize farmland conversion by preventing Planned Neighborhoods outside the Village limits and establishing Planned Neighborhood areas following annexation.
- Encourage traditional neighborhood design principles for new neighborhood development.
    - Community gathering places, housing variety, blending of different land uses together, enable walkability, promote street connectivity, calm traffic, create attractive and active streetscapes, and incorporate natural features.
- Plan for interconnected road, trail, and open space networks in new residential areas and between individual subdivisions.
- Provide a variety of housing types, densities, arrangements, and costs to accommodate the needs, desires, and life cycles of existing and future residents.
- Carefully control neighborhood development to provide a range of housing types, densities, and costs, but which also maintain the character of the community.
- Design neighborhoods that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities.

The Housing and Neighborhood Chapter goes on to contain design standards for multi-family projects, which includes:

- Incorporate architectural design that fits the context of the surrounding neighborhood.
- Provide generous landscaping.
- Whenever possible, develop contiguous yards to encourage use by residents and guests.
- Incorporate balconies, porches, varied building and façade setbacks, varied roof design, and bay windows to avoid monotonous facades.

Project Ownership

The land is currently owned by the applicant and proposed developer, Brookstone South, LLC (Chad Wuebben of Encore Homes).

Background Information about Planned Developments

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.

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required at a subsequent date. 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.

Formal General Development Plan (GDP) Review

Requested Flexibility from Zoning Ordinance Requirements:
The proposed GDP identifies the following items of flexibility from the standards of the R-3 Multi-Family Residential zoning district:

1. The **Minimum Front and Street Setback** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum front and street setback is 30 feet. The proposed project has a 15-foot setback on the northern property line.

2. The **Minimum Rear Setback** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum rear setback is 25 feet. The proposed project has a 2-foot setback from the southern property line.

3. The **Maximum Impervious Surface Area Ratio** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum impervious surface area ratio is 40%. The proposed project has an impervious surface area ratio of 40%, but will have increased impervious surface coverage when the shared open space is developed (ex. fire pit, small play area/court, gazebo, etc.). To enable this additional impervious surface coverage, the project will need an impervious surface area ratio up to 45% (an additional 10,000 sf of impervious surface from what's shown).

4. The **Minimum Pavement Setbacks** established for the R-3 district in Section 17.39 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum pavement setbacks required are 5 feet from the rear and side property lines and 10 from the street. The proposed project has a 0-foot pavement setback along the northern property line associated with the proposed sidewalk along the northern property line.

5. The **Maximum Number of Residential Buildings Per Lot** established in Section 17.75 of the Zoning Ordinance will not be met by this proposal. Specifically, there are 21 total principal residential buildings proposed on a single lot.

6. The **Passive Outdoor Recreation Space Land Use** established in Section 17.20(3)(a) of the Zoning Ordinance will not be met by this proposal. Specifically, the land use is defined as passive recreational uses on public property. The proposed project includes passive recreational uses on private property.

Analysis of Requested Flexibilities
The project's proposed flexibilities are needed because of the existing Zoning Ordinance's stringent bulk dimensional requirements, limit on the number of principal buildings per lot, and restrictive passive recreational land use definition.

As part of the ongoing Zoning Ordinance rewrite process, many of these issues will be resolved. Additionally, this unique form of residential development is specifically enabled via a draft new Pocket Neighborhood zoning district and land use. As discussed during the December concept meeting, the proposed project would not fully conform with the new requirements in the Draft Zoning Ordinance. Most notably, the rear setback proposed would not conform to the draft new standards.

In my opinion, this project is attempting to work within existing constraints (sloping topography and adjacent regional stormwater management facility and intermittent stream corridor) to deliver a type of project that fits within its surroundings and furthers the Village's goals of providing new owner-occupied housing units.

Documented Housing Shortage

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.

- 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.
- 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.

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

Additional Review

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

1. **Building Quality:** The proposed GDP provides several examples of high-quality buildings of sound design and materials that enhance the aesthetic look of the area and site. They are consistent with the ongoing development of the surrounding neighborhood.

2. **Project Layout:** The project layout works well within the confines of the existing features surrounding it. Access to all units will come from a one-way private road that will loop through the property. This will also provide direct access to the centralized shared open space area for residents and visitors to enjoy. The private road is planned to connect to existing public right-of-way and aligns with the existing public access easement to the stormwater facility to the south. Sidewalk connections are provided to the existing public sidewalks and loop around the shared open space to enable pedestrian connectivity within the site. The project does not provide additional connectivity to the east, west, or south because of existing constraints including topography, a stream corridor, and USH 151 and a stormwater management facility.

3. **Project Scale/Number of Units:** The proposed GDP represents a density of 21 dwelling units on 4.7 acres – or about 4.5 dwelling units per acre. This is denser than the platted single-family lots to the north, but is in keeping with the Traditional Neighborhood Design principles of the Comprehensive Plan.

4. **Architecture:** The proposed GDP as depicted on the elevations has a pitched roof which fits well in the context of the developing homes in the area. Overall, variation in materials, heights, projections from the façade, glazing, and roof pitch provide articulation along each façade.

5. **Site Design:** The proposed GDP as depicted on the site plan provides access to each unit from the private road and includes parking within the garages, driveways, and along the private road. Sidewalk and road connectivity are provided within the development to each unit and to the adjacent public right-of-way to the north. The applicant has worked within the confines of the existing site topography to integrate basement walk-outs for many of the units and access to the shared common open spaces.

6. **Landscaping:** The proposed GDP includes a preliminary landscaping plan that looks to meet the requirements of the Zoning Ordinance, but the specific plan will be submitted and reviewed as part of the SIP process.

7. **Lighting:** The proposed GDP does not currently include a lighting plan, but the specific plan for the site will be submitted and reviewed as part of the SIP process.

8. **Signage:** The proposed GDP does not include any exterior signage. The specific signage plan for the site will be submitted and reviewed as part of the SIP process, if any is desired.

9. **Requested Zoning Flexibility: I support granting flexibility for bulk dimensional standard requirements, number of principal buildings per lot, and land uses because of the following. First, the Zoning Ordinance standards are clearly outdated and do not reflect the Village's goals, objectives, and priorities as outlined within the 2022 Comprehensive Plan. Second, the project helps meet the housing shortage experienced across Mount Horeb and increases the diversity of the Village's housing stock. Finally, the existing site configuration and surrounding environment are leveraged to improve the development through walk-out lower levels, vehicle and pedestrian connections, and access to the shared centralized open space. Overall, the proposed development provides a unique and high-quality owner-occupied residential development within Mount Horeb.**

Village Planner's Recommendations Regarding the GDP

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including those below:

1. Recommend approval of the requested Zoning Map Amendment to the Village Board for parcel number 0606-141-4177-1 from A-1 Agricultural to R-3 Multi-Family.

2. Recommend approval of the requested Zoning Map Amendment to the Village Board for parcel number 0606-141-4177-1 from R-3 Multi-Family to PD Planned Development with the following flexibilities as listed below:

    a. The proposed flexibility to allow a minimum front and street setback less than 30 feet should be granted to 15 feet on the northern property line as proposed in the GDP submittal.

    b. The proposed flexibility to allow a minimum rear setback less than 25 feet should be granted to 2 feet on the southern property line as proposed in the GDP submittal.

    c. The proposed flexibility to allow the maximum impervious surface ratio to be greater than 40% should be granted to 45% as proposed in the GDP submittal.

    d. The proposed flexibility to allow minimum pavement setbacks less than 5 feet from the side and rear property lines and 10 feet from the street adjacent property lines should be granted to 0 feet along the northern property line as proposed in the GDP submittal.

    e. The proposed flexibility to allow the maximum number of residential buildings per lot to be greater than one should be granted up to 21 principal residential buildings on the lot as proposed in the GDP submittal.

    f. The proposed flexibility to allow privately owned land to be considered as part of the Passive Outdoor Recreation Space land use should be granted on the lot as proposed in the GDP submittal.

3. The Village's design review standards be applied through the SIP phase of project review.

4. The applicant shall establish a condominium plat for the property and establish a condominium association for the property to be reviewed and approved by staff.

5. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

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

PLAN COMMISSION APPLICATION

PROJECT NAME: Cottages at Brookstone Hills

Project Address Brookview Trail **Parcel Number:** 0606-141-4177-1
Access Dane Link

Zoning Map

Current Zoning A-1 Agriculture **Future Land Use Zoning:** Planned Development Dist
*(select **zoning layer** in map)* *(select **future land use layer** in map)*

APPLICANT:	Brookstone South LLC
ADDRESS:	6840 Schneider Road Middleton WI 53562
PHONE: 608-444-7752	EMAIL: cwuebben@encorehomesinc.com

OWNER:	SAME AS APPLICANT
ADDRESS:	
PHONE:	EMAIL:

PROJECT DESCRIPTION: A cottage style neighborhood within a neighborhood, focusing on attainability. Shared green space and shared maintenance for lawn mowing and snow removal in condominium deeded ownership.

OWNER/APPLICANT SIGNATURE:  **DATE:** 11/10/25

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.

DEVELOPMENT APPLICATION AGREEMENT

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

RECITALS

A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village's jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the "Development").

B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.

C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village's discretion and that the Applicant's compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.

D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (*e.g.*, engineers, attorneys, accountants, planners, and other professionals).

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

1. *Recitals*. The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.

2. *Applicant to Reimburse Village Review Costs*. The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village's review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (*e.g.*, engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as "Review Costs." Village staff time shall be charged at current rates.

3. *Deposit Required to Fund Reimbursement Account*.

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

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

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

b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.

c. The Deposit may be provided in the form of cash, a certified check, cashier's check, personal check, or some other form as approved by the Village.

d. The required Deposit must be made by the Applicant upon execution of this Agreement.

e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.

f. The Village shall place and maintain the Deposit in a segregated, non-interest-bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the "Reimbursement Account").

4. *Village Withdrawals from the Reimbursement Account.*

a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.

b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.

c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches $1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.

d. Any amounts remaining in the Reimbursement Account after the Village as taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.

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

6. *Notification of Parties*.

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

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

To Applicant: _____

_____

_____

_____

Email: _____

7. *Severability*. If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.

8. *Amendment, Withdrawal, or Release*. This Agreement may be withdrawn, amended or released only by a written document duly executed by both parties.

9. *Effective Date*. This Agreement shall be effective commencing on the date indicated in the first paragraph above.

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

VILLAGE OF MOUNT HOREB

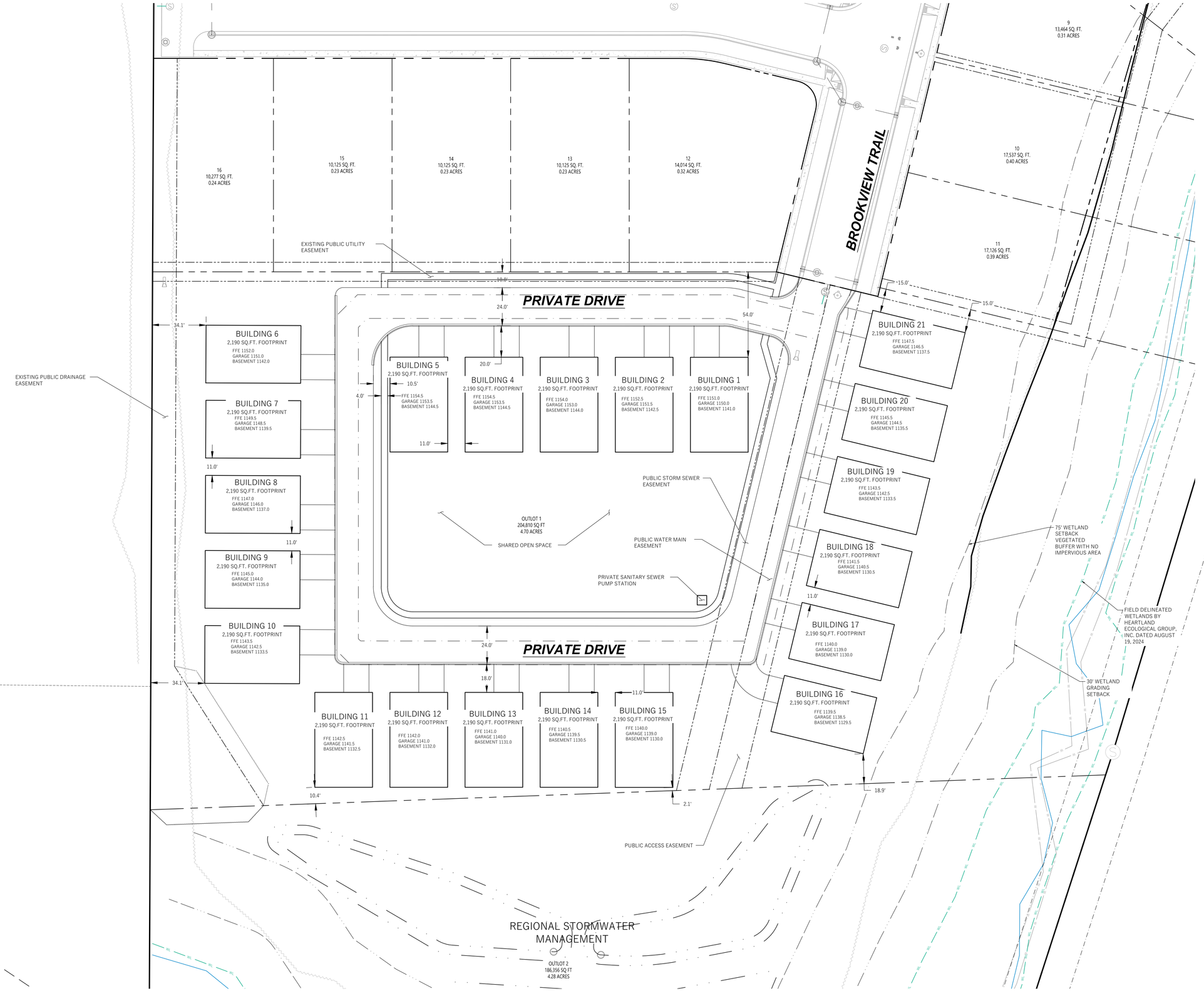
By: _____
Nicholas W Owen
Administrator

APPLICANT

By: _____

Print name: _____

Title: _____



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

WYSER ENGINEERING

BROOKSTONE HILLS SUBDIVISION
VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

XXX

BROOKVIEW TRAIL
MOUNT HOREB, WI 53572

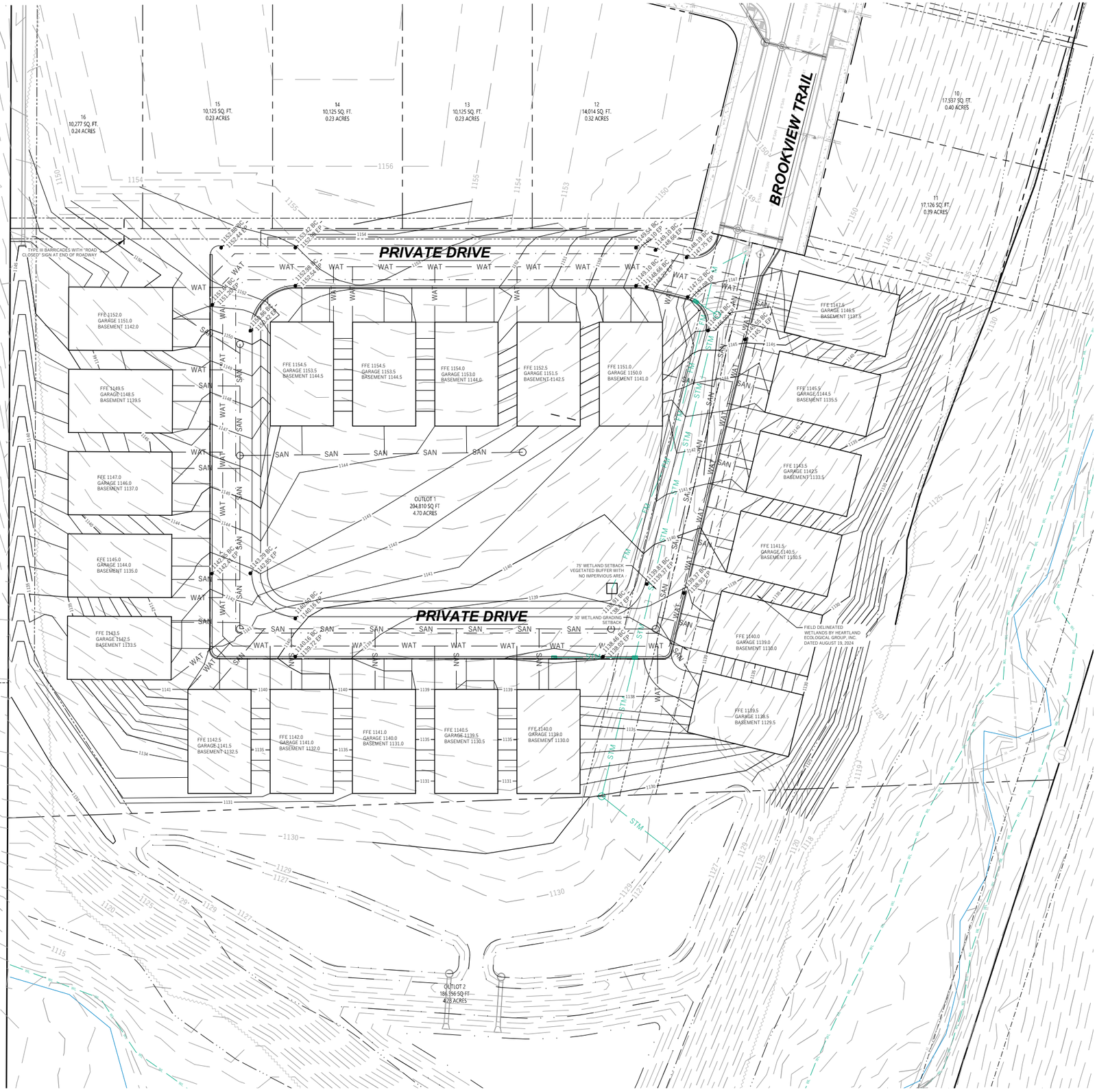
Sheet Title: SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wyser Number	24-1229
Set Type	REVIEW
Date Issued	10/31/2025
Sheet Number	C100

File: W:\2024\24-1229_Grundahl - Fink Parcel, Mt Horeb\dwg\24-1229_Overall Plans_Encore Blasting Mass Grading_PDD Lot Extension.dwg Layout: Site Plan User: dschneider Plotted: Oct 31, 2025 - 1:47pm



NORTH

File: W:\2024\241229_Grundahl – Flirk Parcel, Mt Horeb\dwg\24-1229_Overall Plans_Encore Blasting Mass Grading_PDD Lot Extension.dwg Layout: Grading Plan User: dschneider Plotted: Oct. 31, 2025 – 1:47pm

WYSER ENGINEERING

BROOKSTONE HILLS SUBDIVISION

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

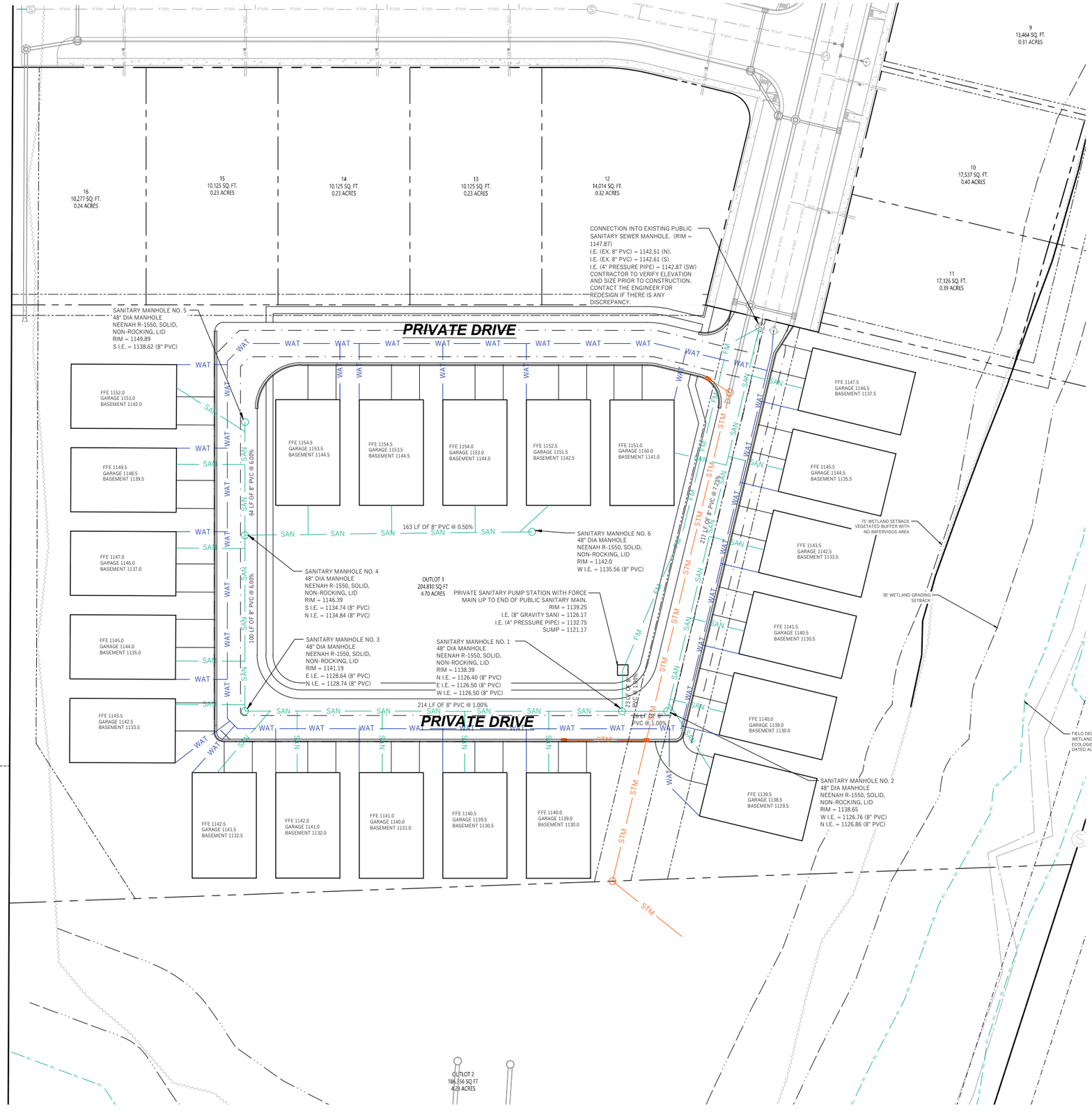
BROOKVIEW TRAIL
MOUNT HOREB, WI 53572

Sheet Title:
GRADING PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wyser Number	24-1229
Set Type	REVIEW
Date Issued	10/31/2025
Sheet Number	C200

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



NORTH

WYSER ENGINEERING

BROOKSTONE HILLS SUBDIVISION

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

BROOKVIEW TRAIL
MOUNT HOREB, WI 53572

Sheet Title: UTILITY PLAN

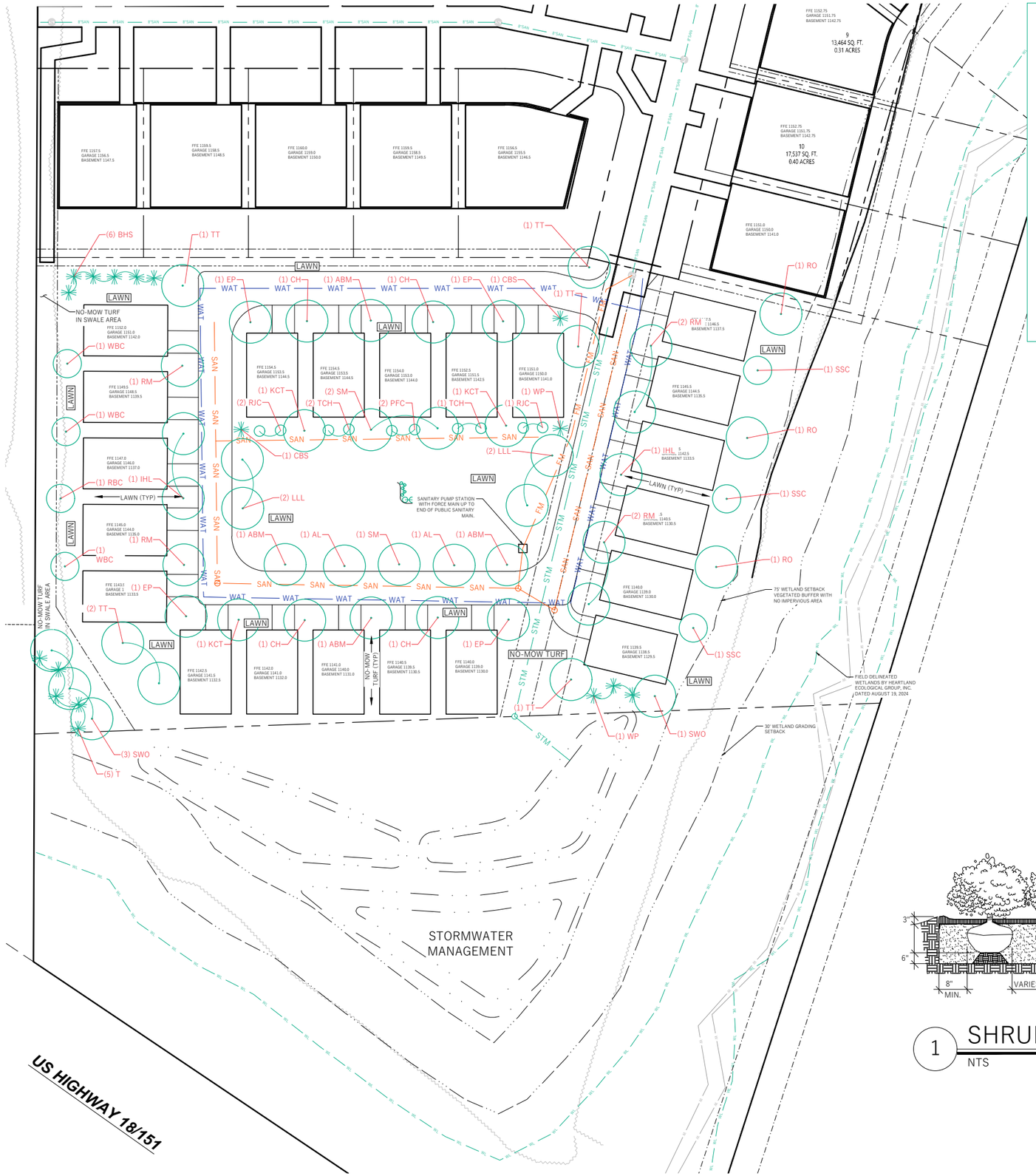
Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wyser Number	24–1229
Set Type	REVIEW
Date Issued	10/31/2025
Sheet Number	C300

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

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24–1229_Overall Plans_Encore Blasting Mass Grading_PDD Lot Extension.dwg Layout: Utility Plan User: dschneider Plotted: Oct 31, 2025 – 1:48pm

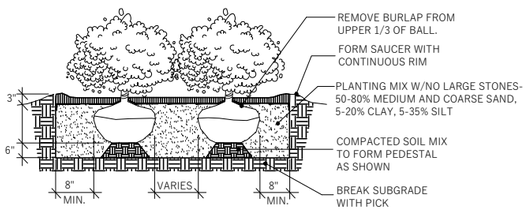


PLANT LIST
(Master)

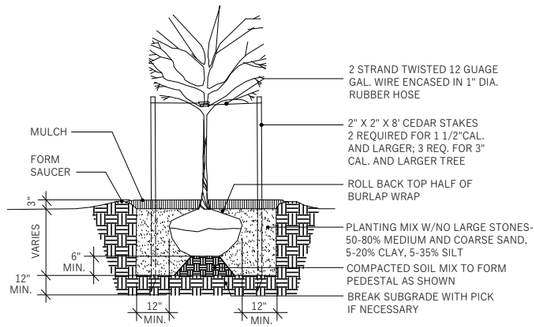
KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
	(51)		Canopy Trees		
ABM	4	2"	Autumn Blaze Maple	Acer Freemanii	BB
AL	2	2"	Basswood	Tilia Americana	BB
CH	4	2"	Common Hackberry	Celtis Occidentalis	BB
EP	4	2"	Exclamation Planetree	Platanus Occidentalis	BB
IHL	3	2"	Imperial Honeylocust	Gleditsia Tricanthos 'Imperial'	BB
KCT	3	2"	Gymnocladus Dioicus	Kentucky Coffee Tree	BB
LLL	4	2"	Little Leaf Linden	Tilia Cordata	BB
RM	6	2"	Red Maple	Acer Rubrum	BB
RO	3	2"	Red Oak	Quercus Rubrum	BB
SM	3	2"	Sugar Maple	Acer Saccharum	BB
SWO	4	2"	Swamp White Oak	Quercus Bicolor	BB
T	5	5'	Tamarack	Larix Larcina	BB
TT	6	2"	Tulip Tree	Liriodendron Tulipifera	BB
	(4)		Medium Trees		
RBC	2	10'	River Birch Clump	Betula Nigra	BB
WBC	2	10'	Whitespire Birch Clump	Betula Populafolia 'Whitespire'	BB
	(13)		Ornamental Trees		
PFC	2	1 ½"	Prairie Fire Crab	Malus 'Prairie Fire'	BB
RJC	4	1 ½"	Red Jade Crab	Malus 'Red Jade'	BB
SSC	3	1 ½"	Spring Snow Crab	Malus 'Spring Snow'	BB
TCH	4	1 ½"	Thornless Cockspur Hawthorn	Crataegus Crusgallii Inermis	BB

LANDSCAPE NOTES

1. DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, PREMIUM BLUEGRASS SEED MIX, STARTER FERTILIZER, AND STRAW MULCH.
2. DESIGNATED NO-MOW TURF AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, PREMIUM NO-MOW SEED MIX, STARTER FERTILIZER, AND STRAW MULCH.
3. LAWN AND NO-MOW TURF AREAS IN SWALES AND ON SLOPES IN EXCESS OF 3:1 SHALL BE MULCHES WITH STRAW MAT PER CIVIL PLANS
4. PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
5. INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3".
6. DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" CRISP SHOVEL-CUT EDGE



1 SHRUB PLANTING
NTS



2 TREE PLANTING
NTS

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

NORTH

WYSER ENGINEERING

BROOKVIEW TRAIL
MOUNT HOREB, WI 53572

BROOKSTONE HILLS SUBDIVISION
VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title: LANDSCAPE PLAN

Revisions:

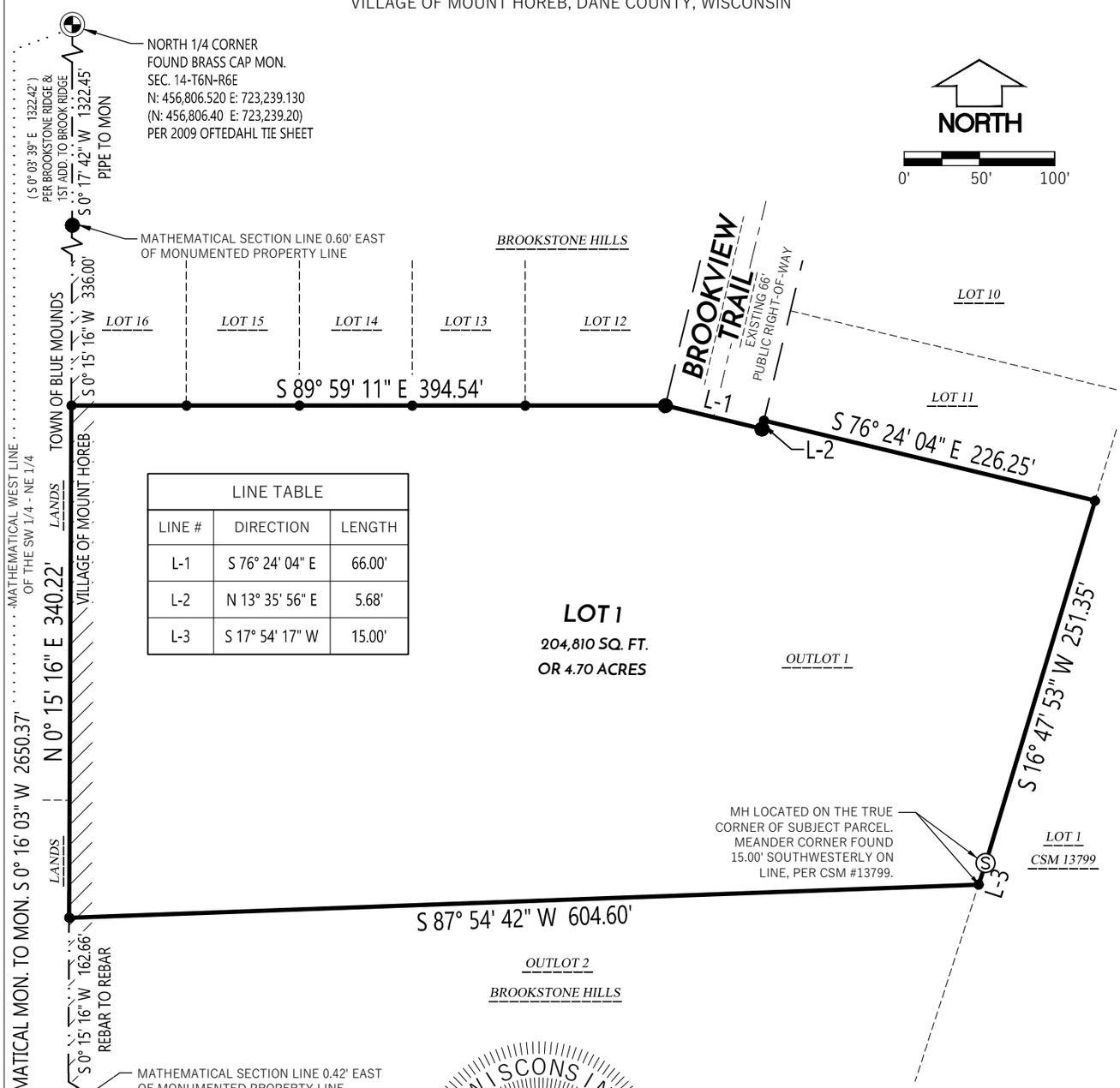
No.	Date:	Description:

Graphic Scale	0' 20' 40' 60'
Wyser Number	24-1229
Set Type	REVIEW
Date Issued	08/08/2025
Sheet Number	O-6

File: W:\2024\241229_Grundahl - Fink Parcel, Mt Horeb\dwg\24-1229_Overall Plans_Encore Blasting Mass Grading_PDD Lot_Landscaping.dwg Layout: Landscape Plan User: alawyer Plotted: Oct 30, 2025 - 1:56pm

CERTIFIED SURVEY MAP NO._____

OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN



LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 76° 24' 04" E	66.00'
L-2	N 13° 35' 56" E	5.68'
L-3	S 17° 54' 17" W	15.00'

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- VILLAGE/TOWNSHIP LINE
- ( ) RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 11TH, 14TH, 20TH, AND JULY 1ST, 16TH, 29TH, 2024, AND SEPTEMBER 3RD, 16TH, 17TH, 19TH, 24TH, 30TH, AND OCTOBER 6TH, 8TH, 14TH, 29TH, AND NOVEMBER 3RD, 2025
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE ZONE, (WISCRS DANE) NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, NAD 83 (2011), GRID NORTH . THE MATHEMATICAL WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14-T6N-R6E WAS MEASURED TO BEAR S 0° 16' 03" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR EASEMENTS.

