



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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PLAN COMMISSION AGENDA Wednesday, May 27, 2026 at 7:00 PM

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

- 1) Call to order
- 2) Roll call
- 3) Public Comments on Non-Agenda Items*
- 4) Agenda Items
 - a. Consideration of April 22, 2026 Meeting Minutes
 - b. Staff Presentation on Governance & Professional Standards Training
 - c. 100 Lillehammer Lane
 1. Public Hearing 100 Lillehammer Lane Conditional Use Permit
 2. Consideration of Resolution 2026-11 Conditional Use Permit for 100 Lillehammer Lane Code Design Exception
 3. Consideration 100 Lillehammer Lane Design Review
 - d. 101 Perimeter Road - JT Klein
 1. Public Hearing for JT Klein 101 Perimeter Road GDP Amendment
 2. Recommendation of 101 Perimeter Road GDP Amendment
 3. Recommendation of 101 Perimeter Road SIP Amendment
 - e. Consideration: AquaShine Carwash, 101 N Brookwood Dr Design Review Amendment
 - f. Wyser Engineering Concept Review of the Hidden Ridge Neighborhood Development
 - g. Recommendation of Public Art Ordinance 2026-06
- 5) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 6) Meeting adjournment.

***Public Comment Policy**

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

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

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN *Public Comment Request-Name of Public Body*.

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

PLAN COMMISSION AGENDA
Wednesday, April 22, 2026 at 7:00 PM

DRAFT MEETING MINUTES

1) Call to order

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

2) Roll call

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

Absentee Members: Peggy Zalucha

Others Present: Village Planner Sonja Kruesel, Assistant Clerk Jean Culberson

3) Public Comments on Non-Agenda Items*

None

4) Consent Agenda

- a.** Consideration of March 25, 2026 Meeting Minutes
- b.** Recommendation of Extraterritorial Certified Survey Map Town of Blue Mounds - Deanna Opsal
- c.** Recommendation of the Extraterritorial Certified Survey Map - Town of Cross Plains, 9283 Windy Lane -Zander
- d.** Recommendation of the Extraterritorial Certified Survey Map - Blue Mounds Jenkins and Thompson

Best Motioned to approve the consent agenda and Vondra seconded. The Motion carried by unanimous voice vote.

5) Agenda Items

a. Consideration of Downtown Design Alteration Review for 105 E Main Street

Planner Kruesel summarized Keric Potterton's request to paint the existing blue paint on the building and the second-floor window trim the color black. The Historic Preservation Commission (HPC) recommended to stay within the color palette or keep the existing color. Owner Andrea Potterton spoke on the matter. The Commission discussed the request and the spirit of the building. Best Motioned to deny the request to change to the black color and proceed with the recommendation of the HPC to follow the color as is consistently with the palette. Kidd seconded and the Motion carried by unanimous voice vote.

b. Consideration of Downtown Design Alteration Review for 101 E Main Street

Planner Kruesel summarized the design review request to replace the Hoff Mall

awnings with black- gold striped fabric and paint the second-floor window trims black. The HPC recommended to accept the black-gold striped fabric for the awnings and the window trim to remain with the existing color or a lighter color in the palette. Applicant Karen Johnson spoke and answered questions. The Commission discussed the request and the code flexibility for awnings. Remmert-Willis Motioned to deny the request and Kidd seconded. The Motion failed 2 yes and 4 no.

Best Motioned to approve the black-gold striped awnings and follow the HPC recommendation for the window trim to be painted the existing color or a lighter color from the palette. Udelhoven seconded. The Motion passed by voice vote with 4 yes and 2 no. Remmert-Willis and Kidd voted no.

c. Consideration of Amendment to SIP for 100 E Front Street (black awnings)

Czyzewski presented the request to replace the building awnings with the black-gold striped fabric to match the Hoff Mall. Best Motioned to approve the black-gold striped awnings. Udelhoven seconded. The Motion passed by voice vote with 4 yes and 2 no. Remmert-Willis and Kidd voted no.

d. Recommendation of Certified Survey Map for 221 S Fourth Street

Vondra recused himself. Applicant Serena Vondra and Planner Sonja Kruesel summarized the request to split the existing parcel into two to accommodate an additional single-family home on the new parcel. The Commission discussed the CSM. Udelhoven Motioned to the Recommendation and Kidd seconded. The Motion carried by unanimous voice vote.

e. Consideration of Site Plan Review for 1348 Field Court

Czyzewski recused himself. Sonja Kruesel summarized the Project. Owner Nick Olday is proposing to split the existing parcel into two lots to accommodate two duplexes on the existing vacant portion of the lot. The Commission and owner Olday discussed the project and Village Planner Ben Rohr's recommendations in the packet. The photometric and landscaping plans were not available and the Commission preferred a complete packet for all future meetings. Kidd Motioned to approve the site plan consideration inclusive of the April 22, 2026 Site Plan Review recommendations in the agenda packet with exception to not granting the waiver in item 3. The applicant to add windows to the far north elevation of the northern building. Udelhoven seconded and the Motion carried by unanimous voice vote.

f. Recommendation of Certified Survey Map for 1348 Field Court

Czyzewski recused himself. Udelhoven Motioned to approve the CSM inclusive of the April 22, 2026 Site Plan Review recommendations in the agenda packet with exception to not granting the waiver in item 3. The applicant must add windows to the far north elevation of the northern building. Kidd seconded and the Motion carried by unanimous voice vote.

g. Concept Presentation for 100 Lillehammer Lane

Planner Sonja Kruesel and Tim Kritter with TJK Design Build summarized the proposed construction for a five-unit multi-tenant commercial build. The Commission discussed the project including Planner Ben Rohr's request to discuss the Springdale Street façade and the tower element. The applicant will proceed with the project and recommendations.

h. Recommendation of Public Art Ordinance 2026-06

Czyzewski gave a summary of the draft Ordinance. The Commission discussed the draft and recommended researching what other municipalities are doing and to revise and simplify it.

6) Committee Reports:

a. Plan Commission Chair Report

Czyzewski update the Commission on various activity and thanked Destinee for her service.

b. Village Planner Report

No report.

c. Building Inspector Report

Report in packet.

7) Meeting adjournment.

Best Motioned to adjournment at 9:34pm and Remmert-Willis seconded. The Motion carried by unanimous voice vote.

Minutes by Clerk Jean Culberson

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 (½) support from such person or from whom such person receives, directly or indirectly, more than one-half (½) 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.

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- (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.

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- (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.

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- (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	PREPARED BY
May 27, 2026	
AGENDA ITEM # 4.c	
100 Lillehammer Lane	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	



AGENDA ITEM REPORT

MEETING DATE

May 27, 2026

PREPARED BY**AGENDA ITEM # 4.c.1**

Public Hearing 100 Lillehammer Lane Conditional Use Permit

BACKGROUND**RECOMMENDATION****ATTACHMENTS**

1. PC Application - FEES Paid
2. 100 Lillehammer Lane PH 300 Letter



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

PLAN COMMISSION APPLICATION

PROJECT NAME: MT HOREB COMMERCIAL DEVELOPMENT

Project Address KYLEHAMMER LN Parcel Number: 157/0607-074-9085-1
[Access Done Link](#)

Zoning Map

Current Zoning CMU Future Land Use Zoning: CMU
[\(select zoning layer in map\)](#) [\(select future land use layer in map\)](#)

APPLICANT: <u>TIM KRITTER TJK DESIGN BUILD</u>	
ADDRESS: <u>602 W MAIN ST STE 201 MADISON WI 53703</u>	
PHONE: <u>608 2571090</u>	EMAIL: <u>TKRITTER@TJKDESIGNBUILD.COM</u>

OWNER: <u>JT PLATTEVILLE LLC</u>	
ADDRESS: <u>800 W BROADWAY STE 500 MADISON, WI 53713</u>	
PHONE: <u>608 327 4005</u>	EMAIL: <u>JWALSH@LEE-ASSOCIATES.COM</u>

PROJECT DESCRIPTION: MULTI-TENANT, SLAB ON GRADE WOOD FRAME
COMMERCIAL DEVELOPMENT WITH 2 DRIVE UP
WINDOWS

OWNER/APPLICANT SIGNATURE: _____ DATE: 4.8.20

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-	Developer Deposit:
☐ Certificate of Appropriateness (for Central Business Zoning)	No Fee		An escrow deposit is required in accordance with the Development Application Agreement.
☐ 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	Total Fee Paid: <u>300.00</u>
☐ Conditional Use Permit (changes in USE of property)	\$150.00	Class Two	
☒ Conditional Use Permit (planned development district)	\$200.00	Class Two	Date: <u>4/29/24</u> Fee Waived By: <u>JK</u>
☒ 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	

Hold Deposit \$5,500 + 28048 Developer Agreement

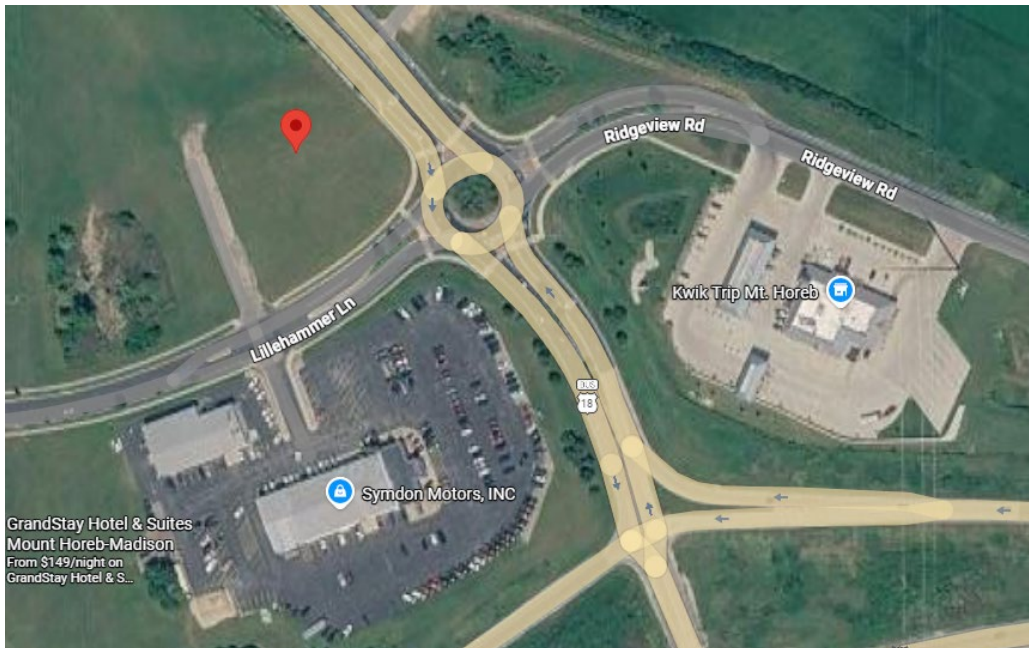
VILLAGE OF MOUNT HOREB
PUBLIC HEARING
May 27, 2026

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

The purpose of the hearing is to consider a Conditional Use Permit Application from TJK Design Build, Inc to allow an exception to the Mount Horeb Zoning code 17.07.02 (3)(a). related to the design requirements for buildings within the Springdale Street corridor being located at or within 30 feet of all abutting street rights-of-way and on-site traffic circulation within the 30-foot area for a proposed Multi-Tenant building at 100 Lillehammer Lane, Lot 4 North Cape Commons, parcel 0607-074-9685-1.

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

PUBLISH: Mount Horeb Mail May 7, 2026
 Mount Horeb Mail May 14, 2026



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

RESOLUTION 2026-11

CONDITIONAL USE PERMIT FOR DESIGN EXCEPTION TO MOUNT HOREB ZONING CODE 17.07.02(3)

WHEREAS, an application for a Conditional Use Permit to allow an exception to the Mount Horeb Zoning code 17.07.02(3) related to the design requirements for buildings within the Springdale Street corridor being located at or within 30 feet of all abutting street rights-of-way and on-site traffic circulation occurring within that 30-foot area for a proposed multi-tenant commercial building at 100 Lillehammer Lane, Lot 4 CSM 15417, parcel 157/0607-074-9685-1, has been filed with the Village of Mount Horeb by TJK Design Build; and

WHEREAS, said property is currently zoned Corridor Mixed-Use (CMU) in which the Zoning code 17.07.02(3) states within the Springdale Street corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way and no on-site traffic circulation shall occur within that 30-foot area, unless an exception is granted through the conditional use process; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission on May 27, 2026, after due notice as required by law; and

WHEREAS, after due consideration and being fully advised in the premises, the Plan Commission of the Village of Mount Horeb deems it to be in the interest of the general public to allow the desired exception of said property, as hereinafter set forth, as a Conditional Use; and

WHEREAS, the proposed use is consistent with the Village of Mount Horeb Zoning Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit is hereby granted.

Introduced and passed this 27th day of May, 2026.

By: _____
Ryan Czyzewski, Village President and
Plan Commission Chair

ATTEST:

Alyssa Gaffney, Village Clerk



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

PLAN COMMISSION APPLICATION

PROJECT NAME: MT HOREB COMMERCIAL DEVELOPMENT

Project Address KYLEHAMMER LN Parcel Number: 157/0607-074-9085-1
[Access Done Link](#)

Zoning Map

Current Zoning CMU Future Land Use Zoning: CMU
[\(select zoning layer in map\)](#) [\(select future land use layer in map\)](#)

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COMMERCIAL DEVELOPMENT WITH 2 DRIVE UP
WINDOWS

OWNER/APPLICANT SIGNATURE: _____ DATE: 4.8.20

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-	Developer Deposit:
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☐ Zoning Amendment (planned development district)	\$200.00	Class Two	

Hold Deposit \$5,500 + 28048 Developer Agreement

CONDITIONAL USE AND SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: May 27, 2026

EXISTING ZONING: CMU, Corridor Mixed Use

PROPERTY ADDRESSES: 100 Lillehammer Lane

PROPOSED ZONING: CMU, Corridor Mixed Use

PARCEL NUMBER: 060707496851

EXISTING LAND USE: Vacant (undeveloped)

OWNER: Caseys Marketing Company

REQUESTED USES: Indoor Commercial Entertainment,
Indoor Sales and Service, and Drive-Through and In-
Vehicle Sales and Service

APPLICANT: TJK Design Build, Inc.

