



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

PUBLIC WORKS COMMITTEE AGENDA

Monday, March 23, 2026 at 6:00 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. Consider approval of the February 23, 2026 Public Works Committee meeting minutes
 - b. **PUBLIC HEARING:** Consider Smithgroup's final special assessment report for the 2025 Street Project
 - c. Consider 2026 Street Reconstruction Project
 1. Presentation of the 2026 street project by Village Engineers, Smithgroup
 2. **PUBLIC HEARING:** Consider Smithgroup's Preliminary Special Assessment Report for the 2026 Street Project
 3. Consider any changes/revisions to the Preliminary Special Assessment Report
 - d. Consider parking restrictions on S. Washington Street
 - e. Consider a request from Mount Horeb Pharmacy, 203 W. Main St., to add another 15-minute parking stall along the west side of S. Grove St.
 - f. Consider request from Maker's Market, 100 S. First St., to add a 10-minute takeout stall
 - g. Consider Village compost site policies
 - h. Public Services Director's Report
- 5) Future agenda items
- 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.



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PUBLIC WORKS COMMITTEE AGENDA

Monday, February 23, 2026 at 6:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
The Public Works Committee Meeting was called to order on the above date at 6:00 pm in the Board Room of the Municipal Building, 138 E Main St, Mount Horeb, WI
- 2) Roll Call
Public Works Committee members present were Richard Lust, Sarah Best, and Marc Schellpfeffer. Also present were Public Services Director, Jeff Gorman and Utility Office Coordinator, Sara Alderson. Members absent were Nate Gauger and Rodney Albers.
- 3) Public Comments on Non-Agenda Items*
- 4) Agenda Items
 - a. Consider approval of the December 15, 2025 Public Works Committee meeting minutes
Best motioned to approve the minutes from the December 15, 2025, meeting. Lust seconded the motion. Motion passed.
 - b. Consider traffic patterns during school construction
Jeff Gorman presented the traffic pattern at the Intermediate Center proposed by Mount Horeb Police Department and the Mount Horeb Area School District. It is proposed that Academy Street will be one way from S. 2nd Street to S. 4th Street with three lanes of traffic; a drive-through lane, a drop-off lane and a pedestrian lane during construction. Construction is set to run from July 2026 through August 2027. Lust moved to approve the proposal. Best seconded. Motion passed
 - c. Public Services Director's Report
Gorman gave an update on new hires in the Public Works Department along with an update on current and completed projects.
- 5) Future agenda items
 - Public Hearings for 2025/2026 street projects

- Follow up on the School District's use of the compost site

- 6) Set next meeting date and time
The next meeting will be by March 23, 2026
- 7) Meeting adjournment.
Best motioned to adjourn. Lust seconded. Motion passed.
Meeting adjourned at 6:19 pm

Minutes by Sara Alderson, Utility Office Coordinator



AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY

AGENDA ITEM # 4.b

PUBLIC HEARING: Consider Smithgroup's final special assessment report for the 2025 Street Project

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. RPT 2025-0212 Preliminary Special Assessment 2025-01
2. reso 2025-01 prelim spec assessments 2025 street project

MOUNT HOREB 2025 STREET IMPROVEMENTS

**BLUE MOUNDS STREET (W MAIN STREET TO JUSTIN DRIVE)
W GARFIELD STREET (WEST VILLAGE LIMITS TO BLUE MOUNDS STREET)**

PRELIMINARY SPECIAL ASSESSMENT REPORT

Prepared For:
Village of Mount Horeb
138 East Main Street
Mount Horeb, WI 53572

Prepared By:
SMITHGROUP
44 East Mifflin Street, Suite 500
Madison, WI 53703

February 12, 2025

In accordance with Section 8.03 of the Village of Mount Horeb Code of Ordinances, the Preliminary Resolution 2025-01 of the Village Board, dated February 5, 2025 and acting on behalf of the Village of Mount Horeb as the Village Engineer, we herewith submit the following report on the preliminary assessments for roadway, storm, and sanitary improvements within the Project Area described below and as shown on Schedule A of this report.

BLUE MOUNDS STREET FROM W MAIN STREET TO JUSTIN DRIVE

W GARFIELD STREET FROM WEST VILLAGE LIMITS TO BLUE MOUNDS STREET

This report consists of the following schedules, attached hereto:

- Schedule A - Preliminary plans and specifications.
- Schedule B - Estimate of entire costs of the proposed improvements.
- Schedule C - Schedule of proposed assessments against each parcel affected.

The properties listed in Schedule C, are those for which proposed assessments are to be made under the Village's police power as provided for under Section 66.0701, Wisconsin State Statutes. These properties have been viewed and are found to be benefited by the proposed improvements as said improvements will provide new sidewalk, curb and gutter, roadway, driveway aprons, landscaping, and related improvements adjacent to said parcels. The proposed assessments have been applied to all properties adjacent to the proposed improvements in accordance with the preliminary resolution and current Village policy.

Respectfully Submitted,



Heather Brose, PE
Associate | Civil Engineer
SmithGroup, Inc.



Robert Wright, PE
Principal | Village Engineer
SmithGroup, Inc.

SMITHGROUP

Client Village of Mount Horeb
 Project **Mount Horeb 2025 Street Improvements (CONTRACT 25-101)**
 Project # 15582.000
 Detail **SCHEDULE B - Preliminary Project Cost Schedule**
 Date 2/12/2025

Item	Description	Quantity	Unit	Unit Cost	Item Total	Subtotal
A	Roadway					\$ 1,356,860.00
1	Unclassified Excavation - Including Removal of all Materials & Subgrade (for 4" asphalt and 18" aggregate base, all driveways, and miscellaneous removals). Excavation for Utilities is not included in estimated Unclassified Excavation quantity and is incidental to the associated Utility work & Bid items. (Complete in place)	1	LS	\$ 272,000.00	\$ 272,000.00	
2	Excavation Below Subgrade & Place Stone Fill (Undercut) (Complete in place)	2,130	CY	\$ 48.00	\$ 102,240.00	
3	Geotextile Fabric. (Complete in place)	1,070	SY	\$ 4.00	\$ 4,280.00	
4	Install Crushed Stone Base Course (12" Deep). (Complete in place)	14,100	SY	\$ 18.00	\$ 253,800.00	
5	Finish Grade Base Course. (Complete in place)	39	STA	\$ 800.00	\$ 31,200.00	
6	Install 30" Concrete Curb & Gutter. (Includes 18" depth crushed stone Base Course to 12" behind curb & gutter.) (Complete in place)	1,900	LF	\$ 50.00	\$ 95,000.00	
7	Driveway Plating and Access During Curb Curing (undistributed)	1	EA	\$ 1,200.00	\$ 1,200.00	
8	Sawcut Butt Joint. (Complete in place)	680	LF	\$ 4.00	\$ 2,720.00	
9	Asphalt Milling. (Complete in place)	4,700	SY	\$ 3.00	\$ 14,100.00	
10	Install 2.5" Overlay Bituminous Pavement. (Type LT) (Complete in place)	4,700	SY	\$ 15.00	\$ 70,500.00	
11	Install 4" Deep Bituminous Pavement. (2-1/4" Binder, 1-3/4" Surface, Type LT) (Complete in place)	12,800	SY	\$ 20.00	\$ 256,000.00	
12	Remove Existing Bituminous Drive Apron and Replace with 3" Thick Bituminous Drive Apron on 8" Deep Aggregate Base. (Complete in place)	180	SF	\$ 12.00	\$ 2,160.00	
13	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (includes decorative concrete) (Complete in place)	450	SF	\$ 15.00	\$ 6,750.00	
14	Install New 5-in Concrete Sidewalk on New 4-in Deep Aggregate Base. (Complete in place)	3,500	SF	\$ 15.00	\$ 52,500.00	
15	Remove and Replace 5-in Concrete Sidewalk on New 4-in Deep Aggregate Base. (Complete in place)	1,300	SF	\$ 20.00	\$ 26,000.00	
16	Sidewalk Striping (across Fire Department apron) (2 - 4-inch solid red lines, 4 feet apart) (Complete in place)	345	LF	\$ 4.00	\$ 1,380.00	
17	Hydrant Curb Striping. (15 LF centered on hydrant, curb face and head, yellow) (Complete in place)	30	LF	\$ 25.00	\$ 750.00	

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 Project # 15582.000
 Detail **SCHEDULE B - Preliminary Project Cost Schedule**
 Date 2/12/2025