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BROOKSTONE SOUTH, LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

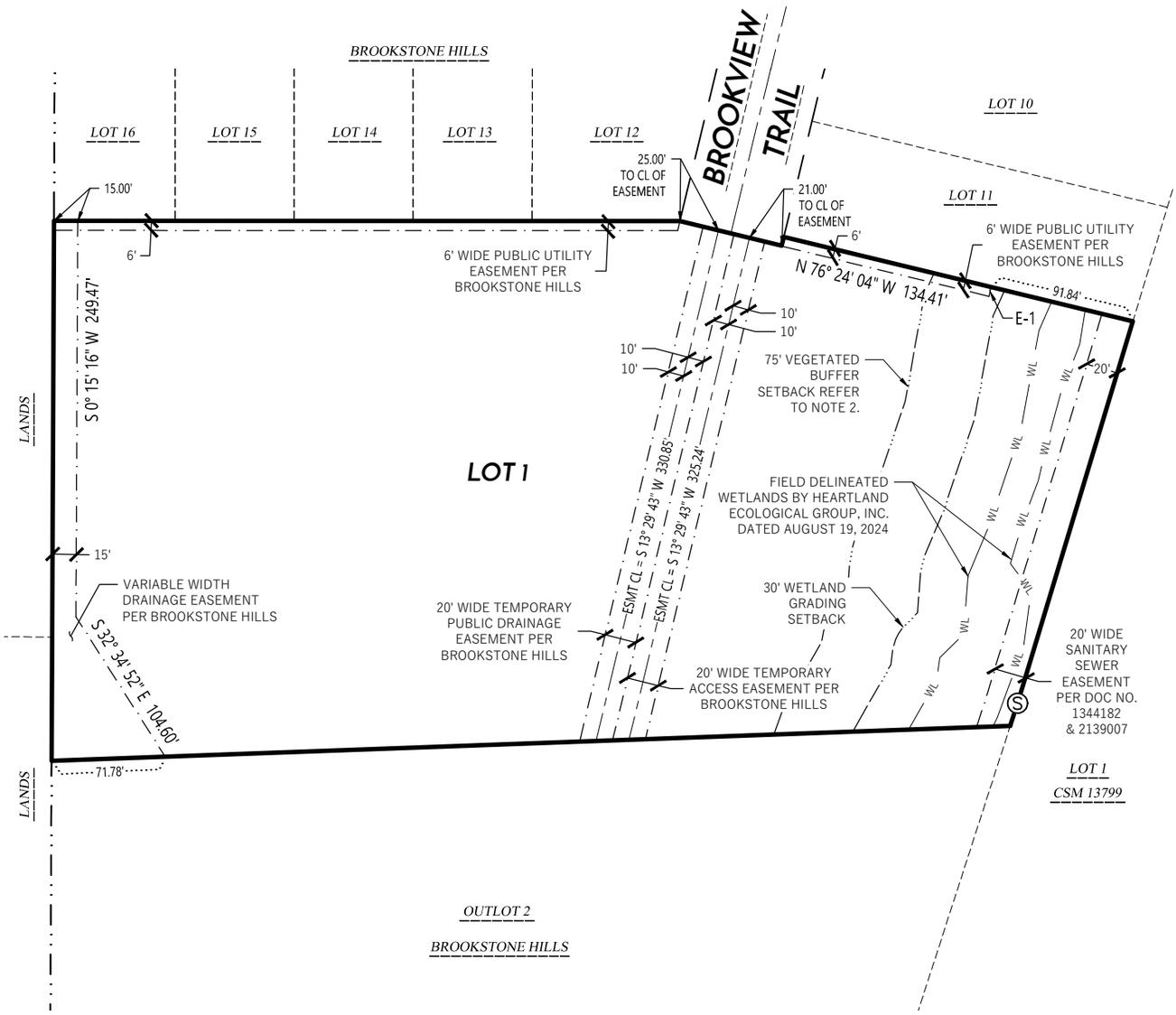
PROJECT NO: 241229
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 1 OF 4 User: shearn Plotted: Nov 14, 2025 – 10:24am

CERTIFIED SURVEY MAP NO._____

OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN



EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E-1	S 13° 49' 30" W	6.00'

NORTH

0' 50' 100'

LEGEND

- Ⓢ CSM BOUNDARY
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT
- SETBACKS (TYP.)
- WL DELINEATED WETLANDS

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. NO IMPERVIOUS AREA IS ALLOWED WITHIN THE 75' WETLAND SETBACK. THE AREA IN THE SETBACK IS TO BE A VEGETATED BUFFER.

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:
BROOKSTONE SOUTH, LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241229
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 2 OF 4 User: shearn Plotted: Nov 14, 2025 – 10:25am

*CERTIFIED SURVEY MAP NO.*_____

OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

ALL OF OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

SAID PARCEL CONTAINS 204,810 SQUARE FEET OR 4.70 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF BROOKSTONE SOUTH, LLC, 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



OWNER'S CERTIFICATE

BROOKSTONE SOUTH, LLC, AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC. 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND VILLAGE BOARD, VILLAGE OF MOUNT HOREB.

BY: _____
JEFFREY A. JASCHINKSKI, AUTHORIZED MEMBER
BROOKSTONE SOUTH, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2025,

THE ABOVE NAMED AUTHORIZED MEMBER FOR BROOKSTONE SOUTH, 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

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 3 of 4 User: shearn Plotted: Nov 14, 2025 – 10:25am

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BROOKSTONE SOUTH, LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241229
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

*CERTIFIED SURVEY MAP NO.*_____

OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

OAK BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, LINDA ZIMDARS HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS_____ DAY OF_____, 20___.

BY: _____
LINDA ZIMDARS, - SENIOR VICE PRESIDENT - BUSINESS BANKING
AUTHORIZED OFFICER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20____,

THE ABOVE NAMED BANKING ASSOCIATION, OAK BANK AUTHORIZED OFFICER, LINDA ZIMDARS, 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
www.wyseengineering.com

PREPARED FOR:
BROOKSTONE SOUTH, LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241229
SHEET NO: 4 of 4

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 4 of 4 User: shearn Plotted: Nov 14, 2025 – 10:30am

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
January 28, 2026	Nicholas Owen, Administrator

AGENDA ITEM # 4.b.3

Consideration of Certified Survey Map (CSM) to convert Outlot into Standard Lot

BACKGROUND

The CSM included in the packet converts the existing outlot created with the original plat for the first phase of the Brookstone Hills development into a regular lot for the Cottages at Brookstone Hills Planned Development.

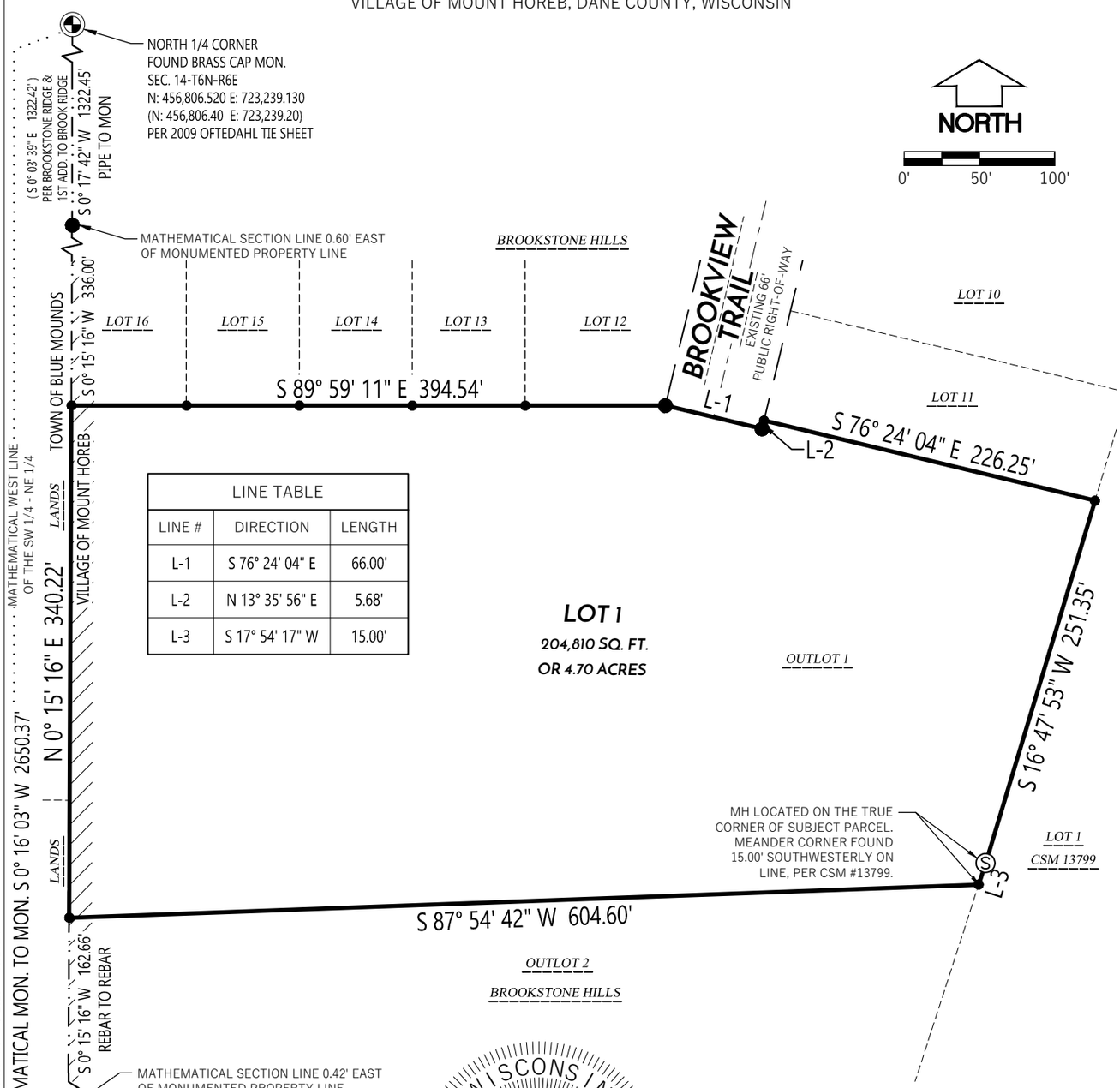
RECOMMENDATION

ATTACHMENTS

1. 24-1229_CSM (11-14-25)

CERTIFIED SURVEY MAP NO._____

OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN



LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 76° 24' 04" E	66.00'
L-2	N 13° 35' 56" E	5.68'
L-3	S 17° 54' 17" W	15.00'

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- VILLAGE/TOWNSHIP LINE
- ( ) RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 11TH, 14TH, 20TH, AND JULY 1ST, 16TH, 29TH, 2024, AND SEPTEMBER 3RD, 16TH, 17TH, 19TH, 24TH, 30TH, AND OCTOBER 6TH, 8TH, 14TH, 29TH, AND NOVEMBER 3RD, 2025
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE ZONE, (WISCRS DANE) NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, NAD 83 (2011), GRID NORTH . THE MATHEMATICAL WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14-T6N-R6E WAS MEASURED TO BEAR S 0° 16' 03" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR EASEMENTS.

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BROOKSTONE SOUTH, LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

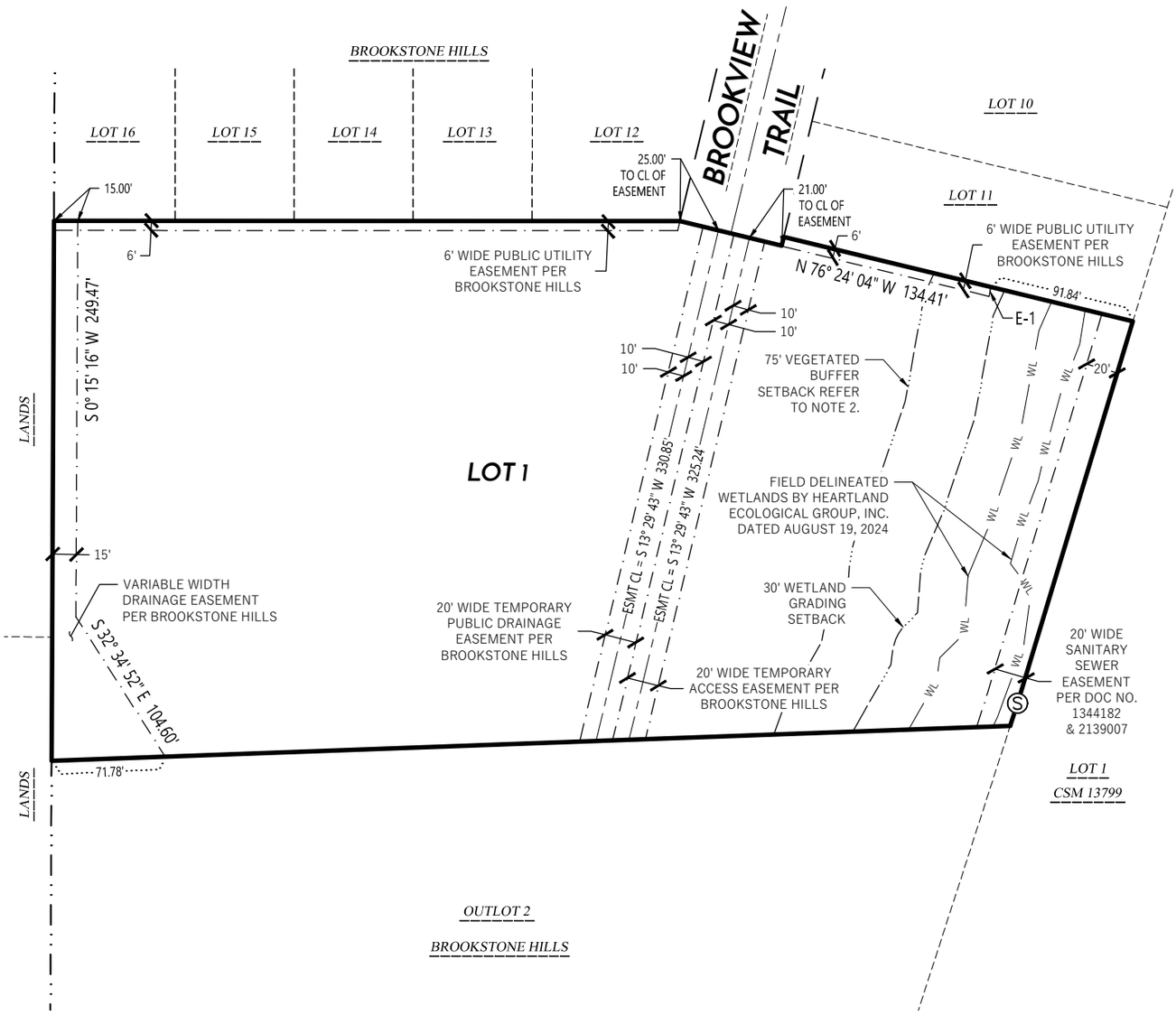
PROJECT NO: 241229
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 1 OF 4 User: shearn Plotted: Nov 14, 2025 – 10:24am

CERTIFIED SURVEY MAP NO._____

OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN



EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E-1	S 13° 49' 30" W	6.00'

NORTH

0' 50' 100'

LEGEND

- CSM BOUNDARY
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT
- SETBACKS (TYP.)
- WL DELINEATED WETLANDS

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. NO IMPERVIOUS AREA IS ALLOWED WITHIN THE 75' WETLAND SETBACK. THE AREA IN THE SETBACK IS TO BE A VEGETATED BUFFER.

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:
BROOKSTONE SOUTH, LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241229
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 2 OF 4 User: shearn Plotted: Nov 14, 2025 – 10:25am

*CERTIFIED SURVEY MAP NO.*_____

OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

ALL OF OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

SAID PARCEL CONTAINS 204,810 SQUARE FEET OR 4.70 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF BROOKSTONE SOUTH, LLC, 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



OWNER'S CERTIFICATE

BROOKSTONE SOUTH, LLC, AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC. 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND VILLAGE BOARD, VILLAGE OF MOUNT HOREB.

BY: _____
JEFFREY A. JASCHINKSKI, AUTHORIZED MEMBER
BROOKSTONE SOUTH, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2025,

THE ABOVE NAMED AUTHORIZED MEMBER FOR BROOKSTONE SOUTH, 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

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 3 of 4 User: shearn Plotted: Nov 14, 2025 – 10:25am

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BROOKSTONE SOUTH, LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241229
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

*CERTIFIED SURVEY MAP NO.*_____

OUTLOT 1, BROOKSTONE HILLS, RECORDED IN VOLUME 62-041B OF PLATS, PAGES 226-227, AS DOCUMENT 6057033, BEING LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

OAK BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, LINDA ZIMDARS HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS_____ DAY OF_____, 20___.

BY: _____
LINDA ZIMDARS, - SENIOR VICE PRESIDENT - BUSINESS BANKING
AUTHORIZED OFFICER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20____,

THE ABOVE NAMED BANKING ASSOCIATION, OAK BANK AUTHORIZED OFFICER, LINDA ZIMDARS, 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
www.wyseengineering.com

PREPARED FOR:
BROOKSTONE SOUTH, LLC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241229
SHEET NO: 4 of 4

File: W:\2024\241229_Grundahl – Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 4 of 4 User: shearn Plotted: Nov 14, 2025 – 10:30am

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
January 28, 2026	Nicholas Owen, Administrator

AGENDA ITEM # 4.b.4

Concept discussion on home elevations for Cottages at Brookstone Hills

BACKGROUND

Following discussion at the last meeting on the design of the homes to be included several design options in the packet and is still working on more options.

RECOMMENDATION

ATTACHMENTS

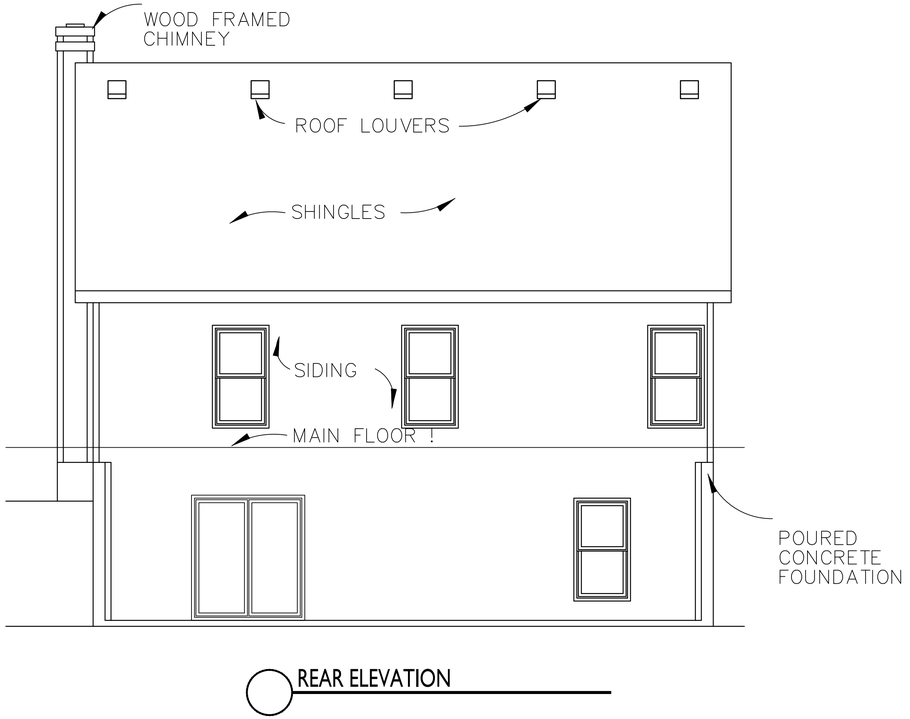
1. 6705BL-Elevations
2. 31026T-Elevations
3. 31026T-Elevations[38]

EXTERIOR COLORS:

0. MAIN SIDING (ID-0) =
1. ACCENT SIDING (ID-1) =
3. BOARD & BATTEN (ID-3) =
5. SHAKES (ID-5) =
6. UPPER CORNER TRIM (ID-6) =
7. CORNER TRIM (ID-7) =
8. WINDOW & DOOR TRIM (ID-8) =
9. LP ACCENT BAND (ID-9) =
10. GABLE ACCENTS (ID-10) =
11. COLUMNS (ID-11) =
12. FASCIA (ID-12) =
13. SOFFIT (ID-13) =
14. LOUVERS/SHUTTERS (ID-14) =
15. MASONRY (ID-15) =
16. SHINGLES (ID-16) =
17. WINDOWS (ID-17) =
18. ENTRY DOOR (ID-18) =
19. GARAGE DOOR (ID-19) =
20. SERVICE DOOR (ID-20) =
21. GUTTERS (ID-21) =
22. METAL ROOF (ID22) =
23. TRELLIS ROOF (ID-23) =
24. ALUMINUM RAILING (ID-24) =
25. DECK FLOORING (ID-25) =



FRONT ELEVATION



REAR ELEVATION

ENCORE HOMES INC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562
PHONE: (608) 836-9601
FAX: (608) 836-9691
www.encorehomes.com

Consultant

Notes

design basics inc.
HOME PLAN DESIGN SERVICE

STANDARD ABBREVIATIONS:

AC	AIR CONDITIONER	ARS	ACTIVE RADON SYSTEM
BP	BEAM POCKET	CPT	CARPET
CT	CERAMIC TILE	D	DRYWER
DV	DRYER VENT	DW	DISHWASHER
FP	FIREPLACE	FTG	FOOTING
FV	FURNACE VENT	HB	HOSE BIB
IFB	IN FLOOR BEAM	LAM	LAMINATE
LVP	LUXURY VINYL PLANK	LVT	LUXURY VINYL TILE
PRS	PASSIVE RADON SYSTEM	PS	PLUMBING STACK
REF	REFRIGERATOR	VYL	VINYL
W	WALL BEAM	WD	WOOD
WH	WATER HEATER	WHV	WATER HEATER VENT
WS	WATER SOFTENER		

Revisions

PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

NAME
SUBDIVISION
LOT #

ADDRESS

MODEL: ELEVATION A/B/C

Drawing By:

Drawing Title

Exterior Elevations

Scale: 1/4" - 1'-0" Date: XX/XX/XXXX

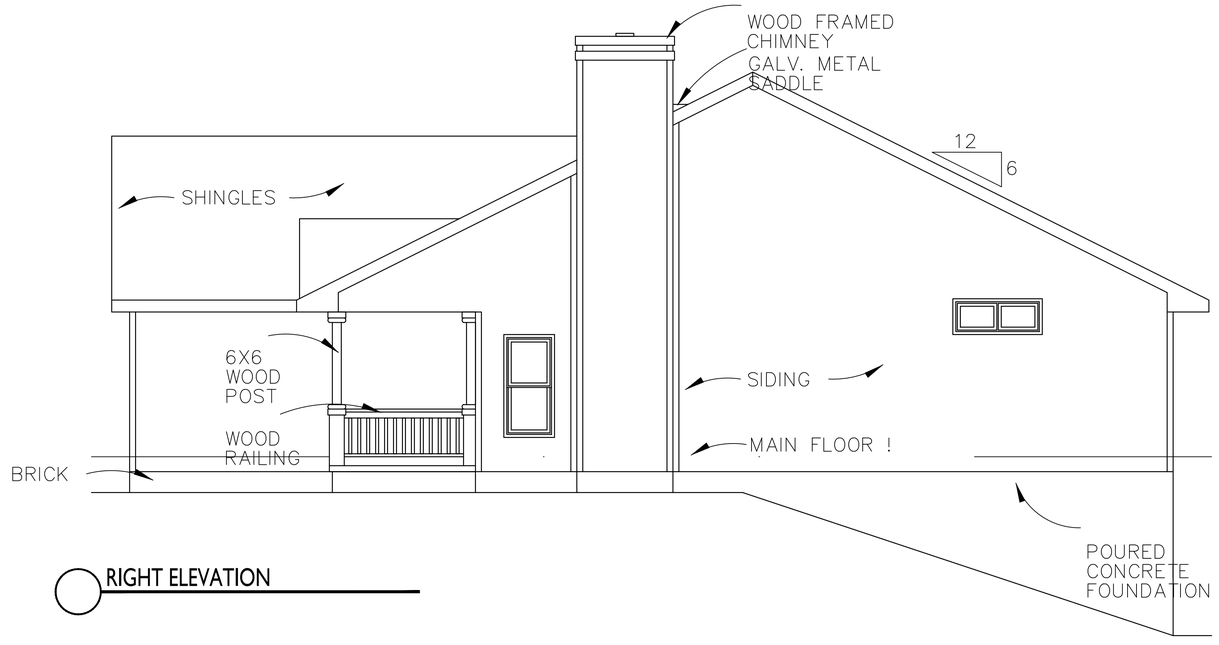
Project No. Drawing No.

XXX * of: * pages A3.0

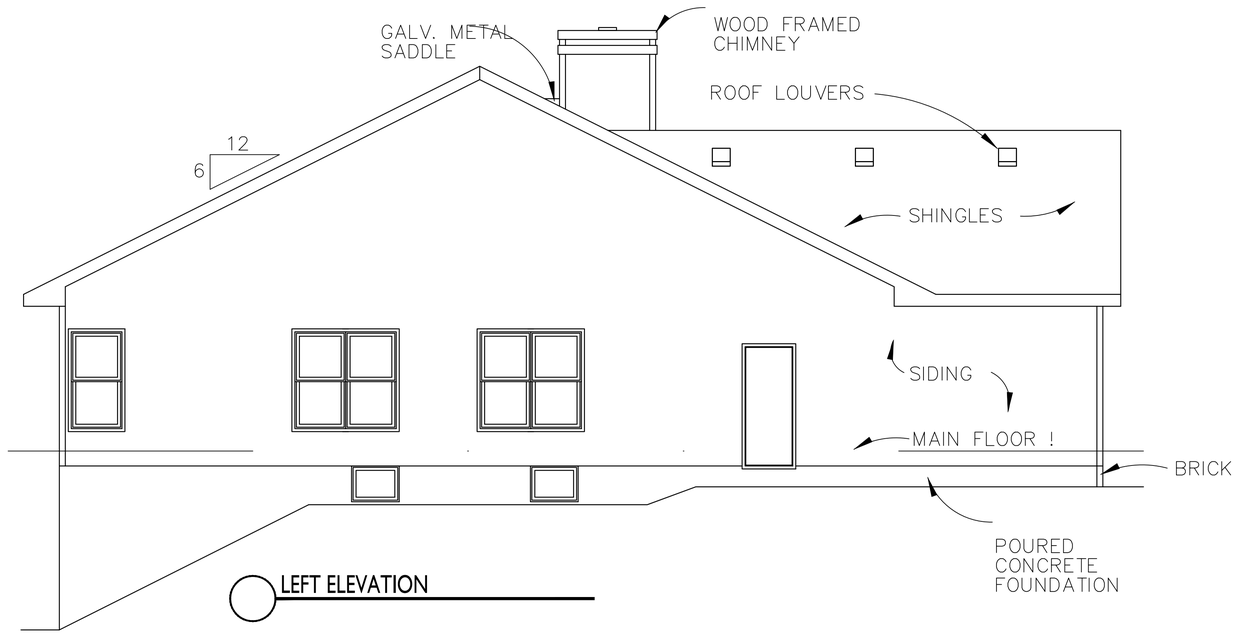
THIS PRINT AND / OR SET IS THE PROPERTY OF ENCORE HOMES, INC. AND THE USE OF THIS PRINT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENCORE HOMES, INC. ENCORE HOMES, INC. SHALL HAVE CONSTRUCTION LIEN RIGHTS FOR THE USE OF THEIR BLUEPRINTS. DRAWINGS, PLANS, AND / OR SPECIFICATIONS.

EXTERIOR COLORS:

0. MAIN SIDING (ID-0) =
1. ACCENT SIDING (ID-1) =
3. BOARD & BATTEN (ID-3) =
5. SHAKES (ID-5) =
6. UPPER CORNER TRIM (ID-6) =
7. CORNER TRIM (ID-7) =
8. WINDOW & DOOR TRIM (ID-8) =
9. LP ACCENT BAND (ID-9) =
10. GABLE ACCENTS (ID-10) =
11. COLUMNS (ID-11) =
12. FASCIA (ID-12) =
13. SOFFIT (ID-13) =
14. LOUVERS/SHUTTERS (ID-14) =
15. MASONRY (ID-15) =
16. SHINGLES (ID-16) =
17. WINDOWS (ID-17) =
18. ENTRY DOOR (ID-18) =
19. GARAGE DOOR (ID-19) =
20. SERVICE DOOR (ID-20) =
21. GUTTERS (ID-21) =
22. METAL ROOF (ID22) =
23. TRELLIS ROOF (ID-23) =
24. ALUMINUM RAILING (ID-24) =
25. DECK FLOORING (ID-25) =



RIGHT ELEVATION



LEFT ELEVATION

ENCORE HOMES INC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562
PHONE: (608) 836-9601
FAX: (608) 836-9691
www.encorehomes.com

Consultant

Notes

design basics inc.
HOME PLAN DESIGN SERVICE

STANDARD ABBREVIATIONS:

AC	AIR CONDITIONER	ARS	ACTIVE RADON SYSTEM
BP	BEAM POCKET	CPT	CARPET
CT	CERAMIC TILE	D	DRYWER
DV	DRYER VENT	DW	DISHWASHER
FP	FIREPLACE	FTG	FOOTING
FV	FURNACE VENT	HB	HOSE BIB
IFB	IN FLOOR BEAM	LAM	LAMINATE
LVP	LUXURY VINYL PLANK	LVT	LUXURY VINYL TILE
PRS	PASSIVE RADON SYSTEM	PS	PLUMBING STACK
REF	REFRIGERATOR	VYL	VINYL
W	WALL BEAM	WD	WOOD
WH	WATER HEATER	WHV	WATER HEATER VENT
WS	WATER SOFTENER		

Revisions

PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

NAME
SUBDIVISION
LOT #

ADDRESS

MODEL: ELEVATION A/B/C

Drawing By:

Drawing Title

Exterior Elevations

Scale: 1/4" - 1'-0" Date: XX/XX/XXXX

Project No. Drawing No.

XXX * of: * pages A3.1

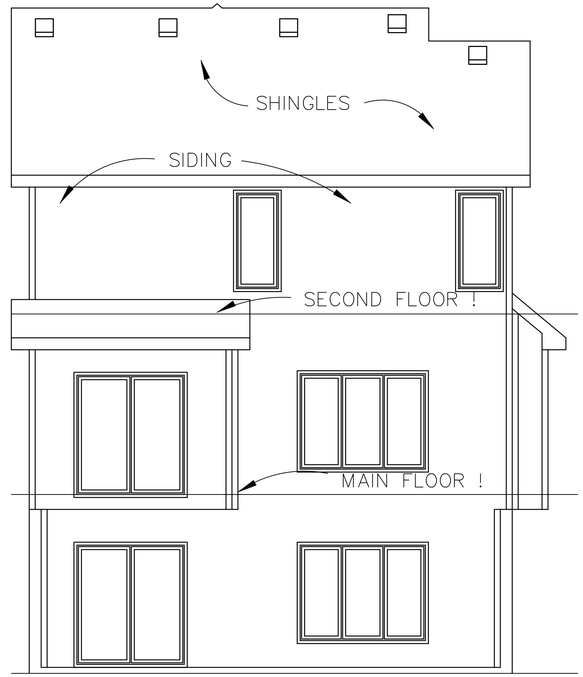
THIS PRINT AND / OR SET IS THE PROPERTY OF ENCORE HOMES, INC. AND THE USE OF THIS PRINT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENCORE HOMES, INC. ENCORE HOMES, INC. SHALL HAVE CONSTRUCTION LIEN RIGHTS FOR THE USE OF THEIR BLUEPRINTS. DRAWINGS, PLANS, AND / OR SPECIFICATIONS.