BACKGROUND ON SITE PLAN AND CONDITIONAL USE 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.

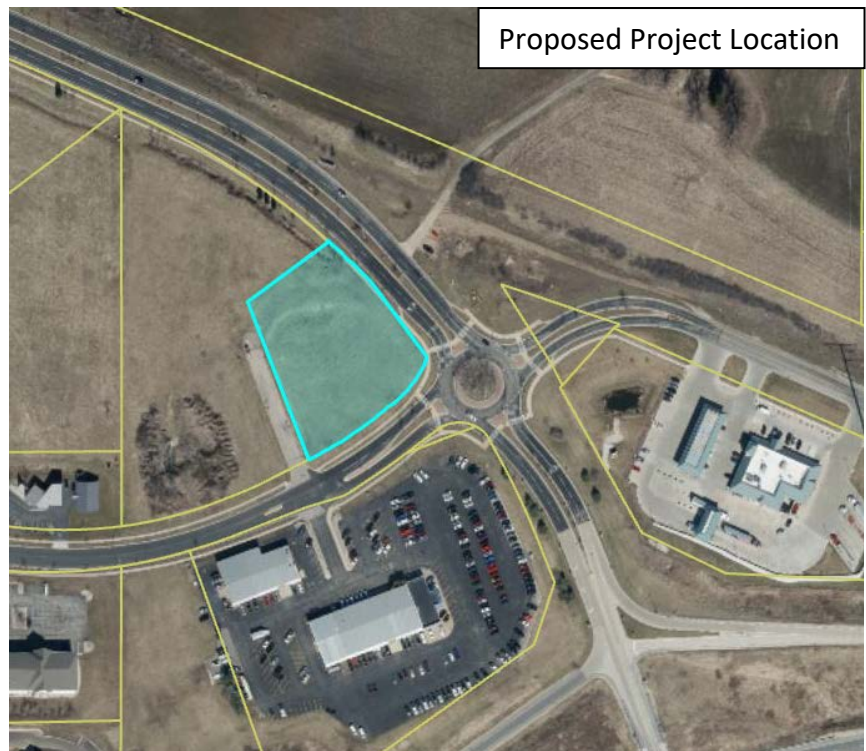
Section 17.10.32 of the Village of Mount Horeb Zoning Ordinance includes the procedures and requirements associated with Conditional Use Permits. This requires the Site Plan as referenced above and a public hearing before the Plan Commission.

REQUEST OVERVIEW:

The applicant is proposing to develop a multi-tenant commercial building near the intersection of Lillehammer Lane and Springdale Street. The project location sits at the entryway to the Village from the USH 151 Bypass and is surrounded by other commercial developments including Kwik Trip, Symdon Motors, and the GrandStay Hotel.

The proposed project includes the development of a one-story, 9,871 square feet building that can accommodate up to five different commercial tenants. It also includes two drive-through lanes on either end of the building with surface parking facing west.

Other proposed site improvements include on-site stormwater management, two driveway connections from the private road to the west,



sidewalk connections to Lillehammer Lane, outdoor restaurant patio space, exterior lighting, and landscaping.

Within the Village's Zoning Ordinance, the CMU Zoning District permits Indoor Commercial Entertainment, Indoor Sales and Service, Drive-Through and In-Vehicle Sales and Service, and Incidental Outdoor Commercial Entertainment land uses by-right. Additionally, the Springdale Street Design Standards (Section 17.07.02) require that the building be located within 30 feet of the right-of-way, no on-site parking or traffic circulation between the right-of-way and the building, and a decorative tower element be incorporated, unless a Conditional Use Permit is granted as an exemption. On-site traffic circulation is proposed to occur between the building and the right-of-way as part of the drive-through lane configurations.

CONDITIONAL USE REVIEW

In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use meets the following findings of fact (staff review of each finding is underlined):

- Is consistent with the Comprehensive Plan. I believe this condition is met. The proposed commercial uses align with the Comprehensive Plan's Planned Business future land use designation and associated policies.
- Would not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare. I believe this condition is met. The proposed use is consistent with neighboring uses and the property has been prepared for future development for many years. All utility improvements will be required to be made by the developer in accordance with Village standards. No site access is proposed from either Lillehammer Lane or Springdale Street so that adequate traffic movements surrounding the roundabout can be provided.
- Maintains the desired consistency of land uses, land use densities and intensities, and land use impacts as related to the environs of the subject property. I believe this condition is met. The property has been prepared for future development for many years and previously was considered for a gas station. The proposed land uses and development intensity are consistent with neighboring uses and other existing commercial development along Springdale Street.
- Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property. I believe this condition is met. The property has been identified and prepared for future commercial development for many years.
- Complies with all other regulations or standards in this Chapter applicable to the use. I believe this condition is met as described throughout this report.

The Plan Commission may impose conditions on any conditional use permit related to the physical development and operation, vehicles and equipment of the use, roadway impacts, or other conditions as deemed necessary.

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
Minimum Lot Area	15,000 sf	69,526 sf
Minimum Lot Width	75'	250'
Minimum Lot Frontage at ROW	50'	540'
Minimum Front Setback	10'	30' and 31'
Minimum Side Setback	10'	136' and 108'
Minimum Rear Setback	20'	N/A
Maximum Principal Building Height	60'	24'
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Front: 10' Side/Rear: 5'	Front: 10' Side: 10'
Maximum Impervious Surface Ratio	75%	51%

There are multiple proposed land uses associated with the project. Each are permitted by-right in the CMU Zoning District. Land use requirements include:

Drive-Through and In-Vehicle Sales or Service

- Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility = Met (crosswalks provided)
- Drive-through windows shall not be located in the front yard between the principal building and the street right-of-way. Drive-through windows may be located in the street side yard, rear yard, or side yard as determined by the Plan Commission = Met (located within street side and side yard)
- The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts = Met (configuration allows for adequate stacking in dedicated areas outside of other on-site traffic movements)
- In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section = Met (operation does not endanger public safety)
- The setback of the outer edge of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, or the principal building setback, whichever is greater; a minimum of 20 feet from all residentially zoned property lines; and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet as measured to the roof height = N/A (no canopy proposed)
- Any fuel pumps or pump islands shall be a minimum of 50 feet from any street or abutting lot line = N/A (no fuel pumps proposed)
- Facility shall provide a bufferyard with a minimum opacity of 0.60 along all property borders abutting residentially zoned property = N/A
- Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands not part of an approved stormwater management system. Said curbs shall be 6 inches high = Met (curbing provided)
- Stacking lanes for drive-through facilities shall provide pavement markings and shall not impede on-site traffic movements, parking, or pedestrian crossings, unless the Zoning Administrator determines this to be infeasible on the lot = Met (configuration allows for adequate stacking in dedicated areas outside of other on-site traffic movements)

Indoor Commercial Entertainment

- Shall comply with the requirements of the Health Code of Dane County and applicable state regulations = TBD
- All uses selling alcohol shall comply with Chapter 12 of the Village of Mount Horeb Municipal Code = TBD
- No individual building devoted to Indoor Commercial Entertainment, Indoor Sales or Service, or combination of Indoor Commercial Entertainment and Indoor Sales or Service shall exceed a total of 60,000 square feet in gross floor area = Met
- Customer entrances shall be located a minimum of 50 feet from residentially zoned property = Met
- Minimum and maximum required parking: See Section 17.06.06 = Met (see below)

Indoor Sales or Service

- No individual building devoted to Indoor Commercial Entertainment, Indoor Sales or Service, or combination of Indoor Commercial Entertainment and Indoor Sales or Service shall exceed a total of 60,000 square feet in gross floor area = Met
- Minimum and maximum required parking: See Section 17.06.06 = Met (see below)

Incidental Outdoor Commercial Entertainment

- The total area devoted to outdoor commercial entertainment activity shall not exceed 25% of the total area of the buildings on the property = Met (8%)
- Customer entrances and activity areas shall be located a minimum of 50 feet from residentially zoned property = Met
- Facility shall provide bufferyard with minimum opacity of 0.60 along all borders of the outdoor activity area abutting residentially zoned property = N/A
- Minimum and maximum required parking: See Section 17.06.06 = Met (see below)

Parking

Minimum parking standards for the above land uses include 1 space per 500 square feet and 1 space per 5 persons at maximum capacity. At 1 space per 500 square feet, a minimum of 20 on-site spaces are required. The proposed floor plan provided does not indicate maximum capacity of the building because each proposed tenant space is yet to be fully designed and assigned to a future tenant.

Overall, there are 32 total on-site parking spaces provided. This figure well exceeds the minimum needed to meet the 1 space per 500 square foot requirement (20).

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 (2 access points on 300' long lot)
- At least one ped/bicycle access point to at least one street frontage is required = Met (Lillehammer)
- No access is permitted within 50 feet of an intersection = Met (60')
- Minimum driveway width is 28 feet = Met (28' and 30')
- Maximum driveway width is 40 feet wide = Met (28' and 30')
- 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 = Met
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 20 feet = Met
- All parking stalls must provide pavement markings = Met
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = Met
- Minimum parking isle widths are required to be 24 feet wide = Met
- Minimum off-street parking stalls = Met (see above)
- 4 on-site bicycle stalls are required = Met (4 provided)

Exterior Lighting Standards (Section 17.06.20)

- Corelated Color Temperature (CCT) shall not exceed 3000 Kelvin = Met (3,000 K)
- At the property line, a maximum of 0.3 footcandle is required = Met (0.3 footcandles max at property line)
- 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 Moderate Light Lighting Zone (LZ2) = Met (site average is 0.2 footcandles)
- The maximum height of all freestanding light fixtures is 20 feet = Met (18')

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 = Met (trash enclosure)
- All building mechanicals on the exterior of the building are required to be screened = Met (roof top mechanicals proposed to be screened by parapets and rooftop mechanical screening)
- Outdoor storage areas must be screened = N/A (none proposed)

Fencing Standards (Section 17.06.40 and 17.06.41)

- N/A (none proposed)

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 commercial land use in the CMU Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

Commercial Design Standards

- The primary entrance shall be clearly defined and articulated, buildings shall be oriented toward the front façade facing the street, all facades facing the public right-of-way shall incorporate decorative doors, windows, and other architectural components = Met (clearly articulated entries, building is oriented toward the street, decorative elements facing right-of-way)
- Building shall be clad in a minimum of 50% Class I materials, Class II and III materials up to 50% = Met (brick and glass (Class I), siding and fiber cement (Class III))
- Decorative metal wall panels may be used up to 30% of any façade area = Met (none proposed)
- Façade lengths greater than 40' shall include horizontal or vertical façade articulation and/or roof form variation = Met (recesses and projections of the façade, varying roof heights, change in materials)
- Total area of windows and doors shall comprise a minimum of 20% of the façade facing the street = Met

- 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
- Primary colors are prohibited = Met
- Decorative and articulated metal roofs may be permitted by the Plan Commission = Met (flat asphalt roof)
- Roof form shall be compatible with buildings in the immediate area = Met (flat)
- All façade openings shall be articulated and appropriately trimmed and all exterior building apparatus shall blend colors and features to exterior design = Met
- Façade or roof-mounted equipment shall be screened = Met (roof-mounted equipment screened via parapets and rooftop screening)

Springdale Street Design Standards

- The entire front yard and street side yard of the principal building shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process (Section 17.10.32) = Met (with CUP approval)
- On-site parking and traffic circulation shall not be permitted in this area (30'), unless an exception is granted through the conditional use process (Section 17.10.32) = Met (with CUP approval)
- The principal structure shall provide a functional or decorative building tower or related architectural feature that exceeds the height of majority of the building facade by at least seven feet, unless an exception is granted through the conditional use process (Section 17.10.32). Roofs variation and roof appurtenances such as cupolas, shall count toward this requirement. = Met (decorative tower elements on two corners of Springdale Street façade, pitched roof element on parking lot facing façade)

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.

- 336 landscaping points are required for the building foundation = **Not Met (175 points)***
- 160 landscaping points are required for the paved surface areas = Met (315 points)
- 280 landscaping points are required for the street frontage = Met (600 points)
- 198 landscaping points are required for the yards = Met (340 points)
- 974 landscaping total required = Met (1,430 points)

*Per Section 17.08.10(6)(c), the Plan Commission may permit less required points for a certain portion of the site to be acceptable within the Landscape Plan if the total number of landscaping points for the entire site is exceeded.

PUBLIC NOTICE:

Public notice is required for review and action on a CUP. Public notice is not required for review and action on a Site Plan.

COMPREHENSIVE LAND USE PLAN (2022):

The subject property is shown as Planned Business on the Future Land Use Map. This designation includes high-quality indoor retail, commercial service, office, mixed-use commercial and multi-family buildings, and institutional land uses with generous landscaping, modest lighting, and limited signage, complying with detailed design standards included in the Economic Development Chapter. Design standards include high-

quality landscaping, site design, screening, lighting, building materials and articulation, signage. The proposed development aligns with this land use designation. Staff believe the proposal is in concert with the Comprehensive Plan.