Item	Description	Quantity	Unit	Unit Cost	Item Total	Subtotal
18	Special Waterway Curb (includes placement and compaction of base). (Complete in place)	62	LF	\$ 90.00	\$ 5,580.00	
19	Restoration	1	LS	\$ 36,100.00	\$ 36,100.00	
20	Construction Staking and Layout	1	LS	\$ 21,600.00	\$ 21,600.00	
21	Traffic Control & Phasing	1	LS	\$ 86,600.00	\$ 86,600.00	
22	Erosion Control	1	LS	\$ 14,400.00	\$ 14,400.00	
B	Sanitary Sewer					\$ 182,650.00
23	Install New 8" SDR 35 PVC Sanitary Sewer (includes reconnection of all live laterals) (Complete in place)	465	LF	\$ 120.00	\$ 55,800.00	
24	Provide New 48" diameter Sanitary Sewer Manhole with castings (Neenah R-1550-B with non-rocking lid) (includes installation, adjustment, polyethylene rings, and external chimney seal) (Complete in Place)	2	EACH	\$ 6,500.00	\$ 13,000.00	
25	Remove and Replace 48" Sanitary Sewer Manhole with castings (Neenah R-1550-B with non-rocking lid) (includes adjustment, polyethylene rings, and external chimney seal) (Complete in Place)	1	EACH	\$ 8,300.00	\$ 8,300.00	
26	Adjust Existing Sanitary Sewer Manhole Casting to finish grade. Provide new polyethelyene adjustment rings and external chimney seal. Reuse existing casting unless otherwise noted. (Complete in place)	12	EACH	\$ 1,200.00	\$ 14,400.00	
27	Provide New Sanitary Sewer Manhole Casting. (Neenah R-1550-B with non-rocking lid) Installation and adjustment are included within Bid Item 26	11	EACH	\$ 1,300.00	\$ 14,300.00	
28	Sanitary Spot Repair PVC - 10 LF. Includes Fernco connections. (Complete in place)	1	EACH	\$ 5,000.00	\$ 5,000.00	
29	Sanitary Spot Repair Truss Pipe - 10 LF. Includes Fernco connections. (Complete in place)	7	EACH	\$ 5,500.00	\$ 38,500.00	
30	Sanitary Spot Repair Truss Pipe - 20 LF. Includes Fernco connections. (Complete in place)	1	EACH	\$ 6,500.00	\$ 6,500.00	
31	Connection to Existing Sanitary Manhole (Field Core EX-SAN-MH-21) (Complete in place)	1	EACH	\$ 1,200.00	\$ 1,200.00	
32	Rock Excavation	465	LF	\$ 50.00	\$ 23,250.00	
33	Underground Utility Exploration (as requested by Engineer) (undistributed)	2	EACH	\$ 1,200.00	\$ 2,400.00	

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 Project # 15582.000
 Detail **SCHEDULE B - Preliminary Project Cost Schedule**
 Date 2/12/2025

Item	Description	Quantity	Unit	Unit Cost	Item Total	Subtotal
C	Water Main					\$ 30,400.00
34	8-inch Ductile Iron Water Main (Includes connections to existing main. Complete in place)	40	LF	\$ 150.00	\$ 6,000.00	
35	Replace 10" Gate Valve Box, including Gate Valve Adaptor and Clear Stone Backfill. (Complete in place)	2	EACH	\$ 2,400.00	\$ 4,800.00	
36	Replace 8" Gate Valve Box, including Gate Valve Adaptor and Clear Stone Backfill. (Complete in place)	6	EACH	\$ 2,000.00	\$ 12,000.00	
37	Replace 6" Gate Valve Box, including Gate Valve Adaptor and Clear Stone Backfill. (Complete in place)	1	EACH	\$ 1,800.00	\$ 1,800.00	
38	Replace 4" Gate Valve Box, including Gate Valve Adaptor and Clear Stone Backfill. (Complete in place)	1	EACH	\$ 1,600.00	\$ 1,600.00	
39	Replace 8" Gate Valve Box Top Section	3	EACH	\$ 800.00	\$ 2,400.00	
40	Replace 6" Gate Valve Box Top Section	1	EACH	\$ 600.00	\$ 600.00	
41	Underground Utility Exploration (as requested by Engineer) (undistributed)	1	EACH	\$ 1,200.00	\$ 1,200.00	
D	Storm Sewer					\$ 31,810.00
42	12-inch RCP Storm Sewer (Complete in place)	42	LF	\$ 105.00	\$ 4,410.00	
43	Provide New 2' x 3' Type H Curb Inlet with casting and grate (includes installation, adjustment, and rings) (Complete in place)	2	EACH	\$ 3,500.00	\$ 7,000.00	
44	Provide New 48" diameter Storm Manhole with castings and grate (includes installation, adjustment, and rings) (Complete in place)	1	EACH	\$ 6,000.00	\$ 6,000.00	
45	Adjust Existing Storm Sewer Manhole Casting to finish grade. Provide new concrete adjustment rings. Reuse existing casting unless otherwise noted. (Complete in place)	11	EACH	\$ 1,200.00	\$ 13,200.00	
46	Underground Utility Exploration (as requested by Engineer) (undistributed)	1	EACH	\$ 1,200.00	\$ 1,200.00	
Construction Total						\$ 1,601,720
Construction Contingency		12.00%				\$ 192,200.00
Project Total						\$ 1,793,920

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Client Village of Mount Horeb
 Project **2025 STREET IMPROVEMENTS**
 Project # 15582.000
 Detail **SCHEDULE C - Preliminary Schedule of Special Assessments Against Benefited Parcels**
 Date 2/12/2025

The following items shall be assessed at the following percentages based upon the Village's Assessment Policies and Resolution to Levy Special Assessments. Unit prices include technical fees.

Blue Mounds Street & W Garfield Street					
Driveway Apron	Concrete	\$	15.00	per square foot	@ 100% of cost
Driveway Apron	Asphalt	\$	12.00	per square foot	@ 100% of cost
Concrete Sidewalk	New (Circulation Plan)	\$	5.00	per square foot	\$20/SF @ 25% of cost
Concrete Sidewalk	Repair (Existing)	\$	10.00	per square foot	\$20/SF @ 50% of cost

Blue Mounds Street & W Garfield Street							
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf)	Cost
327 W MAIN ST	060611409064	JARED DONALD NELSON & ELIZABETH NELSON	Driveway apron	3.2	8.75	28	\$ 420.00
			No sidewalk (new)				\$ -
			No sidewalk (repair)				\$ -
			Total				\$ 420.00
102 BLUE MOUNDS ST	060611428801	JUDY L JOHNSON	No driveway apron				\$ -
			No sidewalk (new)				\$ -
			No sidewalk (repair)				\$ -
			Total				\$ -
405 W MAIN ST	060611428703	PAUL D KLAAS	No driveway apron				\$ -
			No sidewalk (new)				\$ -
			No sidewalk (repair)				\$ -
			Total				\$ -
NO PARCEL ADDRESS MILITARY RIDGE STATE TRAIL	060611488014	MILITARY RIDGE STATE TRAIL (WI DNR)	Driveway apron (asphalt)			104	\$ 1,248.00
			Sidewalk (new)	4	44	176	\$ 880.00
			Sidewalk (repair)	5	11.5	57.5	\$ 575.00
			Sidewalk (repair)	5	5	25	\$ 250.00
			Total				\$ 2,953.00
201 BLUE MOUNDS ST	060611413031	BOARD OF REGENTS OF UNIV OF WIS SYSTEM	Driveway apron			160	\$ 2,400.00
			Driveway apron (asphalt)			80	\$ 960.00
			No sidewalk (new)				\$ -
			Sidewalk (repair)	5	5	25	\$ 250.00
			Sidewalk (repair)	5	5	25	\$ 250.00
			Sidewalk (repair)	5	20	100	\$ 1,000.00
			Total				\$ 4,860.00
211 BLUE MOUNDS ST	060611465575	BOARD OF REGENTS OF UNIV OF WIS SYSTEM	Driveway apron			75	\$ 1,125.00
			No sidewalk (new)				\$ -
			Sidewalk (repair)	5	5	25	\$ 250.00
			Total				\$ 1,375.00
225 BLUE MOUNDS ST	060611467019	MADISON AREA REHABILITATION CENTERS	Driveway apron	6	3.5	21	\$ 315.00
			No sidewalk (new)				\$ -
			Sidewalk (repair)	5	36	180	\$ 1,800.00
			Sidewalk (repair)	9	5	45	\$ 450.00
			Total				\$ 2,565.00
251 BLUE MOUNDS ST	060611467651	HME DEVELOPMENT LLC	Driveway apron	6	17	102	\$ 1,530.00
			No sidewalk (new)				\$ -
			Sidewalk (repair)	5	5	25	\$ 250.00
			Total				\$ 1,780.00
204 BLUE MOUNDS ST	060611441001	LANDSBY RIDGE LLC	No driveway apron				\$ -
			Sidewalk (new)	275	4	1,100	\$ 5,500.00
			Sidewalk (new)	8	6	48	\$ 480.00
			No sidewalk (repair)				\$ -
			Total				\$ 5,980.00
428 W GARFIELD ST	060611440751	MOUNT HOREB TELEPHONE COMPANY	No driveway apron				\$ -
			No sidewalk (new)				\$ -
			No sidewalk (repair)				\$ -
			Total				\$ -
501 W MAIN ST	060611491500	MT HOREB FARMERS COOPERATIVE	No driveway apron				\$ -
			No sidewalk (new)				\$ -
			No sidewalk (repair)				\$ -
			Total				\$ -

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Client Village of Mount Horeb
 Project **2025 STREET IMPROVEMENTS**
 Project # 15582.000
 Detail **SCHEDULE C - Preliminary Schedule of Special Assessments Against Benefited Parcels**
 Date 2/12/2025

The following items shall be assessed at the following percentages based upon the Village's Assessment Policies and Resolution to Levy Special Assessments. Unit prices include technical fees.

