



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

VILLAGE BOARD AGENDA Wednesday, May 6, 2026 at 7:00 PM

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

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Roll call
- 4) Public Comments on Non-Agenda Items*
- 5) Consent Agenda
 - a. Consideration of April 1, 2026 Meeting Minutes
 - b. Consideration of April 20, 2026 Reorganization Meeting Minutes
 - c. Approval of the Residential Exterior Improvement Program applications
 - d. Approval of Resolution 2026-08, "Resolution Approving a Project Plan for Tax Increment District Number Six ("TID No. 6") for the creation of said district and establishment of the boundaries of TID No. 6 in the Village of Mount Horeb, Wisconsin"
 - e. Consideration of Street Use Permit Application from Kevin Hefty for the Norsk Run, a Mount Horeb Summer Frolic event on June 13, 2026.
 - f. Consider ordering 2027 leaf vac, chassis cab truck and related equipment.
 - g. Consideration of Extraterritorial Certified Survey Map Town of Blue Mounds - Deanna Opsal
 - h. Consideration of the Extraterritorial Certified Survey Map - Town of Cross Plains, 9283 Windy Lane -Zander
 - i. Consideration of the Extraterritorial Certified Survey Map - Blue Mounds Jenkins and Thompson
 - j. Consideration of Amendment to SIP for 100 E. Front Street (black awnings)
 - k. Consideration of Certified Survey Map for 221 S Fourth Street
 - l. Consideration of Certified Survey Map for 1348 Field Court

- 6) Agenda Items
 - a. Staff Presentation on Governance & Professional Standards Training
 - b. Consider Award of Contract for 2026 Street Improvement Bids
 - c. Consideration of local designation for 312 S. 4th St.
 - d. Proclamation for Public Service Week, May 10th-16th
 - e. Consider Committee and Commission Appointments
 - f. Consideration of Resolution 2026-09, "Transportation Resolution"
 - g. Consideration of Lukken Development Proposal
 1. Consideration of Lukken Development Proposals. The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 - h. Consider approval of the new Village Administrator contract
 1. Closed Session: Discuss Recruitment Process for Administrator. The Village Board may convene in closed session as authorized by Section 19.85(1)(c) of Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session.
- 7) Committee Reports:
 - a. Community Development Authority
 - b. Dane County Cities & Villages Association Report
 - c. Finance/Personnel
 - d. Historic Preservation Committee Report
 - e. Library Board
 - f. Mount Horeb Area Chamber of Commerce
 - g. Mount Horeb Area Joint Fire Department
 - h. Parks, Recreation, and Forestry Commission
 - i. Plan Commission
 - j. Public Safety Committee
 - k. Public Works Committee
 - l. School Liaison
 - m. Sustainability and Natural Resources Committee
 - n. Tourism Commission
 - o. Utility Commission

- 8) Village President's report
- 9) Village Administrator's report
 - a. Written Report
- 10) Village Clerk's report
 - a. Village Clerk's Written Report
- 11) 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.

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
APRIL 1, 2026**

The Village Board met in regular session in-person on the above date in the 2nd Floor Board Room of the Municipal Building, 138 E Main Street.

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:00pm. The Pledge of Allegiance was recited. Present were Trustees White, Jones, Schellpfeffer, Gauger, Fendrick, and Best. Also present were Interim Administrator Jon Hochkammer, Village Clerk Alyssa Gaffney, and Youth-In-Government student Aaron Fendrick.

Public Comments on Non-Agenda Items: None

Consent Agenda: Fendrick requested the March 4, 2026 meeting minutes and Ordinance 2026-04 be pulled from the Consent Agenda. White moved, Best seconded to approve the remaining consent agenda items: February 19, 2026 Special Village Board and Finance & Personnel Committee Meeting minutes; February 23, 2026 Special Village Board and Finance & Personnel Committee Meeting minutes (1); February 23, 2026 Special Village Board and Finance & Personnel Committee Meeting minutes (2); February 25, 2026 Special Village Board and Finance & Personnel Committee Meeting minutes; Certified Survey Map Land Division Town of Vermont- Sherven; Ordinance 2026-05, "AN ORDINANCE TO AMEND SECTION 18 LAND DIVISION REGULATIONS, MOUNT HOREB, WISCONSIN"; Resolution 2026-07, "APPROVAL OF CHANGES TO THE MOUNT HOREB URBAN AREA FUNCTIONAL CLASSIFICATION SYSTEM". Motion carried by unanimous voice vote. Fendrick had requested the March 4th minutes be pulled because he was not present at that meeting. Jones moved, White seconded to approve the March 4, 2026 Meeting minutes. All voted aye, with the exception of Fendrick, who abstained. Motion carried. Fendrick inquired about who enforces the provisions of Ordinance 2026-04 and voiced his concerns. Jones moved, Fendrick seconded to approve Ordinance 2026-04, "AN ORDINANCE TO AMEND SECTION 11.09 COLLECTION AND DISPOSAL OF SOLID WASTE AND CREATE SECTION 11.10 COLLECTION OF AND DISPOSAL OF RECYCLABLES". Motion carried by unanimous voice vote.

Introduction of Interim Village Administrator Jon Hochkammer: Hochkammer introduced himself and gave some information on his background.

Presentation of Library Annual Report: Library Director Jessica Gretzinger presented her annual report.

Proclamation for Recognizing National Library Week: Czyzewski read the proclamation aloud.

Authorization to Bid 2026 Street Improvement Project: Hochkammer explained this item. Fendrick moved, Best seconded to approve the authorization to bid. Motion carried by unanimous voice vote.

Consideration of 15-minute parking stall along the west side of S. Grove Street: Hochkammer explained this item, and the board discussed. Schellpfeffer moved, Jones seconded to approve the parking stall. Motion carried by unanimous voice vote.

Consideration of 10-minute take out parking in front of the building on the west side of S. First Street: Hochkammer explained this item, and the board discussed. Jones moved, White seconded to approve the parking stall. Motion carried by unanimous voice vote.

Arbor Day Proclamation: Czyzewski read the proclamation aloud.

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

Village President's report: Czyzewski gave his report, which was also included in the meeting packet.

Village Administrator's report: Hochkammer spoke about meeting with staff, and his time with the Village thus far, as he started with the Village on March 23rd.

Village Clerk's report: Gaffney presented information on the upcoming April 7th Spring Election.

Adjournment: With no further business before the board, Fendrick moved, Jones seconded to adjourn @ 8:33pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
May 6, 2026	

AGENDA ITEM # 5.b

Consideration of April 20, 2026 Reorganization Meeting Minutes

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. spec vb minutes 042026

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD REORGANIZATIONAL MEETING MINUTES
MONDAY, APRIL 20, 2026**

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

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 5:30pm. Present were Village Board Trustees Jason Fendrick, Ben Jones, Sarah Best, Nate Gauger, Tim White, and Marc Schellpfeffer. Also present were Village Clerk Alyssa Gaffney and Youth-In-Government student Jenna Jones.

Trustee oath/swearing-in and presentation of Certificates of Election: Clerk Gaffney swore in Michelle Kelley and Ben Jones as Village Trustees and presented them with their Certificate of Election.

Consider Committee and Commission appointments: Czyzewski explained this item. Cathy Scott spoke and noted an error with an appointment date and expressed her concerns about the appointments. Village resident Destinee Udelhoven spoke about her time on the Plan Commission, voiced her concerns about the Plan Commission and Historic Preservation Commission appointments, and wished them well going forward. Czyzewski addressed their concerns, and the board discussed. Schellpfeffer moved, Jones seconded to approve the appointments as presented, with the adjustment of the appointment date error as discussed. Motion carried by unanimous voice vote.

Proclamation for outgoing Board Member Jason Fendrick: Czyzewski read the proclamation aloud. Jones moved, Gauger seconded to approve the proclamation. Motion carried by unanimous voice vote. Fendrick spoke about his time on the board, his hopes for the village moving forward, and congratulated the newly elected officials.

Adjournment: There being no further business before the Board, Jones moved, Gauger seconded to adjourn the meeting at 6:12pm, carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

AGENDA ITEM # 5.c

Approval of the Residential Exterior Improvement Program applications

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Scoring Rubric April 2026
2. All applications
3. 206 N 2nd St

Residential Improvement Program Scoring				313 S. 4th St. 107 S. 5th St. 306 Forest St. 304 S. 4th St. 304 Center Ave 504 S. 2nd St. 206 N 2nd St 208 Nesheim Trail 307 Park St. **								
Level of Performance	Strong	Fair	Weak/Poor									
Score	10-7 Points	6-4 Points	3 Point or Below									
Property Condition	Code violations, health and safety concerns, structural integrity concerns	Obvious deterioration, significant rehab needed to preserve	Showing wear and age, in need of refresh									
Age of home	75+	50-75	25-50	6	3	6	3	6	3	3	5	0
Percentage of Average Assessed Value	Less tan 100%	125%-100%	@125%	10	10	10	10	5	7	10	6	7
Percentage of Improvements of Assessed Value	Over 10%	5-10%	Less than 5%	7	7	9	8	8	9	6	5	7
Repair of historical elements	Restoring to original historical design	Bringing closer to historic look	No historic aspects	3	3	10	3	4	6	3	2	4
Quality of materials	High quality durable materials	Medium quality but durable	Minimum quality and value	3	3	3	3	3	3	3	3	0
Thoroughness of application	Quality pictures and plans and clear description	Adequate pictures of plans, basic project narritave	Application meets minimum requirements	5	5	6	4	8	6	6	4	4
Sustainablity, energy efficiency	Energy Star Standards	Improves efficiency	No effect on efficiency	7	6	3	2	6	7	5	5	0
Financial Hardship	Project would not proceed without grant	Project delayed without grant.	Prjoects to likely proced without grant, may be scaled back.	3	5	5	3	6	6	6	3	4
				3	3	3	3	3	4	3	3	0
Application Score												
Score				47	45	55	39	49	51	45	36	26
Total Overall Points for Grant Application: 100 Points												
Requested:				\$ 3,498	\$ 4,647	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,110	\$ 5,000
											\$ 33,145	not awarded
Awarded:				\$ 3,498	\$ 3,583.67	\$ 3,583.67	\$ 3,583.67	\$ 3,583.67	\$ 3,583.67	\$ 3,583.67	\$ 3,583.67	\$ 25,000.02



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RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name LUKE STEEL
Property Address 107 S FIFTH STREET, MOUNT HOREB
Phone 608 977 0436 Email luke-steel85@gmail.com

PROPERTY INFORMATION

Year Home Built 1900 Purchase Year of Home 2020
Assessed Value of Home \$ Around 40,000

PROJECT INFORMATION

Proposed Start Date Spring 2026 Proposed Completion Date Spring 2026
Contractor Name Tri State Custom Windows Contractor License # 1203112
Contractor Address 3940 WI 23 Dodgeville WI 53533
Street City State Zip
Contractor Phone 608 930 1945 Contractor Email nash@tristatecustomwindows.com
Total Project Estimate \$ 9295 Grant Request \$ 4477

Other funding sources that will be used: Our own money

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

Windows need replacing due to age, functionality, mould and
general wear and tear. Windows will be double hung and
wrapped in black aluminum siding.

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Applicant Signature

Date

Office Use Only

Date Application Received:

3/23/26

Does this applicant qualify for a building permit?

☒ Yes ☐ No

Community Development Authority Review Date: _____

- ☐ Recommended approval without conditions
- ☐ Recommended approval with conditions
- ☐ Recommended denial

Recommended conditions or reason for denial (if applicable):

Common Council Review Date: _____

- ☐ Approved without conditions
- ☐ Approved with conditions
- ☐ Denied (reasons below)

Conditions or reason for denial (if applicable):

Authorized Grant Amount: _____

Date Check Issued: _____



Dealer Information

Tri State Custom Windows LLC
3940 Wisconsin 23
DODGEVILLE WI 53533
Noah Bocek
1-608-930-1945
noah@tristatecustomwindows.com

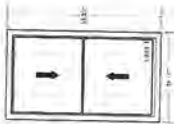
Customer Information

Luke Steel
107 S 5th Street
Mount Horeb WI 53572
608-977-0436
luke.steel85@gmail.com

Order Information

Quote Name: Luke Steel - Dark Oak on White (Upstairs)
Quote ID: Q153246 - 2
Date Created: June 25, 2024
Date Modified: August 19, 2025
Expiration Date: September 18, 2025

A



Quantity: 7
 Series: Midwest
 Interior Color: Dark Oak
 Notes:

Unit Price: \$573.38
 Location: Upstairs Bedroom
 Exterior Color: White
 Exterior Trim: Wrap Exterior in Metal

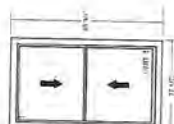
Line Price: \$4,013.66
 Installation: Window Insert- Wrap Exterior
 Glass Package: 272
 Hardware Color: Coco Brown

Overall W x H: 31 1/2" X 53 3/4"
 Screen: FLEX - STD
 Decorative Glass: N/A

Unit # Type
 1 Double Hung

Width 31.5000" Height 53.7500" Glass Strength Annealed Grilles N/A Grille Pattern N/A U-Factor | SHGC 0.28 | 0.19

B



Quantity: 1
 Series: Midwest
 Interior Color: Dark Oak
 Notes:

Unit Price: \$541.22
 Location: Upstairs Bath - Temper
 Exterior Color: White
 Exterior Trim: Wrap Exterior in Metal

Line Price: \$541.22
 Installation: Window Insert- Wrap Exterior
 Glass Package: 272
 Hardware Color: Coco Brown

Overall W x H: 27 1/2" X 45 3/4"
 Screen: FLEX - STD
 Decorative Glass: N/A

Unit # Type
 1 Double Hung

Width 27.5000" Height 45.7500" Glass Strength Tempered Grilles N/A Grille Pattern N/A U-Factor | SHGC 0.28 | 0.19



Sub Total: \$4,554.88
Installation: \$4,490.00
Delivery Fee: \$0.00
Material Surcharge: \$0.00
Sales Tax - 5.5000 % : \$250.51
Your Project Cost: \$9,295.39

Customer Name

Noah Bocek
Sales Rep Name

Customer Signature

Noah Bocek
Sales Rep Signature

Date

August 19, 2025
Date

Notes

Windows quoted as exact size, dark oak on white, replacements. Interior stops have flat head screws. Wrap exterior with black aluminum. All 2nd Story

Weighted Average Energy Values & Project Square Feet

U-Factor: 0.28

SHGC: 0.19

VT: 0.39

Windows FT²: 91.04

Doors FT²: 0

Payment Terms

Down Payment: 50% = \$4,647.70

Balance Due: 50% = \$4,647.70

Payment Terms: Payment due upon project completion.

Late Payment:

Disclaimer

When Tri State Custom Windows (TSCW) is installing, the install price includes all materials, labor and disposal fees. This quote also includes replacing any existing framing that we find to be deteriorated during the removal/installation process. All window coverings, including blinds and curtains, must be removed by the customer, prior to the install teams arrival. All operable windows come with a full FlexScreen. Windows installed by anyone other than TSCW, DO NOT include pre-made jamb extensions. Post installation: It may be necessary for customers to paint and/or do minor drywall repairs after installation of windows and trim.



Waunakee Remodeling
2022 Retail Pricing



Luke Steel & Jacklyn Schneider

Quote (Copy)



Financing is provided by a third party lender not affiliated with ReA. ReA is neither a broker nor a lender, and all financing is subject to terms and conditions to be negotiated and agreed upon between the customer and the lender. Any references to finance rates or terms are estimates only.



Retail Price

\$24,428 \$/MONTH

WINDOWS 9 DOORS 0

Volume Promotion

x **\$3,664**

15% VOLUME DISCOUNT

GOOD FOR 30 DAYS

Local Offer

x **\$2,076**

RENEWAL SAVINGS DISCOUNT 10%

GOOD FOR 30 DAYS

\$560

3 % OFF PROJECT x

\$18,128 \$/MONTH

\$0 DEPOSIT

\$18,128 BALANCE

Payment Options

No Money Down
No Interest
No Payments

\$0
FOR 12 MONTHS

\$3,500 MINIMUM

6.99% APR
5 Years

\$386
PER MONTH

\$3,500 MINIMUM

Monthly payment amount is an estimate and actual amount may vary; no prepayment penalty



Jordan X teriors



A Work Proposal For Luke Steel

Date 8/16/2025

Street Address 107 S. Fifth St.

City, State, Zip Mount Horeb, WI 53572

Phone 608-977-0436

Secondary

Email Primary luke.steel85@gmail.com

Secondary

We Hereby Submit Specifications and Estimates As Follows:

	Rate (USD)
Furnish and install 8 double hung in Okna 800 series- colors listed below	
Melrose cherry in, white out, matte bronze hardware	
Install 1 double hung approx 32 x 53 in bedroom 1	
Install 2 double hung approx 32 x 53 in bedroom 2	\$1,335.00
Install 3 double hung approx 32 x 53 in bedroom 3	\$2,670.00
Install 1 double hung approx 32 x 53 in laundry room	\$4,005.00
White in and out, white hardware	\$1,335.00
Install 1 double hung, tempered, L sash obscured, approx 28 x 45 in bathroom	
	\$1,379.00
All windows will be in the Okna 800 series with heatseal deluxe glass pack	
Insert small cell insulation between window and jamb	
Windows come with lifetime warranty transferable and a labor warranty of 5 years	
Price includes all materials and labor including cladding of exterior trim	
Discount of \$75 per window (5 or more)	
	-\$600.00

Jordan Exteriors hereby proposes to furnish materials and labor, in complete accordance with the above specifications, for the sum of:

\$10,124.00

Payment Terms

3% fee will be added to credit card payments

50% Down

\$5,062.00

Balance Due Upon Completion

\$5,062.00

Acceptance of The Proposal

By signing below, Luke Steel accepts the proposed prices, specifications and conditions, and authorizes Jordan Exteriors to complete the work as specified within The Proposal. The Proposal hereby serves as a binding contract for service and confirms total payment in the amount of \$10,124.00 as outlined in the Payment Terms above.

Customer Signature _____

Authorization Date _____

Jordan Exteriors _____

Authorization Date _____

All material is guaranteed to be as specified. All work is to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Jordan Exteriors' workers are fully covered by Workmen's Compensation insurance.

Note: The Proposal may be withdrawn by Jordan Exteriors if not accepted within (30) days

1422 Shenandoah Drive Waunakee, WI 53597
(608) 341 - 8096











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RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name Jessica and Joshua Arrigoni
Property Address 313 S 4th Street, Mount Horeb
Phone 608-469-3188 Email jsarrigoni@charter.net

PROPERTY INFORMATION

Year Home Built 1921 Purchase Year of Home 2007
Assessed Value of Home \$ 302,600

PROJECT INFORMATION

Proposed Start Date Spring 2026 Proposed Completion Date Spring 2026
Contractor Name Five Star Painting Contractor License # _____
Contractor Address 5910 Red Oak, McFarland, WI 53558
Street City State Zip
Contractor Phone 608-205-4078 Contractor Email alisa.wagner@fivestarpainting.com
Total Project Estimate \$ 6,996 Grant Request \$ 3,498
Other funding sources that will be used: personal funds

Project Narrative (attach additional sheets if necessary).

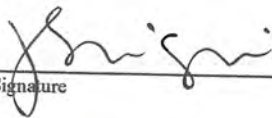
Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

Please see attached.

DOCUMENTS TO INCLUDE

- ☒ Two contractor proposals
- ☒ Site plan
- ☐ Copy of Contractor License (N/A)
- ☒ Proof of Insurance
- ☒ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.


Applicant Signature

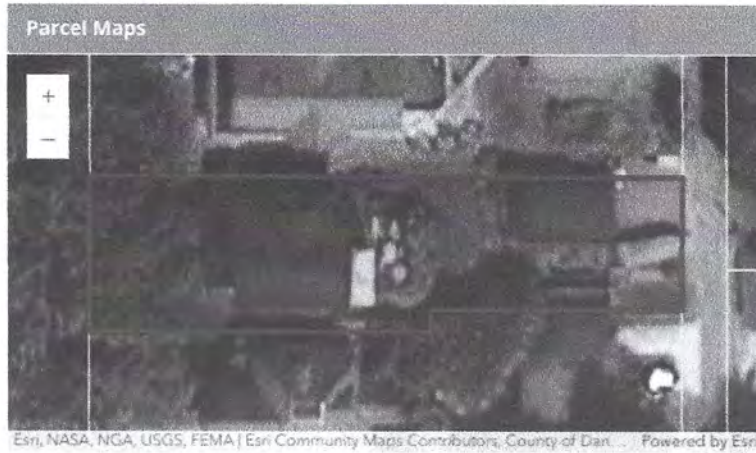
3/15/24
Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____	
☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial	
Recommended conditions or reason for denial (if applicable): _____	
Common Council Review Date: _____	
☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below)	
Conditions or reason for denial (if applicable): _____ _____	
Authorized Grant Amount: _____	
Date Check Issued: _____	

Arrigoni Residential Exterior Improvement Grant

Site Plan

The parcel map from Access Dane shows the house and detached garage that will both be painted white as described in the Project Narrative.



Insurance

Workers Compensation: West Bend
Liability & Umbrella: Hartford Insurance
Managed by Avid Risk
Contact: Sharon Selchert – 902-545-5673

References

Findorff – Derek Fallenberger – 920-680-9614
McGann – Andy Wojnicz – 608-219-8560
Tim Roehl – 608-698-7653
Oi Kommavang – 608-345-5195

Approval

Please approve the estimate directly through the email to proceed with scheduling.

Arrigoni Residential Exterior Improvement Grant

Project Narrative

We are requesting funds for painting the exterior of our house and detached garage. Both structures will be painted white, which is their original color. We have lived in the home since 2007, and it was built in 1921. We are unsure when the current siding was installed. As shown in the photos, the siding has become faded and worn due to weather exposure and time. Repainting the house and garage will improve their attractiveness and the property value.

We would like to hire Five Star Painting for this project. Our neighbors previously used Five Star Painting and highly recommend them for the exceptional work they did. Five Star Painting carries all required insurance. The state of Wisconsin does not require a contractor license for painting services.

If our application is approved, we will notify Five Star Painting, and they will schedule the project to begin as soon as weather permits. We anticipate this to be in May or June of this year.

We have also included the second required contractor proposal from Early Bird Painting. Their estimate is significantly higher than the estimate from Five Star Painting. Given the cost difference and the strong recommendation from our neighbors, we would prefer to work with Five Star Painting.

We love our home, our neighborhood, and the closeness to downtown Mount Horeb. We appreciate the opportunity to apply for grant funds to improve the exterior of our home. Please let us know if you have any questions or would like additional information.

Thank you!

Quote#: 10376 Title: Arrigoni Exterior Quote in Mt Horeb

Date: 03/01/2026

Estimator: Chas Wendt

Cell Phone: (608) 358-8108 Office Phone: (608) 205-4078

Mailing Address: 5910 Red Oak Trail, McFarland, WI 53558



Customer Quote

Locally Owned and Independently Operated

Jessica Arrigoni
Jsarrigoni@charter.net
(608) 469-3188

Billing: 313 S 4th St
Mt Horeb, WI 53572

Service: 313 S 4th St
Mt Horeb, WI 53572

Customer Notes: Five Star Painting has included (1) house wall and trim color in this proposal. Five Star Painting has included (2) coats on the areas included in this proposal for proper coverage, if the areas included in this proposal require additional coats for proper coverage due to customer's color selection and/or existing conditions on the areas walls and or trim then this proposal will be revised to account for the additional coats required for proper coverage.

Color selections are made by homeowners. If we are asked to assist, the ultimate decision still rests with the homeowner. We cannot be responsible for how pleasing the color selection is to the owner, as this a matter of individual judgment.

All items included on this quote will be listed separately. Examples are house body, doors, jambs, shutters, columns, posts, trim, soffit, fascia, gutters, deck boards, deck railing, etc. If the item is not listed with a number of coats defined, it is not included in this quote, but can be added if desired. Any additions involving extra costs will become an extra charge over and above the original contract.

All our painting work is performed in complete compliance with PDCA (Painting and Decorating Contractors of America) and the definition of a properly painted surface. A properly painted surface is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays, misses or insufficient coverage. It is also a surface free of drips, spatters, spills or overspray caused by our workforce. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions from a normal viewing position.

Here are some steps, if applicable to your project, for you to take to prepare the areas to be painted: Prior to washing, please check that all doors and windows are tightly closed and remove screens from windows. Prior to washing, remove all furniture, barbeque grills, plants, etc. from porches/decks. Also, please trim any branches/bushes that are touching the house. Not completing these steps can cause your job to be delayed or can cause additional charges to be incurred. Windows may occasionally streak depending on their surface. Five Star Painting does not wash windows while washing of home in preparation for painting. Five Star Painting is not responsible for internal water damage due to any open gaps on the exterior surface washed.

With exterior painting, we need to have dry, warm weather to allow the exterior to dry before we paint so that moisture is not trapped. Based on Hallman Lindsay and Sherwin-Williams paint product guidelines, we need the low temperature to be 35 degrees or higher while we are painting and for 48 hours after we finish. We follow these guidelines to make sure the paint adheres to your home, moisture is not trapped under the paint, and the paint holds up over time.

Landscaping: Our Project Managers and Crews exercise caution around trees, shrubs, flowers, and plants to minimize stepping/trampling on any of these areas (Per customer's request these jobs can be scheduled at the beginning of the Spring Season or the end of the fall season. Five Star Painting can not be held accountable for accidental damage that happens in the day to day transactions of the painting scope of work.

Decks and Horizontal Surface are Not Warranted: Due to horizontal surfaces being exposed to the sun, rain, snow, ice, shovels, pets, and people traffic these areas will experience wear and tear before other areas on the property. These areas should be maintained every 1-2 years.

Windows: Please note if we are contracted to paint window sashes (the moving part of the window). We are not responsible for ensuring that the windows are opened and closed often enough to ensure that the painting work will not fuse the windows shut. We make a reasonable effort to score the windows when painted to remain functional. However, if requested to return once our work is completed to "open" the fused paintwork we will charge a "trip charge" to cover the labor and expenses needed to perform that work. Your cooperation in making certain this is addressed before we leave the worksite is appreciated.

Staining: Uniformity in staining wood surfaces cannot be guaranteed, due to the stain type/color, porous nature of wood, and the tendency of stain to accumulate in the more porous regions of the wood, thus creating contrasting color patterns. We cannot be held liable for the wood grain patterns within the decks, cabinets, drawers, doors, or trim.

Discounts do not apply to Time and Material work or any work added at the start of the job or while the job is in progress.

Not Included: Does not include the decks, railings, porch floor, chicken coop, fence, brick foundation, basement windows, porch ceiling, columns. Replacing any rotten and/or delaminating wood is not included in this proposal. The customer should have a third party company assist with any necessary repairs to your home prior to scheduling Five Star Painting to complete the painting on your home. Compromised/Delaminating boards are not covered under any warranty for Five Star Painting.

Carpentry Referral:

Based on you moving forward with Five Star Painting, you could work and pay directly with a carpenter (Steve Kotlan 414-554-9711) that does a lot of work for our customers when they need exterior wood replaced on their properties. To assist with keeping the costs down we have you work directly with Steve for any necessary repairs prior to painting/staining.

Details

- **Address Numbers:** Address numbers will be removed from house to allow proper painting procedures.
- **Cleaning:** We will clean the site daily and upon completion.
- **Downspouts:** Downspouts when able will be removed to be painted, allowed to dry, and then reapplied to the house (where applicable).
- **Extensive Tarping:** Tarps or drop cloths will be used to catch falling debris and loose paint chips when scraping. While we do use drop cloths due to wind, steep inclines, etc. there is no functional or pragmatic way to catch all paint chips as they fall. However, the chips will dissipate in time with no damage to your lawn/plants. Mowing with a bag will effectively pick up chips in the lawn.
- **Priming:** Spot-prime bare wood and metal to seal substrate prior to painting.
- **Scraping or wire brushing loose and peeling paint.** When paint peels, it leaves a small, uneven edge that will not appear completely smooth. There will be ups and downs where the paint was removed, especially when there are multiple previous layers of paint. We will scrape and prime loose or peeling paint to ensure a long-lasting durable surface and minimize this effect. If a completely smooth finish is preferred, you will want to contact a company that chemically strips your home.
- **Caulking:** Caulk compromised gaps and cracks to seal and protect against moisture on areas that are contracted to be painted and were already previously caulked. **Caulking:** Many builders leave areas uncaulked as a way to allow the home to breathe; these are called expansion joints and weep holes. This also applies to butt joints, the area where siding boards butt up against each other. Caulking these common areas are not part of customary preparations.
- **Soft/Hand Washing (Whichever Is Needed per Substrate):** Remove dirt, mildew, and other debris to allow for proper paint adhesion and expose areas needed for scraping. Any areas that need to be hand cleaned after the washing will be done when the crew arrives for painting/staining. **Washing:** It will be decided which technique is best suited for your project. Areas will be washed to remove dirt and mildew to best ability without damaging the substrate. Washing is intended to remove dirt not paint, however some paint chips may fall. Any paint chips that are too wet to clean up during washing will be cleaned up during the painting process.
- **First coat of paint** will be allowed proper time to dry before second coat is applied (where applicable).
- Five Star team to clean up daily, and a thorough clean up at job completion.
- Multiple ladders or scaffolding may be used to prevent overlap marks commonly seen when a home is painted from a single ladder.
- Five Star will do a walk around with the customer at the end of the job to ensure that the customer is satisfied with the final product. The customer has to make themselves available while the painting crew and project manager are on the jobsite for the final walk through.

Power Wash

Soft/Hand Washing (Whichever Is Needed per Substrate): Remove dirt, mildew, and other debris to allow for proper paint adhesion and expose areas needed for scraping. Any areas that need to be hand cleaned after the washing will be done when the crew arrives for painting/staining. Washing: It will be decided which technique is best suited for your project. Areas will be washed to remove dirt and mildew to best ability without damaging the substrate. Washing is intended to remove dirt not paint, however some paint chips may fall. Any paint chips that are too wet to clean up during washing will be cleaned up during the painting process.

Prep and paint the house aluminum and vinyl siding to include window and door trim

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Prep and paint the garage vinyl siding to include window and door trim

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Prep and paint the aluminum house soffit/fascia/gutters overhang

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD
Product: Soffit

Prep and paint the aluminum garage soffit/fascia/gutters overhang

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD
Product: Soffit

Prep and paint the aluminum downspouts

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD
Product: Gutters

Windows Prep and paint the wood storm window

Count: 1 Wood Frame
Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Total

Subtotal: \$7,597.28
Discount: \$601.28
Total: \$6,996.00
Deposit Required (50%): \$3,498.00
Payment: \$0.00
Balance Due: \$6,996.00

This quote reflects a cash/check discount of 3%. If paying by credit card, the discount will be removed from the price. We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. If a check is returned for any reason at all, client will pay an additional charge of \$50 per returned check. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

Lien Notice: As required by the Wisconsin Construction Lien Law, claimant (also described herein as "seller") hereby notifies owner (also described herein as "buyer") that persons or companies performing furnishing, or procuring labor, services, material, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans, or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____

Date: _____

Customer Focused, Quality Driven™
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.

Residential Exterior Painting Proposal

Client

Jessica Arrigoni
Zip Code: 53572
Phone: 608-469-3188
Email: Jsarrigoni@charter.net

Early Bird Painting

926 Sky Ridge Drive
Madison, WI 53719
608-446-3252
earlybirdpaintingllc@gmail.com

Scope of Work

Early Bird Painting LLC proposes to provide labor and materials for exterior painting of the following surfaces:

- Vinyl siding
- Aluminum siding
- Fascia
- Eaves / soffits
- Window trim
- Gutters
- Exterior doors (if applicable)

Surface Protection

- Mask and protect all areas not scheduled to be painted.
- Use masking paper, plastic, and tarps to protect windows, landscaping, walkways, and surrounding surfaces.

Cleaning & Surface Preparation

- Apply professional exterior cleaning solution to siding, fascia, and eaves.
- Remove dirt, debris, chalking, mold, and mildew buildup.
- Thoroughly rinse surfaces after cleaning.
- Allow proper drying time before paint application.

Proper surface preparation is essential to ensure long-term paint adhesion and durability.

Painting Application

Siding (Vinyl & Aluminum)

- Sherwin-Williams SuperPaint Exterior
- 100% acrylic exterior coating
- Flat finish
- Apply one full coat, with second coat as needed for full coverage.

Fascia, Eaves, Window Trim & Doors

- Sherwin-Williams SuperPaint Exterior
- 100% acrylic exterior coating
- Satin finish
- Apply one full coat to fascia boards, soffits/eaves, window trim, gutters, and doors.

Materials

All coatings will be premium Sherwin-Williams exterior products including SuperPaint Exterior Acrylic Latex.

Pricing

Full House Exterior Painting – Labor & Materials: \$11,800

Garage Only (Alternate Price) – Labor & Materials: \$3,100





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

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name Constance Nankee

Property Address 306 Forest St., Mount Horeb, WI

Phone 608-225-1347 Email constance.nankee@gmail.com

PROPERTY INFORMATION

Year Home Built est. 1912 Purchase Year of Home 2009

Assessed Value of Home \$ \$293,500.00

PROJECT INFORMATION

Proposed Start Date 04/15/26 Proposed Completion Date 10/15/26

Contractor Name Westside Homes, Inc. Contractor License #

Contractor Address 306 Academy St., Mount Horeb, WI 53572
Street City State Zip

Contractor Phone 608-437-7712 Contractor Email westsidehomes@mhtc.net

Total Project Estimate \$ \$41,274.15 Grant Request \$ \$5,000.00

Other funding sources that will be used: Self funded through HELOC

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

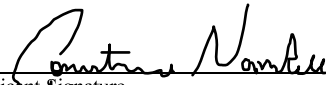
Existing roof is close to 30 years old and received hail damage. Roof repair and replacement on entire home, including lower roof areas. Porch door replacement required as it ties into porch roof. Replacement of gutters and downspouts. New roof color will be dark gray/black, similar to existing roof color.

*included aerial image of roof was from insurance company noting areas of hail damage.

DOCUMENTS TO INCLUDE

- ☒ Two contractor proposals
- ☒ Site plan
- ☒ Copy of Contractor License
- ☒ Proof of Insurance
- ☒ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.


Applicant Signature

03/17/2026
Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below) Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	



Quality Construction from Start to Finish

September 5, 2025

Mr. & Mrs. Nankee
307 Forest St.
Mount Horeb, WI 53572

Re: Roof Replacement & Improvements Budget

Thank you for requesting a bid for construction services for your home in Mount Horeb, WI. Following is the understanding of the service that will be provided, as well as the estimated fee.

- Remove existing shingles and flat roofing on residence at address shown above (1 layer).
- Inspect roof deck for damage (sheeting replacement done time/materials).
- Supply and install ice and water shield for all shingled eaves and valleys.
- Supply and install 15# roofing underlayment for remainder.
- Supply and install ODE for all roof edges.
- Supply and install flashings as necessary.
- Supply and install starter shingles at all eave edges.
- Supply and install Owens Corning Duration® Architectural Shingles (standard colors).
- Supply and install Owens Corning VentSure® Ridge Vent at peaks.
- Supply and install hip and ridge cap shingles.
- Remove siding adjacent to flat roof areas for vertical flashing.
- Supply and install EPDM for flat roof areas.
- Supply and install Azek 5/4 boards for vertical flashing areas.
- Supply and install metal flashings for trim boards.
- Replace/repair siding details, as necessary.
- Supply and install roof sealants and caulking for necessary locations.
- Arrange for dumpster delivery and pickup.
- Thoroughly clean yard of all roofing debris.

The estimated obligation of Mr. & Mrs. Nankee to Westside Homes to complete the work described above is: \$ 32,680.61

Note: All work to be completed on a cost/plus basis. Final totals will reflect actual labor, materials/expenses and homeowner's selection to complete the project to the satisfaction of the homeowner.

NOT INCLUDED IN BUDGET

- Excessive water/structural damage unseen. Will be repaired on time/material basis.
- Garage roof
- Siding
- Gutters and downspouts (see below)
- Landscaping
- Chimney (see below)
- 2nd floor porch door (see below) Needs to be done to properly flash porch roof.
- Porch railing (see below)

2ND FLOOR PORCH DOOR REPLACEMENT

- Seal off area and protect floor where work is to take place.
- Remove existing trim.
- Remove existing door and jamb.
- Assess rough opening. Repair as necessary.
- Flash existing opening.
- Supply and install new steel door
 - 2'6" x custom height
 - ½-lite, clear glass
 - Primed, ready to paint
- Seal exterior of unit.
- Insulate between jamb and rough opening.
- Supply and install handleset hardware.
- Supply and install casing for interior (primed, ready to paint)

Second floor door budget is: \$ 4,598.54

Note: Door needs to be replaced with 2nd floor porch roofing in order to flash roof properly.

CN

Initial acceptance here

NOT INCLUDED IN BUDGET

- Unseen structural damage
- Flooring
- Painting
- Any work not specified above

~~**Alternate 1: Andersen TW2656 window budget in place of 2nd floor door**~~

- Remove existing door, re-frame and replace with TW2656 egress window, including all interior and exterior finishes.

Window alternate budget:

Add \$ 282.30 to door budget

Initial acceptance here

~~OPTION 1: CHIMNEY REBUILD BUDGET~~

- Remove and replace existing chimney above existing flashing

Chimney budget is: \$ 4,620.00

Initial acceptance here

NOTE: Highly recommend replacement based on deteriorating condition

OPTION 2: GUTTERS & DOWNSPOUTS BUDGET

- Remove and replace existing gutters and downspouts

Gutters & downspout budget is: \$ 3,995.00

CN

Initial acceptance here

~~UPPER RAILING REPLACEMENT BUDGET~~

- Supply and install Signature posts and top rail (black aluminum) for 2nd floor porch roof

Post & rail budget is: \$ 3,539.30

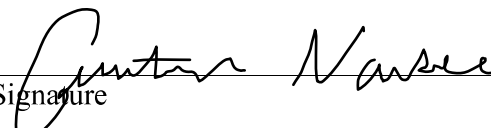
Initial acceptance here

Railing alternate: Full railing & spindles in place of top rail only. Add \$ 493.74 to railing budget.

Initial acceptance here

NOTE: If window alternate is selected, no railing would be necessary (Westside Homes recommendation)

If this bid is acceptable, please allow this document to serve as the agreement between Mr. & Mrs. Nankee and Westside Homes, Inc. to complete the above-mentioned work by signing in the space provided below and returning one (1) signed copy.



Signature

03/13/2026

Date

*This budget is good for a period of 30 days, subject only to change in price of materials at time of acceptance.
Final payment for all work is due upon completion. Deposits may be necessary for some orders.*

THIRD STREET CARPENTRY, LLC

Work Estimate – March 10, 2026



**Matt and Connie Nankee
306 Forest St. – Mount Horeb**

Project Overview

Contractor:

Third Street Carpentry, LLC

Ryan Monfils

307 N 3rd St.

Mount Horeb, WI 53572

(608) 960-9125

ryan.monfils@thirdstreetcarpentry.com

License: 1102-DCFR

Insurance: Next First Insurance Agency, Policy# 588182188

Customer

Matt and Connie Nankee

306 Forest St.

Mount Horeb, WI 53572

(608) 225-1347

constance.nankee@gmail.com

Summary of Work:

Full tear-off and replacement of existing asphalt roof. The following services are included in the estimate:

- Obtaining the necessary building permits in accordance with local regulations.
- Removing and disposing of existing roofing materials.
- Supplying and installing new materials.
- Cleaning all gutters.
- Cleaning the debris from the lawn and landscaping.
- Sweeping the lawn / driveway for nails using magnets.
- Being licensed to work in your geographical region.
- Offering a 5-year workmanship warranty on complete projects.

Detailed Description of Work:

The asphalt roof has a single layer of shingles and is nearing the end of its useful life. The customer has requested a full tear-off and replacement with new asphalt, architectural shingles.

- Roof Preparation: Tear off and dispose of existing shingles and currently present roofing system down to the decking
- Roof decking: Re-nail loose wood. Any bad / rotten wood discovered will be replaced at \$75 per / sheet.
- GAF StormGuard Ice & Water Barrier: Self-adhesive underlayment applied along eaves and valleys protecting roof from ice and water damage. We install two rows (6 ft) at the eaves and one row in the valleys, at roof to wall junctions as well as any penetrations.
- Valley Metal: Install 20" galvanized rolled valley metal and shingle over with a "closed cut" valley.
- Drip Edge Flashing: Metal flashing installed at the edges of the roof to control the flow of water away from the fascia and protect the roofing components, preventing fascia rot.
- Gutter Apron: Metal flashing folded at 120 degrees to help direct water into your gutters (eaves).
- GAF Pro-Start Starter Shingles: Long, narrow shingles installed along the edges of the roof to create a watertight seal at the edge of the roof. Installed to prevent shingle uplift and blow-off.
- Install GAF Timberline HDZ Shingles: Algae resistant high definition architectural shingles.
- GAF Seal-A-Ridge Shingles: Hip and ridge cap shingles to prevent blow-off.
- Pipe Flashing: Flashing boots installed around the base of plumbing pipe vents and other roof penetrations to waterproof them.

Detailed Description continued:

- Feltbuster Synthetic Roofing Felt: Installed on the roof decking providing a secondary layer of protection from the elements, including rain, snow and wind.
- Clean Up and Disposal: Clean up and remove all job-related debris. Magnet sweep site for nails.

Estimated Work and Materials*: \$29,050.00

*excludes additional costs for repairing roof decking

Terms and Conditions

Permits:

A permit is necessary to do a roof replacement in the Village of Mount Horeb. Third Street Carpentry's will submit the permit application of behalf of the client. The permit cost is 1% the materials + labors.

Timeline:

The projected timeline for this project is 5 days upon receiving the required materials. Third Street Carpentry's work will be scheduled upon receipt of a signed contract. Third Street Carpentry will inform you of any changes in scheduling. If Third Street Carpentry anticipates any delays, it will notify you. Please note that the weather may impact Third Street Carpentry's timeline estimate.

Change Orders:

Changes will require a written Change Order signed by the parties prior to implementation of the changes. Such changes may include, for example, changes to the scope of work and any corresponding changes to the estimated fees and schedule. The cost of non-returnable materials or materials already in use will be forfeit by the customer if the change order replaces or strands the materials.

Payment Terms:

A 20% deposit is required at the time of acceptance of the project to secure materials. Unless terms are specified to the contrary, full payment is required upon completion. If payment in full is not received within 30 days from invoice date, a finance charge of 1.5% per month (18% APR), or the maximum legal rate if less than 18% APR, will be added to the total due. **All credit card payments will automatically be billed an additional 4% processing fee to each balance being paid.**

Early Termination of Contract:

In the event that Third Street Carpentry, LLC terminated this agreement for cause, or Customer terminates this agreement early without cause, Customer shall be obligated to pay for all materials and services actually received.

Terms and Conditions (cont.)

Unforeseen Circumstances:

Strikes, accidents, inclement weather or other “acts of god” which cause damage to the work performed or delays are beyond our control and do not constitute non-performance or liability on our behalf.

Warranty:

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, Third Street Carpentry, LLC provides a 5-year Workmanship Warranty on portions of the project in which Third Street Carpentry, LLC fully replaced any existing products.

Authorization Page

Roofing Project : \$29,050.00

Deposit Required upon Acceptance: \$5,810.00

Name: Matt and Connie Nankee

Address: 306 Forest St, Mount Horeb, WI

Customer Comments / Notes

Matt and Connie Nankee:

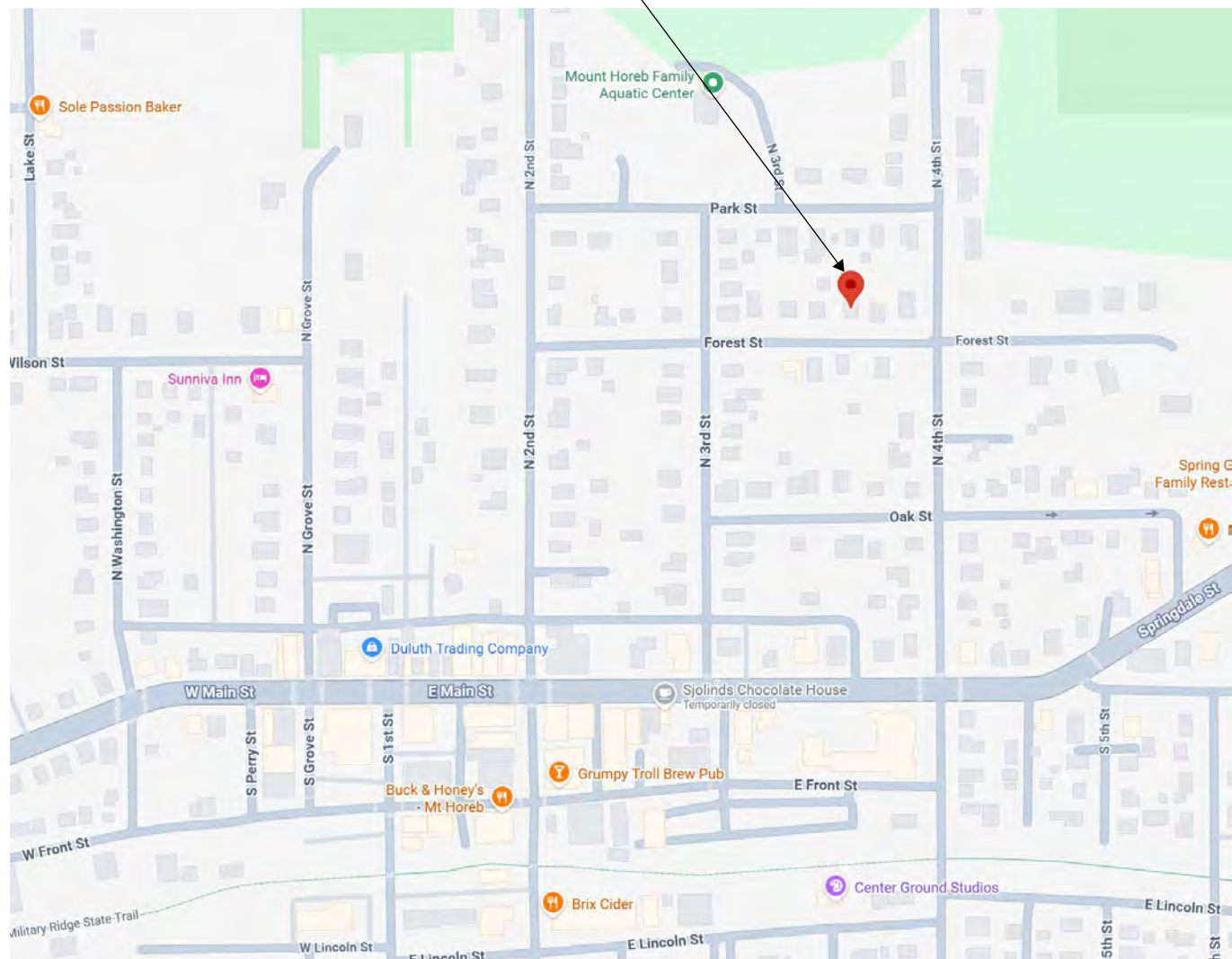
Date:

Ryan Monfils:

Date:

SITE PLAN

306 FOREST ST.



State of Wisconsin

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT
AND LICENSING

DWELLING CONTRACTOR

NO. 010400029 - DC

Expires: 03/21/2026

WESTSIDE HOMES INC

306 ACADEMY ST,

MOUNT HOREB, WISCONSIN 53572

UNITED STATES

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified on the front of this card. To verify the current status of this credential, use "Lookup a License" at dps.wi.gov.

The named person has complied with Wisconsin Statutes and holds the credential specified. Signature: WESTSIDE HOMES INC

Ch 440.11, Wis Statutes, requires you to notify the Department of a name or address change within 30 days. Please submit corrected information via the web at dps.wi.gov or by mail to DPS at PO Box 8935, Madison WI 53708-8935.

Travelers Personal Insura

NAMED INSURED(S)

Matthew & Constance L Nankee
306 Forest St.
Mt Horeb WI 53572

DEC VIEW SUMMARY

TRANSACTION DATE: 3/9/2026
TRANSACTION EFFECTIVE DATE:
3/9/2026
POLICY TYPE: Homeowners
NAIC: 38130
POLICY NUMBER: 6044399986331
BILLING ACCOUNT #: 604439998
AGENCY ID: 716
CONTRACT #: 0DLH56

EFFECTIVE DATE: 7/31/2025
EXPIRATION DATE: 7/31/2026
TERM: 12 Months
TERM AMOUNT: \$2,660.00

Contact Info ⁵

Type	Information	Contact Name
Business Phone	608-836-1128	
Cell Phone	608-225-1347	
Cell Phone	608-732-5585	
Email Address	Nankeem@gmail.com	
Email Address	constance.nankee@gmail.com	

Homeowners

\$2,660.00

INCEPTION DATE: 7/31/2019
EFFECTIVE DATE: 7/31/2025

Locations ¹

LOCATION 1: 306 FOREST ST: 306 FOREST ST

306 Forest St
Mount Horeb, WI 53572

HOMEOWNERS FORM 3 UNDERWRITING (H03)

Territory:	206	Fire District:	MOUNT HOREB
Protection Class:	2		FPS
Year Build:	1910		
Construction Type:	Frame		

Distance to Hydrant:	1,000 ft	Fire Protection Device:	Detector (Fire only)
Distance to Station:	1 Mile(s)	Sprinkler System:	None
Number of Families:	1	Swimming Pool:	None
Residence Type Code:	Dwelling-Insured Residence (non-farm)	Primary Heat Source:	Electric
Dwelling Use:	Primary, (non-seasonal)	Roofing Year / Code:	2009 / C
		Roof Type:	Composition (Fiberglass, Asphalt, etc.)

Coverage	Purchase Price: 0	Limit	Deductible	Premium
Dwelling	592,000	1,000		\$2,583.00
REPLACEMENT COST PROTECTION 25%	148,000			Included
Other Structures	59,200			Included
Personal Property Replacement Cost				Included
Loss Of Use (Cov. D)	177,422			Included
Liability	500,000			Included
Medical	5,000			Included
SPECIAL LIABILITY LIMIT	3,500			Included
Personal Property	414,400			Included
Fire Protective Discount				Included
Good Payer Discount				Included
TOTDS				Included
Premises Alarm				Included
SPECIAL COVERAGE ON PERSONAL PROPERTY				Included
LANDLORD FURNISHINGS - INCREASED LIMITS	2,500			Included
WATER BACKUP OF SEWERS OR DRAINS	10,000			Included
Mold Increased Limits	10,000/50,000			Included
Multi Policy Credit				Included
IDENTITY FRAUD COVERAGE	25,000			\$25.00
ROOF MATCHING COVERAGE	10,000			Included
SIDING MATCHING COVERAGE	10,000			Included
WATER SEEPAGE AND LEAKAGE COVERAGE	10,000			Included
Building Ordinance Or Law Coverage			10%	Included
SPECIAL LIABILITY LIMIT	3,000			Included
REFRIGERATED PROPERTY COVERAGE	500			\$12.00
Total				\$2,660.00

Coverage	Limit	Deductible	Premium
LOSS ASSESSMENT COVERAGE	5,000		\$2.00
SPECIAL LIABILITY LIMIT	5,000		Included
TREES SHRUBS AND OTHER PLANTS INCREASED LIMITS	500		Included
Credit Card Forgery & Counterfeit Money Inc. Limits	10,000		\$3.00
PERSONAL RECORDS AND DATA AND REPLACEMENT COVERAGE	3,500		\$1.00
FIRE DEPARTMENT SERVICE CHARGE	1,000		\$5.00
SPECIAL LIABILITY LIMIT	1,000		\$20.00
SPECIAL LIABILITY LIMIT	3,500		Included
SPECIAL LIABILITY LIMIT	3,000		Included
SPECIAL LIABILITY LIMIT	5,000		Included
DEBRIS REMOVAL	29,600		Included
SPECIAL LIABILITY LIMIT	5,000		Included
TREE REMOVAL	500/1,000		Included
SPECIAL LIABILITY LIMIT	3,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	1,000		Included
Personal Injury			\$8.00
SPECIAL LIABILITY LIMIT	10,000		Included
DAMAGE TO PROPERTY OF OTHERS	5,000		\$1.00
Total			\$2,660.00

ADDITIONAL INTERESTS ²

Nature of Interest	Name/Address	Rank	Payor	Account Number
Mortgagee	Uw Credit Union Its Successors And/Or Assigns PO Box 961292 Fort Worth, TX 76161	1	Yes	1465322038
Mortgagee	Uw Credit Union Isaoa P O Box 44963 Madison, WI 53744	2	No	

Locations ¹

Location #	Address	Legal Description
1	306 Forest St Mount Horeb, WI 53572	306 Forest St

Insured Information

Name: **Matthew Nankee**
Gender: **Male**
Marital Status: **Married**
Date of Birth: **3/5/1979**
Occupation: **Administrative**

Co-Insured Information

Name: **Constance L Nankee**
Gender: **Female**
Marital Status: **Married**
Date of Birth: **7/8/1979**
Occupation: **Administrative**

The insurance policy information contained herein is produced from data contained in the Client Management System and cannot be used to determine coverage provided by an insurance policy. Please refer to the insurance policy issued by your insurance carrier for coverage information.

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FRONT OF HOME



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB
E Main Street
Mount Horeb, WI 53672
Phone: (608) 437-6864 Fax: (608) 437-3190
Email: mhinlog@mounthorebwi.info Web: mounthorebwi.info

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name Nicholas and Emily Gauger
Property Address 304 S 4th Street, Mount Horeb WI
Phone 608-628-2219 Email nickgauger@gmail.com

PROPERTY INFORMATION

Year Home Built 1907 Purchase Year of Home 2010
Assessed Value of Home \$ 347,700

PROJECT INFORMATION

Proposed Start Date June 2026 Proposed Completion Date July 2026 or sooner
Contractor Name Genesis Painting & Exteriors Contractor License # _____
Contractor Address 4401 Femrite Drive Unit C Madison WI 53716
Contractor Phone 608-221-4225 Contractor Email jeff@genesispainting.com
608-204-9999 matt@genesisexteriors.com
Total Project Estimate \$ 14,528 Grant Request \$ 5,000
Other funding sources that will be used: self funded

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

See attached document at end

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Nicholas Aunger Emily Aunger
Applicant Signature

3/18/2026
Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below) Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	

Project Narrative for 304 South 4th Street

Emily and Nick Gauger

We purchased our home in 2010 and since that time have been working hard to improve and maintain it, both inside and out. As part of this work, we had the house painted 15 years ago. Since then the paint has faded quite a bit. The soffit and fascia have been failing at certain points most noticeably at all of the corners. We have replaced some parts of that and caulked and painted others, but it would look much better and hold up better if it was replaced.

We got a bid to repaint the house, repaint and have light repairs done to the existing soffit and fascia, and repaint all the window trim from 5 Star Painting. We also got separate bids from Genesis Painting and Genesis Exteriors (branches of the same company) to do similar work, but with a longer lasting approach than just painting. Genesis painting would prime and paint the house. Genesis Exteriors would wrap the window trim with aluminum and also replace the fascia and soffit with aluminum. After looking at both bids we feel that the Genesis approach would keep our house looking nice for longer and would be worth the additional cost.

Our plan is to keep the home the same color blue as it was painted 15 years ago (or something very similar if we can find a more fade resistant similar color). The window trim and soffit and fascia will remain white. Our home was built in 1907 and has a lot of the charm that many of our town's older homes have. With a few improvements to the exterior it will be an example of what is possible with the older original homes around town.

Thank you for this opportunity to significantly improve our home. We plan to enjoy it for many years to come!

**Customer Info:**

Job #: N/A
 Gauger, Nick
 304 S 4th street,
 Mount Horeb, WI, 53572
 (608) 628-2219-mobile

Genesis Painting

4401 Femrite Dr. Unit C Madison WI 53716

Phone: (608) 221-4225

Fax: (608) 221-3525

Company Representative:

Jeff Lennberg
 (608) 310-7686
 jeff@genesispainting.com

Painting-Exterior Residential: PAINTING OF THE ALUMINUM SIDING ON THE HOME (Excludes trim)

Description

Painting-Exterior Residential: PAINTING OF THE ALUMINUM SIDING ON THE HOME (Excludes trim) total: \$0.00

POWER WASHING THE EXTERIOR ALUMINUM SIDING ON THE HOME

Description

- Remove any shutters if present on the home, label & store in proper location
- Spray surfaces to be painted or stained with mildewcide to kill any mildew growth
- Scrub surfaces to be painted or stained where necessary due to heavy mildew, heavy product break down & dirt build up
- Rinse/Wash surfaces to be painted or stained thoroughly with a high pressure washer to remove dead mildew, dirt & chalk
- Materials: Mildewcide

POWER WASHING THE EXTERIOR ALUMINUM SIDING ON THE HOME total: \$545.00

PREPARATION & PAINTING OF THE ALUMINUM SIDING ON THE HOME

Description

- Using Metal Epoxy, repair dings & holes where present, brushing texture if aluminum has texture, sanding smooth if siding is smooth (3-4 hour allowance included in proposal)
- Mask off areas not being painted to prevent from paint transfer
- Apply one coat of client chosen paint color with the additive Emulsabond for maximum adherence. Apply using a spray technique
- Apply a second finish coat without the additive Emulsabond. Apply using a spray technique
- Pull masking, sharpen lines & clean up site properly
- Materials: Easy-Mix Emulsa Bond Aluminum Siding Paint Additive
- Materials: Hallman Lindsay #174 Weathguard Lo Sheen Finish

PREPARATION & PAINTING OF THE ALUMINUM SIDING ON THE HOME total: \$6,938.00

IMPORTANT

Description

- IMPORTANT: Any work requested that is not outlined in this proposal/contract is NOT included in the bottom line price. Additional requested work such as, but not limited to, additional wall prep, moving furniture, additional coats of paint or

additional areas to be painted will be done only upon the customer's request. The on site project supervisor will provide the customer with an approximate estimate for completing the additional work during the project and have the client initial for the additional requested area/areas/items.

- **COMPLIMENTARY COLOR CONSULTATION:** All Genesis projects over \$1,800.00 come with a complimentary color consultation with a professional designer. The addition of multiple colors per room, accent walls or any more than one color per room may result in additional charges. These charges will be discussed at the time of the free color consultation. If you have any other questions regarding this, please contact your sales consultant. Color consultation is not the same as design work. If the client would like help with other design items unrelated to choosing paint colors, Genesis Design can assist the client at the rate the Design Office charges for design work outside of picking colors for the painting project.

- **-COLORS:** For exterior projects, up to three colors are included unless noted otherwise. For example, the colors could be, one color for the siding, one color for the soffit / fascia / trim, and one color for the doors. Changing of existing colors to new colors will likely take two coats which will be an extra charge unless noted.

- **-INTERIOR COLORS:** Interior projects include one color per room on walls. Additional colors or accent walls will add extra cost unless otherwise noted in the proposal provided. Color changes will likely take two coats and will result in extra charges unless noted in the proposal provided.