DISCUSSION:

The subject property and surrounding parcels have been prepared and awaiting development for many years. They have long been planned for a combination of commercial and business park type land uses. The site was previously considered for a gas station prior to the development of the Kwik Trip across the street.

The proposed project provides new retail commercial spaces within Mount Horeb. Based on feedback provided by the Plan Commission during the April meeting, the applicant has revised the building design to include improved architecture along the Springdale Street façade including windows, varying roof pitches/parapets, tower elements, and high-quality materials. These aesthetic improvements aim to accomplish the Zoning Ordinance's and Comprehensive Plan's design standards for this prominent location.

The project also aims to accomplish the Springdale Street design standards, while also providing opportunities for two commercial tenants to operate drive throughs. The building and site layout could have been setback considerably from Springdale Street with a large surface parking area directly facing the right-of-way. Instead, the applicant has oriented the building toward the street, located the parking behind, and is only in need of the Conditional Use Permit to allow the drive through circulation access to occur between the building and the street.

Overall, the proposed development meets the requirements of the Village's ordinances, is in alignment with adopted Village plans, and provides new tax base and commercial space 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 CUP, subject to the following conditions:

1. Allow the building to be greater than 30' from the right-of-way and allow on-site traffic circulation to occur between the right-of-way and the building.
2. Any other recommendations of Village staff and the Plan Commission.

Village staff recommends approval of the Site Plan, subject to the following conditions:

1. Plan Commission permits less than the required total number of landscaping points for building foundations because the total number of landscaping points provided by the Landscaping Plan exceeds the minimum required.
2. Erosion control and stormwater permits are obtained from the Village Engineer and CARPC to enable a sewer service extension within this area of the Village.
3. Any other recommendations of Village staff and the Plan Commission.

ATTACHMENTS:

- Application
- Site Plan Package

PROPOSED FACILITY FOR:

MOUNT HOREB - MULTI-TENANT

SITE ADDRESS:

100 LILLEHAMMER LANE
MOUNT HOREB, WISCONSIN 53572

TJK

DESIGN BUILD

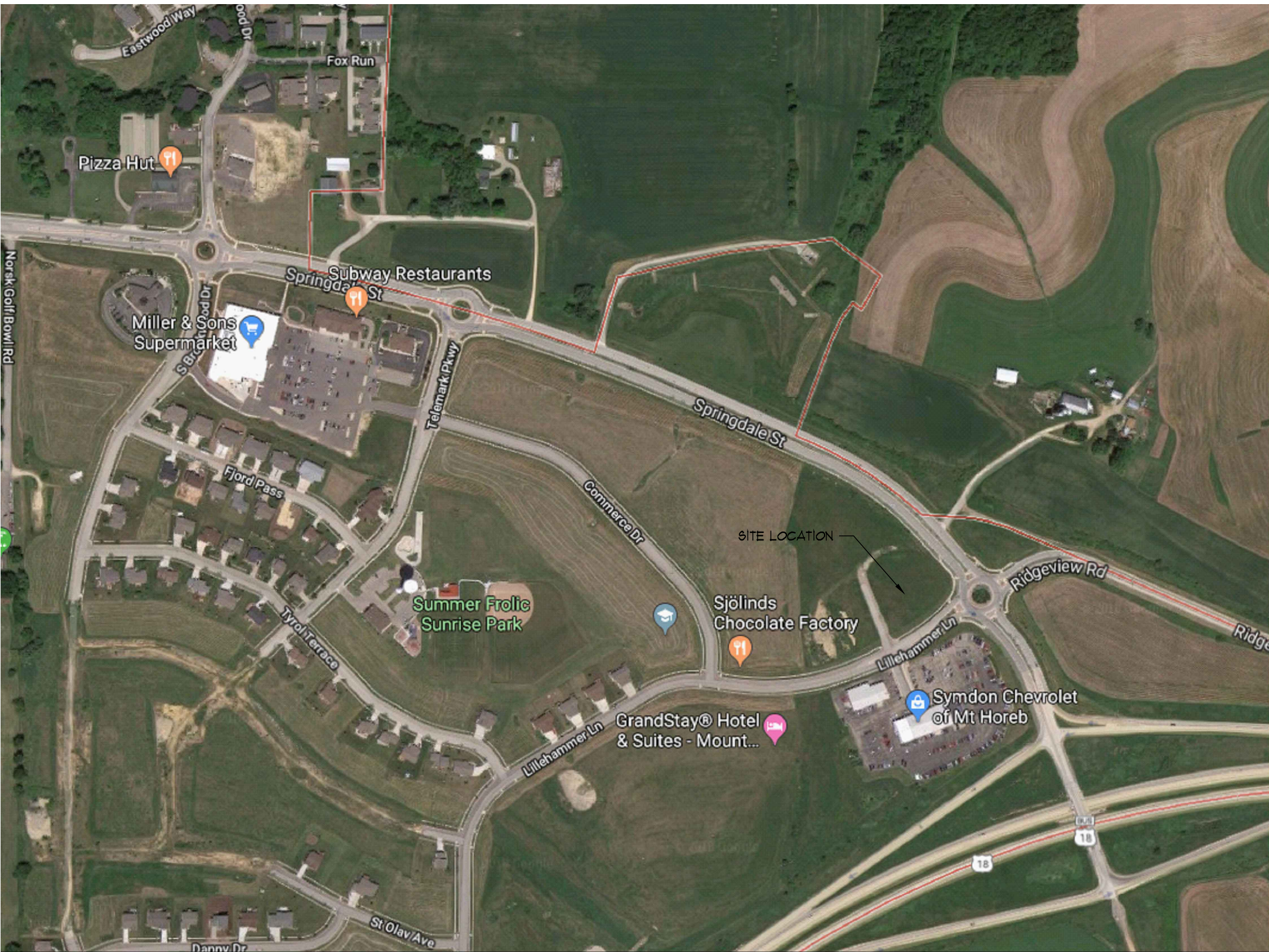
TJK Design Build

612 W. Main

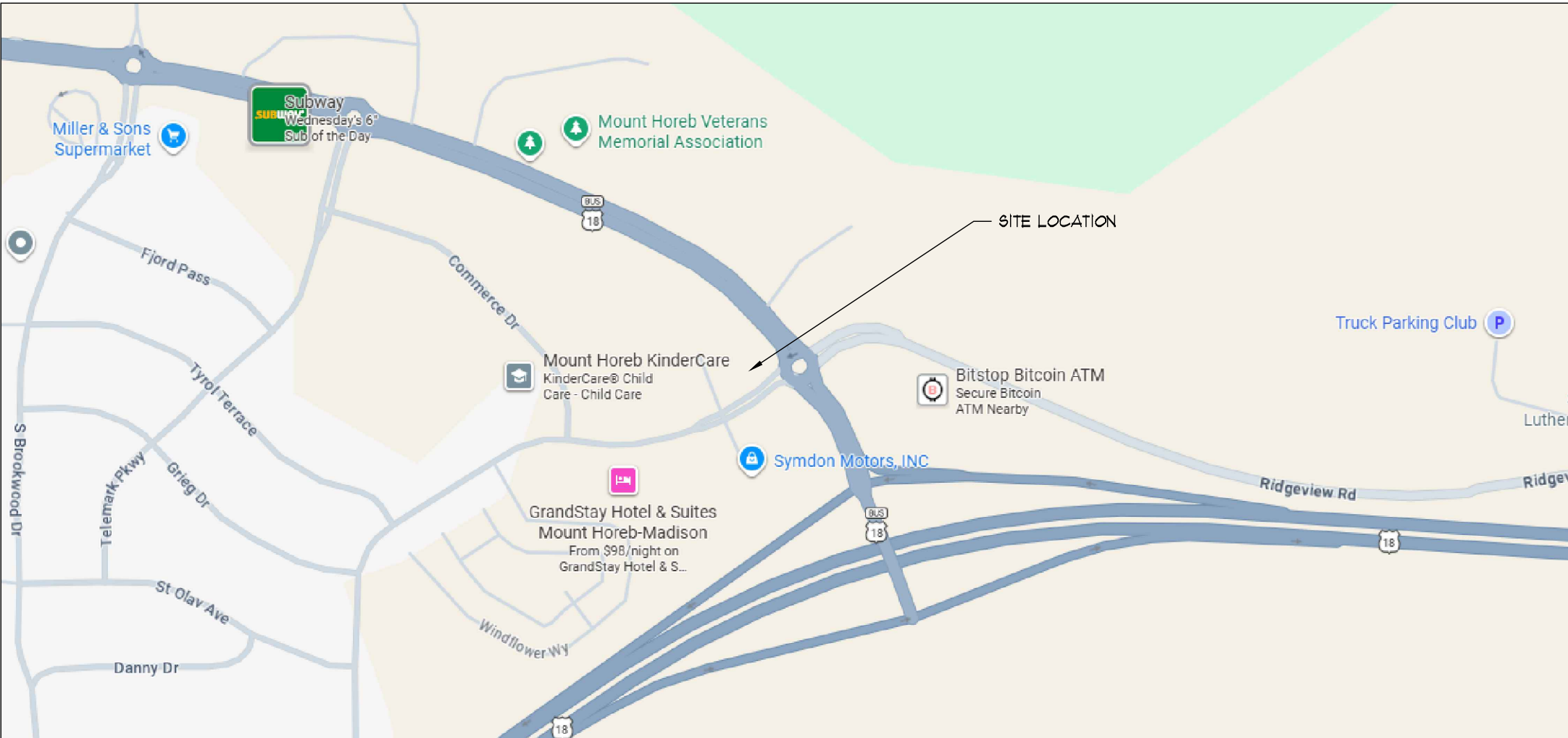
Madison, WI 53703

608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:	
SHEET #	SHEET TITLE
C-1.1	PROPOSED SITE PLAN
C-1.2	PHOTOMETRIC SITE PLAN
C-1.3	LANDSCAPE PLAN
C200	GRADING PLAN
C201	SPOT GRADING PLAN
C300	UTILITY SITE PLAN
C400	SITE DETAILS
C401	SITE DETAILS
P-1	PUBLIC SANITARY SEWER EXTENSION
A-1.1	FLOOR PLAN
A-1.2	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-4.1	WALL SECTION
R-1	EXTERIOR RENDERINGS
R-2	EXTERIOR RENDERINGS



SITE LOCATION MAP



SITE LOCATION MAP

PARKING LOT PLAN SITE INFORMATION BLOCK

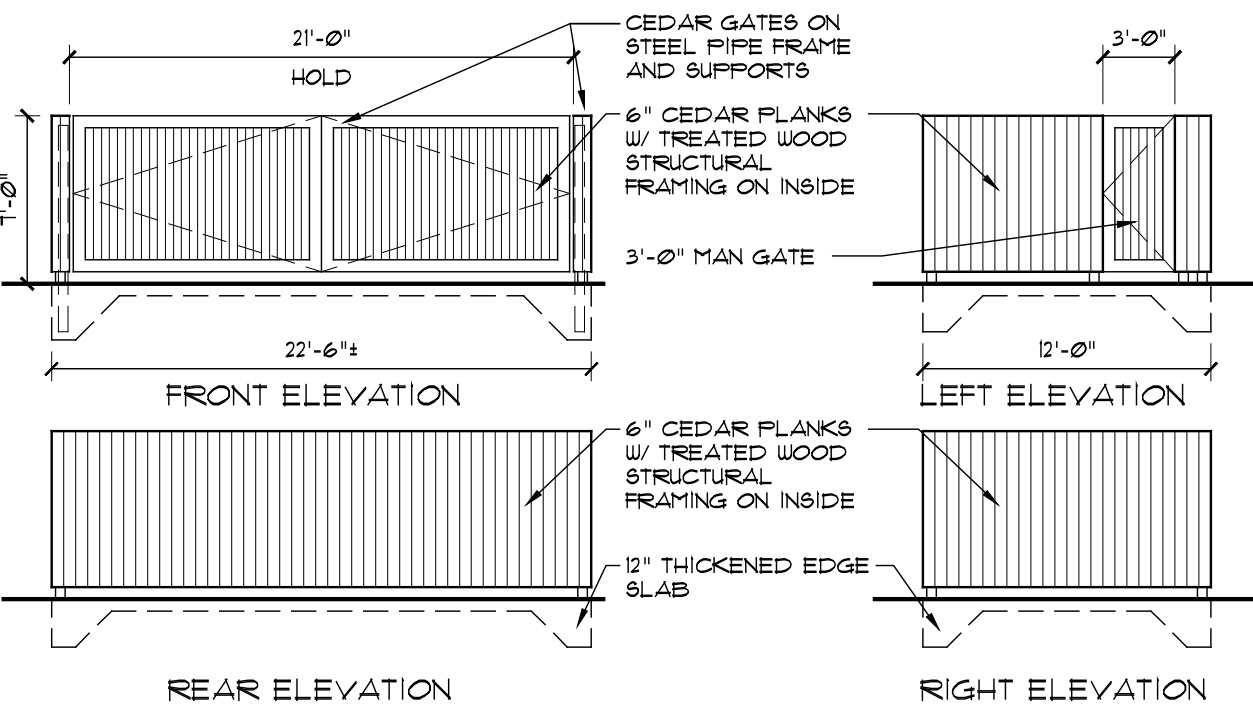
SITE ADDRESS	100 LILLEHAMMER LANE MOUNT HOREB, WISCONSIN
SITE ACREAGE (TOTAL)	69,311 SQ. FT. ± 159 ACRES
NUMBER OF BUILDING STORIES (ABOVE GRADE)	1
BUILDING HEIGHT	PARAMET: 21'-10"
TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS)	55% NOT SPRINKLED
TOTAL SQUARE FOOTAGE OF BUILDING	9,871 SQ. FT.
USE OF PROPERTY	151.11-TENANT RETAIL
NUMBER OF BICYCLE STALLS SHOWN	4
NUMBER OF PARKING STALLS (TOTAL SITE)	SHOWN
PARKING RATIO REQ'D:	1800
STALLS REQ'D	30
STALLS SHOWN	30
ACCESSIBLE	2
TOTAL	32
NUMBER OF TREES SHOWN	SEE LANDSCAPE PLAN