EXTERIOR COLORS:

0. MAIN SIDING (ID-0) =
1. ACCENT SIDING (ID-1) =
3. BOARD & BATTEN (ID-3) =
5. SHAKES (ID-5) =
6. UPPER CORNER TRIM (ID-6) =
7. CORNER TRIM (ID-7) =
8. WINDOW & DOOR TRIM (ID-8) =
9. LP ACCENT BAND (ID-9) =
10. GABLE ACCENTS (ID-10) =
11. COLUMNS (ID-11) =
12. FASCIA (ID-12) =
13. SOFFIT (ID-13) =
14. LOUVERS/SHUTTERS (ID-14) =
15. MASONRY (ID-15) =
16. SHINGLES (ID-16) =
17. WINDOWS (ID-17) =
18. ENTRY DOOR (ID-18) =
19. GARAGE DOOR (ID-19) =
20. SERVICE DOOR (ID-20) =
21. GUTTERS (ID-21) =
22. METAL ROOF (ID22) =
23. TRELLIS ROOF (ID-23) =
24. ALUMINUM RAILING (ID-24) =
25. DECK FLOORING (ID-25) =



FRONT ELEVATION



REAR ELEVATION

ENCORE HOMES INC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562
PHONE: (608) 836-9601
FAX: (608) 836-9691
www.encorehomes.com

Consultant

Notes

design basics inc.
HOME PLAN DESIGN SERVICE

STANDARD ABBREVIATIONS:

AC	AIR CONDITIONER	ARS	ACTIVE RADON SYSTEM
BP	BEAM POCKET	CPT	CARPET
CT	CERAMIC TILE	D	DRYWER
DV	DRYER VENT	DW	DISHWASHER
FP	FIREPLACE	FTG	FOOTING
FV	FURNACE VENT	HB	HOSE BIB
IFB	IN FLOOR BEAM	LAM	LAMINATE
LVP	LUXURY VINYL PLANK	LVT	LUXURY VINYL TILE
PRS	PASSIVE RADON SYSTEM	PS	PLUMBING STACK
REF	REFRIGERATOR	VYL	VINYL
W	WALL BEAM	WD	WOOD
WH	WATER HEATER	WHV	WATER HEATER VENT
WS	WATER SOFTENER		

Revisions

PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

NAME
SUBDIVISION
LOT #

ADDRESS

MODEL: ELEVATION A/B/C

Drawing By:

Drawing Title

Exterior Elevations

Scale: 1/4" - 1'-0" Date: XX/XX/XXXX

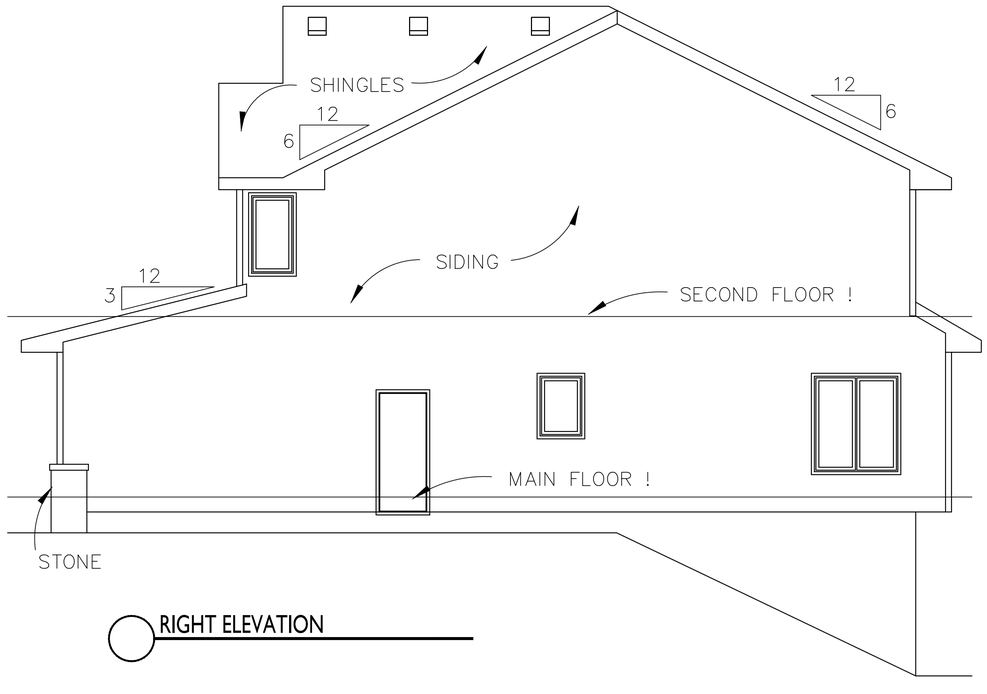
Project No. Drawing No.

XXX * of: * pages A3.0

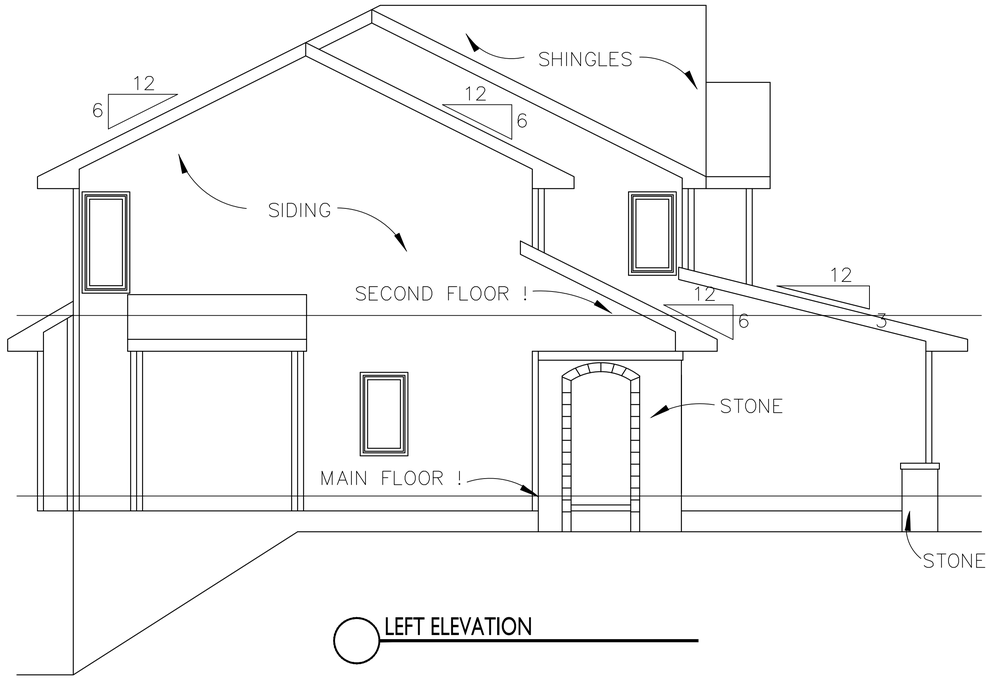
THIS PRINT AND / OR SET IS THE PROPERTY OF ENCORE HOMES, INC. AND THE USE OF THIS PRINT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENCORE HOMES, INC. ENCORE HOMES, INC. SHALL HAVE CONSTRUCTION LIEN RIGHTS FOR THE USE OF THEIR BLUEPRINTS. DRAWINGS, PLANS, AND / OR SPECIFICATIONS.

EXTERIOR COLORS:

0. MAIN SIDING (ID-0) =
1. ACCENT SIDING (ID-1) =
3. BOARD & BATTEN (ID-3) =
5. SHAKES (ID-5) =
6. UPPER CORNER TRIM (ID-6) =
7. CORNER TRIM (ID-7) =
8. WINDOW & DOOR TRIM (ID-8) =
9. LP ACCENT BAND (ID-9) =
10. GABLE ACCENTS (ID-10) =
11. COLUMNS (ID-11) =
12. FASCIA (ID-12) =
13. SOFFIT (ID-13) =
14. LOUVERS/SHUTTERS (ID-14) =
15. MASONRY (ID-15) =
16. SHINGLES (ID-16) =
17. WINDOWS (ID-17) =
18. ENTRY DOOR (ID-18) =
19. GARAGE DOOR (ID-19) =
20. SERVICE DOOR (ID-20) =
21. GUTTERS (ID-21) =
22. METAL ROOF (ID22) =
23. TRELLIS ROOF (ID-23) =
24. ALUMINUM RAILING (ID-24) =
25. DECK FLOORING (ID-25) =



RIGHT ELEVATION



LEFT ELEVATION

ENCORE HOMES INC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562
PHONE: (608) 836-9601
FAX: (608) 836-9691
www.encorehomes.com

Consultant

Notes

design basics inc. HOME PLAN DESIGN SERVICE

STANDARD ABBREVIATIONS:

AC	AIR CONDITIONER	ARS	ACTIVE RADON SYSTEM
BP	BEAM POCKET	CPT	CARPET
CT	CERAMIC TILE	D	DRYWER
DV	DRYER VENT	DW	DISHWASHER
FP	FIREPLACE	FTG	FOOTING
FV	FURNACE VENT	HB	HOSE BIB
IFB	IN FLOOR BEAM	LAM	LAMINATE
LVP	LUXURY VINYL PLANK	LVT	LUXURY VINYL TILE
PRS	PASSIVE RADON SYSTEM	PS	PLUMBING STACK
REF	REFRIGERATOR	VYL	VINYL
W	WALL BEAM	WD	WOOD
WH	WATER HEATER	WHV	WATER HEATER VENT
WS	WATER SOFTENER		

Revisions

PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

NAME
SUBDIVISION
LOT #

ADDRESS

MODEL: ELEVATION A/B/C

Drawing By:

Drawing Title

Exterior Elevations

Scale: 1/4" - 1'-0" Date: XX/XX/XXXX

Project No. Drawing No.

XXX * of: * pages A3.1

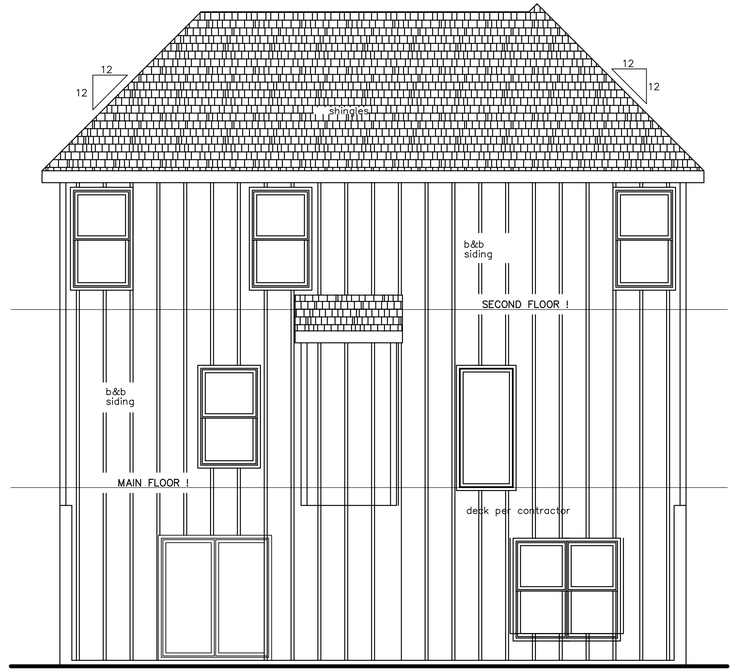
THIS PRINT AND / OR SET IS THE PROPERTY OF ENCORE HOMES, INC. AND THE USE OF THIS PRINT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENCORE HOMES, INC. ENCORE HOMES, INC. SHALL HAVE CONSTRUCTION LIEN RIGHTS FOR THE USE OF THEIR BLUEPRINTS. DRAWINGS, PLANS, AND / OR SPECIFICATIONS.

EXTERIOR COLORS:

0. MAIN SIDING (ID-0) =
1. ACCENT SIDING (ID-1) =
3. BOARD & BATTEN (ID-3) =
5. SHAKES (ID-5) =
6. UPPER CORNER TRIM (ID-6) =
7. CORNER TRIM (ID-7) =
8. WINDOW & DOOR TRIM (ID-8) =
9. LP ACCENT BAND (ID-9) =
10. GABLE ACCENTS (ID-10) =
11. COLUMNS (ID-11) =
12. FASCIA (ID-12) =
13. SOFFIT (ID-13) =
14. LOUVERS/SHUTTERS (ID-14) =
15. MASONRY (ID-15) =
16. SHINGLES (ID-16) =
17. WINDOWS (ID-17) =
18. ENTRY DOOR (ID-18) =
19. GARAGE DOOR (ID-19) =
20. SERVICE DOOR (ID-20) =
21. GUTTERS (ID-21) =
22. METAL ROOF (ID22) =
23. TRELLIS ROOF (ID-23) =
24. ALUMINUM RAILING (ID-24) =
25. DECK FLOORING (ID-25) =



FRONT ELEVATION



REAR ELEVATION

ENCORE HOMES INC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562
PHONE: (608) 836-9601
FAX: (608) 836-9691
www.encorehomes.com

Consultant

Notes

design basics inc.
HOME PLAN DESIGN SERVICE

STANDARD ABBREVIATIONS:

AC	AIR CONDITIONER	ARS	ACTIVE RADON SYSTEM
BP	BEAM POCKET	CPT	CARPET
CT	CERAMIC TILE	D	DRYWER
DV	DRYER VENT	DW	DISHWASHER
FP	FIREPLACE	FTG	FOOTING
FV	FURNACE VENT	HB	HOSE BIB
IFB	IN FLOOR BEAM	LAM	LAMINATE
LVP	LUXURY VINYL PLANK	LVT	LUXURY VINYL TILE
PRS	PASSIVE RADON SYSTEM	PS	PLUMBING STACK
REF	REFRIGERATOR	VYL	VINYL
W	WALL BEAM	WD	WOOD
WH	WATER HEATER	WHV	WATER HEATER VENT
WS	WATER SOFTENER		

Revisions

PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

NAME
SUBDIVISION
LOT #

ADDRESS

MODEL: ELEVATION A/B/C

Drawing By:

Drawing Title

Exterior Elevations

Scale: 1/4" - 1'-0" Date: XX/XX/XXXX

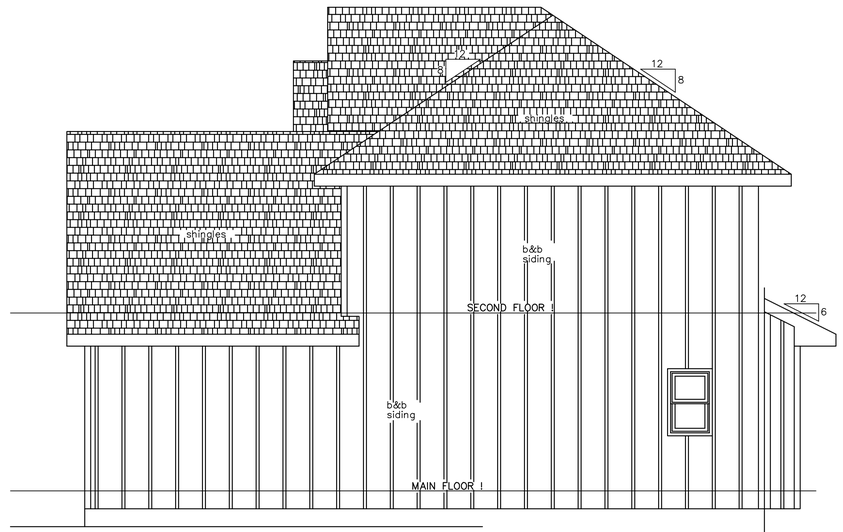
Project No. Drawing No.

XXX * of * pages A3.0

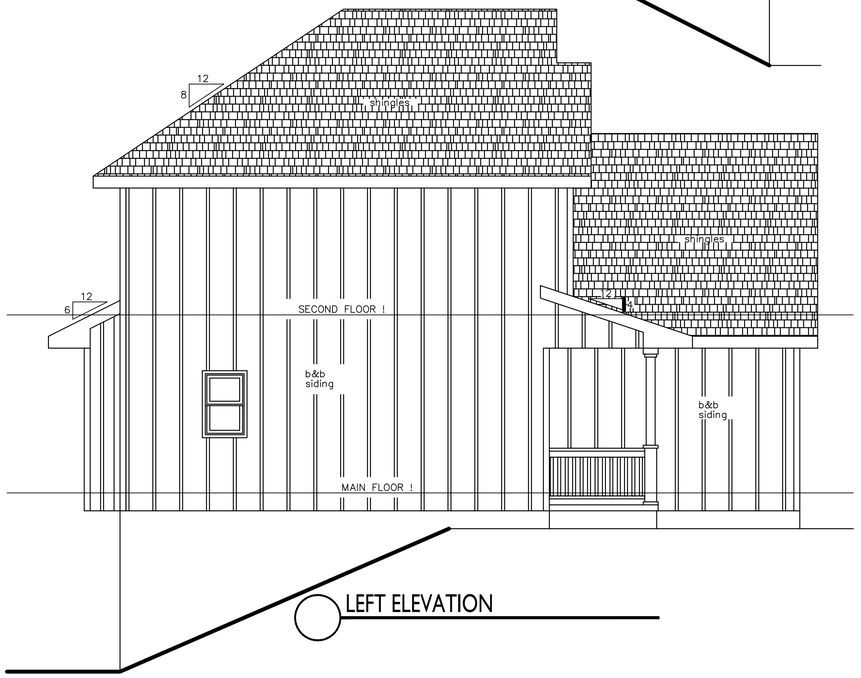
THIS PRINT AND / OR SET IS THE PROPERTY OF ENCORE HOMES, INC. AND THE USE OF THIS PRINT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENCORE HOMES, INC. ENCORE HOMES, INC. SHALL HAVE CONSTRUCTION LIEN RIGHTS FOR THE USE OF THEIR BLUEPRINTS. DRAWINGS, PLANS, AND / OR SPECIFICATIONS.

EXTERIOR COLORS:

0. MAIN SIDING (ID-0) =
1. ACCENT SIDING (ID-1) =
3. BOARD & BATTEN (ID-3) =
5. SHAKES (ID-5) =
6. UPPER CORNER TRIM (ID-6) =
7. CORNER TRIM (ID-7) =
8. WINDOW & DOOR TRIM (ID-8) =
9. LP ACCENT BAND (ID-9) =
10. GABLE ACCENTS (ID-10) =
11. COLUMNS (ID-11) =
12. FASCIA (ID-12) =
13. SOFFIT (ID-13) =
14. LOUVERS/SHUTTERS (ID-14) =
15. MASONRY (ID-15) =
16. SHINGLES (ID-16) =
17. WINDOWS (ID-17) =
18. ENTRY DOOR (ID-18) =
19. GARAGE DOOR (ID-19) =
20. SERVICE DOOR (ID-20) =
21. GUTTERS (ID-21) =
22. METAL ROOF (ID22) =
23. TRELLIS ROOF (ID-23) =
24. ALUMINUM RAILING (ID-24) =
25. DECK FLOORING (ID-25) =



RIGHT ELEVATION



LEFT ELEVATION

ENCORE HOMES INC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562
PHONE: (608) 836-9601
FAX: (608) 836-9691
www.encorehomes.com

Consultant

Notes

design basics inc. HOME PLAN DESIGN SERVICE

STANDARD ABBREVIATIONS:

AC	AIR CONDITIONER	ARS	ACTIVE RADON SYSTEM
BP	BEAM POCKET	CPT	CARPET
CT	CERAMIC TILE	D	DRYWER
DV	DRYER VENT	DW	DISHWASHER
FP	FIREPLACE	FTG	FOOTING
FV	FURNACE VENT	HB	HOSE BIB
IFB	IN FLOOR BEAM	LAM	LAMINATE
LVP	LUXURY VINYL PLANK	LVT	LUXURY VINYL TILE
PRS	PASSIVE RADON SYSTEM	PS	PLUMBING STACK
REF	REFRIGERATOR	VYL	VINYL
W	WALL BEAM	WD	WOOD
WH	WATER HEATER	WHV	WATER HEATER VENT
WS	WATER SOFTENER		

Revisions

PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

NAME
SUBDIVISION
LOT #

ADDRESS

MODEL: ELEVATION A/B/C

Drawing By:

Drawing Title

Exterior Elevations

Scale: 1/4" - 1'-0" Date: XX/XX/XXXX

Project No. Drawing No.

XXX * of: * pages A3.1

THIS PRINT AND / OR SET IS THE PROPERTY OF ENCORE HOMES, INC. AND THE USE OF THIS PRINT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENCORE HOMES, INC. ENCORE HOMES, INC. SHALL HAVE CONSTRUCTION LIEN RIGHTS FOR THE USE OF THEIR BLUEPRINTS. DRAWINGS, PLANS, AND / OR SPECIFICATIONS.

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
January 28, 2026	Nicholas Owen, Administrator

AGENDA ITEM # 4.c

Jt Klein Senior Affordable and Market Rate Multi-Family Housing, 101 Perimeter Rd

BACKGROUND

JT Klein is submitting a Specific Implementation Plan (SIP) for two multifamily buildings, one 40-unti affordable senior and one 49-unit market rate to replace the blighted former Karakahl Motel. Overall, the SIP is consistent with the previously approved General Development Plan for the project. Planner Rohr's memo includes additional details on the project and needed flexibilities requested for approval under the SIP.

RECOMMENDATION

ATTACHMENTS

1. 11.17.25 FINAL MH Rezoning App PD-SIP
2. SIP Review Memo

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: Karakahl Redevelopment

Project Address 101 Perimeter Rd. **Parcel Number:** 060612400651
Access Dane Link

Zoning Map

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

APPLICANT: JT Klein Company, Inc.	
ADDRESS: 818 S. Park St.	
PHONE: 612-202-1577	EMAIL: jacob@jtklein.com

OWNER: Mount Horeb Acquisitions LLC	
ADDRESS: 818 S. Park St.	
PHONE: 612-202-1577	EMAIL: jacob@jtklein.com

PROJECT DESCRIPTION: New construction multi-family housing. The development will consist of 89 total rental units

OWNER/APPLICANT SIGNATURE: _____ **DATE:** 11-17-25

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.

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the "Agreement") is made and entered into this 17th day of November, 2025, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the "Village"), and JT Klein Company, Inc. (the "Applicant").

RECITALS

A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village's jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the "Development").

B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.

C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village's discretion and that the Applicant's compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.

D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (*e.g.*, engineers, attorneys, accountants, planners, and other professionals).

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

1. *Recitals*. The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.

2. *Applicant to Reimburse Village Review Costs*. The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village's review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (*e.g.*, engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as "Review Costs." Village staff time shall be charged at current rates.

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.

c. The Deposit may be provided in the form of cash, a certified check, cashier's check, personal check, or some other form as approved by the Village.

d. The required Deposit must be made by the Applicant upon execution of this Agreement.

e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.

f. The Village shall place and maintain the Deposit in a segregated, non-interest-bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the "Reimbursement Account").

4. *Village Withdrawals from the Reimbursement Account.*

a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.

b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.

c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches $1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.

d. Any amounts remaining in the Reimbursement Account after the Village as taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.

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

6. *Notification of Parties.*

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

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

To Applicant: JT Klein Company, Inc.
818 S. Park St.
Madison, WI 53715

Email: jacob@jtklein.com

7. *Severability*. If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.

8. *Amendment, Withdrawal, or Release*. This Agreement may be withdrawn, amended or released only by a written document duly executed by both parties.

9. *Effective Date*. This Agreement shall be effective commencing on the date indicated in the first paragraph above.

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

VILLAGE OF MOUNT HOREB

By: _____
Nicholas W Owen
Administrator

APPLICANT

By: _____
Print name: Jacob T. Klein
Title: President

1.

A. Project Developer - JT Klein Company, Inc.

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

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

818 S. Park Madison, WI 53715

B. Project Contacts

Architect: Knothe Bruce & Associates

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

8401 Greenway Blvd Suit 900 Middleton, WI 53562

Civil Engineering: Wyser Engineering

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

300 E Front St Mount Horeb WI 53572

Property Management Team- Oakbrook Corporation

This project will be professionally managed by an entity controlled by Oakbrook Corporation, Inc. Based in Madison, WI, Oakbrook's multifamily property management group has extensive experience managing apartment communities of all types and sizes. Their portfolio consists of senior and family communities which operate as market rate properties or were financed with Section 42 Low Income Housing Tax Credits or under various other state and federal programs. Oakbrook Corporation currently employs over 280 individuals and manages over 8,300 apartments in 118 different properties in Wisconsin, Iowa and Illinois, and 46 commercial properties in the Madison area totaling over 1,900,000 square feet.

2 Science Court Madison, WI 53704

C. Description of Proposed Uses:

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

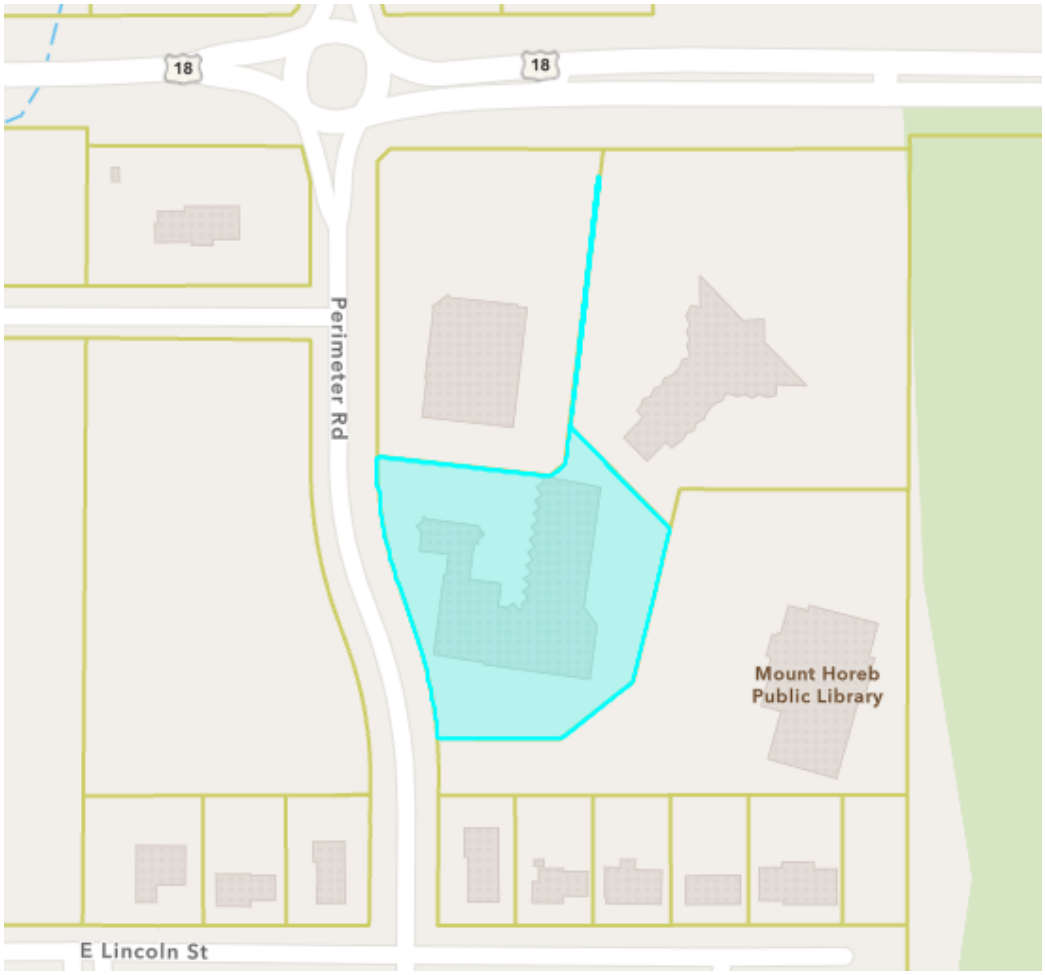
The project consists of two separate three-story apartment buildings, constructed above underground parking. This new community will offer a mix of studio, one, and two-bedroom apartment homes designed to attract a diverse range of residents. One building will feature 49 market-rate units, while the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

During the concept review and neighborhood meeting for the project, the development team heard clear and consistent feedback from the community expressing a strong desire for senior and market rate housing. Each building will be funded independently, and the lots will be separated with a CSM. This structure will allow the development to serve a wide range of tenants from different socioeconomic backgrounds

Location Map:

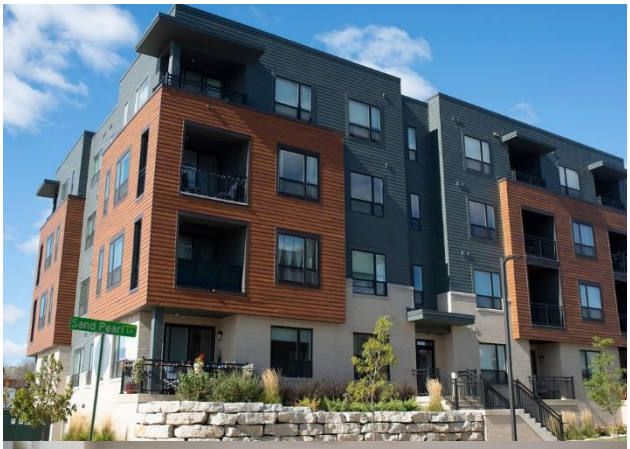
The redevelopment site is located at 101 Perimeter Rd, formerly the Karakahl Country Inn, a long-vacant hotel property directly visible from US-151. The site has deteriorated significantly and is now considered blighted, with overgrown landscape, unsafe structures, and deteriorating pavement. This redevelopment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

101 Perimeter Rd. Map



Project Themes and Images:

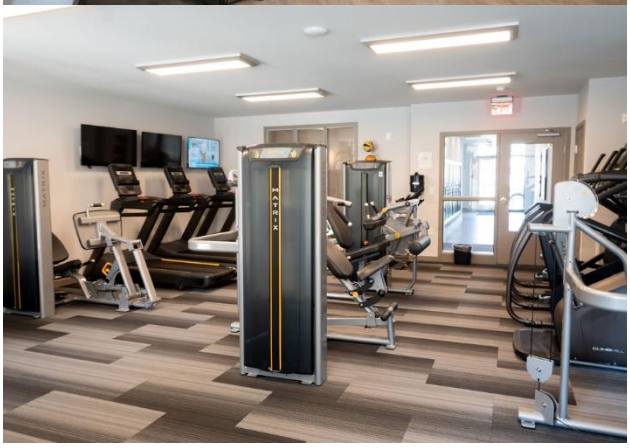
Below are example imagines from JTK's recently completed development Oak Ridge University Park. JTK will use materials and high-level finishes similar in quality to these imagines.

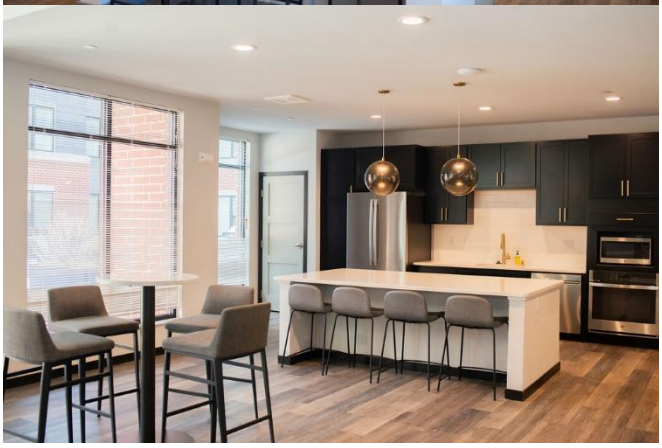












General Relationship of the Project to the Master Plan:

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

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

D. <u>Approximate Residential Densities and Non-Residential Intensities</u>:

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

SITE DEVELOPMENT DATA:		
ZONING	PD - PLANNED DEVELOPMENT	
DENSITIES:	LOT 1	LOT 2
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	40 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	948 S.F. / D.U.
DENSITY	46 UNITS / ACRE	46 UNITS / ACRE
PERVIOUS / GREEN SPACE	14,274 S.F. (31%)	16,122 (43%)
BUILDING HEIGHT (SEE ELEVATION SHEETS)	3 STORIES	3 STORIES
FLOOR AREA CALCULATIONS:		
FIRST FLOOR	16,878 S.F.	13,738 S.F.
SECOND FLOOR	16,878 S.F.	13,738 S.F.
THIRD FLOOR	16,878 S.F.	13,649 S.F.
TOTAL	50,634 S.F.	41,125 S.F.
BASEMENT	18,968 S.F.	14,146 S.F.
DWELLING UNIT MIX:		
STUDIO	6	0
ONE BEDROOM	30	21
TWO BEDROOM	13	19
TOTAL	49 D.U.	40 D.U.
VEHICLE PARKING STALLS:		
UNDERGROUND GARAGE	47 (INCL. 1 ADA)	35 (INCL. 1 ADA)
SURFACE	26 (INCL. 1 ADA)	14
TOTAL	73 PARKING STALLS	49 PARKING STALLS
PARKING RATIO	1.49 STALLS / D.U.	1.23 STALLS / D.U.

2. **Scaled Site Plan**
3. **Building Plan**

The following architectural exhibits meet all applicable requirements for items 2 &3.



Klein Perimeter Rd.