- **FINANCE OPTIONS:** Genesis Painting Offers No Interest / No Payments for Six Months. This Offer Must Be Selected up to two weeks prior to the job starting. This offer is not valid for jobs already contracted or are within 10 working days of starting the project. Accepting the offer after the project has started or after completion will not be honored. This offer is subject to approval From a third party bank, Enerbank.

- **BREACH OF CONTRACT:** If the client contracts with Genesis Painting, but cancels the project at anytime after, a 10% penalty fee will be billed to the client

- **WARRANTY:** Genesis Painting provides a 3 YEAR FULL LABOR & FULL MATERIALS warranty on all workmanship and materials pertaining to the paint that Genesis applies. This is not applicable to crack repair, previous coatings unstable coatings, pre existing bubbling issues, decks, railings or floor surfaces. These items have a warranty of sixty days from completion of the project.

- **PAYMENT TERMS:** Full payment for the project is due at job completion. All major credit cards are accepted on payments up to \$6,000.00. If the client is applying of the 0 Payments and 0% for 6 months, an electronic voucher will be sent to sign at the project completion.

IMPORTANT total: \$0.00

Total for all sections: \$7,483.00

Total: **\$7,483.00**

CANCELLATION: After the 4th day from the date of acceptance, any cancellation of this contract will result in the full price of any non-refundable products and reasonable administrative and service costs incurred. A minimum charge of 10% or \$250 whichever is greater plus any materials will be imposed.

PAYMENT TERMS

Upon Substantial Completion, the full contract price will be due in full. Payment will be collected by the job supervisor. If the homeowner is not

available to meet with the job supervisor upon substantial completion, payment can be made by calling the painting supervisor or accounts receivable at 608-310-7690. Substantial completion is the stage in the progress of the work when the work or designated portion thereof is sufficiently complete in accordance with the contract so that the owner can occupy or use the work or a portion thereof for its intended use. Minor defects or touch up work would fall under service or warranty work and do not constitute a reason to withhold final payment. A late fee totaling 2% of the outstanding balance and a monthly interest rate of 1.5% will be levied if the payment is not received within 5 days of the substantial completion date. Unless prohibited by the Wisconsin Consumer Act: In the event of non-payment by the client, or any litigation arising from breach of this agreement by the client, and if Genesis is the prevailing party in such litigation, the client agrees to pay all reasonable costs incurred by Genesis, including staff time, lien enforcement, court costs, attorney fees, and all other related expenses.

ADDITIONS AND REVISIONS

Additions involving extra costs may require prior written approval, and will become an extra charge over and above the original Contract.

SCHEDULING

Jobs are scheduled upon receipt of the signed Contract. You will be notified of an approximate time frame to begin your job. Occasionally, our schedule gets adjusted due to unforeseen circumstances. In any event, the homeowner will be notified of the change.

COLOR CHOICES

Color choices are made by owners. In the case a homeowner uses our color consultant; the ultimate decision still rests with the homeowner.

PAINT COVERAGE

Due to color selection and absorbency, it is difficult to determine the number of coats needed. If additional coats are needed, we will get your

approval prior to proceeding. Any additional coats needed beyond the original coats outlined in the proposal will be completed at time and

materials upon the homeowner's approval.

PEELING PAINT

We will scrape and prime loose or peeling paint to insure a long-lasting durable surface. When paint peels, it leaves a small uneven edge that will

not appear completely smoothed. If a smoother finish is preferred, you want to contract a company that chemically strips.

STAINING

Uniformity in stained surfaces cannot be guaranteed, due to thinness, surface, color and stain type.

POWER WASHING

Windows need to be closed tightly and water needs to be available at an outside faucet. Windows may occasionally streak depending on their

surface. Genesis will not be responsible for internal water damage due to any open gaps on the exterior surface washed.

PAINT CHIPS/CLEAN UP

We will use drop cloths, plastic, brooms and vacuums for both interior and exterior work. Due to wind, steep inclines, etc., there may be no

functional or pragmatic way to catch all paint chips as they fall. However, the chips will dissipate in time with no damage to your lawn. Empty

paint cans, paint chips, and other miscellaneous used materials will be left with the customer for their normal trash pickup.

WARRANTY

Genesis will warranty and furnish 100% of the labor and materials for three years for surfaces where the product has failed due to improper

workmanship or defective material including but not limited to peeling, blistering, or chipping. Previously applied coats of paint may have

moisture or adhesion problems that are beyond our control and are not fully warrantied, however in the event you have one of these rare

problems, we will still warranty those areas at a discounted rate of \$47.00 per hour for labor, and provide the paint at 50% off the retail store

cost. If the problem area is covered under this warranty, we will normally only redo the exact area of paint failure, caulk, etc. For example, if

a small area of siding peeled, we would redo that area and try to blend in with the existing siding, not repainting the entire siding or wall. The

newly worked area may look slightly different due to fading, weathering or a slight change in the color of the products. Repairs to horizontal

surfaces or any surface that, by virtue of the design, permits moisture to collect, are only covered for sixty (60) days. These surfaces include,

but are not limited to exterior decks, railings, steps, porches and roofs.

NOTICE OF LIEN RIGHTS

Required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for

the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to

the undersigned builder, are those who contract directly with the owner, or those who give the owner notice within sixty (60) days after they

first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or

materials for the construction, and should give a copy of each notice to his mortgage lender. If any, Builder agrees to cooperate with the

owner and his lender, if any, to see that all potential lien claimants are duly paid.

Customer Acceptance Signature or by allowing us to work you agree to terms Date Signed

_____	_____	_____	_____
Company Authorized Signature	Date	Customer Signature	Date
		_____	_____
		Customer Signature	Date

This estimate was last edited by Jeff Lennberg ((608) 310-7686, jeff@genesispainting.com) on March 09, 2026. The estimate may be withdrawn if not accepted within _____ days.

**Customer Info:**

Job #: N/A
 Gauger, Nick
 304 South 4th Street,
 Mount Horeb, WI, 53572
 (608) 628-2219-mobile

Genesis Exteriors

4401 Femrite Drive Madison, WI 53716
 Phone: (608) 204-9999

Company Representative:

Matt Winterberg
 (608) 310-2143
 matt@genesisexteriors.com

Gauger Soffit, Fascia and Window Wrap Proposal

Description

- EXTERIOR WORK DESCRIPTION: This proposal is for the installation of Norandex non-vented soffits and a .019 aluminum coil stock wrap around the fascia.
- A breakdown has been listed to include aluminum wraps around the window openings.

Gauger Soffit, Fascia and Window Wrap Proposal total: \$0.00

Soffits and Fascia

Description

- Install Norandex .019 smooth trim coil stock over the existing wood fascia.
- Install Norandex Quad four inch perforated aluminum soffit panels in the eaves and solid aluminum soffit panels in the rakes.
- Remove and reinstall the existing gutters

Soffits and Fascia total: \$5,500.00

Aluminum Wraps

Description

- Wrap windows listed below with a .019 aluminum coil stock
- 9 - one wide windows
- 3 - two wide windows
- 1 - three wide double hung / picture / double hung window

Aluminum Wraps total: \$2,090.00

Total for all sections: \$7,590.00

Total: **\$7,590.00**

Genesis Exteriors, Inc. Terms And Conditions

PAYMENT TERMS:

Upon an approved proposal, Genesis Exteriors requires a 30% down payment to proceed with ordering of the materials. The down payment can be made via check or credit card. If the client is using our finance offers, an approved application must be received before the materials will be ordered. Upon receipt of the 30% down payment or approved financed loan, Genesis Exteriors will order the materials which in most cases are non-returnable or refundable. Upon substantial completion of the project, full payment is due. Substantial Completion refers to a stage of a construction or building project or a designated portion of the project that is sufficiently complete, in accordance with the construction

contract documents, so that the owner may use or occupy the building project or designated portion thereof for the intended purpose. In the case where new parts need to be ordered, final payment will be due, with the exception of Genesis Exteriors allowing a holdback of an amount not to exceed the cost of the remaining parts needed to fully complete the project. Upon installation of the new parts, the holdback amount will be due. Stage Payments: On larger projects including those with multiple phases involved (Example: Roofing, siding, windows) partial payments may be requested. These can be requested in stages of completion and or completion of a segment of said project.

Credit cards accepted up to \$6,000 Maximum

PAYMENT: Client shall pay Genesis Exteriors, Inc. (otherwise referred to as "GEC") the Contract Price, In current funds, Adjusted as provided herin, as follows:

DOWN PAYMENT: The standard down payment is 30%.

PROGRESS PAYMENT: Generally there will not be any progress payments required for residential projects unless the work performed will take more than 30 days. Commercial projects extending past 30 days will make progress payments by the 10th day for the pro-rata amount of labor and materials supplied as of the last day of the prior month.

Misc. Items

UNFORESEEN WORK: Any unforeseen work / repairs that is not visible at the time of original estimate will be brought to the attention of the homeowner and then a change order will be presented to complete the additional work. The unforeseen work may be (but is not limited to) water damage within the walls, mold, insect infestation, electrical wiring and plumbing.

IMPORTANT: Any work requested that is not outlined in this proposal/contract is NOT included in the bottom line price. If additional work is requested, the job supervisor will contact the sales representative to produce a change order. Additional work will not be completed without client approval by signing / or verbally consenting to the change order.

COMPLIMENTARY COLOR CONSULTATION: All Genesis Exterior projects (Over \$2000.00) come with free color consultation with a professional designer. If you would like the color consultation please advise your sales consultant upon acceptance of the proposal.

FINANCE OPTIONS: Several no interest / no payment and low interest with payments are available. Minimum purchase requirements do apply. Additional fees may apply. Based on approval from a third party bank, see sales consultant for additional details.

WARRANTY: In addition to product warranties provided by manufacturers, Genesis Exteriors provides a ten (10) year workmanship warranty!

FULL FRAME WINDOW INSTALLATION VERSUS INSERT WINDOW INSTALLATION: A Full Frame Window Installation includes the removal of the complete frame of the existing window and reveals the sill plate, jack studs and header of the existing rough opening. The new window will include the installation of jamb extensions and interior trim. An Insert Window Installation will retain and utilize the frame of the existing window, and the new window will be placed in the open pocket left after the old window sashes are removed. The insert window will lose glass size because the window is sized to be installed inside the frame of the existing window.

WINDOW COVERINGS: If window coverings are present it is the responsibility of the homeowner to remove and reinstall the coverings. Genesis will remove and reinstall window coverings at a cost of \$40 per covering but will not be held liable for any damage committed to the window coverings. If the cost of the window covering removal and replacement has not been included by indicated in this written agreement the cost will be added in the form of a change order after the project commences. Existing window coverings (i.e. blinds/shades) may be custom-sized to fit the windows that they are installed on. Genesis does not guarantee that existing window coverings will be compatible with the new windows and/or trim. Most times, this isn't an issue, but when it presents, Genesis is not liable for the costs or process of having the window treatments modified to fit, or replaced.

PAINT LINES: Due to the fact that all window manufactures have different frame sizes and specifications paint lines may be exposed once the new window is installed. This has potential only to take place when a full frame window installation occurs. If this is the case Genesis Exteriors is not liable for painting/plaster to cover the exposed paint/plaster lines.

HISTORICAL DISTRICTS: It is the responsibility of homeowner / decision makers to notify Genesis Exteriors in all cases where the residence or job site would reside in a Historical District and what requirements / specifications that particular Historical District requires for the project being estimated.

PROPOSAL VALIDITY: All proposals are valid for 30 days.

CANCELLATION: After the 4th day from the date of acceptance, any cancellation of this contract will result in the full price of any non-refundable products and reasonable administrative and service costs incurred.

FINAL PAYMENT: Upon Substantial Completion, Client shall pay to GEC the Contract Price. The foregoing notwithstanding, a portion of the Contract Price may be escrowed equal to the cost (as estimated by GEC) of Work delayed by weather conditions, and the cost of materials specified where delivery is delayed. No funds shall be escrowed for specialty items requested by Client, which are delayed for any reason, or for Work delayed due to the unavailability of materials specified in Change Orders. Payment of the remaining Contract Price (subject to escrows) under this Section shall constitute a waiver of claims by the Buyer against GEC except those arising from the terms of GEC's warranty. Upon payment of the Contract Price, GEC, upon request, shall provide Buyer with lien waivers Substantial completion is the stage in the progress of the work when the work or designated portion thereof is sufficiently complete in accordance with the contract so that the owner can occupy or use the work or a portion thereof for its intended use. Minor defects, touch up work on installed products or adjacent surfaces would fall under service or warranty work and do not constitute a reason to withhold final payment. A late fee totaling 2% of the outstanding balance and a monthly interest rate of 1.5% will be levied if the payment is not received within 5 days of the substantial completion date. Unless prohibited by the Wisconsin Consumer Act: In the event of non-payment by the client, or any litigation arising from breach of this agreement by the client, and if Genesis is the prevailing party in such litigation, the client agrees to pay all reasonable costs incurred by Genesis, including staff time, lien enforcement, court costs, attorney fees, and all other related expenses.

CHANGES IN WORK: (a "Change Order"): Any work in addition the signed proposal will increase the contract proposal executed by Client and GEC whether agreed upon in writing or verbally. Each Change Order shall specify a change, addition, or deletion, and any adjustment in the Contract Price and Contract Time. Any increase in the Contract Price shall be paid to GEC upon execution of the Change Order.

CONTRACT TIME: Unless Buyer submits Change Orders, or other reasonable conditions occur which affect GEC's ability to complete the Work as stated below, the Work normally shall be substantially completed within 30 working days after the Work is commenced (the "Contract Time") for residential projects. The Contract Time shall be extended as provided If the Work is delayed by any cause outside the reasonable control of GEC, including without limitation any change or delay requested, imposed or caused by Client or by any public authority, site condition, labor disputes, weather conditions, riot, civil commotion, vandalism, theft, war, fire or other casualty, or delays in delivery or unavailability of materials, the Contract Time shall be extended by the duration of such delay. Clients' failure to make selections in a timely manner or Client's request for Change Orders may also result in an extension of the contract time.

SUPERVISION OF WORK: GEC shall be the authority for the proper usage and placement of fixtures, equipment and materials, in accordance with recognized standards. Slight deviations from Plans and Specifications shall be construed as substantial compliance with the Contract. Buyer agrees that the direction and supervision of the working forces, including subcontractors, rests exclusively with GEC, and Buyer agrees not to issue any instructions to, or otherwise interfere with, the same. Buyer further agrees neither to negotiate for additional Work with GEC's subcontractors nor to engage other builders or subcontractors except with the GEC's prior written consent and in

such a manner as will not interfere with GEC's completion of the Work under this Contract. Buyer shall have the right to observe the progress of the Work provided, however, Builder shall not be responsible for any injury to Buyer or during said observations. Buyer is responsible to keep any pets contained in such a way to keep them from

disturbing the installation crews and safe from harm.

GEC'S INSURANCE: GEC agrees to keep in force at its own expense, during the entire period of Work, such liability insurance as will protect it from claims for bodily injury and property damage, and property damage liability that may arise out of the Work. GEC shall maintain a Commercial General Liability policy with a minimum limit of \$1,000,000 per occurrence.

WARRANTY/LIMITATION OF LIABILITY: Upon final payment of the Contract Price, GEC warrants that the Work has been performed in substantial conformance with the Plans and Specifications, and in a good and workmanlike manner in quality equal to the standards of the industry. GEC shall repair or replace, at its option and at its sole cost and expense, any failure to conform to such warranty identified by written notice from Client within Ten (10) years following Substantial Completion. GEC shall also repair, at its sole cost, any Work that may be disturbed in repairing such nonconformity. Upon final payment of the Contract Price, GEC shall be deemed to have assigned to Client all manufacturer warranties for consumer products incorporated into the Work. GEC will provide copies of such manufacturer warranties to Client. These products are not covered by GEC's warranty. In addition, GEC does not warrant any trees or other vegetation on the Building Site against damage during performance of the Work.

EXCEPT AS OTHERWISE PROVIDED IN THIS CONTRACT, GEC MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION THE CONDITION OF THE IMPROVEMENTS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. BUYER AGREES THAT IN NO EVENT SHALL GEC BE LIABLE TO BUYER FOR ANY LOSS OF USE, LOSS OF BUSINESS, LOSS OF PROFIT, EMOTIONAL DISTRESS, OR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, CAUSED DIRECTLY OR INDIRECTLY BY THE ACTS OR OMISSIONS OF GEC UNDER THE CONTRACT.

NOTICE CONCERNING CONSTRUCTION DEFECTS. WISCONSIN LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR COMMENCE MEDIATION OR ARBITRATION PROCEEDINGS FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO CONSTRUCTED YOUR DWELLING OR COMPLETED YOUR REMODELING PROJECT OR AGAINST A WINDOW OR DOOR SUPPLIER OR MANUFACTURER. SECTION 895.07 (2) AND (3) OF THE WISCONSIN STATUTES REQUIRES YOU TO DELIVER TO THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE BEFORE YOU FILE YOUR LAWSUIT OR COMMENCE MEDIATION OR ARBITRATION, AND YOU MUST PROVIDE YOUR CONTRACTOR OR WINDOW OR DOOR SUPPLIER THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR REMEDY THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR WINDOW OR DOOR SUPPLIER. ALL PARTIES ARE BOUND BY APPLICABLE WARRANTY PROVISIONS. BY SIGNING THIS CONTRACT, BUYER ACKNOWLEDGES RECEIPT OF THIS NOTICE PRIOR TO SIGNING THE CONTRACT, AND FURTHER ACKNOWLEDGES THAT BUYER HAS READ THIS NOTICE.

LIEN NOTICE. AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, GEC HEREBY NOTIFIES CLIENT THAT PERSONS OR COMPANIES FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON CLIENT'S LAND MAY HAVE LIEN RIGHTS ON BUYER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE CLIENT OR THOSE WHO GIVE THE CLIENT NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH OR PROCURE LABOR, SERVICES MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, CLIENT PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH OR PROCURE LABOR, SERVICE, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A

COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. GEC AGREES TO COOPERATE WITH THE CLIENT AND THE CLIENT'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

This estimate was last edited by Matt Winterberg ((608) 310-2143, matt@genesisexteriors.com) on March 15, 2026.
The estimate may be withdrawn if not accepted within _____ days.

Quote#: 10401 Title: Gauger Exterior Quote in Mt Horeb

Date: 03/06/2026

Estimator: Chas Wendt

Cell Phone: (608) 358-8108 Office Phone: (608) 205-4078

Mailing Address: 5910 Red Oak Trail, McFarland, WI 53558



Customer Quote

Locally Owned and Independently Operated

Nick Gauger
nickgauger@gmail.com
(608) 628-2219

Billing: 304 S 4th St
Mount Horeb, WI 53572

Service: 304 S 4th St
Mount Horeb, WI 53572

Customer Notes: Five Star Painting has included (1) house wall color and (1) trim color in this proposal. Five Star Painting has included (2) coats on the areas included in this proposal for proper coverage, if the areas included in this proposal require additional coats for proper coverage due to customer's color selection and/or existing conditions on the areas walls and or trim then this proposal will be revised to account for the additional coats required for proper coverage.

Color selections are made by homeowners. If we are asked to assist, the ultimate decision still rests with the homeowner. We cannot be responsible for how pleasing the color selection is to the owner, as this a matter of individual judgment.

All items included on this quote will be listed separately. Examples are house body, doors, jambs, shutters, columns, posts, trim, soffit, fascia, gutters, deck boards, deck railing, etc. If the item is not listed with a number of coats defined, it is not included in this quote, but can be added if desired. Any additions involving extra costs will become an extra charge over and above the original contract.

All our painting work is performed in complete compliance with PDCA (Painting and Decorating Contractors of America) and the definition of a properly painted surface. A properly painted surface is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays, misses or insufficient coverage. It is also a surface free of drips, spatters, spills or overspray caused by our workforce. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions from a normal viewing position.

Here are some steps, if applicable to your project, for you to take to prepare the areas to be painted: Prior to washing, please check that all doors and windows are tightly closed and remove screens from windows. Prior to washing, remove all furniture, barbeque grills, plants, etc. from porches/decks. Also, please trim any branches/bushes that are touching the house. Not completing these steps can cause your job to be delayed or can cause additional charges to be incurred. Windows may occasionally streak depending on their surface. Five Star Painting does not wash windows while washing of home in preparation for painting. Five Star Painting is not responsible for internal water damage due to any open gaps on the exterior surface washed.

With exterior painting, we need to have dry, warm weather to allow the exterior to dry before we paint so that moisture is not trapped. Based on Hallman Lindsay and Sherwin-Williams paint product guidelines, we need the low temperature to be 35 degrees or higher while we are painting and for 48 hours after we finish. We follow these guidelines to make sure the paint adheres to your home, moisture is not trapped under the paint, and the paint holds up over time.

Landscaping: Our Project Managers and Crews exercise caution around trees, shrubs, flowers, and plants to minimize stepping/trampling on any of these areas (Per customer's request these jobs can be scheduled at the beginning of the Spring Season or the end of the fall season. Five Star Painting can not be held accountable for accidental damage that happens in the day to day transactions of the painting scope of work.

Decks and Horizontal Surface are Not Warranted: Due to horizontal surfaces being exposed to the sun, rain, snow, ice, shovels, pets, and people traffic these areas will experience wear and tear before other areas on the property. These areas should be maintained every 1-2 years.

Windows: Please note if we are contracted to paint window sashes (the moving part of the window). We are not responsible for ensuring that the windows are opened and closed often enough to ensure that the painting work will not fuse the windows shut. We make a reasonable effort to score the windows when painted to remain functional. However, if requested to return once our work is completed to "open" the fused paintwork we will charge a "trip charge" to cover the labor and expenses needed to perform that work. Your cooperation in making certain this is addressed before we leave the worksite is appreciated.

Staining: Uniformity in staining wood surfaces cannot be guaranteed, due to the stain type/color, porous nature of wood, and the tendency of stain to accumulate in the more porous regions of the wood, thus creating contrasting color patterns. We cannot be held liable for the wood grain patterns within the decks, cabinets, drawers, doors, or trim.

Discounts do not apply to Time and Material work or any work added at the start of the job or while the job is in progress.

Not Included: Does not include any front porch trim or overhang, rear porch trim, 3rd floor wrapped aluminum window trim, doors, basement doors, chicken coop, garage soffit/fascia/gutters/downspouts, garage doors/trim. Replacing any rotten and/or delaminating wood is not included in this proposal. The customer should have a third party company assist with any necessary repairs to your home prior to scheduling Five Star Painting to complete the painting on your home. Compromised/Delaminating boards are not covered under any warranty for Five Star Painting.

Carpentry Referral:

Based on you moving forward with Five Star Painting, you could work and pay directly with a carpenter (Steve Kotlan 414-554-9711) that does a lot of work for our customers when they need exterior wood replaced on their properties. To assist with keeping the costs down we have you work directly with Steve for any necessary repairs prior to painting/staining.

Details

- **Address Numbers:** Address numbers will be removed from house to allow proper painting procedures.
- **Cleaning:** We will clean the site daily and upon completion.
- **Downspouts:** Downspouts when able will be removed to be painted, allowed to dry, and then reapplied to the house (where applicable).
- **Extensive Tarping:** Tarps or drop cloths will be used to catch falling debris and loose paint chips when scraping. While we do use drop cloths due to wind, steep inclines, etc. there is no functional or pragmatic way to catch all paint chips as they fall. However, the chips will dissipate in time with no damage to your lawn/plants. Mowing with a bag will effectively pick up chips in the lawn.
- **Priming:** Spot-prime bare wood and metal to seal substrate prior to painting.
- **Scraping or wire brushing loose and peeling paint.** When paint peels, it leaves a small, uneven edge that will not appear completely smooth. There will be ups and downs where the paint was removed, especially when there are multiple previous layers of paint. We will scrape and prime loose or peeling paint to ensure a long-lasting durable surface and minimize this effect. If a completely smooth finish is preferred, you will want to contact a company that chemically strips your home.
- **Caulking:** Caulk compromised gaps and cracks to seal and protect against moisture on areas that are contracted to be painted and were already previously caulked. Caulking: Many builders leave areas uncaulked as a way to allow the home to breathe; these are called expansion joints and weep holes. This also applies to butt joints, the area where siding boards butt up against each other. Caulking these common areas are not part of customary preparations.
- **Soft/Hand Washing (Whichever Is Needed per Substrate):** Remove dirt, mildew, and other debris to allow for proper paint adhesion and expose areas needed for scraping. Any areas that need to be hand cleaned after the washing will be done when the crew arrives for painting/staining. Washing: It will be decided which technique is best suited for your project. Areas will be washed to remove dirt and mildew to best ability without damaging the substrate. Washing is intended to remove dirt not paint, however some paint chips may fall. Any paint chips that are too wet to clean up during washing will be cleaned up during the painting process.
- **Woodpecker Holes:** Any woodpecker holes that are smaller than the size of a quarter will be filled prior to painting. Any woodpecker holes larger than a quarter than the wood should be replaced by a carpenter.
- **First coat of paint will be allowed proper time to dry before second coat is applied (where applicable).**
- **Five Star team to clean up daily, and a thorough clean up at job completion.**
- **Multiple ladders or scaffolding may be used to prevent overlap marks commonly seen when a home is painted from a single ladder.**
- **Unless specified otherwise, Five Star Painting will spray body and brush and roll trim.** Application: Paint application comes in the form of airless sprayer, brushes, and rollers. The best application will be determined by the crew based on factors such as the project, weather conditions, location, etc. Two coats will be applied per contract and per application method. When spraying with the equipment we use along with back rolling we are able to apply a greater mil thickness coating wet on the first coat. All applications techniques will show imperfections up close from underlayers. All products and applications cannot provide a new factory finish look.
- **Five Star will do a walk around with the customer at the end of the job to ensure that the customer is satisfied with the final product. The customer has to make themselves available while the painting crew and project manager are on the jobsite for the final walk through.**

Power Wash

Soft/Hand Washing (Whichever is Needed per Substrate): Remove dirt, mildew, and other debris to allow for proper paint adhesion and expose areas needed for scraping. Any areas that need to be hand cleaned after the washing will be done when the crew arrives for painting/staining. Washing: It will be decided which technique is best suited for your project. Areas will be washed to remove dirt and mildew to best ability without damaging the substrate. Washing is intended to remove dirt not paint, however some paint chips may fall. Any paint chips that are too wet to clean up during washing will be cleaned up during the painting process.

Prep and paint the house aluminum siding,

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Prep and paint the garage vinyl siding

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Prep and paint the wood soffit and fascia/gutters overhangs of the house

Paint: SW Duration Exterior Color 2 Low Lustre (2 Coats)
Color: TBD
Product: Overhang

Prep and paint the wood house window and door outside trim

Jambs
Count: 27
Paint: SW Duration Exterior Color 2 Low Lustre (2 Coats)
Color: TBD

Prep and paint the wood garage service door outside trim

Jambs
Count: 1
Paint: SW Duration Exterior Color 2 Low Lustre (2 Coats)
Color: TBD

Total

Subtotal: \$12,963.04
Discount: \$1,053.04
Total: \$11,910.00
Deposit Required (50%): \$5,955.00
Payment: \$0.00
Balance Due: \$11,910.00

This quote reflects a cash/check discount of 3%. If paying by credit card, the discount will be removed from the price. We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of

work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. If a check is returned for any reason at all, client will pay an additional charge of \$50 per returned check. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

Lien Notice: As required by the Wisconsin Construction Lien Law, claimant (also described herein as "seller") hereby notifies owner (also described herein as "buyer") that persons or companies performing furnishing, or procuring labor, services, material, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans, or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____ Date: _____

Customer Focused, Quality Driven™
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.



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

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name Brian and Alyssa Yogerst
Property Address 304 Center Avenue Mt. Horeb
Phone 608-334-9338 Email yogerstalyssa@gmail.com

PROPERTY INFORMATION

Year Home Built 1957 Purchase Year of Home 2002
Assessed Value of Home \$ 346,600.00

PROJECT INFORMATION

Proposed Start Date 6/1/2026 Proposed Completion Date 7/1/2026
Contractor Name Mlsna Custom Homes Contractor License # 090700037-DCQ
Contractor Address 1528 State Rd. 78 Mt Horeb, WI 53572
Contractor Phone 608-202-437-4840 Contractor Email mlsna customhomes@yahoo.com
Total Project Estimate \$ 19,755.00 Grant Request \$ 5,000.
Other funding sources that will be used: personal savings / HELOC

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

Roof was replaced in 2006 and shingles are starting to crack / roll up and visible granule loss, creating a risk of leaks and subsequent structural damage. Will replace with 50 year shingles and reputable contractor to maintain appearance, home value and energy efficiency. Both bids are for premium architectural shingles with 50 year limited lifetime warranty when installed by licensed contractor.

DOCUMENTS TO INCLUDE

- ☒ Two contractor proposals
- ☐ Site plan *new roof replacement*
- ☒ Copy of Contractor License
- ☒ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Alyssa Yeast
Applicant Signature

3/20/2026
Date

Office Use Only	
Date Application Received: <i>3/20/26</i>	Does this applicant qualify for a building permit? ☒ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below) Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	

Certification, License, or Registration Card

You will find your certification, license or registration card. This card serves as an additional piece of evidence of licensure that may be carried on person. To view details about your credential or continue your education, visit the eSLA portal where you can view your credential status or use the public lookup to verify the status.

Wisconsin Department of Safety and Professional Services

ANDREW ROBERT MLSNA

Credential ID: DCQ-090700037

→ note: license # format has changed since 2021, now with numbers before letters

Certification, License, or Registration Name Expires:

Dwelling Contractor Qualifier

2021-09-13

Signature:

Review the information on the card. If errors or discrepancies are found, you may contact the Department of Safety and Professional Services at email DSPSCredTrades@wi.gov, and provide your ID number printed on the card. The Department will make changes in addresses as they occur. Notification of address changes is the responsibility of the licensee. Renewal notice will be emailed to the email address on file 30, 60, and 90 days before expiration of each credential indicated on the card. Renewals are contingent upon compliance with the rules specified in Wisconsin Administrative Code SPS 305.

(viii) Any interior work (e.g., drywall or wood trim unless otherwise specified) related to the installation or removal of skylights, windows, patio doors, or sun tunnels.

All implied warranties, including those of fitness and habitability, are expressly waived. Company shall perform warranty repairs or replacements, at its option, within sixty (60) days after receiving written notice from Customer during the applicable warranty period dependent on material and labor availability.

Extras. All additional costs incurred by the Company for any of the following shall not be included in the cost of work and Customer shall pay these costs in addition to the cost of work: costs attributable to (1) any public body, inspector, architectural control committee unless the result of Contractor's negligence; or (2) undisclosed site conditions, including but not limited to, any defect or abnormality in existing improvements, lead paint, or asbestos, or (3) any other unusual conditions.

Insurance. Customer shall maintain property and casualty insurance and general liability insurance covering the work location.

Insurance Proceeds. Customer agrees to assign to the company all rights Customer has in any casualty or homeowner's insurance policy proceeds, (A contract that is being paid by insurance to indemnify the structure of a customer, this includes supplemented materials and labor approved by an insurance company.) including those identified in this contract, to be applied to the Contract Price.

Cancellation of Contract. This Contract may be cancelled unilaterally by the Customer by notifying the Company in writing within three (3) calendar days after signing this Contract. In the event of cancellation of this Contract by the Customer thereafter, the Company shall receive compensation from the Customer for all costs of labor and materials and all other expenses incurred to that date plus the Company's anticipated profit under this Contract. Customer acknowledges receipt of two (2) copies of "Customer's Right to Cancel."

Lead Based Paint Pamphlet: If the property was constructed prior to 1978, Contractor has provided Customer and Customer acknowledges receipt of the lead hazard information packet prior to work commencing on the property informing Customer of potential risk of lead hazard exposure from renovation activity to be performed on the property.

RIGHT TO CURE NOTICE: Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project or against a window or door supplier or manufacturer. Section 895.07 (2) and (3) of the Wisconsin Statutes requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file a lawsuit, and you must provide your contractor or window manufacturer the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by the contractor or window or door supplier. All parties are bound by the applicable warranty provisions. Customer hereby acknowledges receipt of the brochure required under Sec. 101.148 of the Wisconsin Statutes.

Prime Contractor *

Notice of Lien Rights

As required by the Wisconsin Construction Lien Law, you are hereby notified that persons or companies performing, furnishing, or procuring labor, services, materials, plans, and/or specifications for your property located at the address above, may have lien rights on your land and buildings if they are not paid.

Those entitled to lien rights, in addition to the undersigned prime contractor, are those who contract directly with you or those who are required to and do give you notice within sixty (60) days after they first perform, furnish, or procure labor, services, materials, plans, and/or specifications for the construction.

Accordingly, you will probably receive identification notices from those who perform furnish, or procure labor, services, materials, plans, and/or specifications for the construction. You should give a copy of each notice you receive to your mortgage lender, if any. The undersigned prime contractor agrees to cooperate with you and your lender, if any, to see that all potential lien claimants are duly paid.

I/ We, the undersigned acknowledge receipt of this notice.

* A prime contractor is anyone who performs, furnishes, or procures labor, services, materials, plans, and/or specifications for construction under a contract directly with the Owner of the property being improved, and as provided in Wisconsin Statutes 779.01(2)(d).

Miscellaneous. If payment is not received as required herein, Customer agrees to pay a late payment charge of 1.5% per month on the outstanding balance, which is an annual rate 18%. Customer agrees to pay all costs incurred in the collection of any amounts owed, including Company's attorneys' fees, court costs, and expert witness fees. Customer further agrees to hold harmless and indemnify Company from all claims, demands, liabilities, lost profits, losses and damages, including reasonable attorneys' fees, arising out of or related to any act or omission of Customer in connection with this Contract or incurred by Company in connection with enforcing any of its terms. This Contract represents the entire Contract between the parties. This Contract is not assignable by either party without the other party's written consent. Any legal proceedings concerning this Contract shall be commenced in Dane County Circuit Court.

IMPORTANT CLARIFICATION

UNLESS SPECIFIED IN WRITING ON THIS CONTRACT, THE COST OR PERFORMANCE OF THESE ITEMS ARE NOT INCLUDED IN THIS AGREEMENT. REPLACEMENT OF: UNDISCOVERED DAMAGED/ROTTEN DECKING, FASCIA/SOFFIT BOARDS OR WALL SHEATHING, ANY INTERIOR WORK TO INCLUDE INTERIOR WINDOW TRIM, DRY WALL REPAIR OF ANY KIND, PAINTING OF ANY KIND, REPAIR OF ANY STUCCO WORK, REMOVAL OR RE-INSTALLATION OF ANY TYPE OF SOLAR HEATING SYSTEMS, ANY TYPE OF STRUCTURAL FRAMING TO INCLUDE "SISTERING" RAFTER/TRUSS TAILS, DO NOT SIGN UNLESS YOUR WORK SCOPE IS CLEAR AND PRECISE, AND YOU COMPLETELY UNDERSTAND WHAT YOU ARE SIGNING FOR.

Ridge Top Exteriors Management Approval of Agreement is required prior to this contract becoming a binding agreement.

Company Authorized Signature _____

Date _____



**PER-PAK ACUITY HOMEOWNERS
RENEWAL DECLARATIONS**

Named Insured:
BRIAN & ALYSSA YOGERST
304 CENTER AVE
MOUNT HOREB WI 53572

Agency: 2442-HT 414.271.3575
ROBERTSON RYAN & ASSOCIATES
STE 850
330 E KILBOURN AVE
MILWAUKEE WI 53202

Policy Number: N24636-5

Policy Period: 06-28-25 to 06-28-26

Dwelling 1: Residence Premises located at:
THE ABOVE ADDRESS

COVERAGES AND LIMITS OF LIABILITY

Coverage A - Dwelling	\$537,000
Coverage B - Other Structures	\$53,700
Coverage C - Personal Property	\$268,500
Coverage D - Loss of Use	\$268,500

Property Deductible: \$1,000 deductible applies to losses under this policy's property coverage, unless the losses are wind or hail related.
\$5,000 deductible applies for all wind or hail losses.
A deductible is the part of a loss that you must bear.

Dwelling Roofing System Information:	<u>Year Installed</u> 2006	<u>Type</u>	<u>Loss Settlement</u> Replacement Cost
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Boeckh Residential Building Cost Index: 1296.0

Coverage E - Personal Liability per Occurrence	\$300,000
Coverage F - Medical Payments per Person	\$5,000
Personal Injury Aggregate Limit of Liability	\$300,000

PREMIUMS

Basic	\$1,181.00
Increased Coverage E	\$15.00

Dwelling 1 Forms and Endorsements:

H-430	(11-17)	Homeowners 3 - Special Form	Included
F-348	(6-01)	Personal Property Replacement Cost Endorsement	\$80.00
H-109	(8-20)	Amendatory Endorsement-Wisconsin	Included
H-114A	(4-13)	Limited Fungi, Wet Or Dry Rot Or Bacteria Coverage	Included
H-218	(4-13)	Coverage Enhancements Plus	\$60.00
SF-800	(11-08)	Sewer or Drain Backup - Broad Form	\$140.00

Dwelling 1 Premium	Subtotal	\$1,476.00
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You qualify for this reduced premium because:
* you have earned a valued customer credit.

Acuity, A Mutual Insurance Company

Mlsna Custom Homes LLC
1523 State Road 78
Mount Horeb, WI US
608-437-4840
mlsnacustomhomes@yahoo.com
mchbuilds.com

Estimate

ADDRESS

Brian and Alyssa Yogerst
304 Center Avenue
Mount Horeb, WI 53572

SHIP TO

Brian and Alyssa Yogerst
304 Center Avenue
Mount Horeb, WI 53572

ESTIMATE

1020

DATE

03/14/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	Roofing replacement We will: -Remove existing one layer of shingles -Replace ice and water shield, synthetic underlayment, valley metal, drip edge, plumbing flashings, bath fan vent, and ridge vent. -Install new Owens Corning Duration shingles with minimum 5 nails per shingle. All waste removal included. Please don't leave important items laying around the house that could potentially get damaged from falling debris. We will use ground tarps to try to limit any damage. Owens Corning Limited Lifetime Shingle Warranty Included 50% down due to get on our schedule, balance due upon completion.		19,755.00	19,755.00
Services	Please sign, date, and return a copy of this proposal to us if you agree to accept it as drafted. Your signature constitutes acceptance of this offer, and this proposal shall then be the contract of parties. MCH, LLC Signature _____ _____ Client Signature _____ _____	1	0.00	0.00

Estimated Start Date _____

Estimated Completion Date _____

TOTAL

\$19,755.00



Madison Wisconsin
Ridge Top Exteriors
4620 Dovetail Drive
Madison, WI 53704

Company Representative
Tate Fuhrman
Phone: (608) 436-9103
tfuhrman@ridgetopexteriors.com

03/13/2026
Claim Information

Brian Yogerst
304 Center Avenue
Mount Horeb, WI 53572
(608) 512-6526

Job: Brian Yogerst

Roofing - Steep Slope Section

	Qty	Unit
GAF Timberline HDZ Shingles. Includes one layer of tear off. Color initial:	34	SQ
GAF Seal-A-Ridge 20LF per bundle	9	BD
GAF Pro-Start 120 LF per bundle	3	BD
GAF Weather Watch ice and water 2 sq per roll	5	RL
Felt Buster Synthetic underlayment 10 sq per roll	3	RL
GAF Snow Country Advance 4' Ridge Vent	8	EA
1-1/4" coil roofing nails (1 box will typically cover 15 squares)	2	BX
A11/T50 Staples - 5/16" (5000 Cnt)	2	EA
3-4" Bath Dampered Vent Broan	1	EA
Galvanized roll valley 20" wide 40'lf mill finish	1	RL
Galvanized roll 20" wide 40'lf colored for chimney. Color: Color and initial:	1	RL
Labor to flash medium chimney	1	EA
Alum Gutter Apron 2" (10') Color: Initial:	29	EA
Caulk	2	EA
E-Z Plug	4	EA
Warranty GAF Golden Pledge Lifetime Roof protection, 100% coverage for 50 years	31	SQ
Building Permit	1	EA
		\$23,744.97
Sub Total		\$23,744.97
Discount: Cash Or Check Discount		(\$2,744.97)
TOTAL		\$21,000.00

Important: Contractor is not responsible for any damage to curbs, sidewalk, or driveways caused by the weight of delivery vehicles, equipment, or trailers.





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

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Steve and Davina Penne

Applicant Name

208 Nesheim Trail, Mount Horeb

Property Address

6086364923

pennes@me.com

Phone

Email

PROPERTY INFORMATION

1956?

2017

Year Home Built

Purchase Year of Home

\$265,000

Assessed Value of Home \$

PROJECT INFORMATION

April 2026

Nov. 2026

Proposed Start Date

Proposed Completion Date

Fink's Paving

1107021

Contractor Name

Contractor License #

2732 State Hwy 78,

Mount Horeb,

WI.

53572

Contractor Address

Street

City

State

Zip

Contractor Phone 608-437-5779

Contractor Email GBrown@finkspaving.com

\$6220

\$3110

Total Project Estimate \$

Grant Request \$

personal accounts

Other funding sources that will be used:

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

Replacing existing portion of driveway and walkway that have cracked, heaved and sunk,

causing pooling, of water and unsightly street view. Only 40% of driveway is affected.

This is the first home built on Nesheim trail in the 1950s. We are trying to refurbish to a condition that is in line with other houses in the neighborhood.

DOCUMENTS TO INCLUDE

- ☒ Two contractor proposals
- ☒ Site plan
- ☒ Copy of Contractor License
- ☒ Proof of Insurance
- ☒ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Steve Pen
Applicant Signature

Pennescene.com
-608.636.4923

3/30/26
Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial	
Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below)	
Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	











FINK'S

Estimate/Proposal

PAVING, EXCAVATING & CONCRETE

2732 State Hwy 78 - Mount Horeb, WI 53572

O- 608.437.5779 www.finkspaving.com

Date: March 31, 2026

SUBMITTED TO:

Steve and Davina Penne

210 S. 1st St.

Mount Horeb, WI 53572

Phone: (608) 636 4923

Email: pennes@me.com

Job Name: 208 Nesheim Trail Concrete

Job Location: 208 Nesheim Trail Mt Horeb

For furnishing the necessary labor, material, and equipment to complete the following:

New Concrete Options

- Excavate existing concrete, sod, and soil, haul off site.
- Install crushed limestone base as needed, grade and compact.
- Grade to run water away from house and garage.
- Pour 4" thick concrete with fiber mesh, joints, and sealer.

Location	Area	Cost	Initials
Driveway & Existing Walkway	35'x10' & 9'x6.5' (409 SF)	\$4,900.00	
Front Walkway Addition	11'x10' (110 SF)	\$1,320.00	

Submitted by Fink's Paving, Excavating & Concrete – Gordon Brown

IF THIS PROPOSAL IS **NOT SIGNED** OR ACCEPTED AND RETURNED WITH **15 DAYS** FROM THE DATE OF THIS PROPOSAL FINK'S PAVING & EXCAVATING INC. RESERVES THE RIGHT TO WITHDRAW THE PROPOSAL OR MODIFY THE TERMS OF THE PROPOSAL/CONTRACT. FINKS RESERVES THE RIGHT TO ADJUST PRICING OF THE PROPOSAL TO BE CONGRUENT WITH THE COST OF CURRENT MATERIAL & LABOR PRICES.

GENERAL NOTES:

- Unless otherwise indicated, the following are **NOT** included in this proposal; Signage, bond fees, tree trimming, rock excavation, relocating utilities or other unknown subsurface facilities or structures, surveying and construction staking, permits, backfilling, restoration of lawn or other landscaping areas.
- **Landscaping, shouldering and backfilling are NOT included and are solely the owner/contractor's responsibility.**
- **Undercut of unstable or 'soft' areas will be done on a time and material basis only and will need owner approval prior to excavation. If directed to proceed without remedy, the warranty will be void.**
- Location of private lines (lighting, remote systems, gate sensors, sprinklers, etc.) provided by owner.

Acceptance of Proposal: The above prices, specifications and conditions of sale are satisfactory and are hereby accepted. You are authorized to complete the work as specified. It is understood that any alterations or deviations from the above specifications will be executed only upon a written change order and will become an extra charge over and above the estimate unless so stated on the change order.

Date of Acceptance: _____

Owner/Contractor/Agent: (Printed) _____

Signature: _____

Owner/Contractor/Agent has read, understood, and has agreed to the Proposal Terms and Conditions, including the warranty listed on page two and three of this proposal. Initials: _____

Please save a copy of this proposal for your own records.

Proposal Terms and Conditions

Notice of Lien Rights: AS REQUIRED UNDER WISCONSIN CONSTRUCTION LIEN LAW, FINK'S PAVING & EXCAVATING INC. HEREBY NOTIFIES THE BUYER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR WORK ON THE BUYER'S PROPERTY MAY HAVE LIEN RIGHTS ON THAT PROPERTY IF THEY ARE NOT PAID. THOSE WHO HAVE LIEN RIGHTS MAY INCLUDE NOT ONLY FINK'S PAVING & EXCAVATING INC. BUT ALSO SUBCONTRACTORS AND SUPPLIERS WHO DO NOT CONTRACT DIRECTLY WITH THE BUYER. SOME OF THESE PARTIES MAY SERVE THE BUYER WITH A WRITTEN NOTICE WITHIN 60 DAYS AFTER FIRST FURNISHING LABOR OR MATERIALS. THE BUYER IS ENCOURAGED TO PROVIDE ANY SUCH NOTICES TO THEIR MORTGAGE LENDER. FINK'S PAVING & EXCAVATING INC. WILL COOPERATE WITH THE BUYER AND ANY LENDER TO ENSURE ALL PARTIES ARE PROPERLY PAID.

Limited Warranty: Fink's Paving & Excavating Inc. warrants that all work will be performed in a professional and workmanlike manner, in accordance with industry standards. For a period of one (1) year from the date of completion, we warrant against **major defects** due to defective materials or workmanship, including:

- Major cracking
- Major scaling or spalling
- Major pop-outs

This warranty is **void if payment is not made in full according to contract terms**. All warranty claims must be submitted in writing within **ten (10) calendar days** of discovery.

Exclusions: This warranty does not cover:

- Normal wear and tear or cosmetic imperfections
- Damage due to misuse, neglect, lack of maintenance, or loads exceeding design (e.g., vehicles over ½ ton or objects exceeding 1,000 pounds)
- Use of de-icing salts or chemicals
- Discoloration or color variations (including within pours or between replaced areas)
- Tree root intrusion, water drainage changes, settlement due to utility work, or acts of God

Important: The use of salt or de-icers is **strongly discouraged** as it may lead to premature scaling or surface failure.

Concrete Color Variation: Concrete is a natural material, and slight variations in color, shade, and texture may occur due to factors such as material composition, weather conditions, curing, and finishing methods. These variations are normal and do not affect the strength or durability of the concrete. Such occurrences are not considered defects and are not covered under warranty or eligible for replacement. A colored sealer may be applied after curing, upon request, for an additional cost to help achieve a more uniform appearance.

Cracking Disclosure: Cracks are common in concrete due to natural curing and settlement processes. While Fink's Paving & Excavating Inc. uses expansion and control joints to reduce cracking, **we do not guarantee a crack-free surface**. Cracks **greater than ¼" in width or vertical displacement** may be eligible for repair. Repairs may consist of caulking or patching, not full replacement.

Restoration: Unless explicitly included in the contract scope, restoration of any disturbed areas—including sidewalks, aprons, shoulders, lawns, landscaping, or drainage systems—is not included and is the responsibility of the Owner/Contractor. This includes any work required to maintain positive drainage.

Subgrade/Aggregate Base: No work shall proceed over unstable, frozen, or saturated subgrade. If the Owner/Contractor prepares the subgrade and declines Fink's Paving & Excavating Inc.'s grading services, any resulting failures or defects shall void the warranty.

Site Access & Damage Waiver: Access to the worksite requires use of heavy equipment and delivery trucks, which may cause damage to lawns, driveways, sidewalks, or other property.

Fink's Paving & Excavating Inc. will coordinate with the Owner/Contractor to minimize disturbance, but in the absence of reasonable alternative access, the **Owner/Contractor assumes full responsibility for any resulting damage** and agrees to release and hold harmless Fink's Paving & Excavating Inc. for any claims related to site access.

Access to Adjacent Property: The Owner acknowledges that performance of the Work may require temporary access over or upon adjoining or neighboring property. Owner shall be solely responsible, at Owner's expense, for obtaining all required permissions, licenses, or written consents from any adjoining property owner prior to commencement of the Work. Fink's Paving & Excavating Inc. shall have no duty to obtain such permissions and shall not be responsible or liable for any delays, additional costs, damages, or inability to perform the Work arising from the Owner's failure to secure authorized access.

Fence Removal and Access Disclaimer: If access to the work area requires the removal, alteration, or temporary relocation of any fencing, Fink's Paving & Excavating Inc. shall not be held responsible for any damage to the fence or related structures. It is the responsibility of the property owner or contractor to coordinate the removal and reinstallation of fencing in advance of the scheduled work.

In the event that Fink's Paving & Excavating Inc. agrees to remove or alter fencing as a courtesy to facilitate site access, the property owner expressly waives all liability for any resulting damage or improper reinstallation. This service is provided solely at the owner's risk.

We strongly recommend that all fence removal and reinstallation be performed by a licensed fencing contractor to ensure proper handling and to avoid damage.

Utilities: Fink's Paving & Excavating Inc. will notify **Digger's Hotline (Wis. Stat. § 182.0175)** for marking public utilities. We are **not responsible** for damage to **private or unmarked utilities** (e.g., sprinkler systems, lighting, invisible fences, or private lines) unless their exact location is provided by the Owner/Contractor in writing prior to commencement. The Owner/Contractor agrees to indemnify and hold Fink's harmless from any claims, expenses, or damages arising from unmarked or unknown conditions.

Work of Others: If other trades or contractors are working on-site, their work must be completed to a point where it does not interfere with Fink's Paving & Excavating Inc.'s operations. If delays or inefficiencies arise due to others' incomplete work, the Owner/Contractor agrees to pay for remobilization or lost productivity.

Subcontracting: Fink's Paving & Excavating Inc. reserves the right to subcontract any portion of the work without prior notice.

Changed Conditions: All changes to the scope of work that involve additional costs or time must be authorized via a **written change order** and signed by both parties. These changes will be billed in addition to the original contract amount.

Care and Maintenance:

- No driving on the new surface for **7 days**
- No parking for **10 days**
- No foot traffic on patios/sidewalks for **24 hours**
- **Do not use salt or deicers**
- Rinse off spilled materials immediately to prevent staining or deterioration

Insurance/Indemnification: Fink's Paving & Excavating Inc. maintains commercial liability and Workers' Compensation insurance in compliance with Wisconsin law. Additional insured status or waivers of subrogation will be provided only to the extent of Fink's own negligence.

The Owner/Contractor is responsible for carrying adequate property insurance and assumes responsibility for damage not caused by the negligence of Fink's Paving & Excavating Inc.

Limited Liability: Except for damages caused by Fink's Paving & Excavating Inc.'s gross negligence, the Owner/Contractor agrees to hold harmless and indemnify Fink's for any incidental or consequential damages arising from the performance of this contract.

Damage Waiver: Any claim for damage must be reported to Fink's Paving & Excavating Inc. **in writing within seven (7) calendar days** of occurrence. Claims submitted beyond this period are considered waived.

HVAC Systems: HVAC units and associated components must be disconnected and removed from the work area prior to the start of the project. The Owner/Contractor is solely responsible for this task. If work proceeds without removal, the Owner/Contractor waives all claims for damage.

Stamp Patterns: If a non-stocked stamp pattern is requested, additional rental charges will apply and be added to the final invoice.

Acceptance of Material/Labor: All labor and materials are deemed accepted unless written objections are submitted within **seven (7) calendar days** of completion.

Permits and Legal Compliance: The Owner/Contractor is solely responsible for obtaining any necessary permits and ensuring compliance with applicable laws and regulations. Any fines, penalties, or violations arising from failure to do so will be the sole responsibility of the Owner/Contractor.

Payment: Payment is due in full upon completion of the work and receipt of the invoice. All payments are due upon receipt. A service charge of 1.5% per month (18% annually) will be applied to any outstanding balance, in accordance with **Wis. Stat. § 138.04**. A \$25.00 fee will be assessed for any returned checks. Should legal or collection services be required, the Owner/Contractor shall be responsible for all associated costs, including reasonable attorney's fees.

Entire Agreement

This written agreement constitutes the entire understanding between the parties. No oral or written representations, warranties, or agreements outside of this document shall be binding unless formally amended in writing and signed by both parties.

Captions: The headings provided are for organizational purposes only and shall not affect interpretation of the terms of this agreement.

FINK'S Paving, Excavating & Concrete, Inc.
2732 State Hwy 78 Mount Horeb, WI 53572
We're not Satisfied until You're Satisfied

Contractor Lic. #

From: **Olivia Rickert** orickert@finkspaving.com
Subject: Steve and Davina Penne Concrete Estimate
Date: March 19, 2025 at 11:56 AM
To: coffee shrink pennes@me.com



Hello,

Please find the attached Proposal for Concrete Services. Should you wish to proceed, please sign, and return via email or US mail within 15 days.

If you have further questions, please don't hesitate to respond to this email or call us at 608-437-5779.

Please note that a signed contract will add your project to our jobs list. We are booking new projects for the summer of 2025.

Please ensure that all the information is correct, and you have read the Terms and Conditions in their entirety.

I have emailed our insurance company to send you our certificate of insurance. Our contractor license number is #1107021.

Let me know if there's any other information you need from us!

Thank you for the opportunity to bid on this project.

Thank you,

Olivia Rickert

Office Administrator

Fink's Paving, Excavating & Concrete

Phone (608) 437-5779

Web finkspaving.com Email orickert@finkspaving.com

2732 State Hwy 78, Mount Horeb WI, 53572



Steve & Davina
Penne...ate.pdf

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Fink's Paving & Excavating, Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☒ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

2732 State Rd 78

6 City, state, and ZIP code

Mount Horeb, WI 53572

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

3 9 - 1 6 7 5 3 1 9

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

From: DT Concrete LLC notification@msg.getjobber.com 
Subject: Quote from DT Concrete, LLC - Mar 25, 2026
Date: March 25, 2026 at 4:26 PM
To: pennes@me.com



DT Concrete, LLC

Quote

Hi Steve,

Thank you for the opportunity to bid your concrete project! Attached is a quote for the driveway replacement at 208 Neshiem Tr.

If you are interested in proceeding, please accept and e-sign the attached quote. Upon acceptance, we will be in touch regarding schedule and next steps. We are currently scheduling for roughly the end of September, however this may shift once our season is started and progresses.

Please let us know if you have any questions.

Thank you & we look forward to hearing back soon!

Allison Farrell
DT Concrete, LLC
Dillon: (608) 516-7600
Allison: (608) 576-3434
dtconcrete.info@gmail.com

View Quote

VIEW QUOTE

DT Concrete, LLC

(608) 516-7600

dtconcrete.info@gmail.com

10142 Blue Valley Road

Mount Horeb, Wisconsin 53572

Powered by Jobber

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DT Concrete, LLC

10142 Blue Valley Road | Mount Horeb, Wisconsin 53572

(608) 516-7600 | dtconcrete.info@gmail.com | https://dtconcretewi.com/

RECIPIENT:

Steve Penne

208 Nesheim Trail

Mount Horeb, Wisconsin 53572

Phone: 608-636-4923

Quote #2722

Sent on

Mar 25, 2026

Total

\$8,760.00

Product/Service	Description	Total
Driveway Replacement	82'6"x9'6" Driveway Replacement & 8'x5' Sidewalk Replacement • • Remove existing driveway & sidewalk • Prep gravel base and form driveway & sidewalk • Pour driveway & sidewalk; 6 bag mix with fiber • Broom finish, hand tooled joints, apply sealer	\$8,760.00*

* Non-taxable

Total

\$8,760.00

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. DT Concrete, LLC will not be responsible for any lawn or landscape damage. Landscape restoration and repair is not included in the proposal, unless listed as an additional line item. Changes to specifications that incur extra costs require written approval and will be charged additionally. This proposal may be modified or withdrawn if not accepted within 30 days.

WARRANTY (1 YEAR, LIMITED) -

For 1 year after job completion by DT Concrete, LLC, we guarantee no 'major cracking', 'major scaling and spalling', or 'major pop out' due to defective materials or workmanship. While we use techniques to minimize cracks, we cannot guarantee a crack-free surface. Cracking in concrete is normal; this warranty does not warrant against cracking (unless crack is greater than 1/8" thick). This warranty excludes damage from abuse of exterior concrete and contact with vehicles, or other objects within 7 days post-installation. Color uniformity in concrete may vary; exact matching is not guaranteed. Uniformity in color, fading, and discoloration is voided from this warranty.

ACCEPTANCE OF PROPOSAL -

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to complete the work as specified.



Department of Public Works
City Engineering Division

608-266-4751
608-264-9275 Fax

James M. Wolfe, P.E.
City Engineer
ContractorPrequalification@cityofmadison.com

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703

April 23, 2025

Prequalification for Public Works Construction and to Work in the Public Right of Way Within the City of Madison

Firm: DT Concrete, LLC **Phone:** 608-516-7600
Contact: Dillon T Ziebarth **Fax:**
Address: 10142 Blue Valley Rd
Mt. Horeb WI 53572
Email: dtconcrete.info@gmail.com **License No:** LPC2025105-02783

- | | Conditionally
Approved | License No. for
Obtaining
Permits |
|--|-------------------------------------|--|
| A Request License to perform certain minor maintenance and / or repair work in the City Right of Way for Private Property Owners | ☒ | TER2783 |
| B Request License to bid on Public Works contracts or work on Public Works contracts and / or Private Developer Agreements | ☐ | |
| C Request License to obtain permits to work in the Public Right of Way for Utilities or others, typically requiring excavation, Boring, Traffic Control, etc. | ☐ | |

Prequalification Expires **03/01/2027** or when below conditions are no longer satisfied.

The Contractor is conditionally approved to bid on Contracts subject to Best Value Contracting provided that the Contractor: 1. Participates in a Class A Apprenticeship Program for each separate apprenticeable trade or classification in which it employs craft employees and continues to participate in such program for the duration of the project; or 2. The Contractor is exempt in accordance with MGO 33.07(7)(k)7.

Affirmative Action Plan in Accordance with Madison General Ordinance 32.02 (9).

AA Status: Not Required Expires:

This approval is subject to maintaining an Approved Affirmative Action Plan. The Contractor shall note that the Affirmative Action Plan may expire prior to expiration of the prequalification. This prequalification shall be revoked if the Affirmative Action Plan is not maintained.

Certificate of Insurance Expiration Date: 12/10/2026

This approval is subject to maintaining the insurance requirements as required by City of Madison Schedule B. This prequalification shall be revoked if the required insurance is not maintained.