SITE INFORMATION

SITE SIZE	69,311 SQ. FT.
BLDG. AREA	9,871 SQ. FT.
PARKING AND WALKS	29,828 SQ. FT.
FLOOR AREA RATIO	14.2%
IMPERVIOUS SURFACE RATIO	51.5%

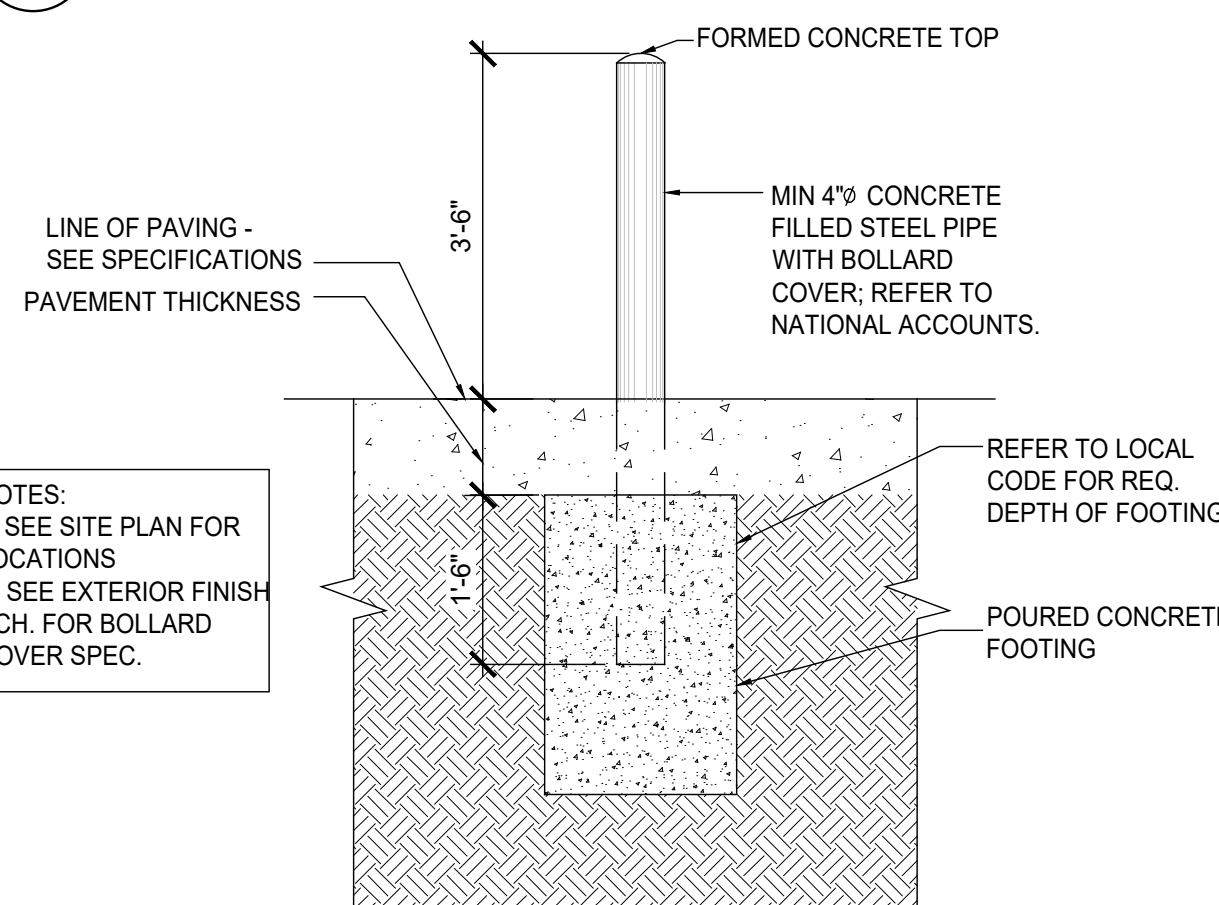
GENERAL NOTES:

- ALL PAINT STRIPPING SHALL BE 4" WIDE, COLOR TBD
- H.C. CURB CUTS AND RAMPS PER ADA SEC. 411 MAX. SLOPE TO BE 1:12, MIN. WIDTH TO BE 36", FLARE SIDES 12" EACH SIDE WITH MAX. SLOPE OF 1:10. AREA TO BE COLORED CONCRETE WITH TEXTURE IN COMPLIANCE WITH ADA REQUIREMENTS
- ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
- BITUMINOUS PAVING IS 3" SURFACE COURSE ON 8" COMPACTED STONE BASE
- ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6 BAG MIX 4" THICK W/ W/F REINFORCING ON 6" COMPACTED FILL
- SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
- SIDEWALKS AND DRIVEWAY APRON CONSTRUCTION WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- DURING CONSTRUCTION REMOVE CASTING GRATE ON ALL CATCH BASINS. INSTALL WATER PERMEABLE MEMBRANE FOR SILT INFILTRATION PROTECTION AND REINSTALL CASTING GRATE. SECURE MEMBRANE IN THE FLOW LINE WITH 2X4 MATERIAL, MINIMUM
- EXISTING WATER MAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION
- SLOPES GREATER THAN 3:1 SHALL BE LINED WITH EROSION MATTING
- TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY/VILLAGE/TOWNSHIP
- PROVIDE KNOX BOX FOR THE FIRE DEPARTMENT. COORDINATE LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION
- ALL "STOP" SIGNS ARE TO BE INSTALLED AT A HEIGHT OF 7 FEET AT ALL DRIVEWAY APPROACHES BEHIND THE PROPERTY LINE
- THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS BEFORE THE START OF WORK IN THE RIGHT OF WAY OR UTILITY CONNECTIONS



DUMPSTER ENCLOSURE ELEVATIONS

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



TYPICAL BOLLARD DETAIL

SCALE: #####

LIGHT FIXTURE KEY

- COOPER LIGHTING INDUSTRIES, INVUE CLEARCURVE PIEDISTRIAN - DOUBLE HEAD ON 5" X 15" POLE ON 3'-0" CONC. PIER MODEL: CCF-SAIC-121-U-T3 (18'-0" FROM GRADE)
- COOPER LIGHTING INDUSTRIES, HALO 6" LED RECESSED CAN LIGHT MODEL: FR6912D02 (11'-0" FROM GRADE)

NOTE:

- ALL LIGHT FIXTURES ARE TO HAVE AIES ZERO-UPLIGHTING RATING (UO) AND BE DOWNWARD FACING
- CORRELATED COLOR TEMPERATURE (CCT) SHALL NOT EXCEED 3000 KELVIN

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LIGHT FIXTURE KEY

A COOPER LIGHTING INDUSTRIES, INVUE
CLEARCURVE PEDESTRIAN - DOUBLE HEAD
ON 5" X 15" POLE ON 3'-0" CONC. PIER
MODEL #CCF-SAIC-121-U-T3
(18'-0" FROM GRADE)

B COOPER LIGHTING INDUSTRIES, HALO
6" LED RECESSED CAN LIGHT
MODEL #R6912D02
(11'-0" FROM GRADE)

NOTE:
1. ALL LIGHT FIXTURES ARE TO HAVE AIES
ZERO-UPLIGHTING RATING (U0) AND BE
DOWNWARD FACING

2. CORRELATED COLOR TEMPERATURE (CCT)
SHALL NOT EXCEED 3000 KELVIN

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
A-OVERALL	+	0.2 fcd	5.8 fcd	0.0 fcd	N/A	N/A
B-PROPERTY LINE	*	0.4 fcd	5.8 fcd	0.0 fcd	N/A	N/A
C-PARKING LOT	x	0.8 fcd	2.9 fcd	0.1 fcd	29.0:1	8.0:1



TJK
DESIGN BUILD

CELEBRATING
20
YEARS

612 WEST MAIN STREET
MADISON, WI 53703
608-257-1090
FAX 608-257-1092

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IN WRITING BY TJK Design Build, Inc.

REV DATE

PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT

100 LILLEHAMMER LANE
MOUNT HOREB, WISCONSIN 53572

C-1.2
5.20.26

PLANT SCHEDULE

Symbol	Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
Major Deciduous Trees								
AR	AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	5	2" - 2 1/2" cal	B&B	As shown	Straight leader
ASG	ASG	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3	2" - 2 1/2" cal	B&B	As shown	Straight leader
CTD	CTD	Gleditsia tracanthosa 'Dorale'	Street Keeper Honeylocust	5	2" - 2 1/2" cal	B&B	As shown	Straight leader
GD	GD	Gymnocladus dioica	Kentucky Coffeetree	4	2" - 2 1/2" cal	B&B	As shown	Straight leader
NS	NS	Nyssa sylvatica	Black Tupelo	3	2" - 2 1/2" cal	B&B	As shown	Straight leader
QE	QE	Quercus ellipsoidalis	Northern Pin Oak	2	2" - 2 1/2" cal	B&B	As shown	Straight leader
Minor Deciduous Trees								
CV	CV	Chionanthus virginicus	White Fringetree	3	4" HT	B&B	As shown	Multi-stem
Evergreen Trees								
TOB	TOB	Thuja occidentalis 'Brabant'	Brabant Arborvitae	5	4" HT	B&B	As shown	Straight leader
Deciduous Shrubs								
CF	CF	Calycanthus floridus	Carolina Allspice	2	18" HT	Cont.	As shown	Full plants, matched
DL	DL	Dierella lonicera 'Kodak Orange'	Kodak Orange Diervilla	3	15" HT	Cont.	As shown	Full plants, matched
FM	FM	Fothergilla 'Mourne Arty'	Mourne Arty Fothergilla	17	15" HT	Cont.	As shown	Full plants, matched
HQ	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	1	15" HT	Cont.	As shown	Full plants, matched
Evergreen Shrubs								
JCR	JCR	Juniperus communis 'Repanda'	Repanda Common Juniper	24	15" HT	Cont.	As shown	Full plants, matched
JPS	JPS	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	25	36" HT	Cont.	As shown	Full plants, matched
JVG	JVG	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	7	24" HT	Cont.	As shown	Full plants, matched
TYT	TYT	Taxus x media 'Taunton'	Taunton Yew	18	15" HT	Cont.	As shown	Full plants, matched
Groundcover Treatment								
L	L	Seed Lawn						
ME	ME	Metal Edge Treatment						
SE	SE	Spade Edge Treatment						
SH	SH	Shredded Bark Mulch: Shredded Natural Hardwood from Local Source, Provide at all Planting Beds and Tree Islands						

LANDSCAPING REQUIREMENTS

Building Foundation Landscaping Requirements
50% of each wall facing a street, drive, or parking lot shall be landscaped.

Street Frontage Landscaping Requirements

Minimum Width of Landscaped Area: 10'

Lillehammer Lane
1 Tree/50 LF of Street Frontage x 284.15 LF = 5.68 Trees

Business Highway 18
1 Tree/50 LF of Street Frontage x 269.89 LF = 5.3970 Trees

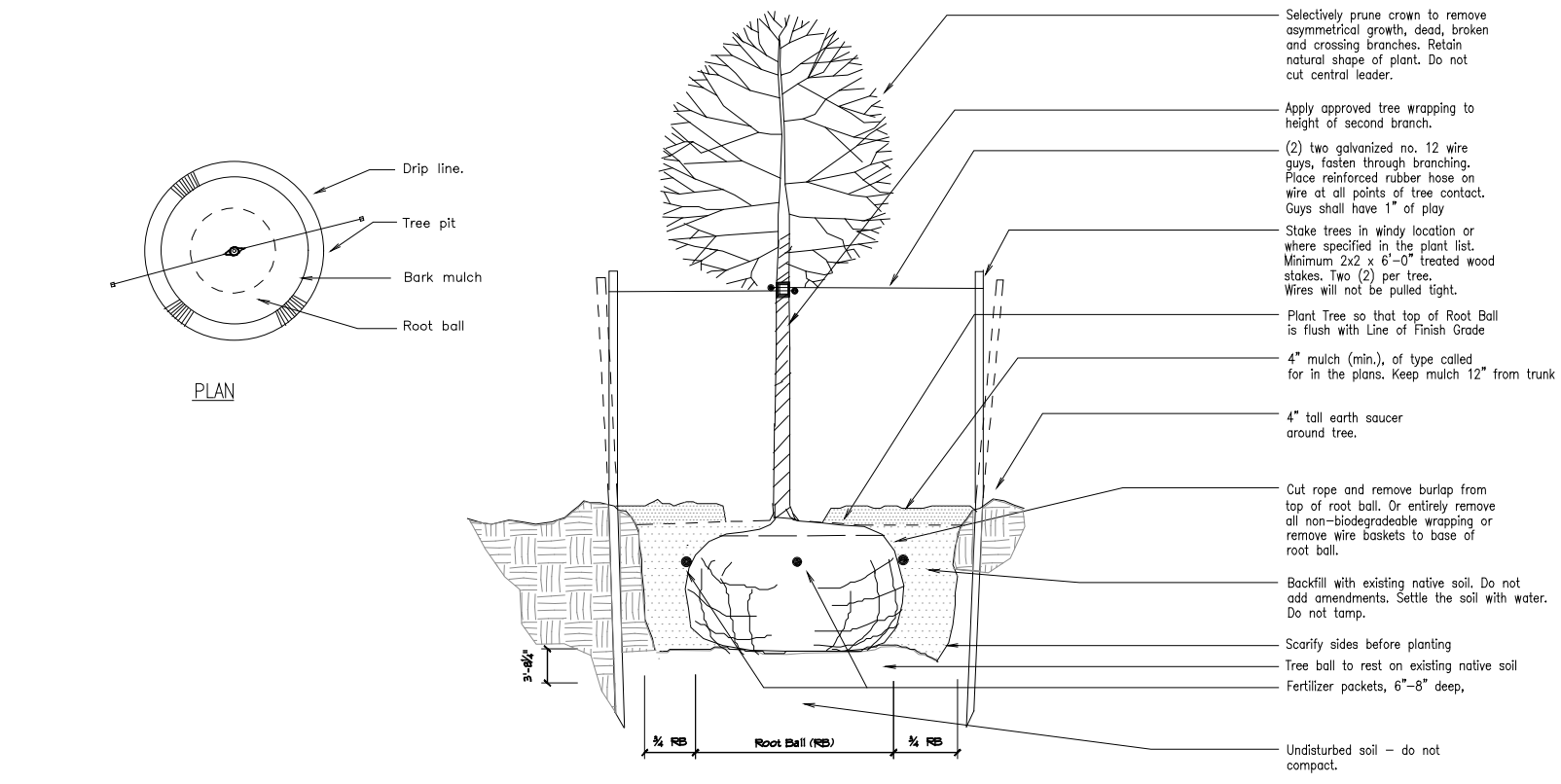
Parking Area Landscaping Requirements

Visually Screen Parking from street with a Continuous Landscape Hedge
Hedge shall have a minimum height of 40" over the elevation of adjacent pavement at time of installation