Blue Mounds Street & W Garfield Street					
Driveway Apron	Concrete	\$	15.00	per square foot	@ 100% of cost
Driveway Apron	Asphalt	\$	12.00	per square foot	@ 100% of cost
Concrete Sidewalk	New (Circulation Plan)	\$	5.00	per square foot	\$20/SF @ 25% of cost
Concrete Sidewalk	Repair (Existing)	\$	10.00	per square foot	\$20/SF @ 50% of cost

Blue Mounds Street & W Garfield Street								
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf)	Cost	
501 W MAIN ST	060611447021	MT HOREB FARMERS COOPERATIVE	Driveway apron (asphalt)	1	56	56	\$ 672.00	
			Driveway apron (asphalt)	1	23	23	\$ 276.00	
			Driveway apron (asphalt)	1	41	41	\$ 492.00	
			Driveway apron (asphalt)	1	10	10	\$ 120.00	
			Driveway apron (asphalt)	1	71	71	\$ 852.00	
			No sidewalk (new)					\$ -
			No sidewalk (repair)					\$ -
Total							\$ 2,412.00	
501 W MAIN ST	060611449021	MT HOREB FARMERS COOPERATIVE	No driveway apron				\$ -	
			No sidewalk (new)				\$ -	
			No sidewalk (repair)				\$ -	
Total							\$ -	
501 W GARFIELD ST	060611448551	MT HOREB FARMERS COOPERATIVE	No driveway apron				\$ -	
			No sidewalk (new)				\$ -	
			No sidewalk (repair)				\$ -	
Total							\$ -	
421 W GARFIELD ST	060611448751	MT HOREB AREA SCHOOL DISTRICT	Driveway apron	1	28	28	\$ 336.00	
			Sidewalk (new)	4	425	1700	\$ 8,500.00	
			Sidewalk (new)	5	10	50	\$ 250.00	
			No sidewalk (repair)				\$ -	
Total							\$ 9,086.00	
301 BLUE MOUNDS ST	060611469026	VILLAGE OF MT HOREB	No driveway apron				\$ -	
			No sidewalk (new)				\$ -	
			Sidewalk (repair)	5	5	25	\$ 250.00	
			Sidewalk (repair)	5	9.5	47.5	\$ 475.00	
Total							\$ 725.00	
401 BLUE MOUNDS ST	060611470023	VILLAGE OF MT HOREB	No driveway apron				\$ -	
			No sidewalk (new)				\$ -	
			No sidewalk (repair)				\$ -	
Total							\$ -	
401 BLUE MOUNDS ST	060614103058	VILLAGE OF MT HOREB	No driveway apron				\$ -	
			No sidewalk (new)				\$ -	
			No sidewalk (repair)				\$ -	
Total							\$ -	
311 MEADOW VIEW RD	060614106804	PARKSIDE TOWNHOMES II LLC	No driveway apron				\$ -	
			No sidewalk (new)				\$ -	
			No sidewalk (repair)				\$ -	
Total							\$ -	
400 BLUE MOUNDS ST	060611448401	MOUNT HOREB AREA JOINT FIRE DEPARTMENT & VILLAGE OF MOUNT HOREB	No driveway apron				\$ -	
			Sidewalk (new)	4	35	140	\$ 700.00	
			Sidewalk (new)	4	66	264	\$ 1,320.00	
			Sidewalk (new)	5	6	30	\$ 150.00	
			No sidewalk (repair)				\$ -	
Total							\$ 2,170.00	

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Client Village of Mount Horeb
 Project **2025 STREET IMPROVEMENTS**
 Project # 15582.000
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 Date 2/12/2025

The following items shall be assessed at the following percentages based upon the Village's Assessment Policies and Resolution to Levy Special Assessments. Unit prices include technical fees.

Blue Mounds Street & W Garfield Street					
Driveway Apron	Concrete	\$	15.00	per square foot	@ 100% of cost
Driveway Apron	Asphalt	\$	12.00	per square foot	@ 100% of cost
Concrete Sidewalk	New (Circulation Plan)	\$	5.00	per square foot	\$20/SF @ 25% of cost
Concrete Sidewalk	Repair (Existing)	\$	10.00	per square foot	\$20/SF @ 50% of cost

Blue Mounds Street & W Garfield Street							
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf)	Cost
600 BLUE MOUNDS ST	060614120084	HOMESTEAD COOP OF MT HOREB	Driveway apron	4	12.5	50	\$ 750.00
			Driveway apron			10	\$ 150.00
			Driveway apron			10	\$ 150.00
			No sidewalk (new)				\$ -
			Sidewalk (repair)	4	13	52	\$ 520.00
			Sidewalk (repair)	4	4	16	\$ 160.00
			Sidewalk (repair)	4	8.5	34	\$ 340.00
			Sidewalk (repair)	4	16	64	\$ 640.00
			Sidewalk (repair)	4	9	36	\$ 360.00
			Sidewalk (repair)	4	8	32	\$ 320.00
			Sidewalk (repair)	4	8	32	\$ 320.00
			Sidewalk (repair)	4	4	16	\$ 160.00
			Total				
701 BLUE MOUNDS ST	060614107143	PLEASANT MEADOWS II LLC	No driveway apron				\$ -
			No sidewalk (new)				\$ -
			No sidewalk (repair)				\$ -
			Total				
800 BLUE MOUNDS ST	060614130028	BROOKSTONE CONDOS LLC	No driveway apron				\$ -
			No sidewalk (new)				\$ -
			Sidewalk (repair)	4	23	92	\$ 920.00
			Sidewalk (repair)	4	4	16	\$ 160.00
			Sidewalk (repair)	4	4	16	\$ 160.00
			Sidewalk (repair)	4	4	16	\$ 160.00
			Sidewalk (repair)	4	21	84	\$ 840.00
Total						\$	2,240.00
NO PARCEL ADDRESS BROOKSTONE RIDGE OUTLOT 1	060614134757	VILLAGE OF MT HOREB	No driveway apron				\$ -
			No sidewalk (new)				\$ -
			No sidewalk (repair)				\$ -
			Total				
100 LAURYN CT	060614115001	PEGGY FLORA ZALUCHA	No driveway apron				\$ -
			No sidewalk (new)				\$ -
			No sidewalk (repair)				\$ -
			Total				

VILLAGE OF MOUNT HOREB
RESOLUTION 2025-01

PRELIMINARY RESOLUTION TO LEVY SPECIAL ASSESSMENTS

RESOLVED, by the Village Board of the Village of Mount Horeb, Wisconsin:

1. The Village Board hereby declares its intention to exercise its police power under 66.0701, Stats., to levy special assessments upon property in the assessment districts hereafter described for benefits conferred upon such property by reason of the following public work and improvements.

BLUE MOUNDS STREET FROM W MAIN STREET TO JUSTIN DRIVE:

Street Rehabilitation consisting of the removal and replacement of all existing base course and bituminous pavement, spot repair of existing sidewalks, spot repair of concrete curb and gutter, and driveways in kind where necessary.

Sidewalk Improvement consisting of installation of new sidewalks where they do not exist.

W GARFIELD STREET FROM WEST VILLAGE LIMITS TO BLUE MOUNDS STREET:

Street Rehabilitation consisting of mill and overlay of existing bituminous pavement, spot repair of concrete curb and gutter, and replacement of driveways in kind where necessary.

Sidewalk Improvement consisting of installation of new sidewalks where they do not exist.

2. The assessment district consists of all those properties having frontage on either side of the above-named streets as listed on Attachment A.

3. The total amounts to be assessed against the properties in the assessment district shall not exceed the following percentages of the total project cost of the improvements.

BLUE MOUNDS STREET FROM W MAIN STREET TO JUSTIN DRIVE:

- 100% of the cost to remove and install bituminous and concrete driveways.

- 50% of the cost to remove and replace sidewalks meeting the Village's Sidewalk Replacement Criteria under the Village's policy.
- 25% of the cost to install concrete sidewalks where none exist, and the areas are located on the Village's Sidewalk Improvement Plan.

W GARFIELD STREET FROM WEST VILLAGE LIMITS TO BLUE MOUNDS STREET:

- 100% of the cost to remove and install bituminous and concrete driveways.
- 50% of the cost to remove and replace sidewalks meeting the Village's Sidewalk Replacement Criteria under the Village's policy. (where they exist)
- 25% of the cost to install concrete sidewalks where none exist, and the areas are located on the Village's Sidewalk Improvement Plan.

4. The Village Board determines that the improvements constitute an exercise of the police power for the health, safety, and general welfare of the Village and its inhabitants.

5. The Village Engineer shall prepare a report which shall consist of preliminary plans and specifications for the improvements, an estimate of the entire project costs, and a schedule of the proposed assessments.

6. The Village Engineer shall file a copy of the report with the Village Clerk for public inspection.

7. Upon receiving a copy of the report of the Village Engineer, the Village Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed Assessment District, the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and report.

8. Assessments in a total amount less than \$500.00 shall be paid within 30 days of receipt. Assessments of \$500.00 but less than \$5,000.00 may be paid in five equal annual installments. Assessment over \$5,000.00 may be paid in ten equal annual installments. Any unpaid balance shall accrue interest at a rate one percent per annum greater than the rate at which the Village borrowed funds for the improvements.

The above resolution was duly adopted by the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, at a meeting held on March 5, 2025.