For Category A, \$5000 bond Expires: 04/03/2026

For Category A above, this approval is subject to maintaining a \$5,000 bond to the City of Madison. This prequalification shall be revoked if the required bond is not maintained.

This approval shall be revoked if any of the causes for disqualification per Section 102.2 of the Standard Specifications of Public Works Construction entitled 'Disqualifications of Bidders' apply.

Licensed as Contractor for Private Property Owners

Concrete Layer (No fee required)

In accordance with Madison General Ordinance Section 33.07(7)(o), the Contractor may appeal this decision to the Board of Public Works by delivery of a letter to the City Engineer within 15 days of the date of this notice.



Approved By:

James M. Wolfe, P.E.

Date:

4/15/2025



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

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name Brian F Haag Patricia J Haag
Property Address 307 Park St Mt Horeb, WI 53572
Phone 608-437-5066 Email Brian and Patti Haag@gmail.com

PROPERTY INFORMATION

Year Home Built 1925 Purchase Year of Home 1989
Assessed Value of Home \$ 250,000

PROJECT INFORMATION

Proposed Start Date Aug 2025 Proposed Completion Date Aug 2025
Contractor Name THEBCO Contractor License # 051900427
Contractor Address 4476 Robertson Rd Madison WI 53714
Contractor Phone 608-249-2905 Contractor Email Production@THEBCO.COM
Total Project Estimate \$ 15,186.00 Grant Request \$ 5000⁰⁰ - 0 ?
Other funding sources that will be used: myself

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

Reason for New windows - was A Hud House
- over 100 yrs old
- Drafts Cool Air
- Cracks
- Hard to open & Close

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Applicant Signature _____

Date _____

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial	
Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below)	
Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	

Sale Agreement and Description of Work

Thebco, Inc. agrees to sell and Customer agrees to purchase at the price and terms of this agreement the following materials and/or services (the "Work") to be furnished at the premises located at the address listed below.

Customer Name	Brian Haag
Address	307 Park Street
City	NH. Haleb
State, ZIP	WI 53572
Jobsite Address	307 Park Street
Phone	608-437-5066
Phone	608-437-5066
Email	

Window Options	Model	Residential	
Glass	ULTRA U	Screen	Full
Grids	NO	Obscure Glass	NO
Hardware Finish	STD	Temp. Glass	1-Buth

Window/Door Installation Practices

Install Method	INSERT
Interior Trim	N/A
Profile & Finish	N/A
Cladding Color	White
Age of Home	Lead Safe Installation

Siding Options

See Attached Addendum for Details

Manufacturer		
Profile		Tear Off
Color		
Soffit and Fascia		
S&F Color		
Other Items		

Window and Entry Door Product Summary

Style	QTY	Int. Finish	Ext. Finish
Double hung	4	cherry	White
Double hung	8	White	White

Project Notes

Cherry/White Down Stairs, White/White upstairs

SCOPE OF WORK: Product confirmation. Installation in accordance with manufacturer's specifications, permit (where required), tax, disposal/recycle, clean-up. If home is built prior to 1978, Thebco, Inc. will perform lead containment.

The price below covers only the Work described; any modifications in the Work due to additions, extras, unforeseen circumstances or other causes are not covered by this Agreement and such modifications must be separately contracted for in writing. Warranty claims are not a valid basis to withhold any portion of the payment due. Customer agrees to pay the amount shown below according to the schedule shown below. Thebco is not responsible for conditions beyond its control including condensation resulting from pre-existing conditions. Staining or painting is not part of this Agreement.

ESTIMATED starting date 12-16wks. Starting date is JUST ESTIMATED. Seller shall not be liable for delays caused by Acts of God, weather conditions, strikes, delays in obtaining materials or other causes beyond Seller's control.

This Agreement is subject to approval of Thebco and cannot be cancelled, except as stated below, and shall be binding upon the parties and their respective heirs, executors, and administrators.

Manufacturer	
Profile	Tear Off
Color	
Soffit and Fascia	
S&F Color	
Other Items	

Project Notes

Cherry/White Down Stairs, White/White upstairs

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This Agreement is subject to approval of Thebco and cannot be cancelled, except as stated below, and shall be binding upon the parties and their respective heirs, executors, and administrators.

ACCEPTANCE OF PROPOSAL- The undersigned acknowledges receipt of a copy of this proposal, specifications, and addendums, if any. Customer represents and warrants to Thebco that the Customer is the owner of the Job Site and has the full right, power, and authority to enter into this contract. I (we) have read and understand this Contract, including both sides of this document and any attachments and specifications, and agree to hire Thebco, Inc. upon the terms set forth in this contract.

Terms of Sale

Includes all Sales & Discounts. A Deposit of One Third Is Required; Balance Due Upon Substantial Completion, Please Pay the Installer.

CONTRACT PRICE \$ 15,186
 DEPOSIT \$ 5,000
 BALANCE DUE \$ 10,186

FINANCING INFORMATION

Customer Signature: Bryan Haag

Date: 4-24-2025

Project Manager Signature: [Signature]

Date: 4-24-25



1 Year Price Guarantee

Client Name: Patty P. BOWEN HADG

Client Address: 307 PARK ST. MT. HOPE MS 53572

Date of Quote: 12/12/24

Design Consultant: MAST STEBBINS

Project Scope of Work:

2712 D/L WINDOWS, (4) w/ wood grain interior
WHITE EXTERIOR, BATHROOM WINDOW TEMPERED

=> Full lifetime warranty, all parts, workmanship,
GLASS, SCREENS, SEALS, FULLY TRANSFERABLE.

=> Price Guaranteed

Total Investment: \$36050

Guaranteed Through: 12/11/25



mad city
WINDOWS & BATHS

November 2024 Estimate Certificate

This certificate verifies that the homeowner has participated in a complete in-home product demonstration and is therefore entitled to receive a complimentary **\$50 Gift Card** through **Tango.com**

Certificate valid for 30 days following demonstration. Must be mailed in. No write-ins or exchanges.

In-Home Estimate Date: 12/2/24

Design Consultant Name: MARY STEBBINS (print)

Homeowner Name(s): PATRY & BRIAN HALE (print)

Project Address: 302 PARK ST. MS ADDRESS WS 53576

Email Address: (required)

Certificate is not valid unless completed and dated by homeowner and salesperson. In order to redeem gift card, homeowner must mail completed certificate to:

Mad City Home Improvement • 5020 Voges Road, Madison, WI 53718

Certificate must be postmarked no more than 30 days after demonstration date to redeem gift card award. Please allow 3-4 weeks to receive by email. **VALID email address is required.** Gift card valued at \$50.

Limit one estimate certificate per household. Cannot be exchanged, or combined with any other promotions.

Promotion Valid for In-Home



May 21, 2025

Brian and Patti Haag
307 Park St
Mount Horeb, WI 53572

Dear Brian and Patti,

For value received \$15906.00 hereby waives all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances there unto.

For Brian and Patti Haag owner, by Jerry Laridaen, Jim Schoenberger contractors for THEBCO, Inc. same being situated in Dane County, State of Wisconsin, described as:

307 Park St Mount Horeb WI 53572 for labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

A handwritten signature in black ink, appearing to read 'Jerry Laridaen' and 'Jim Schoenberger'.

Jerry Laridaen
Jim Schoenberger
Owners







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

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name Jeffrey Jenkins/ Tisha Brown
Property Address 504 S 2nd Street
Phone 608 712 6632 Email jeffbricoleur@gmail.com

PROPERTY INFORMATION

Year Home Built 1950's Purchase Year of Home 2019
Assessed Value of Home \$ 315,200.00

PROJECT INFORMATION

Proposed Start Date May or June Proposed Completion Date May or June
Contractor Name Craftsman exteriors Contractor License # 121901239
Contractor Address 245 Horizon Drive Verona WI 53593
Street City State Zip
Contractor Phone 606 975 5747 Contractor Email Scott@wisconsincraftsman.com
Total Project Estimate \$ 29,800.00 Grant Request \$ 5,000
Other funding sources that will be used: heloc and cash

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

See attached

Request for grant for exterior work at 504 S. 2nd Street

Over the years there have been many modifications to the home's exterior as well as a new boiler system installed.

This has resulted in a piecemeal appearance to the exterior and an obsolete chimney.

Currently there is white aluminum and vinyl siding over lead painted wood siding.

The project will involve removing all siding, adding a layer of insulation and wrapping the home, siding it with composite siding and replacing the soffit and fascia.

At the same time the chimney will be removed and the roof filled in and shingled at the repair location.

The preferred color will be a sage green or other color close to it with white trim.

The garage window will be replaced with a non opening window to allow light.









Parcel Summary

More +

Municipality Name	VILLAGE OF MOUNT HOREB
Parcel Description	REPLAT LUND ADDN LOT 1
Owner Name	JEFFREY C JENKINS
Primary Address	504 S SECOND ST
Billing Address	504 SECOND ST MOUNT HOREB WI 53572

Show Municipal Contact Information ▼

Assessment Summary

More +

Assessment Year	2025
Valuation Classification	G1
Assessment Acres	0.200
Land Value	\$79,300.00
Improved Value	\$235,900.00
Total Value	\$315,200.00

Show Valuation Breakout

Parcel Maps



DCIMap

Google Map

Bing Map



added feature of a reflective surface on one side for added energy efficiency.

House Wrap

Tyvek wrap is made from 100 percent flash spunbonded high density polyethylene fibers which have been bonded together by heat and pressure, without binders or fillers, into a tough durable sheet structure. Additives have been incorporated into the polyethylene to provide ultraviolet light resistance.

Siding Accessories

This all the accessories such as inside and outside corners. Electric, lights, and faucet mounts. As well as trim and channel. Colors will match the siding you choose.

Disposal

Your old materials and waste is removed from your jobsite after cleanup.

Estimate subtotal

\$28,111.11

SALE 25% OFF

*Discount will be applied on the summary page

Scott Philipps
Craftsman Exteriors
(608) 778-8999
scott@wisconsincraftsman.com



Summary

Please review and sign the proposal with any notes

Ascend Siding Replacement

\$28,111.11

[View details](#)

SALE

25% OFF

Subtotal

~~\$28,111.11~~ **\$21,083.33**

Subtotal	\$21,083.33
Total	\$21,083.33

Customer notes

(Optional) Enter notes

Sign here

Sign here

Jeff Jenkins

Date

Scott Philipps

03/30/2026

Scott Philipps, Craftsman Exteriors

Date

By signing this document you agree to the statement of works provided by Craftsman Exteriors and in accordance with any terms described within.

Scott Philipps
Craftsman Exteriors
(608) 778-8999
scott@wisconsincraftsman.com



Terms and Conditions

CUSTOMER (also referred to as "YOU" or CUSTOMER) and Craftsman Exteriors, LLC, a Wisconsin limited liability company, entered to as "CONTRACTOR", "US" or "WE" AGREE AS FOLLOWS:
I, SCOTT PHILIPPS, Contractor agree to serve all of our general contractors business and manage the performance of remodeling, repair, exterior work and other remodeling projects, subject to the terms and conditions of the contract as stated below.



wisconsincraftsman.com
(608) 976-5747

scott@wisconsincraftsman.com

Soffit and Fascia

Item

Aluminum Soffit and Fascia

Soffit and fascia is aluminum and protects and covers your overhangs.

Estimate subtotal

\$7,600.00

SALE 25% OFF

*Discount will be applied on the summary page

Scott Philipps
Craftsman Exteriors
(608) 778-8999
scott@wisconsincraftsman.com



Summary

Please review and sign the proposal with any notes

Soffit and Fascia

\$7,600.00

[View details](#)

SALE

25% OFF

Subtotal

~~\$7,600.00~~ \$5,700.00

Subtotal

\$5,700.00

Total

\$5,700.00

Customer notes

(Optional) Enter notes

Sign here

Sign here

Jeff Jenkins

Date

- Frame
- Textured Snow Mist White Aluminum Frame Cladding
- Sea Green Inside Frame
- Mill Finish ZAC Auto-Adjusting Threshold (5 5/8" Depth)
- Satin Nickel Tilt Bearing Hinges
- Security Plate

- Configuration Warnings -

A 2 3/8" backset option is available and would be closer to the perimeter of the strike rail. If preferred, on the hardware tab select "Specify Advanced Options" then change the backset to 2 3/8".



Outside View



VINYL WINDOW

\$969.75

- 803- Picture Window Basic Price

\$669.75

- Product Options -



- Entire Window - 11000 Series

- 602- Picture Window

- White

- Exact Size 28" x 35"

- Grap-Ga Foam Insulation

- Six Extender

- ClearTough DLA-UV

- Single Strength Glass (2 3/8" x 2 3/8" x 1/4")

- 2 3/8" Backset



Spec
Sheet

Window & Door

\$2,095.00



Prepared For

Jeffrey C Jenkins
504 S 2nd St.
Mt Horeb, WI 53572
(608) 712-6632

Installers Now, LLC

2 Waywood Cir.
Madison, WI 53704
Phone: (608) 669-0828
Email: installersnow@gmail.com
Web: InstallersNow.com

Estimate # 2958
Date 03/19/2026

Description

Total

SIDING PROJECT / ASCEND COMPOSITE SIDING BY ALLSIDE	\$24,800.00
---	-------------

Estimate is for the house at 504 South 2nd St. Estimate price is for the removal and disposal of the existing alluminum and wood siding on the house and then the installation of Ascend Composite Siding by Alside. This includes all labor, material, disposal, and tax charges. All work performed will follow the installation guidelines in accordance with Ascend Siding by Alside Manufacturer.

Details:

- Removal of the existing 2 layers of the existing metal and wood siding from house.
- Apply 1" foam on the house taping all seams.
- Install Ascend Siding by Alside. Includes all standard accessories, j-channels, j-blocks, split boxes, utility vents, etc. Color: _____.
- Style will be horizontal 7" Lap Siding.
- 4" Corner Posts Color: _____.

ALUMINUM SOFFIT AND FASCIA PROJECT	\$8,976.00
------------------------------------	------------

This estimate is for renewing the soffit and fascia on house. Estimate includes removing and recycle/disposing of the existing soffit and fascia. We will then install new aluminum 6" ribbed fascia Mfg: Allside / Color: Glacier White and new aluminum 16" center venting soffit panels Mfg: Allside / Color: Glacier White. Estimate includes removing and reattaching the existing gutters on house when finished.

- Removal and reinstallation of the existing gutters and downspouts.
- Removal and disposal/ recycling of existing metal soffit and aluminum fascia from property.
- Installation of new aluminum 16" center venting soffit panels on house. Mfg: Allside / Color: Glacier White
- Installation of new aluminum 6" ribbed fascia on house. Mfg: Allside / Color: Glacier White



Prepared For

Jeffrey C Jenkins
504 S 2nd St.
Mt Horeb, WI 53572
(608) 712-6632

Installers Now, LLC

2 Waywood Cir.
Madison, WI 53704
Phone: (608) 669-0828
Email: installersnow@gmail.com
Web: InstallersNow.com

Estimate # 2957
Date 03/19/2026

Description	Total
-------------	-------

CHIMNEY REMOVAL, FILL IN SOFFIT, FASCIA AND ROOF WORK	\$3,900.00
---	------------

Tear down masonry chimney down and fill in hole area on roof over with 7/16" osb deck board and reshingle over area.. We will also need to fill in gap area of the soffit and fascia.
Price includes materials, labor and disposal.

****Please Note:** Homeowner is responsible for bypassing venting for all utilities that currently utilize the chimneys and is aware of possible danger and risk of death if exposed to carbon dioxide or fire. All utilities need to be turned off including pilot lights prior to performing the work. Homeowner is also aware of interruption of utility service such as hot water and heat. Homeowner is responsible to arrange a liscensed HVAC contractor to be present prior to us performing the work.

IMPORTANT: Any work requested that is not outlined in this proposal/contract is NOT included in the bottom line price. If additional work is requested, the job supervisor will contact the sales representative to produce a change order. Additional work will not be completed without client approval by signing the change order.

WARRANTY: Installers Now LLC provides a ten year workmanship warranty. Additional warranties on certain products may be longer and will be specified within specific product literature.

Subtotal	\$3,900.00
Total	\$3,900.00



Prepared For

Jeffrey C Jenkins
504 S 2nd St.
Mt Horeb, WI 53572
(608) 712-6632

Installers Now, LLC

2 Waywood Cir.
Madison, WI 53704
Phone: (608) 669-0828
Email: installersnow@gmail.com
Web: InstallersNow.com

Estimate # 2959

Date 03/19/2026

Description

Total

Mi SUNRISE V4500 SERIES GARAGE WINDOW INSERT PROJECT	\$1,200.00
--	------------

PROJECT DESCRIPTION:

This proposal is for a new Mi Sunrise V4500 Series Window for garage, including installation. Mi Sunrise V4500 Series windows include a lifetime warranty. Estimate Includes removal of old windows and installation of new windows, including all labor, materials, disposal, and tax fees. Installation will be insert or pocket window installation. Please see the specifications listed below.

INSTALLATION PROCESS:

- If lead laws are applicable, follow all lead-safe practices
- Place tarps/plastic on the ground to protect landscaping and interior floors
- Remove existing window sashes, in/out stops, jamb liners, and all other necessary items (On insert or pocket windows, jambs and casing will remain in place.)
- Place a new window in the opening to confirm fit.
- Shim and fit new window to be plumb, level, and square.
- Insulate the perimeter of the window with low-expansion spray insulation foam.
- Install new in /out stops
- Custom fabricate the new exterior clad wrap.
- Confirm proper installation of windows and screens.
- Confirm window is operational per manufacturer specifications.
- Clean the window and the area around the installation site per the Installers Now LLC clean-up checklist.



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

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name Patrick and Sarah Best

Property Address 206 N 2nd St, Mount Horeb, WI 53572

Phone 608-234-8049 Email bestabode206@gmail.com

PROPERTY INFORMATION

Year Home Built 1906 Purchase Year of Home 2005

Assessed Value of Home \$ 450,000.00

PROJECT INFORMATION

Proposed Start Date Summer 2026 Proposed Completion Date Summer 2026

Contractor Name Hardtland Home Improvement Contractor License # DCQ-010800090

Contractor Address 5821 Thrush Ln, Madison, WI 53711
Street City State Zip

Contractor Phone 608-575- 9317 Contractor Email tomd@tds.net

Total Project Estimate \$ 16,010.00 Grant Request \$ 5,000.00

Other funding sources that will be used: self

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

Complete roof replacement of primary resident (house only) -tear off existing shingles,
add new ice gaurds and water shields on eavesand valleys, replace with new shingles.
Also replacing existing skylights.

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan
- ☐ Copy of Contractor License
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Sarah Best

Applicant Signature

3-30-2026

Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial	
Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below)	
Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	

Hardtland Home Improvement Inc

5821 Thrush Lane
Madison WI 53711-4213

Tel: 608.575.9317

Email: tomd@tds.net

Proposal

DATE	Proposal #
3/29/2026	7739

NAME / ADDRESS

PATRICK & SARAH BEST
206 N. SIXTH STREET
MOUNT HOREB WI 53572

Project Address:	
206 N. SIXTH STREET	
Telephone	-

DESCRIPTION	TOTAL
RE-ROOF HOUSE, REMOVE EXISTING ROOFING AND HAUL AWAY ALL DEBRIS. RAKE AREA AROUND BUILDING, USE MAGNET TO PICK UP LOOSE NAILS. INSTALL A OWENS CORNING LIMITED LIFETIME WARRANTY, ALGAE RESISTANT, SELF SEAL, FIBERGLASS MAT ARCHITECTURAL SHINGLE, WITH SURE NAIL TECHNOLOGY AND A CLASS 3 HAIL IMPACT RESISTANT PERFORMANCE, 10 YEAR FULL REPLACEMENT WARRANTY ON LABOR AND MATERIAL. PRO RATED OUT 40 YEARS AFTER THE FIRST 10 YEARS. MATERIALS ONLY. INSTALL SYNTHETIC FELT UNDERLAYMENT. INSTALL A SHINGLE THROUGH VALLEY. REPLACE SEWER VENT FLASHING AND ROOF VENTS. INSTALL ICE AND WATER SHIELD 6 FEET OF EVE EDGE AND 3 FEET IN VALLEYS. CUT RIDGE OPEN 3", INSTALL SHINGLE OVER RIDGE VENT. COVER OVER EXISTING ROOF VENT HOLES. TOTAL FOR WORK LISTED ABOVE. REPLACE 2 VELUX SKYLIGHTS. NEW SKYLIGHTS COME WITH SOLAR POWERED BLINDS, WITH REMOTE CONTROLS AND NEW EDL FLASHING KITS. ANY OTHER WORK THAT NEEDS TO BE DONE ABOVE AND BEYOND THE ITEMS LISTED ABOVE WILL BE DONE AT \$80.00 PER MAN HOUR PLUS MATERIALS WITH OWNERS CONSENT. REPLACE ANY NEEDED PLYWOOD AT \$100.00 PER 4X8 SHEET, LABOR AND MATERIAL. WORK IS DONE WITH A LIMITED LIFE TIME MANUFACTURERS WARRANTY ON THE LIFE OF THE SHINGLES. DOES NOT COVER DAMAGE FROM WINDS IN EXCESS OF 130 MPH OR ICE AND SNOW BUILDUP. RE-ROOFING OPERATIONS ARE AT TIMES NOISY AND MAY CAUSE SOME UNAVOIDABLE VIBRATIONS. WE ADVISE THE HOMEOWNER TO CHECK THE HOME TO ENSURE THAT ALL VALUABLES THAT MAY DISLodge FROM WALLS, SHELVES OR CEILING ARE REMOVED BEFORE THE ROOFING PROCESS BEGINS. SATELITE DISHES & TV ANTENAS NEED TO BE REMOVED DURING ROOFING PROCESS AND REINSTALLED AFTER ROOFING WORK IS COMPLETE. OWNER TO BE RESPONSIBLE FOR ANY REPOSITIONING AND ADJUSTMENT EXPENSES.	14,110.00 1,900.00
TOTAL	\$16,010.00
1/2 DOWN - BALANCE MUST BE PAID IN FULL ON THE DATE OF COMPLETION.	Down Payment:

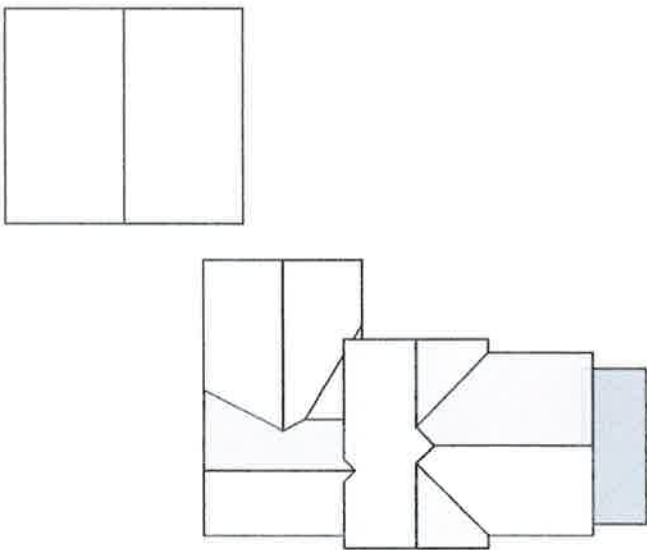
All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. (Agreed upon changes are initialed.)

Authorized Signature: HARDTLAND HOME IMPROVEMENT INC _____ Tom Degenhardt

DATE OF ACCEPTANCE: ___/___/___ SIGNATURE _____ SIGNATURE _____

206 N 2nd St, Mount Horeb, WI 53572



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details	Property Details	Report Contents
Report:58676616	Longitude = -89.7387679 Latitude = 43.0114576 Number of Stories >1 Online map of property http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=206+N+2nd+St,Mount+Horeb,WI,53572	Images.....1 Notes Diagram.....4

Contact: Tom Degenhardt
Company: Hardtland Company Inc.

Address: 5821 Thrush Ln
Madison WI 53711-4213
Phone: 608-575-9317

Measurements provided by www.eagleview.com

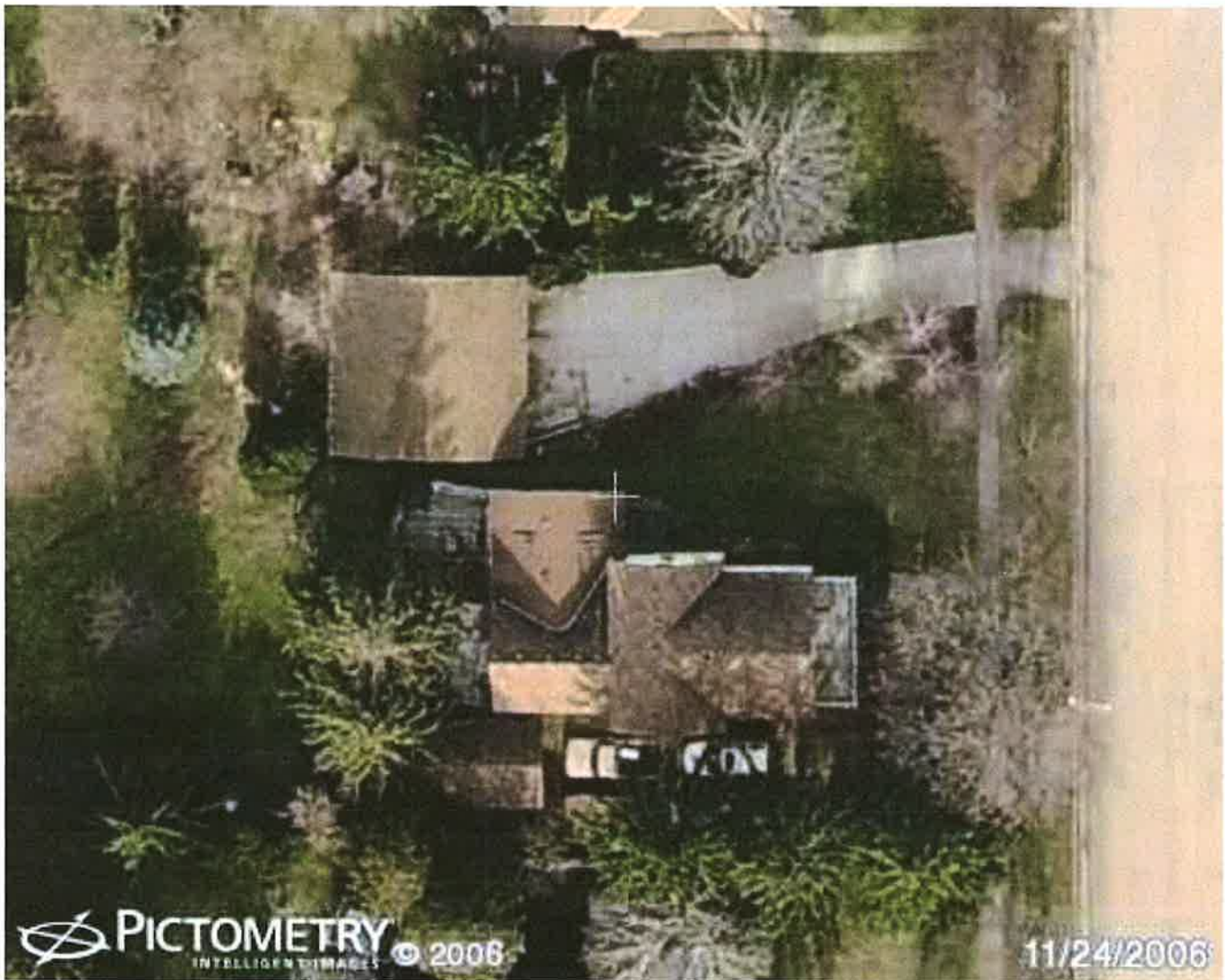


Certified Accurate
www.eagleview.com/Guarantee.aspx

Images

The following aerial images show different angles of this structure for your reference.

Top View



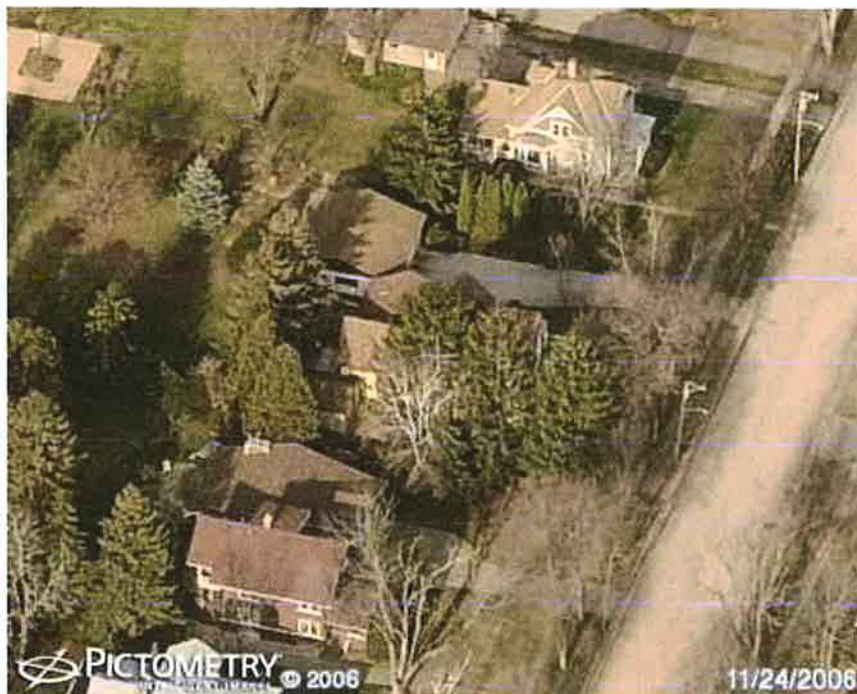
Report: 58676616

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North Side



South Side



East Side



West Side

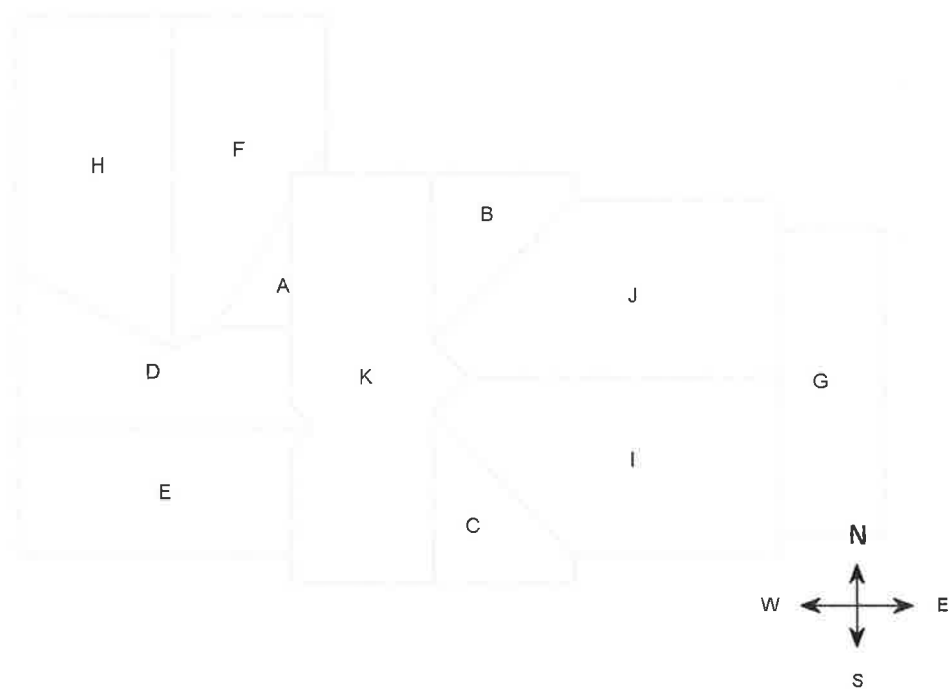
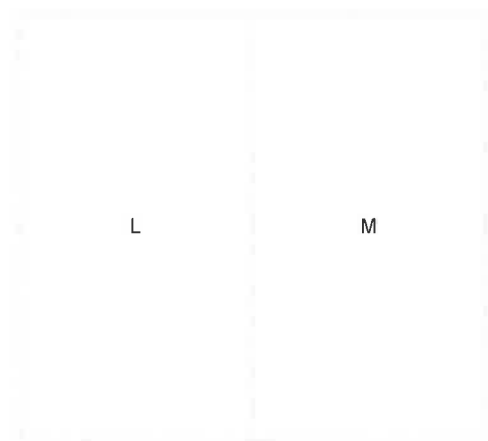


Report: 58676616

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Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



Report: 58676616

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- Home Request Support
- Third Party Document Upload
- Application Status Lookup
- License Lookup
- Performance Page
- Order and Disciplinary Actions



DSPS Site Guest User ▼

Credential/License Summary for 1502 - DCFR

As of March 29, 2026 6:05:11 PM

Name : Hardtland Home Improvement Inc	Credential/License Number : 1502 - DCFR
Professions : Dwelling Contractor	Location : Madison, Wisconsin - 53711
Credential/License Type : Regular	Status : License is current (Active)
Eligible To Practice : Eligible	Credential Expiration Date : 2026-09-05
Granted Date : 2024-09-05	Multi-State : N
Orders : 0	Specialities :
Other Names :	

Orders for 1502 - DCFR



No Orders Found

Relationships for 1502 - DCFR

Individual



primary source verification. Send questions or comments to dps@wisconsin.gov (<mailto:dps@wisconsin.gov>)

Contact Information

4822 Madison Yards Way Madison, WI 53705 [\(608\) 266-2112 \(tel:+6082662112\)](tel:+6082662112)

[\(877\) 617-1565 \(tel:+8776171565\)](tel:+8776171565)

[\(https://www.wisconsin.gov/\)](https://www.wisconsin.gov/)

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HARDHOM-01

RINGMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
The Insurance Center
701 Sand Lake Road
Onalaska, WI 54650-2442

CONTACT
NAME:
PHONE
(A/C, No, Ext): (800) 362-8046 FAX
(A/C, No): (608) 783-8155
E-MAIL
ADDRESS: ticgeneral@ticinsurance.com

INSURED

Hardtland Home Improvement Inc.
5821 Thrush Lane
Madison, WI 53711

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pekin Insurance Co	24228
INSURER B : Middlesex Insurance Co	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR ☒ Owner's & Contractor GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO-JECT ☐ LOC OTHER: General Aggregate		006195856	2/8/2026	2/8/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		005907492	2/8/2026	2/8/2027	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000		005931441	2/8/2026	2/8/2027	EACH OCCURRENCE \$ 4,000,000 AGGREGATE Commercial Umbr \$ 4,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	A0066672002	7/30/2025	7/30/2026	PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Equipment Floater		006195856	2/8/2026	2/8/2027	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Please see remarks on page #2.

CERTIFICATE HOLDER

Patrick & Sarah Best
206 N 2nd St
Mount Horeb, WI 53572

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

C & C Construction
S10665 Troy Rd.
Sauk City, WI. 53583
(608) 643-2997

To: **Sarah Best**
206 North 2nd St
Mt. Horeb, WI 53572

Phone:

Date: 3/16/26

Job:

Materials and labor for roofing:
Tear off existing shingles.
Install 6 feet of ice and water shield on eaves; 3 feet in valleys.
Install synthetic underlayment, flashings and venting.
Install two Velux fixed skylights.
Clean up and dispose of all tear off and waste.
Install Owens Corning Duration shingles.
Total: \$22,810.00
Materials and labor for porch roof:
Install 60 mill rubber roof system over 1/2" plywood.
Total: \$1,480.00

Material prices are good for 30 days.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any, builder agrees to co-operate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

We Propose hereby to furnish material and labor, complete in accordance, with the above specifications, for the sum of:

Payment to be made as follows: **Upon completion**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. all agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature _____

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Authorized Signature _____

Date of Acceptance _____

[Home](#) [Request Support](#)[Third Party Document Upload](#)[Application Status Lookup](#) [Help-Login](#)[Provider Login](#) [Performance Data](#)[File a Complaint](#) [Orders and Disciplinary Actions](#)[License Lookup](#)

DSPS Site Guest User ▼

Credential/License Summary for 040800297 - DCQ

As of March 29, 2026 6:09:01 PM

Name : COREY J BASS**Credential/License Number :** 040800297 - DCQ**Professions :** Dwelling Contractor Qualifier**Location :** Sauk City, Wisconsin - 53583**Credential/License Type :** Regular**Status :** License is current (Active)**Eligible To Practice :** Eligible**Credential Expiration Date :** 2027-08-17**Granted Date :** 2008-04-09**Multi-State :** N**Orders :** 0**Specialities :****Other Names :**

Orders for 040800297 - DCQ



No Orders Found

Relationships for 040800297 - DCQ

Individual



ID

16185

COURSE NAMEQUALIFIER - DWELLING CONTRACTOR (VERSION 2)

COMPLETED DATE6/12/2025

CREDIT HOURS12

ATTENTION: The information provided through this public lookup constitutes official certification of licensure information and credential verification for professions regulated by the Wisconsin Department of Safety and Professional Services and its attached boards. If a renewal application including payment is received by the expiration date, the credential holder is eligible to practice while the credential renewal is processed. The credential holder must respond to any requests for information during the renewal process. See Wis. Stat § 227.51(2). Consistent with The Joint Commission and NCOA standards for primary source verification. Send questions or comments to dsp@wisconsin.gov (<mailto:dsp@wisconsin.gov>).

Contact Information

4822 Madison Yards Way Madison, WI 53705 (608) 266-2112 (tel: +6082662112)

(877) 617-1565 (tel: +8776171565)

(<https://www.wisconsin.gov/>)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Schwarz Insurance Agency Inc. 1420 North Ridge Dr. Prairie du Sac WI 53578		CONTACT NAME: PHONE (A/C, No, Ext): 800-552-8942 E-MAIL ADDRESS: info@schwarzins.com		FAX (A/C, No): 800-405-7139
INSURED C & C Construction of Southern Wisconsin, LLC S10665 Troy Rd Sauk City WI 53583		INSURER(S) AFFORDING COVERAGE INSURER A: West Bend Mutual Insurance Co INSURER B: Society Insurance INSURER C: INSURER D: INSURER E: INSURER F:		NAIC # 15350 15261

COVERAGES

CERTIFICATE NUMBER: 2137313099

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			0609525	7/16/2025	7/16/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			0609525	7/16/2025	7/16/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WP23023146	7/16/2025	7/16/2026	☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**Patrick and Sarah Best
206 North 2nd St
Mount Horeb WI 53572

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Wisconsin Department of Safety and Professional Services

HARDTLAND CO INC

15506

Credential ID: DC-019600054

Certification, License, or Registration Name Expires:

Dwelling Contractor

2024-08-06

Signature:

Thomas H Degenhardt

Wisconsin Department of Safety and Professional Services

THOMAS H DEGENHARDT

15504

Credential ID: DCQ-010800090

Certification, License, or Registration Name Expires:

Dwelling Contractor Qualifier

2026-01-15

Signature:

Thomas H Degenhardt



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

AGENDA ITEM # 5.d

Approval of Resolution 2026-08, "Resolution Approving a Project Plan for Tax Increment District Number Six ("TID No. 6") for the creation of said district and establishment of the boundaries of TID No. 6 in the Village of Mount Horeb, Wisconsin"

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. RESO 2026-08 TID6 Creation Resolution

VILLAGE OF MOUNT HOREB
RESOLUTION 2026-08

Resolution Approving a Project Plan for Tax Increment District Number Six (“TID No. 6”) for the creation of said district and establishment of the boundaries of TID No. 6 in the Village of Mount Horeb, Wisconsin.

WHEREAS, Section 66.1105 of the Wisconsin Statutes provides the authority and procedure for creating a tax increment district; and,

WHEREAS, the Village understands that but for tax increment financing, certain project in the Village will not occur, specifically on the sight of the former Karakahl Motel and vacant lot to the west; and,

WHEREAS, a Project Plan for TID No. 6, has been prepared in a manner consistent with the requirements of Wisconsin Statutes; and,

WHEREAS, said Project Plan includes goals, objectives and a statement of need for the proposed Tax Increment District (the “District”) that are consistent with the strategies identified in the most recent edition of the adopted *Village Comprehensive Plan*; and,

WHEREAS, the Property located within the TID No. 6 boundary needs rehabilitation and conservation due to a blighted and dilapidated, vacant former commercial property and a vacant lot with challenging soil conditions; and,

WHEREAS, more specifically, at least 50% of lands within the district need rehabilitation or conservation work under the definitions of Sec. 66.1337(2m)(a), Wis. Stats., and TID No. 6 will accordingly be considered a rehabilitation and conservation district, and

WHEREAS, approximately 35% (less than 2 acres) of the land within the District will be devoted to retail uses; and,

WHEREAS, the Plan Commission held a duly noticed public hearing on the creation of said TID No. 6, establishment of the boundaries of the District and the aforementioned Project Plan, and proper notice was sent to owners of land within the District identified in need of rehabilitation and conservation; and,

WHEREAS, after careful review and consideration, and duly noticed public hearing by the Mount Horeb Community Development Authority on August 13, 2025 recommended that the Village Board of the Village of Mount Horeb adopt a Project Plan for the creation of “Tax Increment District Number Six (6), Village of Mount Horeb” and establish said District with the boundaries identified by said Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mount Horeb that it:

1. Deems that the creation of TID No. 6 to be in the public interest and for a proper public purpose and improvement of the area is likely to significantly enhance the real property values in the District;
2. Approves the “Project Plan for Tax Increment District Number Six (6), dated August 13, 2025, and determines that said plan is feasible and in conformity with the most recent edition of the adopted *Village Comprehensive Plan*;
3. Adopts the boundaries of Tax Increment District Number Six (6), as depicted and described by metes and bounds and referenced in Map 1 and Exhibit A, respectively, and attached hereto;
4. Creates TID No. 6 effective May 6, 2026, with the base value of taxable property effective as of January 1, 2026;
5. Names said District the “Tax Incremental District Number Six (6), Village of Mount Horeb, Wisconsin” and declares such to be a rehabilitation and conservation district and finds that at least 50% of the lands contained therein need rehabilitation and conservation;
6. Confirms that Project Costs in “Tax Increment District Number Six (6), relate to rehabilitating or conserving the area located within the District;
7. Finds that no persons or businesses will be displaced as part of the proposed Project;
8. Based upon the information contained in said Project Plan, finds that the Village’s increment value in other tax increment districts within the Village and the equalized value of all taxable property of the District does not exceed 12% of the total equalized value of taxable property in the Village;
9. Acknowledges that cash grants offered by the Village will be secured through a Development Agreement with the grant recipient;
10. Estimates approximately 35% (less than 2 acres) of the lands within the District will be devoted to retail uses; and,

BE IT FURTHER RESOLVED that the proper village official(s) be hereby authorized and directed to carry out the board’s action, including, but not limited to signing documents, implementing technical revisions to documents to effectuate the best interest of the Village, and correcting scrivener’s errors.

Adopted this 6th Day of May 2026.

Approved:

Village President, Ryan Czyzewski

Attested:

City Clerk, Allysa Gaffney

Map 1 - Boundary Map – TID #6

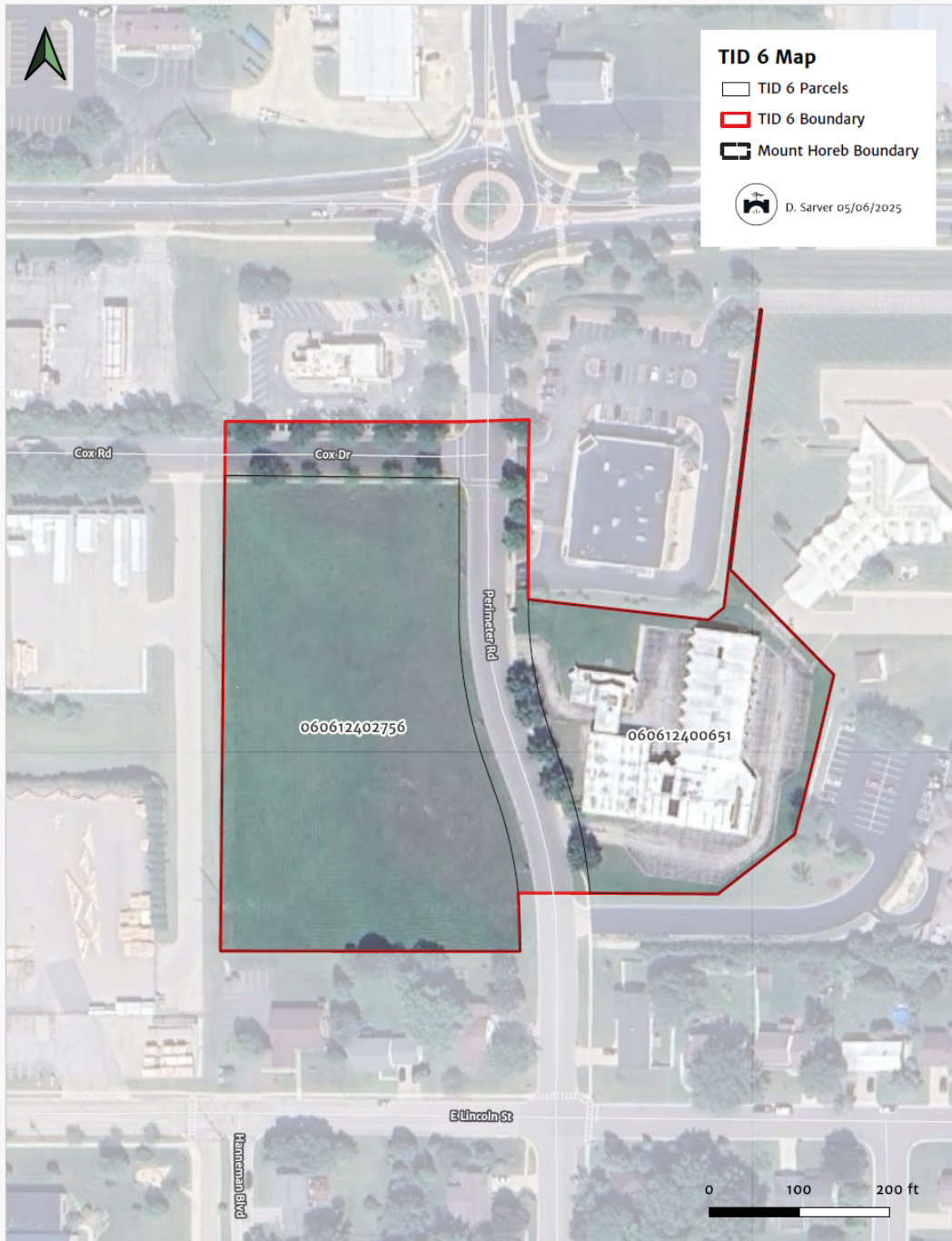


Exhibit A

Boundary Description

Tax Increment District No. 6 is made up of two parcels: parcels # 157/0606-124-0065-1 located at 101 Perimeter Rd., and 157/0606-124-0275-6 (no parcel address noted). These properties total 5.43 acres in size. The properties are split by Perimeter Rd. and the 3.42 acres on the west side is also bordered by Cox St. on the north. A map of the district boundary can be found in the Appendix. The legal description of the property is as follows:

Village of Mount Horeb - TID 6 Boundary

Lands containing all of Lot 2 of Certified Survey Map No. 12149, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 75 of Certified Survey Maps, Page 55, as Document No. 4308289, and part of Outlot 110 Assessor's Plat of Mount Horeb, recorded in Volume 10 of Plats, on Pages 35 to 38, located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 06 North, Range 06 East, Village of Mount Horeb, Dane County, Wisconsin. Described more particularly as follows;

Commencing at the East Quarter Corner of aforesaid Section 12, Thence, along the North line of the Southeast Quarter of said Section 12, North 89 degrees 38 minutes 21 seconds West, 69.45 feet; Thence, South 00 degrees 21 minutes 39 seconds West, 85.20 feet to a point on the South Right-of-Way of Springdale Street and the Point of Beginning; Thence, southwesterly along the West line of Lot 3 of CSM 5968, South 06 degrees 55 minutes 48 seconds West, 322.05 feet; Thence, Southeasterly continuing along said Lot 3, South 44 degrees 32 minutes 09 seconds East, 164.01 feet; Thence, Southwesterly continuing along said Lot 3, South 13 degrees 52 minutes 43 seconds West, 182.25 feet; Thence, Southwesterly continuing along said Lot 3, South 52 degrees 12 minutes 29 seconds West, 107.77 feet; Thence, Westerly continuing along said Lot 3 and extending to the West Right of Way of Perimeter Road, North 89 degrees 35 minutes 34 seconds West, 133.52 feet to a nontangent curve; Thence, Southerly along said Right-of-Way, curving Southerly 56.85 feet on a curve to the left having a radius of 441.36 feet and a long chord that bears South 03 degrees 39 minutes 57 seconds East at 56.81 feet; Thence, continuing along said Right-of-Way, S 00 degrees 11 minutes 59 seconds West, 12.27 feet; Thence, continuing along the South line of the Outlot 110 Assessor's Plat of Mount Horeb, North 89 degrees 35 minutes 58 seconds West, 330.26 feet; Thence, continuing Northerly along said Outlot and extending to the North Right-of-Way of Cox Drive, North 00 degrees 25 minutes 30 seconds West, 524.26 feet; Thence, continuing Easterly along said Right-of-Way and extending to the East Right-of-Way of Perimeter Road, South 89 degrees 37 minutes 16 seconds East, 335.88 feet; Thence, continuing South along said Right-of-Way, South 00 degrees 10 minutes 56 seconds West, 185.28 feet to a tangent curve; Thence, along said Right-of-Way, curving Southerly 3.57 feet on a curve to the left having a radius of 336.68 feet and a long chord that bears South 00 degrees 02 minutes 32 seconds East at 3.57 feet to the Southwest Corner of Lot 1 of CSM 12149; Thence, Southeasterly along the South Line of said Lot 1, South 83 degrees 07 minutes 02 seconds East, 198.27 feet; Thence, along said Lot 1, North 51 degrees 53 minutes 00 seconds East, 25.39 feet; Thence, along said Lot 1, North 06 degrees 55 minutes 48 seconds East, 360.46 feet; Thence, North 89 degrees 45 minutes 43 seconds West, 39.71 feet; Thence, South 00 degrees 23 minutes 54 seconds East, 17.98 feet; Thence, South 89 degrees 21 minutes 53 seconds West, 6.13 feet; Thence, North 00 degrees 36 minutes 56 seconds East, 19.98 feet to the South Right-of-Way of Springdale Street; Thence, along said Right-of-Way, South 89 degrees 32 minutes 59 seconds East, 47.98 feet to the Point of Beginning.



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

AGENDA ITEM # 5.e

Consideration of Street Use Permit Application from Kevin Hefty for the Norsk Run, a Mount Horeb Summer Frolic event on June 13, 2026.

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Street Use Permit App- Norsk Run

Village of Mt Horeb
Street Use Permit Application

\$20.00

Applicant Name: Norsk Run (Mount Horeb Summer Frolic) - Kevin Hefty

Address: 10375 Docken Dr, Mount Horeb Telephone: 608.576.9712

Event Sponsor (if different than above): _____

Address: _____ Telephone: _____

Responsible Person(s) (if different than above): _____

Address: _____ Telephone: _____

Event Information

Start date: 6/13/26 Time: 7:30AM End Date: 6/13/26 Time: 10:00AM

Include set-up and tear-down/clean-up time

Detailed description of street(s) proposed to be used: Norsk Run is proposing to close Parkway Drive, from ~100 feet south of intersection of Carver Drive north to intersection with South Blue Mounds Street - but not including any portion of South Blue Mounds Street.

Estimated number of persons: 200 (Certificate of Insurance may be required)

Use of street (include a detailed description of all activities such as vending, music, selling of food or alcohol beverages, location and use of tents, stages, or other equipment, and a detailed plan for clean-up after the event): _____

The closure will be for the sole purpose of starting the Norsk Run. Once the race has began only the south/west parking lane of Parkway Drive from South Blue Mounds Street to approximately Henry Street will be occupied.

No food, drinks or storage of materials will occur within the right-of-way. If using recording or sound amplification equipment please describe:

A sound system will be used near intersection of Parkway & Carver for race announcements. Recording equipment will be used at finish line near Parkway and Henry. The camera will be focused on the roadway and not toward houses. Designate any public facilities or equipment to be used (additional costs may be incurred):

The Norsk Run has made arrangements with Jeff Gorman for use of cones and barricades.

I certify that I have read and understand the Village of Mount Horeb Ordinance 2006-17 An Ordinance To Require Street Use Permits, and agree to adhere to all of the rules and requirements outlined in the Ordinance and that all information provided on this application is true and correct.

Kevin Hefty

3/31/26

Signature

Date

CHIEF OF POLICE: R ACCEPTED _____ DECLINED VILLAGE ADMINISTRATOR: _____ ACCEPTED _____ DECLINED

RECEIPT#: _____ LICENSE# _____



MACQUEEN™

MacQueen
N60 W15835 Kohler Lane
Menomonee Falls, WI 53051
262-252-4744 • 800-252-4799

Ship To: VILLAGE OF MOUNT HOREB
SAME AS SOLD TO

Invoice To: VILLAGE OF MOUNT HOREB
138 E Main St
Mount Horeb WI 53572

Branch 02 - MENOM FALLS WI		
Date 04/13/2026	Time 13:39:42 (O)	Page 1
Account No MOUNT001	Phone No 6084373084	Est No 00 Q01649
Ship Via GROUND	Purchase Order QUOTE	
Tax ID No		
BEN SCHROEDER		Salesperson 105

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 05/13/2026 Amount

TITAN OLYMPIAN LEAF VACUUM BODY, 23 YD, HOOK LIFT SKID 375166.00

*

FREIGHTLINER M2+ 106, DUAL DRIVE, SINGLE AXLE

*

STELLAR 138-18-40 HOOKLIFT SYSTEM

*

PRICE INCLUDES THE FOLLOWING:

HYDRAULIC CLUTCH FOR LEAF VAC

REAR DOWNDRAFT FOR DUST CONTROL

REAR WIRELESS CAMERA

INSTALLATION OF LEAF VAC CONTROLS IN CAB

INSTALLATION AND INTEGRATION OF ALL SYSTEMS NECESSARY FOR

OPERATION OF TRUCK AND HOOKLIFT BODIES

Subtotal: 375166.00

Authorization: _____

Quote Total: 375166.00

QUOTED PRICES ARE BASED ON CURRENT COSTS AND THEREFORE SUBJECT TO CHANGE
WITH WRITTEN NOTICE TO ACCOUNT FOR PRICING CHANGES BEYOND SELLER'S CONTROL

*

DELIVERY & TRAINING INCLUDED

*

ADDITIONAL BODY OPTIONS:

*

PLATFORM/FLATBED BODY, 18.5 FT, INCLUDING BULKHEAD RACK AND

REMOVABLE 40" SIDES, BLACK.....ADD \$22,264 YES___ NO___

*

LANDSCAPER DUMP BODY, 16', INCLUDING CAB SHIELD,

BLACK.....ADD \$27,278 YES X NO___

375,166
+ 27,278

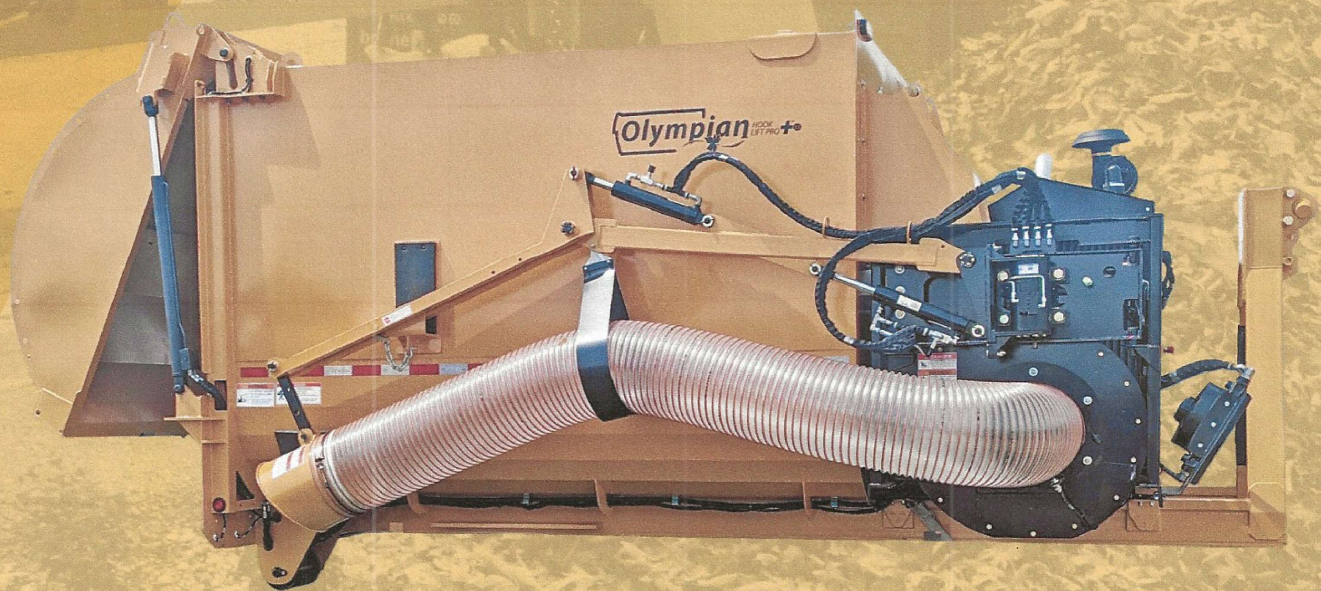
\$ 402,444

VisitUsOnline
www.macqueengroup.com

OLYMPIAN HOOK LIFT PRO PLUS II

EQUIPMENT FEATURES:

- Safety interlock system
- 40 gallon fuel tank
- 30" balanced fan belt drive
- Trans-fluid coupler
- 74 hp Kubota V3800 Tier 4 diesel-powered, liquid cooled engine
- 23 yard collection body with full tailgate
- DOT - compliant lighting and markings
- 12-volt battery with electrical system
- Clean out door
- Post compensated proportional electric hydraulic valve controls
- Hook lift skid assembly (Does not include truck portion)
- Hydraulic lift tailgate w/door unlatch prox switch
- Direct wired engine control and joystick in truck cab



HGACBuy



Sourcewell
Awarded Contract

SPECIFICATIONS

Empty Weight:8,400 lbs - 12,000 lbs
Full Weight:16,400 lbs - 20,000 lbs
Fuel Tank, Aluminum:40 U.S. Gallons
Engine:74 hp Kubota V3800 Tier 4
Collection Nozzles:Right-side
Battery:12 volt, 1190 amp; 950 CCA
Fan:30" diameter

OPTIONS

1. Directional light bar/ L.E.D. flashers
2. 74 hp or 99 hp John Deere Tier 4
3. Hydraulic clutch
4. Down draft dust/water suppression
5. Wireless control
6. Eco Mode
7. 16, 23, or 30 yard containment bodies



Patent Pending

Adjustable Height Hook Lift Skid

Titan Leaf Solutions Patent Pending Adjustable Height Hook Lift is an industry first, and eliminates confusion, misfits, and rework when procuring a Hook Lift Leaf Vacuum for your fleet. No need to worry about matching your existing truck, or modifying your truck system to match hook heights. This system also increases versatility: if you need to switch the unit to a different truck with a lower or higher hook height, quickly adjust and hook loop up or down to meet your needs.