Minimum Number of Trees
3 Trees minimum are required for 31 to 42 parking stalls
4 Trees are provided

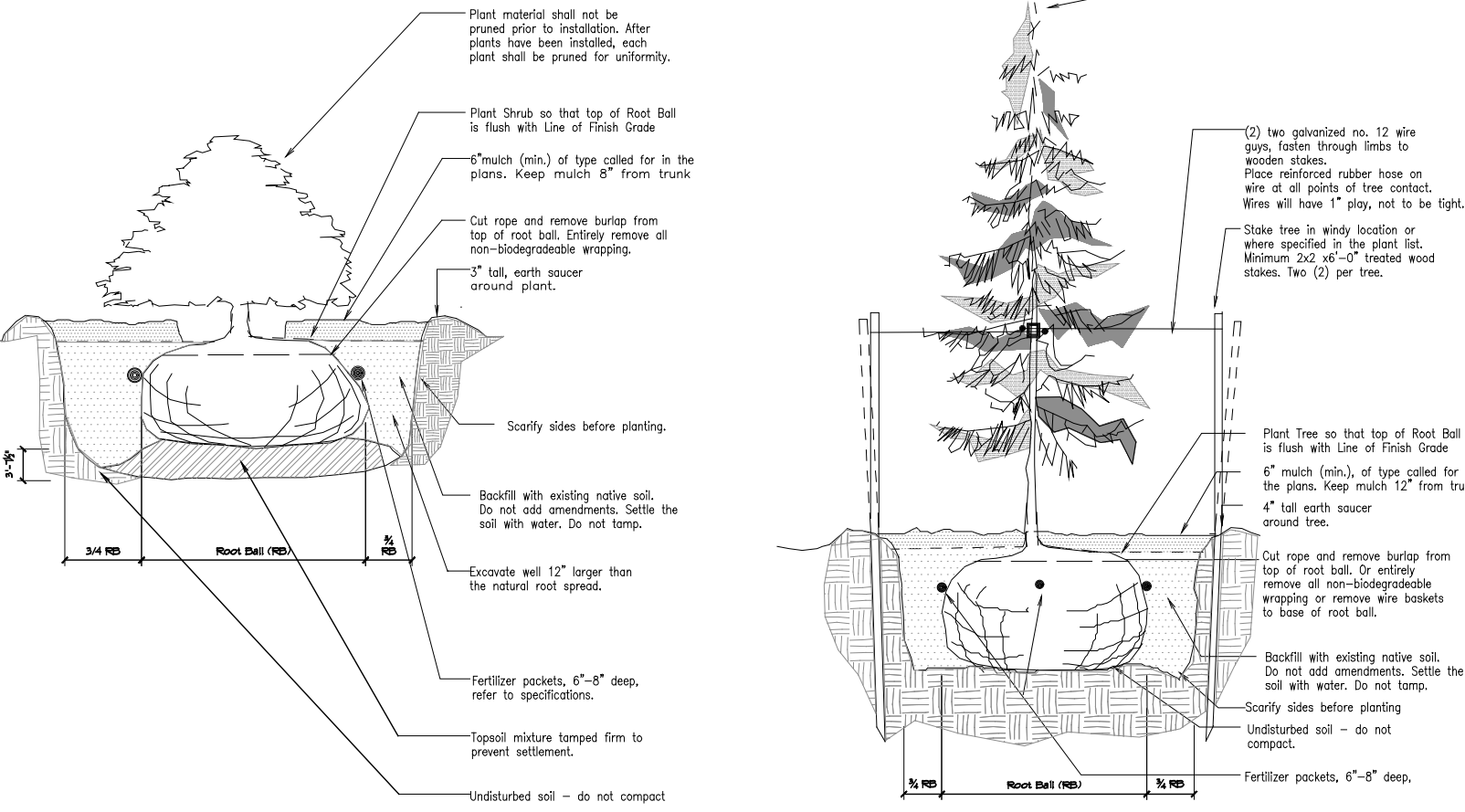
Minimum Landscape Element Standards
15 Points minimum are required for each parking stall
Required: 15 points x 32 stalls = 480 points minimum
Provided:

506 points
Canopy Trees 4 x 50 pts = 200 points
Evergreen Trees 5 x 30 pts = 150
Ornamental Trees 3 x 30 pts = 90
Medium Shrubs 4 x 6 pts = 24
Low Shrubs 24 x 3 pts = 72
TOTAL



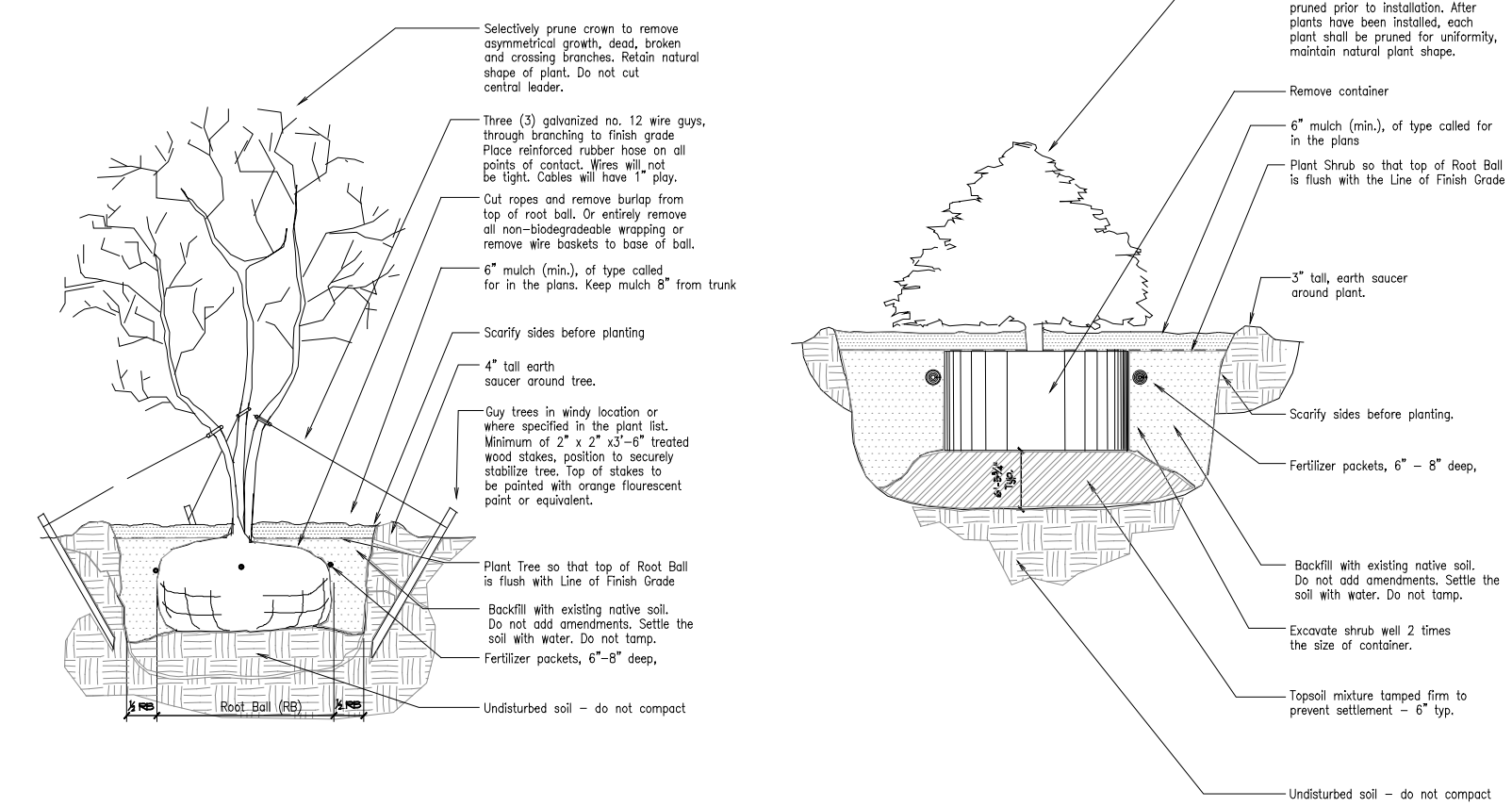
1 SMALL TREE PLANTING (UP TO 2-1/2" CAL.)

Not to Scale



2 B & B SHRUB PLANTING

Not to Scale



3 EVERGREEN TREE PLANTING

Not to Scale

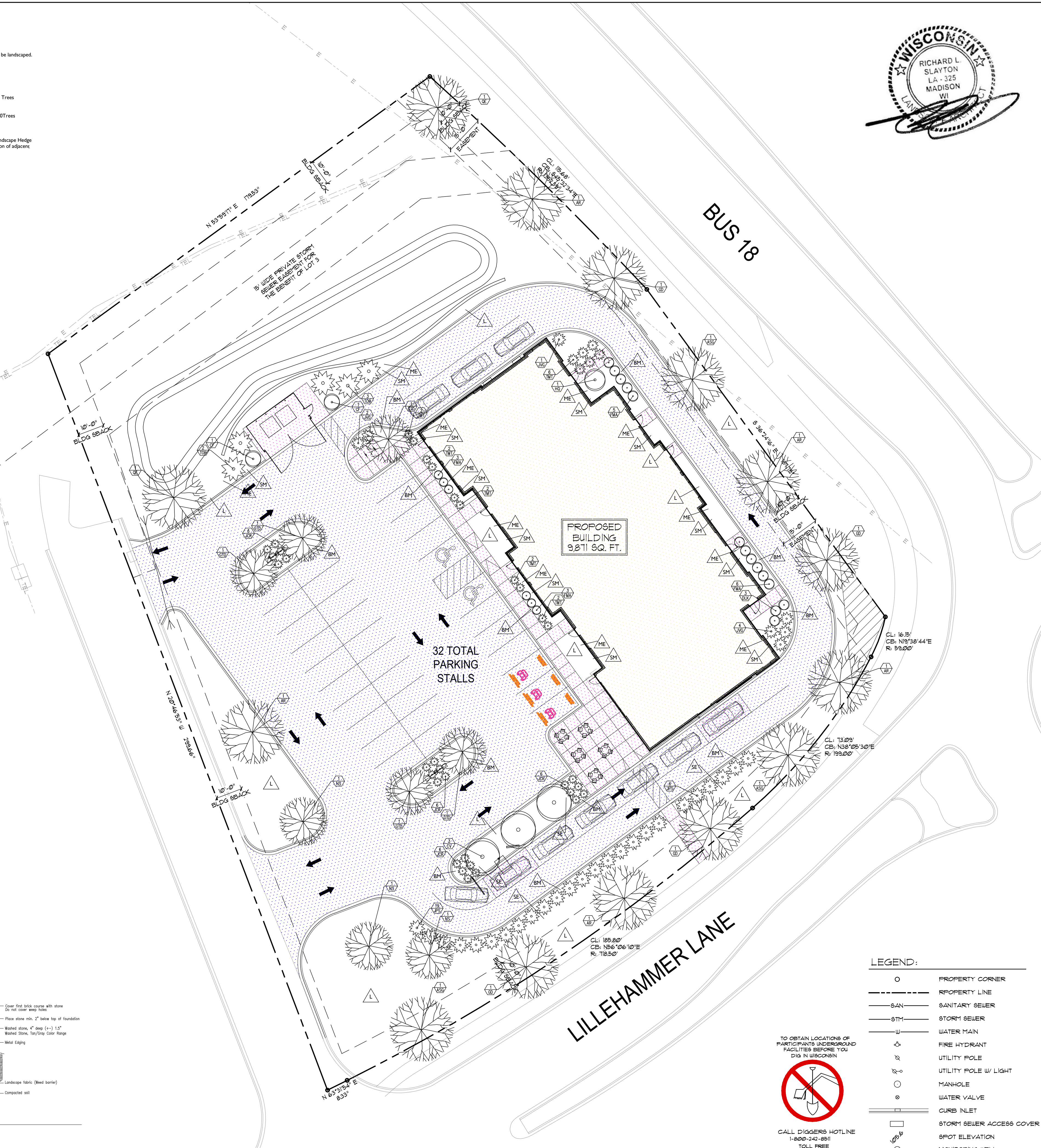
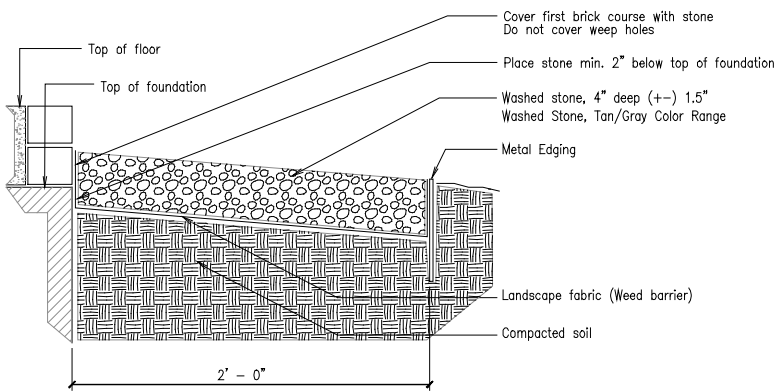
4 MULTI-TRUNK TREE PLANTING