VILLAGE OF MOUNT HOREB

By: _____
Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY

AGENDA ITEM # 4.c

Consider 2026 Street Reconstruction Project

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY

AGENDA ITEM # 4.c.1

Presentation of the 2026 street project by Village Engineers, Smithgroup

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. DWG 2026-0311 Preliminary Plans 2026-06

Mount Horeb 2026 Street Improvements

SOUTH FIRST STREET (CARVER ST TO FRONT ST)
HENRY STREET (PARKWAY DR TO S FIRST ST)

MARCH 11, 2026
PRELIMINARY PLANS

SmithGroup Project Number: 00101357.000

SHEET LIST

- G-001 COVER SHEET
- C-001 GENERAL NOTES AND LEGEND
- C-002 EXISTING CONDITIONS NOTES
- CS101 S FIRST STREET PLAN & PROFILE (STA 200+00 TO 204+25)
- CS102 S FIRST STREET PLAN & PROFILE (STA 204+25 TO 208+50)
- CS103 S FIRST STREET PLAN & PROFILE (STA 208+50 TO 212+75)
- CS104 S FIRST STREET PLAN & PROFILE (STA 212+75 TO 217+00)
- CS105 S FIRST STREET PLAN & PROFILE (217+00 TO 219+45)
- CS106 HENRY STREET PLAN & PROFILE (STA 100+25 TO 104+50)
- CS107 HENRY STREET PLAN & PROFILE (STA 104+50 TO 108+75)
- CS108 HENRY STREET PLAN & PROFILE (STA 108+50 TO 110+60)

Prepared for:



VILLAGE OF
MOUNT HOREB

138 EAST MAIN STREET
MOUNT HOREB, WI 53572
608.437.6884
<http://www.mounthorebwi.info>

VILLAGE CONTACTS:

Jeff Gorman
Public Services Director
608.437.3351

Brian Schult
Water Utility Manager
608.636.5763

Jordan Schmitz
Electric Superintendent
608.437.3300

Mike Brace
Wastewater Superintendent
608.437.3101

Robert Wright
Village Engineer, SmithGroup
608.327.4433

Prepared by:

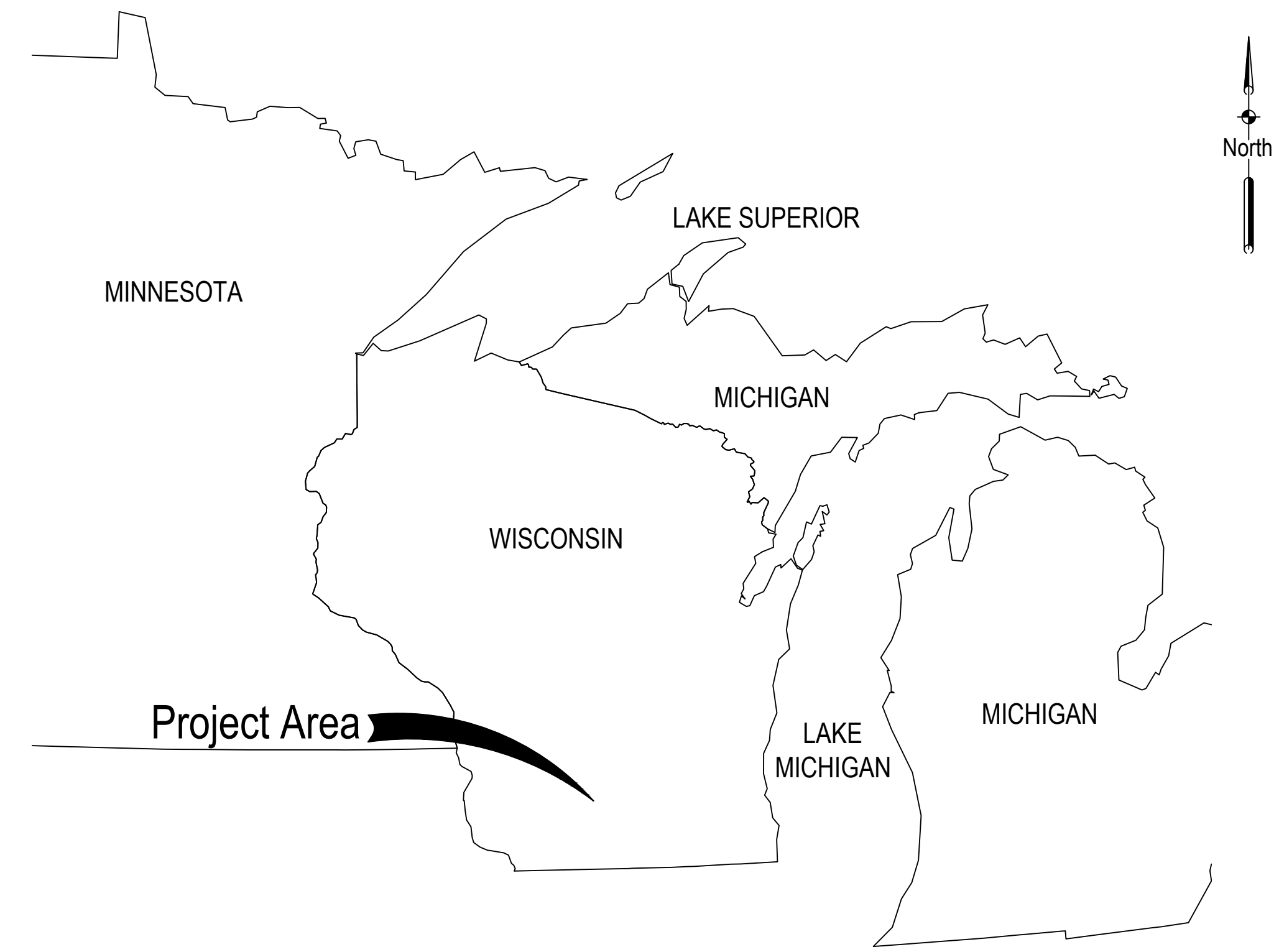
SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

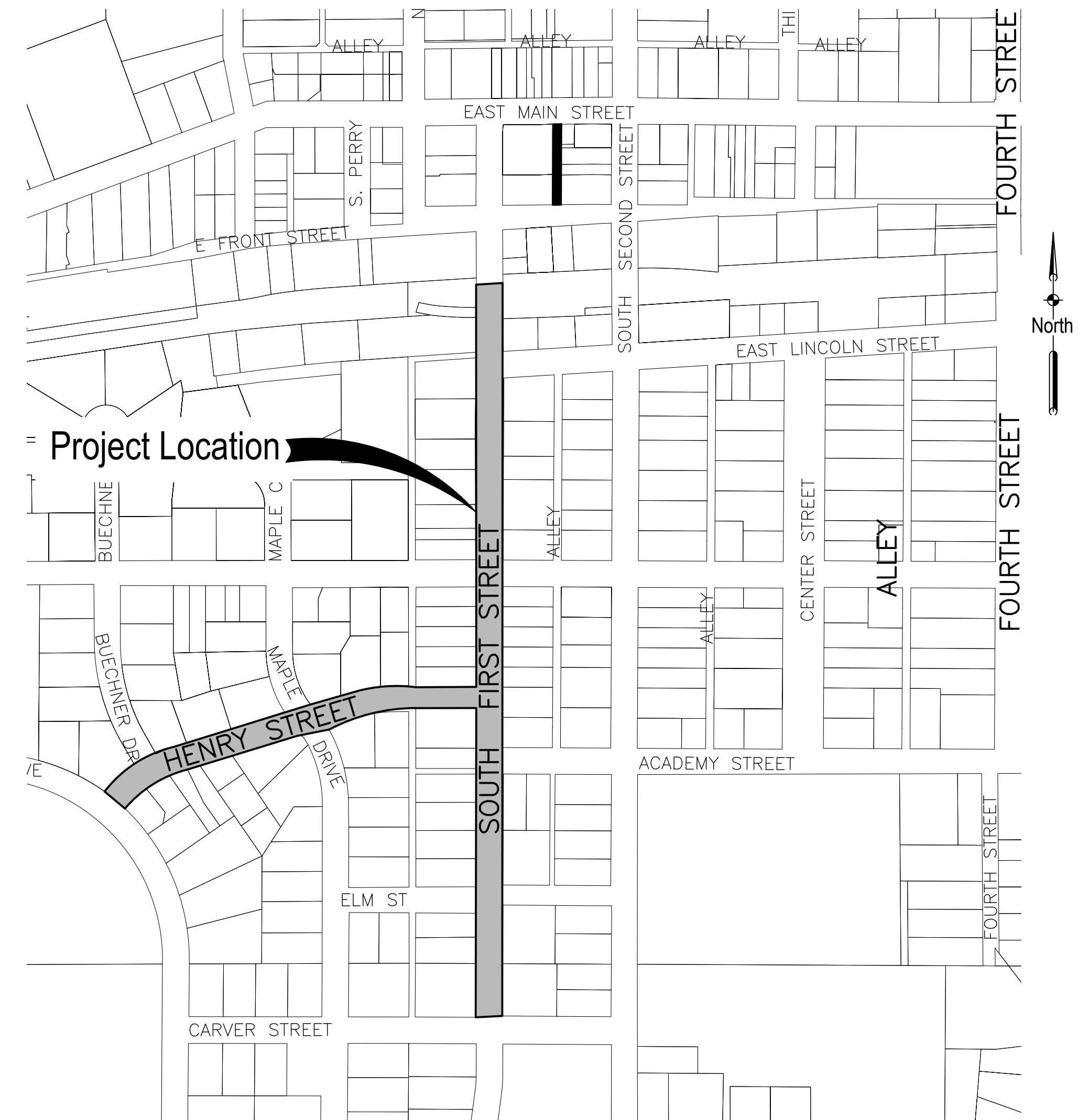
Surveyed by:

WYSER ENGINEERING

300 EAST FRONT STREET
MOUNT HOREB, WI 53572
608.437.1980
<http://www.wyserengineering.com/>



PROJECT VICINITY MAP



PROJECT LOCATION MAP



AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY

AGENDA ITEM # 4.c.2

PUBLIC HEARING: Consider Smithgroup's Preliminary Special Assessment Report for the 2026 Street Project

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. RPT 2026-0311 Preliminary Special Assessment 2026-06
2. PH 2026-0323 PRELIM SPC ASSMNT RESO 2026 Streets_draft

MOUNT HOREB 2026 STREET IMPROVEMENTS

SOUTH FIRST STREET (CARVER STREET TO FRONT STREET)
HENRY STREET (PARKWAY DRIVE TO SOUTH FIRST STREET)

PRELIMINARY SPECIAL ASSESSMENT REPORT

Prepared For:
Village of Mount Horeb
138 East Main Street
Mount Horeb, WI 53572



Prepared By:

SMITHGROUP

44 East Mifflin Street, Suite 500
Madison, WI 53703

March 11, 2026

In accordance with Section 8.03 of the Village of Mount Horeb Code of Ordinances, the Preliminary Resolution 2026-06 of the Village Board, dated March 4, 2026 and acting on behalf of the Village of Mount Horeb as the Village Engineer, we herewith submit the following report on the preliminary assessments for roadway, water, sanitary, and storm improvements within the Project Area described below and as shown on Schedule A of this report.

SOUTH FIRST STREET FROM CARVER STREET TO FRONT STREET

HENRY STREET FROM PARKWAY DRIVE TO SOUTH FIRST STREET

This report consists of the following schedules, attached hereto:

- Schedule A - Preliminary plans and specifications.
- Schedule B - Estimate of entire costs of the proposed improvements.
- Schedule C - Schedule of proposed assessments against each parcel affected.

The properties listed in Schedule C are those for which proposed assessments are to be made under the Village's police power as provided for under Section 66.0701, Wisconsin State Statutes. These properties have been viewed and are found to be benefited by the proposed improvements as said improvements will provide new sidewalk, curb and gutter, roadway, driveway aprons, landscaping, and related improvements adjacent to said parcels. The proposed assessments have been applied to all properties adjacent to the proposed improvements in accordance with the preliminary resolution and current Village policy.

Respectfully Submitted,



Heather Brose, PE
Associate | Civil Engineer
SmithGroup, Inc.



Robert Wright, PE
Principal | Village Engineer
SmithGroup, Inc.

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www.smithgroup.com

Client Village of Mount Horeb
 Project **Mount Horeb 2026 Street Improvements (CONTRACT 26-100)**
 Project # 00101357.000
 Detail **SCHEDULE B - Preliminary Project Cost Schedule**
 Date 3/11/2026

Item	Description	Quantity	Unit	Unit Cost	Item Total	Subtotal
A	Roadway					\$ 1,495,540.00
1	Unclassified Excavation - Including Removal of all Materials & Subgrade (for 4" asphalt and 12" aggregate base, all sidewalks, driveways, and miscellaneous removals). Excavation for Utilities is not included in estimated Unclassified Excavation quantity and is incidental to the associated Utility work & Bid items. (Complete in place)	1	LS	\$ 260,000.00	\$ 260,000.00	
2	Excavation Below Subgrade & Place Stone Fill (Undercut) (Complete in place)	1,010	CY	\$ 55.00	\$ 55,550.00	
3	Geotextile Fabric. (Complete in place)	510	SY	\$ 4.00	\$ 2,040.00	
4	Install Crushed Stone Base Course (12" Deep). (Complete in place)	13,800	SY	\$ 15.00	\$ 207,000.00	
5	Finish Grade Base Course. (Complete in place)	29	STA	\$ 800.00	\$ 23,200.00	
6	Install 30" Concrete Curb & Gutter. (Includes placement and compaction of 7.5" depth crushed stone Base Course to 12" behind curb & gutter and placement and compaction of 12" depth crushed stone Base Course below roadway. (Complete in place)	5,720	LF	\$ 35.00	\$ 200,200.00	
7	Driveway Plating and Access During Curb Curing (undistributed)	4	EA	\$ 2,000.00	\$ 8,000.00	
8	Sawcut Butt Joint. (Complete in place)	6,400	LF	\$ 4.00	\$ 25,600.00	
9	Install 4" Deep Bituminous Pavement. (2-1/4" Binder, 1-3/4" Surface, Type LT) (Complete in place)	11,920	SY	\$ 20.00	\$ 238,400.00	
10	Remove Existing Bituminous Drive Apron and Replace with 3" Thick Bituminous Drive Apron on 8" Deep Aggregate Base. (Complete in place)*	2,470	SF	\$ 14.00	\$ 34,580.00	
11	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (includes decorative concrete) (Complete in place)*	4,160	SF	\$ 18.00	\$ 74,880.00	
12	Remove Existing Paver Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (includes decorative concrete) (Complete in place)*	205	SF	\$ 20.00	\$ 4,100.00	

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Client Village of Mount Horeb
 Project **Mount Horeb 2026 Street Improvements (CONTRACT 26-100)**
 Project # 00101357.000
 Detail **SCHEDULE B - Preliminary Project Cost Schedule**
 Date 3/11/2026

Item	Description	Quantity	Unit	Unit Cost	Item Total	Subtotal
13	Install New 5-in Concrete Sidewalk on New 4-in Deep Aggregate Base. (Complete in place)*	5,500	SF	\$ 12.00	\$ 66,000.00	
14	Remove and Replace 5-in Concrete Sidewalk on New 4-in Deep Aggregate Base. (Complete in place)*	5,580	SF	\$ 18.00	\$ 100,440.00	
15	Accessible Ramps (2 - 24-in x 24-in Detectable Warning Plates per each) (Complete in place)	25	EACH	\$ 400.00	\$ 10,000.00	
16	Sidewalk Striping (across alley apron) (2 - 4-inch solid white lines per drawings) (Complete in place)	70	LF	\$ 10.00	\$ 700.00	
17	Crosswalk Pavement Striping. (white, 12" wide) (Complete in place)	1,345	LF	\$ 15.00	\$ 20,175.00	
18	Hydrant Curb Striping. (15 LF centered on hydrant, curb face and head, yellow) (Complete in place)	135	LF	\$ 25.00	\$ 3,375.00	
19	Restoration	1	LS	\$ 57,600.00	\$ 57,600.00	
20	Construction Staking and Layout	1	LS	\$ 34,600.00	\$ 34,600.00	
21	Traffic Control	1	LS	\$ 46,100.00	\$ 46,100.00	
22	Erosion Control	1	LS	\$ 23,000.00	\$ 23,000.00	
B	Sanitary Sewer					\$ 56,200.00
23	Remove and Replace 48" diameter Sanitary Sewer Manhole with castings (Neenah R-1550-B with non-rocking lid) (includes adjustment, polyethylene rings, and external chimney seal) (Complete in Place)	2	EACH	\$ 8,300.00	\$ 16,600.00	
24	Adjust Existing Sanitary Sewer Manhole Casting to finish grade. Provide new polyethelyene adjustment rings and external chimney seal. Reuse existing casting unless otherwise noted. (Complete in place)	15	EACH	\$ 1,200.00	\$ 18,000.00	
25	Provide New Sanitary Sewer Manhole Casting. (Neenah R-1550-B with non-rocking lid) Installation and adjustment are included within Bid	3	EACH	\$ 1,300.00	\$ 3,900.00	
26	Sanitary Spot Repair PVC - 10 LF (Includes Fernco connections) (Complete in place)	2	EACH	\$ 5,000.00	\$ 10,000.00	
27	Sanitary Spot Repair Truss Pipe - 15 LF (Includes Fernco connections) (Complete in place)	1	EACH	\$ 6,500.00	\$ 6,500.00	

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Client Village of Mount Horeb
 Project **Mount Horeb 2026 Street Improvements (CONTRACT 26-100)**
 Project # 00101357.000
 Detail **SCHEDULE B - Preliminary Project Cost Schedule**
 Date 3/11/2026