EQUIPMENT BENEFITS & FEATURES:

1. Single unit design, adjustable between 54" & 61-3/4" hook heights
2. Simple bolted connection allows for easy change over
3. Compatible with all hook lift system brands
4. No need to worry about fleet consistency or use with specific trucks
5. Increased resale value



The Olympian Hooklift Pro + II offers municipalities ultimate versatility with a leaf vacuum that can be rolled on and off at their own convenience. Perfect for teams that have to wear many hats throughout the season.



Now Offering ECO Mode:

Results in Fuel, Noise,
& Dust Reduction
Patent Pending

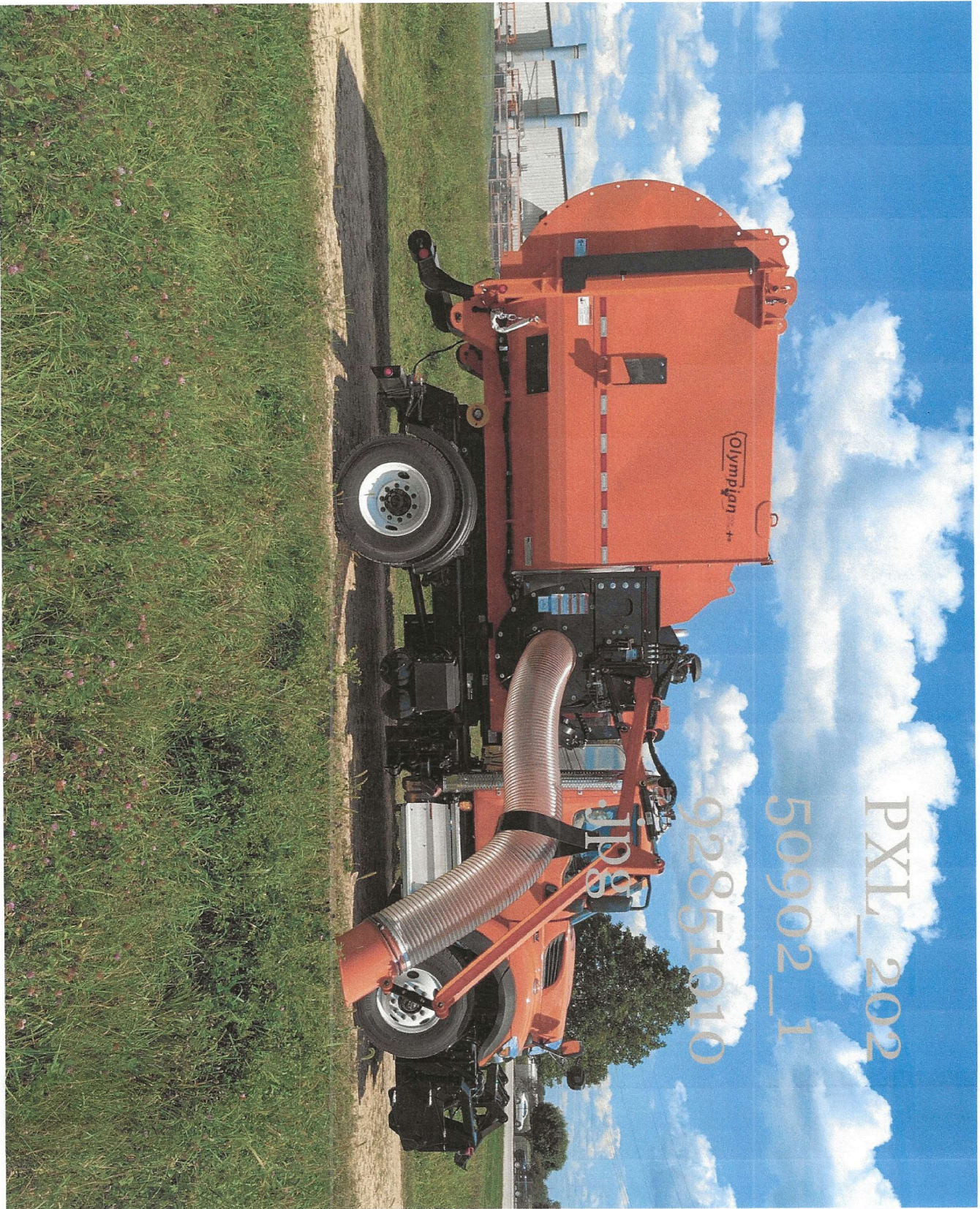
Titan LEAF™ SOLUTIONS

www.titanleafsolutions.com • (800) 351-9564
info@bonnell.com • 1385 Franklin Grove Rd. Dixon, IL 61021



AUTHORIZED DEALER:

REV. May 2024



Dump (Landscaper) body:

- DURACLAS 16'-0" HI-TEN CARBON STEEL DUMP BODY
- CROSSMEMBERLESS
- HOOKLIFT MOUNTED
- NO LONGSILLS
- 3/16" AR450 ABRASION RESISTANT FLOOR
- 20" 10 GA AR400 ABRASION RESISTANT SIDES-(ONE HORIZONTAL BRACE)
- 38" 10 GA HI-TEN FRONT
- 24" 10 GA HI-TEN VERTICAL TAILGATE-(ONE HORIZONTAL BRACE)
- COR-TEN CORNER POST
- MANUAL OPERATED TAILGATE LATCH
- GREASABLE TAILGATE LINKAGE INCLUDING UPPER HINGE
- LABOR TO INSTALL CUSTOM CAB SHIELD
- BODY TOP BE PAINTED BLACK

Capable of 22k lbs and still be under manufacturer limits (regulation is a different story!)



\$ 27,278

Let me know if you have objections to either of these options or want to change anything!

Ben Schroeder

Sales Manager | Menomonee Falls, WI

ben.schroeder@macqueengroup.com

Mobile: 520-990-4206



From: Jeff Gorman <Jeff.Gorman@mounthorebwi.info>

Sent: Thursday, April 9, 2026 10:21 AM

To: Ben Schroeder <Ben.Schroeder@macqueengroup.com>

Subject: RE: Tomorrow

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Thank you Ben.

**APPLICATION
CERTIFIED SURVEY MAP
EXTRATERRITORIAL JURISDICTION**

Date: 3/25/26 Fee: \$350 (see attached)

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

Location of property (town name and section) Blue Mounds,
Section 3, North Road

Owner Name: Deanna Opsal

Address: 2003 Durtzsch Dr.
Mt. Horeb, WI 53572

Email Address: ldopsal@mhwc.net

Phone: 608-219-8306

The survey contains 2 lots and 16.34 acres.

Proposed zoning, if different, will be Residential

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

Applicant Name (if different from owner): Robert Talarczyk

Address: 517 2nd Ave
New Glarus, WI 53574

Email Address: bob@talarczyk-surveys.com

Phone: 608-527-5216

Date of Plan Commission approval: _____

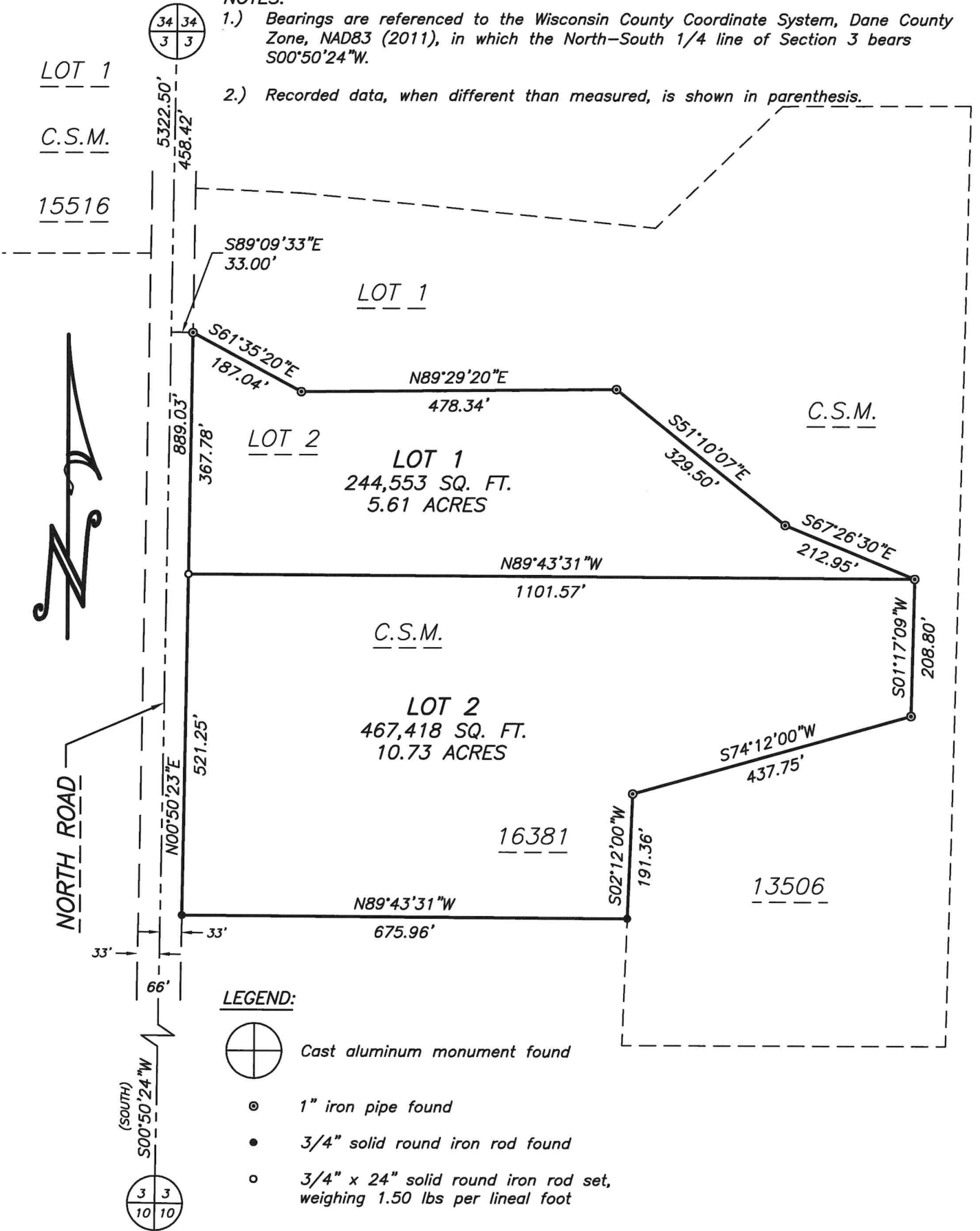
Date of Village Board approval: _____

CERTIFIED SURVEY MAP No. _____

Lot 2 of Certified Survey Map 16381 (Volume 122, Pages 67-68), being in the Northwest 1/4 of the Northeast 1/4 of Section 3, Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin.

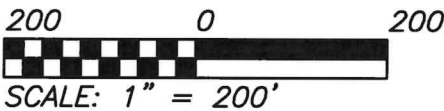
NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North-South 1/4 line of Section 3 bears S00°50'24"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.



PREPARED FOR:
Brian & Jackie Larson
3310 Maricopa Way
Madison, WI 53719
(608) 444-2031

JOB NO. 26057
POINTS 18006
DRWG. 26057_1
DRAWN BY MST



TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

CERTIFIED SURVEY MAP NO. _____

Lot 2 of Certified Survey Map 16381 (Volume 122, Pages 67–68), being in the Northwest 1/4 of the Northeast 1/4 of Section 3, Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin.
I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Blue Mounds and the Village of Mount Horeb; and that under the direction of Brian & Jackie Larson, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

March 24, 2026

Robert A. Talarczyk, P.L.S.

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

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

Deanna L. Opsal

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

My commission expires _____.

TOWN APPROVAL: This Certified Survey Map is approved for recording this _____ day of _____, 20_____ by the Town of Blue Mounds.

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20_____ by the Village of Blue Mounds.

Village Clerk

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



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

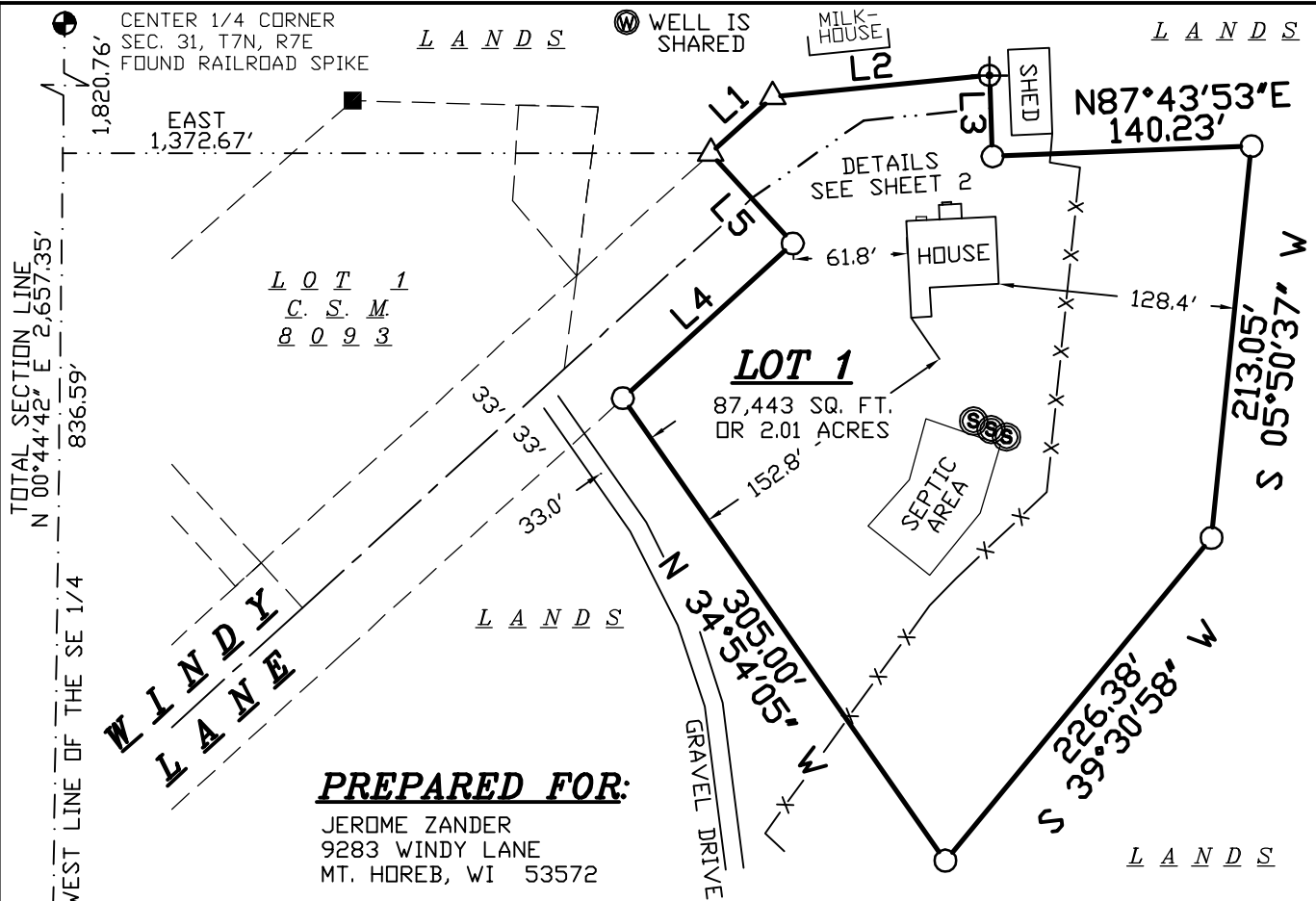


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 31, T7N,
R7E, Town of Cross Plains, Dane County, Wisconsin.



NOTES ARE ON SHEET 4

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 47°39'34" E	45.56
L2	N 84°26'07" E	117.77
L3	S 02°13'33" E	43.85
L4	N 47°39'34" E	124.45
L5	N 42°20'26" W	66.00

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- ⊕ = SET CHISELED X
- △ = SET SURVEY SPIKE
- ⊙ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- X-X- = FENCE

SCALE 1" = 100'



0' 50' 100' 200' 300'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

DATE: 3-26-26

Sheet 1 of 4

SURVEYORS SEAL

26W-47



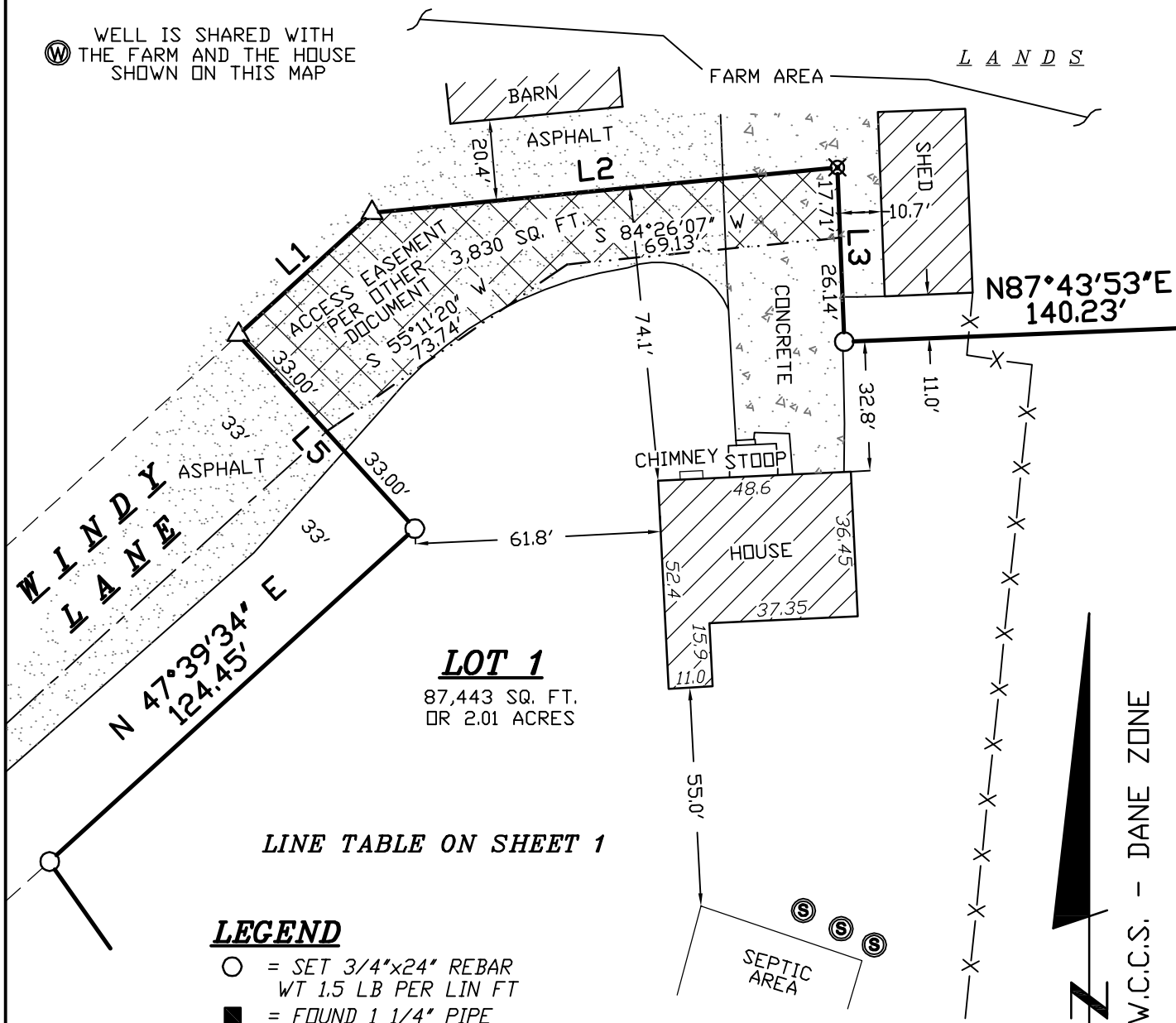
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 31, T7N, R7E,
Town of Cross Plains, Dane County, Wisconsin.

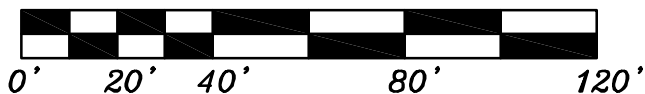
Ⓢ WELL IS SHARED WITH
THE FARM AND THE HOUSE
SHOWN ON THIS MAP



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- ⊕ = SET CHISELED X
- △ = SET SURVEY SPIKE
- ⊙ = FOUND SECTION CORNER
- (##) = RECORDED AS
- Ⓢ = WELL
- Ⓢ = SEPTIC TANK
- X— = FENCE

SCALE 1" = 40'



SURVEYORS SEAL

Sheet 2 of 4

26W-47



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 31, T7N,
R7E, Town of Cross Plains, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the SE 1/4 of Section 31, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 31; thence N 00°44'42" E along the west line of the SE 1/4 of said Section 31, 836.59 feet; thence due East, 1,372.67 feet to the point of beginning.

Thence N 47°39'34" E, 45.56 feet; thence N 84°26'07" E, 117.77 feet; thence S 02°13'33" E, 43.85 feet; thence N 87°43'53" E, 140.23 feet; thence S 05°50'37" W, 213.05 feet; thence S 39°30'58" W, 226.38 feet; thence N 34°54'05" W, 305.00 feet to the southeast right of way line of Windy Lane; thence N 47°39'34" E along southeast right of way line, 124.45 feet to the end of Windy Lane; thence N 42°20'26" W along the end of Windy Lane, 66.00 feet to the point of beginning. The above-described parcel contains 87,443 square feet or 2.01 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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 Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Jerome J. Zander

Lynn P. Zander

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Jerome J. and Lynn P. Zander to me known to be the persons who executed the foregoing instrument and acknowledge the same.

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL

26W-47



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 31, T7N,
R7E, Town of Cross Plains, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town
of Town of Cross Plains on this ____ day of _____, 20__.

Jennifer Broberg
Town Clerk

TOWN BOARD RESOLUTION

Approved for recording per Dane County Zoning and Land Regulation Committee action on
_____.

Daniel Everson
Assistant Zoning Administrator

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR
ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT
OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES WERE CHECKED AND VERIFIED FOR THE CENTER 1/4 CORNER OF SECTION 31
AND A NEW SECTION CORNER TIE SHEET WAS DONE FOR THE SOUTH 1/4 CORNER OF SECTION 31.

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20__ at ____ o'clock ____M. and recorded
in Volume _____ of Dane County Certified Surveys on pages ____ through ____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

SURVEYORS SEAL

26W-47

Future Land Use ETJ View

4a

Mount Horeb Comprehensive Plan

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

- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

- Agriculture
- Single-Family Residential (Unsewered)
- Single-Family Residential (Sewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Residential
- Planned Neighborhood
- Central Mixed Use
- Main Street Mixed Use
- Neighborhood Mixed Use
- Planned Business
- Planned Mixed Use
- General Industrial
- Heavy Industrial
- Extraction
- Planned Business Park/Planned Industrial
- Parks and Recreation
- Government and Institutional
- Conservancy
- Environmental Corridor
- Rights-of-Way
- Surface Water
- Long-Term Growth Area

Planned Neighborhood may include:
1. Single-Family (Sewered)
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Mixed-Use
6. Parks and Recreation



Planned Mixed Use may include:
1. Planned Business
2. Planned Business Park
3. Multi-Family Residential
4. Government and Institutional
5. Park and Open Space



Business Park may include:
1. Light Industrial
2. Planned Business
3. Government and Institutional
4. Park and Open Space



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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





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

PLAN COMMISSION APPLICATION

PROJECT NAME: Zander CSM

Project Address 9277 Windy Ln Parcel Number: 0707-314-9500-0
[Access Dane Link](#)

Zoning Map

Current Zoning FP-35 Future Land Use Zoning: RR-2
[\(select zoning layer in map\)](#) [\(select future land use layer in map\)](#)

APPLICANT: <u>Jerome & Lynn Zander</u>	
ADDRESS: <u>9283 Windy Ln, Mt Horeb</u>	
PHONE: <u>608-669-5627</u>	EMAIL: <u>jelyzan@gmail.com</u>

OWNER: <u>same</u>	
ADDRESS:	
PHONE:	EMAIL:

PROJECT DESCRIPTION: The Zanders recently constructed a new home on their farm and
would now like to separate their old house from the farm so that their son can purchase that house.

OWNER/APPLICANT SIGNATURE: _____ DATE: _____

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

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

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:

- Fully executed **Plan Commission Application**
- Fully executed **Development Application Agreement** (attached)
 - A development agreement is a voluntary contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development.
- Full payment for all associated fees
- Written narrative of the proposed project
 - One electronic copy of **full submittal** emailed to (2 parties) jon.hochkammer@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.

- 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
- 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
- 11) Design Review guideline
- 12) Refer to [Mount Horeb Village Code Chapter 17-Zoning Code](#) for all supporting details of required documentation.

Please note Chapter 17 is the new adopted code Effective as of March 12, 2026

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 Jerome & Lynn Zander (the “Applicant”).

RECITALS

- A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village’s jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the “Development”).
- B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.
- C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village’s discretion and that the Applicant’s compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.
- D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (*e.g.*, engineers, attorneys, accountants, planners, and other professionals).

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

- 1. *Recitals.* The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
- 2. *Applicant to Reimburse Village Review Costs.* The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village’s review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (*e.g.*, engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as “Review Costs.” Village staff time shall be charged at current rates.

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

- b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.
- c. The Deposit may be provided in the form of cash, a certified check, cashier’s check, personal check, or some other form as approved by the Village.
- d. The required Deposit must be made by the Applicant upon execution of this Agreement.
- e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.
- f. The Village shall place and maintain the Deposit in a segregated, non-interest-bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the “Reimbursement Account”).

4. *Village Withdrawals from the Reimbursement Account.*
- a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
 - b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
 - c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
 - d. Any amounts remaining in the Reimbursement Account after the Village has taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.
5. *Authority/Binding Effect.* The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the Village and the Applicant, and that all necessary and enabling resolutions have been enacted. This Agreement shall bind the heirs, successors and assigns of the Applicant and the Village.
6. *Notification of Parties.*

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

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

To Applicant: Jerome & Lynn Zander
9283 Windy Ln
Mt Horeb WI 53572

Email: jelyzan@gmail.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: _____
Village Administrator

APPLICANT

By: _____
Print name: _____
Title: _____



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

PLAN COMMISSION APPLICATION

PROJECT NAME: UPDATED SURVEY OF FARM PROPERTY
NO STREET ADDRESS, LOCATED 010/0606-104-8540-2
Project Address ON HWY 1D, TOWN OF Parcel Number: 010/0606-104-8540-2
BLUE MOUNDS, WI [Access Dane Link](#)
Zoning Map
Current Zoning A-1(EX) Future Land Use Zoning: SAME A-1(EX)
(select zoning layer in map) (select future land use layer in map)

CSM ONLY - NOT RE-ZONING

APPLICANT:	<u>MARY S. THOMPSON and LAWRENCE JENKINS</u>	
ADDRESS:	<u>5114 COMANCHE WAY, MADISON, WI 53704</u>	
PHONE:	<u>608-770-3032</u>	EMAIL: <u>Jenkinsusa@yahoo.com</u>

OWNER:	<u>MARY S. THOMPSON REVOCABLE TRUST</u>	
ADDRESS:	<u>5114 COMANCHE WAY, MADISON, WI 53704</u>	
PHONE:	<u>608-770-3032</u>	EMAIL: <u>JENKINSUSA@yahoo.com</u>

PROJECT DESCRIPTION: Seek certified survey updated from
40+ year old existing survey. Absorb small 1/2 acre tax
parcel that does not meet building or access requirements
(parcel 0606-104-8675-0) into 0606/04-8540-2 shown as Lot 1 on CSM
OWNER/APPLICANT SIGNATURE: Mary S Thompson Revocable Trust DATE: 4/7/2026
By Mary S. Thompson, Trustee

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-
☐ Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	<u>Schedule</u>	
☒ Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	<u>Schedule</u>	
☐ 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:

\$250.00 #1020

Date: 4/8/26

Fee Waived By: _____

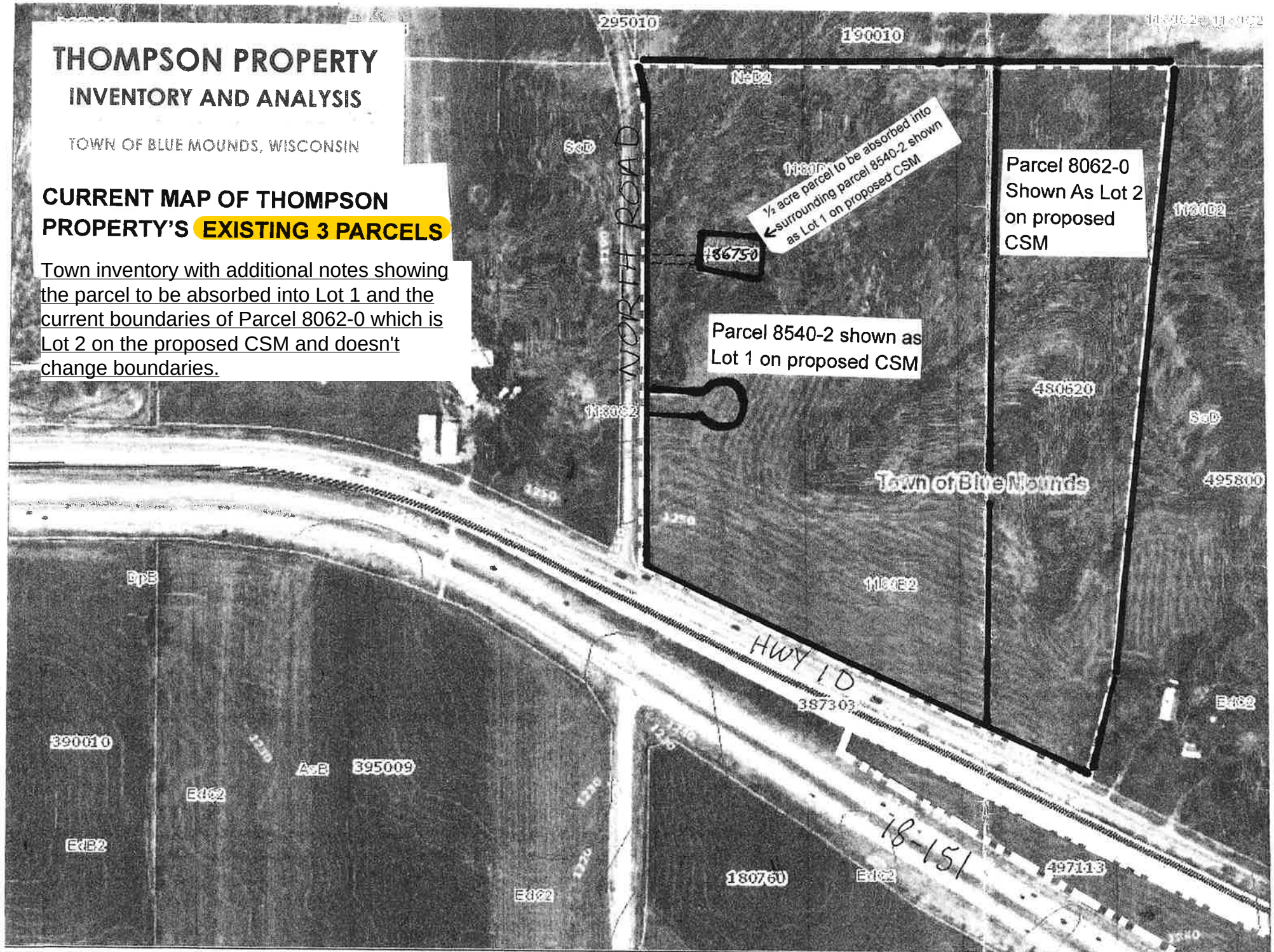
\$150 Non-refundable Review / \$100 Deposit

THOMPSON PROPERTY INVENTORY AND ANALYSIS

TOWN OF BLUE MOUNDS, WISCONSIN

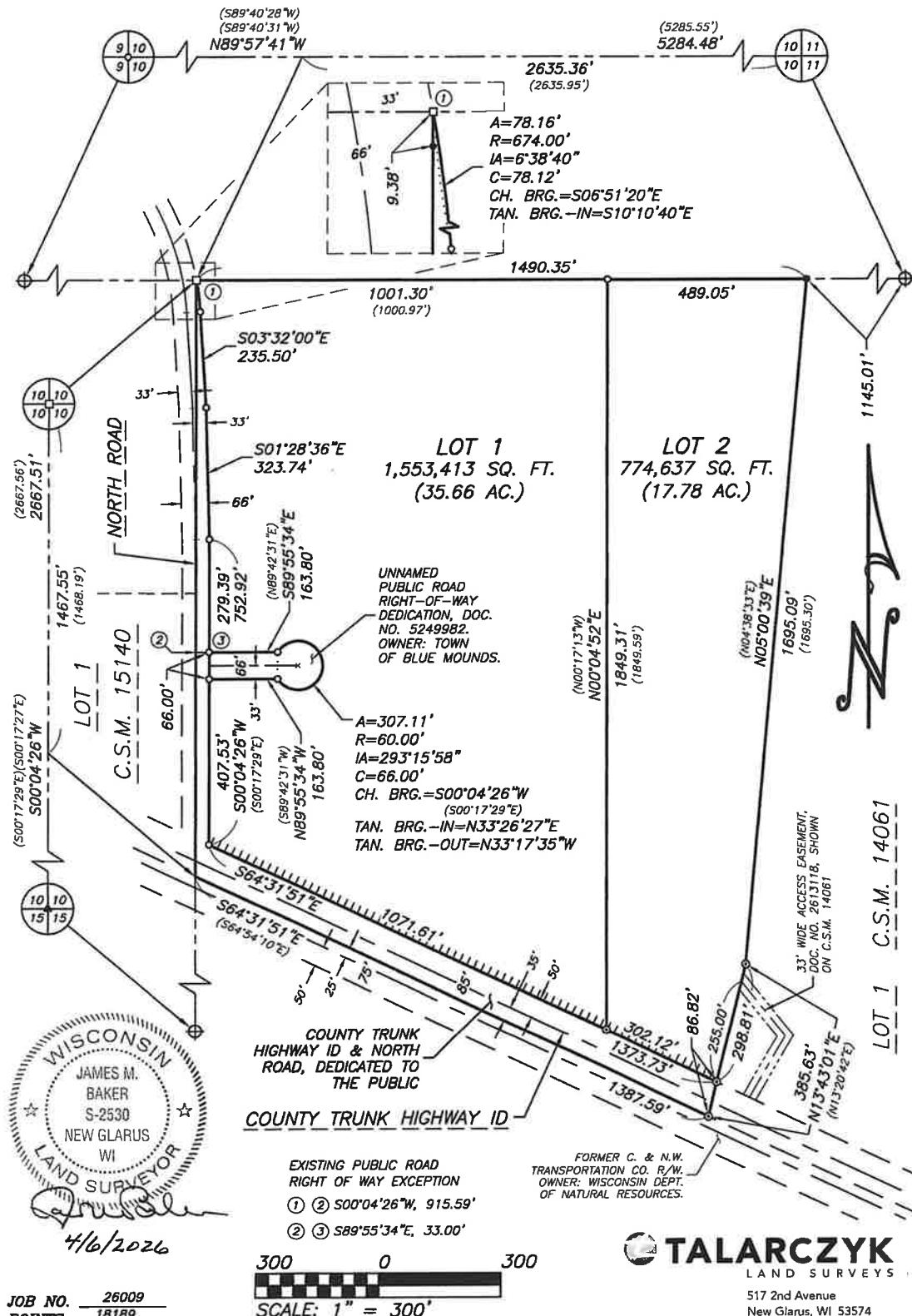
CURRENT MAP OF THOMPSON PROPERTY'S **EXISTING 3 PARCELS**

Town inventory with additional notes showing the parcel to be absorbed into Lot 1 and the current boundaries of Parcel 8062-0 which is Lot 2 on the proposed CSM and doesn't change boundaries.



CERTIFIED SURVEY MAP No. _____

Part of the Northeast, Northwest, Southwest and Southeast 1/4s of the Southeast 1/4 of Section 10,
Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin.



JOB NO. 26009
POINTS 18189
DRWG. 26009_1
DRAWN BY JMB

300 0 300
SCALE: 1" = 300'

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast, Northwest, Southwest and Southeast 1/4s of the Southeast 1/4 of Section 10, Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 10; thence N89°57'41"W along the East-West 1/4 line of Section 10, 1145.01' to the point of beginning; thence N89°57'41"W, 1490.35' to the center of Section 10; thence S00°04'26"W along the West line of the Southeast 1/4 of Section 10, 1467.55' to the Southerly right of way line of County Trunk Highway 1D; thence S64°31'51"E along said right of way line, 1387.59'; thence N13°43'01"E, 385.63'; thence N05°00'39"E, 1695.09' to the point of beginning; subject to public road rights of way as shown and to any and all easements of record.

Except an existing public road right of way bounded and described as follows:

Commencing at the East 1/4 corner of said Section 10; thence N89°57'41"W along the East-West 1/4 line of Section 10, 2635.36' to the center of Section 10; thence S00°04'26"W along the West line of the Southeast 1/4 of Section 10, 915.59'; thence S89°55'34"E, 33.00' to the point of beginning; thence S89°55'34"E, 163.80'; thence Southerly, 307.11' along the arc of a curve to the right whose radius is 60.00' and whose chord bears S00°04'26"W, 66.00'; thence N89°55'34"W, 163.80' to the Easterly right of way line of North Road; thence N00°04'26"E along the Easterly right of way line of North Road, 66.00' to the point of beginning.

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

April 6, 2026


James M. Baker, P.L.S.



LEGEND:



Railroad spike found



Cast aluminum monument found



Concrete monument with brass cap found



1-1/4" x 24" solid round iron rod set, weighing 4.30 lbs per lineal foot

• 1-1/4" iron pipe found

• 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

TTTTT CONTROLLED ACCESS

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East-West 1/4 line of Section 10 bears N89°57'41"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) County Trunk Highway 1D is a controlled access highway pursuant to Chapter 79, Dane County Code of Ordinances.

PREPARED FOR:
Larry Jenkins
5114 Comanche Way
Madison, WI 53704
(608) 770-3032

JOB NO. 26009
POINTS 18189
DRWG. 26009_1
DRAWN BY JMB

SHEET 2 OF 3

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

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast, Northwest, Southwest and Southeast 1/4s of the Southeast 1/4 of Section 10,
Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

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

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

Mary S. Thompson, Trustee
Mary S. Thompson Revocable Trust

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Mary S. Thompson, trustee of the above named trust, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

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

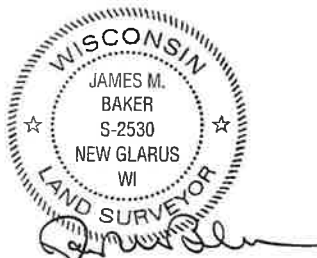
Town Clerk

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

Village Clerk

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

Kristi Chlebowski, Register of Deeds



JOB NO. 26009
POINTS 18189
DRWG. 26009_1
DRAWN BY JMB

SHEET 3 OF 3

 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

Niki Erickson

From: Building Inspector
Sent: Monday, April 20, 2026 12:16 PM
To: Niki Erickson
Subject: FW: Sign Permit and More for Hoff Mall
Attachments: Awning Fabric.jpg

From: Karen Johnson <kjohnson@gallinacos.com>
Sent: Thursday, April 16, 2026 9:42 AM
To: Building Inspector <mhbuildinginspector@mounthorebwi.info>
Subject: Re: Sign Permit and More for Hoff Mall

Hello Jean.

Thank you so much for the information you provided this morning. The following are the improvements we are proposing for the Hoff Mall Building:

- Replace awnings to give the building a fresh look - fabric sample is attached (black with gold stripes). The apron along the bottom of these would be black. We are also planning on replacing all of the awnings on the apartment building at 100 E. Front Street, so both buildings are cohesive in appearance.
- Paint the window frames on 2nd floor of the Hoff Mall Building to black so these also maintain the same blending with the building and awnings.
- Curt Ostrander will be doing a little tuck pointing on the building, as we try to keep this updated so the building maintains its structure.
- The signage which was submitted by SignArt will be attached to the front of the windows of the Hoff Mall building.

As I mentioned, we have already ordered and submitted a downpayment for the awnings, for which I apologize for. I was not aware that a permit needed to be issued for this, so I truly hope the improvements that I've mentioned will meet the committee's approval.

If there is any additional information you need, please don't hesitate to contact me.

Again, thank you.

Karen Johnson
Executive Relations Officer



101 East Main Street, Suite 500
Mount Horeb WI 53572
P: 608.237.1300 | www.gallinacompanies.com





AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

AGENDA ITEM # 5.k

Consideration of Certified Survey Map for 221 S Fourth Street

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 221s4thPlanCommApp
2. 221 S. Fourth Street CSM Staff Report 4.22.26



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

PLAN COMMISSION APPLICATION

PROJECT NAME: CSM lot split

Project Address 221 S. 4th Street Parcel Number: 157/0606-123-6951-6

[Access Dane Link](#)

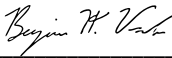
Zoning Map

Current Zoning TF-1 Future Land Use Zoning: Single family residential
[\(select zoning layer in map\)](#) [\(select future land use layer in map\)](#)

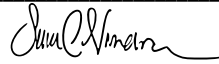
APPLICANT: Ben and Serena Vondra	
ADDRESS: 214 S 5th St Mount Horeb WI 53572	
PHONE: (608) 219-9325	EMAIL: benvondra@gmail.com

OWNER: Ben and Serena Vondra	
ADDRESS: 214 S 5th St Mount Horeb WI 53572	
PHONE: (608) 219-9325	EMAIL: benvondra@gmail.com

PROJECT DESCRIPTION: CSM splitting one large residential lot into two lots in order to construct home for applicant's parents on new lot. Applicant's primary residence is directly next door.

OWNER/APPLICANT SIGNATURE:  DATE: 3/30/26

FEES & DEPOSITS: (CHECK ALL THAT APPLY)



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

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 within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development.
- 3) Full payment for all associated fees
- 4) Written narrative of the proposed project
- 5) One electronic copy of **full submittal**
 - emailed to (2 parties) Nic.Owen@mounthorebwi.info and mhbuildinginspector@mounthorebwi.info,
 - or provided to our offices on a USB device or submitted via downloaded file

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

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

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

DEVELOPMENT APPLICATION AGREEMENT

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

RECITALS

- A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village’s jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the “Development”).
- B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.
- C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village’s discretion and that the Applicant’s compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.
- D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (*e.g.*, engineers, attorneys, accountants, planners, and other professionals).

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

- 1. *Recitals.* The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
- 2. *Applicant to Reimburse Village Review Costs.* The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village’s review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (*e.g.*, engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as “Review Costs.” Village staff time shall be charged at current rates.

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

- b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.
- c. The Deposit may be provided in the form of cash, a certified check, cashier’s check, personal check, or some other form as approved by the Village.
- d. The required Deposit must be made by the Applicant upon execution of this Agreement.
- e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.
- f. The Village shall place and maintain the Deposit in a segregated, non-interest-bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the “Reimbursement Account”).

4. *Village Withdrawals from the Reimbursement Account.*
- a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
 - b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
 - c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
 - d. Any amounts remaining in the Reimbursement Account after the Village has taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.
5. *Authority/Binding Effect.* The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the Village and the Applicant, and that all necessary and enabling resolutions have been enacted. This Agreement shall bind the heirs, successors and assigns of the Applicant and the Village.
6. *Notification of Parties.*

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

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

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: _____

CERTIFIED SURVEY MAP REVIEW REPORT TO THE PLAN COMMISSION

DATE: April 22, 2026

EXISTING ZONING: TF-1, Two-Family Residential

PROPERTY ADDRESSES: 221 S. Fourth Street

PROPOSED ZONING: TF-1, Two-Family Residential

PARCEL NUMBER: 060612369516

EXISTING LAND USE: Single-Family Residential

OWNER: Ben and Serena Vondra

REQUESTED USES: Single-Family Residential

APPLICANT: Ben and Serena Vondra

BACKGROUND ON CSM REVIEW:

Section 18.23 of the Village of Mount Horeb Subdivision Ordinance outlines the procedural requirements associated with a Certified Survey Map (CSM). This section states that standards associated with a preliminary plat shall be required unless specifically waived by the Village Board. Those standards include items such as design standards, public improvements, compliance with state statutes, and dedication or reservation of lands for public purposes. It also states that the CSM must conform to the minimum dimensional requirements of the zoning district in which it is located.

REQUEST OVERVIEW:

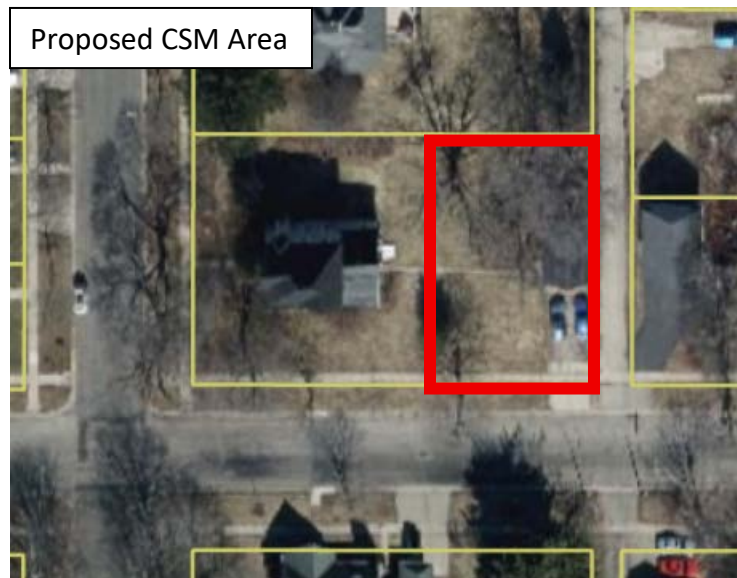
The applicant is seeking to split an existing parcel into two to accommodate an additional single-family home on the new parcel being created through the CSM.

The existing parcel is 16,000 square feet and bounded by Fourth Street, Garfield Street, and a public alley. Its located within a mixed residential neighborhood of single and two-family homes, south of downtown Mount Horeb.

Following the CSM, two lots would be created:

- Lot 1: 9,447 sf (with the existing home)
- Lot 2: 6,551 sf (accommodate the new home)

This type of lot split would not have been permitted under the previous Zoning Ordinance. However, with the reduced lot sizes and setbacks created within the new Zoning Ordinance, its possible to accommodate a new dwelling unit on a separate parcel within this existing neighborhood.



CSM REVIEW:

The proposed Certified Survey Map is planned to split the existing parcel into two developable lots. The Subdivision Ordinance requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. There are no public improvements associated with the CSM, so none of the ordinance's standards for design or dedication of land for public purposes are applicable.

The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the Village. As further described below, the two new parcels proposed to be created via the CSM meet the minimum standards for the TF-1 zoning district.

Lot 1

Requirement	Size	Proposed CSM
Minimum Lot Area	5,000 sf	9,447 sf
Minimum Lot Width	50 ft	100 ft
Minimum Lot Frontage at ROW	30 ft	100 ft
Minimum Front Setback	20 ft	30 ft
Minimum Side Setback	8 ft	>8 ft
Minimum Rear Setback	20 ft	20 ft

Lot 2*

Requirement	Size	Proposed CSM
Minimum Lot Area	5,000 sf	6,551 sf
Minimum Lot Width	50 ft	65 ft
Minimum Lot Frontage at ROW	30 ft	65 ft

*To note, the future single-family home to be located on Lot 2 will need to conform to all required setbacks for the TF-1 zoning district. However, this will be determined by the Building Inspector when building permit plans are submitted to the Village by the applicant. Plan Commission review and approval is not required for single-family home construction.

PUBLIC NOTICE:

Public notice is not required for review and action on a CSM.

COMPREHENSIVE LAND USE PLAN (2022):

The subject property is shown as Single-Family Residential on the Future Land Use Map. This designation includes mainly single-family uses, in addition to parks, recreation, and other institutional land uses. The proposed development aligns with the future land use map designation. Staff believe the proposal is in concert with the Comprehensive Plan.

DISCUSSION:

This project is one of the first to be enabled by the new Zoning Ordinance and it's providing an opportunity to see how the new code's flexibility is allowing for greater housing opportunity with the Village. As noted above, under the previous code, this lot split would not have been possible due to large lot size and setback requirements. However, this type of lot split and additional housing unit fits well within the context of the existing neighborhood and will allow the property owner to bring their in-laws to the community and live in a

highly walkable and desirable area of Mount Horeb. Overall, the proposed CSM meets the requirements of the Village's ordinances, is in alignment with adopted Village plans, and provides new tax base and housing units in the community.

Village staff have reviewed the application, and all comments have been included within this document.

RECOMMENDATION:

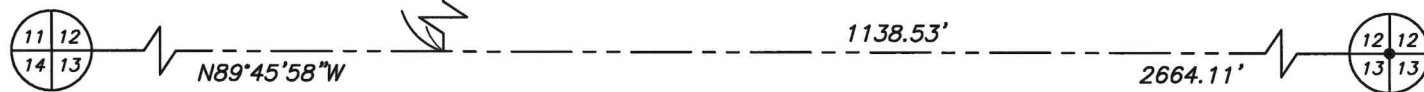
Village staff recommends approval of the CSM, subject to the following conditions:

1. Any other recommendations of Village staff and the Plan Commission.

ATTACHMENTS:

- Application
- CSM
- Bulk Dimensions
- Buildable Area Map
- Original Neighborhood Plat

Lots 11 and 12 of Block 10 of Lingard's Addition to Mt. Horeb, being in the Southeast 1/4 of the Southwest 1/4 of Section 12, Town 6 North, Range 6 East, Village of Mt. Horeb, Dane County, Wisconsin.



 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

CERTIFIED SURVEY MAP No. _____

Lots 11 and 12 of Block 10 of Lingard's Addition to Mt. Horeb, being in the Southeast 1/4 of the Southwest 1/4 of Section 12, Town 6 North, Range 6 East, Village of Mt. Horeb, Dane County, Wisconsin, bounded and described as follows:
Commencing at the South 1/4 corner of said Section 12; thence N89°45'58"W along the South line of Section 12, 1138.53'; thence N00°06'15"W, 1011.05' to the East right of way line of S. Fourth Street and the point of beginning; thence N00°06'15"W along said right of way line, 100.00'; thence N89°57'40"E, 159.97'; thence S00°06'12"E, 100.02' to the North right of way line of E. Garfield Street; thence S89°57'58"W along said right of way line, 159.96' to the point of beginning; subject to any and all easements of record.

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

March 24, 2026

Robert A. Talarczyk, P.L.S.

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Southwest 1/4 of Section 12 bears N89°45'58"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.

LEGEND:

-  Concrete monument with brass cap found
-  3/4" solid round iron rod found
-  1" iron pipe found
-  3/4" solid round iron rod found
-  1" x 0.25" iron bar found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot

PREPARED FOR:
Ben Vondra
214 S. 5th Street
Mt. Horeb, WI 53572
(608) 219-9325

JOB NO. 26064
POINTS 26064
DRWG. 26064_1
DRAWN BY MST

SHEET 2 OF 3

**TALARCZYK**
LAND SURVEYS LLC

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

CERTIFIED SURVEY MAP No. _____

Lots 11 and 12 of Block 10 of Lingard's Addition to Mt. Horeb, being in the Southeast 1/4 of the Southwest 1/4 of Section 12, Town 6 North, Range 6 East, Village of Mt. Horeb, Dane County, Wisconsin.

OWNER'S CERTIFICATE:
As owners, we hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Mt. Horeb.

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

Benjamin Vondra

Serena Vondra

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Benjamin Vondra and Serena Vondra to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

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

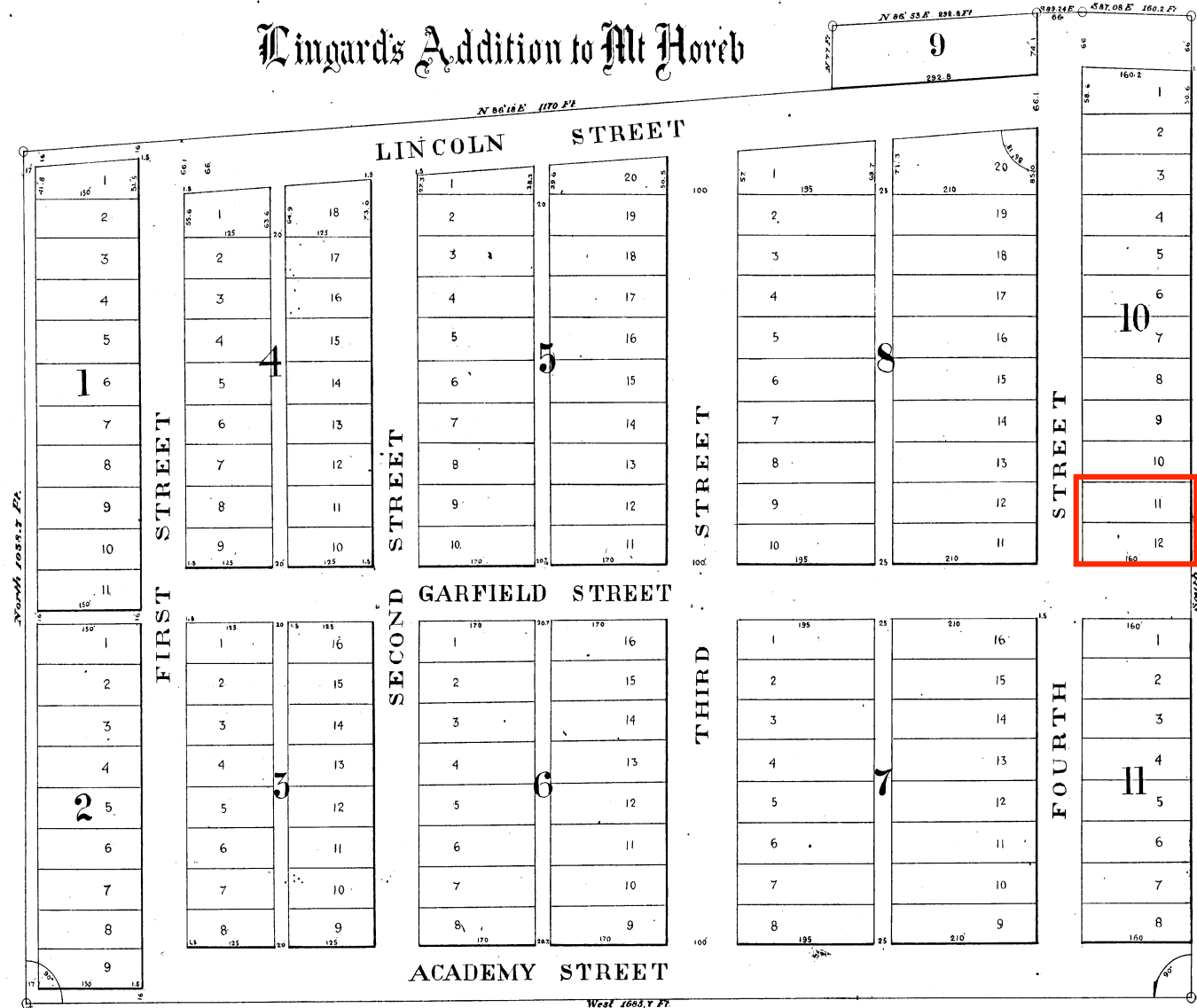
Village Clerk

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

Kristi Chlebowski, Register of Deeds

JOB NO. 26064
POINTS 26064
DRWG. 26064_1
DRAWN BY MST

Lingard's Addition to Mt Horeb



I hereby certify that the accompanying map is a correct representation of the exterior boundaries and subdivisions as made by me, by the order and the direction of T.G. Lingard, of the following described piece of land, viz. beginning at a point on the line between sections 11 and 12, 470.6 Ft. North of the corner to sections 11, 12, 13 and 14, T.6 N. R.6 E. D.4 E. thence north on said section line 1038.4 Ft. to the right of way of the C. and N.W. Ry. Co., thence along said right of way, N. 86° 18' E. 1170.2 Ft. N. 66° 53' E. 292.8 Ft. S. 89° 24' E. 66 ft. S. 87° 06' E. 160.2 Ft. thence South 1188.6 Ft. thence West 1685.7 Ft. to the place of beginning, being part of section 12, township and range aforesaid; that in making such survey, and subdivisions, and in mapping the same, I have fully complied with chapter 101, revised statutes 1878 Wisconsin; Iron stakes have been driven at points marked L.S. The lots are 50 Ft. wide unless otherwise noted and the length given. Streets are 66 feet wide, excepting Third Street, which is 100 feet wide. Scale 100 feet to one inch.

W.L. Marcy,
Surveyor.

I hereby certify that I caused the land described in the foregoing certificate of W.L. Marcy, Surveyor, to be surveyed and mapped, as represented on the within map.

A.T. Rogers } Witnesses
A.G. Zimmerman }

Thomas G. Lingard.

State of Wisconsin } Personally came before me this 20th day of September 1895 the above
County of Dane } named T.G. Lingard, to me known to be the person who executed the fore-
going instrument and acknowledged the same

A.G. Zimmerman,
Notary Public
Dane County Wis.

Recorded at 3 pm
September, 1895.



CERTIFIED SURVEY MAP AND SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: April 22, 2026

APPLICANT: Nick Olday, Known Prime Properties, LLC

PROPERTY ADDRESSES: 1348 Field Court

EXISTING ZONING: MF-1, Multi-Family Residential

PARCEL NUMBER: 060612166306

PROPOSED ZONING: MF-1, Multi-Family Residential

OWNER: Known Prime Properties, LLC

EXISTING LAND USE: Apartments

REQUESTED USES: Duplexes

BACKGROUND ON CSM AND SITE PLAN REVIEW:

Section 17.10.43 of the Village of Mount Horeb Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, stormwater, exterior lighting, signage, and operational plan.

Section 18.23 of the Village of Mount Horeb Subdivision Ordinance outlines the procedural requirements associated with a Certified Survey Map (CSM). This section states that standards associated with a preliminary plat shall be required unless specifically waived by the Village Board. Those standards include items such as design standards, public improvements, compliance with state statutes, and dedication or reservation of lands for public purposes. It also states that the CSM must conform to the minimum dimensional requirements of the zoning district in which it is located.