Not to Scale

PLANTING DETAILS

6 WASHED STONE BORDER

Not to Scale

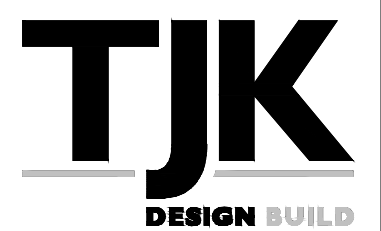


1 LANDSCAPE PLAN

C-1.3 SCALE: 1" = 20'-0"

LEGEND:	
○	PROPERTY CORNER
---	PROPERTY LINE
---	SANITARY SEWER
---	STORM SEWER
---	WATER MAIN
○	FIRE HYDRANT
○	UTILITY POLE W/ LIGHT
○	MANHOLE
○	WATER VALVE
○	CURB INLET
○	STORM SEWER ACCESS COVER
○	SPOT ELEVATION
○	MONITORING WELL
○	EXISTING BUILDING

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8811
TOLL FREE
WIS. STATUTE 19.09(7)(184)
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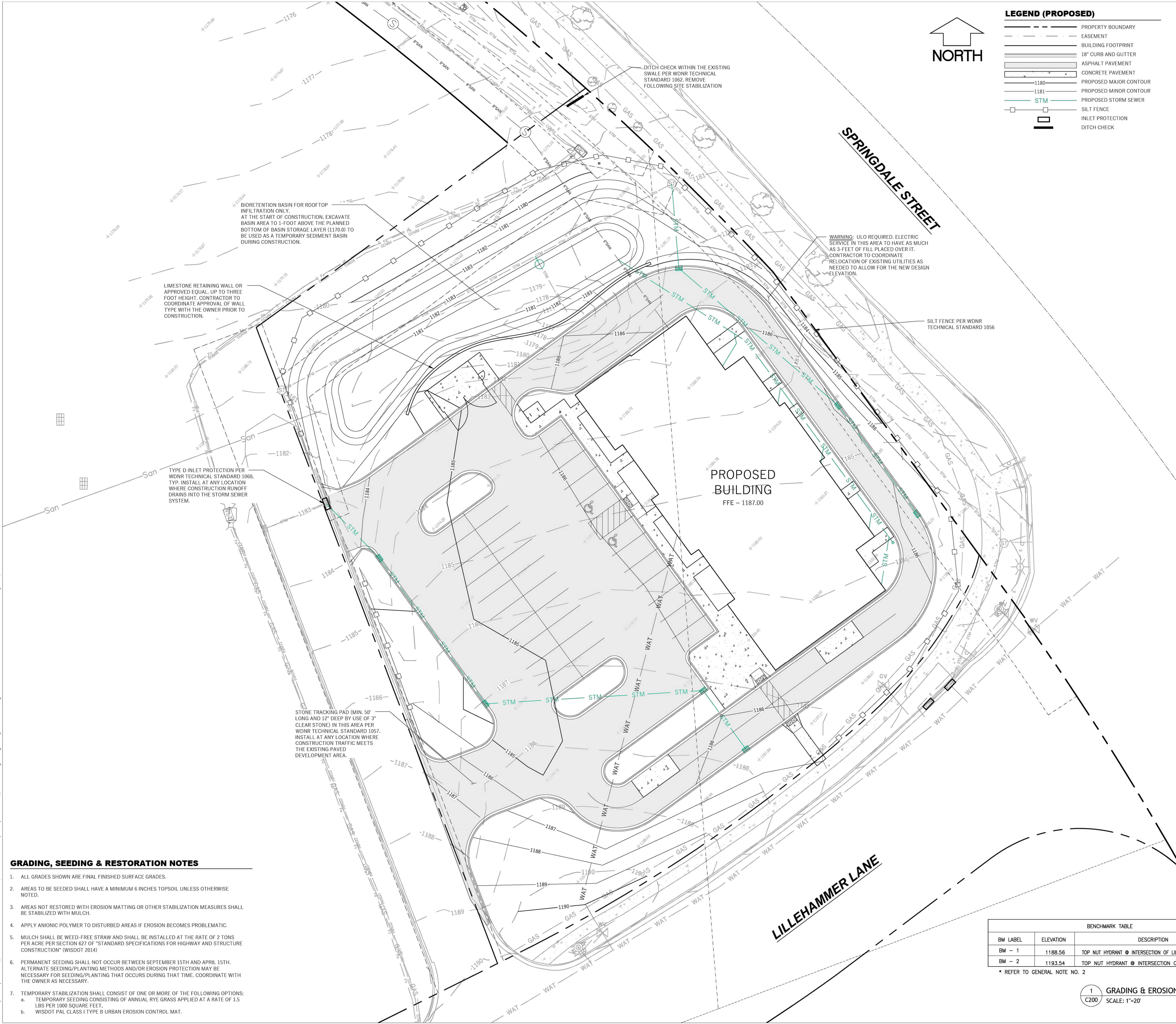
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REV DATE

PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT
100 LILLEHAMMER LANE
MOUNT HOREB, WISCONSIN 53572

C-1.3
5.20.26

File: W:\2025\251546_Luk - 100 Lillehammer Ln, Mount Horeb DWS\25-1546_Civil Design.dwg Layout: Grading Plan User: dschneider Plotted: May 19, 2026 - 11:22am



GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDD SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

BENCHMARK TABLE		
BM LABEL	ELEVATION	DESCRIPTION
BM - 1	1188.56	TOP NUT HYDRANT @ INTERSECTION OF LILLEHAMMER LANE AND SPRINGDALE STREET
BM - 2	1193.54	TOP NUT HYDRANT @ INTERSECTION OF LILLEHAMMER LANE AND PRIVATE DRIVE

* REFER TO GENERAL NOTE NO. 2

1 GRADING & EROSION CONTROL PLAN
C200 SCALE: 1"=20'

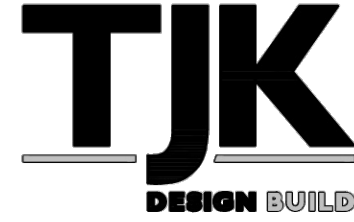
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GENERAL NOTES

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- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE UPDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARDS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / VILLAGE OF MOUNT HOREB / DANE COUNTY LAND CONSERVATION / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1061.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. REFER TO NR 528. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
- CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DOMINANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1062.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1063.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRS) PUBLIC DATABASE AT: <http://dnr.wi.gov/brrs/>.
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www.epa.gov/epa-public-constructionhandbook>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.



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REV DATE

PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT
100 LILLEHAMMER LANE
MOUNT HOREB, WISCONSIN 53572

C200
4.27.26

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NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

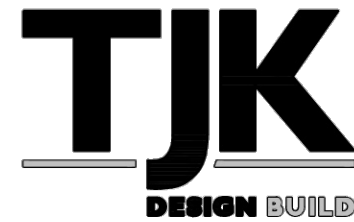
LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STM
- PROPOSED STORM SEWER
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



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REV DATE

PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT
100 LILLEHAMMER LANE
MOUNT HOREB, WISCONSIN 53572

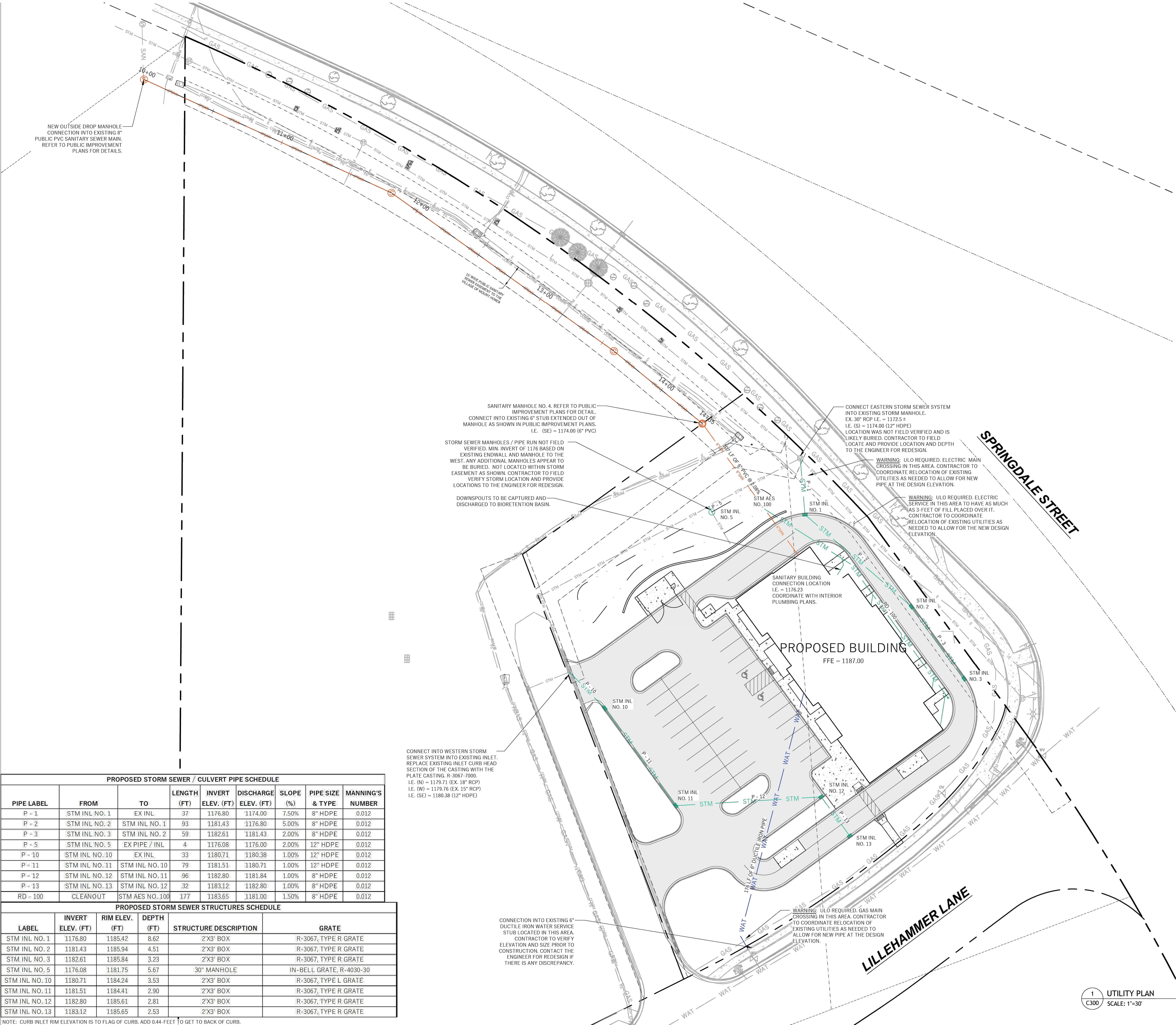
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1 DETAIL GRADING PLAN
C201 SCALE: 1"=20'



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LEGEND (PROPOSED)

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

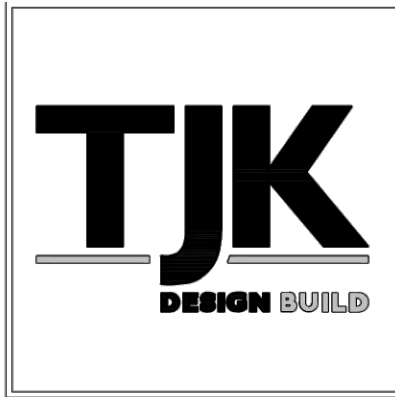
NORTH

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- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDOTS, AND WDMR.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
 - ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
 - GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOREB STANDARDS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
 - CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 - ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE IN ACCORDANCE WITH SPS 382.30(1)(d) AND SPS 382.36(7)(g). TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
 - EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(c).
 - ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
 - ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
 - ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(b).
 - THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
 - INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
 - THE CURB INLET SHALL HAVE A CATCH-ALL HR-I OIL AND GREASE FILTER OR APPROVED EQUIVALENT INSTALLED WITHIN THEM.
 - CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