Item	Description	Quantity	Unit	Unit Cost	Item Total	Subtotal
28	Underground Utility Exploration (as requested by Engineer) (undistributed)	1	EACH	\$ 1,200.00	\$ 1,200.00	
C	Water Main					\$ 890,950.00
29	8-inch Ductile Iron Water Main (Includes connections to existing main). (Complete in place)	2,705	LF	\$ 160.00	\$ 432,800.00	
30	6-inch Ductile Iron Water Main (Complete in place)	120	LF	\$ 130.00	\$ 15,600.00	
31	8-inch Gate Valve and Box (includes Gate Valve Adapter) (Complete in place)	16	EA	\$ 3,750.00	\$ 60,000.00	
32	Fire Hydrant with Auxiliary Valve (Complete in Place)	7	EA	\$ 11,000.00	\$ 77,000.00	
33	Tapping Tee and Gate Valve (includes live tap) (Complete in place)	3	EA	\$ 7,500.00	\$ 22,500.00	
34	Install Temporary Water Main System for Henry Street Water Main Replacement (includes temporary connections to individual curb stops)	1	LS	\$ 50,000.00	\$ 50,000.00	
35	Install Temporary Standpipe for Hydrostatic Testing	1	EA	\$ 1,750.00	\$ 1,750.00	
36	Abandon Existing Water Main	1	LS	\$ 20,000.00	\$ 20,000.00	
37	Replacement of Water Service (including tap and connections, corporation, box, curb stop, and reducer as required) (Complete in place)	36	EA	\$ 2,100.00	\$ 75,600.00	
38	Install 1" Type K Copper Water Service (Complete in place)	1,010	LF	\$ 70.00	\$ 70,700.00	
39	Underground Utility Exploration (as requested by Engineer) (undistributed)	2	EA	\$ 1,000.00	\$ 2,000.00	
40	Rock Excavation	900	LF	\$ 70.00	\$ 63,000.00	
D	Storm Sewer					\$ 22,000.00
41	Adjust Existing Storm Manhole Casting to finish grade. Provide new concrete adjustment rings. Reuse existing casting unless otherwise noted. (Complete in place)	3	EACH	\$ 1,200.00	\$ 3,600.00	
42	Adjust Existing Curb Inlet Casting to finish grade. Provide new concrete adjustment rings. Reuse existing casting unless otherwise noted. (Complete in place)	11	EACH	\$ 1,200.00	\$ 13,200.00	

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Client Village of Mount Horeb
 Project **Mount Horeb 2026 Street Improvements (CONTRACT 26-100)**
 Project # 00101357.000
 Detail **SCHEDULE B - Preliminary Project Cost Schedule**
 Date 3/11/2026

Item	Description	Quantity	Unit	Unit Cost	Item Total	Subtotal
43	Provide New Storm Manhole Casting. (Neenah R-2050 with Type "D" Grate) Installation and adjustment are included within Bid Item 41	2	EACH	\$ 1,300.00	\$ 2,600.00	
44	Provide New Inlet Casting. (Neenah R-3067-C with Type A Grate with no curb box)	2	EACH	\$ 1,300.00	\$ 2,600.00	
Construction Total						\$ 2,464,690
Construction Contingency		12.00%				\$ 295,800.00
Project Total						\$ 2,760,490

NOTES:

*Unit cost includes technical fees.

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Client Village of Mount Horeb
 Project **2026 STREET IMPROVEMENTS**
 Project # 00101357.000
 Detail **SCHEDULE C - Preliminary Schedule of Special Assessments Against Benefitted Parcels**
 Date 3/11/2026

The following items shall be assessed at the following percentages based upon the Village's Assessment Policies and Resolution to Levy Special Assessments.
 Unit prices include technical fees.

S First Street & Henry Street					
Driveway Apron	Concrete	\$	18.00	per square foot	@ 100% of cost
Driveway Apron	Asphalt	\$	14.00	per square foot	@ 100% of cost
Concrete Sidewalk	New (Circulation Plan)	\$	3.00	per square foot	\$12/SF @ 25% of cost
Concrete Sidewalk	Repair (Existing)	\$	9.00	per square foot	\$18/SF @ 50% of cost

S FIRST STREET								
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf)	Cost	
100 S FIRST ST	060612321165	100 SOUTH FIRST STREET LLC	No Driveway Apron	THIS PARCEL IS ADJACENT TO BUT NOT WITHIN THE PROJECT LIMITS. NO ASSESSMENT.				
	No Sidewalk (New)							
	No Sidewalk (Repair)							
Total								
120 S FIRST ST	060612387103	FRONT STREET STATION LLC	No Driveway Apron	STREET IMPROVEMENTS AT THIS ADDRESS WILL NOT BE INCLUDED WITHIN 2026 PROJECT SCOPE DUE TO STEVE BROWN APARTMENTS CONSTRUCTION				
			No Sidewalk (New)					
			No Sidewalk (Repair)					
Total								
116 S SECOND ST	060612387194	WI DNR MILITARY RIDGE STATE TRAIL	No Driveway Apron					
			No Sidewalk (New)					
			No Sidewalk (Repair)					
Total								
130 S FIRST ST	060612387210 060612387309	130 SOUTH FIRST LLC	Driveway Apron (Asphalt)	3	91	273	\$ 3,822.00	
			No Sidewalk (New)				\$ -	
			Sidewalk (Repair)	5	15	75	\$ 675.00	
			Total				\$ 4,497.00	
200 S FIRST ST	060612340019	AARON AND CHANEE BOEHNEN	No Driveway Apron				\$ -	
			No Sidewalk (New)				\$ -	
			Sidewalk (Repair)	4	12	48	\$ 432.00	
			Total				\$ 432.00	
202 S FIRST ST	060612340233	CARSON ESCALONA AND TIFFANY ESCALONA	No Driveway Apron				\$ -	
			No Sidewalk (New)				\$ -	
			Sidewalk (Repair)	4	28	112	\$ 1,008.00	
			Total				\$ 1,008.00	

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Client Village of Mount Horeb
 Project 2026 STREET IMPROVEMENTS
 Project # 00101357.000
 Detail SCHEDULE C - Preliminary Schedule of Special Assessments Against Benefitted Parcels
 Date 3/11/2026

The following items shall be assessed at the following percentages based upon the Village's Assessment Policies and Resolution to Levy Special Assessments.
 Unit prices include technical fees.

S First Street & Henry Street							
Item	Material	Unit	Price	Rate	Assessment		
Driveway Apron	Concrete	\$	18.00	per square foot	@ 100% of cost		
Driveway Apron	Asphalt	\$	14.00	per square foot	@ 100% of cost		
Concrete Sidewalk	New (Circulation Plan)	\$	3.00	per square foot	\$12/SF @ 25% of cost		
Concrete Sidewalk	Repair (Existing)	\$	9.00	per square foot	\$18/SF @ 50% of cost		
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf)	Cost
206 S FIRST ST	060612340359	HOLUM REV LIVING TR, STEVEN A & MAUREEN R	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	24	96	\$ 864.00
			Total				\$ 864.00
208 S FIRST ST	060612340475	ALEX PFISTER	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	12	48	\$ 432.00
			Total				\$ 432.00
210 S FIRST ST	060612340582	STEPHEN PENNE AND DAVINA PENNE	Driveway Apron (Concrete)	12	4.5	54	\$ 972.00
			No Sidewalk (New)				\$ -
			No Sidewalk (Repair)				\$ -
			Total				\$ 972.00
212 S FIRST ST	060612340699	MARCUS KELLEY AND MARGIT KELLEY	Driveway Apron (Concrete)	13	4.5	58.5	\$ 1,053.00
	060612340804		No Sidewalk (New)				\$ -
			No Sidewalk (Repair)	4	14	56	\$ 504.00
			Total				\$ 1,557.00
214 S FIRST ST	060612341018	WILLIAM CRAWFORD AND BARBARA CRAWFORD	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	20	80	\$ 720.00
			Total				\$ 720.00
216 S FIRST ST	060612341125	SHANNON HARRY	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	9	36	\$ 324.00
			Total				\$ 324.00
218 S FIRST ST	060612341232	DUANE AAVANG AND ELINOR AAVANG	Driveway Apron (Asphalt)	2	14	28	\$ 504.00
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	8	32	\$ 288.00
			Total				\$ 792.00

SMITHGROUP

Client Village of Mount Horeb
 Project 2026 STREET IMPROVEMENTS
 Project # 00101357.000
 Detail SCHEDULE C - Preliminary Schedule of Special Assessments Against Benefitted Parcels
 Date 3/11/2026

The following items shall be assessed at the following percentages based upon the Village's Assessment Policies and Resolution to Levy Special Assessments.
 Unit prices include technical fees.