REQUEST OVERVIEW:

The applicant is proposing to split an existing 28,514 square foot parcel into two lots to accommodate a new residential development on the existing vacant portion of the lot. The CSM would create two new lots:

- **Lot 1:** 16,150 sf to accommodate the existing 4-unit apartment building, driveway, and parking area
- **Lot 2:** 12,297 sf to accommodate two new proposed duplex buildings, driveway, and parking area

The existing property is surrounded by a mixed residential neighborhood that includes apartments, duplexes, and single-family homes. Properties directly to the east are zoned TF-1 and zoned SF-1 to the north.



The proposed new use of Lot 2 will be two two-unit buildings. Within the Village's Zoning Ordinance, the MF-1 Zoning District permits Duplex land uses by-right. Other proposed property changes include:

- New driveway and surface parking lot connecting to each new building
- Landscaping
- Exterior lighting

Within the new Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those proposed new features of the site and its operations.

CSM REVIEW:

The proposed Certified Survey Map is planned to split the existing parcel into two developable lots. The Subdivision Ordinance requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. There are no public improvements associated with the CSM, so none of the ordinance's standards for design or dedication of land for public purposes are applicable.

The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the Village. As further described below, the two new parcels proposed to be created via the CSM meet the minimum standards for the MF-1 zoning district.

SITE PLAN REVIEW:

The proposed improvements to the properties are required to meet the minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Requirement	Standard	Proposed Development (New Lot 1)	Proposed Development (New Lot 2)*
Minimum Lot Area	10,000 sf	16,150 sf	12,297 sf
Minimum Lot Width	75'	111'	100'
Minimum Lot Frontage at ROW	30'	111'	100'
Minimum Front Setback	20'	30'	20'
Minimum Side Setback	8'	8'	13' and 22'
Minimum Rear Setback	20'	95'	23'
Maximum Principal Building Height	40'	N/A	37'
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Front: 10' Side/Rear: 5'	Front: 18' Side: 5' Rear: 42'	Front: 20' Side: 5' and 8' Rear: 5'
Maximum Impervious Surface Ratio	70%	60%	54%
Maximum Density	1,200 sf/unit	4,037 sf/unit	3,099 sf/unit

*To note, multiple principal buildings are permitted on the same lot so long as all Building Code requirements are met for separation distances. Additionally, on-site stormwater will be handled with existing storm sewer.

April 22, 2026

The proposed Duplex land use is permitted as by-right use in the MF-1 Zoning District. Land use requirements include:

- In the case where any dwelling unit is under separate ownership, recorded covenants specifying respective obligations with regard to any common structures, such as the shared wall, roof, and other inseparable improvements, are required = N/A
- Lots are subject to an easement along and 6 feet on either side of the existing water and sewer laterals for the purposes of maintaining, improving, and repairing the same = Unknown
- The common wall between the units shall be a one-hour fire wall extending from the basement floor to flush against the underside of the roof = Met
- Each unit must provide a separate water lateral, sanitary sewer lateral, and electric utility service to each of the two dwelling units in the structure = Unknown
- Minimum required parking: 1 per dwelling unit = Met (one garage parking stall per unit proposed)

The proposed project has submitted the required elements for Site Plan review that are included within the attachment. Below is a review of the various other zoning standards that are required with the proposed development:

Access and Visibility Standards (Section 17.06.03)

- Multiple access points from one street can be approved through the Site Plan process on lots greater than 100 feet long = Met (1 access point per lot)
- No access is permitted within 30 feet of an intersection = Met (180+')
- Minimum driveway width is 14 feet = Met (18')
- Maximum driveway width is 24 feet wide = Met (18')
- At least one ped/bicycle access point to at least one street frontage is required = Not Met (none provided)
- All structures must be located outside of vision triangles at the right-of-way intersections = Met

Parking and Loading Standards (Section 17.06.06 and 17.06.07)

- All access points, drive isles, driveways, and parking areas must be constructed of a hard surface = Met
- Curbs are required around all traffic circulation, parking areas, and internal landscape islands = Not Met (none provided)
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 20 feet = Met (20')
- All parking stalls must provide pavement markings = N/A (none proposed)
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = N/A (none proposed)
- Minimum parking isle widths are required to be 24 feet wide = N/A (none proposed)
- Minimum off-street parking stalls = Met (see above)
- No minimum number of on-site bicycle stalls are required = Met (within individual garages)

Exterior Lighting Standards (Section 17.06.20)

- Correlated Color Temperature (CCT) shall not exceed 2700 Kelvin = Met (2700 K)
- At the property line, a maximum of 0.1 footcandle is required = Unknown
- All fixtures shall have a IES zero-uplighting rating (U0) and be downward facing = Met
- The average on-site lighting intensity of illumination shall not be greater than 25% above the recommended by the IES within the Low Light Lighting Zone (LZ1) = Unknown
- The maximum height of all freestanding light fixtures is 20 feet = N/A (none proposed)

Outdoor Storage and Screening Standards (Section 17.06.21)

- All trash containment structures are required to be enclosed, a minimum of 6 feet in height, made of materials that match the exterior building design, and include an opaque gate = N/A (trash cans to be handled within each individual garage)
- All building mechanicals on the exterior of the building are required to be screened = Met (rear air conditioners for each unit will be screened with proposed 6' tall privacy screening along western property line)
- Outdoor storage areas must be screened = N/A (none proposed)

Fencing Standards (Section 17.06.40 and 17.06.41)

- Fencing materials can include wood, brick/masonry, stone, wrought iron, vinyl, chain link, metal cable within a solid frame, or other materials of similar quality = Unknown
- Wire mesh and chain link are not permitted within the front or street yard = Unknown
- Maximum height is 4 feet within front/street yards and 6 feet within side/rear yards = Met (6' privacy fence proposed along western property line)

Exterior Building Design Standards (Section 17.07.20)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is a multi-family use in the MF-1 Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- Multi-family buildings shall be clad in Class I, II, or III materials = met (siding and stone veneer)
- Decorative metal wall panels may be used up to 30% of any façade area = N/A (none proposed)
- The primary entrance shall be on the front façade facing the street, provided covered and recessed 3' entries, and have an individual entry for individual entries in a residential design style = met (recessed individual unit entries)
- Façade lengths greater than 40' shall include horizontal or vertical façade articulation and/or roof form variation = **Somewhat Met (see discussion item below)**
- Total area of windows and doors shall comprise a minimum of 20% of the façade facing the street = Met (southwest elevation)
- On any façade facing a public street or parking area, hard and durable materials (block, brick, stone, etc.) shall be required within 40" of the adjacent grade = Met (stone veneer on southwest elevation)
- Primary colors are prohibited = Met (dark neutral colors proposed)
- Decorative and articulated metal roofs may be permitted by the Plan Commission = N/A (none proposed)
- Roof form shall be compatible with buildings in the immediate area = Met (pitched to match)
- All façade openings shall be articulated and appropriately trimmed and all exterior building apparatus shall blend colors and features to exterior design = Met
- Ground-level patios and decks facing the street shall be bordered with landscaping = N/A (patios face western property line)
- Exterior stairs are not permitted on the front or street side of the building = N/A (none proposed)
- Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above = N/A (none proposed)
- Façade or roof-mounted equipment shall be screened = N/A (none proposed)

Discussion Item: There's one design-related item that I believe needs to be addressed by the Plan Commission. The façade that will be located directly between the two structures (northeast elevation) does not meet the minimum 40' articulation requirement. However, this is an intentional design feature between the structures

that are proposed to be only 5 feet apart. Thus, to create privacy between the two structures, no windows, doors, or other similar openings are proposed. Additionally, other than the tenants residing within the buildings, it will be nearly impossible to see this façade of the structure from the street or neighboring properties. Understanding this situation, the Plan Commission has the ability to either require additional articulation on this façade of the structure or grant a waiver per Section 17.07.01(d)3.

Landscaping Standards (Section 17.08.30)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the applicant with options in customizing the planting selection and location to best fit the project and site.

- 136 landscaping points are required for the building foundation = Unknown
- 16 landscaping points are required for the paved surface areas = Unknown
- 100 landscaping points are required for the street frontage = Unknown
- 64 landscaping points are required for the yards = Unknown
- 146 landscaping points are required for Bufferyards (north and east property line) = Unknown
- 462 landscaping total required = Unknown

Signage Standards (Section 17.09.11)

- None proposed = N/A

PUBLIC NOTICE:

Public notice is not required for review and action on a CSM or Site Plan.

COMPREHENSIVE LAND USE PLAN (2022):

The subject property is shown as Multi-Family Residential on the Future Land Use Map. This designation includes a variety of residential units including single-family, two-family, and multi-family at densities between 8 and 50 dwelling units per acre served by public utilities. The proposed development aligns with this land use designation. Staff believe the proposal is in concert with the Comprehensive Plan.

DISCUSSION:

This project is reflective of the new options that now exist within the Zoning Ordinance. Under the previous ordinance, this project would have required a Planned Unit Development to accommodate the bulk dimensional standards, but now is a permitted by-right project that only requires Site Plan approval.

Additionally, the proposed project is providing new housing opportunities on an existing vacant portion of the lot within a mixed residential neighborhood. The transition in scale and density (duplex style units) works well as there are higher density apartment buildings to the west and single and two family to the east. Plus, the new residents of this project will have easy access to the Military Ridge Trail and shopping locations along Springdale Street.

Overall, the proposed development meets the majority of the requirements of the City's ordinances, is in alignment with adopted City plans, and provides new tax base and housing units in the community. With a few minor adjustments and additional details, this project fully conforms to the requirements of the Village's Zoning Ordinance.

Village staff have reviewed the application, and all comments have been included within this document.

RECOMMENDATION:

Village staff recommends approval of the CSM, subject to the following conditions:

1. If applicable and required by the Village Engineer, an easement along and 6 feet on either side of the existing water and sewer laterals shall be added to the CSM.
2. If applicable and required by the Village Engineer, each unit shall provide a sperate water lateral, sanitary sewer lateral, and electric utility service to each of the two dwelling units in the structure.
3. Any other recommendations of Village staff and the Plan Commission.

Village staff recommends approval of the Site Plan, subject to the following conditions:

1. Waive the requirement for at least one bicycle and pedestrian access point connection because there are no existing sidewalks within this area of the Village to connect the access point to.
2. Village staff review and approval of the following that meets all requirements:
 - o Require the applicant to add curbing around all paved areas per Section 17.06.06(7)(d).
 - o Require the applicant to provide a photometric plan per Section 17.06.20.
 - o Require the applicant to provide fencing details per Section 17.06.40.
 - o Require the applicant to provide a landscaping plan per Section 17.08.30.
3. Plan Commission Discussion and Action on either:
 - o Granting a waiver for the minimum 40' articulation standards on the façades of the structure that directly face one another.
 - o Require the applicant to provide articulation along those façades to meet the minimum requirements.
4. Any other recommendations of Village staff and the Plan Commission.

ATTACHMENTS:

- Application
- CSM
- Site Plan Package
- Lighting Plans

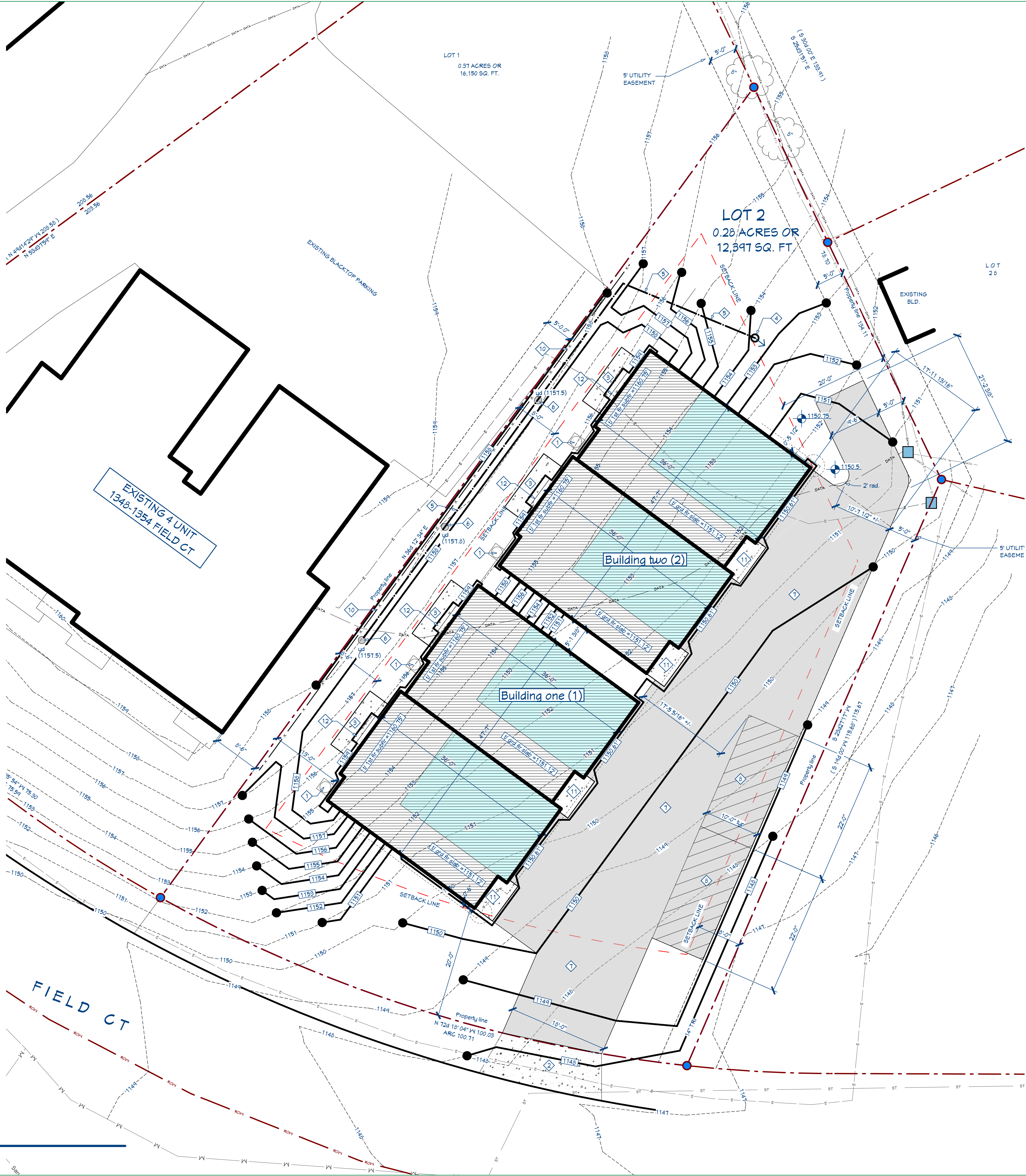
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1

Site plan

SCALE: 1" = 10'-0" (22"x34" - Full size)
1" = 20'-0" (11"x17" - Half size)



General Notes - Site Plan

1. See other title sheets for specifications, Material identification, symbol legend, and abbreviations.
2. Contractor to field verify conditions and locations of existing utilities prior to start of construction. Notify architect and owner of all relevant discrepancies that would affect and impact the design & construction of new structures
3. New or relocated utilities not shown. Coordinate with MEP contractors
4. Data and electrical lines for adjacent 4 unit to be relocated outside of new building perimeter. See MEP contractor drawings.
5. Provide erosion control devices and fences around perimeter of the construction site downhill from excavations and earthmoving. Erosion control devices shall comply with all applicable regulations of the city, county, and state. Field verify and maintain positive drainage from structures. see site plan for proposed locations
4. Grades shown are preliminary, fy existing grades. Verify and coordinate grades with wall & building sections.
5. Survey information shown has been obtained from Williamson Surveying and Associates, 104 A West Main Street, Waunakee, Wisconsin 53591 (phone: 608-255-5105) . Field verify all information.
10. Maximum driveway slope 1:10
12. Trees if shown are approximate. Field verify.
13. House/ garage floor elevations shown on site plan are only tied to elevations on the site plan and do not correspond to floor elevations on the architectural drawing. Compare first floor elevation shown on site plan with ground floor and first floor elevation on architectural drawings. Contact architect if in question.

Post - Development Summary

1348-1354 Field Ct, Mt Horeb WI 53572
Lot 2
Zoning MSB
Lot Size: 12,397sf

Max Impervious Surface: 90%

Proposed Impervious Surface: 6,712sf = 54%

Proposed Building Coverage: 3,341sf = 27%

Key Notes - site plan

- | # | Text |
|----|--|
| 1 | condensing unit and pad |
| 2 | Concrete apron to street to conform to City of Mount Horeb standards |
| 3 | concrete patio slab, slope min 1/8" per ft |
| 4 | subsurface drainage system outlet (outflow), coordinate with grades. |
| 5 | subsurface drainage system (sized by pc) |
| 6 | Yard drain to subsurface drainage system |
| 7 | Asphalt driveway over compacted granular fill |
| 8 | Asphalt driveway parking stall over compacted granular fill |
| 9 | concrete stoop |
| 10 | 6'-0" high privacy fence as selected by owner |
| 11 | conc entry stoop |
| 12 | conc stairs, 3 equal "T" +/- risers = 1'-9". 2 equal treads = 1'-8" |

Site Legend

- | | |
|--|---------------------|
| | new spot elevations |
| | Existing Contour |
| | new Contour |

KNown Prime Properties LLC

Two duplexes (4 units)

Lot 2, 1384-1354 Field Court, Mt. Horeb, Wisconsin.

revision index		
#	date	reference

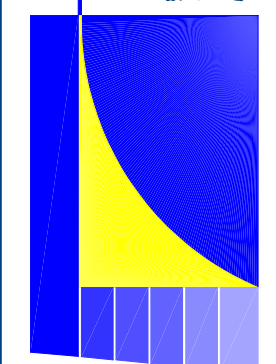
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date: 4/10/2026
drawn by: jlm

SW1.1

Preliminary
Budget Set
Not for Construction

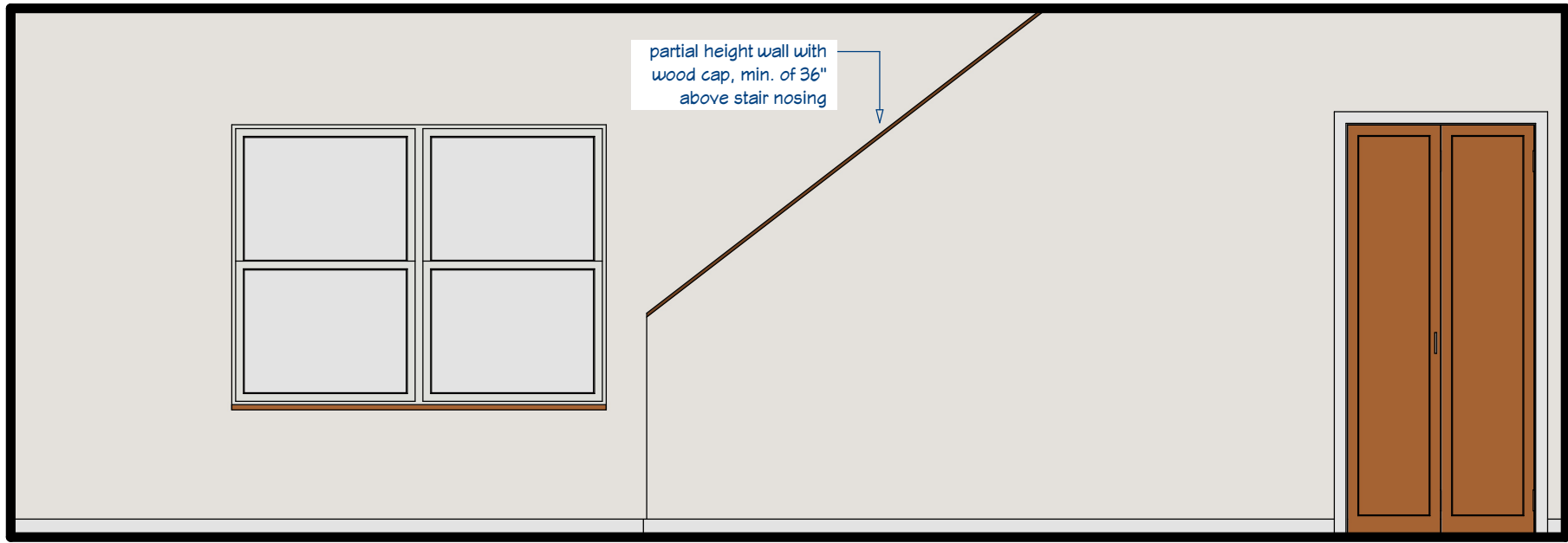
Bouril Design Associates, LLC

514 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-553-3400 www.bourildesign.com



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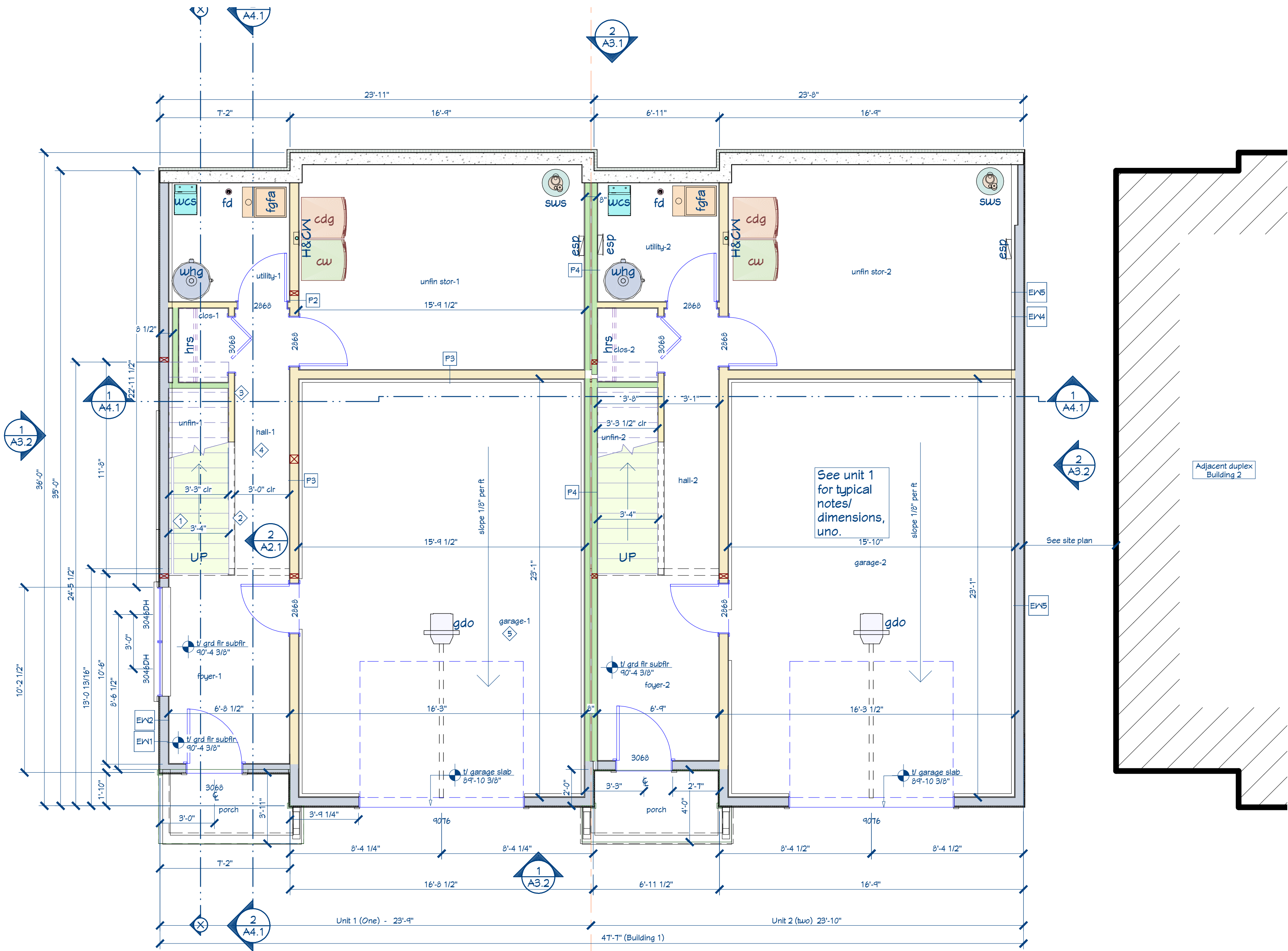
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ground floor, hall-1, southwest wall

2 Interior elevation

SCALE: 3/8" = 1'-0" (22"x34" full size)
3/16" = 1'-0" (11"x17" half size)



1 Ground Floor Plan

SCALE: 1/4" = 1'-0" (22"x34" - Full size)
1/8" = 1'-0" (11"x17" - Half size)

General Notes - Ground Floor Plan

- See title sheet T1 for abbreviations, and symbols.
- See other title sheets for specifications if provided.
- See wall sections / plans for exterior wall types.
- All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule.
- All materials to be installed per manufacturers current printed instructions.
- All wood in contact with concrete to be pressure treated.
- Garage ceiling to be 5/8" gub, type "X". All columns and beams supporting roof or second floor structure to be furred out and wrapped with 5/8" gub, type "X".
- Provide control joints in concrete slabs per ACI Standards.
- All doors and frames between house and garage to be 20 minute fire rated.

Key Notes - Ground Floor Plan

- | # | Text |
|---|---|
| 1 | 34" high stair handrail above stair nosing w/ support brackets @ 48" oc min. |
| 2 | 36" high aff half wall above stair nosing w/ wd top cap |
| 3 | wall extend to underside of stairs |
| 4 | dropped duct chase, see building sections |
| 5 | Garage ceiling to be 5/8" type x gub over 1 1/2" rigid insulation. 2nd floor joists above garage to have R36 Batt insul |

Ground Floor - Floor Finish Schedule

Room Name	Floor Finish	Area, Interior	Dimensions
foyer-1	tile	70	6'-7"x10'-7"
hall-1	LVP	44	3'x14'-6"
clo-1	LVP	11	2'-8"x4'-1"
unfin-1	conc	32	3'-3"x10'-2"
unfin stor-1	conc	171	15'-9"x11'-3"
utility-1	conc	42	6'-8"x6'-6"
garage-1	conc	353	15'-7"x22'-8"
foyer-2	tile	64	6'-3"x10'-5"
hall-2	LVP	44	3'x14'-6"
clo-2	LVP	13	3'-3"x4'
unfin-2	conc	33	3'-3"x10'-2"
unfin stor-2	conc	176	15'-7"x11'-3"
utility-2	conc	44	6'-8"x6'-6"
garage-2	conc	348	15'-5"x22'-8"
Totals:	conc	1451	

Bouril Design Associates, LLC
514 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53714
608-553-3400 www.bourildesign.com

KNOW Prime Properties LLC
Two duplexes (4 units)
Lot 2, 1384-1354 Field Court, Mt. Horeb, Wisconsin.

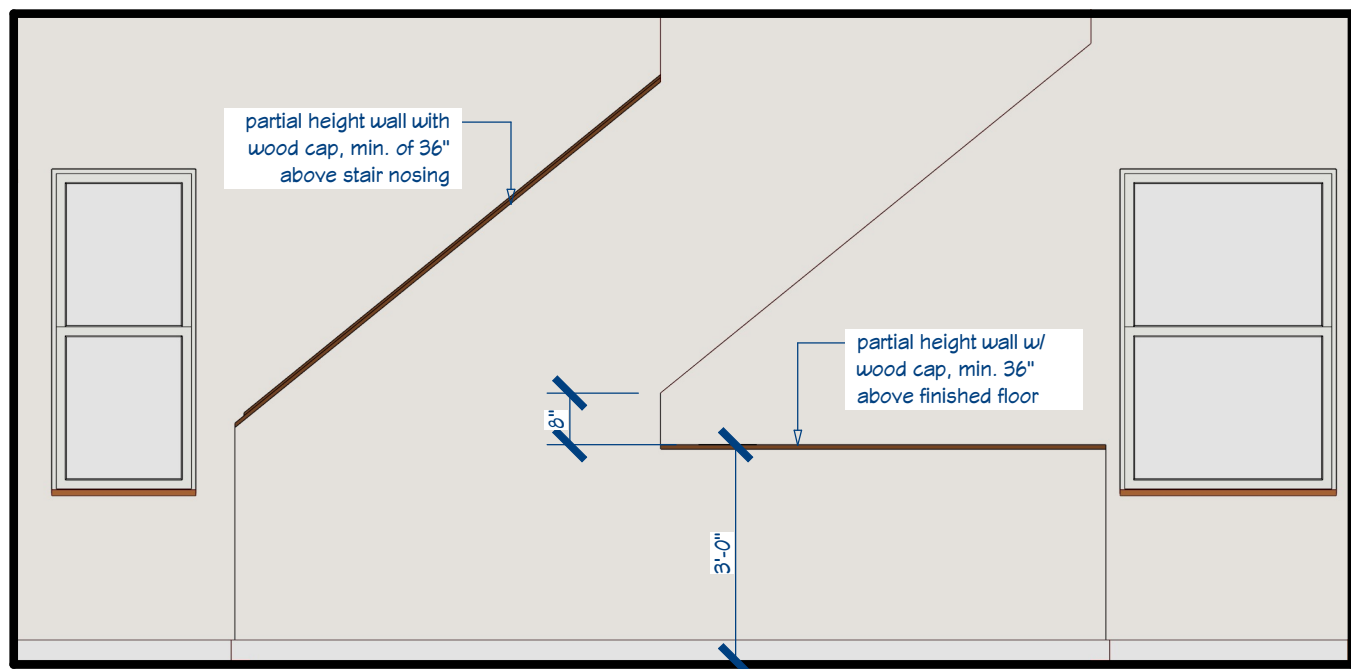
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#	date	reference

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date: 4/10/2026
drawn by: jlm

A2.1

**Preliminary
Budget Set
Not for Construction**

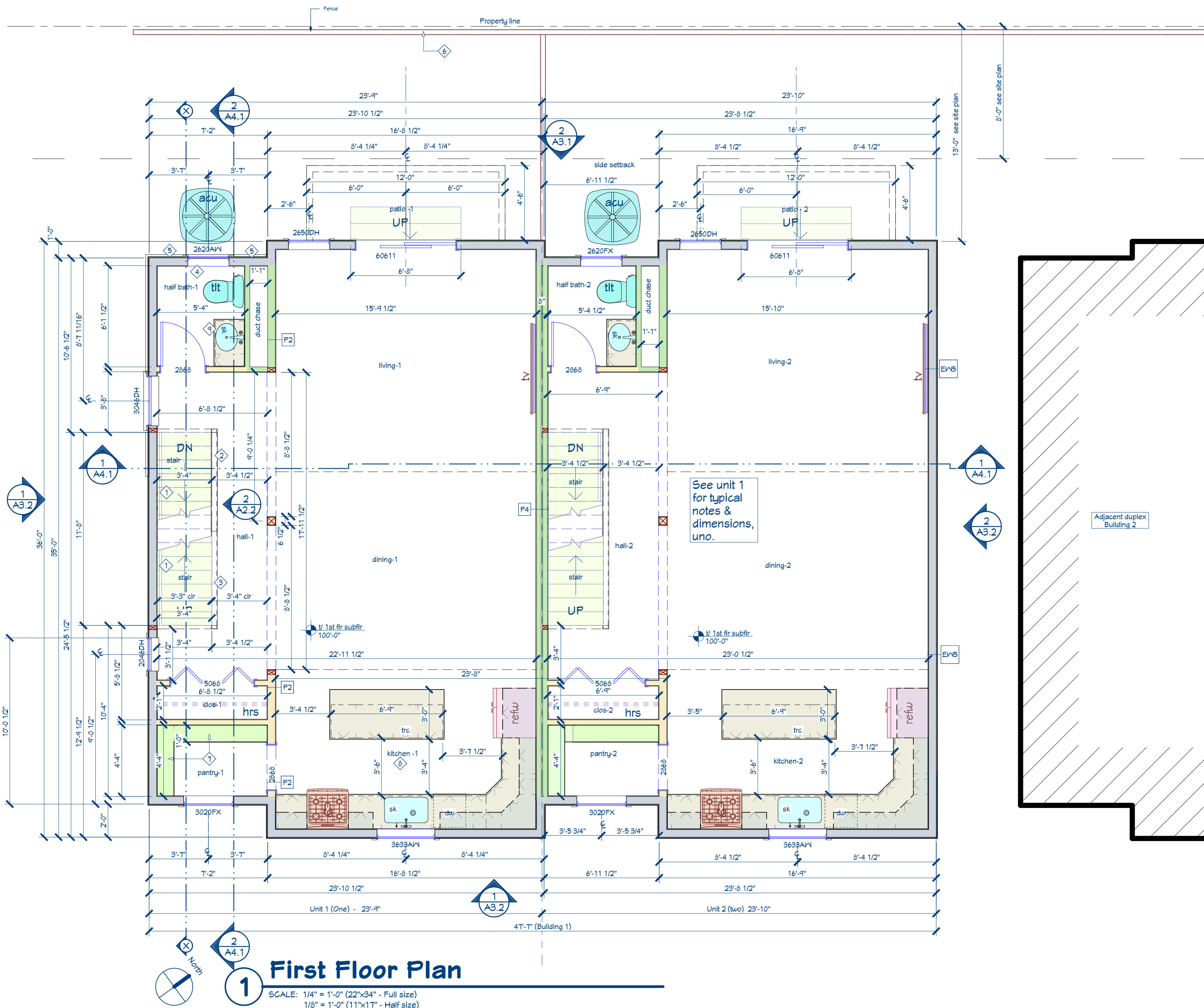
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first floor, hall-1, southwest wall

2 Interior elevation

SCALE: 3/8" = 1'-0" (22"x34" full size)
3/16" = 1'-0" (11"x17" half size)



General Notes - First Floor Plan

1. See title sheet T1 for symbols, material identification and abbreviations.
2. See other title sheets for specifications if provided.
3. See wall sections / plans for exterior wall types.
4. All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule
5. All materials to be installed per manufacturers current printed instructions

Key Notes - first floor plan

1	Text
2	34" high stair handrail above stair nosing w/ support brackets @ 48" oc min.
3	36" high off half wall, (guardrail) w/ wd top cap
4	36" high off half wall above stair nosing w/ wd top cap
5	header to be 11 1/4" high for portal frame
6	portal frame wall
7	fence
8	pantry shelves, coord. type and number w/ owner
9	coord. kitchen cabinet design w/ owner
10	coord. half bath cabinet design w/ owner

First Floor - Floor Finish Schedule

Room Name	Area	Floor	Finish	Dimensions
hall-1	81	LVP		6'-0"x9'-0"
hall bath-1	32	LVP		6'-0"x9'-0"
clo-1	13	LVP		6'-0"x9'-0"
patio-1	54	CNC		12'-0"x4'-6"
living-1	211	LVP		15'-0"x19'-5"
dining-1	188	LVP		15'-0"x11'-11"
kitchen-1	151	LVP		15'-0"x9'-0"
pantry-1	29	LVP		6'-0"x9'-0"
hall-2	1	LVP		6'-0"x9'-0"
hall bath-2	32	LVP		6'-0"x9'-0"
clo-2	13	LVP		6'-0"x9'-0"
patio-2	54	CNC		12'-0"x4'-6"
living-2	211	LVP		15'-0"x19'-5"
dining-2	188	LVP		15'-0"x11'-11"
kitchen-2	152	LVP		15'-0"x9'-0"
pantry-2	28	LVP		6'-0"x9'-0"
total	1511			

Bouril Design Associates, LLC

Bouril Design Associates
5714 D'Oroffio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

KNOWN Prime Properties LLC
Two duplexes (4 units)
2, 1384-1354 Field Court, Mt. Horeb, Wisconsin,

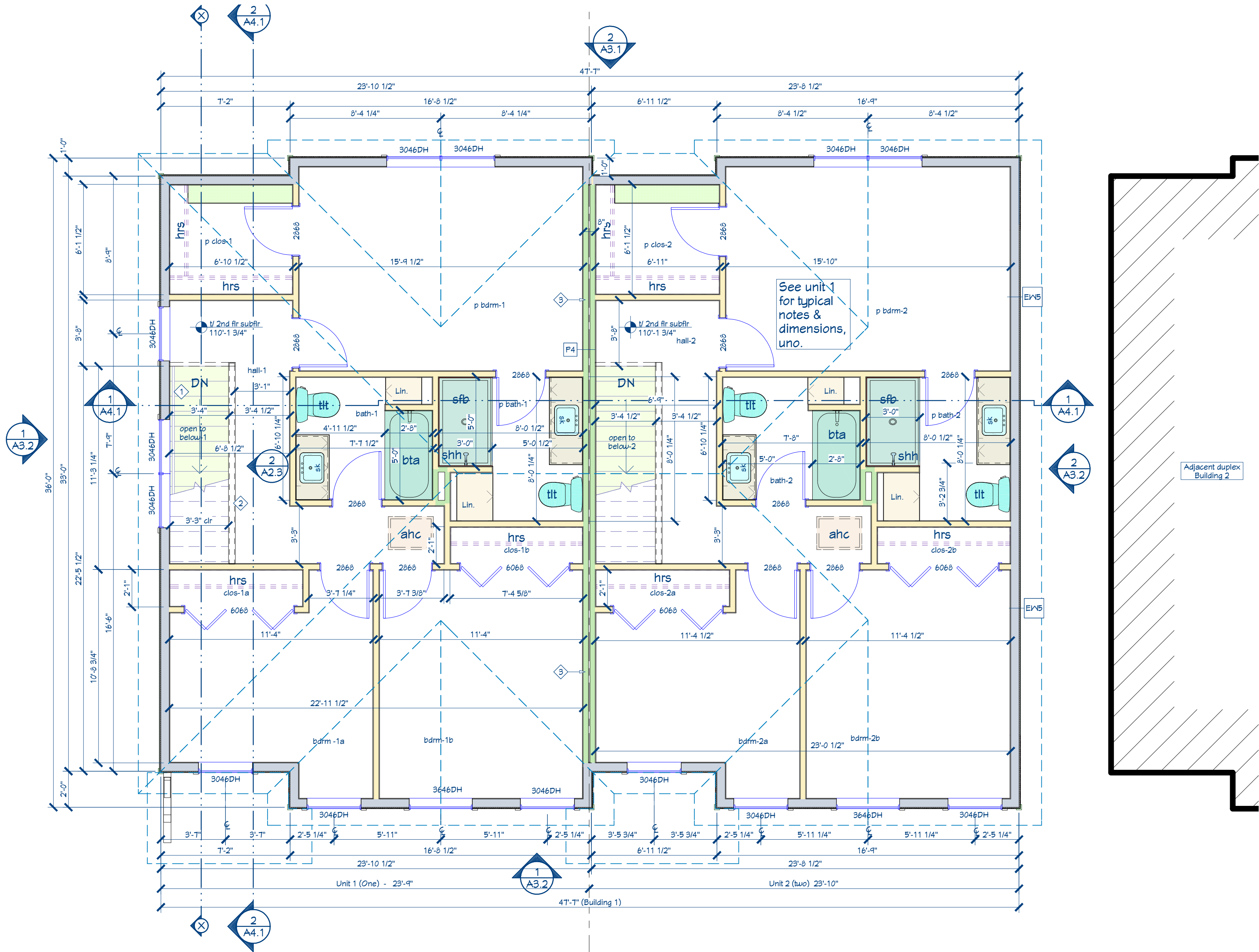
KNOWN Prime Properties LLC
Two duplexes (4 units)
Lot 2, 1384-1354 Field Court, Mt. Horeb, Wisconsin,

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project: 25058
date: 4/10/2026
drawn by: jlm

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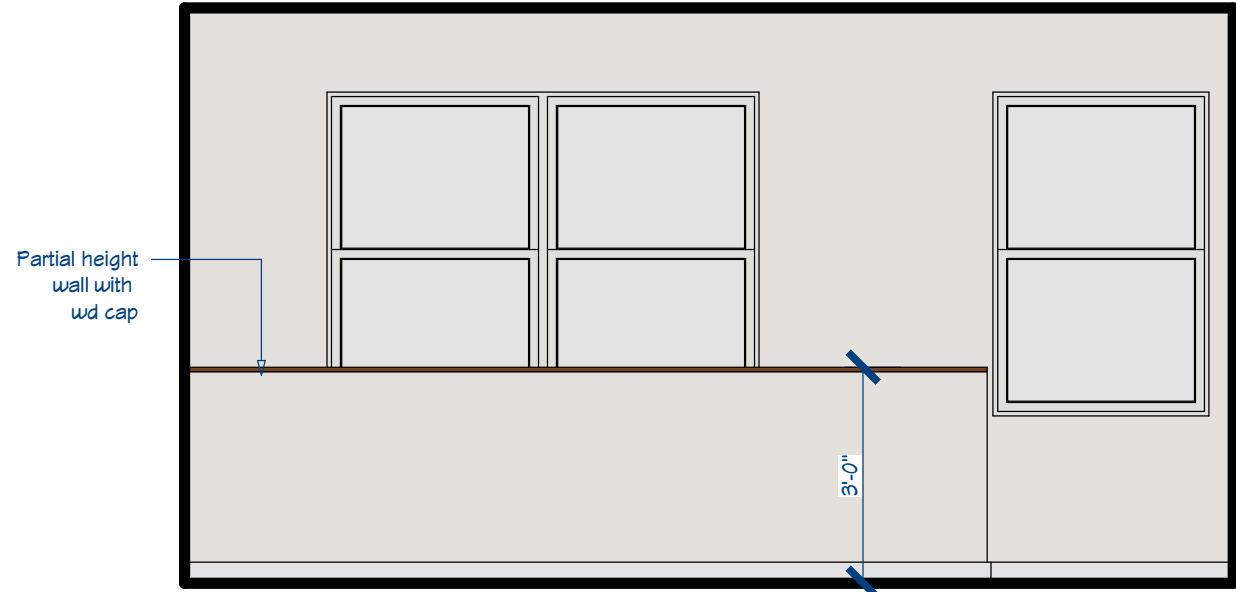
1 Second floor plan

SCALE: 1/4" = 1'-0" (22"x34" - Full size)
1/8" = 1'-0" (11"x17" - Half size)

Second floor, hall-1, southwest wall

2 Interior elevation

SCALE: 3/8" = 1'-0" (22"x34" full size)
3/16" = 1'-0" (11"x17" half size)



General Notes - Second Floor plan

- See title sheet T1 for abbreviations, and symbols.
- See other title sheets for specifications if provided.
- See wall sections / plans for exterior wall types.
- All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule
- All materials to be installed per manufacturers current printed instructions

Key Notes - Second Floor plan

- # Text
- 34" high stair handrail above stair nosing w/ support brackets @ 48" oc min.
- 36" high aff half wall, (guardrail) w/ wd top cap
- Draftstopping in attic: Above and in line the unit separation wall provide truss with 1/2" gap on one side from ceiling to underside of roof deck.

Second Floor - Floor Finish Schedule

Room Name	Area, Interior (sq ft)	Floor Finish	Dimensions
open to below-1	36	LVP	3'-3"x10'-11"
hall-1	35	cpt & pad	6'-4"x9'-5"
p bdrm-1	117	cpt & pad	15'-4"x11'-3"
p bath-1	60	tile & undlmt	7'-11"x7'-11"
p clos-1	41	cpt & pad	6'-4"x6'
bath-1	50	tile & undlmt	7'-6"x6'-4"
bdrm-1a	110	cpt & pad	11'-3"x8'-3"
clos-1a	15	cpt & pad	7'-4"x2'
bdrm-1b	142	cpt & pad	11'-3"x12'-8"
clos-1b	15	cpt & pad	7'-4"x2'
open to below-2	36	LVP	3'-3"x10'-11"
hall-2	35	cpt & pad	6'-4"x9'-5"
p bdrm-2	116	cpt & pad	15'-4"x11'-3"
p bath-2	60	tile & undlmt	7'-11"x7'-11"
p clos-2	41	cpt & pad	6'-4"x6'
bath-2	50	tile & undlmt	7'-6"x6'-4"
bdrm-2a	110	cpt & pad	11'-4"x8'-3"
clos-2a	15	cpt & pad	7'-5"x2'
bdrm-2b	143	cpt & pad	11'-3"x12'-8"
clos-2b	15	cpt & pad	7'-4"x2'
Totals	1464		

Bouril Design Associates, LLC

5714 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-553-3400 www.bourildesign.com

KNOW Prime Properties LLC

Two duplexes (4 units)

Lot 2, 1384-1354 Field Court, Mt. Horeb, Wisconsin.

revision index		
#	date	reference

project: 25059
date: 4/10/2026
drawn by: jlm

A2.3

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1 Exterior southeast elevation
SCALE: 1/4" = 1'-0" (22"x34" - Full size)
1/8" = 1'-0" (11"x17" - Half size)



2 Exterior northwest elevation
SCALE: 1/4" = 1'-0" (22"x34" - Full size)
1/8" = 1'-0" (11"x17" - Half size)

General Notes - Exterior Elevation	
1. Typical exterior materials are noted on Front Elevation only. Only unique materials are noted on other Exterior Elevations.	
2. All final material selections, colors, finishes, and other options to be coordinated with the Owner.	
3. Final downspout locations shall be confirmed with owner.	
Key Notes - Exterior Elevations	
#	Text
1	Asphalt shingles
2	Aluminum fascia, at gables include formed shadow reveal
3	Prefinished metal gutter
4	Prefinished metal downspout, match siding
5	Thin stone Veneer
6	Cut limestone cap stone
7	Cut limestone window sill
8	Vinyl lap siding, Color 1 as selected by owner.
9	Vinyl lap siding, Color 2 as selected by owner.
10	Vinyl corner trim, match adjacent siding
11	Prefinished 4" Composite window trim
12	Prefinished 4" composite door trim
13	Cedar wood structural bracket
14	wood beam wrapped with Prefinished composite wd trim
15	Rain chain for entry roof

The design represented by these drawings is the property of Bouril Design Associates, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Associates, LLC Madison, Wisconsin.

**Preliminary
Budget Set
Not for Construction**

Bouril Design Associates, LLC
514 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-553-3400 www.bourildesign.com

KNown Prime Properties LLC
Two duplexes (4 units)
Lot 2, 1384-1354 Field Court, Mt. Horeb, Wisconsin.

revision index		
#	date	reference

project: 25058
date: 4/10/2026
drawn by: jlm

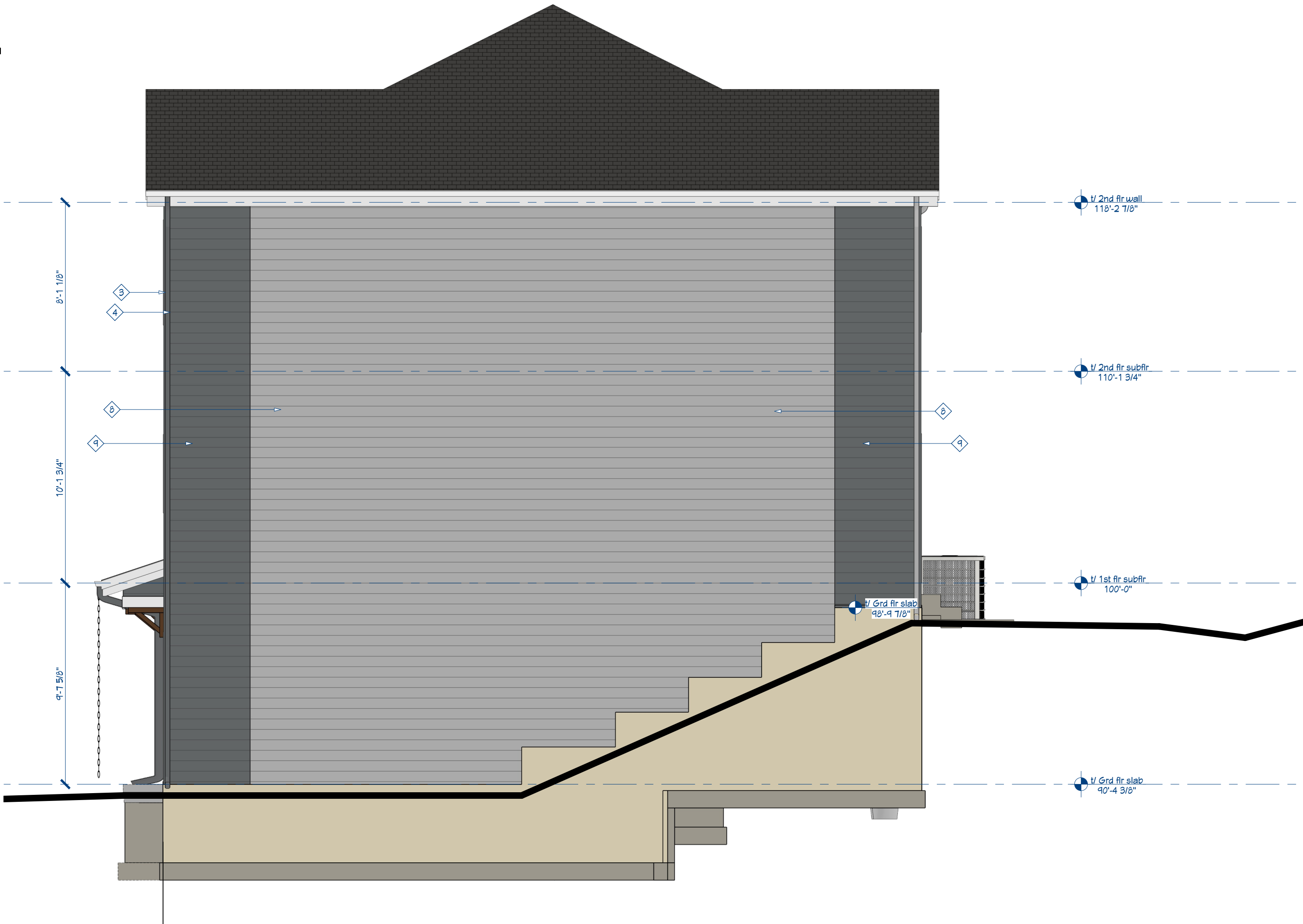
A3.1

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1 Exterior southwest elevation

SCALE: 1/4" = 1'-0" (22"x34" - Full size)
1/8" = 1'-0" (11"x17" - Half size)



2 Exterior northeast elevation

SCALE: 1/4" = 1'-0" (22"x34" - Full size)
1/8" = 1'-0" (11"x17" - Half size)

General Notes - Exterior Elevation

1. Typical exterior materials are noted on Front Elevation only. Only unique materials are noted on other Exterior Elevations.
2. All final material selections, colors, finishes, and other options to be coordinated with the Owner.
3. Final downspout locations shall be confirmed with owner.

Key Notes - Exterior Elevations

#	Text
1	Asphalt shingles
2	Aluminum fascia, at gables include formed shadow reveal
3	Prefinished metal gutter
4	Prefinished metal downspout, match siding
5	Thin stone Veneer
6	Cut limestone cap stone
7	Cut limestone window sill
8	Vinyl lap siding, Color 1 as selected by owner.
9	Vinyl lap siding, Color 2 as selected by owner.
10	Vinyl corner trim, match adjacent siding
11	Prefinished 4" Composite window trim
12	Prefinished 4" composite door trim
13	Cedar wood structural bracket
14	wood beam wrapped with Prefinished composite wud trim
15	Rain chain for entry roof

Preliminary
Budget Set
Not for Construction

Bouril Design Associates, LLC

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KNOW Prime Properties LLC

Two duplexes (4 units)

Lot 2, 1384-1354 Field Court, Mt. Horeb, Wisconsin.

revision index		
#	date	reference

project: 25058
date: 4/10/2026
drawn by: jlm

A3.2



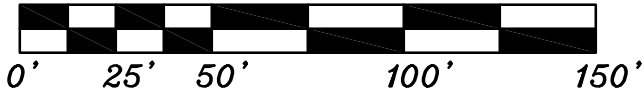
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 30, Field Addition, Located in the SE ¼ of the NE ¼ of Section 12,
T6N, R6E, Village of Mt Horeb, Dane County, Wisconsin

SCALE 1" = 50'



NOTES:

SEE SHEET 3
FOR ALL NOTES.

PREPARED FOR:

KNOWN PRIME PROPERTIES LLC
1138 CTY HWY JG
MT HOREB, WI 53572

SITE ADDRESS:
1348-1354 FIELD CT
MT HOREB, WI 53572

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
EAST/WEST LINE OF SECTION 12
LINE TO BEAR N 89°38'26" W

N

2" IP

S 53°37'59" W

941.98

2" IP

N 43°00'07" W

30.0

N 52°05'54" W

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N 63°38'22" W

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N 72°18'04" W

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CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 30, Field Addition, Located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12,
T6N, R6E, Village of Mt Horeb, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the Village of Mt Horeb, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Lot 30, Field Addition, Located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, T6N, R6E, Village of Mt Horeb, Dane County, Wisconsin

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748

Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the Village of Mt Horeb for approval.

WITNESS the hand seal of said owners this _____day of _____, 20____.

Known Prime Properties LLC

Nick Olday

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Nick Olday to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 2 of 3

SURVEYORS SEAL

25W-148



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 30, Field Addition, Located in the SE ¼ of the NE ¼ of Section 12,
T6N, R6E, Village of Mt Horeb, Dane County, Wisconsin

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

VILLAGE OF MT HOREB APPROVAL

Resolved that this certified survey map is hereby acknowledged and approved by the Village of Mt Horeb on this ____day of _____, 20__.

Village Clerk

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20__ at ____ o'clock ____.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



Project: Field Court	Type: Covered porch
Prepared By: Nick Olday	Date: 4/12/26

Driver Info		LED Info	
Type	Constant Current	Watts	11W
120V	0.09A	Color Temp	2700K
208V	N/A	Color Accuracy	92 CRI
240V	N/A	L70 Lifespan	50,000 Hours
277V	N/A	Lumens	901 lm
Input Watts	10W	Efficacy	85.71428571

Technical Specifications			
Compliance		THD:	
UL Classified:		<20%	
Suitable for wet locations		Power Factor:	
Energy Star Approved:		≥0.9	
ENERGY STAR® Version 2.2 Certified		THDi:	
Certification Model Number:		Produces less than 20% THD	
DLR0060		PF:	
Energy Star ID:		≥0.9	
2350018		Input Voltage:	
NEC Compliant:		120V	
Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C5).		Flicker:	
California Title 24:		Silent and flicker free operations of less than 30%	
Can be used to conform with the requirements of California Title 24 Part 6.		Operating Frequency (Hz):	
California Title 20 Compliant:		60Hz	
Compliant LED Product		Performance	
Electrical		Lifespan:	
Dimming Driver:		50,000-Hour LED lifespan based on IESIm-80 results and TM-21 calculations	
TRIAC compatible dimmer with dimming as low as 5%. See dimmer compatibility guide here.		Wattage Equivalency:	
		75W Incandescent	
		Construction	
		Shape:	
		Round	
		Trim Style:	
		Smooth Trim	
		Housing:	
		Constructed from durable steel sheet metal	
		Cold Weather Starting:	
		The minimum starting temperature is -22°F (-30°C)	
		Maximum Ambient Temperature:	
		Suitable for use in up to 104°F (40°C)	
		Lens:	
		Frosted polycarbonate diffusion lens. Regressed lens. Constructed from durable sheet metal construction.	
		Green Technology:	
		Mercury and UV free. RoHS-compliant components.	
		Socket Adapter:	
		Edison 26 Medium Base Socket adapter included in box	
		Finish:	
		Matte White	

Technical Specifications (continued)

LED Characteristics

Beam Angle:

95°±10°

LEDs:

Long-life, high-efficacy, surface-mount LEDs

R9 Value:

High color performance with R9 greater than or equal to 50

Installation

Mounting:

Easy installation with friction clips (4") and torsion springs (5"/6")

Other

Compatibility:

Compatible with most 5" and 6" recessed housings

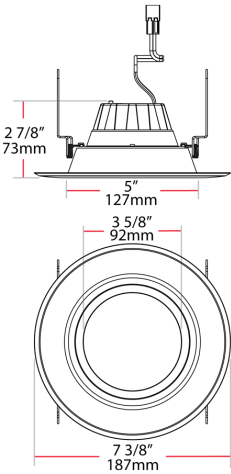
5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

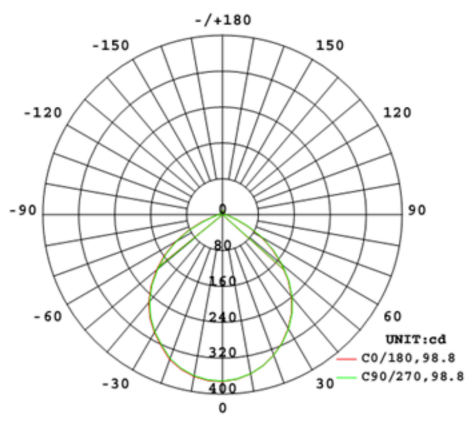
Case and Pallet Dimensions

	QTY	LENGTH (in)	WIDTH (in)	HEIGHT (in)
CASE	4	15.47	7.99	8
PALLET	600	7.56	3.82	82.28

Dimension



Light Distribution



Features

- High Performance LEDS up to 100 lm/w
- Use to replace up to 100W traditional light sources
- Durable metal construction: dent and scratch resistant
- UL wet location rated
- Compatible with most standard recessed housings
- Dimmable down to 5% on compatible dimmers
- Available in Round 4" 850lm and 6" 850lm, 1050lm and 1400lm
- Available in 5 color temperatures: 2700K, 3000K, 3500K, 4000K, & 5000K
- Available in a smooth and baffle trim option
- Color designer trims as optional accessories available
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Size	Shape	Wattage	CRI/Color Temp	Driver	Finish	Trim
R	6	R	11	927	120	W	S
6 = 6" R = Round 7 = 7W 940 = 90 CRI, 4000K 120 = 120V W = White B = Baffle							
4 = 4" S = Square 8 = 8W 827 = 80 CRI, 2700K 9 = 9W 830 = 80 CRI, 3000K 10 = 10W 835 = 80 CRI, 3500K 11 = 11W 840 = 80 CRI, 4000K 14 = 14W 927 = 90 CRI, 2700K 930 = 90 CRI, 3000K 935 = 90 CRI, 3500K 950 = 90 CRI, 5000K							



UPC: 019813748443

Color: White

Weight: 0.0 lbs

Project:

Field Court

Type:

Covered porch

Prepared By:

Nick Olday

Date:

4/12/26

Technical Specifications

Performance

Product Type:

A-line, 80 CRI Non-Dimmable

Description:

The classic bulb shape you know, reimagined with efficient LED technology for consistent, dependable lighting.