101 Perimeter Rd. Mt.Horeb, WI

2 BUILDINGS, 3 STORY, 89 UNITS; 122 UNDERGROUND PARKING



SHEET INDEX

SITE SHEETS

G 000	COVER SHEET
C100	SITE PLAN
C101	DEMOLITION PLAN
C200	GRADING PLAN
C201	DETAILED GRADING PLAN
C202	DETAILED GRADING PLAN
C300	UTILITY PLAN
C400	DETAILS
C401	DETAILS
CA101	ARCHITECTURAL SITE PLAN
CA102	SITE LIGHTING PLAN
CA103	PERVIOUS/ GREEN SPACE
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

ARCHITECTURAL SHEETS

AC101.1	FIRST FLOOR PLAN
AC102.1	SECOND FLOOR PLAN
AC103.1	THIRD FLOOR PLAN
AC104.1	ROOF PLAN
AC201.1	EXTERIOR ELEVATIONS
AC202.1	EXTERIOR ELEVATIONS
AC203.1	EXTERIOR COLORED ELEVATIONS
AC204.1	EXTERIOR COLORED ELEVATIONS
AC100.2	BASEMENT FLOOR PLAN
AC101.2	FIRST FLOOR PLAN
AC102.2	SECOND FLOOR PLAN
AC103.2	THIRD FLOOR PLAN
AC104.2	ROOF PLAN
AC201.2	EXTERIOR ELEVATIONS
AC202.2	EXTERIOR ELEVATIONS
AC203.2	EXTERIOR COLORED ELEVATIONS
AC204.2	EXTERIOR COLORED ELEVATIONS

ISSUED FOR:

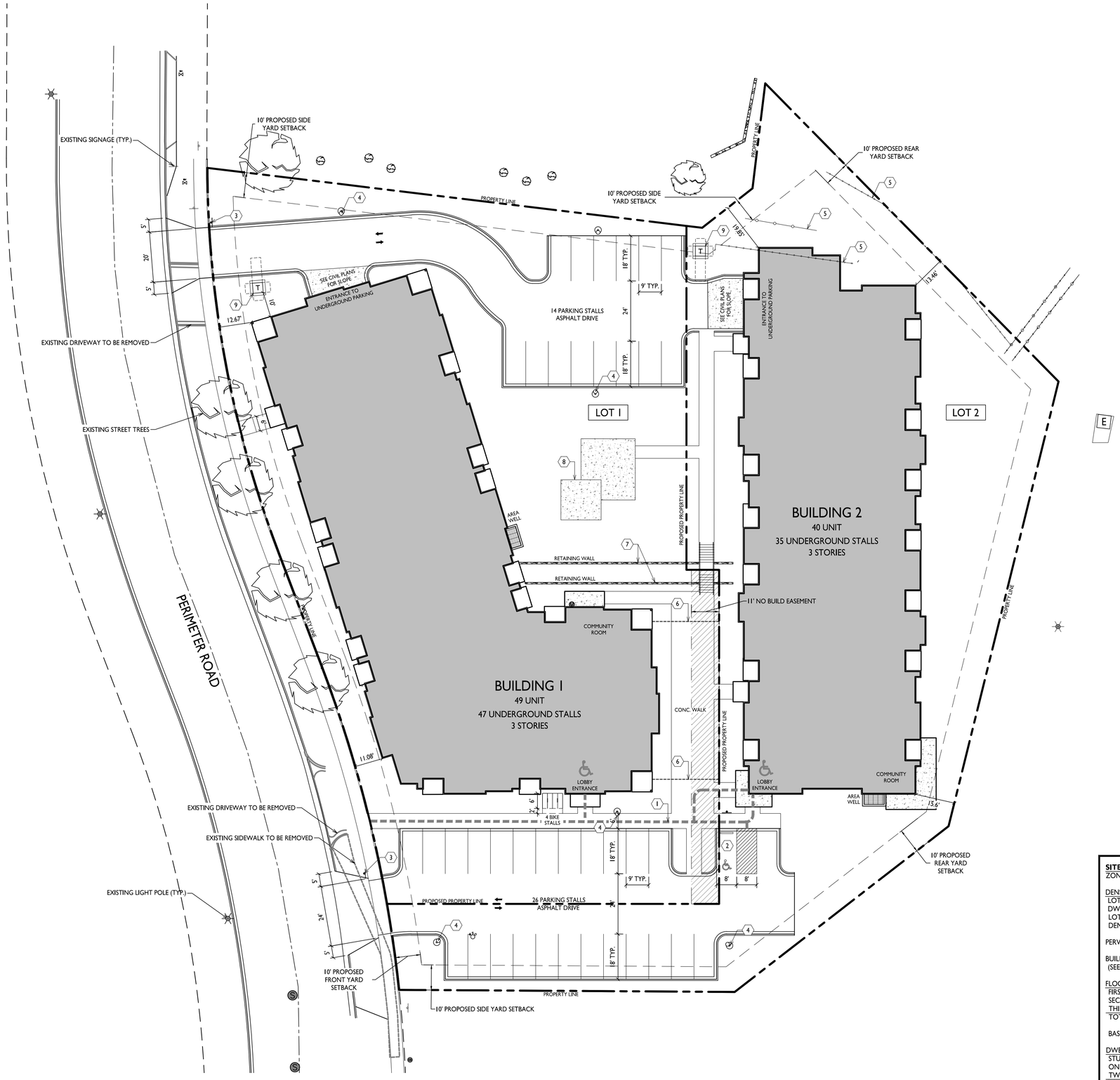
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT NUMBER 2514

G 000
SHEET NUMBER

knothe • bruce ARCHITECTS

© Knothe & Bruce Architects, LLC



1 ARCHITECTURAL SITE PLAN
CA101
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

KEYED PLAN NOTES	
1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
2	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
3	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
4	LIGHT POLE (TYP.) - SEE CA102 FOR FIXTURE SCHEDULE
5	EXISTING FENCING TO BE REMOVED
6	BASEMENT WALL BELOW
7	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHTS
8	OUTDOOR AMENITY SPACE - SEE SHEET L101
9	TRANSFORMER ON CONCRETE PAD

SITE DEVELOPMENT DATA:

ZONING	PD - PLANNED DEVELOPMENT	
DENSITIES:	LOT 1	LOT 2
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	40 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	948 S.F. / D.U.
DENSITY	46 UNITS / ACRE	46 UNITS / ACRE
PERVIOUS / GREEN SPACE	14,274 S.F. (31%)	16,122 (43%)
BUILDING HEIGHT (SEE ELEVATION SHEETS)	3 STORIES	3 STORIES
FLOOR AREA CALCULATIONS:		
FIRST FLOOR	16,878 S.F.	13,738 S.F.
SECOND FLOOR	16,878 S.F.	13,738 S.F.
THIRD FLOOR	16,878 S.F.	13,649 S.F.
TOTAL	50,634 S.F.	41,125 S.F.
BASEMENT	18,968 S.F.	14,146 S.F.
DWELLING UNIT MIX:		
STUDIO	6	0
ONE BEDROOM	30	21
TWO BEDROOM	13	19
TOTAL	49 D.U.	40 D.U.
VEHICLE PARKING STALLS:		
UNDERGROUND GARAGE	47 (INCL. 1 ADA)	35 (INCL. 1 ADA)
SURFACE	26 (INCL. 1 ADA)	14
TOTAL	73 PARKING STALLS	49 PARKING STALLS
PARKING RATIO	1.49 STALLS / D.U.	1.23 STALLS / D.U.

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COMMISSION SUBMITTAL
2025.11.17 - SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

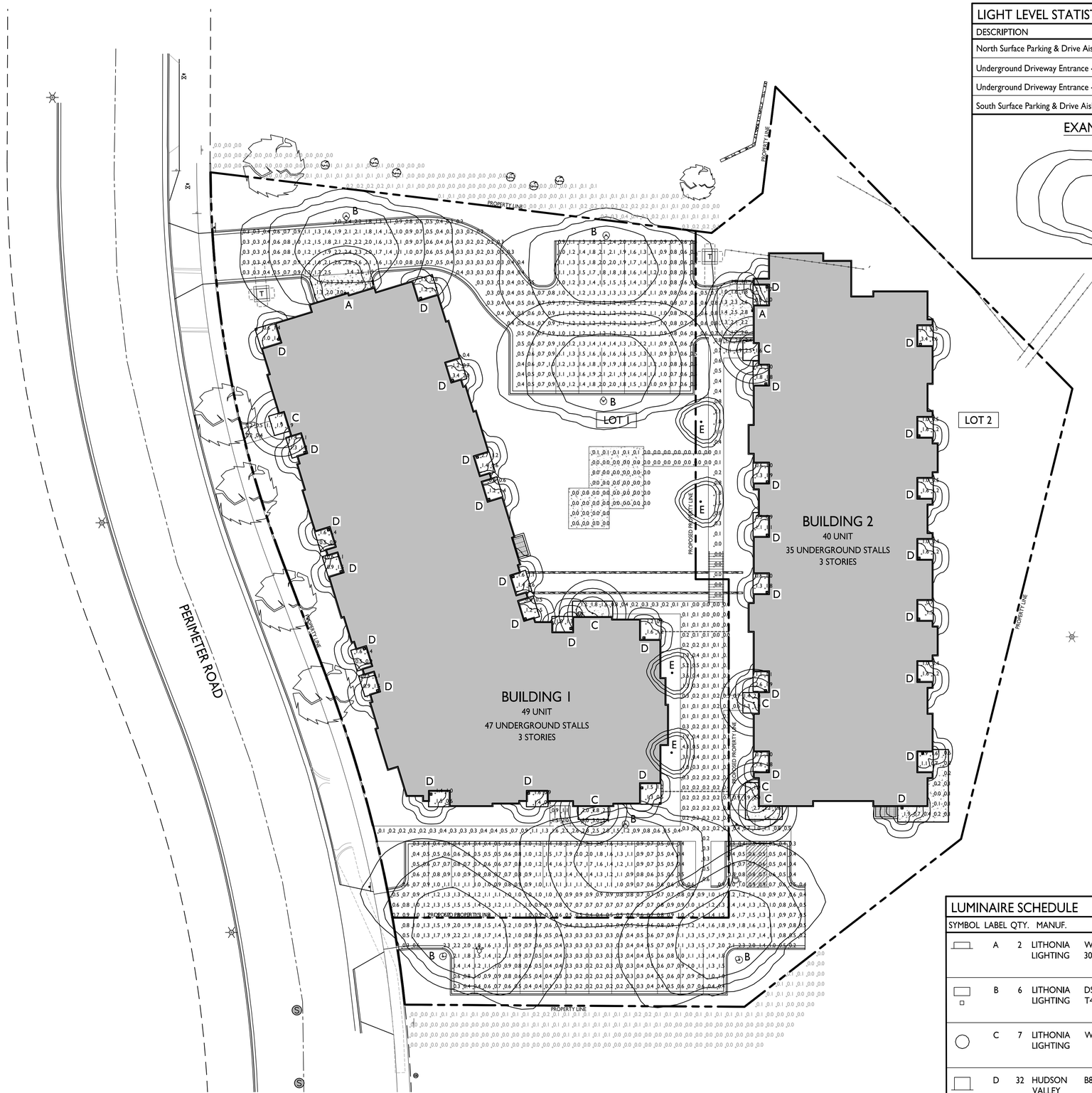
101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

PROJECT NO. 2514

© Knothe & Bruce Architects, LLC



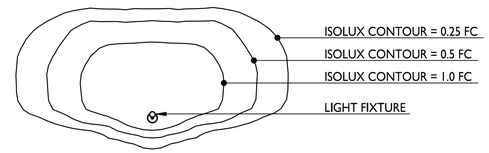
1 CA102 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Surface Parking & Drive Aisle	+	1.0 fc	2.8 fc	0.2 fc	14.0:1	5.0:1
Underground Driveway Entrance - Building 1	+	2.5 fc	3.7 fc	1.3 fc	2.8:1	1.9:1
Underground Driveway Entrance - Building 2	+	1.8 fc	2.8 fc	1.0 fc	2.8:1	1.8:1
South Surface Parking & Drive Aisle	+	0.9 fc	2.3 fc	0.2 fc	11.5:1	4.5:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WDGE1 LED P1 30K MVOLT	LED WALLPACK, 3000K, 80CRI, DARK BRONZE FINISH	WDGE1 LED P0 30K 80CRI VF.ies	10'-0" ABOVE GRADE ON BUILDING
	B	6	LITHONIA LIGHTING	DSX0 LED P1 30K T4M MVOLT HS	LED POLE MOUNT LIGHT, 3000K, 80CRI, DARK BRONZE FINISH	DSX0_LED_P1_30K _T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" CONC. BASE
	C	7	LITHONIA LIGHTING	WF3 LED 30K	LED 3" WAFER DOWNLIGHT, 3000K, MATTE WHITE FINISH	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	D	32	HUDSON VALLEY	B8907-TBK	LED WALL SCONCE, 3000K, 80CRI, BLACK FINISH	B8907-TBK.ies	7'-0" ABOVE GRADE ON BUILDING
	E	4	KUZCO LIGHTING	EB82229-BK-UNV	28" LED BOLLARD, 2700K, 80CRI, BLACK FINISH	EB82229-BK-UNV.ies	28" BOLLARD ON FLUSH CONC. BASE

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

ISSUED
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COMMISSION SUBMITTAL
2025.11.17 - SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
CA102

PROJECT NO. 2514

© Knothe & Bruce Architects, LLC



WDGE1 LED
Architectural Wall Sconce

Catalog Number

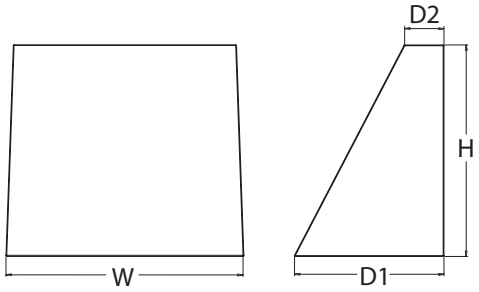
Notes Klein Mt. Horeb

Type Lighting Fixture Type A

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

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer[4]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

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

© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS, DSLE or PE.
3 Not qualified for DLC. Not available with E4WH.
4 For PBBW and AWS with CCE option, require an RFA.
5 E4WH not available with PE or DS.
6 PE not available with DS.
7 DS is not available with P0.

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	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 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	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

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

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

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	>0.95	>0.91

© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.

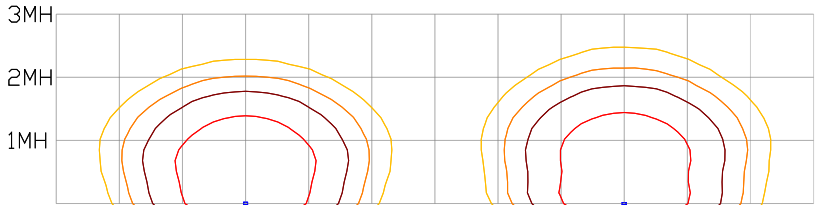
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE 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 = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

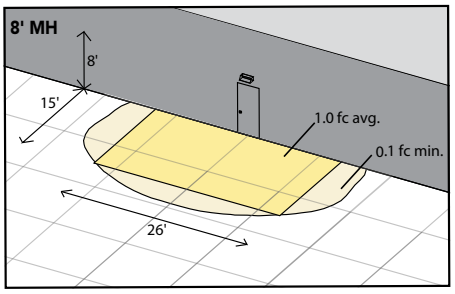
Emergency Battery Backup

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 with E4WH and VF distribution.

Grid = 10ft x 10ft

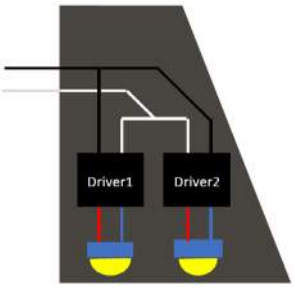


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

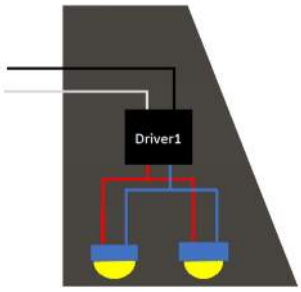
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

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



© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.



E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and 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 IP66 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
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE 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 L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. 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 IP66 rated. PIR options are rated for wet location. 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 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product 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.

© 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.



D-Series Size 0
LED Area Luminaire

Catalog Number

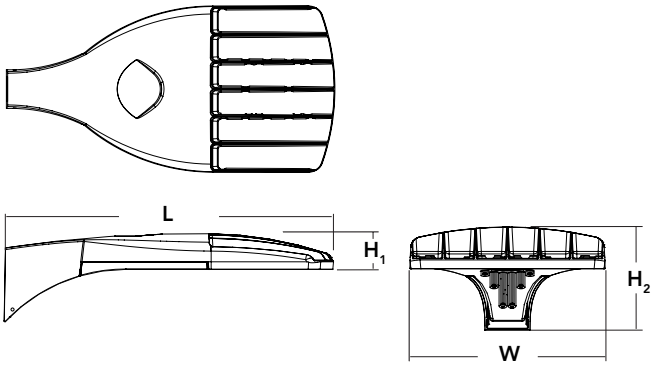
Notes Klein Mt. Horeb

Type Lighting Fixture Type B

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

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3,4] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[8,9]
PIRHN	Network, high/low motion/ambient sensor[10]
PER	NEMA twist-lock receptacle only (control ordered separate)[11]
PER5	Five-pin receptacle only (control ordered separate)[11,12]
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate)[11,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[13]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[14,15]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[14,15]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,15]
PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[14,15]
FAO	Field adjustable output[16]

Other options

Shipped installed

HS	House-side shield[17]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
DDL	Diffused drop lens[17]

Shipped separately

BS	Bird spikes[18]
EGS	External glare shield[18]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information

Accessories

Ordered and shipped separately.

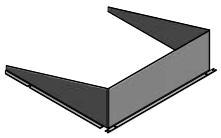
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [17]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [17]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [17]
DSX0DDL U	Diffused drop lens (polycarbonate) [17]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [20]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

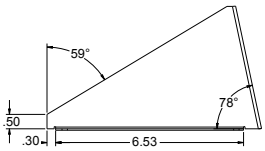
For more control options, visit DTL and ROAM online. Link to nLight Air 2

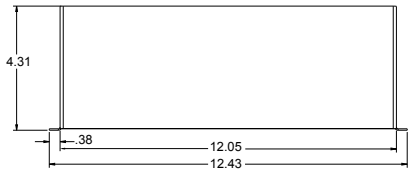
NOTES

1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 Not available with HS or DDL.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Not available with BL30, BL50 or PNMT options.
6 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
7 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8 Must be ordered with PIRHN.
9 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
10 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
13 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
14 Reference Motion Sensor table on page 3.
15 Reference PER Table on page 3 to see functionality.
16 Not available with other dimming controls options.
17 Not available with BLC, LCCO and RCCO distribution.
18 Must be ordered with fixture for factory pre-drilling.
19 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
20 For retrofit use only.

EGS – External Glare Shield

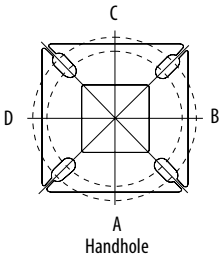


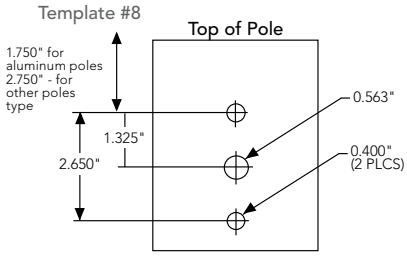




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

							
Mounting Option	**Drilling Template**	**Single**	**2 @ 180**	**2 @ 90**	**3 @ 90**	**3 @ 120**	**4 @ 90**
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

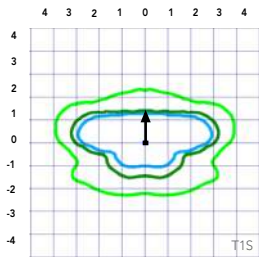
Photometric Diagrams

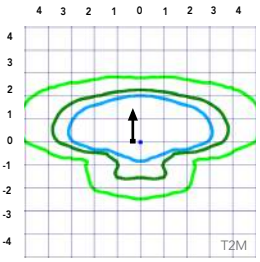
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

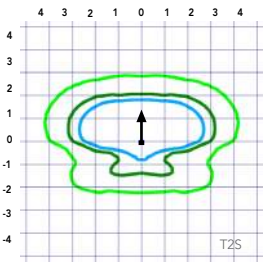
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

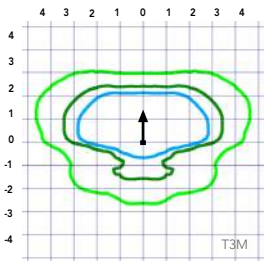
LEGEND

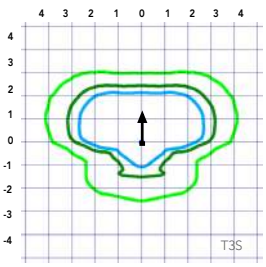
- 0.1 fc
- 0.5 fc
- 1.0 fc

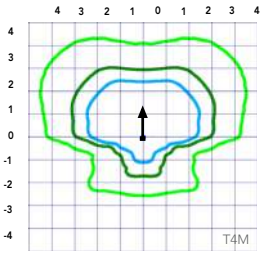


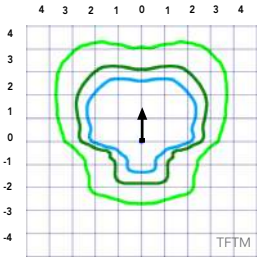


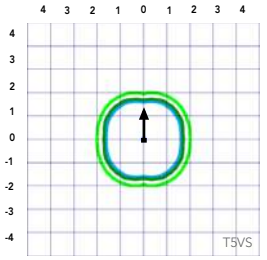


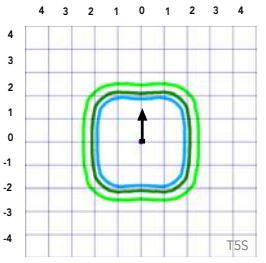


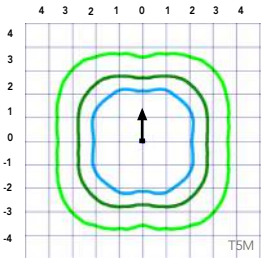


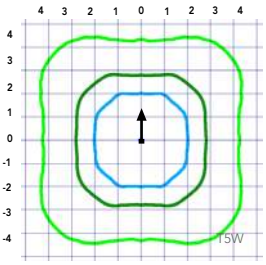


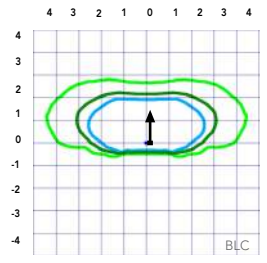


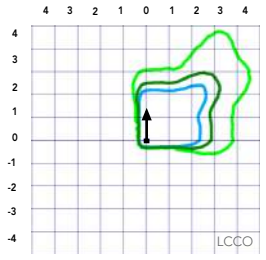


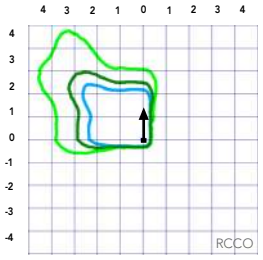












One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com

© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

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
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
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	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with separate Dusk to Dawn or timer.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

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.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

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.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

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.

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 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(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 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 and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once 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

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/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.

© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.

Catalog Number	
Notes	Klein Mt. Horeb
Type	Lighting Fixture Type C

FEATURES & SPECIFICATIONS

INTENDED USE — The 3" Wafer-Thin LED recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the pot light housing for competitive affordability. This innovate wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pot light housing for insulation. The LED module maintains at least 70% light output for 36,000 hours. These LED Wafer downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entry ways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Round fixture with integral edge-lit LED's. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (8) 14 gauge insulated conductors, or (6) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 3" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 3 1/8 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 6" plenum space required for installation of remote driver box.

OPTICS — Wafer-Thin downlight edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space. Utilizes 2700K, 3000K, and 4000K color temperature LEDs.

ELECTRICAL — Connect directly to 120V power supply via provided UL recognized driver. Driver and Fixture Wet location approved and IC rated. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% (See page 2 for recommended dimmers). Standard input wattage is 8W ,68 lumens per watt. Actual wattage may differ by +/- 5% when operating at 120V +/- 10%. Replaces 50W incandescent.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® qualified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM certified.

WARRANTY — 5-year limited warranty. 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.

Wafer LED Recessed Downlight

WF3
3" LED Module

IC/Non-IC
New Construction/Remodel



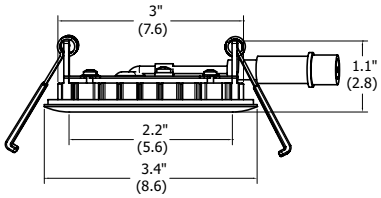

Matte black

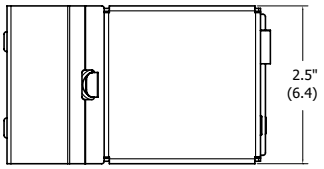

Brushed nickel

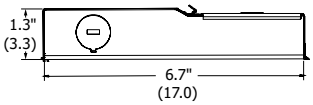

Oil-rubbed bronze

Specifications

Aperture:	2.2 (5.6)
Ceiling opening:	3 (7.6)
Overlap trim:	3.4 (8.6)
Height:	1.1 (2.8)







All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** WF3 LED 30K MW

WF3	LED		
Series	**Lamp**	**CCT/CRI/W/Lumens[1]**	**Finish**
WF3 3" wafer-thin LED downlight	**LED** LED	**27K[2]** 2700K/80CRI/8W/540L	**MW** Matte white
		30K 3000K/80CRI/8W/550L	**MB** Matte black
		40K 4000K/80CRI/7.9W/590L	**BN** Brushed nickel
			ORB Oil-rubbed bronze

Accessories: *Order as separate catalog number.*

WF3 PAN R12	3" new construction pan, retail pack of 12
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable


WF3_Pan

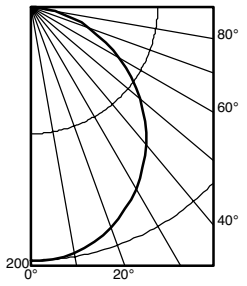

Extension Cable

Notes
1 Total system delivered lumens.
2 Available in Matte White only.

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF3 LED 27K, 2700 K LEDs, 8 watts, 545 lumens, 68.1 lm/w, test no. ISF 30891P2



	Ave	Lumens
0	201	
5	200	19
15	192	54
25	176	81
35	154	96
45	127	98
55	97	86
65	65	65
75	34	36
85	8	9
90	0	

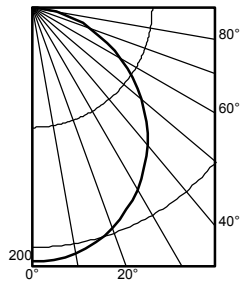
Zone	Lumens	% Lamp
0° - 30°	154.4	28.3
0° - 40°	250.9	46.0
0° - 60°	435.3	79.8
0° - 90°	545.2	100.0
90° - 180°	0.0	0.0
0° - 180°	545.2	*100.0

*Efficiency

pf	80%			20%			50%		
pc	70%								
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	100	96	102	98	95	98	94	92
2	91	84	79	89	83	78	86	80	76
3	80	72	65	78	71	65	75	69	64
4	71	62	56	70	61	55	67	60	54
5	63	54	48	62	54	48	60	53	47
6	57	48	42	56	48	42	54	47	41
7	52	43	37	51	43	37	50	42	37
8	47	39	33	47	39	33	45	38	33
9	43	35	30	43	35	30	42	35	30
10	40	32	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 63.3° Diameter	FC	10% beam - 108.2° Diameter	FC
8.0	6.6	6.8	3.3	15.2	0.7
10.0	3.6	9.2	1.8	20.7	0.4
12.0	2.2	11.7	1.1	26.2	0.2
14.0	1.5	14.2	0.8	31.8	0.2
16.0	1.1	16.6	0.6	37.3	0.1

WF3 LED 30K, 3000 K LEDs, 8 watts, 550 lumens, 68.8 lm/w, test no. ISF 30891



	Ave	Lumens
0	212	
5	212	20
15	203	57
25	186	86
35	163	102
45	134	104
55	102	91
65	69	68
75	36	38
85	8	10
90	0	

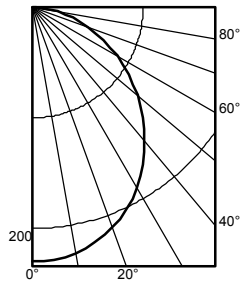
Zone	Lumens	% Lamp
0° - 30°	163.2	28.3
0° - 40°	265.1	46.0
0° - 60°	460.0	79.8
0° - 90°	576.1	100.0
90° - 180°	0.0	0.0
0° - 180°	576.1	*100.0

*Efficiency

pf	80%			20%			50%		
pc	70%								
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	100	96	102	98	95	98	94	92
2	91	84	79	89	83	78	86	80	76
3	80	72	65	78	71	65	75	69	64
4	71	62	56	70	61	55	67	60	54
5	63	54	48	62	54	48	60	53	47
6	57	48	42	56	48	42	54	47	41
7	52	43	37	51	43	37	50	42	37
8	47	39	33	47	39	33	45	38	33
9	43	35	30	43	35	30	42	35	30
10	40	32	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 63.3° Diameter	FC	10% beam - 108.2° Diameter	FC
8.0	7.0	6.8	3.5	15.2	0.7
10.0	3.8	9.2	1.9	20.7	0.4
12.0	2.3	11.7	1.2	26.2	0.2
14.0	1.6	14.2	0.8	31.8	0.2
16.0	1.2	16.6	0.6	37.3	0.1

WF3 LED 40K, 4000 K LEDs, 7.9 watts, 590 lumens, 74.7 lm/w, test no. ISF 31230



	Ave	Lumens
0	230	
5	229	22
15	219	62
25	202	93
35	174	109
45	141	109
55	106	95
65	70	70
75	38	40
85	9	11
90	1	

Zone	Lumens	% Lamp
0° - 30°	176.6	29.0
0° - 40°	285.2	46.8
0° - 60°	488.6	80.2
0° - 90°	609.5	100.0
90° - 120°	0.1	0.0
90° - 130°	0.1	0.0
90° - 150°	0.1	0.0
90° - 180°	0.1	0.0
0° - 180°	609.6	*100.0

*Efficiency

pf	80%			20%			50%		
pc	70%								
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	100	96	102	98	95	98	95	92
2	91	84	79	89	83	78	86	80	76
3	80	72	66	79	71	65	76	69	64
4	71	63	56	70	62	55	67	60	55
5	64	55	48	63	54	48	60	53	47
6	57	49	42	57	48	42	55	47	42
7	52	44	37	51	43	37	50	42	37
8	48	39	33	47	39	33	46	38	33
9	44	36	30	43	35	30	42	35	30
10	40	33	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 62.8° Diameter	FC	10% beam - 107.4° Diameter	FC
8.0	7.6	6.7	3.8	15.0	0.8
10.0	4.1	9.2	2.0	20.4	0.4
12.0	2.5	11.6	1.3	25.9	0.3
14.0	1.7	14.0	0.9	31.3	0.2
16.0	1.3	16.5	0.6	36.8	0.1

DIMMER COMPATIBILITY

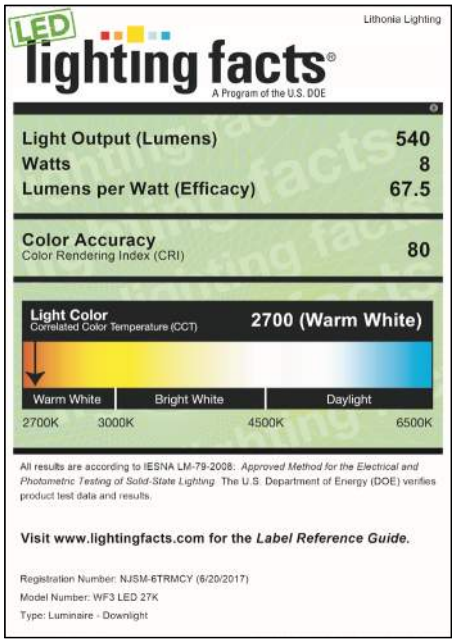
COMPATIBLE DIMMERS					
Leviton	**Lutron**			**Sensorswitch**	**Synergy/Leviton**
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVRP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W	ISD 600 I 120/IPI06
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless PD-5NE	Grafik QS/Wallbox LQRJ-WPM-6P		
	Maestro MSCL-OP153M	Maestro MACL-LFQ	Grafik Eye 3000 Family HWI-WPM-6D-120		
	Caseta Wireless PD-6WCL	RadioRA2 RRD-6NA	HomeWorksQS / my Room LQSE-4A1-D/ MQSE-4A1-D/MQSE-3A1/MQSE-2A1-D,120V		
	Grafik T GT-5NEM / GTJ-5NEM	HomeWorks HQRD-6NA	Homeworks QS LQSE-4A-120-D		

*Requires Lutron Smart Bridge L-BDG2-WH for wireless applications (sold separately)

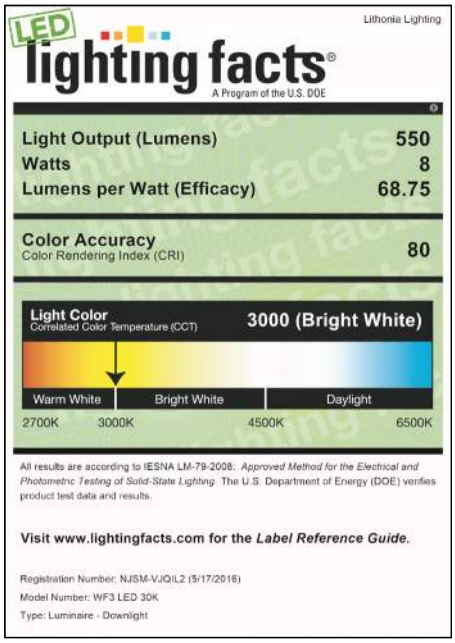
© 2016-2021 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/25/21

ENERGY DATA

3" ENERGY DATA - 2700K	
Lumens	540
Color temperature	2700K
CRI	80
Lumens/Watt	67.5
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	8W
Input power	8W
Input current	0.07A



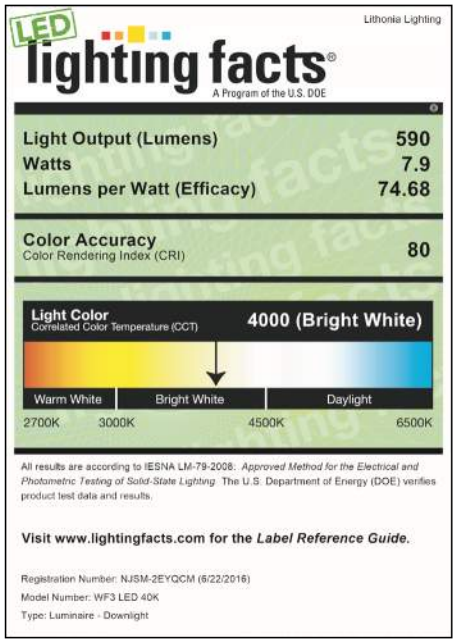
3" ENERGY DATA - 3000K	
Lumens	550
Color temperature	3000K
CRI	80
Lumens/Watt	68.75
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	8
Input power	8W
Input current	0.07A



© 2016-2021 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/25/21

ENERGY DATA

3" ENERGY DATA - 4000K	
Lumens	590
Color temperature	4000K
CRI	80
Lumens/Watt	74.68
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	7.9
Input power	7.9W
Input current	0.07A



DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com
© 2016-2021 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/25/21

SOREN

B8907-TBK

Klein Mt. Horeb
Lighting Fixture Type D

This timeless silhouette, which is made from an exclusive EPM material and is part of the Troy Elements collection, can withstand a multitude of outdoor elements, including UV and salt exposure for years to come in style. The Soren family offers a sleek yet familiar silhouette in wall sconce, lantern, and post configurations.