S First Street & Henry Street							
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf)	Cost
Driveway Apron	Concrete	\$	18.00 per square foot	@ 100% of cost			
Driveway Apron	Asphalt	\$	14.00 per square foot	@ 100% of cost			
Concrete Sidewalk	New (Circulation Plan)	\$	3.00 per square foot	\$12/SF @ 25% of cost			
Concrete Sidewalk	Repair (Existing)	\$	9.00 per square foot	\$18/SF @ 50% of cost			
220 S FIRST ST	060612341349	TED PEELER & KARLENE GROOM	No Driveway Apron				\$ -
			Sidewalk (New)	4	3	12	\$ 36.00
			Sidewalk (Repair)	4	32	128	\$ 1,152.00
			Total				\$ 1,188.00
224 S FIRST ST	060612341456	KEVIN LANCASTER AND ASHLEY LANCASTER	No Driveway Apron				\$ -
			Sidewalk (New)	4	200	800	\$ 2,400.00
			Sidewalk (Repair)	4	2	8	\$ 72.00
			Total				\$ 2,472.00
230 S FIRST ST	060612341670	JORDAN INCOME TR	No Driveway Apron				\$ -
			Sidewalk (New)	4	100	400	\$ 1,200.00
			Sidewalk (Repair)	4	4	16	\$ 144.00
			Total				\$ 1,344.00
234 S FIRST ST	060612341894	ALEXIS CUOZZO AND SAMUEL ROLFE	No Driveway Apron				\$ -
			Sidewalk (New)	4	50	200	\$ 600.00
			Sidewalk (Repair)	4	4	16	\$ 144.00
			Total				\$ 744.00
300 S FIRST ST	060612354004	READ REV LIVING TR, DONNA J	No Driveway Apron				\$ -
			Sidewalk (New)	4	65	260	\$ 780.00
			Sidewalk (Repair)	4	4	16	\$ 144.00
			Total				\$ 924.00
302 S FIRST ST	060612353890	JASON ZIWISKI AND MICHAL ZIWISKI	Driveway Apron (Asphalt)	9	13	117	\$ 1,638.00
			Sidewalk (New)	4	70	280	\$ 840.00
			Sidewalk (Repair)	4	4	16	\$ 144.00
			Total				\$ 2,622.00
304 S FIRST ST	060612353783	SCHAAF LIVING TR, JAMES P & JODI	No Driveway Apron				\$ -
			Sidewalk (New)	4	57	228	\$ 684.00
			No Sidewalk (Repair)				\$ -
			Total				\$ 684.00

SMITHGROUP

Client Village of Mount Horeb
 Project **2026 STREET IMPROVEMENTS**
 Project # 00101357.000
 Detail **SCHEDULE C - Preliminary Schedule of Special Assessments Against Benefitted Parcels**
 Date 3/11/2026

The following items shall be assessed at the following percentages based upon the Village's Assessment Policies and Resolution to Levy Special Assessments.
 Unit prices include technical fees.

S First Street & Henry Street							
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf)	Cost
Driveway Apron	Concrete	\$	18.00 per square foot	@ 100% of cost			
Driveway Apron	Asphalt	\$	14.00 per square foot	@ 100% of cost			
Concrete Sidewalk	New (Circulation Plan)	\$	3.00 per square foot	\$12/SF @ 25% of cost			
Concrete Sidewalk	Repair (Existing)	\$	9.00 per square foot	\$18/SF @ 50% of cost			
306 S FIRST ST	060612353676	GERALD PFEIFER AND PAMELA CASHMAN	No Driveway Apron				\$ -
			Sidewalk (New)	4	56	224	\$ 672.00
			No Sidewalk (Repair)				\$ -
			Total				\$ 672.00
308 S FIRST ST	060612353569	SAMANTHA MOGLOWSKY	Driveway Apron (Concrete)	9	10	90	\$ 1,620.00
			Sidewalk (New)	4	60	240	\$ 720.00
			No Sidewalk (Repair)				\$ -
			Total				\$ 2,340.00
310 S FIRST ST	060612353461	JASON NEWVILLE AND TARYN NEWVILLE	Driveway Apron (Concrete)	9	12	108	\$ 1,944.00
			Sidewalk (New)	4	63	252	\$ 756.00
			No Sidewalk (Repair)				\$ -
			Total				\$ 2,700.00
312 S FIRST ST	060613225455	NICHOLAS WILKINSON AND ELENA WILKINSON	Driveway Apron (Concrete)	9	14	126	\$ 2,268.00
			Sidewalk (New)	4	121	484	\$ 1,452.00
			No Sidewalk (Repair)				\$ -
			Total				\$ 3,720.00
101 CARVER ST	060613231993	BRIAN AND BRANDICE RUCHTI	No Driveway Apron				
			No Sidewalk (New)				
			No Sidewalk (Repair)				
			Total				
602 S SECOND ST	060613225893	PHILLIP WALL AND JOYCE WALL	No Driveway Apron				
			No Sidewalk (New)				
			No Sidewalk (Repair)				
			Total				
311 S FIRST ST	060613225231	STEVEN MILLER	Driveway Apron	12	16	192	\$ 3,456.00
			No Sidewalk (New)				\$ -
			No Sidewalk (Repair)				\$ -
			Total				\$ 3,456.00

SMITHGROUP

Client Village of Mount Horeb
 Project 2026 STREET IMPROVEMENTS
 Project # 00101357.000
 Detail SCHEDULE C - Preliminary Schedule of Special Assessments Against Benefitted Parcels
 Date 3/11/2026

The following items shall be assessed at the following percentages based upon the Village's Assessment Policies and Resolution to Levy Special Assessments.
 Unit prices include technical fees.

S First Street & Henry Street							
Driveway Apron	Concrete	\$	18.00	per square foot	@ 100% of cost		
Driveway Apron	Asphalt	\$	14.00	per square foot	@ 100% of cost		
Concrete Sidewalk	New (Circulation Plan)	\$	3.00	per square foot	\$12/SF @ 25% of cost		
Concrete Sidewalk	Repair (Existing)	\$	9.00	per square foot	\$18/SF @ 50% of cost		
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf)	Cost
103 ELM ST	060612353130 060612352917	PATRICK DANN AND CAROL DANN	No Driveway Apron No Sidewalk (New) No Sidewalk (Repair)				
Total							
305 S FIRST ST	060612352551	BRIAN DRISCOLL & SUSAN FRENCH	Driveway Apron (Concrete)	6	16	96	\$ 1,728.00
			Driveway Apron (Concrete)	8	13	104	\$ 1,872.00
			No Sidewalk (New)				\$ -
			No Sidewalk (Repair)				\$ -
Total							\$ 3,600.00
101 ACADEMY ST	060612352775	DANIEL HUSTAD & KARI HUSTAD	Driveway Apron (Asphalt)	2	12	24	\$ 336.00
			No Sidewalk (New)				\$ -
			No Sidewalk (Repair)				\$ -
Total							\$ 336.00
100 ACADEMY ST	060612342786	DONALD FIELD AND MARGARET FIELD	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	4	16	\$ 144.00
Total							\$ 144.00
219 S FIRST ST	060612342562	ROBERT WIPPERFURTH	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	4	16	\$ 144.00
Total							\$ 144.00
GARFIELD PARK	060612342017 060612342124 060612342231 060612342348 060612342455	VILLAGE OF MOUNT HOREB	No Driveway Apron No Sidewalk (New) No Sidewalk (Repair)				
Total							

SMITHGROUP

Client Village of Mount Horeb
 Project **2026 STREET IMPROVEMENTS**
 Project # 00101357.000
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S First Street & Henry Street							
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Driveway Apron	Concrete	\$	18.00 per square foot	@ 100% of cost			
Driveway Apron	Asphalt	\$	14.00 per square foot	@ 100% of cost			
Concrete Sidewalk	New (Circulation Plan)	\$	3.00 per square foot	\$12/SF @ 25% of cost			
Concrete Sidewalk	Repair (Existing)	\$	9.00 per square foot	\$18/SF @ 50% of cost			
100 E GARFIELD ST	060612344597	JOSEPH GANGLER	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	8	32	\$ 288.00
			Total				\$ 288.00
209 S FIRST ST	060612344373	WILLIAM FOLEY AND COLLEEN FOLEY	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	25	100	\$ 900.00
			Total				\$ 900.00
205 S FIRST ST	060612344257	DANIEL EITH AND KALYN ROISUM	No Driveway Apron				\$ -
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	5	8	40	\$ 360.00
			Total				\$ 360.00
203 S FIRST ST	060612344033	MICHAEL MARTIN AND ERIN MARTIN	Driveway Apron (Concrete)	9	10	90	\$ 1,620.00
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	12	48	\$ 432.00
			Total				\$ 2,052.00
101 E LINCOLN ST	060612343810	ANTON AND JOY VERMAAK	Driveway Apron (Concrete)	9	16	144	\$ 2,592.00
			No Sidewalk (New)				\$ -
			Sidewalk (Repair)	4	4	16	\$ 144.00
			Total				\$ 2,736.00
102 E LINCOLN ST	060612387550	LRJ PARTNERSHIP LLC	No Driveway Apron				
	060612387658		No Sidewalk (New)				
			Sidewalk (Repair)	5	10	50	\$ 450.00
			Total				\$ 450.00
117 S FIRST ST	060612387060	JEFFREY ACKERMAN	No Driveway Apron				
	060612387161	(DOG HOUSE BAR & GRILL)	No Sidewalk (New)				
			No Sidewalk (Repair)				
			Total				

SMITHGROUP

Client Village of Mount Horeb
 Project **2026 STREET IMPROVEMENTS**
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Concrete Sidewalk	Repair (Existing)	\$	9.00	per square foot	\$18/SF @ 50% of cost	
Address	Parcel Number	Owner	Replacement Type	Width (ft)	Length (ft)	Area (sf) Cost
101 E FRONT ST	060612387271	24 CARROT TROLL LLC	No Driveway Apron No Sidewalk (New) No Sidewalk (Repair)	THIS PARCEL IS ADJACENT TO BUT NOT WITHIN THE PROJECT LIMITS (ACCESS FROM S FIRST STREET). NO ASSESSMENT.		
Total						
100 E FRONT ST	060612321391	HOFF ASSOCIATES OF MT HOREB LLP	No Driveway Apron No Sidewalk (New) No Sidewalk (Repair)	THIS PARCEL IS ADJACENT TO BUT NOT WITHIN THE PROJECT LIMITS. NO ASSESSMENT.		
Total						