Wattage Equivalency:

60W Incandescent

Input Wattage:

9W

Lumens (Nominal):

800lm

Efficacy:

89lm/W

L70 Lifespan:

15,000-Hour LED lifespan based on IES LM-70 results

Electrical

Driver:

Constant Current 120V 50/60 Hz; 120V: 80mA

THD:

<120%

Power Factor:

0.7

Dimmable:

No

Input Voltage:

120V

Operating Frequency:

50/60Hz

Input Current @ 120V (mA):

80mA

Flicker:

_85%

Construction

Operating Temperature Range:

-4°F - 104°F (-20°C - 40°C)

Shape:

A19

Finish:

White

Endcap Material:

Nickel-plated aluminum

Lens Finish:

Frosted

LED Characteristics

Beam Angle:

160°

Color Temperature:

2700K

Color Accuracy (CRI):

≥80 CRI

R9 Value:

High color performance with R9 greater than 0

Color Consistency:

<7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Installation

Base Type:

E26 Edison

Compliance

ETL Listed:

This product has been tested by Intertek and found in compliance with accepted national standards.

Technical Specifications (continued)**Environment:**

Suitable for use indoors in dry and damp environments.

Fixture Rating:

Suitable for use in enclosed fixtures

Energy Star Approved:

No

DLC Listed:

This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

Certification Model Number:

A30005(A19-9-E26-827-ND)

California Title 20 Compliant:

No

California Title 24 JA8 Compliant:

No

California Energy Commission (CEC) Status:

Lawful for Sales in California

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

RoHS:

Mercury and UV free. RoHS-compliant components.

FCC:

Complies with Part 15 of the FCC Rules

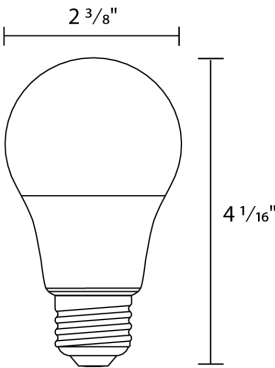
Other**3-Year, No-Compromise Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of three (3) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Case and Pallet Dimensions

	QTY	LENGTH (in)	WIDTH (in)	HEIGHT (in)
CASE	12	10	7.6	5
PALLET	3456	45.4	40	46.1

Dimension



Features

- Energy-efficient replacement for incandescent and halogen lamps
- Durable plastic construction reduces risk of breakage
- Rated for use in enclosed and open fixtures in dry or damp locations
- Frosted lens delivers smooth, diffuse light
- Longer lifespan compared to legacy equivalents minimizes replacement and maintenance costs

Ordering Matrix

Family		Wattage		Base Type		CRI/Color Temp		Dimmable
A19	–	9	–	E26	–	827	–	ND
		6 = 6W			E26 = E26 Edison		827 = 80 CRI, 2700K	ND = 120V; Non-Dimmable
		9 = 9W					830 = 80 CRI, 3000K	DIM = 120V; TRIAC/ELV
		12 = 12W					840 = 80 CRI, 4000K	
		15 = 15W					850 = 80 CRI, 5000K	

LAMPS PLUS.

\$15 off Orders \$99+ \$40 off Orders \$199+ Code: SPRING26 Valid until 4/20/2026 Shop Now >

🏠 / Wave White Wall Sconce / Style # 7286P



Wave Lighting Artisan 13" 3000K White Outdoor Wall Light with Frosted

[Wave Lighting Artisan White Collection](#)

\$59.47

Pay in 4 interest-free payments of \$14.87 with **PayPal**. [Learn more](#)

Free Shipping* | [Price Matching Policy](#)

Arrives Apr 17 to Apr 22 to [53593](#)

1

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Wave Lighting Artisan 13" 4000K White Outdoor Wall Light with Frosted

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Wave Lighting Artisan 15" 4000K White Outdoor Wall Light with Frosted

\$67.69



Wave Lighting Artisan 15" 3000K White Outdoor Wall Light with Frosted

\$67.69



Wave Lighting Artisan Round 15" 3000K Bronze Outdoor Light with Frosted

\$66.08

TAKE \$40 OFF

Product Details

- Product Dimensions: 5.8 inches wide, 12.8 inches high, 1.3 pounds in weight.
- Uses 1 light bulbs.
- Uses Standard Base type bulbs.
- Wave Lighting Artisan 13" 3000K White Ou is produced by Wave Lighting, LLC.



[Shop all Wave Lighting](#)

Product Attributes

Finish	White
Style	Contemporary
Brand	Wave Lighting

Technical Specifications

Height	12.75 inches
Width	5.75 inches
Weight	1.25 pounds
#of Bulbs	1

Questions & Answers

Ask a question

1 Question

Sort by: **Most Helpful**

Q: Projection from wall? Kristine F. Mar 10, 2026

A: Kristine, thank you for reaching out. The light extends 7.1" from the wall.

Brent S. **STAFF** Mar 22, 2026

▼ [See 1 Answer](#) / [Answer](#)

Related Items

Results

2.1 fc 1 luminaires 0.02 W/ft²

Luminaire

r6r11927120ws-r6r11927120wb.ies

R6R11927120WS&R6R11927120WB 5&6IN ROUND DOWNLIGHT 2700K

Luminaire Watts	10	W
Ballast/Driver Factor	1.00	
Light Loss Factor	1.00	
Total Proration Factor	1.00	
Luminaire Lumens	898	lms

Room

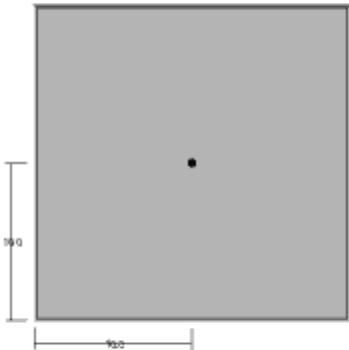
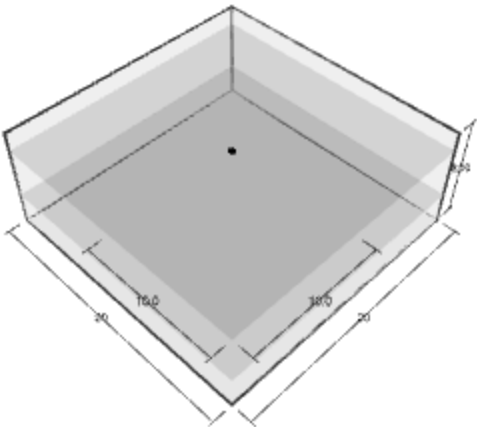
Length	20	ft
Width	20	ft
Height	8.00	ft
Workplane Height	2.50	ft
Suspension Length	1.50	ft

Reflectance

Ceiling	80	%
Walls	50	%
Floor	20	%

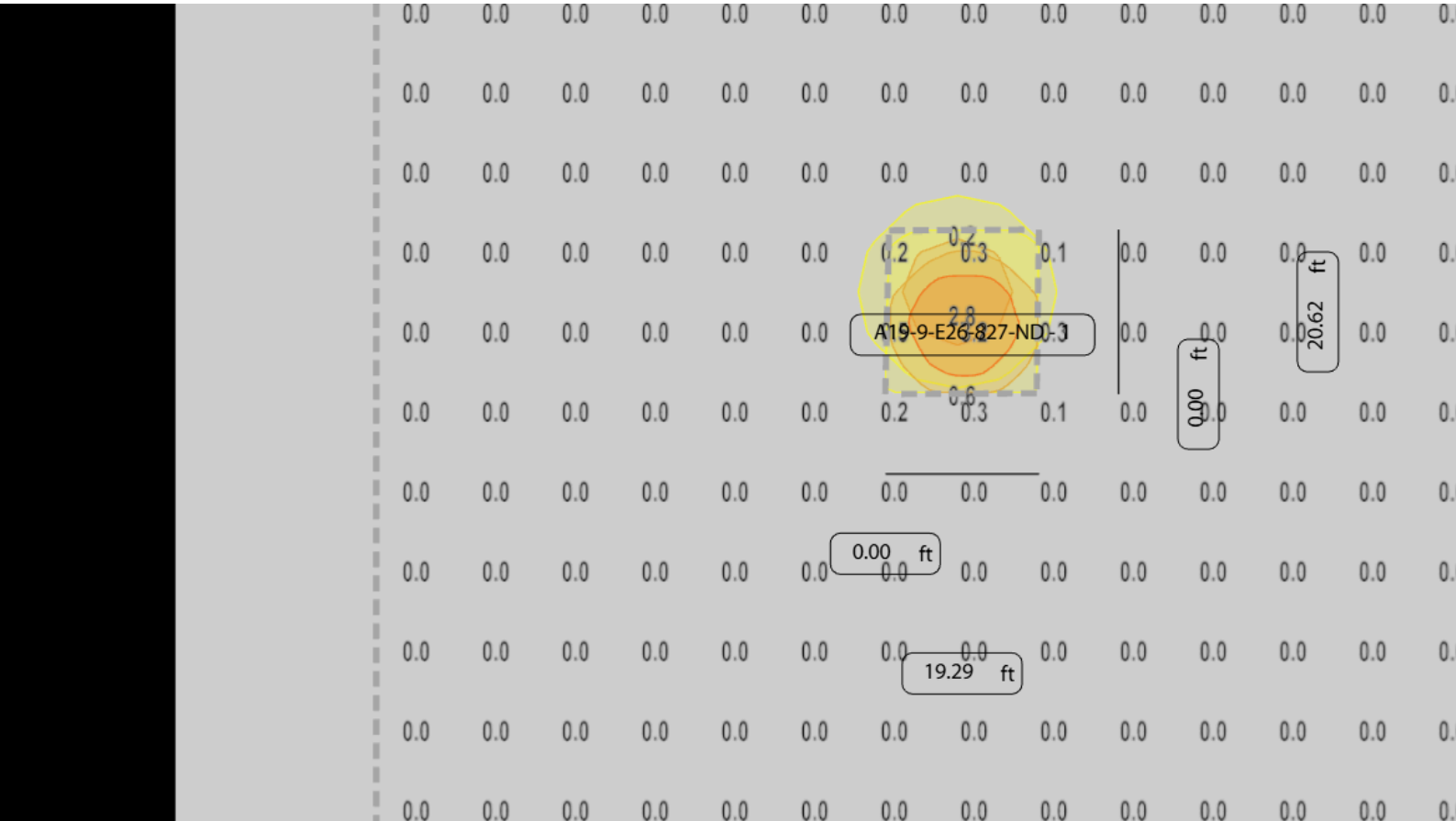
Layout

	⋮	⋯
Layout	1	1
Spacing	0	0 ft
Offset	10.0	10.0 ft
Spacing Criteria	⚠ 1.20	⚠ 1.20





	Avg. Illum	Max	Min	Max/Min	Power Density
Area 3	0.02fc	3.19fc	0fc	N/A	01.W/ft ²
Area 4	1.22fc	2.82fc	0.23fc	12.26 : 1	01.W/ft ²



Luminaires

	Quantity	Lumens	Watts	LLF	IES
A19-9-E26-827-ND	1	800 lm	9	1	a19-9-e26-8xx-nd.ies

Ethics Code

1. Statement of Purpose.

- (a) The proper operation of democratic government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established in this Code of Ethics for all Village of Mount Horeb officials and employees, whether elected or appointed, paid or unpaid, including members of boards, committees and commissions of the Village, as well as any individuals who are candidates for elective office as soon as such individuals file nomination papers with the Village.
- (b) The purpose of this Ethics Code is to establish guidelines for ethical standards of conduct for all such officials and employees by setting forth those acts or actions that are incompatible with the best interests of the Village of Mount Horeb and by directing disclosure by such officials and employees of private financial or other interests in matters affecting the Village. The Village Board believes that a Code of Ethics for the guidance of elected and appointed officials and employees will help them avoid conflicts between their personal interests and their public responsibilities, will improve standards of public service and will promote and strengthen the faith and confidence of the citizens of this Village in their elected and appointed officials and employees. The Village Board hereby reaffirms that each elected and appointed Village official and employee holds his or her position as a public trust, and any intentional effort to realize substantial personal gain through official conduct is a violation of that trust. The provisions and purpose of this Ethics Code and such rules and regulations as may be established are hereby declared to be in the best interests of the Village of Mount Horeb.

2. Definitions.

The following definitions shall be applicable in this Chapter:

- (a) **Public Official.** Those persons serving in statutory elected or appointed offices provided for in Chapter 62 of the Wisconsin Statutes, and all members appointed to boards, committees and commissions established or appointed by the Village President and/or Village Board pursuant to this Code of Ordinances, whether paid or unpaid.
- (b) **Public Employee.** Any person excluded from the definition of a public official who is employed by the Village.
- (c) **Anything of Value.** Any gift, favor, loan, service or promise of future employment, but does not include reasonable fees and honorariums, or the exchange of seasonal, anniversary or customary gifts among relatives and friends.
- (d) **Business.** Means any corporation, partnership, proprietorship, firm, enterprise, franchise, association, organization, self-employed individual or any other legal entity which engages in profit-making activities.
- (e) **Personal Interest.** The following specific blood or marriage relationships:
 - (1) A person's spouse, mother, father, child, brother or sister; or
 - (2) A person's relative by blood or marriage who receives, directly or indirectly, more than one-half ($\frac{1}{2}$) support from such person or from whom such person receives, directly or indirectly, more than one-half ($\frac{1}{2}$) of his support.
- (f) **Significant Interest.** Owning or controlling, directly or indirectly, at least ten percent (10%) or Five Thousand Dollars (\$5,000.00) of the outstanding stock of at least ten percent (10%) or Five Thousand Dollars (\$5,000.00) of any business.

-
- (g) **Financial Interest.** Any interest which shall yield, directly or indirectly, a monetary or other material benefit to the officer or employee or to any person employing or retaining the services of the officer or employee.
 - (h) **Staff.** Any full- or part-time employee of the Village.

3. Statutory Standards of Conduct.

There are certain provisions of the Wisconsin Statutes which should, while not set forth herein, be considered an integral part of any Code of Ethics. Accordingly, the provisions of the following sections of the Wisconsin Statutes, as from time to time amended, are made a part of this Code of Ethics and shall apply to public officials and employees whenever applicable, to wit:

- (a) **Sec. 19.59.** State Ethics Law.
- (b) **Sec. 946.10.** Bribery of Public Officers and Employees.
- (c) **Sec. 946.11.** Special Privileges from Public Utilities.
- (d) **Sec. 946.12.** Misconduct in Public Office.
- (e) **Sec. 946.13.** Private Interest in Public Contract Prohibited.

4. Responsibility of Public Office.

Public officials and employees are agents of public purpose and hold office for the benefit of the public. They are bound to uphold the Constitution of the United States and the Constitution of this State and carry out impartially the laws of the nation, state and municipality, to observe in their official acts the highest standards of morality and to discharge faithfully the duties of their office regardless of personal considerations, recognizing that the public interest must be their prime concern. Their conduct in both their official and private affairs should be above reproach so as to foster respect for government.

5. Dedicated Service.

- (a) Officials and employees should adhere to the rules of work and performance established as the standard for their positions by the appropriate authority.
- (b) Officials and employees should not exceed their authority or breach the law or ask others to do so, and they should work in full cooperation with other public officials and employees unless prohibited from so doing by law or by officially recognized confidentiality of their work.
- (c) Members of the Village staff are expected to follow their appropriate professional code of ethics. Staff members shall file a copy of such professional ethics codes with the Village Clerk. The Village Clerk may notify the appropriate professional ethics board of any ethics violations involving Village employees covered by such professional standards.

6. Fair and Equal Treatment.

- (a) **Use of Public Property.** No official or employee shall use or permit the unauthorized use of Village-owned vehicles, equipment, materials or property for personal convenience or profit, except when such services are available to the public generally or are provided as Village policy for the use of such official or employee in the conduct of official business, as authorized by the Village Board or authorized board, commission or committee.
- (b) **Use of Village Stationery.** No official or employee shall use, or permit the unauthorized use of, Village stationery for personal use.

-
- (c) **Obligations to Citizens.** No official or employee shall grant any special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen. No official or employee shall use or attempt to use his or her position with the Village to secure any advantage, preference or gain, over and above his rightful remuneration and benefits, for himself or for a member of his or her immediate family.
 - (d) **Political Contributions.** No official shall personally solicit from any Village employee, other than an elected official, a contribution to a political campaign committee for which the person subject to this Chapter is a candidate or treasurer.

7. Conflict of Interest.

(a) Financial and Personal Interest Prohibited.

- (1) No official or employee of the Village, whether paid or unpaid, shall engage in any business or transaction or shall act in regard to financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of official duties in the public interest contrary to the provisions of this Chapter or which would tend to impair independence of judgment or action in the performance of official duties.
- (2) Any member of the Village Board who has a financial interest or personal interest in any proposed legislation before the Village Board shall disclose on the records of the Village Board the nature and extent of such interest; such official shall not participate in debate or vote for adoption or defeat of such legislation.
- (3) Any non-elected official who has a financial interest or personal interest in any proposed legislative action of the Village Board or any board, commission or committee upon which the official has any influence or input or of which the official is a member that is to make a recommendation or decision upon any item which is the subject of the proposed legislative action shall disclose on the records of the Village Board or the appropriate board, commission or committee the nature and extent of such interest. Such official shall not participate in debate or discussion or vote for adoption or defeat of such legislation.
- (4) Any Village employee who has a financial interest or personal interest in any proposed legislative action of the Village Board or any board, commission or committee upon which the employee has any influence of input, or of which the employee is a member, that is a make to recommendation or decision upon any item which is the subject of the proposed legislative action shall disclose on the records of the Village Board or the appropriate board, commission or committee the nature and extent of such interest.

- (b) **Disclosure of Confidential Information.** No official or employee shall, without proper legal authorization, disclose confidential information concerning the property, government or affairs of the Village, nor shall such information be used to advance the financial or other private interests of the official or employee or others.

(c) Gifts and Favors.

- (1) No official or employee, personally or through a member of his immediate family, may solicit or accept, either directly or indirectly, from any person or organization, money or anything of value if it could be expected to influence the employee's official actions or judgments or be considered a reward for any action or inaction on the part of the official or employee.
- (2) No official or employee personally, or through a member of his immediate family, shall accept any gift, whether in the form of money, service, loan, thing or promise, from any person which could reasonably be expected to impair his independence of judgment or action in the performance of his duties or grant in the discharge of his duties any improper favor, service or thing of value. However, it is not a conflict of interest for any public official or employee to receive hospitality that is unsolicited and unrelated to government business, such as a meal, and that is not intended to influence the official.

-
- (3) An official or employee is not to accept hospitality if, after consideration of the surrounding circumstances, it could reasonably be concluded that such hospitality would not be extended were it not for the fact that the guest, or a member of the guest's immediate family, was a Village official or employee. Participation in celebrations, grand openings, open houses, informational meetings and similar events are excluded from this prohibition. This paragraph further shall not be construed to prevent candidates for elective office from accepting hospitality, as a properly reported political contribution, from citizens for the purpose of supporting the candidate's campaign. (The State Ethics Board has interpreted "hospitality" as it applies to state officials as including meals, beverages and lodging which a person offers at his residence and would have been offered if the recipient was not an official).
 - (4) Gifts received by an official or employee or his immediate family under unusual circumstances shall be referred to the Village Board within ten (10) days of receipt for recommended disposition. Any person subject to this Chapter who becomes aware that he is or has been offered any gift, the acceptance of which would constitute a violation of this Subsection, shall, within ten (10) days, disclose the details surrounding said offer to the Village Board. Failure to comply with this reporting requirement shall constitute an offense under this Chapter.
- (d) **Representing Private Interests Before Village Agencies or Courts.**
- (1) Non-elected Village officials and employees shall not appear on behalf of any private person (other than him or herself, his or her spouse or minor children) before any Village agency, board, commission or the Village Board if the official or employee or any board, commission or committee of which the official or employee is a member has any jurisdiction, discretion or control over the matter which is the subject of such representation.
 - (2) Elected Village officials may appear before Village agencies on behalf of constituents in the course of their duties as representatives of the electorate or in the performance of public or civic obligations. However, the disclosure requirements of Subsection (a) above shall be applicable to such appearances.
- (e) **Ad Hoc Committee Exceptions.** No violation of the conflict-of-interest restrictions of this Section shall exist, however, where an individual serves on a special ad hoc committee charged with the narrow responsibility of addressing a specific issue or topic in which that individual, or the employer or a client of that individual, has an interest so long as the individual discloses to the Village Board that such interest exists.
- (f) **Contracts with the Village.** No Village official or employee who, in their capacity as such officer or employee, participates in the making of a contract in which he has a private pecuniary interest, direct or indirect, or performs in regard to that contract with some function requiring the exercise of discretion on his part shall enter into any contract with the Village unless, within the confines of Sec. 946.13, Wis. Stats.:
- (1) The contract is awarded through a process of public notice and competitive bidding or the Village Board waives the requirement of this Section after determining that it is in the best interest of the Village to do so.
 - (2) The provisions of this Subsection shall not apply to the designation of a public depository of public funds.

8. Advisory Opinions.

When an official or employee has doubt as to the applicability of a provision of this Ethics Code to a particular situation or definition of terms used in this Chapter, he should apply to the Village Administrator for an advisory opinion from the Village Attorney and will be guided by that opinion when given. The official or employee shall have the opportunity to present his interpretation of the facts at issue and of the applicability provisions of this Chapter before such advisory decision is made. This Chapter shall be operative in all instances covered by its provisions except when superseded by an applicable statutory provision and statutory action is mandatory, or when the application of a statutory provision is discretionary, but determined by the Village Attorney to be more

appropriate or desirable. Advisory requests and opinions shall be kept confidential, except when disclosure is authorized by the requestor, in which case the request and opinion may be made public.

9. Hiring Relatives.

- (a) This Section governs the proposed hiring of individuals for full-time or part-time work as Village employees who are members of the immediate family of Village employees or elected officials. "Immediate family" includes those relatives by blood or marriage defined in Section 2(e) as personal interests.
- (b) Hiring an immediate family member of any current Village employee or elected Village official will be considered only if that individual has the knowledge and skills, experience or other job-related qualifications that warrant consideration for the position. A person cannot be hired for either full-time or part-time employment in a position immediately supervised by a member of that person's immediate family.
- (c) This Section does not apply to non-elected officials who are asked to accept appointment as members of a Village Board, commission or committee; non-elected officials, however, will be expected to disqualify themselves from participation in matters under consideration which may affect the hiring, retention, classification or compensation of their immediate family if currently employed or being considered for employment by the Village.

10. Employees Covered by Collective Bargaining Agreements.

In the event an employee, covered under a collective bargaining agreement, is allegedly involved in an Ethics Code violation, the terms and conditions set forth in the applicable collective bargaining agreement shall prevail in the administration and interpretation of this Ethics Code Chapter.

11. Employee Protection.

No appointing authority, agent of an appointing authority or supervisor may initiate or administer, or threaten to initiate or administer, any retaliatory action against a Village employee following an employee's disclosure of information related to the violation of any federal or state law, rule or regulation, the mismanagement or abuse of authority, a substantial waste of public funds, or a danger to public health and safety. Nothing in this Section restricts the right of the Village as an employer to take appropriate disciplinary action against an employee who knowingly makes an untrue statement or discloses information, the disclosure of which is specifically prohibited by federal or state law, rule or regulation.

Wisconsin's Ethics Laws

Recognizing and Avoiding Conflicts of Interest

2023 Local Government 101

Presented by
Claire Silverman, Legal Counsel
Maria Davis, Assistant Legal Counsel

League of Wisconsin Municipalities, Ph. 608-267-2380

I. INTRODUCTION

- A. **Coverage.** This outline provides an overview of state laws that guide the actions of municipal officials when those officials (or a member of their family or an organization with which they are associated) have a financial or other special interest in a governmental matter. In particular, this outline provides an overview of the state ethics code applicable to local officials, the statute governing private interests in public contracts, statutory provisions defining official misconduct, and the compatibility doctrine.
- B. **Identifying Potential Conflict Situations.** The state statutes contain minimum standards of ethical conduct by local government officials. The statutes relating to ethics and conflicts of interest are interrelated and can be quite complicated.

Problems in this area can be avoided primarily by using common sense and applying the “smell test.” Stated broadly, when an official, a member of the official's family or a business organization with whom the official is associated is involved in a municipal matter, the official needs to step back and question whether there are problems concerning his or her involvement in the matter. The official may want to discuss the situation with the municipal attorney. Local officials may also contact the League's attorneys to discuss ethics issues.

Sometimes it is not clear whether a conflict, as defined by state law, exists. In these gray areas, the official needs to balance the benefits of involvement (e.g., representing the electors, using the official's expertise) against the drawbacks (e.g., how it would look, the risk of violating a law). Sometimes, even if it may be legal to act on a matter, you may not feel comfortable doing so or it may not look good to do so.

II. STATE CODE OF ETHICS FOR LOCAL GOVERNMENT OFFICIALS (Sec. 19.59, Stats.)

- A. **Background.** The state code of ethics for local officials was created in the 1991 legislative session and took effect in 1992. The law applies to “local governmental units,” including

counties, cities, villages and towns, as well as special purpose districts, such as town sanitary districts. Sec. 19.42(7u), Stats. The law also covers joint bodies and subunits of local governmental units. The law was overseen by the State of Wisconsin Government Accountability Board (GAB). Effective June 30, 2016, 2015 Wis. Act 118 replaces the Government Accountability Board with separate commissions governing Ethics and Elections.

B. **Municipal Officials Affected.** The state ethics code applies to “local public officials” who hold “local public office.” Sec. 19.42(7w) and (7x), Stats.

1. “Local public office” includes elected municipal officers; city and village managers, appointed municipal officers and employees who serve for a specified term; and officers and employees appointed by the governing body or executive or administrative head who serve at the pleasure of the appointing authority.
2. The term does not include independent contractors and persons who perform only ministerial (i.e., non-discretionary) tasks, such as clerical workers. In addition, the term omits officials and employees who are appointed for indefinite terms and are only removable for cause, such as police chiefs and fire chiefs.

C. **Prohibited Conduct.** The state ethics law for local officials, sec. 19.59, Stats., prohibits the following conduct:

1. **Use of Office for Private Gain.** Public officials are prohibited from using their offices to obtain financial gain or anything of substantial value for the private benefit of themselves, their immediate families, or organizations with which they are associated. Sec. 19.59(1)(a), Stats.
2. **Offering or Receiving Anything of Value.** No person may give and no public official may receive “anything of value” if it could reasonably be expected to influence the local public official’s vote, official action or judgment, or could reasonably be considered as a reward for any official action or inaction. Sec. 19.59(1)(b), Stats.

Note: This outline does not cover sec 19.59(1)(br). That section was created as part of a larger law aimed at campaign finance reform but the courts held the law was unconstitutional, and that particular section was held to be unseverable from the larger law. See *Wisconsin Right to Life, Inc. v. Schober*, 366 F.3d 485 (7th Cir. 2004) and *Wisconsin Realtors Ass’n v. Ponto*, 233 F. Supp. 2d 1078 (W.D. Wis. 2002).

3. **Taking Action Affecting a Matter in Which Official Has Financial Interest.** Local officials may not take official action substantially affecting a matter in which the official, an immediate family member, or an organization with which the official is associated has a substantial financial interest. Nor may an official use his or her office in a way that produces or assists in the production of a substantial benefit for the official, immediate family member or organization with which the official is associated. Sec. 19.59(1)(c), Stats.

- a. Exceptions. The prohibitions under no. 3 above do not prohibit local officials from taking lawful actions concerning payments for employee salaries, benefits, or expense reimbursements. The above prohibitions also do not prohibit local officials from taking action “to modify” an ordinance. Sec. 19.59(1)(d), Stats.

The State of Wisconsin Ethics Commission’s guidelines suggest that local officials can take action in situations where they are part of a similarly situated class of interests and their interest is not significantly greater or less than other members of that class or where the law will have general application (e.g., like an ordinance). For purposes of this exception, the Ethics Commission distinguishes between making and applying policy. See attached Ethics Guideline 1240, Mitigating Conflicting Interests.

D. Definitions:

1. “Immediate Family” means an official's spouse or relative by marriage, lineal descent or adoption who receives, directly or indirectly, more than one-half of his or her support from the official or contributes, directly or indirectly, that amount for the official's support. Sec. 19.42(7), Stats.
2. “Organization” is broadly defined to cover “any corporation, partnership, proprietorship, firm, enterprise, franchise, association, trust or other legal entity other than an individual or body politic.”
3. “Associated” with an Organization. An official is “associated” with an organization for purposes of the state ethics law when the individual or a member of the individual's immediate family is an officer, director or trustee, or owns at least 10% of the organization. An individual is not associated with an organization merely because the individual is a member or employee of an organization or business. Sec. 19.42(2), Stats.
4. “Anything of value” means any money or property, favor, service, payment, advance, forbearance, loan, or promise of future employment, but does not include compensation and expenses paid by the state, fees and expenses which are permitted and reported under s. 19.56, political contributions which are reported under ch. 11, or hospitality extended for a purpose unrelated to state business by a person other than an organization. Sec. 19.42(1).

- E. **Conflict Response: Withdrawal.** Ethics Commission guidelines provide that when a matter in which a local official should not participate comes before a board, commission or other body which the official is a member of, the official should not participate in any portion of the body’s meeting involving discussion, deliberations, or votes related to the matter. When, because of a potential conflict of interest, an official withdraws from the body’s discussion, deliberation, and vote, the body’s minutes should reflect the absence. See Ethics 1232.

- F. **Local Ordinances.** Municipalities can adopt ethics ordinances that:

- require disclosure of economic interests

- establish ethics boards
 - prescribe standards of conduct
 - establish forfeitures not exceeding \$1,000
- G. **Ethics Advisory Opinions.** Local officials may request advisory ethics opinions from the municipal ethics board or, if there is none, from the municipal attorney.
- **Effect of Opinion.** The local ethics board or attorney may issue a written advisory opinion. If the official follows the advice in the opinion, it is evidence of intent to comply with the law.
- H. **Penalties & Enforcement.** Any person who violates the state ethics law may be required to forfeit up to \$1,000. The law is enforced by the district attorney.
- I. **Interpretation.** The state code of ethics for local officials has not been interpreted in published court decisions. However, the State Ethics Commission has guidelines which are available online at <https://ethics.wi.gov/Pages/Resources/ResourcesOverview.aspx>.

The guidelines include the following:

1. *Citizen's Guide to Standards of Conduct for Local Officials* (ETH- 1202).
2. *Receipt of Items and Services (for Municipal Judges)* (ETH-1215).
3. *Local Officials' Receipt of Food, Drink, Favors and Services* (ETH-1219). Local officials may accept and retain: (a) food, drink, lodging, items and services that are unrelated to their public service and could not reasonably be expected to influence official's vote, official actions or judgment, nor reasonably be considered a reward for any official action or inaction; b) payment or reimbursement for costs relating to their work as public officials; and c) mere tokens and items or services of only nominal, insignificant or trivial value. Ethics 1219 further provides that a local official should not accept or retain: (a) any item or service, including food, drink, and travel of more than nominal value that is offered because of their public position; (b) any item or service that could reasonably be expected to influence their vote, official actions or judgment; (c) any item or service that could be reasonably be considered a reward for official action or inaction; and (d) discounted transportation, traveling accommodations or communication services for which the supplier would normally charge.
4. *Nepotism* (ETH-1233) (this applies to state officials but may be of interest to local officials).
5. *Disposition and Reporting of Gifts* (ETH-1235).
6. *Mitigating Conflicting Interests: Private Interest vs. Public Responsibility* (ETH-1240). Ethics guideline 1240 states that an official may participate in actions of their municipality even though the action may affect the official, a member of the official's family, or an organization with which the official is associated, as long as: (a) the action affects a class of similarly-situated interests; (b) the interest of the official, an immediate family member, or an organization with which the official is associated is not significant when compared to other members of the class; and (c) the action's effect on the interests of the official, an

immediate family member or an organization with which the official is associated is not significantly greater or less when compared to other members of the class.

7. *Letters of Reference* (ETH-1244).
8. *Seminars & Conferences* (ETH 1222). This guideline is aimed at state public officials but is good advice. Generally, officials attending seminars and conferences may accept the meals and refreshments provided or approved by the event's organizer and approved by the local governmental unit. An official should generally not accept food, drink or entertainment offered outside of the conference or activities at hospitality suites, receptions or similar activities.

III. PRIVATE INTERESTS IN PUBLIC CONTRACTS (Section 946.13, Stats.)

- A. **General Prohibition.** To protect against self dealing by public officials, sec. 946.13, Stats., generally prohibits municipal officials from having a private financial interest in a public contract. Thus, local governing body members are generally prohibited from entering into a contract for goods, services, construction or employment with the municipality.

1. **Prohibition Against Official Action.** A public official may not participate in the making of a contract in his or her official capacity if the official has a direct or indirect financial interest in the contract. Sec. 946.13(1)(b).

Since this is a prohibition on official action, abstaining from voting on the contract will prevent violation.

2. **Prohibition Against Private Action.** A public official may not in his or her private capacity negotiate or bid for or enter into a contract in which the public official has a direct or indirect financial interest if the official is "authorized or required by law to participate in his capacity as such officer or employee in the making of that contract." Sec. 946.13(1)(a).

This latter provision is a prohibition on private action and a public official cannot avoid violating it merely by abstaining from voting because all that is necessary for a violation to occur is that the official be authorized to vote on or exercise discretion with regard to a contract in which the official has a private financial interest and the official has negotiated, bid for, or entered into the contract.

3. **Exceptions:**
 - a. \$15,000. Contracts in which receipts and disbursements do not, in the aggregate, exceed \$15,000 in any one year. This means that a municipal governing body member can enter into a total of \$15,000 in business with the municipality in any calendar year.
 - b. Bankers. Bankers who receive less than \$10,000 per year for serving on the city council or village board are exempted, unless the banker's compensation is directly dependent on procuring public business.

- c. Attorneys. Partners in a law firm that serves as legal counsel to the municipality who receive less than \$10,000 per year for serving on the city council or village board are exempted, unless the individual has an interest in the law firm greater than 2% of its net profit or loss; the individual participates in the making of a contract between the municipality and the law firm; or the individual's compensation from the law firm is directly dependent on procuring public business.
 - d. 2% of stock. There is an exception from sub. (1)(b), the prohibition on official action, for persons who own no more than 2% of the stock of the corporation involved.
4. **Penalty:** Violation of the statute is a Class I felony and subjects the person to a fine of not more than \$10,000, imprisonment for not more than 3 years and 6 months, or both.

IV. INCOMPATIBILITY DOCTRINE.

- A. **Common law Prohibition.** The same person cannot hold two offices or an office and a position where, from a public policy perspective, it is improper for one person to discharge the duties of both posts. The Wisconsin Court of Appeals has held that serving in an office and a position, where one post is superior to the other, is improper from a public policy perspective. For example, in *Otradovec v. City of Green Bay*, 118 Wis. 2d 393 (Ct. App. 1984), the court held that a common council member could not work as an assistant appraiser in the city assessor's office.
- 1. **Result.** If a second office is taken that is incompatible with an existing office, the first office is vacated. In the case of office/position incompatibility, the outcome is unclear – person runs risk of losing first post, but court might allow choice.
 - 2. **General Rule of Thumb:** Municipal governing body members may not hold other municipal offices or positions, unless specifically authorized by statute. This is because the governing body exercises control over such matters as the salaries, duties, and removal or discipline of most other municipal officers and employees.
 - 3. **Statutory Exceptions.**
 - a. Elected city, village and town officers can also serve as volunteer firefighters, EMTs or first responders when annual compensation from one or more of those positions, including fringe benefits, does not exceed \$25,000 if the municipality has a population of 5,000 or less or \$15,000 if the municipality has a population greater than 5,000. Sec. 66.0501(4). Wis. Stat. § 66.0501(4).
 - b. Governing body members can serve on local boards and commissions if they receive no compensation other than a per diem and other board/commission members also receive the per diem. Wis. Stat. § 66.0501(2).
 - c. Village trustees may be paid an hourly wage for serving as an employee if wages do not exceed \$15,000 each year. Amounts may be paid in addition to compensation

for serving as trustee or as volunteer firefighter, emergency medical services practitioner, or emergency medical responder. Wis. Stat. § 61.327.

- d. Municipal governing body members may serve as county board supervisor. Wis. Stat. § 59.10(4).

Related Statutory Provisions.

1. Section 66.0501(2) generally prohibits governing body members from taking municipal jobs. Under the statute:
 - a. Governing body members are prohibited, during the term for which the member is elected, from taking new municipal jobs created during their term of office even if they resign.
 - b. A governing body member may be appointed to an office or position which was not created during the member's term in office as long as the member resigns first.
 - c. Governing body members may run at any time for new or existing elective office, but the compatibility doctrine applies if elected and the official would be required to choose between the two offices. Individuals may run for two elected local offices at the same time. Sec. 8.03(2m).
 - d. Governing body members may be appointed to serve on local boards and commissions (e.g., library board and plan commission) where no additional remuneration is paid to such officers except that such officers may be paid a per diem if other members of the board or commission are paid a per diem.
2. Section 59.10(4), Stats., provides that municipal governing body members may serve as county board supervisors.

V. OTHER STATUTORY PROHIBITIONS

- A. **Misconduct in Office.** Section 946.12 is a criminal statute that prohibits public officers and employees from intentionally performing, or refusing to perform, certain acts. A violation of sec. 946.12 is punishable by up to two years in prison, a fine of up to \$10,000, or both.
 1. Section 946.12(1) prohibits a public official from intentionally failing or refusing to perform a “known mandatory, nondiscretionary, ministerial duty of his office or employment within the time or in the manner required by law.”
 2. Section 946.12(2) prohibits a public official from doing an act which he or she knows is forbidden by law to do in an official capacity.
 3. Section 946.12(3) provides that a public official may not, by an act of commission or omission, exercise a discretionary power in a manner inconsistent with the duties of office

or the rights of others, with an intent to obtain a dishonest advantage for himself or another.

- B. **Bribery.** Section 946.10(2) prohibits public officials from taking bribes. Section 12.11 prohibits public officials from promising an official appointment or anything of value to secure votes.
- C. **Sale to Employees Prohibited.** No municipal department or member of a municipal governing body may sell or procure for sale any municipal article, material or product to city or village employee; except meals, public services and special equipment necessary to protect the employee's safety and health. Sec. 175.10. This statute is designed to prohibit governmental acquisition of products for resale to government employees.

VI. A FINAL WORD

Ordinances and Common Law Rules Relating to Ethics. This outline focuses on state statutes that establish minimum standards of ethical conduct for public officials. These laws provide a good starting point for local officials seeking to assure themselves that they are acting appropriately. However, municipal officials should be mindful of other relevant laws governing ethical issues. These include ordinances, local rules of procedure and the common law (i.e., published court decisions).

For example, the Wisconsin Supreme Court has held that members of a legislative body or municipal board are disqualified to vote on propositions in which they have a direct pecuniary interest adverse to the municipality. *Board of Supervisors of Oconto County v. Hall*, 47 Wis. 208 (1879). Additionally, many municipalities have adopted *Robert's Rules of Order*. (Newly Revised, 10th ed) as their local rules of procedure. Section 45 of *Robert's* provides at p. 394: "No member should vote on a question in which he has a direct personal or pecuniary interest not common to other members of the organization." (Note: There are several editions of *Robert's Rules of Order* and so it is important to know which edition your municipality is using.)



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

AGENDA ITEM # 6.b

Consider Award of Contract for 2026 Street Improvement Bids

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. LTR 2026-0423 Bid Tabulations 26-100

SMITHGROUP

April 23, 2026

Jon Hochkammer
Village Administrator
VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572

Re 2026 Street Improvements
Contract 26-100
Village of Mount Horeb, Wisconsin

Dear Jon:

Bids for the above referenced project were opened on April 23, 2026. Three (3) bids were received with the resulting bid tabulations enclosed. The low bid of \$2,099,518.75 was lower than the Engineer's Opinion of Probable Construction Cost of \$2,600,000. The highest bid received was \$2,337,344.25. We have enclosed the bid tabulations for your review and files.

Parisi Construction, LLC. Of Verona, Wisconsin was the apparent low bidder at \$2,099,518.75. The bid included a bid bond for 10%.

As with all contractors, we strongly suggest that you consider evaluating Parisi's financial status and past project references prior to award and other information submitted to you as required by Part 2, Paragraph 7 of the Standard Specifications.

Sincerely,



Heather Brose, P.E.
Associate | Civil Engineer

CC: Denise Schwenn, Denise.Schwenn@mounthorebwi.info
Jeff Gorman, jeff.gorman@mounthorebwi.info
Brian Schult, brian.schult@mounthorebwi.info
Mike Brace, michael.brace@mounthorebwi.info
Rob Wright, robert.wright@smithgroup.com
Nick Johnson, nick.johnson@smithgroup.com
Sarah Pelletier, sarah.pelletier@smithgroup.com
Craig Glinski, cglinski@walbecgroup.com

BIDDER'S LIST

CONTRACT 26-100

BID DATE: **April 23, 2026** BID TIME: **11:00 A.M.**
VILLAGE OFFICE · 138 E. MAIN STREET · MOUNT HOREB, WI

2026 STREET IMPROVEMENTS
S FIRST STREET (CARVER ST TO FRONT ST)
HENRY STREET (PARKWAY DR TO S FIRST ST)

BIDDER'S NAME	ADDENDUM NO. 1	ADDENDUM NO. 2	BID BOND	BASE BID AMOUNT		RANK
				Contractor's computed	Engineer's computed	
Parisi Construction, LLC	YES	YES	YES	\$ 2,099,518.75	\$ 2,099,518.75	1
Rule Construction, LLC	YES	YES	YES	\$ 2,219,226.50	\$ 2,219,226.50	2
S&L Underground, Inc.	YES	YES	YES	\$ 2,333,159.25	\$ 2,337,344.25	3

Reviewed and Approved By:



Robert S. Wright, PE
Village Engineer

SMITHGROUP

Client Village of Mount Horeb
 Project **Mount Horeb 2026 Street Improvements (CONTRACT 26-100)**
 Project # 00101357.000
 Detail **Bid Tabulation**
 Date 4/24/2026

www.smithgroup.com

				Parisi Construction, LLC 508 South Nine Mound Rd Verona, WI 53593		Rule Construction, LLC 3696 State Road 23 Dodgeville, WI 53533		S&L Underground, Inc. W10440 County Road K Lodi, WI 53555	
Item	Description	Quantity	Unit	Unit Cost	Item Total	Unit Cost	Item Total	Unit Cost	Item Total
A	Roadway								
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	\$ 329,000.00	\$ 329,000.00	\$ 192,500.00	\$ 192,500.00	\$ 305,009.00	\$ 305,009.00
2	Excavation Below Subgrade & Place Stone Fill (Undercut) (Complete in place)	990	CY	\$ 52.00	\$ 51,480.00	\$ 55.00	\$ 54,450.00	\$ 50.00	\$ 49,500.00
3	Geotextile Fabric. (Complete in place)	500	SY	\$ 2.60	\$ 1,300.00	\$ 5.00	\$ 2,500.00	\$ 2.49	\$ 1,245.00
4	Install Crushed Stone Base Course (12" Deep). (Complete in place)	13800	SY	\$ 11.25	\$ 155,250.00	\$ 11.85	\$ 163,530.00	\$ 11.00	\$ 151,800.00
5	Finish Grade Base Course. (Complete in place)	29	STA	\$ 610.00	\$ 17,690.00	\$ 600.00	\$ 17,400.00	\$ 540.00	\$ 15,660.00
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)	5720	LF	\$ 26.50	\$ 151,580.00	\$ 29.65	\$ 169,598.00	\$ 26.90	\$ 153,868.00
7	Driveway Plating and Access During Curb Curing (undistributed)	4	EA	\$ 360.00	\$ 1,440.00	\$ 2,000.00	\$ 8,000.00	\$ 1,200.00	\$ 4,800.00
8	Sawcut Butt Joint. (Complete in place)	6400	LF	\$ 2.00	\$ 12,800.00	\$ 2.50	\$ 16,000.00	\$ 2.25	\$ 14,400.00
9	Install 4" Deep Bituminous Pavement. (2-1/4" Binder, 1-3/4" Surface, Type LT) (Complete in place)	12300	SY	\$ 18.75	\$ 230,625.00	\$ 19.00	\$ 233,700.00	\$ 18.64	\$ 229,272.00
10	Remove Existing Bituminous Drive Apron and Replace with 3" Thick Bituminous Drive Apron on 8" Deep Aggregate Base. (Complete in place)	2230	SF	\$ 4.40	\$ 9,812.00	\$ 5.20	\$ 11,596.00	\$ 4.50	\$ 10,035.00
11	Remove Existing Concrete Apron and Replace with 6" Thick Concrete Drive Apron on 6" Deep Aggregate Base. (includes decorative concrete) (Complete in place)	4430	SF	\$ 12.75	\$ 56,482.50	\$ 20.00	\$ 88,600.00	\$ 13.00	\$ 57,590.00
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	\$ 18.50	\$ 3,792.50	\$ 20.00	\$ 4,100.00	\$ 23.30	\$ 4,776.50
13	Install New 5-in Concrete Sidewalk on New 4-in Deep Aggregate Base (Complete in place)	5500	SF	\$ 7.40	\$ 40,700.00	\$ 9.00	\$ 49,500.00	\$ 8.40	\$ 46,200.00
14	Red, Stamped 5-in Concrete Sidewalk on New 4-in Deep Aggregate Base (Complete in place)	250	SF	\$ 10.50	\$ 2,625.00	\$ 20.00	\$ 5,000.00	\$ 16.60	\$ 4,150.00

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				Parisi Construction, LLC 508 South Nine Mound Rd Verona, WI 53593		Rule Construction, LLC 3696 State Road 23 Dodgeville, WI 53533		S&L Underground, Inc. W10440 County Road K Lodi, WI 53555	
Item	Description	Quantity	Unit	Unit Cost	Item Total	Unit Cost	Item Total	Unit Cost	Item Total
15	Remove and Replace 5-in Concrete Sidewalk on New 4-in Deep Aggregate Base (Complete in place)	5580	SF	\$ 12.25	\$ 68,355.00	\$ 11.00	\$ 61,380.00	\$ 11.40	\$ 63,612.00
16	Accessible Ramps (2 - 24-in x 24-in Detectable Warning Plates per each) (Complete in place)	25	EACH	\$ 370.00	\$ 9,250.00	\$ 400.00	\$ 10,000.00	\$ 404.00	\$ 10,100.00
17	Sidewalk Striping (across alley apron) (2 - 4-inch solid white lines per drawings) (Complete in place)	70	LF	\$ 7.40	\$ 518.00	\$ 6.75	\$ 472.50	\$ 2.00	\$ 140.00
18	Sidewalk Flume (includes 6-in concrete and re-inforcing, 6-in Aggregate Base, and diagonal stainless steel plate,) (Complete in place)	1	LS	\$ 4,200.00	\$ 4,200.00	\$ 18,000.00	\$ 18,000.00	\$ 2,125.00	\$ 2,125.00
19	Crosswalk Pavement Striping, (white, width varies per drawings) (Complete in place)	1345	LF	\$ 10.50	\$ 14,122.50	\$ 13.00	\$ 17,485.00	\$ 9.00	\$ 12,105.00
20	Hydrant Curb Striping, (15 LF centered on hydrant, curb face and head, yellow) (Complete in place)	135	LF	\$ 14.75	\$ 1,991.25	\$ 4.00	\$ 540.00	\$ 10.05	\$ 1,356.75
21	Trail Crossing Sign (includes sign post and installation) (Complete in place)	2	EA	\$ 460.00	\$ 920.00	\$ 1,000.00	\$ 2,000.00	\$ 700.00	\$ 1,400.00
22	Restoration	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 49,000.00	\$ 49,000.00	\$ 54,872.00	\$ 54,872.00
23	Construction Staking and Layout	1	LS	\$ 9,800.00	\$ 9,800.00	\$ 23,000.00	\$ 23,000.00	\$ 26,000.00	\$ 26,000.00
24	Traffic Control	1	LS	\$ 7,400.00	\$ 7,400.00	\$ 17,500.00	\$ 17,500.00	\$ 7,300.00	\$ 7,300.00
25	Erosion Control	1	LS	\$ 12,700.00	\$ 12,700.00	\$ 10,000.00	\$ 10,000.00	\$ 12,210.00	\$ 12,210.00
B Sanitary Sewer									
26	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	\$ 8,800.00	\$ 17,600.00	\$ 8,000.00	\$ 16,000.00	\$ 8,080.00	\$ 16,160.00
27	Adjust Existing Sanitary Sewer Manhole Casting to finish grade. Provide new polyethylene adjustment rings and external chimney seal. Reuse existing casting unless otherwise noted. (Complete in place)	15	EACH	\$ 1,100.00	\$ 16,500.00	\$ 1,500.00	\$ 22,500.00	\$ 1,000.00	\$ 15,000.00
28	Provide New Sanitary Sewer Manhole Casting. (Neenah R-1550-B with non-rocking lid) Installation and adjustment are included within Bid Item 26	3	EACH	\$ 1,600.00	\$ 4,800.00	\$ 600.00	\$ 1,800.00	\$ 1,475.00	\$ 4,425.00
29	Sanitary Spot Repair PVC - 10 LF (Includes Fernco connections) (Complete in place)	2	EACH	\$ 2,900.00	\$ 5,800.00	\$ 6,600.00	\$ 13,200.00	\$ 7,400.00	\$ 14,800.00

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				Parisi Construction, LLC 508 South Nine Mound Rd Verona, WI 53593		Rule Construction, LLC 3696 State Road 23 Dodgeville, WI 53533		S&L Underground, Inc. W10440 County Road K Lodi, WI 53555	
Item	Description	Quantity	Unit	Unit Cost	Item Total	Unit Cost	Item Total	Unit Cost	Item Total
30	Sanitary Spot Repair Truss Pipe - 15 LF (Includes Fernco connections) (Complete in place)	1	EACH	\$ 4,200.00	\$ 4,200.00	\$ 8,350.00	\$ 8,350.00	\$ 8,356.00	\$ 8,356.00
31	Underground Utility Exploration (as requested by Engineer) (undistributed)	1	EACH	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,058.00	\$ 1,058.00
C Water Main									
32	8-inch Ductile Iron Water Main (Includes connections to existing main). (Complete in place)	3,100	LF	\$ 110.00	\$ 341,000.00	\$ 145.50	\$ 451,050.00	\$ 144.00	\$ 446,400.00
33	6-inch Ductile Iron Water Main (Complete in place)	185	LF	\$ 110.00	\$ 20,350.00	\$ 157.00	\$ 29,045.00	\$ 136.00	\$ 25,160.00
34	8-inch Gate Valve and Box (includes Gate Valve Adapter) (Complete in place)	17	EA	\$ 4,800.00	\$ 81,600.00	\$ 3,080.00	\$ 52,360.00	\$ 4,048.00	\$ 68,816.00
34b	6-inch Gate Valve and Box (includes Gate Valve Adapter) (Complete in place)	2	EA	\$ 3,900.00	\$ 7,800.00	\$ 2,200.00	\$ 4,400.00	\$ 3,052.00	\$ 6,104.00
35	Fire Hydrant with Auxiliary Valve (Complete in Place)	9	EA	\$ 9,900.00	\$ 89,100.00	\$ 10,070.00	\$ 90,630.00	\$ 9,470.00	\$ 85,230.00
36	Tapping Tee and Valve (includes live tap) (Complete in place)	2	EA	\$ 10,800.00	\$ 21,600.00	\$ 7,000.00	\$ 14,000.00	\$ 28,434.00	\$ 56,868.00
37	Install Temporary Water Main System for Henry Street Water Main Replacement (includes temporary connections to individual curb stops)	1	LS	\$ 15,600.00	\$ 15,600.00	\$ 26,000.00	\$ 26,000.00	\$ 21,428.00	\$ 21,428.00
38	Install Temporary Standpipe for Hydrostatic Testing (undistributed)	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,774.00	\$ 1,774.00
39	Abandon Existing Water Main	1	LS	\$ 11,900.00	\$ 11,900.00	\$ 3,000.00	\$ 3,000.00	\$ 66,800.00	\$ 66,800.00
40	Replacement of Water Service (including tap and connections, corporation, box, curb stop, and reducer as required) (Complete in place)	41	EA	\$ 3,700.00	\$ 151,700.00	\$ 1,000.00	\$ 41,000.00	\$ 1,100.00	\$ 45,100.00
41	Replacement of Garfield Park Water Service (including 1.5" Type K Copper, tap and connections, corporation, box, curb stop, curb box top section, water meter installation, reduced pressure regulator, ball valves, Irrigation Box, and 5' x 5' concrete pad) (Complete in place)	1	LS	\$ 7,300.00	\$ 7,300.00	\$ 9,000.00	\$ 9,000.00	\$ 11,866.00	\$ 11,866.00
42	Install 1" Type K Copper Water Service (Complete in place)	1,100	LF	\$ 18.75	\$ 20,625.00	\$ 99.40	\$ 109,340.00	\$ 79.80	\$ 87,780.00
43	Underground Utility Exploration (as requested by Engineer) (undistributed)	3	EA	\$ 2,500.00	\$ 7,500.00	\$ 1,500.00	\$ 4,500.00	\$ 1,057.00	\$ 3,171.00
44	Rock Excavation	1,000	LF	\$ 47.75	\$ 47,750.00	\$ 70.00	\$ 70,000.00	\$ 100.00	\$ 100,000.00

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Client Village of Mount Horeb
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				Parisi Construction, LLC 508 South Nine Mound Rd Verona, WI 53593		Rule Construction, LLC 3696 State Road 23 Dodgeville, WI 53533		S&L Underground, Inc. W10440 County Road K Lodi, WI 53555	
Item	Description	Quantity	Unit	Unit Cost	Item Total	Unit Cost	Item Total	Unit Cost	Item Total
D	Storm Sewer								
45	Adjust Existing Storm Manhole Casting to finish grade. Provide new concrete adjustment rings. Reuse existing casting unless otherwise noted. (Complete in place)	3	EACH	\$ 570.00	\$ 1,710.00	\$ 1,500.00	\$ 4,500.00	\$ 423.00	\$ 1,269.00
46	Adjust Existing Curb Inlet Casting to finish grade. Provide new concrete adjustment rings. Reuse existing casting unless otherwise noted. (Complete in place)	11	EACH	\$ 550.00	\$ 6,050.00	\$ 1,500.00	\$ 16,500.00	\$ 423.00	\$ 4,653.00
47	Provide New Storm Manhole Casting. (Neenah R-2050 with Type "D" Grate) Installation and adjustment are included within Bid Item 45	2	EACH	\$ 1,100.00	\$ 2,200.00	\$ 600.00	\$ 1,200.00	\$ 1,584.00	\$ 3,168.00
48	Provide New Inlet Casting. (Neenah R-3067-C with Type A Grate with no curb box)	2	EACH	\$ 1,500.00	\$ 3,000.00	\$ 1,250.00	\$ 2,500.00	\$ 1,216.00	\$ 2,432.00
Engineer's Total Computed Bid:				\$	2,099,518.75	\$	2,219,226.50	\$	2,337,344.25
Contractor's Total Computed Bid:				\$	2,099,518.75	\$	2,219,226.50	\$	2,333,159.25
				Parisi Construction, LLC 508 South Nine Mound Rd Verona, WI 53593		Rule Construction, LLC 3696 State Road 23 Dodgeville, WI 53533		S&L Underground, Inc. W10440 County Road K Lodi, WI 53555	



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

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

Village of Mount Horeb Municipal Register of Historic Places Nomination Form for Structures, Sites or Entities

NOTE: Please complete this form to the best of your ability. Attach additional sheets as needed, clearly referencing the associated number(s) on the Nomination Form. Village staff or Commission members may request additional information to enable a thorough evaluation. To ensure necessary review time, completed forms are due at least 30 days prior to a regularly scheduled Village of Mount Horeb Historic Preservation Commission meeting.

1. Form prepared by: Ryan Stowe + Megan Varnum Date 4-4-2026
Name Ryan Stowe + Megan Varnum
Address 312 S 4th St
City, State, Zip Code Mount Horeb, WI, 53572
Telephone (517) 745-1440
Email rlstowe@icloud.com
2. Owner (if different than above)
Name _____
Address _____
City, State, Zip Code _____
Telephone _____
Email _____
3. What is the historic name of this property? Dahle, Henry L. + Sarah, House
4. What is the current name of this property? N/A
5. Where is the property located?
Address (street and number) 312 South Fourth Street
Legal Description _____
Tax Parcel Number 157/0606-123-6629-7

6. Provide physical description of exterior and the state of its current condition.

- See Section 7 pp. 1-5 with the following amendments:
- The foundation is concrete blocks, not poured concrete
 - Two cast-iron railings flank both sides of the front stairs



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VILLAGE OF MOUNT HOREB

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

7. Do you know any of the following information?

The architect's name was Claude + Starck

The builder's name was _____

The date of construction was 1916

8. If a structure or entity, are you aware of any changes to the original fabric? Please check one or more boxes, as applicable.

- ☒ additions ☐ replacement siding or re-siding
☐ removal of porches ☐ removal of decorative details
☐ replacement doors and/or windows ☒ interior remodeling or updating
☐ moved from its original location (if moved, list why, from where and when in description below)

Briefly describe any changes checked above:

- A 3-car garage was added ~ 2000. This was clad in brick to match the house
- A second floor bathroom was remodeled in 2017
- The kitchen was remodeled ~ 2006

9. Significance of the property

Period(s)	Area(s) of Significance (check all that apply, and justify below)				
Prehistoric	Archeology-prehistoric	Community planning	Landscape Architecture	Religion	
1400-1499	Archeology-historic	Conservation	Law	Science	
1500-1599	Agriculture	Economics	Literature	Sculpture	
1600-1699	☒ Architecture	Education	Medicine	Social	
1700-1799	Art	Engineering	Military	Humanitarian	
1800-1899	Commerce	Exploration/settlement	Music	Theatre	
☒ 1900-1950	Communications	☒ Historic personages	Native American life	Trails	
19 --	*	Industry	Philosophy	Transportation	
20 --		Invention	Politics/government	Other (specify)*	

Why do you think that this property should be listed in the Municipal Register? In one or two paragraphs, summarize its importance in the context of the Mount Horeb area story.

See Section 8 pp. 1-8 of the appended documents for details

- This property is an exemplar of Madison architect Claude + Starck's Prairie School residences
- This property was designed for a member of one of Mt. Horeb's most prominent families, the Dahle family



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VILLAGE OF MOUNT HOREB

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(cont.)

10. What is known about the history of the property?

Detailed in Section 8, pp. 1-5 of the attached document

11. Reference list. For statements of fact, list sources of information. Attach photocopies when feasible.

Source	Henry + Sarah Dahl House NRHP app	Page	_____
Source	0	Page	_____
Source	_____	Page	_____



12. Attachments

o Photographs*

Please submit clear, recent photographs that show all sides of the exterior of the structure. Interior views of structures that highlight the construction, fabric and integrity are helpful, but not required. For properties with more than one building (i.e. farmsteads, industrial complexes or religious complexes), include photographs of all buildings and structures that make up the complex. **Submitted photographs will become a permanent part of the site record, and will NOT be returned.**

**For additional direction regarding preferred photograph composition and submission format, see page 5, "Photograph Information Sheet."*

o Map

Submit a copy of the parcel map from Dane County's online land records system, found at <https://accessdane.danecounty.gov/Parcel>.