*SKUs B8905-TBK, B8906-TBK, B8907-TBK, and B8908-TBK are Dark Sky Compliant and feature integrated LED



FINISHES

TEXTURE BLACK
Coastal Suitable Finish (EPM): Yes

DIMENSIONS

Height: 23"
Width/Diameter: 11"
Product Weight: 7.98lb
Extension: 12.25"
Top to Center: 4.25"
Canopy/Backplate Shape: Rectangle
Sloped Ceiling Compatible: No
Living Finish: No
Uplight Only: Yes

Shade

ELECTRICAL

Bulb 1
Bulb Included: N/A
Socket: Integrated LED
Max Wattage: 9
Bulb Quantity: 1
Bulb Included: No
Wire Length: 7"
Dimmer Type: TRIAC
Gem Box Required (2"x3"): No
Dark Sky: Yes
CRI: 90
Color Temp.: 2700k
Lumens: 275
Title 24: No
Field Serviceable: Yes

SHIPPING

Carton 1: 28" x 15" x 17"
Carton 1 Weight: 12lb
Shipping Method: Ground
Country of Origin: TH

GLEN
EB82229-UNV

BOLLARDS

PROJECT

Klein Mt. Horeb
Lighting Fixture Type E

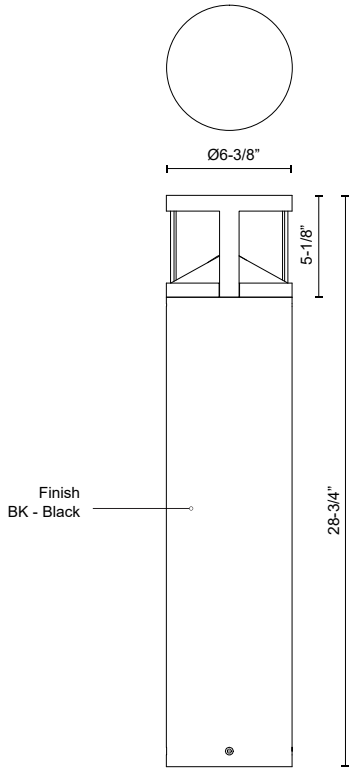




EB82229-BK-UNV
Black

DESCRIPTION

Architecturally designed high-power LED exterior bollard fixture. This die-cast aluminum cylinder offers a uniquely shaped split pyramid top with a diffused omni directional light. Available in three base sizes and interchangeable head options



SPECIFICATION DETAILS

Fixture Dimensions	D6-3/8" x H28-3/4"
Light Source	LED with DC Driver
Wattage	24W
Total Lumens	2500lm
Delivered Lumens	1009lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	80CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Location	Wet
Illumination Direction	Down
Paint Finish	BK02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

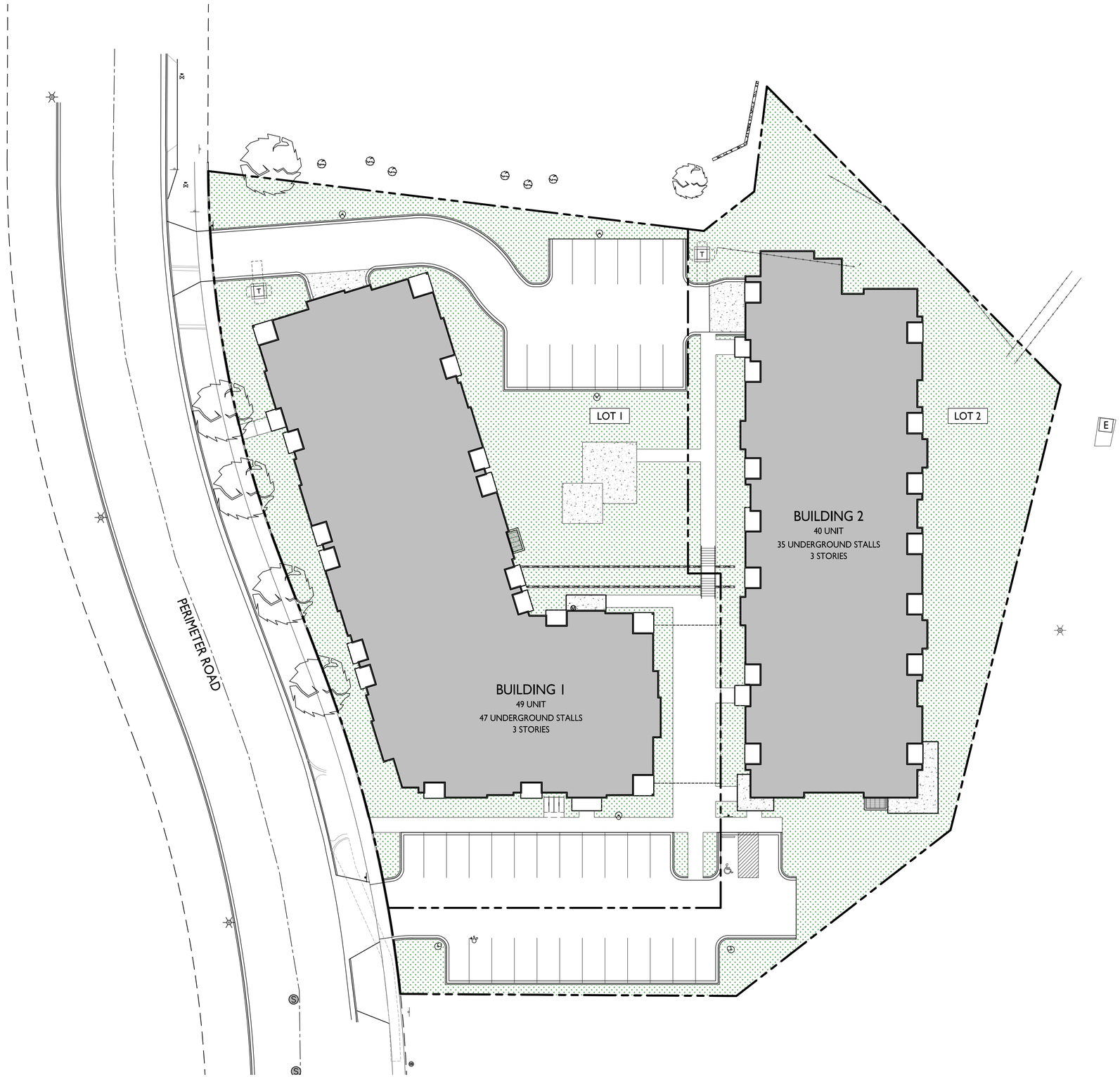
CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

© 2023 KUZCO LIGHTING. ALL RIGHTS RESERVED.

COMMENT

Intertek



1 CA103 PERVIOUS/GREEN SPACE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

PERVIOUS AREA / GREEN SPACE

	LOT 1	LOT 2
LOT AREA	46,579 S.F.	37,916 S.F.
PROPOSED GREEN SPACE	14,274 S.F. / 31%	16,122 S.F. / 43%

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

ISSUED
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COMMISSION SUBMITTAL
2025.11.17 - SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

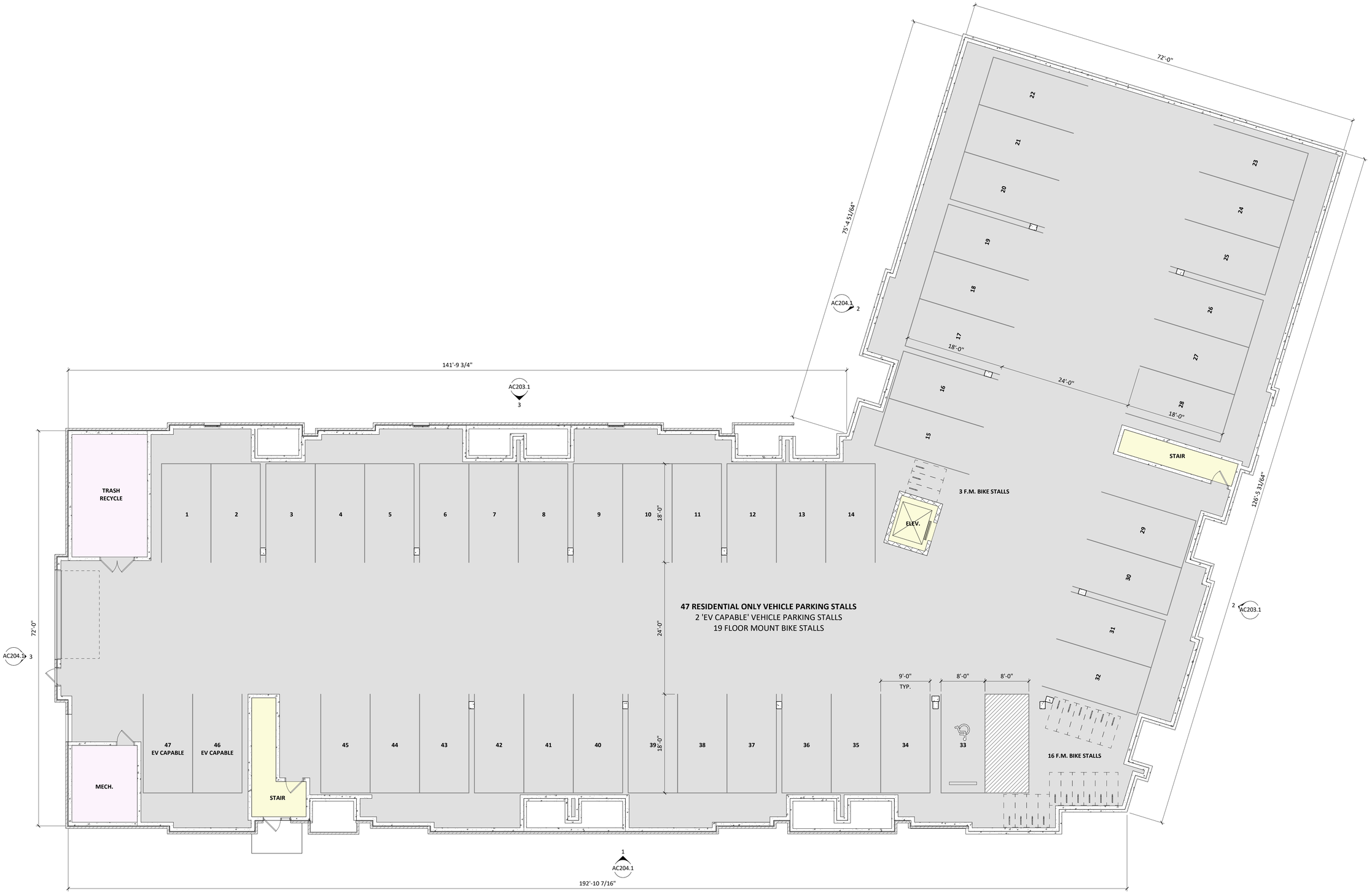
101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
PERVIOUS/ GREEN SPACE

SHEET NUMBER
CA103

PROJECT NO. 2514

© Knothe & Bruce Architects, LLC



1 AC100.1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1
BASEMENT FLOOR PLAN

SHEET NUMBER
AC100.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC101.1 FIRST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

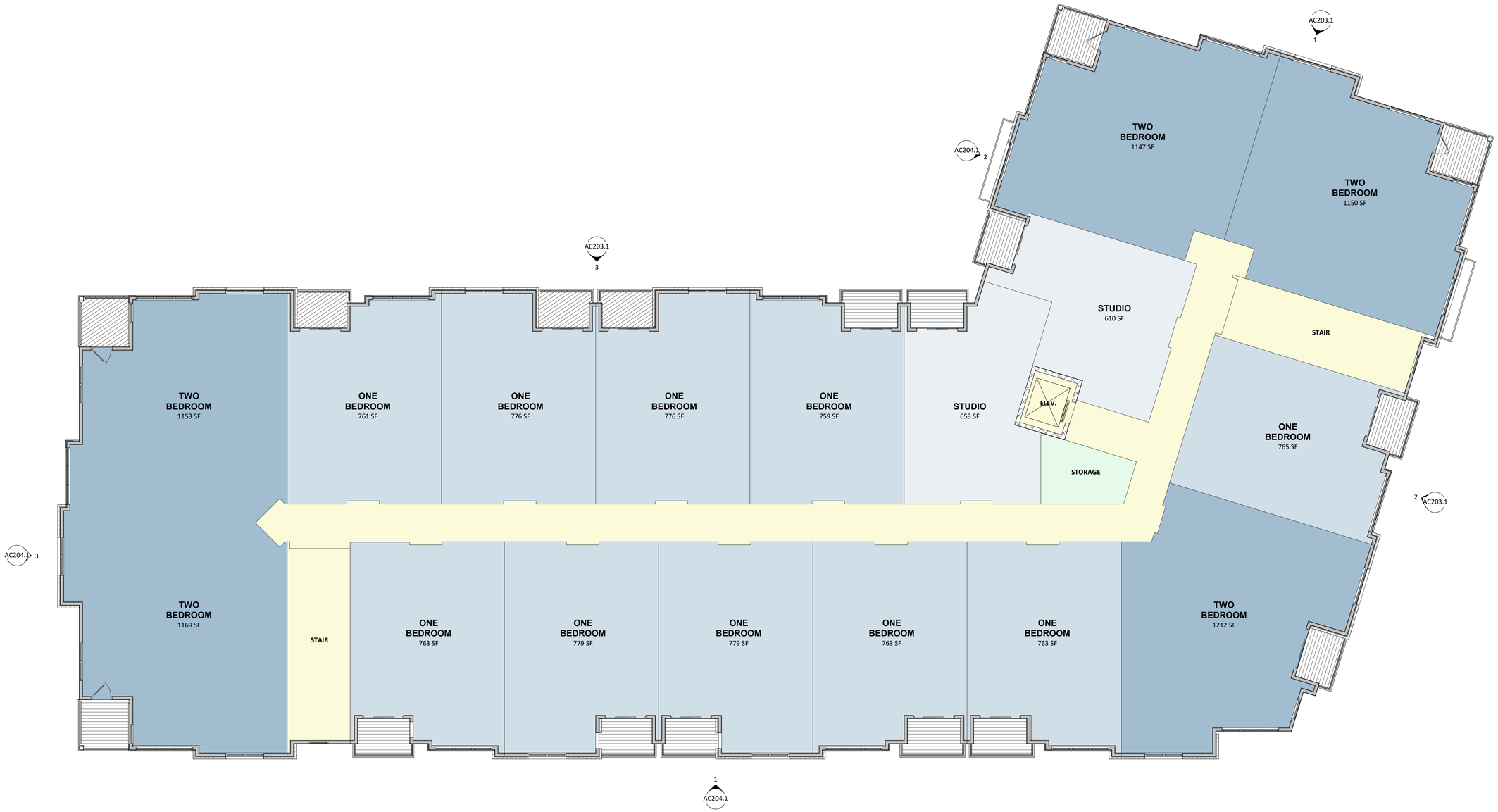
101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1
FIRST FLOOR PLAN

SHEET NUMBER
AC101.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



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

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

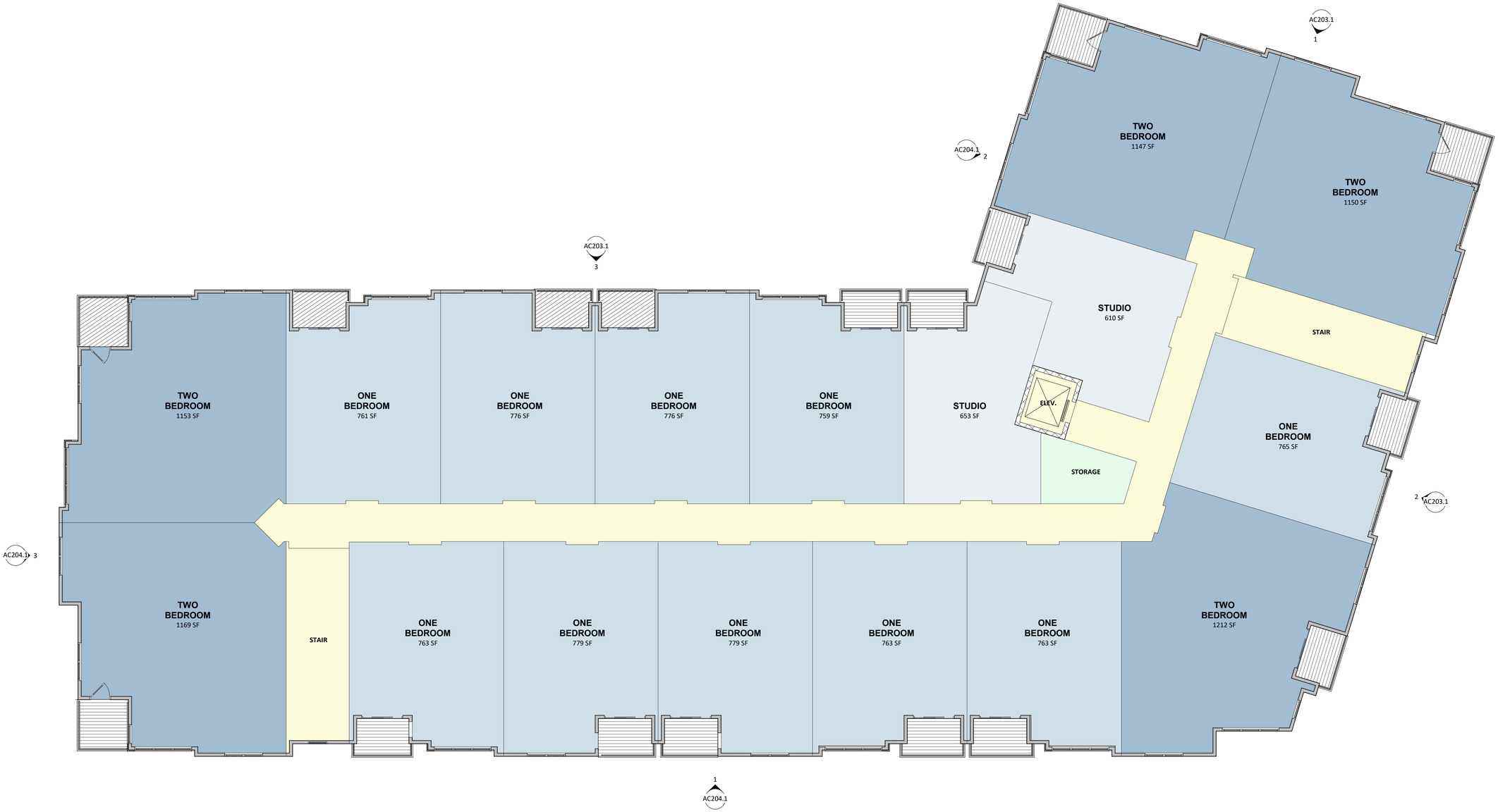
101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1
SECOND FLOOR PLAN

SHEET NUMBER
AC102.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 / AC103.1 THIRD FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

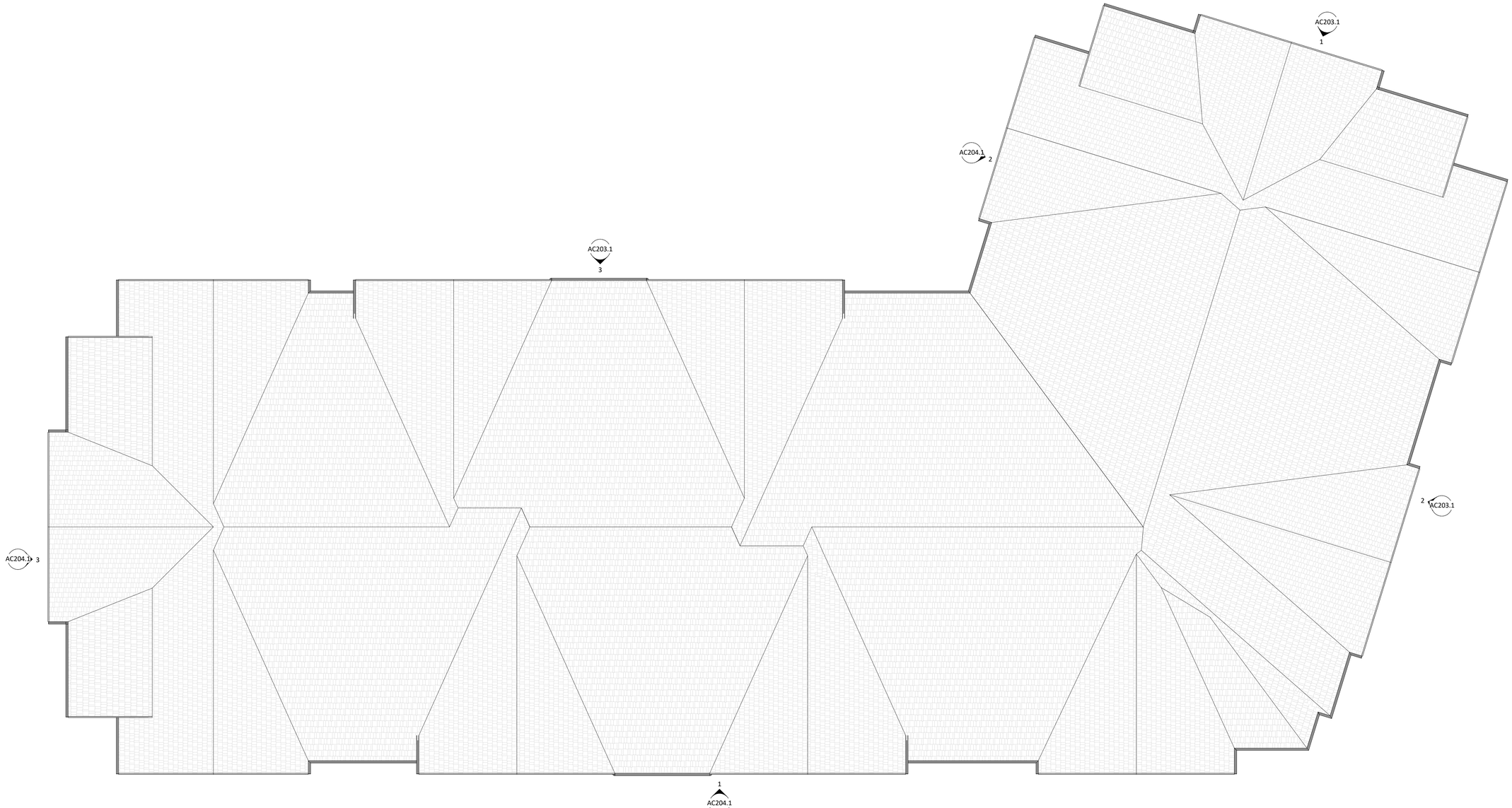
101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1
THIRD FLOOR
PLAN

SHEET NUMBER
AC103.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC104.1 ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1
ROOF PLAN

SHEET NUMBER
AC104.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC201.1 EAST ELEVATION
1/8" = 1'-0"



2 AC201.1 SOUTH ELEVATION
1/8" = 1'-0"



3 AC201.1 NORTHEAST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE VERTICAL SIDING 6"	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	WRAPPED COLUMN	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT SIDING
06	STONE VENEER	HALQUIST	KENSINGTON FULL COLOR BLEND
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ASPHALT SHINGLES	CERTAINTEED	CINDER BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1 EXTERIOR ELEVATIONS

SHEET NUMBER
AC201.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC202.1 SOUTHWEST ELEVATION ALONG PERIMETER RD.
1/8" = 1'-0"



2 AC202.1 NORTH ELEVATION
1/8" = 1'-0"



3 AC202.1 NORTHWEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE VERTICAL SIDING 6"	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	WRAPPED COLUMN	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT SIDING
06	STONE VENEER	HALQUIST	KENSINGTON FULL COLOR BLEND
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ASPHALT SHINGLES	CERTAINTEED	CINDER BLACK

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1 EXTERIOR ELEVATIONS

SHEET NUMBER
AC202.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC203.1 EAST ELEVATION
1/8" = 1'-0"



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



3 AC203.1 NORTHEAST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE VERTICAL SIDING 6"	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	WRAPPED COLUMN	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT SIDING
06	STONE VENEER	HALQUIST	KENSINGTON FULL COLOR BLEND
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ASPHALT SHINGLES	CERTAINTEED	CINDER BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1 EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
AC203.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC204.1 ELEVATION - SOUTHWEST
1/8" = 1'-0"



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



3 AC204.1 ELEVATION - NORTHWEST
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE VERTICAL SIDING 6"	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	WRAPPED COLUMN	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT SIDING
06	STONE VENEER	HALQUIST	KENSINGTON FULL COLOR BLEND
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ASPHALT SHINGLES	CERTAINTEED	CINDER BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #1 EXTERIOR ELEVATIONS COLORED

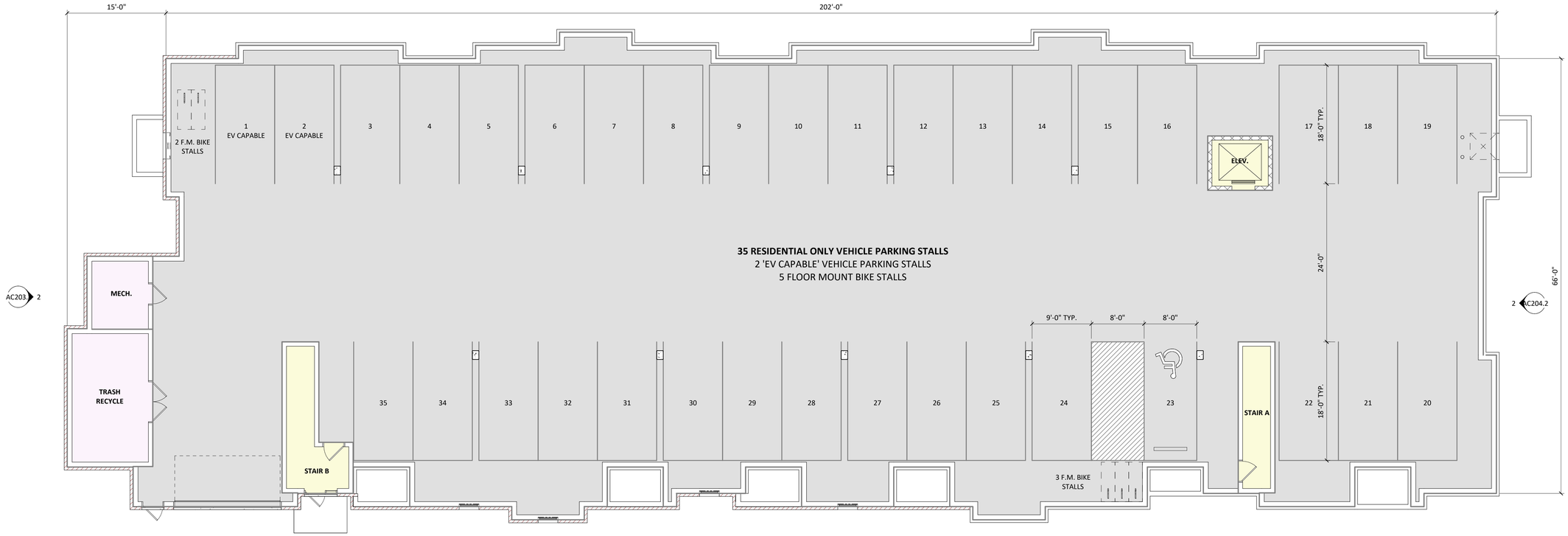
SHEET NUMBER
AC204.1

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

AC204.2
1



1
AC203.2

1 AC100.2 BASEMENT FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

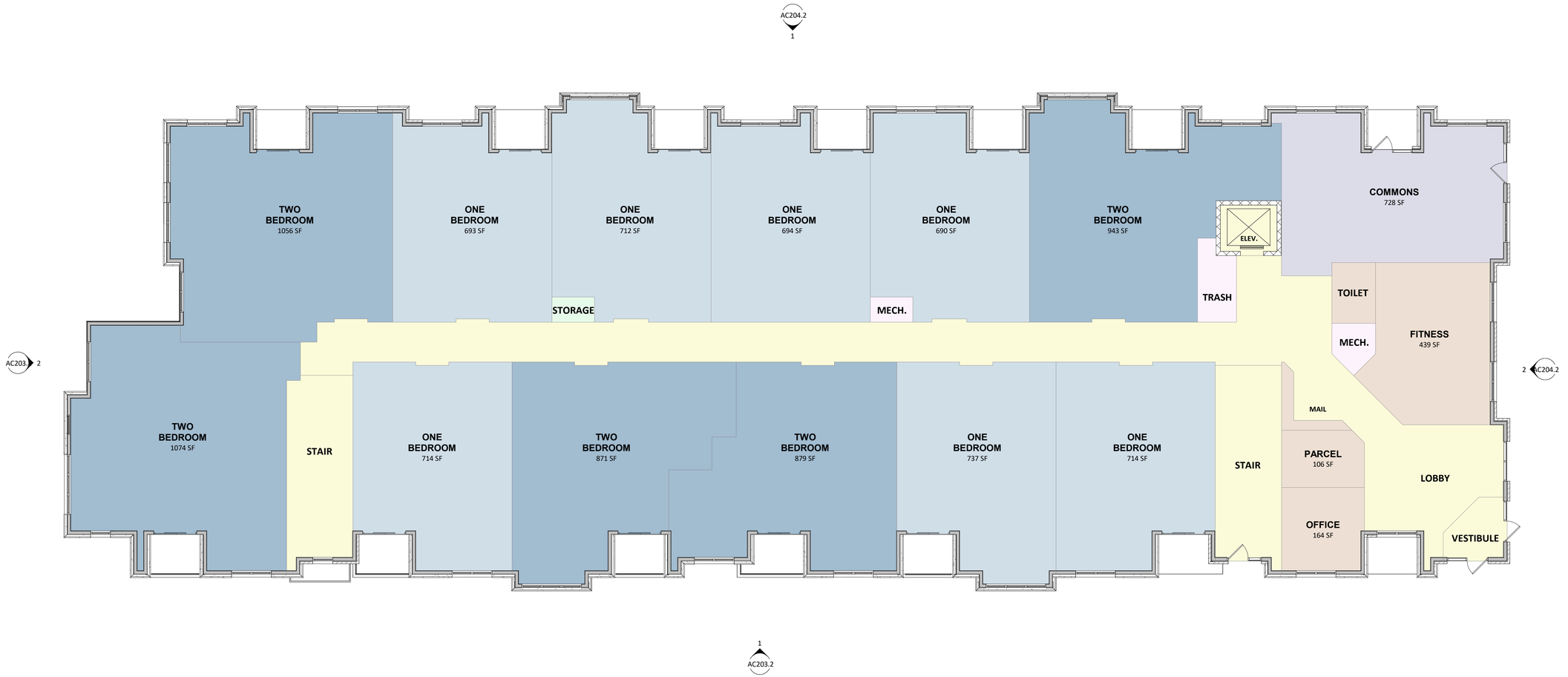
101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2
BASEMENT FLOOR PLAN

SHEET NUMBER
AC100.2

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC101.2 FIRST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2
FIRST FLOOR PLAN

SHEET NUMBER
AC101.2

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 / AC102.2 SECOND FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

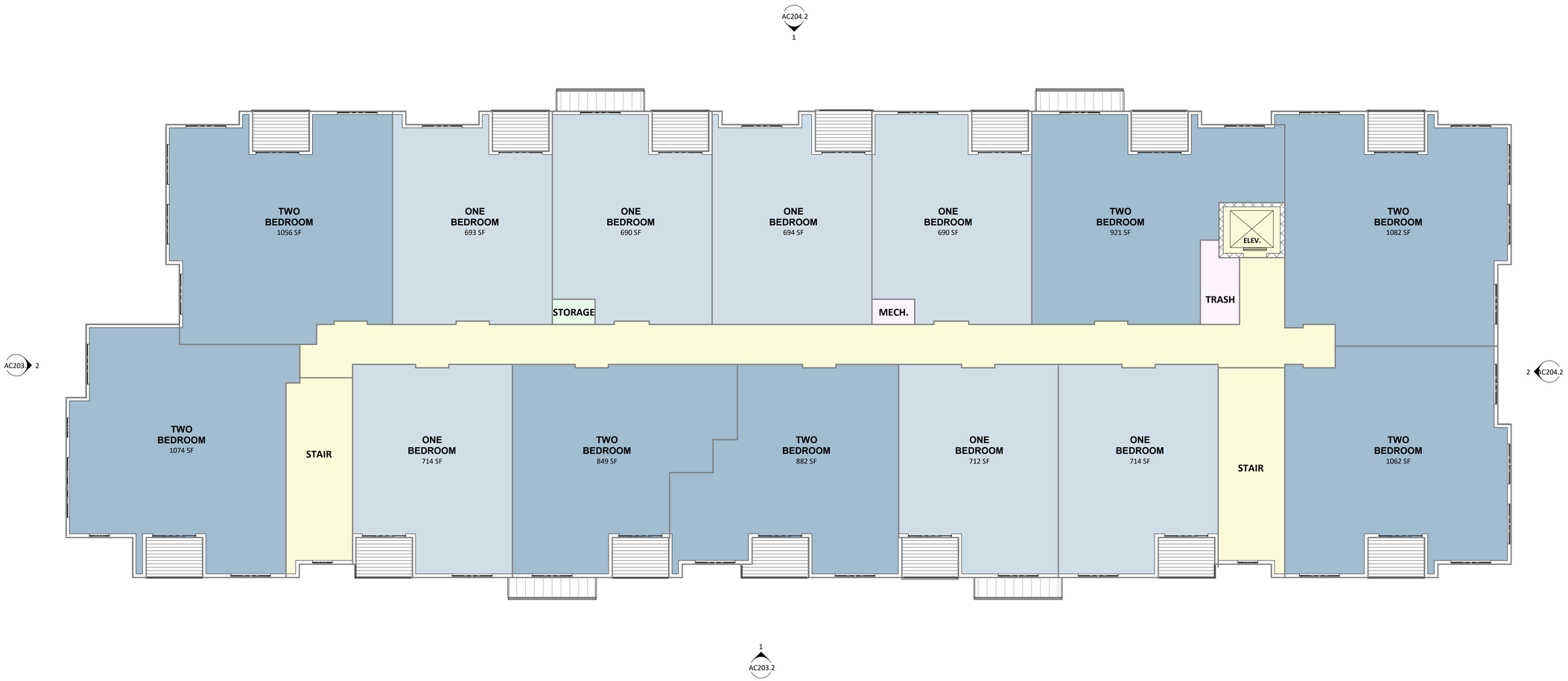
101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2 SECOND FLOOR PLAN