HENRY STREET						
Address	Parcel Number	Owner or Description		Width (ft)	Length (ft)	Area (sf) Cost
100/102 HENRY ST	060611461015	RYAN AND JAQUELYN MONFILS	Sidewalk (Repair)	4	4	16 \$ 144.00
Total						
104/106 HENRY ST	060611461122	HENRY WAVE LLC	Sidewalk (Repair)	4	4	16 \$ 144.00
Total						
209/211 MAPLE DR	060611461239	BETHANY VERMAAK	Sidewalk (New)	4	68	272 \$ 816.00
Total						
200 HENRY ST 216 MAPLE DR	060611463139	SANDRA STENSBY	Sidewalk (New)	4	140	560 \$ 1,680.00
Total						
208/210/212/214 HENRY ST	060611463219	32924 LLC	Sidewalk (New)	4	54	216 \$ 648.00
Total						
225/227/229 BUECHNER DR	060611463942	GRANT BROOKS	Sidewalk (New)	4	87	348 \$ 1,044.00
Total						
121/123/125 PARKWAY DR	060611464389	TIM AND KENDRA SUTTER	Sidewalk (New)	4	99	396 \$ 1,188.00
Total						
401 BLUE MOUNDS ST	060611470023	VILLAGE OF MOUNT HOREB GRUNDAHL PARK	No Sidewalk (New)			
Total						

SMITHGROUP

Client Village of Mount Horeb
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S First Street & Henry Street					
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Concrete Sidewalk	New (Circulation Plan)	\$	3.00	per square foot	\$12/SF @ 25% of cost
Concrete Sidewalk	Repair (Existing)	\$	9.00	per square foot	\$18/SF @ 50% of cost
<u>Address</u>	<u>Parcel Number</u>	<u>Owner or Description</u>			
209 HENRY ST	060611464301	SARAH ERICKSON		No Sidewalk (New)	
				Total	
207 HENRY ST	060611464231	KIMBERLY KUEHN		No Sidewalk (New)	
				Total	
203 HENRY ST	060611464071	DONALD BENDER AND BONNIE BENDER		No Sidewalk (New)	
205 HENRY ST	060611464091			Total	
201 HENRY ST	060611465002	MISHA JAMESON AND ROBBEN LEAF		No Sidewalk (New)	
				Total	
197 HENRY ST	060611476474	GREGORY WIEGAND		No Sidewalk (New)	
				Total	
103 HENRY ST	060611475126	RYANN UTT		No Sidewalk (New)	
				Total	
101 HENRY ST	060611475019	JACOB ROESLER AND ELISE ROESLER		No Sidewalk (New)	
				Total	

VILLAGE OF MOUNT HOREB
RESOLUTION 2026-__

PRELIMINARY RESOLUTION TO LEVY SPECIAL ASSESSMENTS

RESOLVED, by the Village Board of the Village of Mount Horeb, Wisconsin:

1. The Village Board hereby declares its intention to exercise its police power under 66.0701, Stats., to levy special assessments upon property in the assessment districts hereafter described for benefits conferred upon such property by reason of the following public work and improvements.

SOUTH FIRST STREET FROM CARVER STREET TO FRONT STREET:

Street Rehabilitation consisting of the removal and replacement of all existing base course, bituminous pavement, concrete curb and gutter, and spot repair of existing sidewalks and driveways in kind where necessary.

Sidewalk Improvement consisting of installation of new sidewalks where they do not exist.

HENRY STREET FROM PARKWAY DRIVE TO SOUTH FIRST STREET:

Street Rehabilitation consisting of the removal and replacement of all existing base course, bituminous pavement, concrete curb and gutter, and spot repair of existing sidewalks and driveways in kind where necessary.

Sidewalk Improvement consisting of installation of new sidewalks where they do not exist.

2. The assessment district consists of all those properties having frontage on either side of the above-named streets as listed on Attachment A.

3. The total amounts to be assessed against the properties in the assessment district shall not exceed the following percentages of the total project cost of the improvements.

SOUTH FIRST STREET FROM CARVER STREET TO FRONT STREET:

- 100% of the cost to remove and install bituminous and concrete driveways.
- 50% of the cost to remove and replace sidewalks meeting the Village's Sidewalk Replacement Criteria under the Village's policy.
- 25% of the cost to install concrete sidewalks where none exist, and the areas are located on the Village's Sidewalk Improvement Plan.

HENRY STREET FROM PARKWAY DRIVE TO SOUTH FIRST STREET:

- 25% of the cost to install concrete sidewalks where none exist, and the areas are located on the Village's Sidewalk Improvement Plan.

4. The Village Board determines that the improvements constitute an exercise of the police power for the health, safety, and general welfare of the Village and its inhabitants.

5. The Village Engineer shall prepare a report which shall consist of preliminary plans and specifications for the improvements, an estimate of the entire project costs, and a schedule of the proposed assessments.

6. The Village Engineer shall file a copy of the report with the Village Clerk for public inspection.

7. Upon receiving a copy of the report of the Village Engineer, the Village Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed Assessment District, the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and report.

8. Assessments in a total amount less than \$500.00 shall be paid within 30 days of receipt. Assessments of \$500.00 but less than \$5,000.00 may be paid in five equal annual installments. Assessment over \$5,000.00 may be paid in ten equal annual installments. Any unpaid balance shall accrue interest at a rate one percent per annum greater than the rate at which the Village borrowed funds for the improvements.

The above resolution was duly adopted by the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, at a meeting held on March 4, 2026.

VILLAGE OF MOUNT HOREB

By: _____
Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY**AGENDA ITEM # 4.c.3**

Consider any changes/revisions to the Preliminary Special Assessment Report

BACKGROUND**RECOMMENDATION****ATTACHMENTS**

None



AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY

Jeff Gorman, Public Services
Director

AGENDA ITEM # 4.d

Consider parking restrictions on S. Washington Street

BACKGROUND

Currently, there is no parking allowed along the west side of S. Washington Street. The street, which was reconstructed in 2020, is 32' wide. To help accommodate the new laundromat and pet washing facility, I recommend allowing parking on both sides of S. Washington Street. The block will remain under downtown winter parking regulations — no parking from 2am-6am December 1 to March 31.

RECOMMENDATION

We are looking for a recommendation to go to the Village Board for review/approval.

ATTACHMENTS

1. 20260311_092433





AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY

Jeff Gorman, Public Services
Director

AGENDA ITEM # 4.e

Consider a request from Mount Horeb Pharmacy, 203 W. Main St., to add another 15-minute parking stall along the west side of S. Grove St.

BACKGROUND

The owner of the Mount Horeb Pharmacy is requesting an additional 15-minute parking stall along the west side of S. Grove Street. There is already one handicap stall and one 15-minute stall along the west side of the street, next to the pharmacy.

RECOMMENDATION

We are looking for a recommendation to go to the Village Board for review/approval.

ATTACHMENTS

1. 90487247_20260311_092604_2016379_resized





AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY

Jeff Gorman, Public Services
Director

AGENDA ITEM # 4.f

Consider request from Maker's Market, 100 S. First St., to add a 10-minute takeout stall

BACKGROUND

Maker's Market is requesting a 10-minute "take out" parking stall. The requested parking stall is the first stall south of Main Street along the west side of S. First Street in front of their business.

RECOMMENDATION

We are looking for a recommendation to go to the Village Board for review/approval.

ATTACHMENTS

1. -423011865_20260312_135443_2318220_resized





AGENDA ITEM REPORT

MEETING DATE

March 23, 2026

PREPARED BY

AGENDA ITEM # 4.g

Consider Village compost site policies

BACKGROUND

This is a follow-up discussion from our 7/28/26 meeting.

RECOMMENDATION

ATTACHMENTS

None



Village of Mount Horeb

Public Services Department

138 E Main St
Mount Horeb, WI 53572
Phone (608) 437-3351/Fax (608) 437-3190
www.mounthorebwi.info

Public Works Committee

March 23, 2026

Public Services Director's Report

- Parker Bean was hired as our new mechanic/crewperson. His start date was February 23 and he has been doing a very nice job of getting our fleet up to date on maintenance. For his young age, he has really impressed me with his knowledge of diesel engines, brakes, electronics, fuel systems, etc. He is currently working on obtaining his CDL license.
- Before the recent big snow storm, we were able to sweep streets and completed about 70% of the Village before the weather changed. We also were able to fill a lot of potholes.
- The completion date on our new street sweeper is April 28. We should receive it about two weeks after that.
- We are assisting the Recreation Dept. with their lower-level flooring replacement. Coyle installed luxury vinyl plank flooring and we assisted by removing and reinstalling the toilets and toilet partitions.
- I put out RFP's for mowing the Springdale medians and only received one bid from Dependable Landscaping. They have mowed it in the past and they will have another two-year contract.
- I am working on finalizing our crack filling and sealcoating plans for this year. I will be requesting bids for seal coating this month.
- The big snow storm on March 16 was challenging, to say the least. Despite our challenges, I thought we did a good job of getting the streets cleared and the downtown cleaned up the following morning.