For properties with more than one building, photographs of the outbuildings should be keyed to this parcel map in order to indicate the relative relationship of the components. Please also indicate the location of any known former buildings, if they once were part of the complex. When possible, dates should be provided for all buildings.

o Photocopies of historic photographs

While not required, historic photographs can be useful in evaluating changes to the property. When available, please provide photocopies of historic images, listing the source and date of the photograph. **DO NOT SEND ORIGINALS.**

Complete and return this form, along with recent photos and any additional attachments, to:

Historic Preservation Commission
Village of Mount Horeb
138 E Main Street
Mount Horeb WI 53572

COMMISSION ACTIONS (Applicant leave blank; for Commission use only.)

Committee hearing date _____

Committee recommendation (including brief justification) _____

Signature of Commission Chair _____ Date _____



Photograph Information Sheet

Photo composition

- Photos should be recent and clear.
- If you are using a digital or phone camera, set to the highest quality possible.
- Stand back far enough that you can see the whole building from top to bottom in one photo.
- Photograph each side of the structure.
- Interior photos, while not required, are also very helpful. Documentation of defining features (i.e. fireplaces, staircases, built-in furniture, decorative trim) can be illustrative of building techniques, architecture styles and historical integrity. It is not necessary to photograph every room.
- If there are multiple buildings on the property (as with farmsteads or a church campus), please photograph each building separately. Include a parcel map from Dane County's online land records system, found at <https://accessdane.danecounty.gov/Parcel>, and key the photographs to this map.

Photo submission

- Submit a set of standard size prints, commercially-produced or printed at a store.

OR

- Save your photos to a flash drive, and submit the flash drive and print-outs of each photo.
 - Save the images to the flash drive as a high quality jpeg. Use the file name to describe the photo (i.e. "front of house", "back of barn", "second floor staircase main house").
 - DO NOT crop or resize the images prior to saving them to the flash drive.
 - Remember to include a hard copy of the photos. These print-outs can be made on a home printer using regular printer paper.

Parcel Number - 157/0606-123-6629-7

Current

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	VILLAGE OF MOUNT HOREB	
Parcel Description	LINGARD'S ADDN BLOCK 7 E 135 FT LOT 9, E...	
Owner Names		
Primary Address	312 S FOURTH ST	
Billing Address	312 S 4TH ST MOUNT HOREB WI 53572	

Show Municipal Contact Information

Assessment Summary		More +
Assessment Year	2025	
Valuation Classification	G1	
Assessment Acres	0.420	
Land Value	\$93,900.00	
Improved Value	\$493,400.00	
Total Value	\$587,300.00	

Show Valuation Breakout

Zoning Information	
For the most current and complete zoning information contact: Village of Mount Horeb 608-437-6884	

District Information		
Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Parcel Maps



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dan... Powered by Esri

DCIMapGoogle MapBing Map

Tax Information		
E-Statement	E-Bill	E-Receipt
Pay Taxes Online		
Tax Year 2025		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$93,900.00	\$493,400.00	\$587,300.00
Taxes:		\$10,480.27
Lottery Credit(-):		\$228.52
First Dollar Credit(-):		\$76.17
Specials(+):		\$0.00
Amount:		\$10,175.58
2025 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	11/01/2024	5994184		
QCD	12/05/2019	5546369		
WD	08/16/2016	5259519		
TDI	05/16/2016	5234623		
WD	08/04/1999	3141586		
WD	11/17/1997	2907539		
QCD	11/17/1997	2907538		
WD	08/21/1990	2218031	14608	79

List of Attachments:

Henry and Sarah Dahle House National Register of Historic Places Registration Form

Southeast view of house, taken 2026

South view of house, taken 2026

South view of house 2, taken 2026

Northeast view of house, taken 2026

North view of house, taken 2026

North view of house 2, taken 2026

South view of garage, taken 2026

North view of garage, taken 2026

East view of the house, taken 2026

East view of the house 2, taken 2026

Coat closet, taken 2024

Foyer, taken 2026

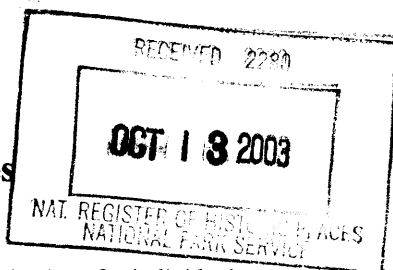
Fireplace, taken 2024

Dining room built-in, taken 2024

Main stairway, taken 2026

United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dahle, Henry L. and Sarah, House
other names/site number N/A

2. Location

street & number	312 South Fourth Street	N/A	not for publication
city or town	Mount Horeb	N/A	vicinity
state Wisconsin	code WI	county Dane	code 025
			zip code 53572

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally statewide X locally. (_ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State Historic Preservation Officer-WI

State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(_ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Dahle, Henry L. and Sarah, House
Name of Property

Dane
County and State

Wisconsin

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.

___ See continuation sheet.

___ determined eligible for the
National Register.

___ See continuation sheet.

___ determined not eligible for the
National Register.

___ See continuation sheet.

___ removed from the National
Register.

___ other, (explain:)

Bob Boland

11/26/03

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

☒ private
___ public-local
___ public-State
___ public-Federal

Category of Property
(Check only one box)

☒ building(s)
___ district
___ structure
___ site
___ object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing	noncontributing
1	buildings
	sites
	structures
	objects
1	0 total

Name of related multiple property listing:

(Enter "N/A" if property not part of a multiple property
listing.)

N/A

Number of contributing resources

is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Prairie School

Materials

(Enter categories from instructions)

Foundation Concrete

walls Brick

Stucco

roof Ceramic Tile

other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

The Henry L. and Sarah Dahle house is a large, exceptionally fine and highly intact Prairie School style single family residence. It is set well back on a triple lot parcel that occupies the NW corner created by the intersection of Fourth and Academy streets in the city of Mount Horeb, which is located approximately seventeen miles west of the city of Madison, Wisconsin's capitol.¹ This flat, well-landscaped parcel occupies one of the highest points in Mt. Horeb, and although the house is now and has long since been surrounded by other single family residences, its second story still enjoys panoramic views of the surrounding neighborhood and points beyond. The two-story, L-plan Dahle house was designed by Claude & Starck, a Madison architectural firm that produced numerous excellent Prairie School style buildings between 1900 and 1920. Their Dahle house has poured concrete foundation walls that enclose a full basement story, exterior walls that are clad in dark brown brick, and main gable ends that are clad in painted stucco. These walls are sheltered by extremely wide overhanging eaves that have stucco-covered soffits ornamented with wood trim laid in parallel strips, while the multi-gable main roof features inset rain gutters and is clad with green colored ceramic tiles. Windows throughout the house are original and consist of grouped one-over-one-light, double hung wood sash that are still protected by their original one-over-one-light storm windows. In addition, the house also possesses one of Claude & Starck's most outstanding and intact interiors.

The nearly square parcel of land that belongs to the Dahle house is located in a predominantly late nineteenth-early twentieth century residential neighborhood situated on a shallow hill that overlooks the historic downtown portion of the city, located three blocks to the north of the house, and the hills beyond the city. The front of this parcel faces east onto the north/south-running Fourth Street. This is a quiet residential thoroughfare whose south end terminates one block south of its intersection with the east/west-running Academy Street, which thoroughfare forms the south side of the Dahle house parcel. The Dahle house parcel is landscaped with shrubs, mature trees and lawn, and it is edged with concrete sidewalks and gutters. Nearly all the other lots in the surrounding area also contain single family dwellings dating from the 1880s to the 1930s, most of which still retain a good degree of integrity. The principal exception to the houses is the Prairie School style Mt. Horeb Public School building, which faces onto Academy Street one block west of the Dahle house and which was also designed by Claude & Starck and begun by them in 1917, the year in which the Dahle house was finished.

Exterior

Except for the main gable ends, which are clad in stucco, all the exterior walls of the house are clad in dark brown brick. This brick is laid in stretcher bond, begins at ground level, and continues up to the

¹ The population of Mount Horeb was 4182 in 2000.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

broad wood cornice that encircles the house at the base of the eaves, the wall expanse being interrupted only by a dressed stone beltcourse that encircles the house at the level of the first story window sills.

The main facade of the house faces east onto Fourth Street and it is symmetrical in design and three-bays-wide. Both the first and third bays of this facade are identical in design. Each bay consists of two small oblong windows in the raised basement story, a triple window group in the first story made up of three equal size one-over-one-light double hung wood sash windows, and a double window group in the second story made up of two wider one-over-one-light double hung wood sash windows. The sills of the first story windows are formed by the previously mentioned stone beltcourse and the sills of the second story also have sills made of the same stone.

The focal point of this facade is a wide, centrally positioned two-story gable-roofed bay whose first story contains the main entrance of the house. Helping to define this bay are two massive, projecting, full height brick buttresses that delineate its outside edges and help support the stucco-clad gable end that crowns and shelters it. The main entrance is centered on the first story of this bay and it is reached by ascending a wide flight of seven wooden steps that are flanked on both sides by stepped brick-clad wing walls that are topped with dressed stone slabs. A deck that is floored in wood and encircled with a solid brick balustrade capped with dressed stone is placed at the top of these steps and it is sheltered by a large overhanging wooden balcony placed above it that is supported by four massive wood brackets. The flat underside of this balcony is covered in plaster and the balcony itself is encircled by a heavy wooden balustrade made of scrollsawn boards. Three separate one-over-one-light double hung wood sash windows look out onto this balcony from the second story of the facade and the placement of these windows is echoed in the design of the three elements found in the first story just below. These first-story elements consists of a massive oak entrance door in the center that is flanked on either side by small deeply inset double hung one-over-one-light wood sash windows whose lights are each themselves enframed with a band of smaller milk-white art glass lights.² Separating each of these three elements from the others are two massive, one-story-tall projecting brick piers of the same dimensions as the two-story buttresses that edge the bay, and it is against these four projecting masses that the four brackets that support the balcony rest.

Sheltering the main facade are the very wide overhanging eaves of the main roof. The soffits of these eaves are clad in stucco and their length is divided into three equal-width sections by thin wood strips that run the length of the eaves. Rain gutters are inset into the eaves and the entire roof, the ridgeline of which runs north/south, is clad in flat, deeply grooved ceramic tiles of the type that are sometimes

² A segmental-arched plate glass light is placed in the upper half of the entrance door and it has the letter "D" etched into it.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

called "French Tiles," these particular examples being glazed in a green color that resembles a copper patina.

The pronounced horizontality of the main facade is further emphasized by the addition of the east end of a one-story, shed-roofed open porch that spans nearly the entire width of the first story of the symmetrically designed south-facing side elevation of the house. The elements of this porch were constructed using the same brick as the rest of the house and they consist of a solid balustrade that encircles the three sides of the porch and whose upper surface is protected by dressed stone slabs that form an extension of the beltcourse that encircles the main block of the house. The porch roof is supported at its corners by two one-story brick piers of the same dimensions as the buttresses that edge the main facade's entrance bay. These piers are doubled by deep buttresses of the same width that are placed on the south-facing elevations main wall surface and the two ends of the tile-clad shed roof that they support are hidden by solid brick balustrades that are also topped by dressed stone slabs. The floor of the porch is comprised of painted wood tongue-and-groove boards, the ceiling is plastered, and a flight of six steps flanked by brick wing walls that are topped with dressed stone slabs provides an exit to ground level at the west end of the porch.

Sheltered by this porch and centered on the first story of the brick-clad main wall surface of the south-facing elevation is a large flat-arched opening that contains three double hung one-over-one-light wood sash windows and a wood door that contains a large, nearly full-length single light. The windows and door all provide light for the living room inside and the door also provides the only access to the porch from inside the house. The two ends of the second story above are defined by broad brick-clad buttresses that are placed directly above the ones on the first story below and this story features two nearly square window openings that both have dressed stone sills and contain double hung one-over-one-light wood sash windows. The full-width gable end above is clad in painted stucco and centered on it is a window group that contains two double hung one-over-one-light wood sash windows.

The west-facing rear elevation of the house is asymmetrical in design and it was originally dominated by a still extant brick-clad, two-story gable-roofed wing that projects from the north end of the elevation and which contains an enclosed rear entrance porch in its first story and a sleeping porch in its second story. The first story of this wing is now hidden by a modern garage wing that is described below. The three sides of the second story consist of groups of casement windows, five on the north and south sides and ten across the west-facing side. Like the second story of the south-facing side elevation described above, the edges of the second story of the west-facing elevation of this wing are also defined by brick buttresses and the wing is also crowned by a stucco-clad gable end, although this one contains just a single double hung one-over-one-light wood sash window.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

The remaining portion of the west-facing elevation is wider than the sleeping porch wing and it is asymmetrical in design. The first story is two-bays-wide and the left-hand bay consists of a triple window group of double hung one-over-one-light wood sash windows that light the dining room. The right-hand bay consists of two identical windows that help light the living room and which are placed on either side of a broad, projecting, two-story-tall chimney mass that services the living room fireplace. The elevation's second story consists of a small double hung one-over-one-light wood sash window to the left that lights the principal second story bathroom and placed to its right is a polygonal oriel bay that is positioned so as to cover the left half of the second story of the chimney mass, the upper portion of which pierces the main roof. This bay lights a second story bedroom and it has stucco-clad spandrels placed below three double hung one-over-one-light wood sash windows.

Attached to the first story of the sleeping porch wing is a three-year-old rectilinear plan, three-car garage wing that is the only major change that has occurred to the exterior of the house since it was built. When the current owners purchased the house, the previous owners had already begun but not finished the construction of this one-story shed-roofed wing, which they had intended to cover in aluminum clapboard.³ Realizing that this would be out of keeping with the design of the original house, the current owners decided to cover the garage in brick and then began an extensive search to find brick that matched that used on the house. They also decided to continue the dressed limestone beltcourse that ornaments and encircles the house around the garage as well in order to make the new wing as complimentary as possible with the house. The resulting wing is now a quite successful match for the house.

The north-facing side elevation of the house consists of two parts, the side of the main block of the house and the narrower north-facing elevation of the two-story sleeping porch wing. The porch wing is to the right (west) and is one-bay-wide. The first story of this wing was the original rear entrance porch of the house and the bay contains a single large rectangular opening that was originally filled with screening. This opening has now, however, been partially filled with wood and two modern one-over-one light metal frame double hung windows have been inserted into it, this being the only other change that has occurred to the exterior of the house aside from the garage wing. The wing's second story consists of a second large opening that is filled with five wood sash one-light casement windows, the sills of which consist of a dressed limestone stringcourse that is identical to the belt course that forms the sill of the first story opening. The side elevation of the main block is very nearly symmetrical in design and is three bays wide. The first story contains two pairs of double hung one-

³ The downward slope of the garage roof is to the north and the ends are hidden by the upper portions of the garage's side walls, which are crowned with a dressed limestone stone cap of the same width as the beltcourse.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

over-one-light wood sash windows. The pair on the left (east) are taller and provide light to the music room while the shorter pair to the right provide light to the kitchen. The second story contains two identical double hung one-over-one-light wood sash windows that provide light for bedrooms and a smaller window of identical design is placed between them. Crowning the elevation is the stucco-clad gable end, which contains a small pair of double hung one-over-one-light wood sash windows.

Interior

Impressive as the exterior of the Dahle house is, it is more than matched by the elaborate and intact interior. One passes through the main door into a small oak-paneled entrance vestibule that is floored in small square green tiles and then through a twenty-light, oak-framed inner door into the entrance hall.⁴ Placed on either side of the door are window seats that have radiators underneath them, hidden from view by wood paneling and metal grillwork. The floor of the entrance hall is varnished oak, as are all the floors in the main rooms of this story, and the walls of the hall are clad in tall, paneled, varnished quarter-sawn oak wainscot that extends upward to cover nearly three-quarters of the height of the room; the remaining quarter being plastered and papered. Varnished oak beams span the plaster ceiling, oak crown molding encircles it, and the principal staircase to the second story is placed across the rear (west) wall of the hall and features a tall closed balustrade having an oak handrail. To the right of the hall is the music room, which is reached through a pair of fifteen-light French style oak doors, while to the left is the main living room, which is reached through an identical pair of doors. A third door opening, placed at the extreme left (south) end of the hall's west wall contains a single fifteen-light door that opens into a short passageway that leads to the dining room at the back of the house and whose right side consists of a coat closet.

The living room spans the entire south end of the house and it is lit by windows on three sides, has a plastered oak-beamed ceiling, and plastered walls that are encircled by very tall, quarter-sawn oak baseboard trim and by a thin picture rail and wider crown molding.⁵ The focal point of the room is the fireplace, which is centered on the room's west end wall and which still retains its original varnished oak mantle and its green tile-clad surround and hearth. To the right of the fireplace on the north wall of the room is second pair of fifteen-light French style oak doors that lead into the dining room, the most elaborate room in the house. Like the entrance hall, this room also has oak-paneled wainscoting that extends about two-thirds of the way up the walls, which are otherwise coated in plaster. The dining room walls, however, terminate in an elaborately carved plaster crown molding that was painted or

⁴ This door and all the other multi-light first story doors have lights made out of beveled plate glass.

⁵ This room still retains its two original semi-indirect hanging ceiling light fixtures, which have superb frosted and etched Steuben glass bowls. A single example also hangs from the center of the ceiling in the dining room as well.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 6

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

stained to closely resemble oak. Crowning the room is a shallowly vaulted plaster ceiling, which is elaborately laced with raised and carved plaster strapwork. The room's most impressive feature is a beautiful constructed built-in oak sideboard that occupies most of the room's east wall. This showpiece is flanked on either side by identical fifteen-light, oak-framed doors, the one on the left of which opens into a passageway that leads to the entrance hall, and the one on the left fronting a full-height china closet. The sideboard itself has four flat upper cabinets that have glass-fronted doors framed in art glass, while the quarter-sawn oak lower portion has a bow front whose drawers and cabinets are also bowed. A solid, quarter-sawn oak single panel door set in the north wall of the dining room leads into the kitchen, which still retains much of its original painted wood cabinetry, as does the adjoining pantry, which leads through another solid wood single panel door into the music room that occupies the northeast corner of the first story. This last room is less elaborate than the other principal rooms but it too has plaster walls and ceiling and the same tall quarter-sawn oak baseboards that are found in the other rooms.

The second story contains a large central hall that encircles the top of the main staircase, which opens into the center of the room and whose opening is encircled on three sides by a solid, plaster balustrade that is capped with oak hand rails. Four bedrooms and a marvelously intact and original tile bathroom are situated around the north, south, and west sides of this hall. The east side of the hall is deeper than the other three sides and forms a sitting area that looks out through three windows placed in the room's east wall onto Fourth Street. All of these rooms have plaster walls and ceilings and they, like the first story rooms, still retain an extremely high degree of integrity, and the whole ensemble is believed to be both one of the most elaborate and most intact examples of Claude & Starck's surviving residential designs.

Dahle, Henry L. and Sarah, House
Name of Property

Dane
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1916

Significant Dates

1916

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Claude & Starck

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

The Henry L. Dahle house is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the Dahle house is being nominated because of its association with the area of Architecture, a theme identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). Research was undertaken to assess the NRHP potential of the Dahle house utilizing the Prairie School style subsection of the Architectural Styles study unit of the CRMP.⁶ The results of this research are detailed below and confirm that the Dahle house is locally significant under NR criterion C as a very fine and highly intact example of a single family residence designed in the Prairie School style. The significance is further enhanced by the house's elaborate interior and by its exceptionally intact and well maintained state of preservation.

The Henry L. and Sarah Dahle house was designed by the Madison, Wisconsin architectural firm of Claude & Starck, a firm which is especially noted for its important Prairie School designs, most of which are located in Wisconsin. Claude & Starck's client, Henry L. Dahle, was a member of one of Mt. Horeb's most important families. His father, Onon B. Dahle, a pioneer general store owner in nearby Perry Township, established the village of Daleyville. In 1895, the father moved to Mt. Horeb, where his two oldest sons, J. Theodore Dahle and Herman B. Dahle, the latter of whom was later a U.S. congressman from this district, had already started another general store in 1885. These two brothers also started the State Bank of Mt. Horeb with their father in 1891, and the third and youngest brother, Henry L. Dahle, later joined them in partnership. With the bank, the general store and their other ventures, the brothers soon became the principal merchants of Mt. Horeb and Henry L. Dahle had just begun the construction of his new Claude & Starck-designed home when he was stricken with appendicitis and died in 1916. His widow then completed the house and she and, later, her daughter, Alice, lived there until the house finally left the family in the mid-1990s.

History

Like so many other Wisconsin communities that were founded in the mid-nineteenth century, the history of the city of Mount Horeb owes its existence to proximity to early transportation routes and its prosperity to the coming of the railroad. The first land transportation route in this area was the Military Road, built between 1832 and 1837 to provide a land supply route that could serve U. S. Army forts located in Green Bay on Lake Michigan, Prairie du Chien on the Mississippi River, and Portage at the place of connection between the Fox and Wisconsin rivers. Because this was the closest thing to an actual statewide highway in Wisconsin in the 1830s, a number of communities developed along its route. This was especially true at places where the Military Road intersected with the routes

⁶ Wyatt, Barbara (Ed.) *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, 1986, Vol. 2, 2-21 (Architecture).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 2

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

of later roads that were built by settlers who were moving into Wisconsin in ever increasing numbers. Mount Horeb, whose earliest beginnings were centered on just such an intersection, is one such community and was originally known as "the Corners" as a result.

It [the Military Road] was the main traveled route between Madison and Blue Mounds and on to Dodgeville until the coming of the railroad in 1881. Its route from Pheasant Branch on Lake Mendota was by way of Pine Bluff and followed the present Highways S and 78 leading south to the Corners. At a point near the southwest corner of the present cemetery, the four spikes of the Corners met. They were the Military Road North, the Military Road West, the Badger Mill Road to Verona [East], and the Mt. Vernon Road [South]. At the Corners the Old Military Road turned westward as it continued on its way to the Mounds [Blue Mounds].⁷

One of the earliest purchasers of land in the vicinity of the Corners was James Morrison, who patented a large tract of land that included much of the site of the present city of Mt. Horeb in 1849. Within a year part of this land was sold to Granville Neale and shortly thereafter to Ole Peterson. Other important early settlers were the Dryden brothers and Charles Carver, whose subsequent sales of land in the vicinity of the Corners intersection served to form the nucleus of the small hamlet that developed there.

The Corners evolved into Mt. Horeb in 1867, when the former post office of that name kept in what is today the nearby village of Blue Mounds was moved to the slightly larger community of the Corners, which became "Horeb's Corners," and later "Mount Horeb."⁸ In the years that followed, institutions and businesses of the kind typically associated with early community development were built in this location. By 1881, Mt. Horeb contained a school, two churches, at least two stores, a harness shop, blacksmith shop, wagon shop, and a hotel, along with a number of residences. In other words, Mt. Horeb was a typical crossroads community of that time, one that served the basic needs of the farmers in its immediate vicinity, and had it not been for the coming of the railroad it would probably have remained at this level of development.

Throughout the first 15 years of Mt. Horeb's existence, its nearest rail service was at Black Earth. The Chicago, Milwaukee, and St. Paul owned the line. All merchandise and supplies necessary for the businessman, carpenter, or farmer were picked up at Black Earth and it was

⁷ *Mount Horeb: Presettlement to 1986*. Mt. Horeb Area Historical Society, 1986, p. 3. Today, this is the intersection of STH 78 (north), STH 92 (south), and Main Street (old USH 18-151, east and west).

⁸ *Ibid.*, p. 4.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

there that they disposed of their products. ... The one-way trip took two to three hours, depending on the weather, road condition, and the weight of the load to be hauled.⁹

The limited and quite isolated nature of Mt. Horeb's economic and social life underwent a radical change with the coming of the railroad in 1881.

The Chicago and Northwestern Railroad through Mt. Horeb was built in 1881. The station was placed one-half mile from the early settlement, bringing about a relocation of some of the homes and business places already established there. Merchants from other localities also elected to settle in the new location since transportation is an important factor in the business world.¹⁰

Among the merchants from other localities that moved to Mt. Horeb to take advantage of the new railroad connections, none had a larger impact on the future city than the three sons of Onon B. Dahle. O. B. Dahle (1823-1905) was born in Norway and after receiving his education, taught school there until emigrating to the United States in 1848. Upon arrival, Dahle went immediately to Wisconsin, where he struggled for two years to make a living. In 1850, Dahle and a cousin, Knute Dahle, left for the California goldfields, where they eventually "struck it rich" in a modest way. With their earnings intact, the two men returned to Wisconsin in 1853, whereupon O. B. Dahle opened a general store (non-extant) in the Town of Perry.¹¹ The following year, Dahle married Betsy Nelson of Racine and a year later saw the birth of their first child, Herman Bjorn Dahle (1855-1920). By 1863, when his daughter Marie Dahle (Peterson) (1863-?) was born, Dahle's business success had been largely responsible for the development of a crossroads community of his own at that location, which was named Daleyville in his honor. A year later, Dahle's second son, J. Theodore Dahle (1864-1908), was born and the family moved into a handsome new stone Italianate style house that is still extant in Daleyville. The following year, Dahle's third son, Henry L. Dahle (1865-1916), was born, and he, like his brothers and sister, would be educated first in the local schools and subsequently, at the University of Wisconsin.

⁹ *Mount Horeb: Presettlement to 1986*. Mt. Horeb Area Historical Society, 1986, p. 4. The village of Black Earth is located approximately 12 miles to the north of Mt. Horeb.

¹⁰ *Ibid*, p. 14. The earlier settlement soon acquired the nickname "Old Town" and the one that developed around the railroad station, "New Town." Both have now been absorbed into the larger city that has developed around them since then.

¹¹ Keyes, Elisha W. (ed.) *History of Dane County: Biographical and Genealogical*. Madison; Western Historical Association, 1906, pp. 215-217.

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 4

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

In 1877, after attending the University, Herman B. Dahle married Anne Kittleson of Perry. The new couple then moved to the nearby community of Mt. Vernon, located seven miles south of Mt. Horeb, where Dahle opened a general store of his own with help from his father. Like his father, Herman Dahle seems to have been able to turn all his ventures into successes and in 1887, after ten successful years in Mt. Vernon, he sold his store and with his family moved to Mt. Horeb, where Dahle had earlier established an ice house (non-extant) that provided cold storage for the butter and eggs distributing business that he had developed as an adjunct to his general store. In Mt. Horeb, Dahle built a new general store (extant) that was subsequently enlarged in 1904 and which was Mt. Horeb's principal retail store until it ceased operations in 1929.¹² In addition, Dahle, his father, and another man incorporated the State Bank of Mt. Horeb in 1891. In the same year Dahle also brought his brother, Theodore into the business, who was subsequently followed by the third brother, Henry, who married Sarah Bergh in 1896.

In 1897, Onon B. Dahle retired and moved from Daleyville to Mt. Horeb, where the impressive new brick-clad Queen Anne style house that he had built still stands.¹³ A year later, his son Herman ran successfully for the office of U.S. Congressman from this district, an office he would fill until 1902. During his period in Washington D.C., Herman Dahle's business affairs were looked after by his brothers and by his oldest son, Otto. B. Dahle.¹⁴ Onon B. Dahle died in 1905 and his son, Theodore Dahle, died in 1908, after which Henry assumed an increasingly large share of the responsibility for the various family enterprises. By 1914, Henry Dahle had retired from active participation in these businesses and he was about to embark on the construction of a new home to house his wife and daughter, Alice. These events were all faithfully chronicled in the local newspapers.

H. L. Dahle has sold his spacious residence on Main Street to C. M. Grinstead , and will give possession on March 1. Mr. Dahle says his only reason for selling his elegant property was that it was out of proportion to the size of his family. We are not prone to believe that H. L. and his family will leave Mt. Horeb but feel as we hope they will remain steadfast citizens of Mt. Horeb.¹⁵

¹² *Mount Horeb: Presettlement to 1986*. Mt. Horeb Area Historical Society, 1986, pp. 22-23 (illustrated).

¹³ *Ibid*, p. 51 (illustrated).

¹⁴ Dahle, Thomas Locke. "A History and Genealogy of the Dahle-Kirtleson and Locke-Ness Families." Typescript M.S. in the collection of the Wisconsin Historical Society. 1984.

¹⁵ *Mt. Horeb Times*: October 16, 1914, p. 1.

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Continuation Sheet**

Section 8 Page 5

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

By March of the following year Dahle had rented a new place in Mt. Horeb, the G. E. Mickelson house, and was ready to embark on the construction of his new house.¹⁶ The site of his future house is located in one of Mt. Horeb's finest historic neighborhoods, a neighborhood that grew up around the Lutheran Academy grounds on Academy Street. This substantial brick Queen Anne style building (non-extant) had been built in 1893 on land donated by Herman Dahle, and in 1903, after the Academy closed, it was turned into Mt. Horeb's high school. By mid-1916, and with his house under construction, Henry Dahle also accepted a nomination from the county Republican Party to run for the Wisconsin State Senate. Sadly, before either of these events could come to pass, Henry Dahle was stricken with appendicitis and died in Madison hospital on July 15, 1916, at the age of 50.¹⁷

The funeral was held on Monday afternoon and was the largest ever witnessed in this part of the county, brief services were held at the house and where the relatives took the last parting look.¹⁸

It was therefore left to Henry Dahle's widow to finish the house that he never saw completed, which occurred later in the same year.

Mrs. Sarah Dahle and daughter Miss Alice are now domiciled in their elegant new house on 4th street which has been under construction for some time and is a model residence in architecture and completeness planned and partly built before the death of Mr. Dahle. We trust the ladies will enjoy this beautiful home and its comforts as certainly was the intention of the designer.¹⁹

Sarah Dahle never remarried and she lived in her house until her death in 1939. Her daughter Alice and her family lived in the house until it was finally sold out of the family in the mid-1990s. The Dahle house was subsequently bought by Dr. Ralph & Lillian McGrew in 1999 and they have taken great pains to restore the house to its original state, being greatly aided by the unaltered condition that was a legacy of eighty years of continuous Dahle family occupancy.

¹⁶ *Mt. Horeb Times*. January 22, 1915, p. 5.

¹⁷ *Madison Democrat*. July 15, 1916.

¹⁸ *Mt. Horeb Times*. July 21, 1916, p. 8.

¹⁹ *Ibid*, October 20, 1916, p. 1.

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Continuation Sheet**

Section 8 Page 6

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

Architecture

The Henry L. Dahle house is believed to be eligible for listing in the NRHP because it is one of the finest extant examples of the important group of Prairie School style residences designed by the Madison, Wisconsin firm of Claude & Starck in the first two decades of the twentieth century and it is also the finest Prairie School style building in the city of Mt. Horeb. This significance is considerably enhanced by the high degree of integrity that is still present in the fabric of the Dahle house today.

As the Prairie School style subsection of the CRMP notes: "Horizontalness was the essence of Prairie School design, emphasized by a low, long hipped or gable roof, windows banded in horizontal ribbons, and the use of an emphatic belt course or shelf roof between stories."²⁰ All of these elements are to be found in the design of the Dahle house, whose exterior also makes use of wood, brick and stucco, which the CRMP further notes were the materials generally used for Prairie School buildings.

Claude and Starck was Madison's most prolific architectural firm in the first two decades of the twentieth century. The principals of the firm, which was in existence from 1895 - 1929, were Louis W. Claude (1868-1951), who was its principal designer, and Edward F. Starck (1868-1947), who was the managing partner. The two men were both Wisconsin natives who formed a partnership in 1895, three years after Claude had returned from Chicago and a position in the offices of Louis Sullivan, where he developed a life-long relationship with Frank Lloyd Wright. Their new firm lasted until 1929, during which time it produced many of Madison and Wisconsin's most outstanding buildings, ranging from schools to residences, retail buildings and factories. Their most important work, though, was done in the Prairie School style, the most notable examples being a series of outstanding small libraries that they designed for communities in Wisconsin, Illinois, Michigan, Minnesota, and as far away as Washington state. It is with this work that they are now most closely associated and best known. Claude & Starck completed three known projects in Mt. Horeb. Their house for Henry L. Dahle, designed in 1915, and built in 1916, was the first.²¹ The second was the now non-extant State Bank of Mt. Horeb (105 S. First St.),²² and the third was the much larger Prairie School style-influenced Mt. Horeb Public School building, designed in 1917 and completed in 1919, which is located on Academy

²⁰ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-21 (Architecture).

²¹ Orr, Gordon D. Jr. "Louis W. Claude: Madison Architect of the Prairie School." *The Prairie School Review*, Vol. XIV, pp. 11 & 26.

²² *Mt. Horeb Times*. June 22, 1917, p. 8. See also: *Mount Horeb: Presettlement to 1986*. Mt. Horeb Area Historical Society, 1986, p. 25.

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Section 8 Page 7

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

Street a block away from the Dahle House.²³ Both the Dahle House and the School are still largely intact today and they are excellent examples of Claude & Starck's mature Prairie School style work.

In his excellent *Prairie School Review* article on the firm, Gordon D. Orr, Jr. placed the Dahle house within a context that includes Claude & Starck's later Prairie School designs, designs that he considered to be particular to this firm.

Departing from the Wrightian form and developing a style more their own are a series of impressive residences with a distinctive Prairie School form: the William Collins House at 704 Gorham Street (1911), the H. L. Dahle House at 312 Fourth Street in Mt. Horeb (1915), ... the Emil Hokanson House at 1047 Sherman Ave. (1916), ... the William Beecroft House at 514 N. Carroll St. (1910), the William Knight House at 2124 Tenth Street in Monroe (c1917), and the Ben Roderick House, 607 W. Second Ave., Brodhead (c1917). These residences have horizontal expressions of deeply raked brick joints, broad gable roofs overhanging the walls to create strong shadow lines, a building mass composed of simple geometric forms, rows of windows tied together to emphasize a horizontal feeling, and materials generally earthy in their tones. The Collins, Knight, Roderick, Dahle and Hokanson Houses possess ornamental brackets and balustrades that express a debt to the arts and crafts movement; nevertheless these details are synthesized into a coherent composition. Pilasters on the end walls, some with stone or concrete caps, might be more readily identified with classical entablatures, and are far from the classical in the building statements of the Hokanson, Dean and Beecroft Houses. Instead, they are used to provide solid terminations at the wall corners. Leaded glass is to be found in many of these designs in door sidelights and windows.

During the period from 1896 through 1917 the residential work of the firm of Claude and Starck shows a growth from a large, heavy composition similar to some of George Maher's work, and another form evolving out of the Tudor style, perhaps also influenced by Maher. Only a few designs can be considered to be directly influenced by Wright, while a significantly larger number from the later years of their residential work are more nearly their own version of the Prairie School.²⁴

The Dahle house also possesses features that are closely associated with other examples of Claude and Starck's later residential designs such as very wide overhanging eaves that have stucco-covered soffits ornamented with narrow wood strips that run the length of the eaves. This decorative motif occurs on

²³ Orr, Gordon D. Jr. Op. Cit., p. 31.

²⁴ Ibid, pp. 12-13.

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Continuation Sheet**

Section 8 Page 8

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane Co., WI

several of the later houses of the firm and it serves to both emphasize the horizontal aspects of the overall design and also to outline and emphasize the roof.

The Henry L. Dahle house is not only an important example of Claude and Starck's later Prairie School work but it also contains one of the firm's most elaborate and consistently executed interiors as well. The Dahle house is thus believed to be locally significant under National Register Criterion C in the area of Architecture as an excellent, highly intact example of the later Prairie School style residential designs produced by the firm of Claude & Starck, designs which are an important part of Wisconsin's architectural heritage. The Dahle House possesses many of the typical features associated with Prairie School style houses of its time such as a pronounced horizontal emphasis, grouped and banded windows, and siding materials such as brick and stucco, materials that are typical of the style. The house also features certain design elements such as very wide overhanging eaves having soffits decorated with wood trim, that are especially associated with the work of the firm. In addition, the building's elegant, largely original interior adds considerably to the overall significance of the house.

Dahle, Henry L. and Sarah, House
Name of Property

Dane
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- ☒ State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acres of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet.)

1 16 277060 4764720
 Zone Easting Northing

3 _____
 Zone Easting Northing

2 _____
 Zone Easting Northing

4 _____
 Zone Easting Northing

☐ See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Timothy F. Heggland
organization
street & number 6391 Hillswood Rd.
city or town Mazomanie

state WI

date December 31, 2002
telephone (608)-795-2650
zip code 53560

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

Dahle, Henry L. and Sarah, House
Dane County, WI

Major Bibliographical References

Dahle, Thomas Locke. "A History and Genealogy of the Dahle-Kirtleson and Locke-Ness Families." Typescript M.S. in the collection of the Wisconsin Historical Society. 1984.

Keyes, Elisha W. (ed.) *History of Dane County: Biographical and Genealogical*. Madison: Western Historical Association, 1906.

Madison Democrat, July 15, 1916 (obituary of Henry L. Dahle).

Mount Horeb: Presettlement to 1986. Mt. Horeb Area Historical Society, 1986.

Mt. Horeb Times. See individual citations in the footnotes.

Orr, Gordon D. Jr. "Louis W. Claude: Madison Architect of the Prairie School." *The Prairie School Review*, Vol. XIV.

Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2 (Architecture).

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**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane County, WI

Boundary Description

Lingard's Addition to Mount Horeb. Block 7: E 135' Lot 9, E 135' Lot 10, and E 135' Lot 11.

Boundary Justification

The boundaries enclose all the land historically associated with the Henry L. Dahle House

Dahle, Henry L. and Sarah, House
Name of Property

Dane
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Ralph & Lillian McGrew	date	December 2002
organization		telephone	608/437-3990
street & number	312 South Fourth Street	zip code	53572
city or town	Mt. Horeb	state	WI

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

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Section photos Page 1

Dahle, Henry L. and Sarah, House
Mount Horeb, Dane County, WI

Items a-d are the same for photos 1 - 10.

Photo 1

- a) Henry L. Dahle House
- b) Mt. Horeb, Dane County, WI
- c) Timothy F. Heggland, April 16, 2002
- d) Wisconsin Historical Society
- e) General View looking W
- f) Photo 1 of 10

Photo 9

- e) Dining Room, View facing N
- f) Photo 9 of 10

Photo 10

- e) Dining Room Sideboard, View facing NE
- f) Photo 10 of 10

Photo 2

- e) View looking NW
- f) Photo 2 of 10

Photo 3

- e) Rear Elevation. View looking NE
- f) Photo 3 of 10

Photo 4

- e) View looking SW
- f) Photo 4 of 10

Photo 5

- e) Mine Entrance, View looking W
- f) Photo 5 of 10

Photo 6

- e) Entrance Hall, View looking S
- f) Photo 6 of 10

Photo 7

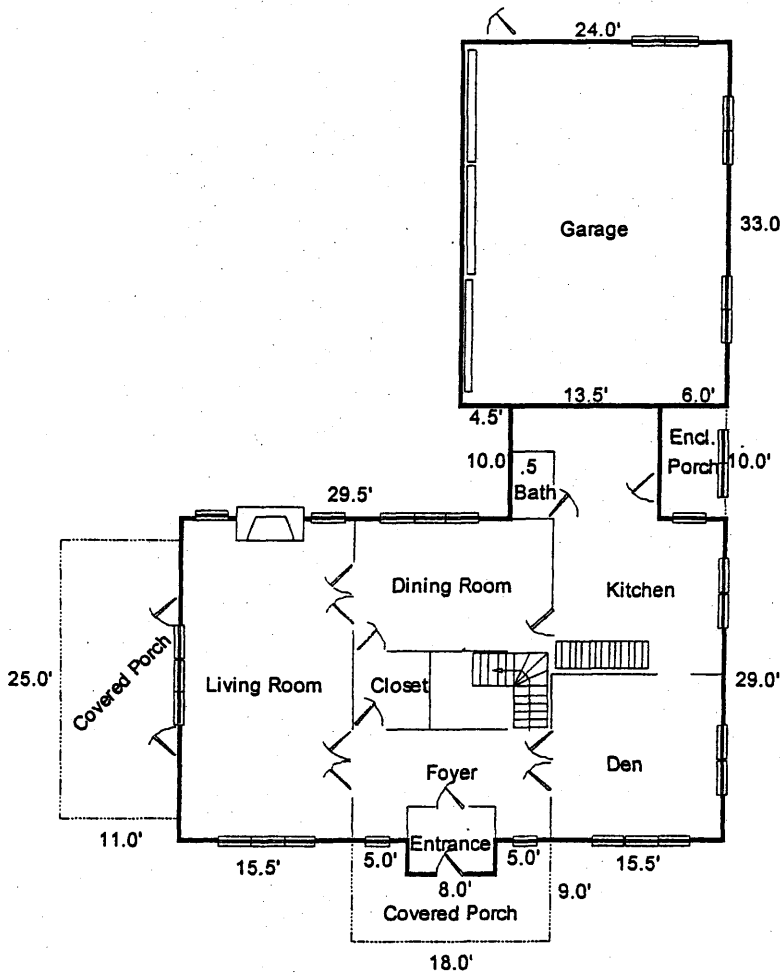
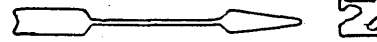
- e) Entrance Hall, Stairs, View looking SW
- f) Photo 7 of 10

Photo 8

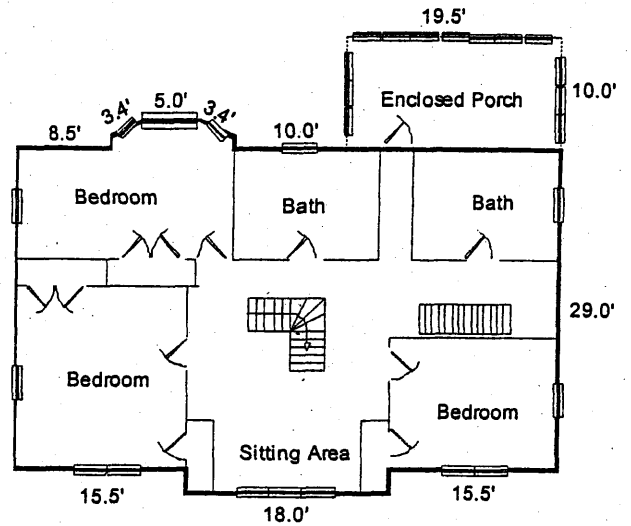
- e) Living Room, View looking W
- f) Photo 8 of 10

HENRY L. AND SARAH DAHLE HOUSE MT. HOREB, DANE CO., WISCONSIN

no scale



First Floor



Second Floor

Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1580.58	1580.58
GLA2	Second Floor	1480.00	1480.00
P/P	Covered Porch	275.00	
	Covered Porch	138.00	
	Enclosed Porch	60.00	
	Enclosed Porch	195.00	668.00
GAR	Garage	792.00	792.00
Total Livable (rounded)			3061

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
3.0 x	8.0		24.00
10.0 x	13.5		135.00
29.0 x	49.0		1421.58
Second Floor			
2.0 x	18.0		36.00
1.0 x	11.0		11.00
1.5 x	5.0		7.50
0.5 x	3.0 x	1.5	2.25
0.5 x	3.0 x	1.5	2.25
29.0 x	49.0		1421.00
9 Areas Total (rounded)			3061

































HERITAGE
COMMUNITY
OPPORTUNITY

Village of Mount Horeb

138 E Main Street

Mount Horeb, WI 53572

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

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PROCLAMATION FOR PUBLIC SERVICE RECOGNITION WEEK

Whereas, the men and women who serve in our public service sector are the backbone of our Village government and play a vital role in ensuring the well-being of our community; and

Whereas, these dedicated public servants work tirelessly to provide essential services to our Village, maintaining our roads, parks, and infrastructure, ensuring the safety our community, and continuously striving to offer high quality of services and amenities for our residents and businesses,

Whereas, Public Service Recognition Week offers an opportunity to honor and recognize the tireless efforts of our public servants, who work selflessly day in and day out to serve the public good;

Let us recognize the outstanding work and dedication of our public servants, and let us express our heartfelt thanks for their commitment to the public good. Together, let us honor and celebrate the vital role of public service in our communities and our nation.

Now, therefore, I, Ryan Czyzewski, do hereby proclaim the week of May 10th through May 16th, 2026, as Public Service Recognition Week in the Village. I call upon all Village residents to join me in recognizing the hard work, dedication, and sacrifice of our public servants.

DATED this 6th day of May 2026.

Signed: _____
Ryan Czyzewski, Village President



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

Ryan Czyzewski, Village Board
President

AGENDA ITEM # 6.e

Consider Committee and Commission Appointments

BACKGROUND

This is a placeholder for any updates needed on outstanding nominations or updates to PRF's MHASD representative. President Czyzewski will provide details for any necessary adjustments.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

Ryan Czyzewski, Village Board
President

AGENDA ITEM # 6.f

Consideration of Resolution 2026-09, "Transportation Resolution"

BACKGROUND

The League of Wisconsin Municipalities is looking for assistance from municipalities to support a long-term funding solution to the state's Transportation Fund and have provided a mechanism for municipal engagement. President Czyzewski is presenting this Resolution for discussion and consideration to assist those efforts.

RECOMMENDATION

ATTACHMENTS

1. Transportation Resolution 2026
2. RESO 2026-09 Transportation Resolution 2026

Transportation Resolution

2026

WHEREAS, local units of government in Wisconsin own and maintain approximately 90% of the public road miles in the state, including city and village streets, county highways, and town roads; and

WHEREAS, Wisconsin's economy—rooted in manufacturing, agriculture, and tourism—relies on a safe, reliable, and well-maintained transportation network; and

WHEREAS, local governments greatly appreciate the one-time infusions of General Purpose Revenue, primarily sales and income taxes, and other revenue provided in recent state budgets, which have enabled the initiation and continuation of the successful and popular Local Roads Improvement Program Supplemental (LRIP-S); and

WHEREAS, despite modest increases from the state over the years, transportation aids to local governments remain insufficient to keep pace with inflation and rising construction costs, leaving many communities funded below 2000 levels in real dollars; and

WHEREAS, local governments throughout Wisconsin continue to struggle to perform even routine maintenance, pavement preservation, and safety improvements, resulting in deteriorating roads and bridges; and

WHEREAS, the inaugural inventory and assessment of small bridges between 6 to 20 feet found about 10% of the nearly 17,000 structures to be in poor or severe condition; and

WHEREAS, levy limits and other fiscal constraints prevent local governments from independently filling the funding gap created by inadequate state transportation aids; and

WHEREAS, absent sustainable state funding, many communities have been forced to address their shortfalls by significantly increasing borrowing, deferring essential projects, or imposing local vehicle registration ("wheel") taxes; and

WHEREAS, Wisconsin motorists currently pay among the lowest transportation user fees in the Midwest, while neighboring states and dozens of others nationwide have enacted long-term revenue measures to keep their transportation systems competitive; and

WHEREAS, Wisconsin is increasingly relying on General Purpose Revenues to make needed investments, potentially pitting transportation against other vital services, such as education; and

WHEREAS, continued lack of growing, dedicated, and predictable revenue places Wisconsin at a growing economic disadvantage by threatening the efficiency of freight movement, the safety of travelers, and the attractiveness of our state to businesses and residents; and

WHEREAS, both Wisconsin's aging Interstate highway system—largely constructed in the 1950s and 1960s—and our extensive network of state and local roads require predictable, adequate, and sustainable funding to meet current and future needs;

NOW, THEREFORE, BE IT RESOLVED that the Mount Horeb Village Board strongly urges the Governor of Wisconsin and the State Legislature to enact a comprehensive, sustainable transportation funding solution that:

1. Provides adequate and reliable revenue growth for the efficient long-term planning and execution of state and local transportation programs;
2. Includes responsible and prudent use of General Purpose Revenue and bonding;
3. Adjusts any new and existing transportation user fees and other revenue mechanisms to sustain purchasing power in order to maintain and improve Wisconsin's transportation infrastructure; and
4. Ensures transportation continues to deliver for Wisconsin by adequately funding reconstruction, preservation, and safety investments on the state and local systems.

BE IT FURTHER RESOLVED that the clerk is hereby directed to transmit a copy of this resolution to the Governor's office, all members of the Wisconsin State Senate and Assembly representing Mount Horeb, and the League of Wisconsin Municipalities.

Adopted this _____ day of _____, 2026.

VILLAGE OF MOUNT HOREB
RESOLUTION 2026-09

TRANSPORTATION RESOLUTION

WHEREAS, local units of government in Wisconsin own and maintain approximately 90% of the public road miles in the state, including city and village streets, county highways, and town roads; and

WHEREAS, Wisconsin's economy—rooted in manufacturing, agriculture, and tourism—relies on a safe, reliable, and well-maintained transportation network; and

WHEREAS, local governments greatly appreciate the one-time infusions of General Purpose Revenue, primarily sales and income taxes, and other revenue provided in recent state budgets, which have enabled the initiation and continuation of the successful and popular Local Roads Improvement Program Supplemental (LRIP-S); and

WHEREAS, despite modest increases from the state over the years, transportation aids to local governments remain insufficient to keep pace with inflation and rising construction costs, leaving many communities funded below 2000 levels in real dollars; and

WHEREAS, local governments throughout Wisconsin continue to struggle to perform even routine maintenance, pavement preservation, and safety improvements, resulting in deteriorating roads and bridges; and

WHEREAS, the inaugural inventory and assessment of small bridges between 6 to 20 feet found about 10% of the nearly 17,000 structures to be in poor or severe condition; and

WHEREAS, levy limits and other fiscal constraints prevent local governments from independently filling the funding gap created by inadequate state transportation aids; and

WHEREAS, absent sustainable state funding, many communities have been forced to address their shortfalls by significantly increasing borrowing, deferring essential projects, or imposing local vehicle registration ("wheel") taxes; and

WHEREAS, Wisconsin motorists currently pay among the lowest transportation user fees in the Midwest, while neighboring states and dozens of others nationwide have enacted long-term revenue measures to keep their transportation systems competitive; and

WHEREAS, Wisconsin is increasingly relying on General Purpose Revenues to make needed investments, potentially pitting transportation against other vital services, such as education; and

WHEREAS, continued lack of growing, dedicated, and predictable revenue places Wisconsin at a growing economic disadvantage by threatening the efficiency of freight movement, the safety of travelers, and the attractiveness of our state to businesses and residents; and

WHEREAS, both Wisconsin's aging Interstate highway system—largely constructed in the 1950s and 1960s—and our extensive network of state and local roads require predictable, adequate, and sustainable funding to meet current and future needs;

NOW, THEREFORE, BE IT RESOLVED that the Mount Horeb Village Board strongly urges the Governor of Wisconsin and the State Legislature to enact a comprehensive, sustainable transportation funding solution that:

1. Provides adequate and reliable revenue growth for the efficient long-term planning and execution of state and local transportation programs;
2. Includes responsible and prudent use of General Purpose Revenue and bonding;
3. Adjusts any new and existing transportation user fees and other revenue mechanisms to sustain purchasing power in order to maintain and improve Wisconsin's transportation infrastructure; and
4. Ensures transportation continues to deliver for Wisconsin by adequately funding reconstruction, preservation, and safety investments on the state and local systems.

BE IT FURTHER RESOLVED that the clerk is hereby directed to transmit a copy of this resolution to the Governor's office, all members of the Wisconsin State Senate and Assembly representing Mount Horeb, and the League of Wisconsin Municipalities.

The above resolution was duly adopted by the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, at a meeting held on May 6, 2026.

VILLAGE OF MOUNT HOREB

By: _____
Ryan Czyzewski, Village President

ATTEST:

Alyssa Gaffney, Village Clerk



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

AGENDA ITEM # 6.g

Consideration of Lukken Development Proposal

BACKGROUND

The CDA is recommending the proposal from Making a Difference for the Lukken Housing RFP. Information will be presented and discussed in open session. The Board may go into closed session if Trustees deem necessary for negotiations.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

AGENDA ITEM # 6.g.1

Consideration of Lukken Development Proposals. The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

BACKGROUND

The CDA is recommending the proposal from Making a Difference for the Lukken Housing RFP. Information will be presented and discussed in open session. The Board may go into closed session if Trustees deem necessary for negotiations.

RECOMMENDATION

ATTACHMENTS

1. Lukken CDA Agenda Item



To: Mount Horeb CDA

From: Kristen Fish-Peterson

RE: Recommendation to the CDA for the Village of Mount Horeb,
by Lukken Proposal Review Team (Marc Schelpheffer, Ben Jones, Ben Vondra, Jon Hochkammer and
Kristen Fish-Peterson)

The Village of Mount Horeb received four proposals as a result of the recent Request for Proposals
for the development of the Lukken Farm residential property. Proposals were received from:

1. Encore Homes, Inc.
2. Gorman & Company
3. Green Pastures Living (GPL)
4. Making a Difference

After reviewing all proposals and discussion, the review team narrowed the proposals to two and
conducted interviews. The review team interviewed Making a Difference and Encore Homes, Inc.
Both developers are very well respected and could do a good job. Both have stated they would be
flexible to meet the village's desires moving forward. Both developers are mindful of keeping the
purchase prices as low as possible. Both developers include a variety of housing options including
multi-family.

Following interviews and deliberation, the review team offers the following recommendation:

Making a Difference (see proposal attached) is recommended as the preferred development team.

- The Making a Difference proposal utilizes more of the property for development which adds
additional housing, adds more value to the property base, and spreads out the cost of the
infrastructure to a broader base of development.
- It's likely the development will be included in a new Tax Increment District. In the Making a
Difference concept the increment potential could be larger and allow for more flexibility
with the agreement with the developer as well as the viability of financing the public park
component of the overall development.
- Making a Difference has the potential to allow:

- Better linkages between the residential development and the park destined for the right side of the property.
 - Better mixes of uses that create a more unified neighborhood.
 - A property mix more geared towards the Villages goals (related to affordability) than might otherwise happen.
 - Some small things that create a stronger identity for the neighborhood. (i.e. garden planters)
- The video game/competition planning part of the proposal has a positive asymmetric risk profile. There is a decent chance that some interesting ideas on how to best use the geography of the site will come out of it, and it could generate some positive public interest. Getting eyes more talented and creative minds working on a design for this site could provide some unique and creative solutions to the topographical challenges that exist.
 - Their experience with the recent and ongoing development in Poynette, WI provides a great test kitchen for the concepts Making a Difference is proposing for Mount Horeb.

3-16-26

Village of Mount Horeb

Attn: Kristen Fish-Peterson / Mount Horeb Village Board / CDA

138 E Main Street

Mount Horeb, WI 53572

Re: Letter of Transmittal – Lukken Farm Residential Development Proposal

Dear Kristen, Members of the Village Board and CDA,

On behalf of MAKING A DIFFERENCE, I'm pleased to submit our proposal for the Lukken Farm residential development opportunity. Our team is approaching this project with a simple mindset: listen first, collaborate closely, and deliver what best serves Mount Horeb—not what is easiest for a developer.

Many proposals start with a predetermined plan and then work backward to fit it into a community. Our approach is different. We want to work with the Village to build the plan together—using a structured, community-based process that produces multiple high-quality concept options, evaluates them for feasibility, and then combines the best elements into a preferred plan that the Village can have confidence in. This “open-book” approach is designed to increase transparency, improve design quality, and ensure the outcome reflects Mount Horeb’s goals and character.

Our team’s identity and philosophy are grounded in service. We view this project as a chance to help Mount Horeb accomplish its objectives—through thoughtful planning, strong design, careful infrastructure coordination, and disciplined financial oversight. We intend to earn trust through clear communication, responsiveness, and a willingness to do the hard work of aligning a successful development with the community’s priorities.

Thank you for the opportunity to be considered. We welcome a working session with Village staff and leadership to review goals, constraints, and next steps, and we would be honored to partner with Mount Horeb on a development that the community is proud of for decades.

Sincerely,

Daniel Spransy
Maverick Homes

Randy Alexander
Torque Companies

LUKKEN FARM

Development Proposal

Submitted to

Village of Mount Horeb, Wisconsin

Proposing Entity: MAKING A DIFFERENCE

Managing Member: Daniel Spransy

Primary Contacts

Daniel Spransy | Lead Developer / Managing Member

Maverick Homes; Realty Executives Cooper Spransy; Founders Title; Before16.org

Phone: 608-217-3767 | Email: dspransy@homesbymav.com

Randy Alexander | Co-Lead Developer

Torque Companies

Phone: 608-852-5615 | Email: rpa@torquecompanies.com

March 16, 2026

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- 1. Development Approach
- 2. Site Planning and Neighborhood Design Principles (Understanding of Community Needs and Village Goals)
- 3. Development Team & Qualifications
- 4. Project Timeline
- 5. Design Examples
- 6. Land Use & Economics
- 7. Appendices

1. Development Approach

Crowdsourced Concept Planning Process

A defining differentiator in this proposal is the plan of a structured crowdsourced concept-planning process. Rather than relying on a single internal sketch, the team will solicit multiple neighborhood concepts using the Lukken Farm plat map (includes topography) and one common set of guidelines that is created by the Village and Development Team, then extract the strongest ideas into a preferred plan.

Team member Philip Gritzmacher owns and operates a YouTube channel titled “City Planner Plays” and has close to 1 million subscribers. The channel features him playing a city planning type game called “Cities: Skylines II” with the majority of his audience being fellow players/land use designers from around the world.

The plan is for Philip to work with the game’s publicist, Paradox Interactive, to create the plat of the Lukken Farm in the game, then run a contest with his audience to see who can develop the best idea(s) of how to design the site. Paradox Interactive, the publishing company out of Stockholm, Sweden will provide the prize. We believe this could go viral and end up with 100+ plans to consider.

The result for Mount Horeb would be multiple design concepts from land use designers from around the world at no cost to ensure we explore all options for the site to achieve the Village’s goals for the project. All plans would be thoroughly reviewed by the development team to present the top 10 to the village. In collaboration with the development team the village will select the overall winner.

Structured Design Competition / Build-Off Process

1. Prepare the base materials: site boundary, access assumptions, pedestrian, walk and vehicle linkages, known constraints, design goals, and submission rules. (2-3 weeks)
2. Open a defined concept window (typically 2-4 weeks) for designers/planners to submit neighborhood concepts.
3. Review all entries against planning, engineering, cost, and market criteria. (1 week)
4. Select finalists and refine the most promising ideas into one preferred direction. (2 weeks)

Preferred Plan Selection Process

The final plan does not need to be one winning submittal lifted intact. The team can intentionally 'cherry-pick' the best ideas from multiple submissions and assemble a stronger hybrid plan than any single entrant may have produced alone.

Benefits to the Village

- More concept options before the project is locked in.
- A more transparent and engaging design process.
- A stronger story for public confidence and positive project visibility.
- Better odds of identifying creative but still feasible neighborhood solutions.