SHEET NUMBER
AC102.2

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 / AC103.2 THIRD FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

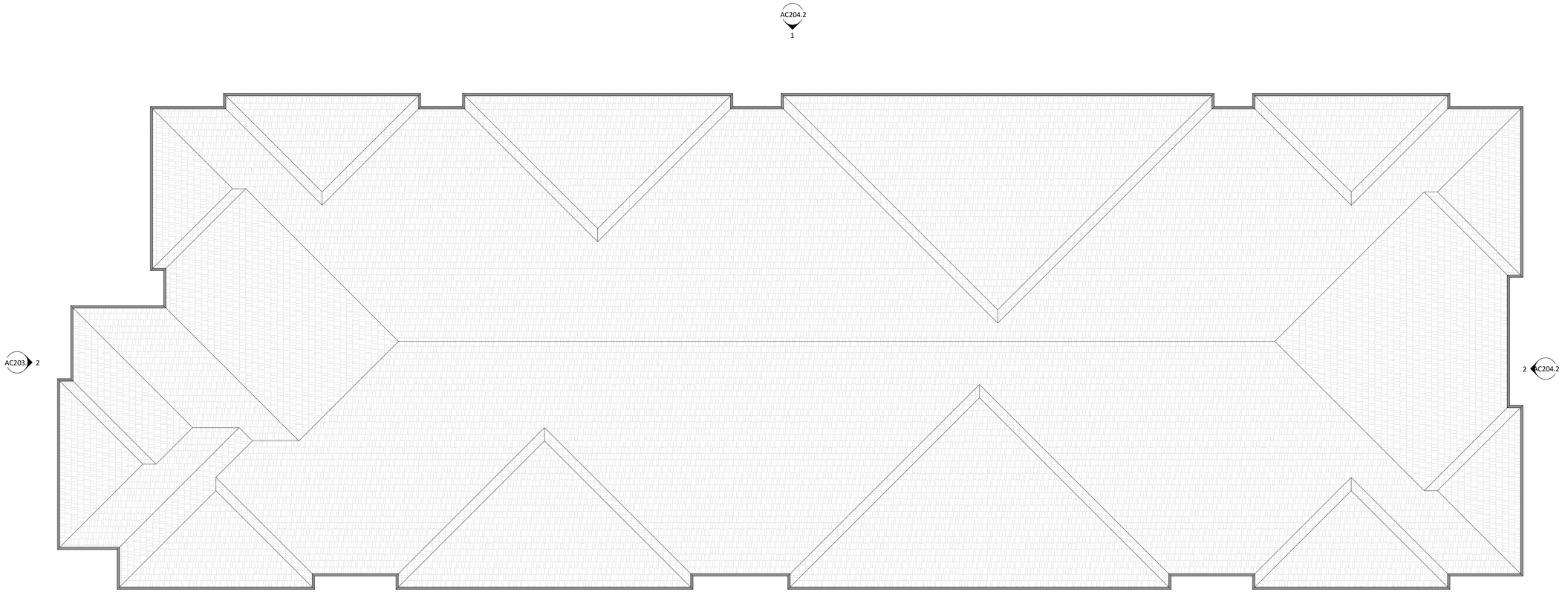
101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2
THIRD FLOOR PLAN

SHEET NUMBER
AC103.2

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC104.2 ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

knothe bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2
ROOF PLAN

SHEET NUMBER
AC104.2

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



1 AC201.2 WEST ELEVATION
1/8" = 1'-0"



2 AC201.2 NORTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	STANDING SEAM METAL ROOF	TBD	GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE PANELS	JAMES HARDIE	MIDNIGHT BLACK
05	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
06	STONE VENEER	KENSINGTON FULL COLOR BLEND	HALQUIST
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ASHPALT SHINGLES	CERTAINTEED	CINDER BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2 EXTERIOR ELEVATIONS

SHEET NUMBER
AC201.2

PROJECT NUMBER
2514

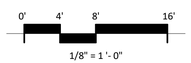
© Knothe & Bruce Architects, LLC



1 AC202.2 ELEVATION - EAST
1/8" = 1'-0"



2 AC202.2 ELEVATION - SOUTH
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	STANDING SEAM METAL ROOF	TBD	GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE PANELS	JAMES HARDIE	MIDNIGHT BLACK
05	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
06	STONE VENEER	KENSINGTON FULL COLOR BLEND	HALQUIST
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ASHPALT SHINGLES	CERTAINTEED	CINDER BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2 EXTERIOR ELEVATIONS

SHEET NUMBER
AC202.2

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



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



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

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	STANDING SEAM METAL ROOF	TBD	GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE PANELS	JAMES HARDIE	MIDNIGHT BLACK
05	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
06	STONE VENEER	KENSINGTON FULL COLOR BLEND	HALQUIST
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ASHPALT SHINGLES	CERTAINTEED	CINDER BLACK

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2 EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
AC203.2

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC



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



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

0' 4' 8' 16'
1/8" = 1 '- 0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	STANDING SEAM METAL ROOF	TBD	GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	ROSEWOOD - RUSTIC SERIES
03	COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY
04	COMPOSITE PANELS	JAMES HARDIE	MIDNIGHT BLACK
05	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
06	STONE VENEER	KENSINGTON FULL COLOR BLEND	HALQUIST
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	ANDERSEN	BLACK
11	ASHPALT SHINGLES	CERTAINTEED	CINDER BLACK

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

KEY PLAN

ISSUED
2025.05.23 PLAN COMMISSION SUBMITTAL
2025.11.17 SIP SUBMITTAL

PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
BUILDING #2 EXTERIOR ELEVATIONS COLORED

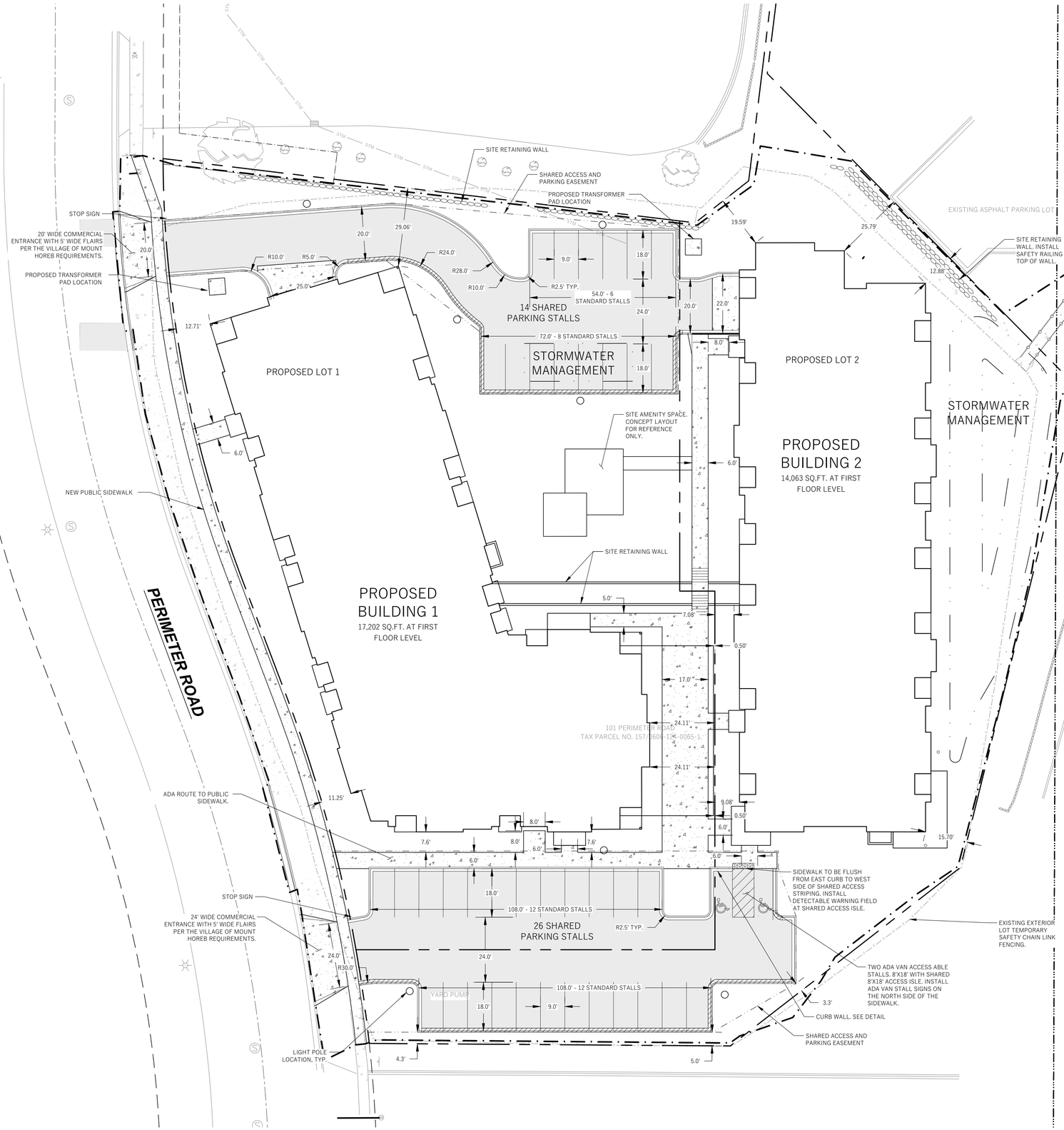
SHEET NUMBER
AC204.2

PROJECT NUMBER
2514

© Knothe & Bruce Architects, LLC

4. **Grading and Stormwater Management Plan**

The following engineering exhibits address all grading and stormwater requirements.



LEGEND (PROPOSED)

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

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF FEBRUARY 26, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: PERIMETER ROAD
USE OF PROPERTY: MULTI FAMILY RESIDENTIAL
ZONING: PD (PLANNED DEVELOPMENT)

	LOT 1	LOT 2
SITE ACREAGE:	46,660 SQ.FT. (1.07 AC)	38,651 SQ.FT. (0.89 AC)
SETBACKS:		
FRONT YARD:	10-FEET	7-FEET
REAR YARD:	10-FEET	10-FEET
BELOW GRADE:	0.5-FOOT	-
SIDE YARD:	10-FEET	10-FEET
NUMBER OF UNITS:	49	40

TOTAL NUMBER OF PARKING STALLS: 122
UNDERGROUND: 47 | 35
SURFACE: 40
NUMBER OF SURFACE STALLS DESIGNATED ACCESSIBLE: 2

TOTAL NUMBER OF EXTERIOR BIKE STALLS: 4

EXISTING IMPERVIOUS SURFACE AREA: 57,918 SQ.FT.
ROOFTOP: 19,918 SQ.FT.
PAVED: 38,000 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 54,619 SQ.FT.
LOT 1: 33,220 SQ.FT. (32,699 SQ.FT. NOT INCLUDING GREEN ROOF)
ROOFTOP: 19,885 SQ.FT. (19,364 SQ.FT. NOT INCLUDING GREEN ROOF)
AT FIRST FLOOR: 17,202 SQ.FT.
DECKS: 866 SQ.FT.
BELOW GRADE PARKING: 1,296 SQ.FT.
GREEN ROOF: 521 SQ.FT.
PAVED DRIVEWAY / PARKING: 10,711 SQ.FT.
SIDEWALK / STOOPS / PADS: 2,624 SQ.FT.

LOT 2: 21,399 SQ.FT.
ROOFTOP: 14,711 SQ.FT.
AT FIRST FLOOR: 14,063 SQ.FT.
DECKS: 648 SQ.FT.
PAVED DRIVEWAY / PARKING: 5,252 SQ.FT.
SIDEWALK / STOOPS / PADS: 1,436 SQ.FT.

PERCENT IMPERVIOUS ON THE LOTS: 64.0%
LOT 1: 71.2%
LOT 2: 55.4%
DISTURBANCE LIMITS: 82,000 SQ. FT.

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

WYSER ENGINEERING

KLEIN PERIMETER ROAD
VILLAGE OF MT. HOREB, DANE COUNTY, WI
101 PERIMETER ROAD
MOUNT HOREB, WI 53572

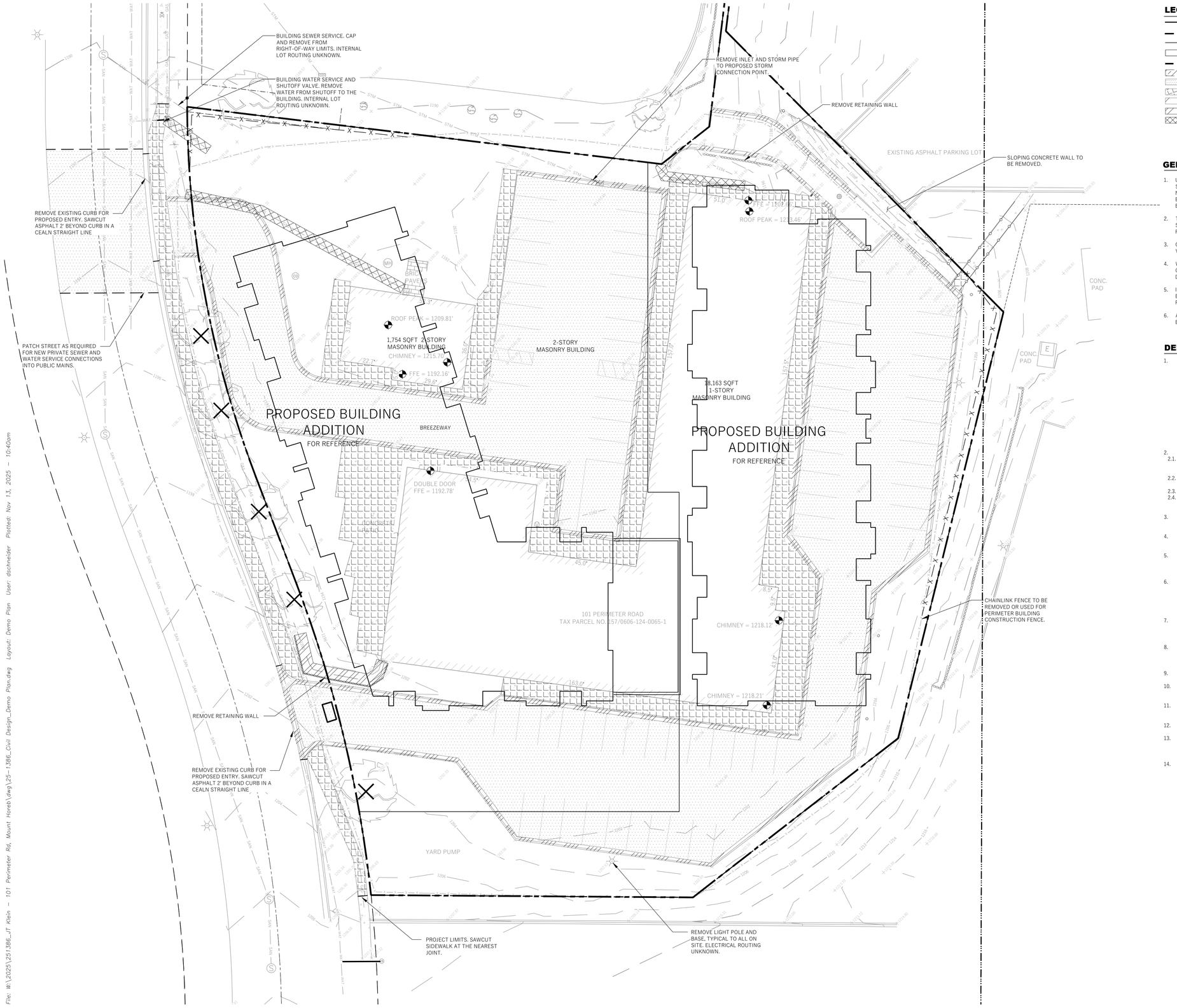
Sheet Title: SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	25-1386
Set Type	REVIEW
Date Issued	11/13/2025
Sheet Number	C100

File: W:\2025\25-1386_JT Klein - 101 Perimeter Rd, Mount Horeb\dwg\25-1386_Civil Design.dwg Layout: PLOT User: dschneider Plotted: Nov 13, 2025 - 10:39am



LEGEND (PROPOSED)

- SUBJECT PARCEL PROPERTY LINE
- CONSTRUCTION LIMIT LINE
- CONSTRUCTION FENCE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- ASPHALT ONLY REMOVAL AREA
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA
- CURB AND GUTTER REMOVAL
- RETAINING WALL REMOVAL AREA
- UTILITY 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 FEBRUARY 26, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE 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.

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

WYSER ENGINEERING

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

KLEIN PERIMETER ROAD

VILLAGE OF MT. HOREB, DANE COUNTY, WI

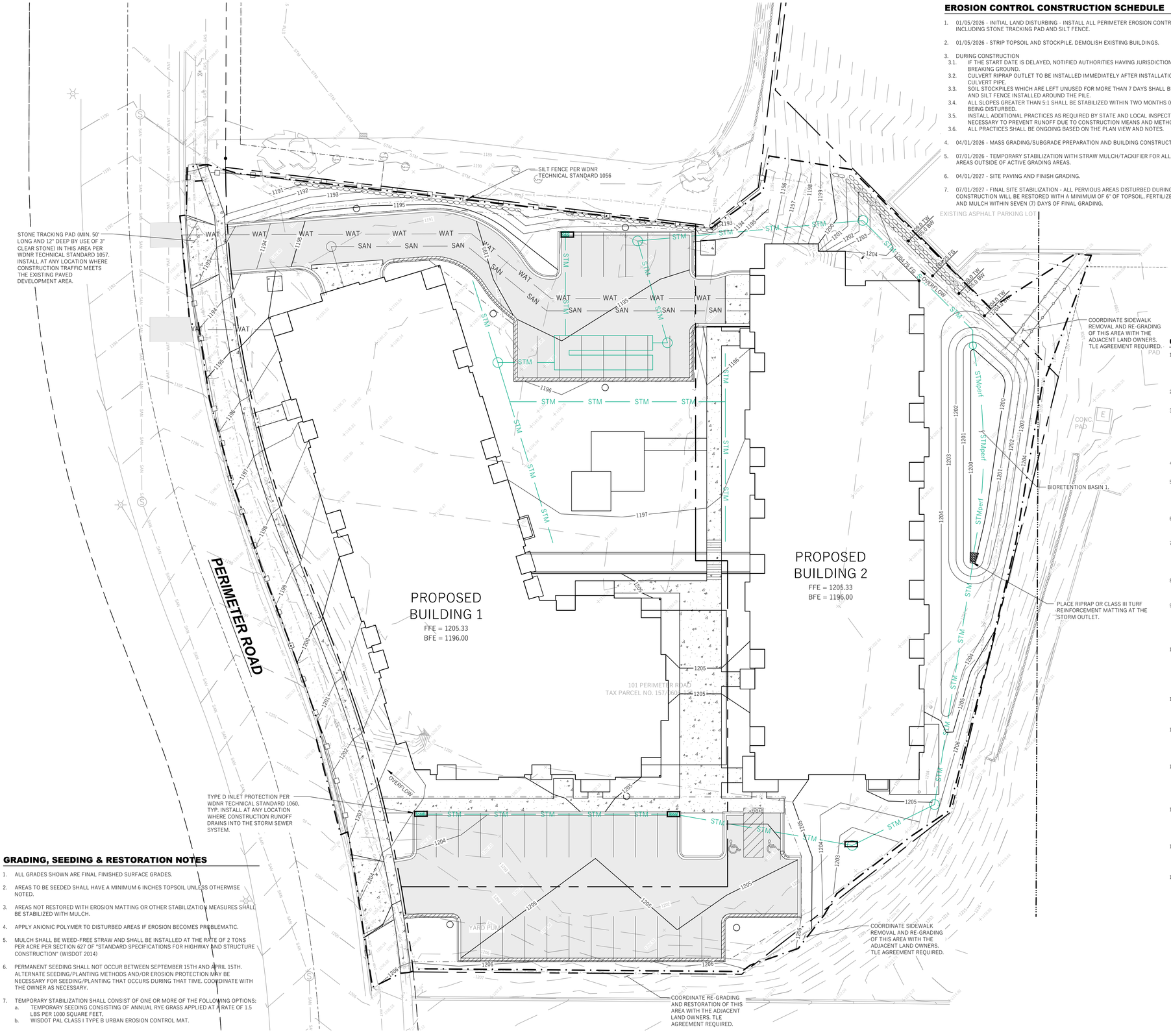
Sheet Title: DEMOLITION PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	25-1386
Set Type	REVIEW
Date Issued	11/13/2025
Sheet Number	C101

File: W:\2025\25-1386_JT Klein - 101 Perimeter Rd, Mount Horeb\dwg\25-1386_Civil Design_Demo Plan.dwg Layout: Demo Plan User: dschneider Plotted: Nov 13, 2025 - 10:40am


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.
SILT FENCE PER WDNR TECHNICAL STANDARD 1056
PERIMETER ROAD
PROPOSED BUILDING 1
FFE = 1205.33
BFE = 1196.00
PROPOSED BUILDING 2
FFE = 1205.33
BFE = 1196.00
101 PERIMETER ROAD
TAX PARCEL NO. 157.0611
EXISTING ASPHALT PARKING LOT
TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.
OVERFLOW
YARD PLUG
COORDINATE SIDEWALK REMOVAL AND RE-GRADING OF THIS AREA WITH THE ADJACENT LAND OWNERS. TLE AGREEMENT REQUIRED.
COORDINATE RE-GRADING AND RESTORATION OF THIS AREA WITH THE ADJACENT LAND OWNERS. TLE AGREEMENT REQUIRED.
CONC PAD
BIORETENTION BASIN 1.
PLACE RIPRAP OR CLASS III TURF REINFORCEMENT MATTING AT THE STORM OUTLET.
1200.0 TW
1199.0 BW
1200.0 TW
1199.0 BW
1200.0 TW
1199.0 BW

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)

PROPOSED BUILDING 1
FFE = 1205.33
BFE = 1196.00

PROPOSED BUILDING 2
FFE = 1205.33
BFE = 1196.00

PERIMETER ROAD

NORTH

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF FEBRUARY 26, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE 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.

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

WYSER ENGINEERING

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

KLEIN PERIMETER ROAD
VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: DETAILED GRADING PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	25-1386
Set Type	REVIEW
Date Issued	11/13/2025
Sheet Number	C201

File: W:\2025\251386_JT Klein - 101 Perimeter Rd, Mount Horeb\dwg\25-1386_Civil Design.dwg Layout: Detailed Grading Plan User: dschneider Plotted: Nov 13, 2025 - 10:14am

PROPOSED
BUILDING 1
FFE = 1205.33
BFE = 1196.00

PROPOSED
BUILDING 2
FFE = 1205.33
BFE = 1196.00

101 PERIMETER ROAD
TAX PARCEL NO. 157/0606-124-0065-1

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)

PERIMETER ROAD

YARD PUMP

NORTH

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 PROPOSED MAJOR CONTOUR
- 1181 PROPOSED MINOR CONTOUR
- STM PROPOSED STORM SEWER
- 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 FEBRUARY 26, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE 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.

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

WYSER ENGINEERING

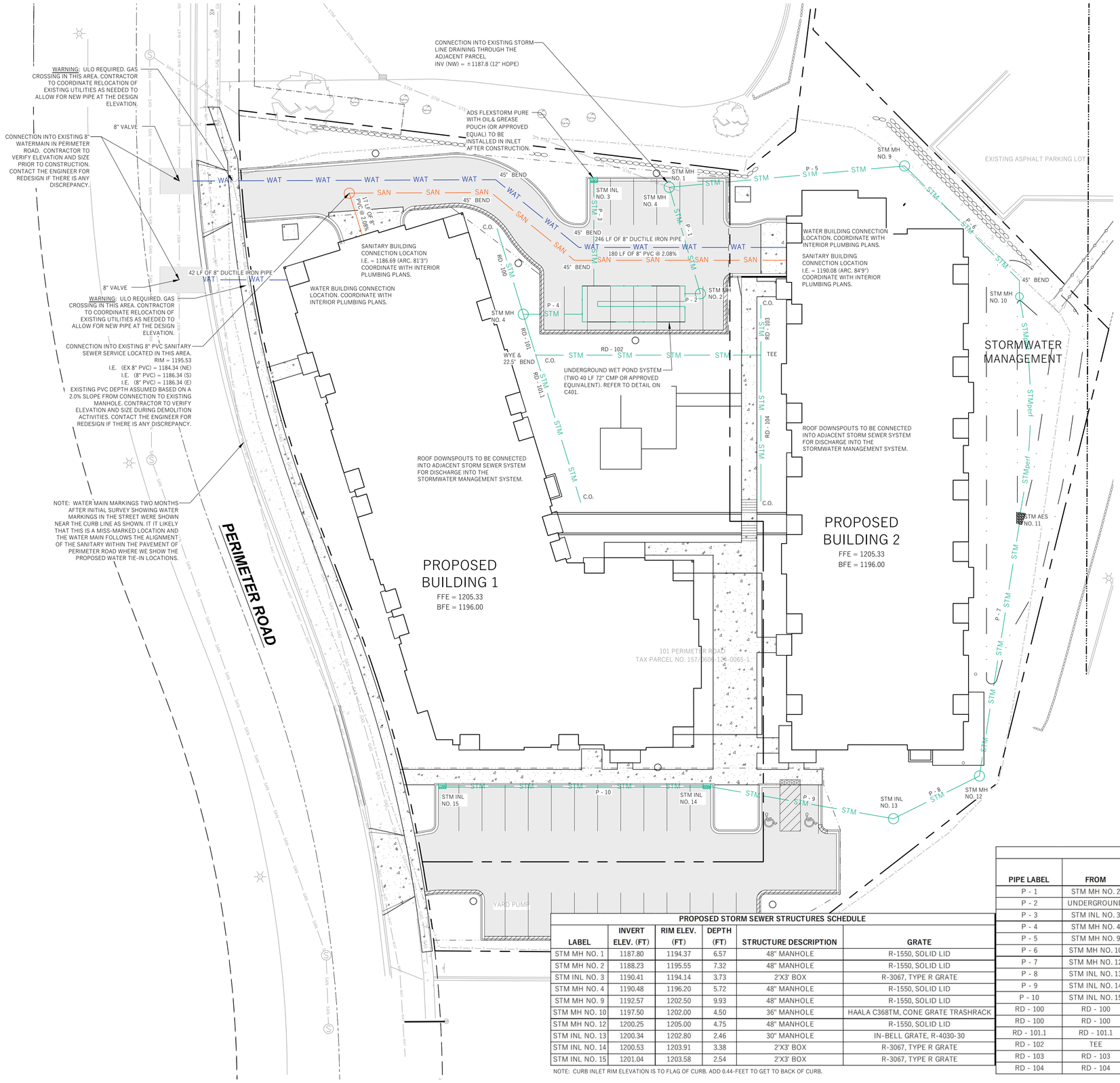
KLEIN PERIMETER ROAD
VILLAGE OF MT. HOREB, DANE COUNTY, WI
101 PERIMETER ROAD
MOUNT HOREB, WI 53572
Sheet Title: DETAILED GRADING PLAN

Revisions:

No.	Date:	Description:

Graphic Scale 0' 5' 10' 20' 30'
Wyser Number 25-1386
Set Type REVIEW
Date Issued 11/13/2025
Sheet Number C202

File: W:\2025\25-1386_JT Klein - 101 Perimeter Rd, Mount Horeb\dwg\25-1386_Civil Design.dwg Layout: Detailed Grading PLan (2) User: dschneider Plotted: Nov 13, 2025 - 10:38am



LEGEND (PROPOSED)

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

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF FEBRUARY 26, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE 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 STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING 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.

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM MH NO. 1	1187.80	1194.37	6.57	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 2	1188.23	1195.55	7.32	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 3	1190.41	1194.14	3.73	2'X3' BOX	R-3067, TYPE R GRATE
STM MH NO. 4	1190.48	1196.20	5.72	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 9	1192.57	1202.50	9.93	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 10	1197.50	1202.00	4.50	36" MANHOLE	HAALA C368TM, CONE GRATE TRASHRACK
STM MH NO. 12	1200.25	1205.00	4.75	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 13	1200.34	1202.80	2.46	30" MANHOLE	IN-BELL GRATE, R-4030-30
STM INL NO. 14	1200.53	1203.91	3.38	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 15	1201.04	1203.58	2.54	2'X3' BOX	R-3067, TYPE R GRATE

NOTE: CURB INLET RIM ELEVATION IS TO FLAG OF CURB. ADD 0.44-FEET TO GET TO BACK OF CURB.

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	STM MH NO. 2	STM MH NO. 1	43	1188.23	1187.80	1.00%	12" HDPE	0.012	1535.00	1732.36
P - 2	UNDERGROUND	STM MH NO. 2	6	1189.00	1188.94	1.00%	24" HDPE	0.012	1535.00	10999.78
P - 3	STM INL NO. 3	UNDERGROUND	41	1190.24	1189.00	3.00%	10" HDPE	0.012	781.31	1845.22
P - 4	STM MH NO. 4	UNDERGROUND	23	1190.15	1189.00	5.00%	8" HDPE	0.012	1013.95	1313.85
P - 5	STM MH NO. 9	STM MH NO. 1	92	1192.57	1187.97	5.00%	10" HDPE	0.012	1059.24	2382.17
P - 6	STM MH NO. 10	STM MH NO. 9	69	1197.50	1192.57	7.11%	10" HDPE	0.012	1059.24	2840.26
P - 7	STM MH NO. 12	STM AES NO. 11	100	1200.25	1200.00	0.25%	15" HDPE	0.012	1422.99	1570.49
P - 8	STM INL NO. 13	STM MH NO. 12	37	1200.34	1200.25	0.25%	15" HDPE	0.012	1422.99	1570.49
P - 9	STM INL NO. 14	STM INL NO. 13	74	1200.53	1200.34	0.25%	15" HDPE	0.012	1152.10	1570.49
P - 10	STM INL NO. 15	STM INL NO. 14	103	1201.04	1200.78	0.25%	12" HDPE	0.012	527.35	866.18
RD - 100	RD - 100	STM MH NO. 4	34	1192.04	1190.32	5.00%	6" HDPE	0.012	117.10	610.06
RD - 100	RD - 100	STM MH NO. 4	34	1192.04	1190.32	5.00%	6" HDPE	0.012	117.10	610.06
RD - 101.1	RD - 101.1	WYE	60	1193.98	1190.98	5.00%	8" HDPE	0.012	460.56	1313.85
RD - 102	TEE	WYE	88	1192.74	1190.98	2.00%	8" HDPE	0.012	436.28	830.95
RD - 103	RD - 103	TEE	20	1193.10	1192.90	1.00%	6" HDPE	0.012	154.95	272.83
RD - 104	RD - 104	TEE	57	1194.04	1192.90	2.00%	6" HDPE	0.012	281.34	385.84

WYSER ENGINEERING

KLEIN PERIMETER ROAD

VILLAGE OF MT. HOREB, DANE COUNTY, WI

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

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

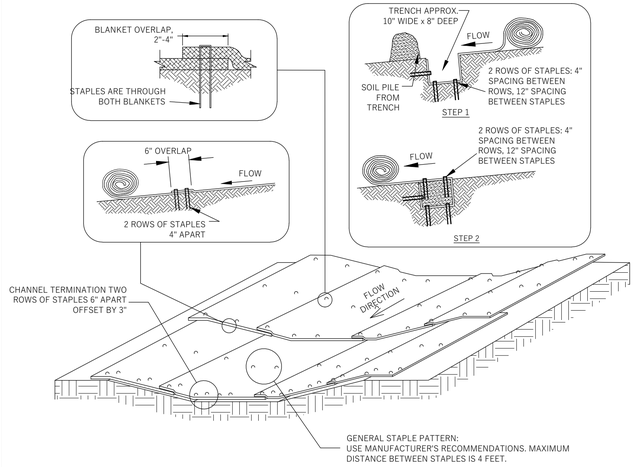
Wyser Number: 25–1386

Set Type: REVIEW

Date Issued: 11/13/2025

Sheet Number: C300

File: W:\2025\25136_JT Klein – 101 Perimeter Rd, Mount Horeb\dwg\25–1386_Civil Design.dwg Layout: Utility Plan User: dschneider Plotted: Nov 13, 2025 – 10:38am



MATERIAL NOTES

1. ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) ARE ACCEPTABLE FOR USE.
2. STAPLES USED FOR CLASS I TYPES A & B MATS SHALL BE 1-2 INCH WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.

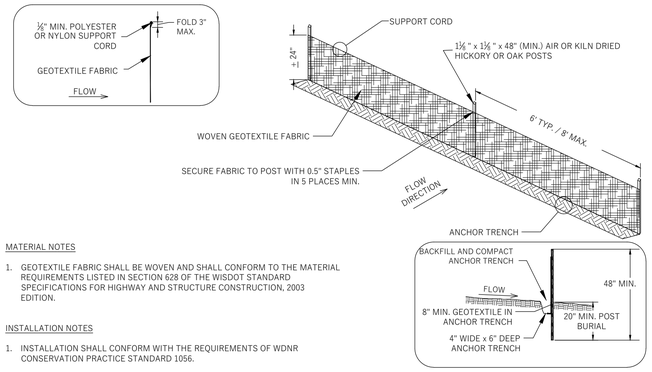
INSTALLATION NOTES

1. EROSION CONTROL REVEGETATIVE MATS (ECRM) SHALL BE INSTALLED AFTER TOPSOIL AND SEED HAVE BEEN PLACED.
2. INSTALLATION OF ECRM SHOULD BE COORDINATED WITH PERMANENT RESTORATION PRACTICES.
3. INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1053.
4. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
5. MATS SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL.
6. IF SECTIONS OF ECRM NEED TO BE OVERLAPPED, ENSURE THAT THE OVERLAP IS FACING DOWNSTREAM TO PREVENT WATER FROM FLOWING BENEATH THE ECRM.

INSPECTION & MAINTENANCE NOTES

1. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
2. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
3. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

EROSION CONTROL MAT (CHANNELS)



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.

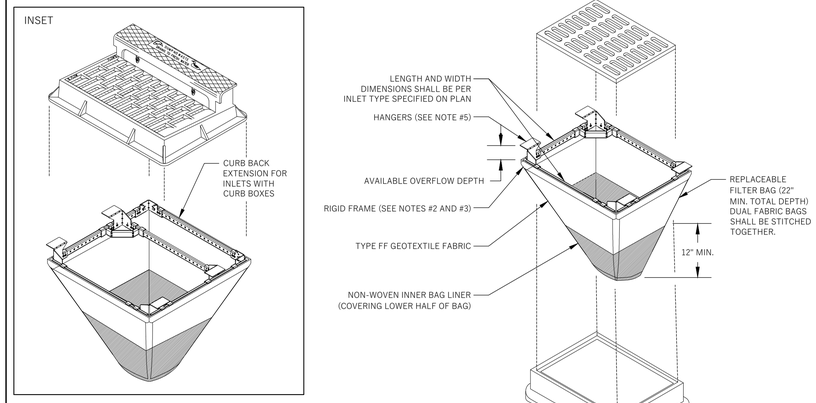
INSTALLATION NOTES

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



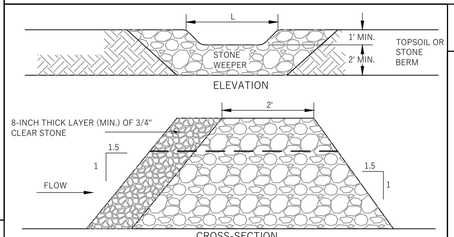
NOTES:

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:

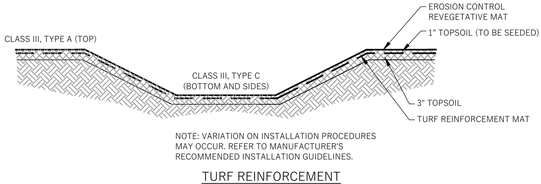
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARS SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

TYPE D-RF INLET PROTECTION



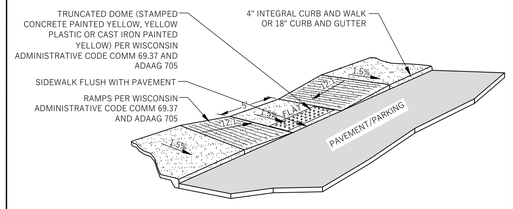
1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.
3. INSTALL GEOTEXTILE FABRIC SAS UNDER CLEAR STONE.

STONE BERM



NOTE: VARIATION ON INSTALLATION PROCEDURES MAY OCCUR. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

TURF REINFORCEMENT INSTALLATION DETAIL



ADA RAMP

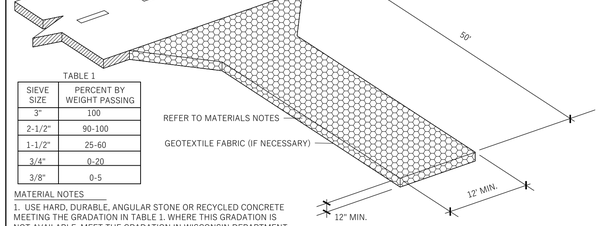


TABLE 1

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.

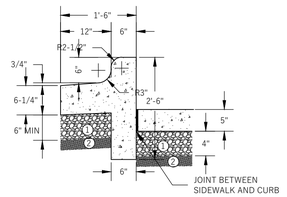
INSTALLATION NOTES

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)



① DENSE GRADED BASE 1-1/4" (TYP.),

② COMPACTED SUB BASE

CURB WALL

MATERIAL	THICKNESS	SPECIFICATION
BITUMINOUS UPPER LAYER	1.75"	SECTION 460, TABLE 460-1
BITUMINOUS LOWER LAYER	2.25"	SECTION 460, TABLE 460-1
DENSE GRADED BASE	12.0"	SECTION 301 AND 305, 3" AND 1.25"
TOTAL THICKNESS	16.0"	

1. SPECIFICATIONS BASED ON GEOTECHNICAL REPORT AS PREPARED BY CGC, INC., DATED JULY 23, 2025. IF ANY DISCREPANCY BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT IS FOUND, THE GEOTECHNICAL REPORT HOLDS.
2. LIGHT DUTY AREAS (REFERS TO THE STRIPED PARKING AREAS ONLY). MAY HAVE REDUCED BITUMINOUS LOWER LAYER TO 1.75" AND DGB TO 10.0".
3. UNDERCUTTING IS LIKELY BASED ON UNDERLYING SOILS. ASSUME 30% OF SITE WILL REQUIRE UNDERCUTTING. UNDERCUT SECTION ASSUMED TO BE 12" OF 3" DGB OVER BIAXIAL GEOGRID (TENSAR BX TYPE 1 OR EQUAL). FINAL DETERMINATION BASED ON FIELD PROOF-ROLL.
4. COMPACTION REQUIREMENTS
   4.1. BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   4.2. BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
5. MIXTURE TYPE LT BITUMINOUS PAVEMENT IS RECOMMENDED, REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
6. THE UPPER 4" OF DGB SHALL BE 1.25"; THE BOTTOM PART OF THE LAYER CAN BE 3" DGB.

MATERIAL	THICKNESS	SPECIFICATION
CONCRETE SLAB LAYER	6.0"*	SECTION 501, GRADE A, CLASS I
DENSE GRADED BASE	8.0"**	SECTION 301 AND 305, 31.5 MM
TOTAL THICKNESS	14.0"	

NOTE: CONCRETE SIDEWALK TO BE 5" CONCRETE OVER 4" DENSE GRADED BASE.
* REINFORCEMENT TO INCLUDE #4 REBAR 12" O.C. BOTH WAYS OR EQUIVALENT
** SITE PROOF ROLLS TO BE COMPLETED WITH ADDITIONAL THICKNESS ADDED PER GEOTECHNICAL RECOMMENDATION. BASED ON CURRENT GEOTECHNICAL RECOMMENDATIONS; 12" DGB TO BE ADDED BELOW 6" LAYER WITH ADDITIONAL BIAXIAL GEOGRID (TENSAR BX TYPE I OR EQUIVALENT)

PAVEMENT SECTIONS

WYSER ENGINEERING

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

KLEIN PERIMETER ROAD

VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: DETAILS

Revisions:

No.	Date:	Description:

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

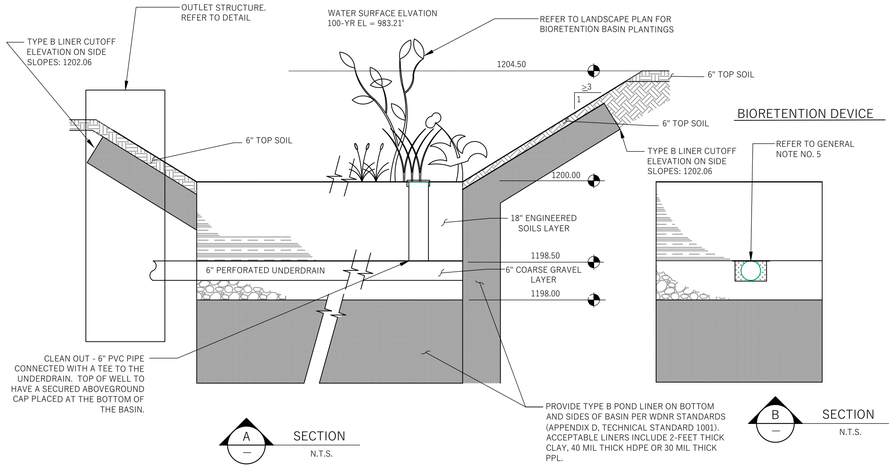
Wyser Number: 25-1386

Set Type: REVIEW

Date Issued: 11/13/2025

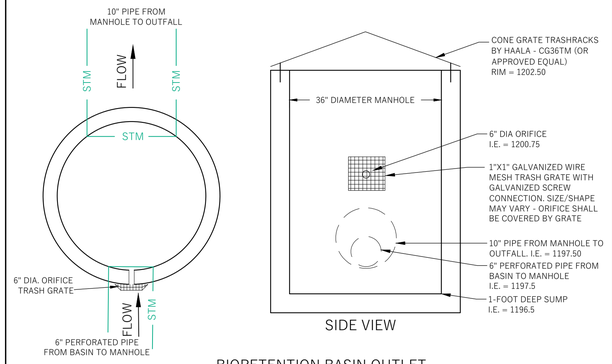
Sheet Number: C400

File: W:\2025\251386_JT Klein - 101 Perimeter Rd, Mount Horeb\dwg\25-1386_Civil Design.dwg Layout: Details User: dschneider Plotted: Nov 13, 2025 - 10:38am

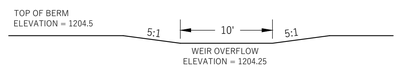


GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL NATIVE PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES). CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
3. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
4. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
5. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
6. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOCK AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
8. REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

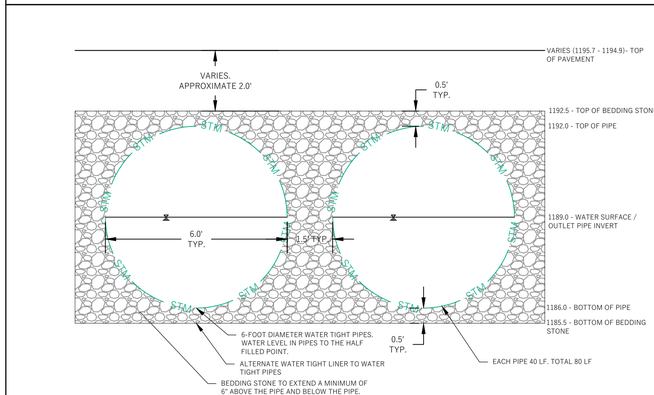


BIORETENTION BASIN OUTLET
NTS

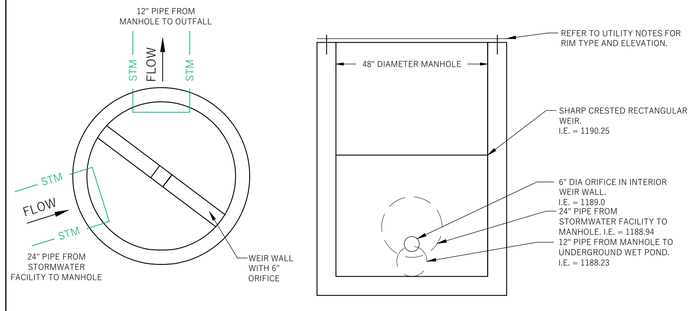


NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INTALLED PER MANUFACTURER'S RECOMMENTDATIONS.

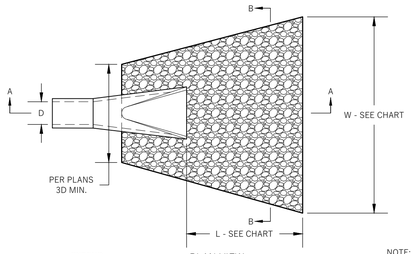
BIORETENTION BASIN OVERFLOW WEIR
NTS

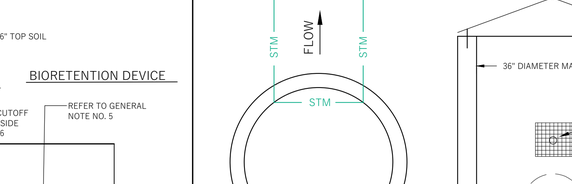


UNDERGROUND WET POND TYPICAL SECTION



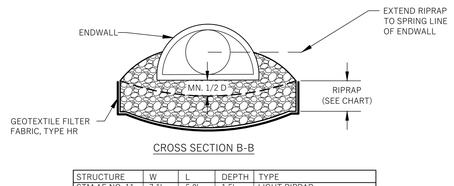
UNDERGROUND WET POND OUTLET
STM MH NO. 2
NTS





CROSS SECTION A-A

1) JOINT TIES SHALL BE INSTALLED AT THE LAST (DOWNSTREAM) TWO JOINTS ON ANY PIPE RUN ENDING IN AN APRON ENDWALL



CROSS SECTION B-B

STRUCTURE	W	L	DEPTH	TYPE
STM AE NO. 11	7.1'	5.0'	1.5'	LIGHT RIPRAP

RIP RAP AND ENDWALL

WYSER ENGINEERING
101 PERIMETER ROAD
MOUNT HOREB, WI 53572

KLEIN PERIMETER ROAD
VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: DETAILS

Revisions:

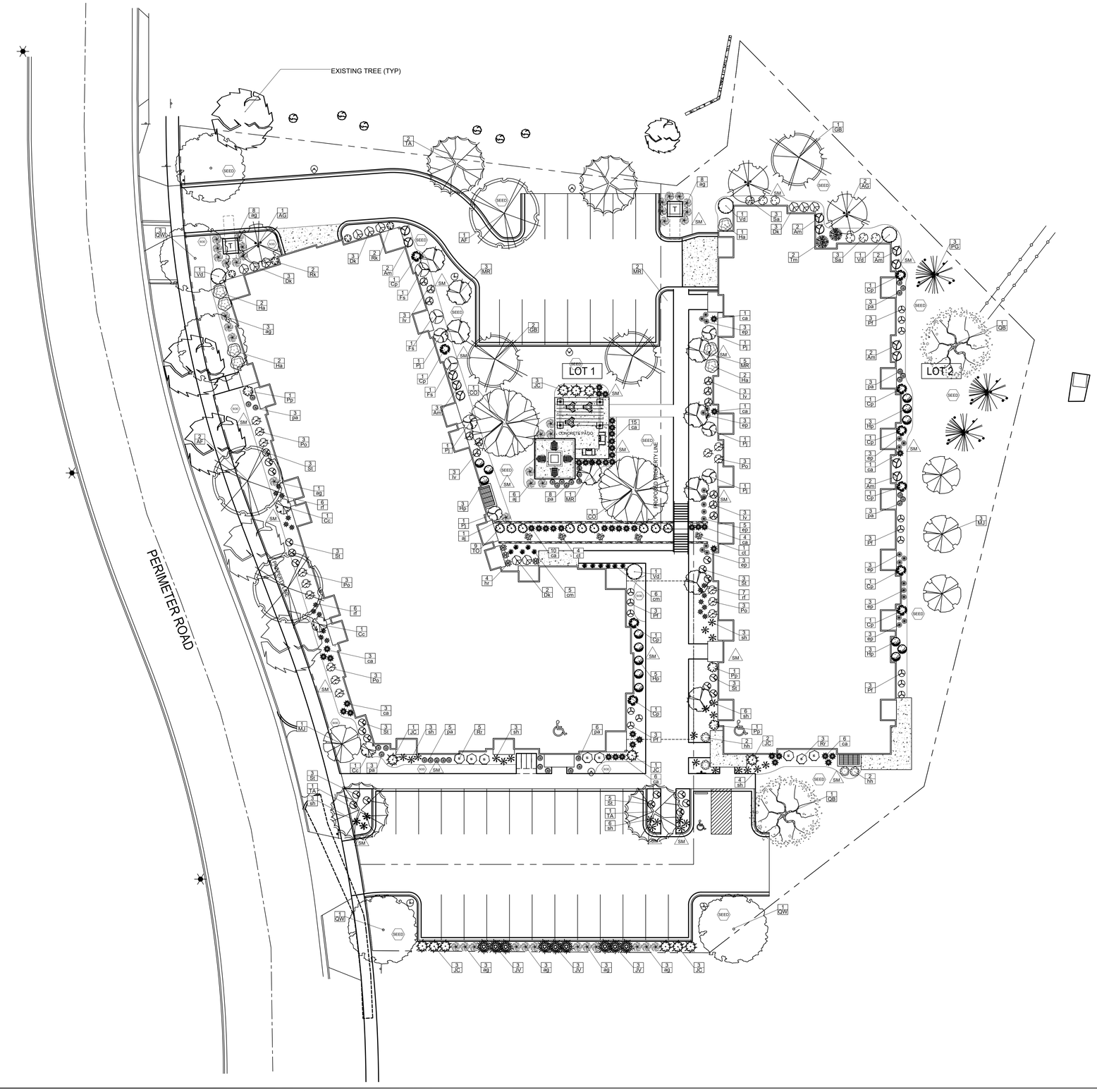
No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	25-1386
Set Type	REVIEW
Date Issued	11/13/2025
Sheet Number	C401

File: W:\2025\251386_JT Klein - 101 Perimeter Rd, Mount Horeb\dwg\25-1386_Civil Design.dwg Layout: Details (2) User: dschneider Plotted: Nov 13, 2025 - 10:12am

5. Landscaping Plan

The following exhibit is a detailed landscaping plan for the site designed by Olson Toon. The landscape design for this project will meet all Village of Mount Horeb landscape design standards. This plan contains an itemized plant detailing the types of plants and quantities that will be incorporated.



PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	*Acer x freemanii 'Jefersred'*	Autumn Blaze Maple	3	2"	B&B	
CO	*Celtis occidentalis*	Common Hackberry	2	2"	B&B	
GB	*Gingko biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	3	2"	B&B	
QB	*Quercus bicolor*	Swamp White Oak	2	2"	B&B	
QW	*Quercus x warei 'Long'*	Regal Prince Oak	5	2"	B&B	
TA	*Tilia americana 'McKSentry'*	American Sentry Linden	4	2"	B&B	
	ORNAMENTAL TREES					
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	3	2"	B&B	tree form
MJ	*Malus 'Red Jewel'*	Red Jewell Crabapple	4	2"	B&B	
MR	*Malus 'Royal Raindrops'*	Royal Raindrops Crabapple	9	2"	B&B	
	EVERGREEN TREES					
JC	*Juniperus chinensis 'Trautman'*	Trautman Juniper	12	6'	B&B	
JV	*Juniperus virginiana 'Taylor'*	Taylor Juniper	9	6'	B&B	
PG	*Picea glauca var. densata*	Black Hills Spruce	3	6'	B&B	
TO	*Thuja occidentalis 'Emerald Green'*	Emerald Green Arborvitae	9	6'	B&B	
	EVERGREEN SHRUBS					
Cp	*Chamaecyparis pisifera 'Golden Mop'*	Golden Mop Japanese False Cypress	10	#5	Cont.	
Pp	*Picea pungens 'Globosa'*	Dwarf Globe Blue Spruce	3	#5	Cont.	
Rk	*Rhododendron 'Karen'*	Karen Rhododendron	4	#5	Cont.	
Tm	*Taxus x media 'Tautonii'*	Taunton Yew	2	#5	Cont.	
	DECIDUOUS SHRUBS					
Am	*Aronia melanocarpa 'UCONNAM166'*	Low Scape Hedger Aronia	13	#3	Cont.	
Cc	*Cotinus coggygria 'NCCO1'*	Winecraft Black Smokebush	3	#5	Cont.	
Dk	*Diervilla 'G2X885411'*	Kodiak Red Bush Honeysuckle	11	#3	Cont.	
Fs	*Forsythia x 'Mindor'*	Show Off Forsythia	3	#3	Cont.	
Ha	*Hydrangea arborescens 'Abetwo'*	Incrediball Hydrangea	12	#3	Cont.	
Hp	*Hydrangea paniculata'NCHP1'*	Puffer Fish Hydrangea	14	#3	Cont.	
Iv	*Itea virginica 'Sprich'*	Little Henry Dwarf Virginia Sweetspire	12	#3	Cont.	
Pf	*Potentilla fruticosa 'Bailbrule'*	Creme Brulee Potentilla	15	#3	Cont.	
Pj	*Physocarpus opulifolius 'Jefam'*	Amber Jubilee Ninebark	6	#3	Cont.	
Po	*Physocarpus opulifolius 'SMPOTW'*	Tiny Wine Ninebark	15	#3	Cont.	
Rr	*Rosa 'Meigpill'*	Coral Drift Rose	8	#3	Cont.	
Sa	*Symphoricarpos albus*	Common Snowberry	6	#3	Cont.	
St	*Spiraea betulifolia 'Tor'*	Tor Birchleaf Spirea	26	#3	Cont.	
Vd	*Viburnum dentatum 'Christom'*	Blue Muffin Arrowwood Viburnum	4	#5	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
ag	*Andropogon gerardii 'Blackhawks'*	Blackhawks Big Bluestem Grass	37	#1	Cont.	
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	49	#1	Cont.	
cm	*Carex morrowii 'Ice Dance'*	Ice Dance Sedge Grass	11	#1	Cont.	
ct	*Clematis terniflora*	Sweet Autumn Clematis	5	#1	Cont.	
ep	*Echinacea 'Prairie Splendor'*	Prairie Splendor Coneflower	25	#1	Cont.	
hh	*Hibiscus 'Holy Grail'*	Holy Grail Hibiscus	4	#1	Cont.	
hr	*Hosta 'Rainbow's End'*	Rainbow's End Hosta	4	#1	Cont.	
pa	*Perovskia atriplicifolia 'Little Lace'*	Little Lace Russian Sage	37	#1	Cont.	
rf	*Rudbeckia fulgida 'fulgida'*	Black Eyed Susan	19	#1	Cont.	
sh	*Sporobolus heterolepis*	Prairie Dropseed	26	#1	Cont.	

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

SOD — Premium Kentucky Bluegrass sod

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

LANDSCAPE NOTES:

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

L100

LANDSCAPE PLAN

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

KLEIN PERIMETER ROAD

Perimeter Road
Mount Horeb, Wisconsin

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

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

Revisions:
2025.11.10
2025.11.12

Reference Name:
JTKlein

6. **Parking Calculations**

Building 1

Underground Parking Stalls: 47

Surface Parking Stalls: 26

Total 73 (1.49 Per Unit)

Building 2

Underground Parking Stalls: 35

Surface Parking Stalls: 14

Total 49 (1.23 Per Unit)

7. **Escrow Fees**

All applicable fees and deposits will be paid in full in a timely manner.

8. **Erosion Control and Stormwater Management Application & Fees**
9. **Erosion Control Plan**

The application and plans have been sent in a separate link due to the size of the Stormwater Management and Erosion Control plan files.

10. **Signage Plan**

The development team will return with a detailed signage application once available. Below is an outline of the existing signage and an example of what the proposed onsite signage will look like.

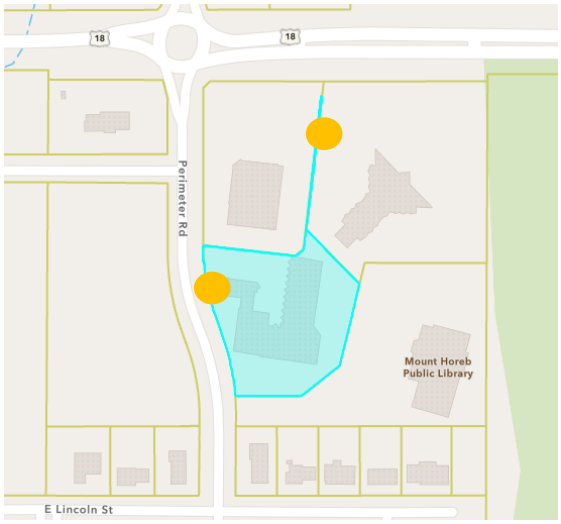
Existing Signage

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

Current Signage







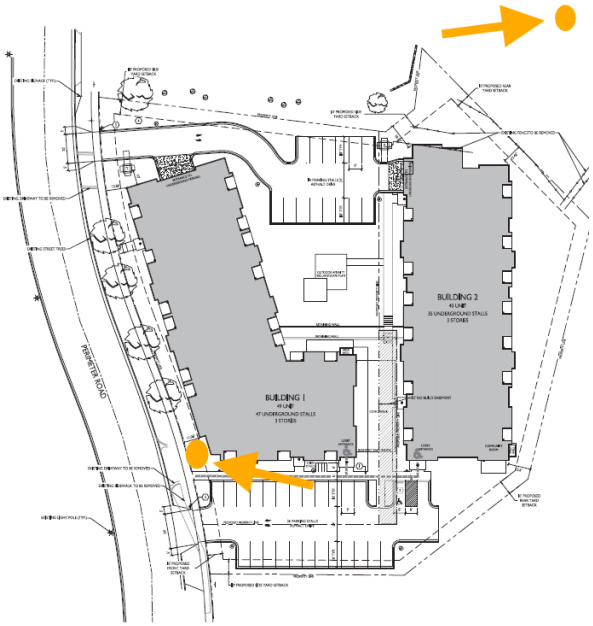
Proposed Signage

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



Main Development Sign

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



Leasing/Temporary Marketing Signage (Pre-Occupancy)

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

Design & Materials

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

VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission

From: Village Planner: Ben Rohr, AICP

Date: January 28, 2026

Re: Specific Implementation Plan (SIP) and Design Review for a Two Proposed 3-Story Multi-Family Buildings at 101 Perimeter Road for JT Klein, Inc.

Introduction

JT Klein, Inc. has submitted the Specific Implementation Plan (SIP) for 101 Perimeter Road for Plan Commission review. The project is proposed on the former Karakahl County Inn site south of Walgreens and the Chiropractic Clinic, west of the Mount Horeb Public Library, east of the vacant lot between Cox Drive and E. Lincoln Street, and north of single-family homes that front along E. Lincoln Street. This project received General Development Plan (GDP) zoning approval at the July 2025 meeting, and the applicant has formally submitted the proposed SIP for Plan Commission consideration at the January meeting. The SIP is consistent with the approved GDP.

Plan Commission feedback summary from previous meetings:

- Some concerns about dwelling unit density
    - The density remains the same as the approved GDP (40 affordable senior housing units and 49 market-rate housing units).
- Some traffic and parking concerns associated with the ratio of senior unit parking spaces provided, peak traffic volumes on Perimeter Road during school hours impacted by this project, and preventing the Library parking lot from being used for residential parking on this site
    - The parking remains nearly identical to the approved GDP (73 spaces provided for the market-rate building and 49 for the affordable building).
        - Was 73 and 48 in the GDP submittal
    - No additional traffic analysis has been provided and was not required as part of the GDP approval.
    - Nothing in the materials notes a method for preventing residential parking at the Library site and this was not required as part of the GDP approval. See item below.
- Provide connectivity for pedestrians to access the Library site
    - No new pedestrian connection has been provided between the site and the Library. The applicant, Village Engineer, and Library Director worked together to come up with a connection approach, but could not determine one that made sense with the distinct grade changes between lots. Pedestrians will have to use the sidewalk along Perimeter Road and the Library driveway.

The Planned Development is proposed to accommodate two three-story multi-family buildings on two separate parcels. Lot 1/Building 1 is proposed directly adjacent to Perimeter Road and includes 49 market-rate multi-family units. Lot 2/Building 2 is proposed to the east of Lot 1/Building 1 at the rear of the property and includes 40 affordable senior multi-family units. Each building is proposed to include underground parking and shared surface parking. A brief summary is provided below:

- Building 1 is proposed to include 49 total market-rate multi-family units (6 studios, 30 one-bedroom, and 13 two-bedroom units). It will also include 47 underground parking spaces.
- Building 2 is proposed to include 40 total affordable senior multi-family units (0 studios, 21 one-bedroom, and 19 two-bedroom units). It will also include 35 underground parking spaces.
- Combined, the site will feature 40 surface parking spaces for shared use between the two buildings.
- Total: 89 units, 122 parking spaces, 1.37 spaces/unit

Notable changes from the GDP submittal include:

- An increase to 122 overall parking spaces on the site compared to 121 in the GDP materials.
- A reduction in the number of 1-bedroom units within the senior multi-family building (was 24, now 21) and an increase in the number of 2-bedroom units (was 16, now 19).
- The addition of two electric-vehicle-ready parking spaces and 19 bicycle parking stalls in the underground parking area of Building 1.
- The addition of two electric-vehicle-ready parking spaces and 5 bicycle parking stalls in the underground parking area of Building 2.
- An in-building fitness area for tenants and common gathering space on the first floor of each building.
- Solar panels are proposed on the roof of Building 2.
- Provided proposed detailed elevation plans for each façade of each building, in addition to Landscaping, Lighting, Stormwater Management, Erosion Control, and Grading Plans.

To receive final Village approval of the Planned Development, this project requires approval of the SIP and Design Review by the Plan Commission and the Village Board. This report addresses the SIP first, followed by the Design Review.

Specific Implementation Plan Review

At the July 2025 Plan Commission and Village Board meeting, the project received General Development Plan approval. The SIP must meet the zoning requirements, inclusive of the zoning flexibilities approved in the GDP.

Lot 1/Building 1: Specific SIP Flexibilities Consistent with the Approved GDP include:

1. Allowable Land Uses: The GDP approved Apartments (Multi-Family) as a by-right principal land use for the property. The SIP is consistent with the approved GDP.

2. Number of Dwelling Units: The GDP approved a building with up to 49 dwelling units. The SIP is consistent with the approved GDP.

3. Apartment Land Use Setbacks: The GDP approved minimum setbacks of 10 feet from all property lines. The SIP is consistent with the approved GDP.

4. Floor Area Ratio: The GDP approved greater minimum floor area ratios for the property of up to 1.07. The SIP is consistent with the approved GDP.

5. Building Height: The GDP approved a building up to 54 feet in height. The SIP is consistent with the approved GDP.

6. Front Yard Building Setbacks: The GDP approved a minimum front yard setback of 10 feet. The SIP is consistent with the approved GDP.

7. Pavement Setbacks: The GDP approved minimum pavement setbacks of 0-foot from all property lines. The SIP is consistent with the approved GDP.

8. Parking: The GDP approved a minimum of 73 off-street parking spaces be provided. The SIP is consistent with the approved GDP.

Lot 2/Building 2: Specific SIP Flexibilities Consistent with the Approved GDP include:

1. Allowable Land Uses: The GDP approved Apartments (Multi-Family) as a by-right principal land use for the property. The SIP is consistent with the approved GDP.

2. Number of Dwelling Units: The GDP approved a building with up to 40 dwelling units. The SIP is consistent with the approved GDP.

3. Apartment Land Use Setbacks: The GDP approved minimum setbacks of 3 feet from all property lines. The SIP is consistent with the approved GDP.

4. Floor Area Ratio: The GDP approved greater minimum floor area ratios for the property of up to 1.14. The SIP is consistent with the approved GDP.

5. Building Height: The GDP approved a building up to 54 feet in height. The SIP is consistent with the approved GDP.

6. Front and Rear Yard Building Setbacks: The GDP approved a minimum front yard setback of 3 feet and a minimum rear yard setback of 13 feet. The SIP is consistent with the approved GDP.

7. Pavement Setbacks: The GDP approved minimum pavement setbacks of 0-foot from all property lines. The SIP is consistent with the approved GDP.

8. Parking: The GDP approved a minimum of 48 off-street parking spaces be provided. The SIP is consistent with the approved GDP.

9. Street Frontage: The GDP approved a minimum 34 feet of street frontage be provided for the parcel. The SIP is consistent with the approved GDP.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for 101 Perimeter Road 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, pending any comments from the Village Engineer on the Grading, Erosion Control, and Stormwater Plan. A new retaining wall is planned on the north side of the site and a reconstructed retaining wall is planned for the northeast corner of the site. The property includes a variety of grade changes within the site and to adjacent properties and 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, pending any comments from the Village Engineer on the Grading, Erosion Control, and Stormwater Plan. 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, pending any comments from the Village Engineer on the Grading, Erosion Control, and Stormwater Plan. Existing grade transitions to adjacent properties are maintained to the extent possible.

2. **Existing Site Vegetation and Other Natural Features:**

a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.

- This requirement is not met. While most of the property today has no existing vegetation, five existing mature trees are proposed to be removed along the Perimeter Road frontage to accommodate the new Building 1. I recommend that this requirement be waived by the Plan Commission to allow Building 1 to be located adjacent to the street frontage as proposed. Proposed new trees are planned to replace these trees as shown in the landscaping plan.

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 acts as a transition between the existing homes to the south and commercial development to the west and north. The pitched roof and building materials are generally reflective of the housing designs and the proposed development utilizes an interconnected surface parking area and traffic circulation approach. Two new vehicle access points are proposed, but are in a very similar location to today's access points. Each will provide direct access to the building's underground and shared surface parking areas. The existing topography in this area of the Village creates a situation where the building will appear taller from Springdale Street, but as the grade changes further south on Perimeter Road, the building height then appears consistent with the homes behind (south) the proposed development.

b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.

- This requirement is met. Same as 3.a., above.

4. Building Setbacks:

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

- This requirement is met. The SIP is consistent with the approved setbacks in the GDP. All other building setbacks are met.

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

- This requirement is not applicable, as the subject property is not located in the specified area.

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. However, the building is designed to mirror these requirements along the front façade that faces Perimeter Road, with parking on the side (north and south sides of the site).

5. Building Height:

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

- This requirement is met. The SIP is consistent with the approved building height in the GDP.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet

and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.

- This requirement is not applicable, as the subject property is not located in the specified area.

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. However, the design of the proposed structures does provide varying roof pitches that create architectural interest and are generally consistent with this requirement.

6. Building Mass:

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

- The building exceeds 5,000 square feet of gross floor area, and complies with all requirements for large developments.

7. Building Facades:

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

- This requirement is met by regularly spaced building staggers and roof pitches, changes in building façade materials, patios, 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. Same as 7.a., above.

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

- This requirement is met with regularly spaced windows on the upper stories of all facades. To note, there are instances where the underground parking level is exposed at the north end of the site on each building. This portion of the ground floor façade includes minimal window openings due to the in-building parking location. However, the applicant has integrated some window and door openings, where possible.

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, as the subject property is not located in the specified area.

8. Exterior Building Materials:

a. Exterior materials for multi-family, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.

- This requirement is met. Proposed building materials include lap siding, cement board composite siding panels, windows, and a stone veneer base 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. Stone veneer is proposed along the base of all four facades the full length of the first floor. The elevation of this base material varies along each façade to add additional architectural interest and covers a greater proportion of the ground floor façade where the underground parking level becomes exposed due to topography changes (north side).

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, as the subject property is not located in the specified area.

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.