Site Planning & Neighborhood Design Principles

These are subject to change based on input from the Village, crowdsourcing design ideas and other unforeseen items that may arise through discovery. However, the current development site is very similar in size to the Point Gardens Development in Poynette, WI that both Mr. Alexander (developer for Pt Gardens) and Mr. Spransy (Builder for Pt Gardens) are currently working on. The numbers below are based on the design and density of Point Gardens (Poynette, WI). The current planning target is:

Product Type	Initial Target (Units)	Planning Intent
Small-lot single-family homes	252	Point Gardens-style small lots to maximize attainability and absorption.
Traditional single-family lots	86	Traditional middle-market lots for buyers seeking more yard and footprint.
Service Commercial	32 (@ 1000 sq ft)	Service sector commercial to serve neighborhood & surrounding land uses.
Multifamily units	150	A flexible attached component to broaden housing choice and support absorption including cottage court style homes.

2. Site Planning and Neighborhood Design Principles (Understanding of the Community Needs and Village Objectives)

Understanding of the Lukken Farm Opportunity

Lukken Farm represents a rare opportunity to shape a meaningful next phase of neighborhood growth in Mount Horeb. The site should be planned as a complete neighborhood rather than as a one-dimensional subdivision, balancing housing diversity, service commercial, parks, quality design, access, open space, and long-term market performance.

Alignment with Village Goals

We as a development team have no interest in this project, unless it is in line with the Village's goals and desires for the community. Our intent is to work with the Village to ensure their priorities are expressed and met.

Response to Current Housing Needs

The Village's recent housing assessment supports the need for additional housing supply and a broader mix of housing types. This proposal uses that study as a foundation for justifying a balanced neighborhood program that includes detached homes, smaller & traditional sized lots, and multifamily units.

Neighborhood Character and Community Fit

The neighborhood should feel intentional, attractive, and durable. The design intent is not simply to maximize unit counts, but to create a place with a thoughtful streetscape, usable open spaces and linkages, and product types that fit different stages of life and varying household budgets.

Flexible Phasing and Market Responsiveness

A core strength of this proposal is that the product mix can evolve by phase. If later phases reveal stronger demand for small-lot homes, some larger lots can be resized. If demand shifts toward larger detached lots or a different attached product, the mix can be adjusted without abandoning the broader neighborhood framework. When each phase begins, we will:

- Review sales pace, pricing, and buyer feedback at the close of each phase.
- Rebalance future lot dimensions and product counts before engineering of the next phase is finalized.
- Maintain consistent neighborhood quality standards even when the mix changes.
- Use engineering and financial review to confirm that changes remain practical and supportable.

Target Buyer / Resident Profiles

- Buyers seeking attainable detached homes on smaller lots.
- Households wanting more traditional lot sizes and yard depth.
- Downsizers or smaller households attracted to zero entry design.
- Renters or residents seeking multifamily options within Mount Horeb.

Neighborhood Design Intent

The intent is to make the neighborhood feel planned, not pieced together. Product diversity should feel coordinated through block layout, streetscape treatment, open space design, and architectural standards so the development reads as a sense of place with multiple living options, amenities, commercial services with thoughtful linkages.

Site Planning and Design Approach

Land Planning Principles

- Organize the site as a complete neighborhood rather than a series of isolated pods.
- Balance yield with livability, curb appeal, and long-term market desirability.
- Create a layout that can absorb product-mix changes without losing coherence.

Street Network and Connectivity

- Prioritize a legible block structure and practical internal circulation and linkages for parks and recreation.
- Design the street network to support phased implementation without awkward dead ends or stranded infrastructure.
- Coordinate access points and connections carefully with surrounding context and Village expectations.

Pedestrian / Bicycle Circulation

- Provide safe, intuitive walking routes through the neighborhood.
- Use path connections and crossings to link homes, open spaces, shared amenities and the connecting Military State Trail.
- Treat walkability as part of the neighborhood's value proposition, not as an afterthought.

Open Space, Green Space, and Amenities

- Integrate usable open spaces rather than leaving only leftover landscape areas.
- Use shared greens and pocket spaces to build character and functionality.
- Treat stormwater areas as visual amenities rather than purely utilitarian zones.

Sponsorship Opportunities

- Olle Gardens - Each homeowner will receive a personal raised garden bed ready for planting.
www.ollegardens.com
- Burpee Seeds - Free seeds and plants for one year, specifically chosen for each homeowner's individual gardening goals. Local horticultural support through community learning seminars. Access to a digital community platform for sharing tips, learning from others, and fostering connections.
www.burpee.com
- Paradox Interactive - Providing the platform (Cities: Skylines II), creation of the map of Lukken Farm as well as the prize for the winner of the design contest.
www.paradoxinteractive.com

Traffic Calming and Safety

- Use geometry and streetscape cues that naturally slow traffic.
- Protect sightlines and pedestrian movement.
- Plan for a neighborhood that feels safe and comfortable for residents, guests, and families.

Relationship to Adjacent Development

- Use transitions in lot size, building form, and landscape treatment where appropriate.
- Design edges carefully so the neighborhood fits into the broader community context.

Preliminary Stormwater / Grading Design Considerations

- Bring engineering input in early so the concept remains practical.
- Avoid overcommitting to a layout that fails due to topography and stormwater constraints.
- Use preliminary grading and drainage logic to support concept selection.

Utility and Infrastructure Extension Considerations

- Coordinate utility extension logic with phasing so the project can roll out efficiently.
- Evaluate infrastructure timing alongside absorption and phase sequencing.

3. Development Team & Qualifications

Lead Developer / Managing Member

Daniel Spransy will serve as the managing member of the proposing LLC and as the lead developer contact. His background combines residential brokerage, homebuilding, title/closing involvement, and project coordination, providing practical insight into site execution, product positioning, buyer demand, and end-user expectations.

- Primary roles: vision, deal leadership, market alignment, coordination of consultants, and ongoing Village communication.
- Current affiliated companies: Realty Executives Cooper Spransy, Maverick Homes, Founders Title, and Before16.org.

Co-Lead Developer

Randy Alexander will serve as co-lead developer through Torque Companies. He brings development experience relevant to neighborhood planning, including precedent for small-lot product formats such as the Point Gardens concept in Poynette. His perspective helps ground the program in buildable, market-oriented development practice.

- Primary roles: co-development strategy, product guidance & design, phase planning, and development execution support.
- Key practical contribution: experience with neighborhood formats that use smaller lots to expand attainability and improve absorption. Creativity in development, thinking “outside the box” to come up with solutions to developments.

Public Process / Entitlements Lead

Craig Thomas Malin is positioned as the public-sector strategy and entitlements lead. He brings decades of local government leadership, including service as a Village Administrator / Zoning Administrator in Wisconsin, along with city management and planning credentials. His presence adds credibility to the proposal’s approvals strategy and public-process discipline.

- Supports entitlement pathway and approvals roadmap.
- Helps structure Village/Plan Commission/Board touchpoints and meeting strategy.
- Assists with risk management around public communication, review timing, and issue resolution.

Engineering and Survey Team

Grothman & Associates, S.C. will provide core engineering and surveying support. The firm’s role will include boundary/topographic work, preliminary infrastructure thinking, stormwater and grading strategy, and ongoing support as the project advances from concept through construction.

- Tomás A. Toro, PE, PLS: senior engineer-surveyor supporting site design, grading, utilities, stormwater, and technical feasibility.
- Scott P. Hewitt, PLS: surveying leadership and firm-level oversight with substantial land development and field experience.

- The firm adds practical depth in land planning, roadway/site design, stormwater, soil-related issues, and construction support.

Senior Design Advisor / Urban Design & Placemaking

Ed Freer (Freer Design) is a veteran landscape architect, urban designer, and waterfront planner with decades of experience supporting community-focused design and redevelopment. He has held senior roles with major firms including GRAEF, SEH (Short Elliott Hendrickson), SmithGroup/JJR, and The Alexander Company, and he brings seasoned design judgment to help shape neighborhood character, open-space concepts, streetscape quality, and public-facing design credibility. Ed will serve as a senior design advisor to refine concept plans, strengthen placemaking elements, and support the Village review process as the preferred plan is developed.

Contact: Ed Freer | 608-320-4567 | ed@freerdesign.com

Crowdsourcing/Design Concept Generation

Philip Gritzmacher is an AICP-certified professional planner with over a decade of experience in transportation and municipal planning. He holds a Master of Urban and Regional Planning from the University of Colorado. Throughout a decade of public-sector service — including roles as a Transportation Planner for the Wisconsin DOT, City Planner for the City of Sun Prairie, and Lead Transportation Planner for the City of Madison — Philip has specialized in high-level public engagement and community outreach.

Now a full-time content creator, Philip has scaled his professional engagement expertise to a global level through his YouTube channel, *City Planner Plays*. By using city-building games as a medium for professional discourse, he has turned complex urban theory into a primary touchpoint for public interest in urbanism, achieving the following metrics:

- Subscribers: approximately 900,000
- Total Views: 215 Million+
- Engagement: 58 Million+ hours of watch time

Philip combines deep technical experience in urban and regional planning with a proven ability to communicate complex planning concepts to a massive digital audience.

Team Structure and Roles

- Daniel Spransy: managing member / lead developer / primary point of contact.
- Randy Alexander: co-lead developer and designer / product and phase strategy support.
- Craig Malin: approvals, public process, and municipal alignment.
- Grothman & Associates: engineering, surveying, infrastructure, and site feasibility.
- Ed Freer: Landscape and urban designing.
- Jim Weigel: Project financial oversight
- Phillip Gritzmacher: Design concept idea generation via crowdsourcing

Relevant Project Experience

This proposal intentionally emphasizes complementary capabilities rather than over-relying on a single resume. The team structure is designed so design intent, engineering practicality, public-process awareness, and financial discipline can work together throughout the life of the project.

Why This Team

- Through working with the village and crowdsourcing, we are confident to provide the best possible outcome leveraging talent and ideas from around the world.
- Development leadership with hands-on design, construction, sales, land development, and title/closing experience.
- A co-lead developer with proven experience delivering small-lot neighborhood formats that can inform the Lukken Farm rollout.
- Municipal/public-process support through Craig Malin to strengthen approvals strategy and communication.
- Engineering and surveying capability through Grothman & Associates, including site design, stormwater, utility planning, and construction support.

4. Project Timeline

Proposed Schedule

Village Board Resolution to Proceed (6-10 weeks)

Kickoff and Due Diligence (2 weeks)

- Project leads, Dan Spransy and Randy Alexander are to meet with the Village to set the design standards and non-negotiables for the project.

Concept Planning / Crowdsourced Design Window (2-4 weeks)

- Run a 2-4 week concept design contest through the game Cities: Skylines II and City Planner Plays after issuing a clear design brief.

Preferred Plan Refinement with Village (2 weeks)

- Development team to complete concept screening and combine the strongest ideas into one preferred direction.
- Coordinate concept review meetings and refine based on Village feedback.
- Once the concept is approved by the village and developer, a comfort resolution agreement to be proposed and signed by both parties.

Preliminary Plat / Engineering Timeline (3 weeks)

- Advance the preferred plan into preliminary engineering and plat-level materials.

TID Creation (8 weeks)

- Creation of the Tax Incremental District.

Developer Agreements (2 weeks)

- Creation and commencement of developer agreement between the Village and Developer.

Estimated Phase Rollout

- Set final phase sizes and timing after concept confirmation, engineering review, and updated market analysis.
- Pending trade availability, property closing and phase 1 to commence construction spring 2027 (estimated).

5. Design Examples

HOMES

HOME DESIGN

A DIVERSE SELECTION



Salt Box
2 Story



Wisconsin
Farmhouse



Tamarack
Carriage



Atomic Ranch



Bungalow



Amish
Carriage



Mid-Century
Modern
Carriage



Salt Box
2nd Edition



Shotgun



Modern
Rustic



Salt Box



Tamarack
2nd Edition

GARDENS





A COMMUNITY OF LIFE

Raised bed gardens for every home

Free seeds for 1 year
Personalized for the homeowner



SERVICE COMMERCIAL

SERVICE COMMERCIAL

SPACES TO SERVE THE
COMMUNITY



Boutique sized
units



Affordable
Inviting

LANDSCAPE DESIGN

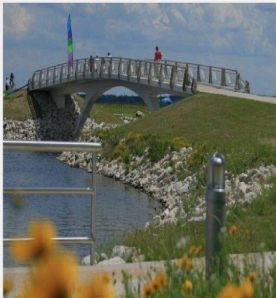
URBAN LANDSCAPING



DECADES OF
EXPERIENCE



COMMUNITY
FOCUSED DESIGN



6. Land Use & Economics

Our proposed land use framework is designed to deliver a complete, walkable neighborhood while creating meaningful long-term value for the Village. The preliminary program includes 252 small residential lots, 86 traditional-sized lots, 150 multifamily units, and 32 service commercial units. This mix is intentional: it provides a range of housing choices and price points, supports neighborhood-serving retail and services, and creates the tax base needed to fund public improvements through a Tax Increment District (TID).

How land uses tie directly to the crowdsourced concept contest:

These land use targets will be built into the crowdsourcing design contest as part of the Village-guided “design brief.” In other words, the contest is not open-ended—participants will be asked to create concepts that place and organize these uses in a way that best supports Mount Horeb’s goals and a high-quality neighborhood pattern. Submissions will be evaluated against clear criteria: connectivity and street hierarchy, open space placement, logical transitions between housing types, commercial adjacency and access, and the overall ability to phase and deliver the plan efficiently. The strongest concepts—and the best individual ideas across multiple concepts—will be combined into a preferred plan that preserves the program targets while improving design quality through broad ideation and early transparency.

Housing product strategy: smaller lots + traditional lots

A core economic driver of this plan is the use of small-lot residential as a way to lower the per-home burden of infrastructure and land cost. Smaller lots reduce the linear feet of streets, utilities, and frontage per unit, which can materially lower development cost per home—helping keep attainable home prices in reach while still delivering a high-quality neighborhood. They also support efficient phasing, because infrastructure investment can serve more homes earlier in the buildout.

At the same time, the plan intentionally includes 86 traditional-sized lots to ensure product variety and long-term neighborhood stability. These lots provide a move-up option and broader design diversity, helping the neighborhood serve multiple household types—from first-time and right-sizing buyers to families seeking more yard space. Together, the small-lot and traditional-lot products create a balanced “ladder” of ownership opportunities rather than a one-size-fits-all neighborhood.

The 150 multifamily units further expand choice and help meet demand for rental and lower-maintenance living, while the 32 service commercial units provide neighborhood-scale services and convenience that strengthen the overall economics and livability of the community.

Infrastructure and costs

Based on previous development experience, approximately 20% of the total cost will be allocated to “soft” costs and 80% to “hard” costs.

Land purchase price to be at fair market value.

Impact fees for the Lukken Farm Park to be paid by increment from the project through the TID district.

Project Financials

The development team combined experience of over 70 years of successfully completing complex private debt, equity, project financing and community tax incremental financing sources.

The final detailed budget will be presented once the final community plan is complete.

TID strategy and community benefit

To align private investment with public benefit, we intend to pursue creation of a Tax Increment District (TID) associated with the Lukken Farm development. As the project builds out, we anticipate creating over **\$200 million in new value for the Village**. The purpose of the TID is not simply to finance infrastructure—it is to translate that new tax-base growth into visible community outcomes.

Through the TID, we intend to generate funding that can:

- Assist in completion of the proposed Lukken Farms Park, enhancing quality of life and neighborhood identity
- Lower the cost of homes by helping offset eligible public improvement costs that would otherwise be carried directly in lot and home pricing
- Expand housing choices by enabling a product mix that serves multiple household types and budgets
- Support service retail that benefits both the new neighborhood and the broader community

In short, this land use and economic strategy is designed to deliver a plan that is both community-aligned and financially executable—a neighborhood that provides diverse housing options, strengthens the tax base, and creates a pathway to fund public amenities and infrastructure in a way that benefits Mount Horeb over the long term.

Proposed Land Use for Lukken Farm

Land Allocation	Amount	Percentage
Parks/Public Domain	86 Acres	61%
Service Commercial	4 Acres	3%
Multi-Family	6 Acres	4%
Single Family	44 Acres	31%
- Note: single family percentage is below the required 35% maximum allowed for TID creation.		

Density and Value Metrics:

All metrics for density are calculated based on the numbers found in the Point Gardens Development in Poynette, WI which was developed by Torque Companies (Randy Alexander).

Single Family Lots				
	Acres	Average Lot Size	Value Per Home	Total Assessed Value
Missing Middle, Affordable Lots	30	5,137 square feet	\$480,000 (current value)	252 units = \$121 million
Traditional Sized Lots	14	6,200 square feet	\$600,000 (current value)	86 units = \$52 million
Total	44			\$173 million

Multifamily			
Acres	Units per Acre	Value Per Unit	Total Assessed Value
6	25 / acre	\$200,000 (current value)	150 units = \$30 million

Service Commercial			
Acres	Units per Acre	Value Per Unit	Total Assessed Value
4	8 / Acre	\$200,000 (current value)	32 units = \$6.4 million

Total Increment (current) value is \$209.4 million.

7. Appendices

- 7.1 Appendix A – Team resumes and bios
- 7.2 Appendix B – Crowdsourced Concept Planning
- 7.3 Appendix C – Partnership Opportunities
- 7.4 Appendix D – Preliminary concept exhibits

- 7.1 Appendix A – Team resumes and bios



Daniel Spransy

Managing Member / Lead Developer

608-217-3767
dspransy@homesbymav.com
5940 Seminole Ctr Ct #310
Fitchburg, WI 53711

Professional Summary

Daniel Spransy is a Wisconsin-based real estate professional and homebuilder focused on creating neighborhoods that balance livability, design quality, and long-term community value. He leads multiple locally rooted businesses—including Maverick Homes and Realty Executives Cooper Spransy—and brings a practical, execution-driven approach to land development, residential construction, and market delivery.

Across his work, Daniel emphasizes a service-oriented philosophy: listening first, partnering closely with stakeholders, and building solutions that reflect the goals of the community. He is particularly focused on creating housing options that serve a range of households and life stages, while maintaining strong neighborhood character and consistent standards that protect value over time.

For the Lukken Farm opportunity, Daniel will serve as Managing Member and Lead Developer for the proposing entity (LLC to be formed). In this role, he will coordinate the project vision, community-based planning process, approvals strategy, consultant team management, and phased implementation. His leadership approach is hands-on and transparent—centered on collaboration with the Village to produce a plan the community can support, and then executing it with discipline, accountability, and high-quality results.

Daniel can be reached at 608-217-3767 or dspransy@homesbymav.com

Businesses Under Dan's Leadership

Maverick Homes

Maverick Homes is a Wisconsin homebuilder focused on delivering thoughtfully designed, high-quality new construction with an emphasis on craftsmanship, efficient layouts, and long-term value. We build homes and neighborhoods that are practical for real life—balancing curb appeal, livability, and a smooth customer experience from planning through move-in.

Realty Executives Cooper Spransy

Realty Executives Cooper Spransy is a Dane County-based real estate brokerage that helps buyers and sellers navigate residential transactions. Featuring the highest producing office in the MLS, this gives intimate and up to date access to local market trends and needs.

Founder's Title

Founders Title is a Wisconsin title company providing reliable title and closing services to help real estate transactions close smoothly and on time. Founder's is a joint venture with Knight Barry Title, the largest in WI which gives us access to many resources and preferred pricing through volume, which savings can be passed on to the public.

Before16

Founded in 2018 by Dan Spransy, Before16.org is a nonprofit that helps older orphans find permanent, loving homes by connecting them with adoptive families via an international hosting program. Dan and his wife adopted an older orphan themselves and subsequently launched Before16. On average, 12-15 orphans find homes each year.

- 7.1 Appendix A – Team resumes and bios



Randy Alexander

Co-Lead Developer



Professional Summary

Randy Alexander is a Wisconsin-based real estate developer and the founder and CEO of Torque Companies, a firm focused on creating environmentally forward, livable communities with strong design character and long-term value.

Previously, Randy founded The Alexander Company and served as its President and CEO, where under his leadership the company undertook 250+ redevelopment projects across the Midwest and along the Eastern Seaboard, earning national recognition for work including urban infill, historic preservation/adaptive reuse, and affordable housing solutions.

Randy's work emphasizes placemaking and neighborhood durability—designing communities that feel cohesive, function well, and hold value over time. One local example relevant to this proposal is Point Gardens in Poynette, WI, a master-planned neighborhood with a strong small-lot component and a stated commitment to parks/green space and energy-efficient housing features.

For the Lukken Farm opportunity, Randy will serve as Co-Lead Developer, supporting concept planning, product strategy, phasing, design direction, feasibility/financial review, and execution planning—ensuring the development approach stays both community-aligned and market-realistic.



Eduard (Ed) Freer

Senior Design Advisor / Urban Design & Placemaking

Professional Summary

Senior Landscape Architect

Over the course of his decades-long professional career, Ed has built a significant and award-winning portfolio in urban waterfront design and community-based planning throughout the U.S. He is highly accomplished at facilitating a consensus vision and broad community support for urban design and redevelopment initiatives. Ed has served as a resource member to many civic task forces and professional panels and as a member of national design juries. He has been an urban design resource for the Mayors Institute on City Design, Urban Land Institute and AIA Community by Design.

Ed also participates as a local professional practitioner in academic programs at the University of Wisconsin – Madison (Landscape Architecture, College of Human Ecology, and Capstone Course in Civil Engineering) and the University of Wisconsin – Milwaukee (Urban Design and Planning).

Experience

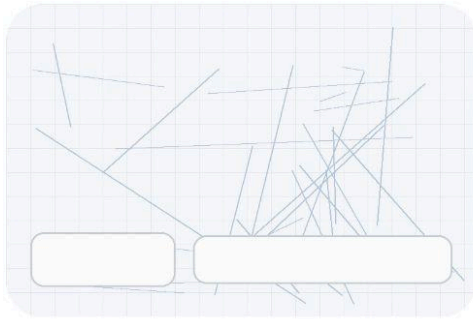
Education

- Bachelor of Landscape Architecture State University of New York/Syracuse University - Syracuse, NY
- Bachelor of Science Environmental Science State University of New York/Syracuse University - Syracuse, NY

Project Experience (a sample)

- GEFII and GEFIII Plaza Deck Renovation, Madison, WI
- Yaquina Head Outstanding Natural Area Site Plan, Newport, OR
- Miller's Bay Neighborhood Streetscape Design (City of Oshkosh) – Oshkosh, WI
- Wenzel Family Plaza Design (City of Marshfield) – Marshfield, WI
- Dunlap Island Park and Broadway Streetscape (City of Cloquet) – Cloquet, MN
- Arrowhead Park Conceptual Design and Master Plan (City of Neenah) – Neenah, WI
- Downtown Planning and Design (Village of Egg Harbor) – Egg Harbor, WI
- Riverside Park Master Plan (City of Muscatine) – Muscatine, IA
- PROSC Valparaiso Parks & Trail (PROS Consulting) – Valparaiso, IN
- 1996 Master Plan (University of Wisconsin-Madison) – Madison, WI
- 100+ more available on request

- 7.1 Appendix A – Team resumes and bios



Craig T. Malin

Public Process & Entitlements Lead

📞 563-529-1542

✉️ craigthomasmalin@gmail.com

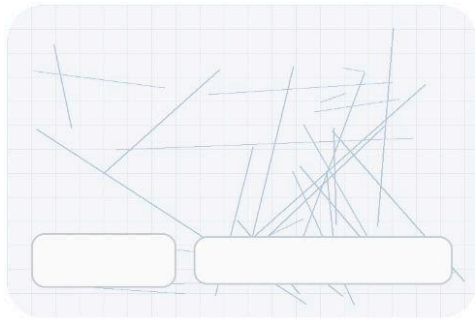
🌐 www.craigmalin.info

Professional Summary

Craig Thomas Malin is an ICMA-credentialed city manager and AICP-credentialed planner with 36 years of local government experience, including 25 years as a Chief Administrative Officer. He currently serves as Village Administrator / Zoning Administrator in Poynette, Wisconsin.

His career includes City Manager roles in Seaside, CA and Davenport, IA, where he led major capital improvements, secured grant funding, and advanced transparency and community-focused service delivery. In Poynette, he has led conservation neighborhood planning and tax base growth while directing tax increment toward infrastructure and amenities.

For Lukken Farm, Craig will guide the entitlement pathway and public process strategy—helping align concepts with local requirements, supporting Village coordination, and reducing approval risk through clear, professional communication.



Tomás Toro

Senior Engineer-Surveyor

📞 608-742-7788

✉️ ttoro@grothman.com

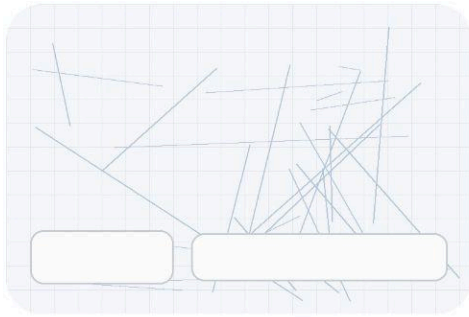
Professional Summary

Tomás A. Toro, PE, PLS is a Senior Engineer-Surveyor with Grothman & Associates, S.C. He has been directly involved in land development and site improvement since 1996, including residential subdivisions, apartment complexes, and commercial/retail projects.

His experience includes water distribution, sanitary and stormwater management systems, hydraulic and hydrologic flood studies, and wetland creation/rehabilitation. Key strengths include site layout and grading, storm drainage, utility design, stormwater/hydraulic modeling, project and construction management, and Environmental Site Assessments (ESAs).

As a licensed Professional Land Surveyor, he has coordinated land surveying and construction layout projects and has supervised civil design and surveying teams—delivering a wide range of civil and surveying assignments, including major street and storm drainage survey work and complex development sites.

- 7.1 Appendix A – Team resumes and bios



Scott Hewitt

President / Owner (PLS)

☎ 608-742-7788

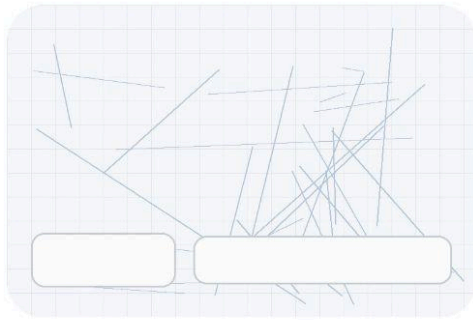
✉ shewitt@grothman.com

Professional Summary

Scott P. Hewitt, PLS is President/Owner of Grothman & Associates, S.C. He has over 30 years of land surveying experience, including more than 29 years as a crew chief, and became the firm's sole owner in January 2022.

Scott specializes in lot development, boundary control, topographic surveys, and laser scanning. He has extensive experience supporting PLSS re-monumentation efforts and collaborating with county surveyors in Columbia and Green Lake Counties, and he has served as an expert witness in circuit court cases.

In addition to surveying credentials, he is a Wisconsin Certified Soil Tester and a licensed Designer of Engineering Systems, including private on-site wastewater treatment system design—bringing practical, field-tested insight to development feasibility and delivery.



Philip Gritzmacher, Jr.

AICP • City Planner Plays

📍 Contact: TBD

✉ Contact: TBD

Professional Summary

Philip Lee Gritzmacher, Jr., AICP is a professional planner with a Master's degree in Urban and Regional Planning from the University of Colorado and a career-long focus on public engagement and community outreach.

After a decade of public-sector service—including roles as a Transportation Planner with Wisconsin DOT, City Planner for the City of Sun Prairie, and Lead Transportation Planner for the City of Madison—Philip now operates City Planner Plays full-time.

For Lukken Farm, Philip will help host and guide the Cities: Skylines II concept challenge, expanding participation, improving transparency, and helping translate planning ideas into clear, understandable neighborhood concepts for the Village and community.



Crowdsourced Concept Planning

Appendix • Page 1 of 2

Cities: Skylines II • City Planner Plays

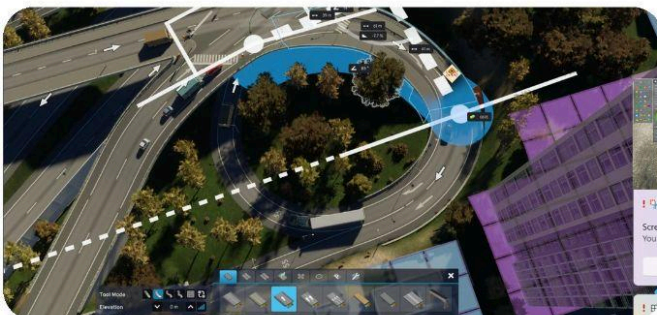
Two-page appendix explanation

What we are doing

Instead of starting with one internal sketch, we will generate many neighborhood concept options quickly by running a structured, rules-based design challenge in Cities: Skylines II through the City Planner Plays community. The Village and development team define the rules and evaluation criteria up front; our team then screens submissions for real-world feasibility and works with the Village to select (and combine) the best ideas into a preferred plan.

Why this is different

Traditional planning often produces one concept at a time, behind the scenes. Crowdsourcing produces a menu of options early, builds transparency, and increases the odds of discovering creative—but still buildable—solutions before the project gets locked in.



Crowdsourced Concept Planning • Cities: Skylines II / City Planner Plays



Crowdsourced Concept Planning

Appendix • Page 2 of 2

Cities: Skylines II • City Planner Plays

Two-page appendix explanation

How the crowdsourcing works

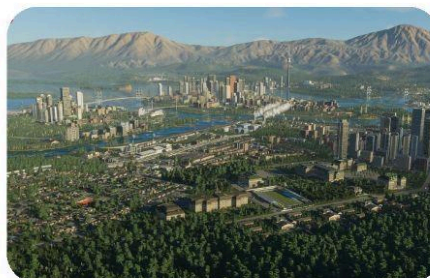
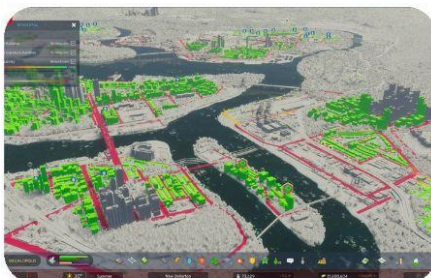
- 1) Village-guided design brief (controls & non-negotiables): We meet with the Village to define goals, required elements, and constraints (access, connectivity, open space intent, stormwater expectations, design character, phasing goals, etc.).
- 2) Base map / shared starting model: We provide a consistent Lukken Farm base model for all participants (site boundary, plat/topography inputs, and known constraints) so submissions are comparable.
- 3) Time-boxed concept window: A 2-4 week public design challenge is run through City Planner Plays to solicit a large number of concept plans.
- 4) Screening for feasibility: The development + engineering team reviews leading concepts against practical criteria: grading/stormwater logic, utility and roadway feasibility, phasing, cost implications, and market fit.
- 5) Preferred plan synthesis (“cherry-pick” approach): The final concept does not need to be one winning entry. We intentionally combine the best features from multiple submissions into a stronger hybrid plan.
- 6) Village workshop + refinement: We present the strongest concepts (and/or the hybrid) to the Village, gather direction, and refine toward a preferred plan suitable for formal review and preliminary engineering.

What the Village receives

- A set of concept options with a short evaluation summary of strengths and tradeoffs.
- A feasibility-screened shortlist and a recommended preferred plan direction.
- A hybrid preferred plan that reflects Village goals and incorporates the best ideas discovered through the challenge.
- A clear phasing framework so later phases can adjust product mix without losing neighborhood coherence.

Guardrails (keeping it realistic)

- The Village defines the rules. The contest does not set policy; it generates options within Village-defined parameters.
- We treat game concepts as idea generators. Final plans are refined with professional engineering, surveying, and deliverability checks.
- We document assumptions and note where concepts require refinement (stormwater, grading, connections, utilities, etc.).



Crowdsourced Concept Planning • Feasibility-screened options leading to a preferred plan



Partnership Burpee Seeds + Olle Gardens

Neighborhood Garden Program



Concept adapted from the Point Gardens community model.

Program Summary

Through a partnership with Burpee, a national leader in home gardening, and Olle Gardens, a leading raised-bed garden company, our goal is to make gardening an easy, repeatable “welcome experience” for every new homeowner—turning yards into places where neighbors connect and families put down roots.

Each homeowner receives a personal raised garden bed ready for planting, along with free seeds and plants for one year selected to match their goals (vegetables, herbs, pollinator/native flowers, or low-maintenance options). The program includes learning seminars, access to a digital community platform for sharing tips, and two on-site visits from gardening experts to help residents establish and maintain thriving beds.

Beyond the individual beds, the neighborhood leverages gardens as a community-building tool—encouraging outdoor time, shared learning, and seasonal events. The result is a distinctive amenity that supports neighborhood identity, improves curb appeal, and creates meaningful day-to-day value for residents.



- 7.4 Appendix D – Preliminary concept exhibits

HOME DESIGN

A DIVERSE SELECTION



Bungalow



Wisconsin Farmhouse



Modern Rustic



Tamarack Carriage



Shotgun



Amish Carriage



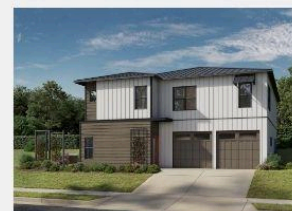
Atomic Ranch



Mid-Century Modern Carriage



Salt Box



Tamarack 2nd Edition



Salt Box 2nd Edition



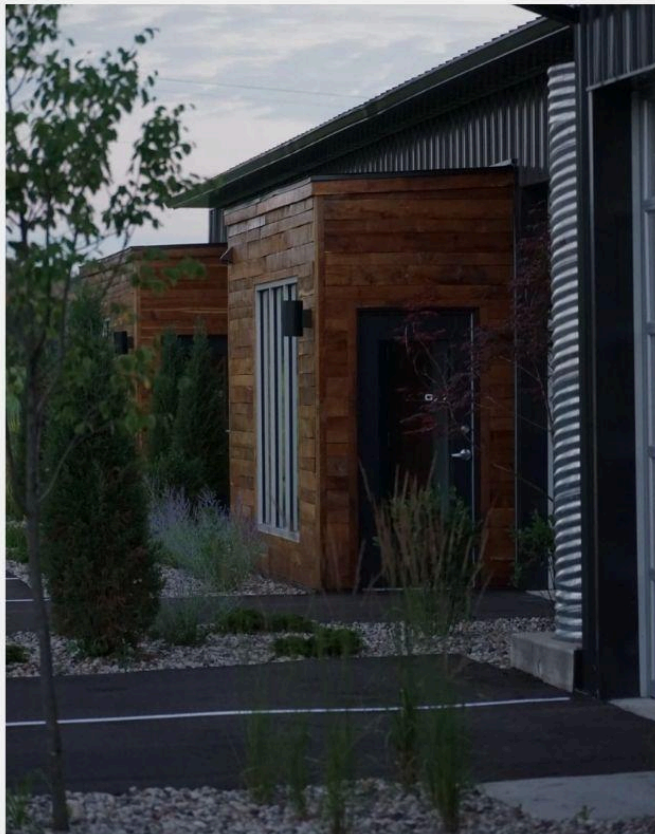
Salt Box 2 Story

- 7.4 Appendix D – Preliminary concept exhibits

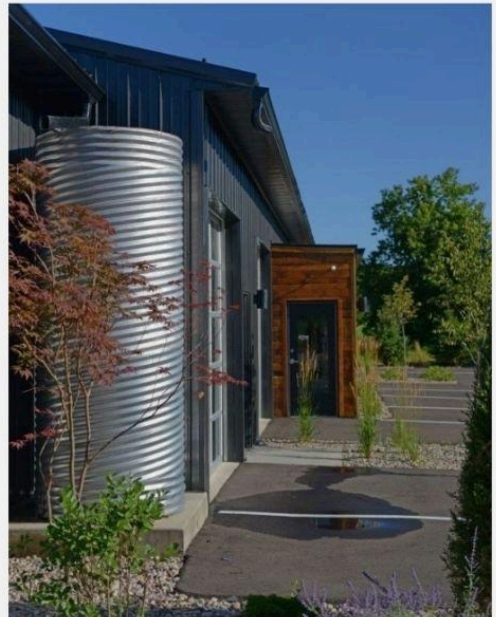
SERVICE COMMERCIAL



**SPACES TO
SERVE THE
COMMUNITY**



**Affordable
Inviting**



**Boutique
sized units**

- 7.4 Appendix D – Preliminary concept exhibits

URBAN LANDSCAPING

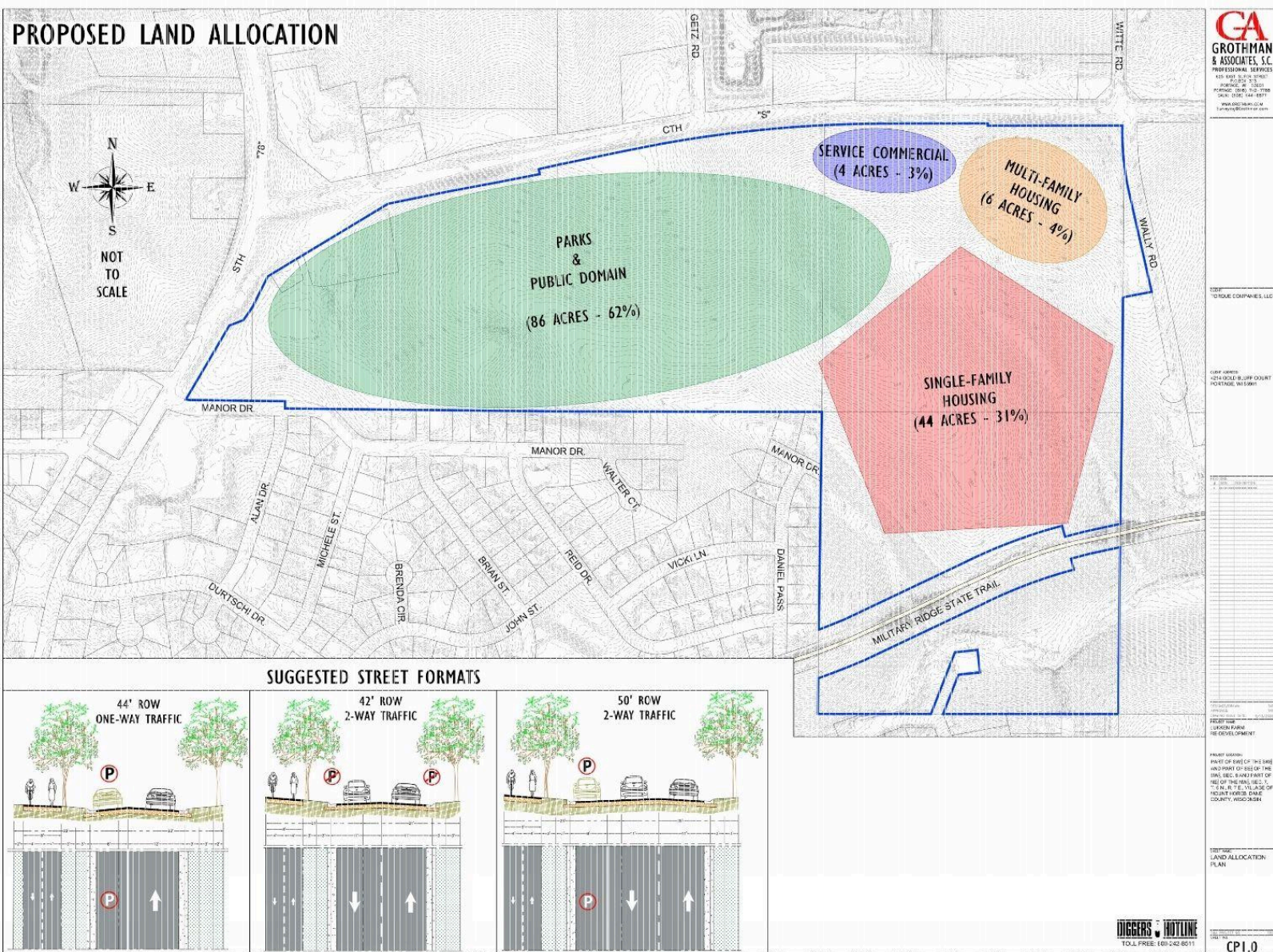


**DECADES OF
EXPERIENCE**



**COMMUNITY
FOCUSED
DESIGN**







Development Proposal

Lukken Farm, Mount Horeb WI

Executive Summary

Encore Homes, Inc. perceives the opportunity to develop the Village-owned Lukken Farm site as a unique chance to continue our long history of adding high quality housing opportunities to the Mount Horeb market.

Our proposal for the Lukken Farm site brings together multiple housing types to offer a community that embraces a vibrant mix of opportunity to appeal to a wide range of people who wish to make Mount Horeb their home.

1. A multifamily lot that will support up to 100 apartment units
2. 34 twin home units for owner-occupancy
3. 28 cottage style small foot print homes for owner-occupancy
4. 86 traditional single family homes for owner-occupancy

There is also a 1.3 acre lot set aside for a commercial business opportunity to serve the community. Additionally, there is approximately 30.7 acres set aside as conservancy land as per the Village's Comprehensive Plan for this area. This could potentially be donated to the Village as a complement to the Park being planned for this community.

Encore has worked to develop a range of housing options that are complementary to each other and that deliver attainable homes for families of all types to thrive in, with a focus on sustainable land use and creating community. The development of these housing types together provides an attractive and sustainable neighborhood.

TWIN HOMES

The first housing type introduced in this proposed development is an innovative option created by the Encore team to address providing shared-wall housing opportunities that focus on cost control and energy efficiency while offering single family home designation as it relates to zoning and financing requirements. This allows buyers to pursue long-term, fixed rate financing options that contribute to stability and affordability. This is a unique answer to providing a multi-family shared-wall housing option without all the restrictions that come along with traditional shared-wall condominium construction – challenging financing issues for shared wall condominiums still plague the markets in our post-recession world.



COTTAGE HOMES

The next housing type offered in this proposed development is cottage style small footprint homes. These small footprint homes offers a down-size opportunity for seniors looking to sell family homes in the community as well as for first time homebuyers desiring to make their home in Mount Horeb. The focus is on creating an attainable housing option that offers customization options to owners desiring upgrades.



TRADITIONAL HOMES

Traditional homes will offer a large variety of floor plans and elevations appealing to growing families wishing to upsize to accommodate family space needs. As always, an aggressive base-price package structure gives homeowners the ability to control their budgets while selecting options and upgrades that suit their everyday lives, including security and energy-efficiency package options.



We've seen a range of demographics in these communities and they attract a wide variety of people from varied backgrounds. This lends to the vitality of these communities and offers a range of benefits to the homeowners who live there. Community pride in shared green spaces is evident, and gatherings are common, ranging from wine walks to community cook outs.

Storm water management facilities are developed with native plantings that feature root systems that encourage infiltration and provide habitat for various birds and pollinators. A focus on community connectivity exists via walkways and paths that provide opportunities for daily exercise and pedestrian and bike-to-work commuters.

Encore is committed to employing building practices that focus on attainable housing options and include options to contribute to Mount Horeb's sustainability goals. We include options to make garages electric-vehicle ready, roof systems that are solar-ready, upgraded insulation package options, all electric kitchen packages and landscaping options that encourage native plantings. Construction also meets or exceeds all local and national building codes and complies with Focus on Energy partnership parameters.

We strongly believe that providing an attainable price point for homeowners who are first time buyers, experiencing a family status change (loss of spouse, divorce), or down-sizers is critical in expanding home-ownership opportunities – building with a focus on easy-to-add energy efficiency upgrades will encourage homeowners to embrace green technologies and options as they can afford to do so. While many people opt to include these upgrades at the time they purchase from us, others are encouraged to know that we've made the options easy for them to pursue at a later time if finances dictate a delayed installation of these features.

Benefits of increasing missing-middle housing opportunities to the Mount Horeb community are several. People who make up the labor force serving many Mount Horeb businesses can afford to live in Mount Horeb. Families experiencing status changes have an attainable option to keep their families in the school district they love. Downsizing seniors can re-sell their existing homes to new families that desire to become a part of the Mount Horeb community.

In summary, the Development Team is anticipating working closely with all stakeholders in formulating an exciting addition to the Mount Horeb community. We are proud to put forth a plan that is in close alignment with the goals stated in the current Comprehensive Plan. With our emphasis on SUSTAINABILITY and ATTAINABILITY, we believe that we're ready to be enthusiastically greeted by people who want to live, work and grow in Mount Horeb. In particular, we look forward to introducing the Mount Horeb community to our innovative housing products and partnering to address the missing middle housing that is so needed to continue the vibrancy that makes Mount Horeb so special.

Approach

The Encore team of professionals has many years of experience in undertaking development projects from small scale development to complete neighborhood creation. The team is experienced in land acquisition, municipal approvals processes, neighborhood input meetings, entitlement planning and execution and ultimately development. Encore has executed and successfully delivered on Development Agreements in Madison, Mount Horeb, Fitchburg, Monona and most recently, a large scale complete neighborhood project in Middleton.

Development responsibilities lie with Chad Wuebben, Encore Homes, Inc. President. Chad's team consists of Jeff Jaschinski, CFO and CPA and Cari Wuebben, Broker. This team works closely with a robust group of professional engineers, storm water consultants, lenders and attorneys as appropriate to the scope of work. Upon completion of entitlement and subsequent land acquisition, Chad oversees infrastructure installation and works directly with assigned City representatives on acceptance of improvements. Upon acceptance, Encore Homes, Inc. teams take action to begin vertical construction. Home buyers work directly with professional sales and design staff members in the fully outfitted Encore Homes Design Center to select the home and finishes appropriate to their needs and budget.

Project Examples

Redtail Ridge, Middleton WI

Redtail Ridge is a complete neighborhood on Middleton's northwest side. The greater community is approved for a total of up to 893 dwelling units, and consists of varied land uses spread over 128 acres with views of the Pheasant Branch Conservancy. There will be up to 444 apartment units available for rent. Apartment land has been sold to a developer and construction is underway. For the remainder of the community, there are 36 Calliope Cottages (all sold and closed, owner occupied), 22 Canna Lily Cottages (12 sold and closed to owner occupants, 5 under construction and 5 in a future phase), 66 Redtail Ridge Townhouses (35 sold to owner occupants, 10 under contract and under construction, 21 in future phases). The remainder of the homes in the community are traditional single family homes, with both rear load and front load garage styles available.







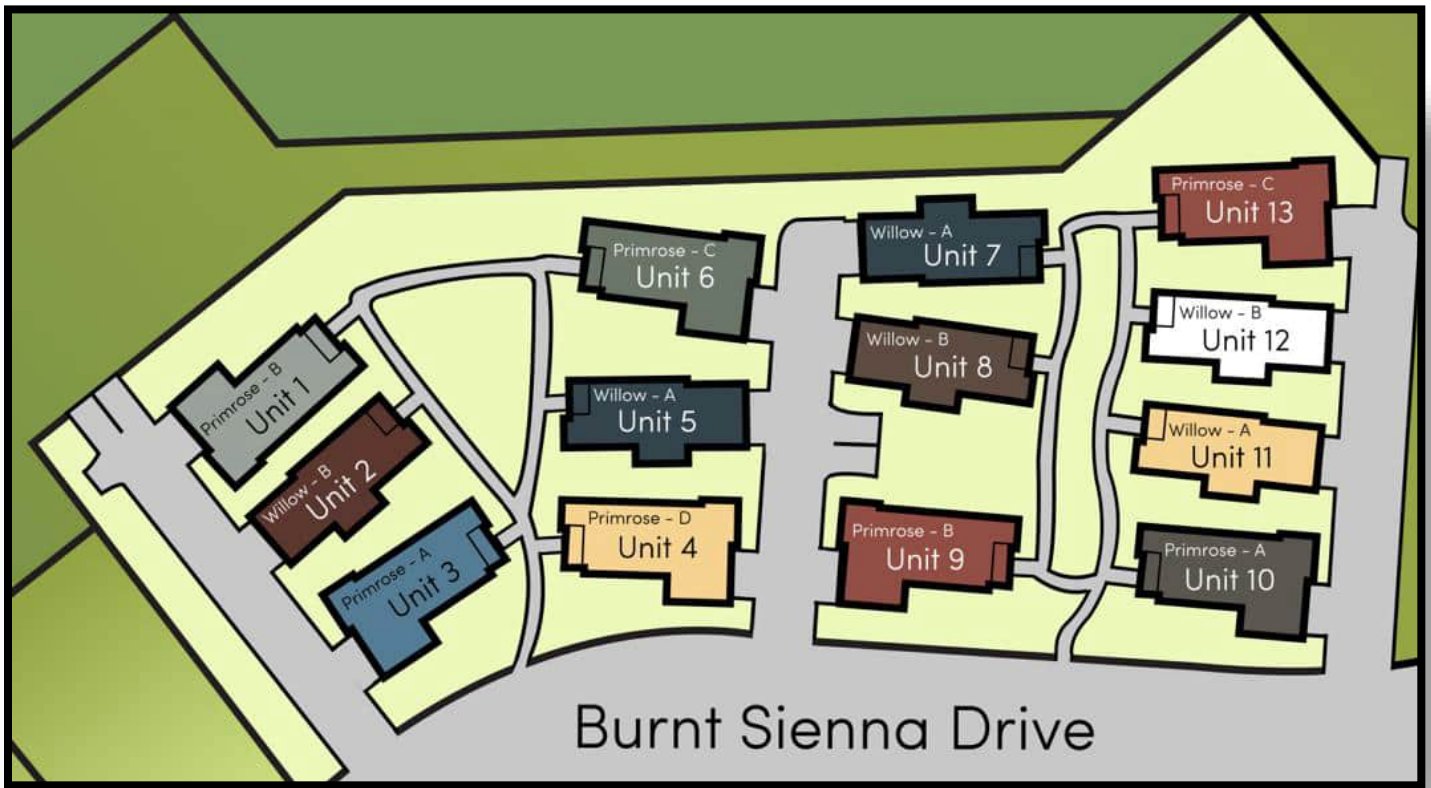




Cottages at Chapel View, Madison WI

28 Cottage condominiums on Madison's far west side. Project completed and sold in 2020 and 2021. Nestled among the Chapel View single family home residential development, across from Pope Farms Park and the Pope Farms elementary school, providing a segue into the community. Neighbors include a preschool/daycare, church, elementary school and park. The bordering arterial roadway is buffered by landscape and interconnected by a bike path and inter-community walkways.











Windflower Village, Mount Horeb WI

Windflower Village is a 55+ age restricted community. 54 cottage style condominium homes are situated around ample green spaces that feature a community pavilion, natural planting areas and ample walking paths. This community has created the opportunity for Mount Horeb community members who wish to down-size their lifestyle to remain in their neighborhood, while opening up housing options for young families who desire to move to the area. 34 of the cottages are sold to owner-occupants, and additional construction continues.







Paxton Place Townhomes, Fitchburg WI

45 Townhomes interspersed throughout the Terravessa neighborhood. Terravessa is a multi-builder community with affordability and diversity being the main development objectives. Homes are set among a vast network of walking paths and surrounded by natural areas featuring native plantings and local wildlife. A mix of residential living options, an elementary school, a daycare and several retail and service businesses make Terravessa a vibrant and sought-after neighborhood. Buildings vary finish and scope and are arranged in 2, 8 and 9 unit buildings. 33 units have been constructed, sold and closed, and the remaining 12 units will start construction in late 2025. All units have been sold to owner-occupants.



Cottages at Terreveessa, Fitchburg WI

Terreveessa is a multi-builder community with affordability and diversity being the main development objectives. Homes are set among a vast network of walking paths and surrounded by natural areas featuring native plantings and local wildlife. A mix of residential living options, an elementary school, a daycare and several retail and service businesses make Terravessa a vibrant and sought-after neighborhood. To date 45 cottage properties have been constructed, sold and closed. These homes have all been sold to owner-occupants. Additional construction is underway.





Organization Overview

Encore Homes, Inc.

6840 Schneider Road

Middleton WI 53562

Chad Wuebben, President

cwuebben@encorehomesinc.com

608-444-7752

Jeff Jaschinski, CFO

jjaschinski@encorehomesinc.com

608-836-4345

Cari Wuebben, Broker

cari.wuebben@encorehomesinc.com

608-843-2500

Encore Homes, Inc. was founded in 1979 and has been serving the Dane County community in a variety of capacities since that time. Encore enjoys strong relationships with a solid sub-contractor base, stable financial partners and bankers as well as multitudes of homeowners in the greater Dane County metro market. A strong 10 year limited builders warranty backed by insurance is included in the sale of each home brought to market, providing peace of mind to homeowners that attention to detail and a track record of quality is guaranteed with their investment. Our team enjoys watching new homeowners gain financial tracking by investing in their first homes – equity growth when buying a new construction home in a vibrant Dane County community has been proven time and again.

Project Financials

Please see the attached letter from Oak Bank regarding Encore's ability to finance this proposed project to fruition. Encore proposes a purchase price of \$3,330,000.00 (\$45,000.00 per acre) to acquire the property from the Village of Mount Horeb.

Encore proposes that the price for the property could change dramatically depending upon several factors that require input from the Village. Several factors shaped this proposal, including the confining factors of the current Comprehensive Plan document. Should the Village wish to pursue a change to the Plan, design changes could occur that might impact density opportunities. Also at play are the current limiting factors of the Village's current sewer capacity. Should additional capacity be pursued by the Village, that could present additional opportunities. Encore's goal is to work cooperatively and collaboratively with the Village to determine the best ways to maximize the value of the property for the Village.

Encore understands that the proposal as presented will require Village input and intends to acquire such input from neighbors, the Plan Commission and Council and other committees as the Village deems appropriate. It is to be expected that the composition of the site could change as input from these entities is acquired. The Encore budget anticipates costs to develop of \$55,000.00 per lot (this takes into account subsoil conditions, known and unknown) and \$20,000.00 per lot for soft costs including civil engineering, legal and consulting. Encore would anticipate entering into a land contract purchase agreement with the Village. The land contract would specify a take-down schedule, anticipated to occur over a five year period. The phase one take down would consist of approximately 30 acres. Detailed land contract terms to be pursued upon acceptance of this proposal.

Scope of Work

Encore anticipates a standard entitlement process for this property and would acquire the first phase (anticipated to be about 30 acres) of land within 30 days after entitlements are finalized. Upon issuance of applicable permits and weather permitting, infrastructure construction would commence shortly after phase one land acquisition. A standard infrastructure installation of this size should be complete within 120 days, at which time vertical construction on homes will begin. Performance standards shall be demonstrated via the Developers Agreement and compliance with all national, state and local building codes, as well as stated Focus on Energy standards.



*You can't be the best,
if you're only the same.*

August 20, 2025

Mr. Chad Wuebben
Mr. Jeff Jaschinski
Encore Homes, Inc.
6840 Schneider Road
Middleton, WI 53562

RE: Corner of Highway 78 and Highway S, Mt. Horeb

Dear Chad and Jeff:

Thank you for the opportunity to review the request for proposal for the purchase of land on Highway 78 and Highway S., Mt. Horeb, WI., and the development of that land. Oak Bank has had the opportunity to finance several Encore Homes projects, over the last 15 years, to include several single family, cottage and carriage home products home subdivision projects in the Middleton and Mount Horeb communities. All these subdivisions have been financed by Oak Bank from the original land purchases to include the infrastructure loan, to the individual home building (spec, turnkey and contract homes).

Based on our extensive experience working with Encore Homes, we can confidently recommend both the company and its principals for this project. Their proven ability to successfully execute developments of this nature has been consistently flawless. Oak Bank stands ready to review a tailored financing package to support the acquisition and development of this property.

We greatly value our partnership with Encore Homes and look forward to the opportunity to extend our support in ensuring the success of this project. If you have additional questions, please do not hesitate to contact me at 608-250-5532.

Sincerely,



Linda S. Zimdars
Senior Vice President
Business Banking

5951 McKee Road, Suite 100
Fitchburg, WI 53719-5114

Member FDIC



Phone: 608-441-6000
Fax: 608-441-6001
Toll Free: 877-OAK-BANK
www.oakbankonline.com



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
May 6, 2026	

AGENDA ITEM # 6.h

Consider approval of the new Village Administrator contract

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

May 6, 2026

PREPARED BY

AGENDA ITEM # 6.h.1

Closed Session: Discuss Recruitment Process for Administrator. The Village Board may convene in closed session as authorized by Section 19.85(1)(c) of Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session.

BACKGROUND

RECOMMENDATION

ATTACHMENTS

None



Interim Village Administrator's Report May 1, 2026

Meetings with Village Board Members and Department Heads: Additional one-on-one meetings with Department Heads were completed in late March and in early April. A Department Head meeting was conducted on April 28th and another is scheduled on May 26th. I would welcome an opportunity to meet individually with Village Board members if you are willing to do so.

Meetings/Conversations with Contracted Service Providers: Throughout the month there have been numerous meetings/conversations with Rob Wright, Ben Rohr, Ryan Lindsey, Kristen Fish-Peterson and Bryan Kleinmaier to ensure we are keeping things on task and running smoothly.

Committee Meetings: Since the April 1st Village Board meeting, I attended the Tourism Commission, CDA, Public Works, and the Parks, Recreation and Forestry Committee meetings. A few other meetings I attended were two meetings on potential fundraising efforts for a future sports complex, a Good Morning Mount Horeb Chamber meeting, the Bird City Award event at Stewart Park, and a 18/151 Corridor Study meeting. When not in meetings, I use the time to review files in the Administrator's office, meet with elected officials, village staff, property owners, developers and the general public. A significant amount of my time is spent on zoning issues, although development projects, signage, erosion control, noise complaints, and general issues are dealt with frequently.

Village Administrator Recruitment: I had some involvement related to the recruitment for the next village administrator however most of the work was conducted by PAA and village staff. I did review all the applications/resumes and watched the videos of the higher ranked applicants. I attended the committee meeting when finalists were chosen, and assisted with various activities on April 30th when the finalists were at Village Hall for interviews. My compliments go to the village staff that were involved with planning and finalizing the logistics of the final assessment. I heard very positive feedback from the candidates on the recruitment process from beginning to the end. We greatly appreciate the staff's participation in the recruitment process.

Miscellaneous: At the request of Village President Czyzewski, I will provide a brief training on Ethics and Conflicts of Interest at the May 6th Village Board meeting. The training is not due to any ongoing concerns, rather to provide a refresher for elected officials or onboarding for new elected officials and new citizen committee members. On a daily basis I meet with staff, respond to various e-mails, letters and phone calls related

to Village business. I appreciate the support I receive from Village President Czyzewski, the Board and the staff.

Please feel free to contact me if you have any questions. I can be reached at jon.hochkammer@mounthorebwi.info or at (608) 437-9409.



AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
May 6, 2026	

AGENDA ITEM # 10.a

Village Clerk's Written Report

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Village Clerk's Report- April 2026

Village Clerk's Report- April 2026

- We had a great turnout for the April 7th Spring Election and everything went smooth.
 - 561 Absentee Voters
 - 2734 Total voters
 - 51% turnout of registered voters
 - 46% turnout of eligible voters

The next election is the Partisan Primary on August 11th.

- Currently reviewing Liquor and Tobacco license renewal applications. The liquor license applications will be on the June 3rd VB Agenda for consideration.

Alyssa Gaffney
Village Clerk/Utility Manager