- <u>This requirement is not met. The proposed exterior building material colors include varying types of grey, stone, and rosewood, but also includes the use of black accents on each façade. To note, black is utilized more prominently on Building 2 as one of the primary façade material applications. I recommend the Plan Commission discuss this item further.</u>

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 and accent materials 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 man doors are proposed to be glass with metal framing. The only exception is along the north side of Building 1 and west side of Building 2 where the non-decorative garage door and service door to access the in-building parking are provided. I recommend waiving this requirement for these doors.

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 pitched roof on both structures is consistent with the design of the existing homes to the south, the Library to the east, and the Chiropractic Clinic to the northeast. The proposed pitched roof is not consistent with the commercial development patterns along Springdale Street, but acts as a complimentary transition between different development patterns in this area.

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 shingled roof is proposed.

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

- This requirement is met.

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

- This requirement is met. No rooftop mechanicals are proposed, outside of solar panels proposed on the south and west sides of the roof on Building 2.

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.

- It is unknown if this requirement is met. The applicant has indicated that meter boxes will be required to serve the units, but placement of the meter boxes has not yet been determined. I recommend that staff be responsible for reviewing the proposed meter boxes on a set of updated elevation plans when the location is determined and that appropriate landscaping or other screening is employed.

14. Awnings:

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

- This requirement is met. Flat canopies are proposed over each building entrance. Each are consistent on all sides of the structure, match the color scheme, and are reflective of the materials of the building (composite trim and panels).

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. Each canopy is proposed to be metal and composite panels. Each matches 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 area is proposed to be located within both building's in-building structured parking area.

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. There are no outbuildings proposed. The central outdoor gathering space provided between the two buildings is proposed to include a concrete patio and fire pit at ground level.

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. Limestone block walls are proposed for the sections of reconstructed or new retaining walls on the north side of the property. No other fencing or walls are proposed.

18. Exterior Lighting:

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

- This requirement is met. All fixtures are decorative and consistent with the proposed design of the structure.

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.

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

- This requirement is met.

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.

e. Freestanding light fixtures shall not exceed a total height of 20 feet.

- This requirement is met. The freestanding lighting fixtures proposed are 16' in height.

19. Exterior Signage:

a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.

- <u>It is unknown if this requirement is met. Signage is indicated both on-building and ground-mounted, but no signage details have been provided by the applicant at this time.</u>

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.

- <u>It is unknown if this requirement is met. Signage is indicated both on-building and ground-mounted, but no signage details have been provided by the applicant at this time.</u>

20. Outdoor Display or Storage:

a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.

- This requirement is not applicable, as there is no outdoor display or storage areas proposed.

b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.

- This requirement is not applicable, as there is no outdoor display or storage areas proposed.

21. Pavement Materials:

a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.

- This requirement is met throughout the site.

b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.

- This requirement is met. The stormwater management plan will be reviewed by the Village Engineer and be subject to meeting all applicable requirements.

22. Pedestrian Facilities:

a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.

- This requirement is met. An existing sidewalk will be retained along the full length of Perimeter Road with two proposed connection points into the site (directly to Building 1 on the north side of the site and connecting to the internal sidewalk network on the south side of the site). Additionally, an interior sidewalk connection is provided the full length of Building 2 on the western side of the structure to provide interconnected pedestrian access within the site. To note, no sidewalk connection is provided between Perimeter Road and the north side of Building 2 because the driveway will be primarily utilized for vehicle ingress/egress and the main building entry for pedestrians will be on the southside of Building 2 where pedestrian connections are proposed to be provided.

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. Two sidewalk connections are proposed into the site per item 22.a. above.

c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.

- This requirement is met. There are no situations where sidewalks cross over vehicle 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. Two access points will be provided into the site on the north and south end of the Perimeter Road frontage in similar locations as today's access points. In-building parking access will be provided to residential tenants via the northern driveway, while the larger surface parking lot will be accessible from the southern driveway. This will separate the volume of vehicle traffic to be distributed between two different driveways.

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. While it would be ideal for vehicle access to be interconnected within the site, the existing topography and proposed building configurations do not provide the ability for that to take place. However, as noted above in 23.a., the proposed traffic circulation patterns work well within these constraints to provide safe and understandable vehicle traffic circulation.

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 met. The SIP is consistent with the approved pavement setbacks in the GDP.

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. Surface parking is visually screened from the street by the building. Additionally, where surface parking is visible from the street on the south end of the site, plantings are proposed along the street frontage.

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, as the subject property is not located in the specified area.

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. A total of 24 bicycle parking spaces are provided for residential tenants within the in-building parking area (19 in Building 1 and 5 in Building 2).

25. Building Foundation Landscaping:

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

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

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

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.

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.

27. Parking Lot Landscaping:

a. Parking lot landscaping shall comply with the requirements of §17.136
    - This requirement met.

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:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for 101 Perimeter Road:

1. A recommendation to the Village Board that the Specific Implementation Plan for 101 Perimeter Road 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 the removal of five existing mature trees along the Perimeter Road frontage to be replaced with new trees in a similar location, as depicted.
    b. 10.a. for the non-decorative service and garage doors on the façade of both buildings for the in-building parking entry, as depicted.
    c. 14.b. for the metal awnings to be permitted on each façade, as depicted.
4. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
    a. 13.a. Require updated elevation plans with the proposed location of the meter boxes and proposed screening approach.
    b. 19.a. and b. Require detailed signage plans for all proposed signs.
5. Plan Commission Discussion and Action on either (related to requirement 9.a.ii.):
    a. Finding that the proposed use of black colored exterior materials is appropriate as an accent on Building 1 and the majority of the façade exterior on Building 2.
    b. Requiring resubmittal with an alternative color instead of black that is determined to be more consistent with the Design Review requirements.
6. Village Engineer review and approval of the proposed Stormwater Management and Grading Plans.
7. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
January 28, 2026	Nicholas Owen, Administrator

AGENDA ITEM # 4.d

Discussion on Exterior Lighting Ordinance

BACKGROUND

After last month's meeting, an Illuminators Engineering Society standards book was purchased and reviewed by Planner Rohr for guidance on setting dark sky standards that are effective, achievable, enforceable by Village staff and fixtures that are affordable for our residents and businesses. Planner Rohr's memo is included in the meeting packets.

Also included in the packet are additional comments from Scott Lind, the gentleman who reviewed the initial standards and provided feedback.

RECOMMENDATION

ATTACHMENTS

1. Exterior Lighting Ordinance Discussion Continued 1.28.26
2. Updated Draft Exterior Lighting Code Edits 1.28.26
3. Scott Lind additional comments regarding draft Outdoor Lighting Ordinance

Village of Mount Horeb Zoning Code Rewrite
Dark Sky Lighting Ordinance

Exterior Lighting Ordinance Recap

The Plan Commission discussed proposed changes to the draft Exterior Lighting Ordinance during the December meeting. The discussion centered around three big picture topics of discussion:

1. Illuminating Engineering Society (IES) Standards – referencing outside sources in the new Zoning Ordinance
2. Lighting Levels – establishing new footcandle and color temperature output standards
3. Existing Lighting – requiring compliance with the new standards for existing lighting fixtures

The following direction was provided by the Plan Commission with respect to the items listed above:

1. Leave references to the IES standards in the new ordinance.
2. Integrate IES's recommended standards as the new metrics to be used vs. the more stringent standards recommended by the Sustainability Committee.
3. Retain the approach for requiring existing lighting to be brought into conformance with the new standards, but establish a trigger for when that would occur (anytime a Building Permit is required).

At the conclusion of the discussion, the Plan Commission requested additional information be provided to better understand the potential impacts of their decision on what the Exterior Lighting Ordinance standards should be. This included:

- Example images of the standards in practice.
- Information on what the proposed standards would cost to implement.
- Comparison of other community's standards and the draft proposed standards.

This document includes the additional requested information. The revised draft Exterior Lighting Ordinance has also been provided to include those directions listed above.

Following the discussion, the Plan Commission should provide direction to staff on what changes should be made to the draft Exterior Lighting Ordinance to be reflected in the Final Draft Zoning Ordinance.

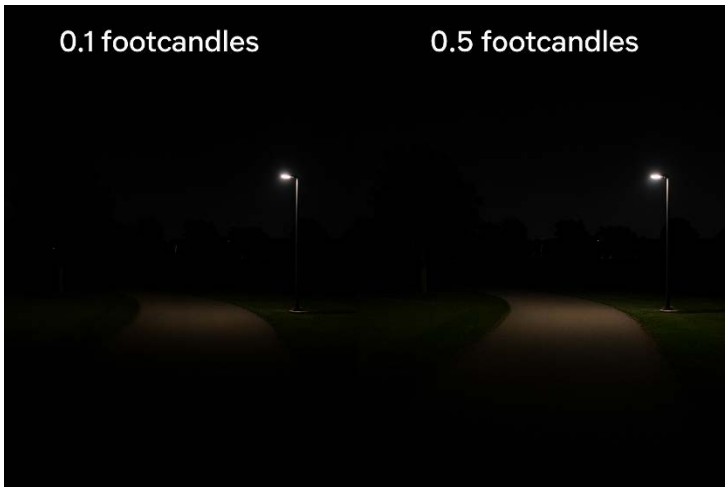
Additional Context

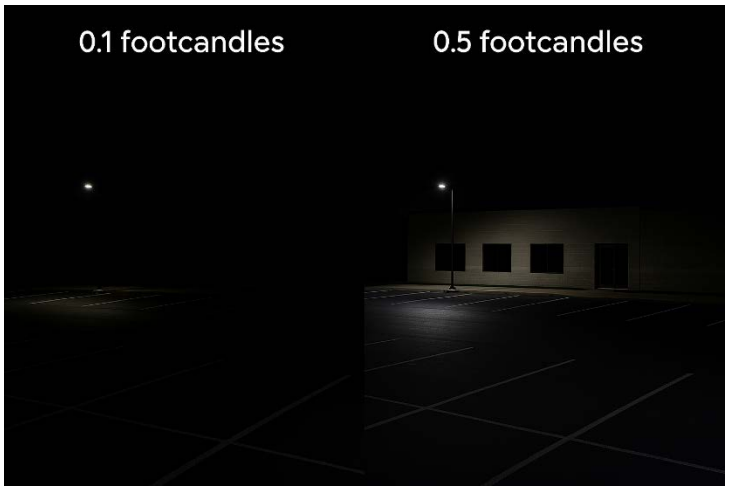
What does Corelated Color Temperature (CCT) mean?



Source: Sunco

What's the difference between the existing standards of 0.5 footcandles at the property line in comparison to 0.1 footcandles at the property line? (AI generated images)





What does zero uplight rating mean?

IES Zero Uplight Rating (U0): a luminaire emits no light above 90 degrees (no upward light is emitted)



Source: electricalmastery.com

What does average intensity at a maximum of 25% of the IES standards mean?

Walkways, Parking Areas, and Outdoor Gathering Areas

Lighting Zone	Recommended Avg	Max Allowed	Footcandles
Lz1	7.5 lx	9.4 lx	~0.94 fc
Lz2	15 lx	18.8 lx	~1.88 fc
Lz3	30 lx	37.5 lx	~3.75 fc
Lz4	60 lx	75 lx	~7.5 fc

Building Entrance

Zone	Recommended Ave	Max Allowed	Footcandles
Lz1	20 lx	25 lx	2.5 fc
Lz2	40 lx	50 lx	5 fc
Lz3	80 lx	100 lx	10 fc
Lz4	120 lx	150 lx	15 fc

Costs

The initial cost of installing the infrastructure that meets the proposed new standards is greater due to superior equipment and design needed. However, long-term cost savings may be realized from reduced energy consumption, lower maintenance costs, and improved overall efficiency. Overall, costs are very difficult to quantify because of the variability associated with different applications and situations.

In terms of CCT levels and average light bulb costs:

- $2-$4 per bulb for 2700K
- $1-$7 per bulb for 3000K
- $2-$12 per bulb for 4000K

Source: Home Depot

In terms of full cut-off light fixtures vs. non-shielded light fixtures (typical commercial façade wall pack):

- $85-$200 per fixture for full cut-off (source: *Revolve LED*)
- $50-$150 per fixture for non-shielded (source: *CommercialLEDLights.com*)

Other Communities

The City of Middleton was referenced during the last discussion and it was discovered that they have just recently amended their exterior lighting standards from the version originally adopted as part of the full zoning ordinance rewrite in early 2024. The new standards reference IES standards, utilize lighting zones, include maximum CCT levels, and have much lower footcandles maximums than other communities.

Jurisdiction	Property Line Limit	On-Site Average / Max Lighting Limits	Color / CCT Requirements	Source
City of Madison	0.5 footcandles	**Parking/Pedestrian (max avg):** High 3.75; Med 2.5; Low 1.5 fc **Vehicle Use (max avg):** High 2.5; Med 1.5; Low 1.0 fc	No explicit CCT max	Reference
City of Fitchburg	0.5 footcandles	**Parking/Pedestrian (max avg):** High 3.75; Med 2.5; Low 1.5 fc **Vehicle Use (max avg):** High 2.5; Med 1.5; Low 1.0 fc	No explicit CCT max	Reference
City of Middleton	0.1 footcandles (residential) 0.3 footcandles (other)	**Pedestrian, Vehicle, and Circulation:** max 0.4 fc **Other areas:** 25% of IES standards	2400K max (residential) 3000K max (other)	Reference
Village of Waunakee	0.4 footcandles	**Pedestrian, Vehicle, and Circulation:** min 0.4 fc; max 3.0 fc during hours of operation	No explicit CCT max	Reference
City of Verona	0.4 footcandles	**Pedestrian, Vehicle, and Circulation:** min 0.4 fc; max 10.0 fc during hours of operation	No explicit CCT max	Reference

Section 17.06.20: Exterior Lighting Standards

(1) Purpose. The purpose of this Section is to enhance the attractiveness and livability of the community for its residents, both during the day and at night without compromising the safety, security, and wellbeing of persons engaged in outdoor nighttime activities. It is the intent of this Section to define practical and effective measures by which the obtrusive aspects of excessive and careless outdoor light usage can be minimized. This Section is designed to curtail the degradation of the nighttime visual environment and preserve and enhance the area's dark sky by requiring lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the wastage of light, sky glow, impact on the natural environment, and glare resulting from over-lighting and poorly shielded or inappropriately directed lighting fixtures.

(2) Applicability. The requirements of this Section apply to all exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights-of-way.

(3) Review and Approval. All developments and redevelopments will be reviewed for conformance with this Section through the site plan review process (see Section 17.10.43). For existing lighting, see Section 17.06.20(5)(e)3. below.

(4) Depiction on Required Site Plan. All exterior lighting shall be depicted as to its location, orientation, and configuration on the site plan required for the development of the subject property. Catalog pages and specification sheets shall be included that indicate fixture type, mounting height, uplight rating, lumen rating, additional shielding, corelated color temperature and method of control. Photometric calculations shall be included to demonstrate compliance with allowable light trespass and illumination levels.

(5) Exterior Lighting Requirements.

(a) Lighting Zones

1. For the purpose of determining compliance with lighting standards published by the Illuminating Engineering Society (IES) the following lighting zones are established.

Figure 17.06.20a. Lighting Requirements

Zoning District	IES Lighting Zone	Corelated Color Temperature (CCT)	Maximum Footcandles Measured at the Property Line
CON	LZ0: Protected Areas	Shall not exceed 2200 Kelvin	0.1 footcandles
SF-1, SF-2, TF-1, MF-1, MF-2, MH-1, PN-1, PR, AG	LZ1: Developed Areas (Low Light)	Shall not exceed 2700 Kelvin	0.1 footcandles
INST, NMU, CMU, DMU	LZ2: Developed Areas (Moderate Light)	Shall not exceed 3000 Kelvin	0.3 footcandles
BP, LI, HI, AO, IOA	LZ3: Developed Areas (High Light)	Shall not exceed 3000 Kelvin	0.3 footcandles

~~(b) Corelated Color Temperature (CCT)~~

~~1. Exterior LED fixtures and lamps in Lighting Zone LZ0 shall have a CCT not to exceed 2200 Kelvin. 1800K is encouraged to minimize sky glow, glare and other negative impacts in these natural areas.~~

~~2. Exterior LED fixtures and lamps in Lighting Zones LZ1, LZ2 and LZ3 shall have a CCT~~

Commented [BR1]: Approach: Accepted all track changes from Scott Lind's marked up version that the Sustainability Committee recommended and that was reviewed by the PC in December. New markups made in this version reflect additional research conducted since the December meeting.

Commented [BR2]: Kept the recommended color temperatures, except for allowing 3000 K for mixed use and industrial properties (reflects Middleton approach and IES recommendations). Added maximum footcandles that reflect IES and Middleton approach (slightly higher than last version for mixed-use and industrial 0.3 vs. 0.1).

Commented [BR3]: Integrated into table above, so this was no longer needed. Language that references the word "encourage" was removed because a zoning code provides standards, not suggestions. There is no basis for enforcement of suggestions.

~~not to exceed 2700 Kelvin. 2200K is encouraged to minimize sky glow and glare.~~

~~(c)~~(b) ~~In~~ ~~no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from an adjacent property. The use of luminaires with additional shielding below the lens and careful fixture placement are encouraged to facilitate compliance with this requirement.~~ All fixtures, whether wall or pole-mounted shall have an IES zero-uplight rating (U0). All fixtures shall be oriented such that the bottom luminous surface is level. Tilting fixtures is not permitted except to compensate for out-of-plumb poles.

1. The only exception to this requirement is for signs approved by the Plan Commission under Section 17.09.16.

~~(d)~~(c) Flashing, flickering and/or other lighting which may distract motorists are prohibited.

~~(e) Private Lighting Impacting Public Roadways.~~

1. ~~Locations where light trespass is identified on a City-owned right-of-way may be subjected to evaluation, including the request for photometric measurements and documentation of system justification. Light trespass which creates significant glare on City-owned rights-of-way shall be evaluated with respect to the safety of roadway users.~~

~~(f)~~(d) Controls and Intensity of Illumination.

1. In no instance shall the amount of illumination attributable to exterior lighting, as measured horizontally at ground level at the property line, exceed ~~0.1 foot-candles~~the those listed in Figure 17.06.20a.

   a. The following exceptions shall be permitted.

      i. ~~Exception: 0.1~~ Maximum foot-candles at the property line may be exceeded along zero lot line shared structure situations or structures with a zero-foot setback as determined by the Plan Commission through the Site Plan review process (see Section 17.10.43).

      ~~1.~~ii. Signage that meets the requirements of Article IX and is located within the DMU zoning district may be permitted to exceed ~~0.1~~maximum foot-candles at the property line as determined by the Zoning Administrator.

~~1.~~2. The average intensity of illumination on any portion of a lot in every lighting zone shall not be greater than 25% above the recommended average horizontal value as defined by the most current Illumination Engineering Society (IES) standards for the use of that portion of the lot in that lighting zone.

~~2.~~3. Any mixed use or nonresidential land use shall extinguish exterior façade and landscaping lighting elements within 1 hour after closing of the businesses and remain off until no earlier than 1 hour before opening. All other exterior lighting shall be reduced in power to a minimum of 50% or be extinguished using one of the following schedules per the 2021 International Energy Conservation Code (IECC) as adopted and amended by the state of Wisconsin:

   a. From not later than midnight to not earlier than 6 a.m.

   b. From not later than 1 hour after business closing to not earlier than 1 hour before business opening.

   c. During anytime where activity has not been detected for 15 minutes or more.

   d. The following exceptions shall be permitted.

~~2.~~4. Covered vehicle entrances or exits from buildings and parking structures where required for safety, security or eye adaptation; and lighting controlled from within dwelling units, emergency lighting as determined to be needed by the Village of Mount Horeb Police Department, Fire Department, EMS, or Public Works Department, and Communication

Commented [BR4]: Removed front end language here because of the refences added to the IES zero-uplight standards that are now best practice instead.

Commented [BR5]: Remove this language because the site plan review process includes a photometrics plan where this would be reviewed for conformance. In terms of existing lighting, it would have to be extinguished within the timeframes as noted below and when in use, the Village would only be requiring a change to conform to these new standards when a building permit was being pulled for the property.

Commented [BR6]: Only changes to this section were in the form of reorganization and added a reference to adopted state code.

Tower lighting (see Section 17.03.20) are exempt from these control requirements.

~~3.~~5. All security lighting intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located within five (5) feet of the perimeter.

~~3. The following exceptions shall be permitted.~~

~~a. Signage that meets the requirements of Article IX and is located within the DMU zoning district may be permitted to exceed 0.1 foot candles at the property line as determined by the Zoning Administrator.~~

~~b. Through the site plan review process (see Section 17.10.43), properties within the DMU zoning district may be permitted to exceed 0.1 foot candles at the property line as determined by the Plan Commission.~~

~~4. Reflected glare into the sky or onto nearby buildings, streets, or pedestrian areas is prohibited.~~

~~(c)~~(c) Fixtures and Luminaries.

1. Outdoor lighting shall be IES zero-uplight compliant fixtures and downward facing (U0).

a. The following exceptions shall be permitted.

~~a.~~i. ~~Exempt from this requirement are :~~Integrated LED light fixtures with a factory-rated output of 1000 lumens or less and fixtures utilizing a single bulb or multiple bulbs with a combined factory-rated output of 1000 lumens or less.

~~b.~~ii. ~~Exempt from this requirement are :~~Signs as described in 17.06.20(5)(d~~a~~) ~~and (c)~~ above.

~~2. Light fixtures shall not be located within required bufferyards or required minimum setbacks.~~

~~3. The color and design of fixtures shall be compatible with the building and public lighting in the area and shall be uniform throughout the entire development site.~~

~~4.~~2. The maximum fixture mounting height shall be 20 feet.

3. All lighting fixtures existing prior to the effective date of this Chapter shall be considered legal nonconforming fixtures.

~~5.~~a. When a Building Permit is issued for work to be conducted on-site, c~~E~~xisting fixtures shall be modified or replaced ~~after the effective date of this Chapter shall, at a minimum,~~ to comply with the requirements for zero-uplight~~,~~ and corelated color temperature. When replaced or modified, lighting installations existing prior to the effective date of this Chapter shall not increase light trespass or increase average light levels above levels permitted in this Chapter and to the greatest extent possible shall endeavor to comply with the other requirements, including control requirements.

Commented [BR7]: Created a trigger for bringing the site into compliance with zero uplighting fixtures and color temperatures based on the site undergoing construction that would require a Building Permit.

(6) Additional Lighting Requirements for Intensive Outdoor Recreation Uses.

(a) Lighting shall be set to automatically shut off when there is no scheduled play and shall be extinguished no later than 10 P.M. Lower light levels for off-the-field lighting may be provided for an additional 1 hour for safe egress.

(b) The mounting height for light fixtures shall be no greater than one-fourth the distance to the nearest property line from where the light fixture is located.

Additional information related to the draft Outdoor Lighting Ordinance

1. Fixture costs – fixtures that would comply vs. non-compliant
    a. Wall mounted fixtures with zero uplight and warmer CCT are available at no additional cost compared to unshielded and/or higher CCT wall lights. Some low-cost examples:
        i. I routinely purchase zero uplight commercial wall packs with adjustable CCT from 1800K-2700K and adjustable lumens from 2600-4550 for $105. The same fixture with adjustable CCT from 3000K-5000K is the same price.
        ii. Another zero uplight commercial wall pack with adjustable CCT from 3000K-5000K and adjustable lumens from 3750-6000 lumens costs $115. The same manufacturer makes an unshielded commercial wall pack with the same adjustable ranges for the same price.

    b. New parking lot lighting is already almost exclusively done with zero uplight fixtures so there is no additional cost for that feature. Several manufacturers have standard products at 3000K and below. In the case of the two largest manufacturers; as low as 2700K and 2200K. A third has standard products down to 1800K.

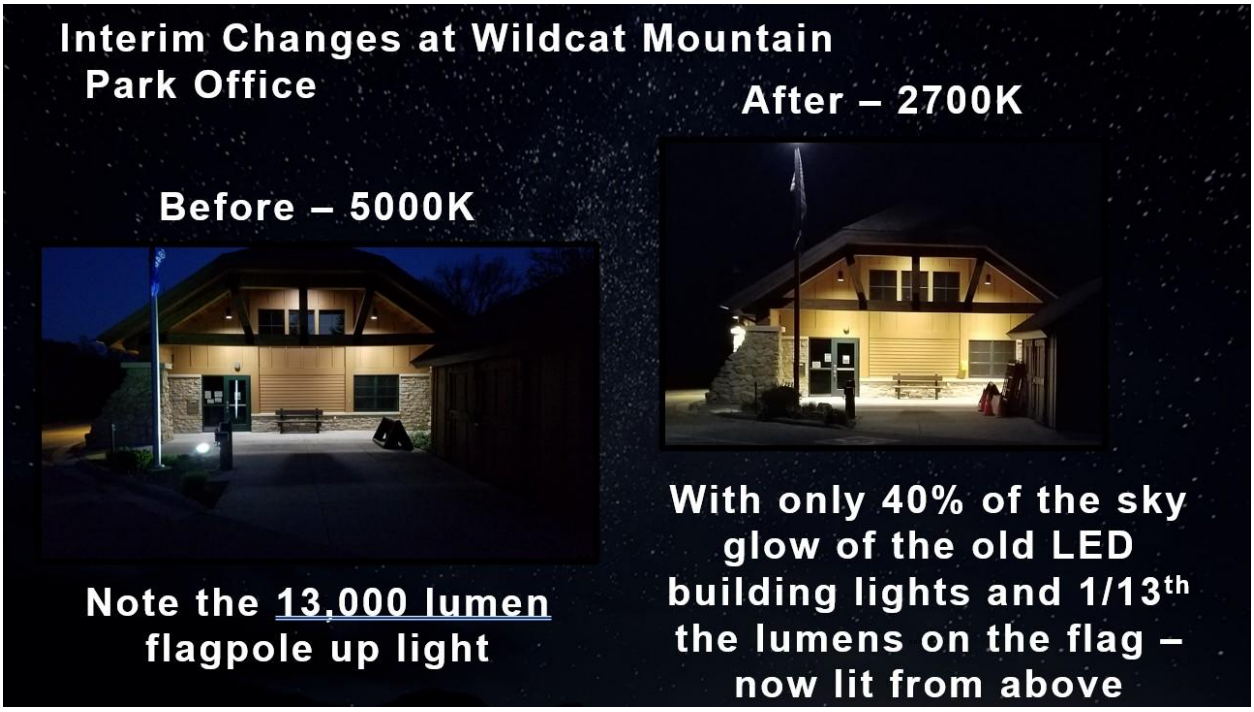
    c. There is no question that setting the maximum CCT for lighting zones LZ1-LZ3 at 2700K instead of 3000K will, currently, reduce the number of fixture options where integrated LEDs are used. But part of the problem with setting it higher, at 3000K, is that many inexpensive outdoor lights are adjustable in CCT, starting at 3000K and going to 5000K – as noted in some of the examples above. Limiting the high end to 2700K eliminates the need to worry about how those adjustable fixtures are set when installed. If 3000K is adopted instead of 2700K then restricting fixtures to a maximum adjustable CCT of 3000K would prevent the use of fixtures that can set higher and reduce enforcement issues.

2. ANSI/IES standards – The standards are updated when the applicable committee determines a new version is justified. In the case of RP-8 covering parking lots and roadways, just updated in 2025, the previous two versions were 2022 and 2014. In the case of RP-43, also just updated in 2025, the previous version was 2022 and that version consolidated several previous standards into one document.

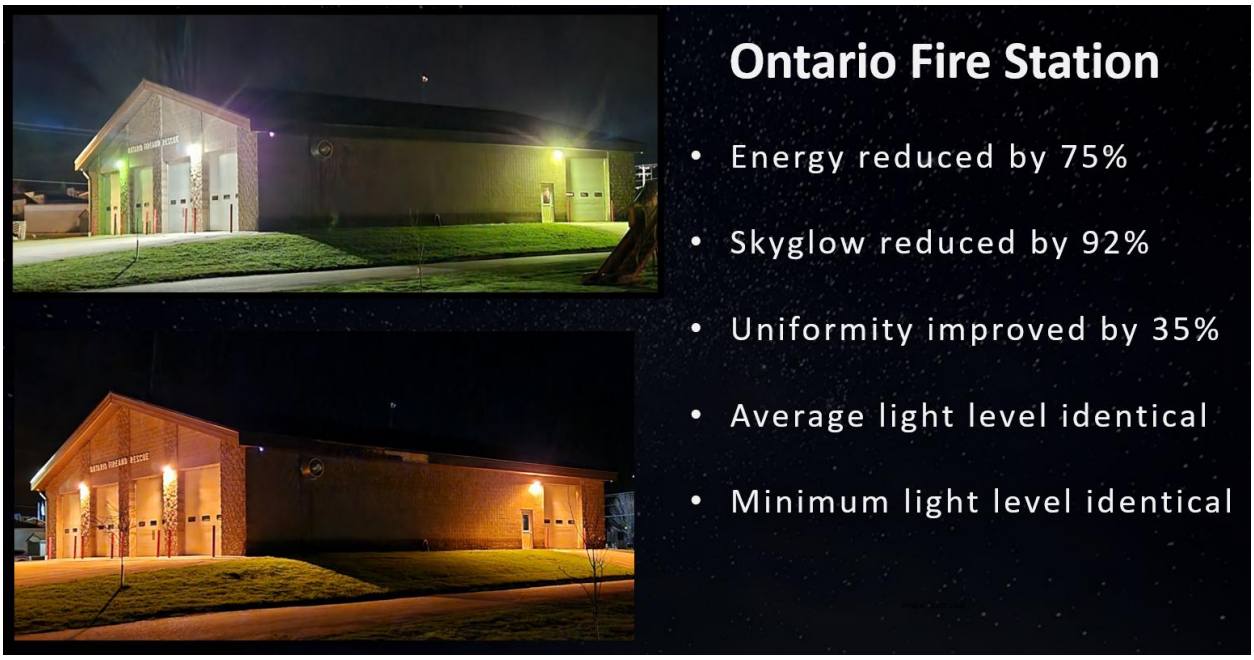
3. Other ordinance examples:

a. Middleton planning committee approved a new outdoor lighting ordinance in late October, 2025. Pending council approval that ordinance has very similar language to what I suggest for light levels and light trespass, references IES standards and limits CCT to 3000K.
b. Sheboygan, as part of a comprehensive ordinance update is on a similar path. The Planning committee passed that version in late December and forwarded to city council. It has been returned to the planning committee for reasons completely unrelated to the lighting section.

4. Example project at 2700K. Wildcat Mountain State Park entrance station/office.



5. Example project at 1800K. Ontario fire station/village hall.


Ontario Fire Station
• Energy reduced by 75%
• Skyglow reduced by 92%
• Uniformity improved by 35%
• Average light level identical
• Minimum light level identical

Happy New Year! Thank you to Trustee Best for chairing tonight's meeting. Also, once again thank you to Plan Commission members for sharing your time and talents with the Village to work through items before you tonight and staff for all the work to prepare the Commission with information it needs.

Though we are about 9 months behind schedule, the zoning code rewrite project is nearing its completion. By next month's public hearing, staff should have the final draft ready for Plan Comm to make its final recommendations to the Board. Plan on reviewing and proposing final amendments before it goes to the Board for their consideration in March.

Ryan

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
January 28, 2026	

AGENDA ITEM # 5.c

Building Inspector Report

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. October - November & Inspector Update
2. December & Year Totals Inspector Update

HERITAGE
COMMUNITY
OPPORTUNITY

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

Building Department Report

October Permits

- 1 new single-family residential – North Cape Subdivision
- 31 miscellaneous residential permits
- 8 miscellaneous commercial permits
- 1 commercial/residential – **full** permit pulled for 1881 Springdale apartment building *(Permit to Start pulled in July)*

November Permits

- 2 new single-family residential – Windflower 55+ development
- 3 early starts – new single-family Brookstone Hills Subdivision
- 15 miscellaneous residential permits
- 0 miscellaneous commercial permits

Commercial Project Progress Report

Date: November 12, 2025
Subject: Ongoing Commercial Construction Updates

400 East Main Street
Preparation work has begun for the installation of the foundation for the garage addition located at the rear of the property. Underfloor inspections for plumbing and insulation are scheduled to take place in the near future.

1881 Springdale Street
Footing and foundation work has been completed. Spancrete panels have been set on the first level. Underground plumbing and electrical installations are in progress. Several inspections have been completed for vapor barrier and insulation in preparation for the concrete slab pours.

204 Durtschi Drive
Work continues on the small office addition. Footing and foundation construction has been completed.

100 South Washington Street
A preliminary walkthrough of the standing building has been conducted to assess rough construction progress. Final inspections will be completed once the electrical, HVAC, and plumbing rough-ins are ready.

Prepared by: Ryan Lindsey, 3C Inspect LLC

HERITAGE
COMMUNITY
OPPORTUNITY

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

Building Department Report

2025 Permits

Total of 334 Permits

- 23 New Single-Family Residential & 1 Two-Family Residential *(Duplex)*
- 3 New Commercial (*Beehive Assisted Living, Surplus Suds, Springdale Apartments)*
- 301 General Permits *(commercial & residential)*
- 5 Zoning (*sidewalk café permits)*
- 1 Demo (*animal hospital)*

December Permits

- 3 new single-family residential – *Brookstone Hills Subdivision*
- 14 miscellaneous residential permits
- 4 miscellaneous commercial permits

Commercial Project Progress Report

Date: December 24, 2025
Subject: Ongoing Commercial Construction Updates

325 N 8th Street – Beehive Assisted Living

Construction activities are nearing completion. The project is in the final phase, with remaining items focused on closeout and final inspections. Occupancy is anticipated early next month.

1881 Springdale Street

Framing of the upper floors is underway. Structural progress continues following completion of earlier foundation and floor system work. Ongoing inspections will continue as framing, mechanical, electrical, and plumbing installations advance.

100 S Washington Street – Surplus Suds

All interior rough inspections have been approved. Insulation, vapor barrier installation, and interior drywall have been completed. The project is progressing toward the next phase of construction and finishing work.

400 East Main Street

Work continues on the addition to the detached garage located at the rear of the property. The project has been framed, and the foundation, framing, rough plumbing, and rough electrical inspections have

been completed. The insulation inspection has also been approved, and the project is moving forward with drywall installation.

Prepared by: Ryan Lindsey, Building Inspector
3C Inspect LLC