1 UTILITY PLAN
C300 SCALE: 1"=30'

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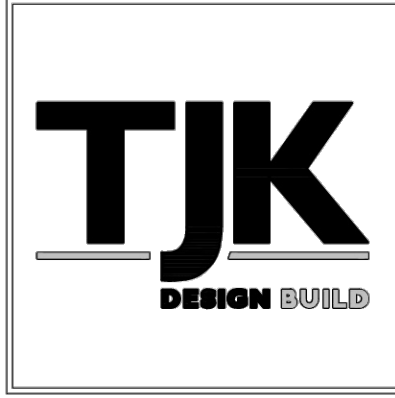
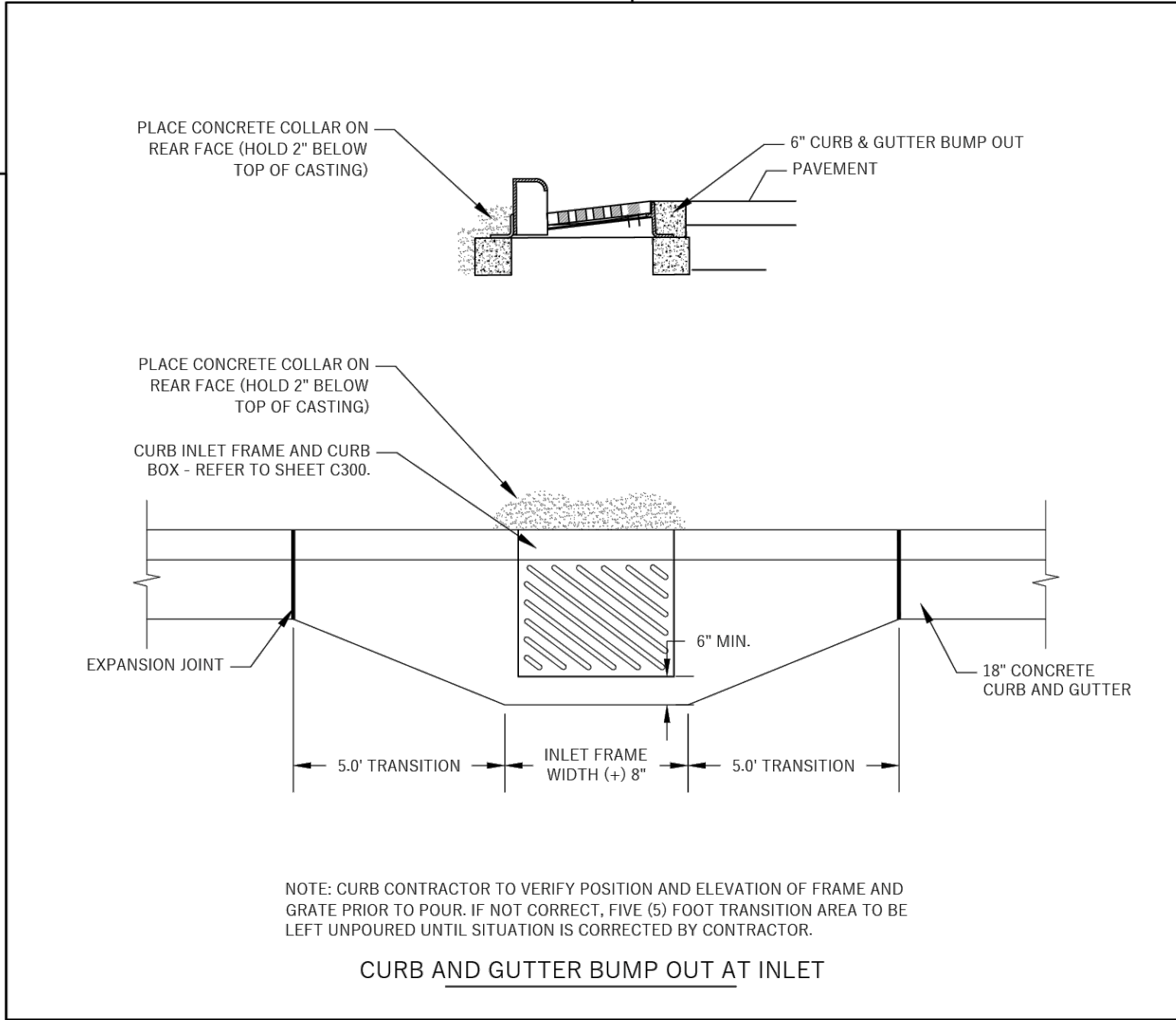
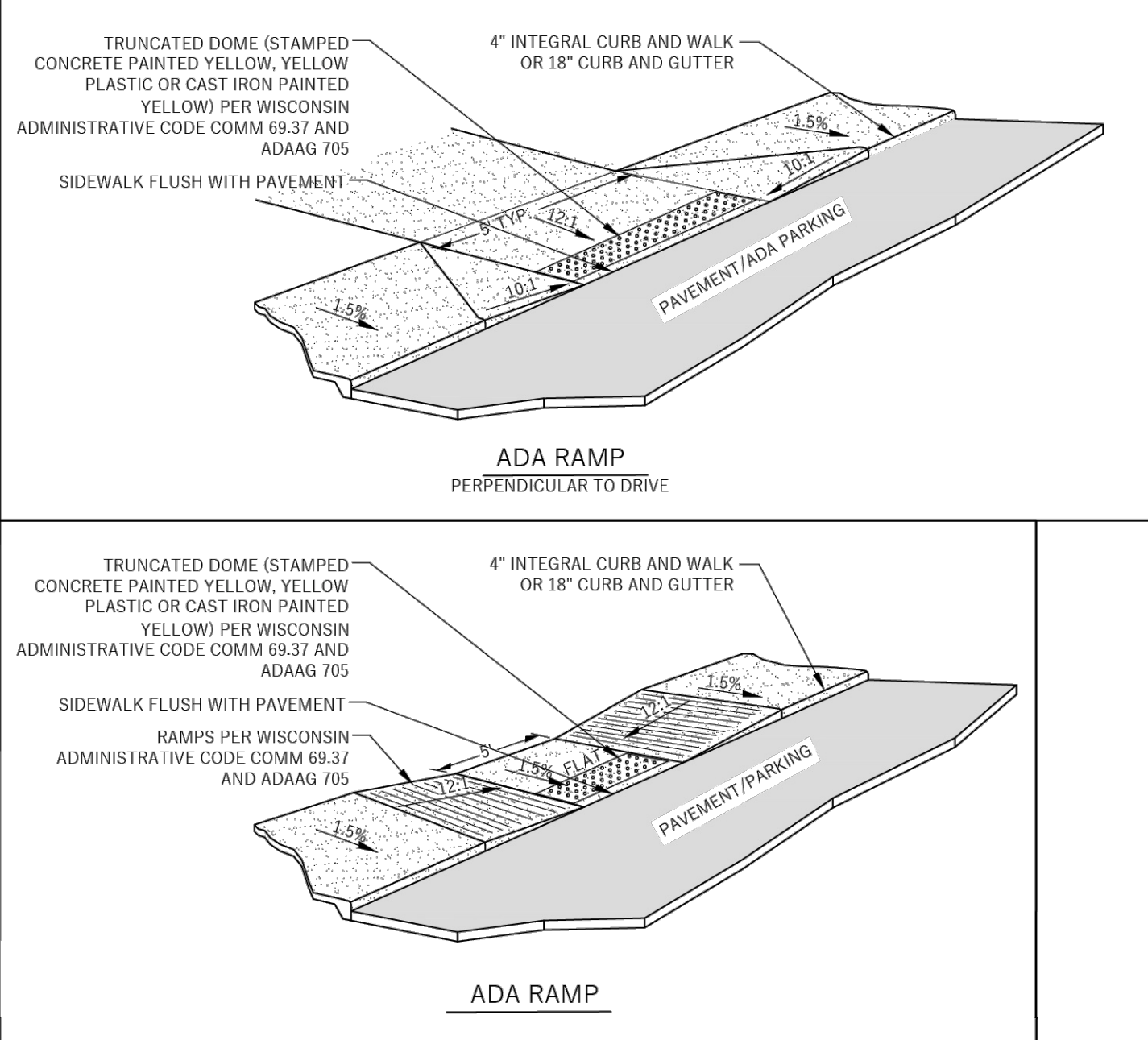
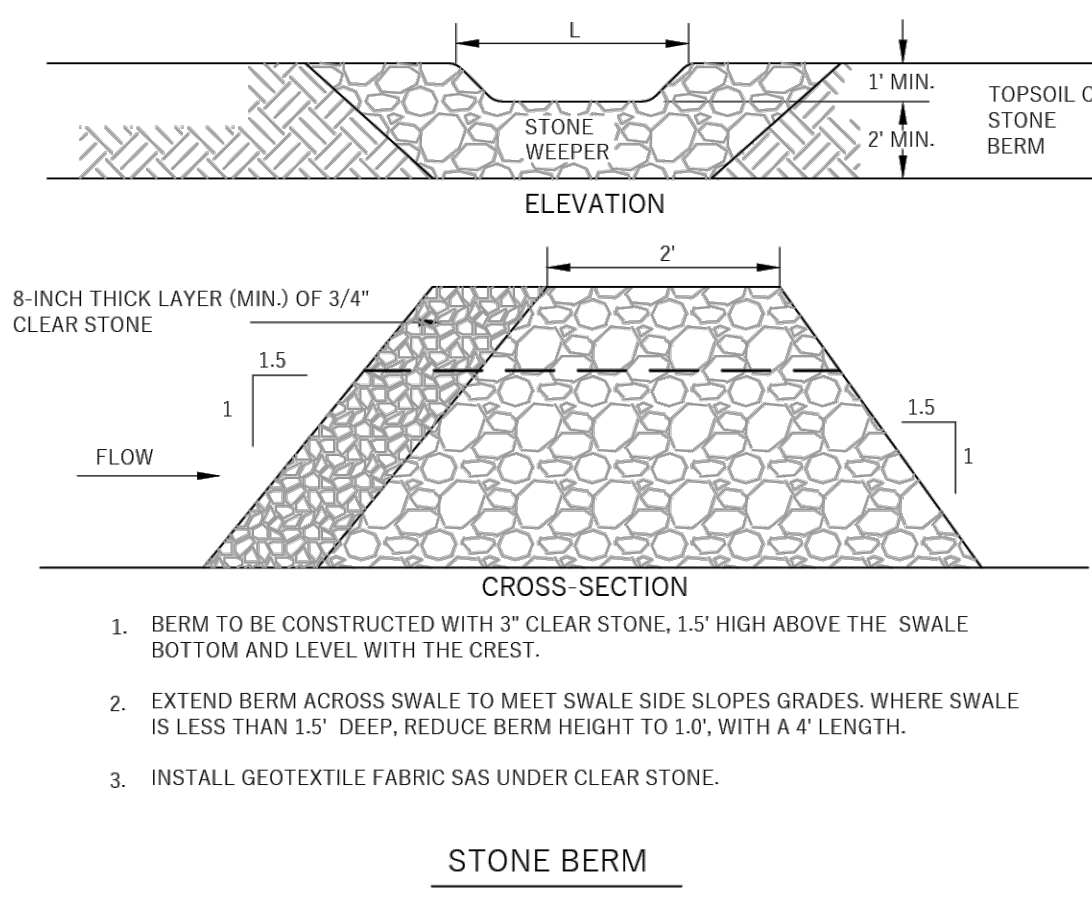
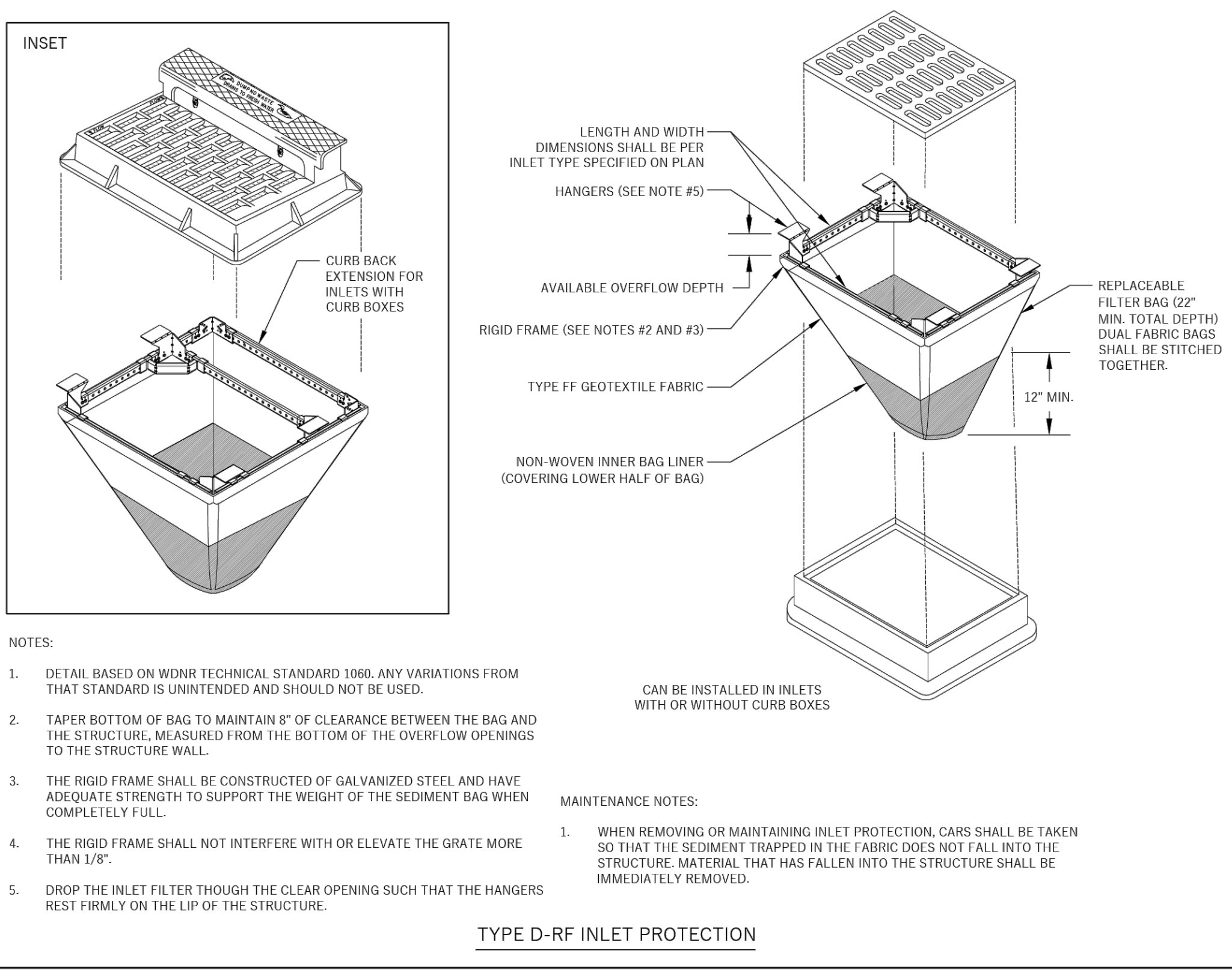
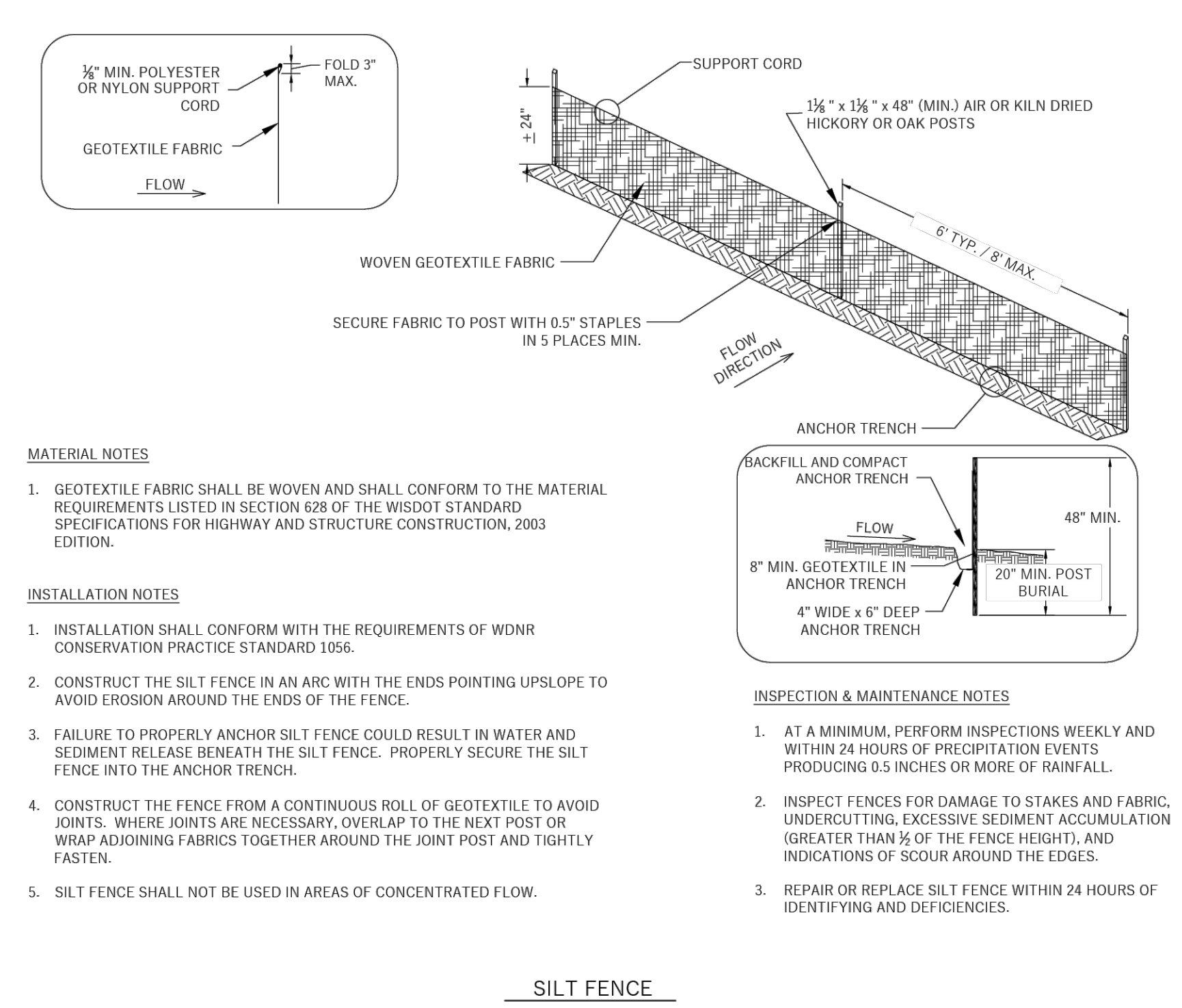
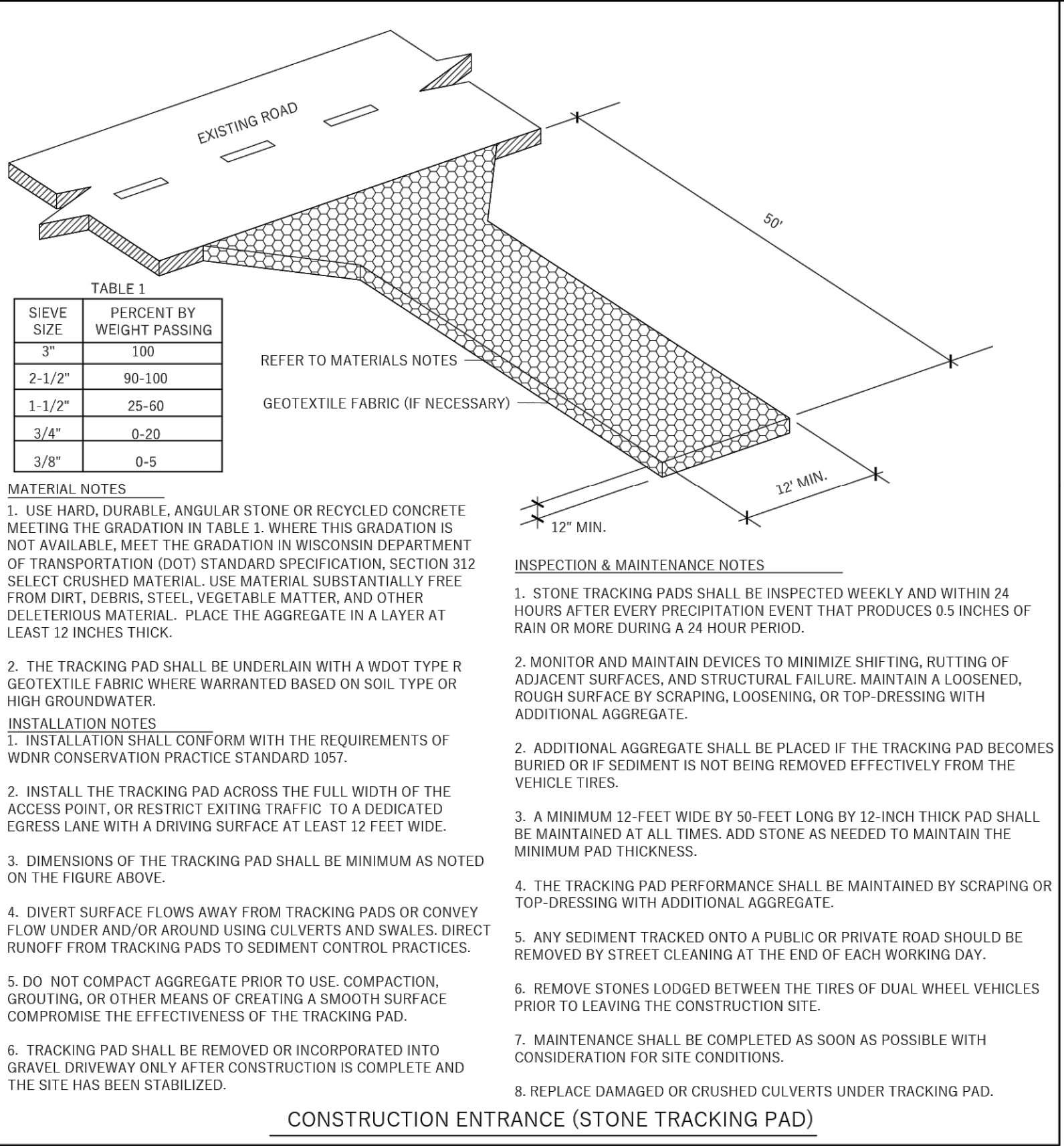
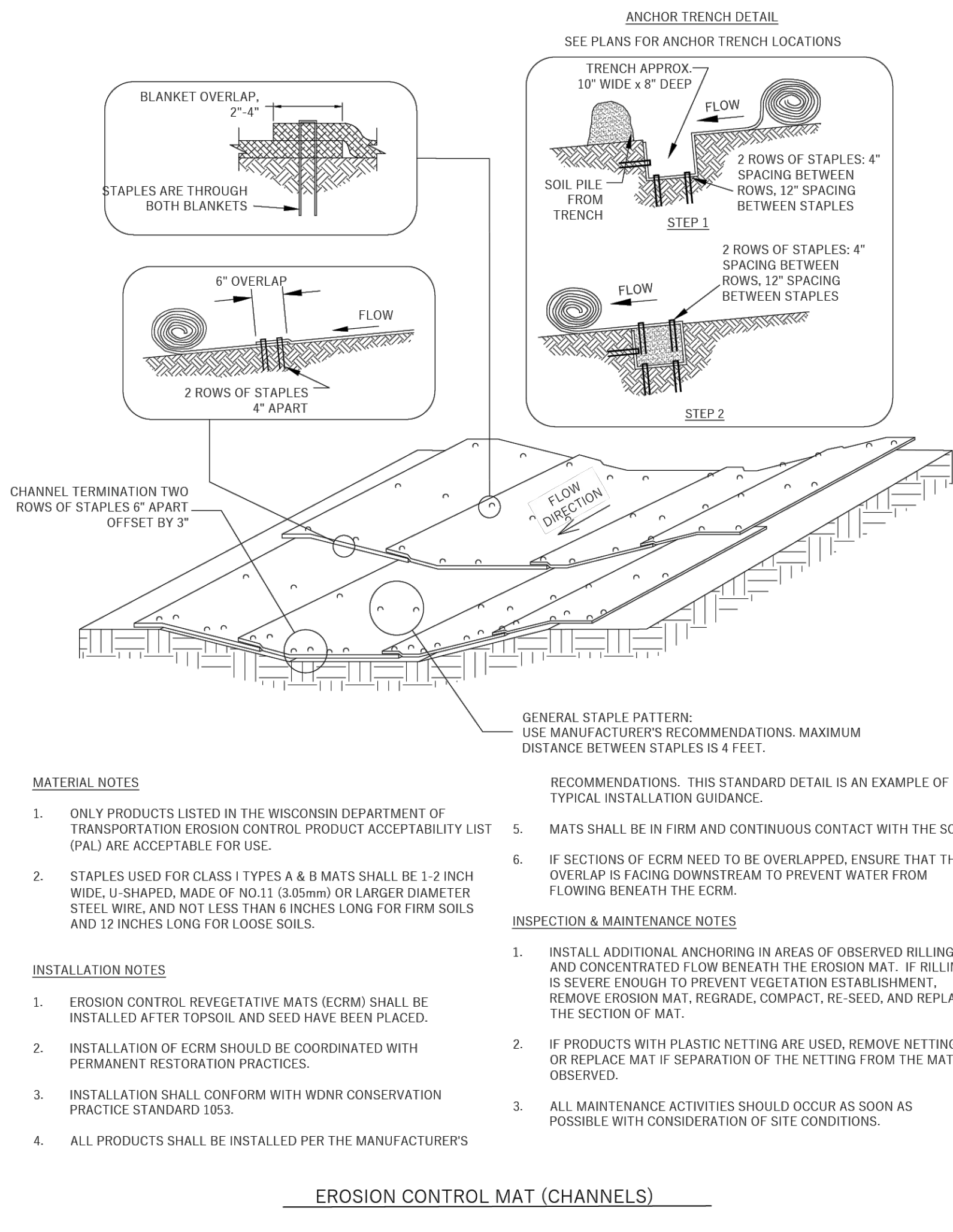
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REV DATE

PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT
100 LILLEHAMMER LANE
MOUNT HOREB, WISCONSIN 53572

C300
4.27.26

File: W: 2025\251546_TJK -- 100 Lillehammer Ln, Mount Horeb\DWG\25--1546_Civil Design.dwg Layout: Details User: dschneider Plotted: Apr 27, 2026 -- 12:08pm



612 WEST MAIN STREET
MADISON, WI 53703
608-257-1090
FAX 608-257-1092

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REV	DATE

PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT

100 LILLEHAMMER LANE
MOUNT HOREB, WISCONSIN 53572

C400

4.27.26

File: W:\2025\251546_CJK - 100 Lillehammer Ln Mount Horeb\DWG\251546_Public Sanitary Sewer.dwg Layout: Sheet - (1) User: awalkins Plotted: Apr 16, 2026 - 12:07pm

WYSER
ENGINEERING

100 LILLEHAMMER LANE
PUBLIC SANITARY SEWER EXTENSION

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:

PLAN AND PROFILE
PUBLIC SANITARY SEWER
STA 10+00 TO END

100 LILLEHAMMER LANE
MOUNT HOREB, WI 53572

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

Graphic Scale
0' 5' 10' 20' 30'
1" = 40'

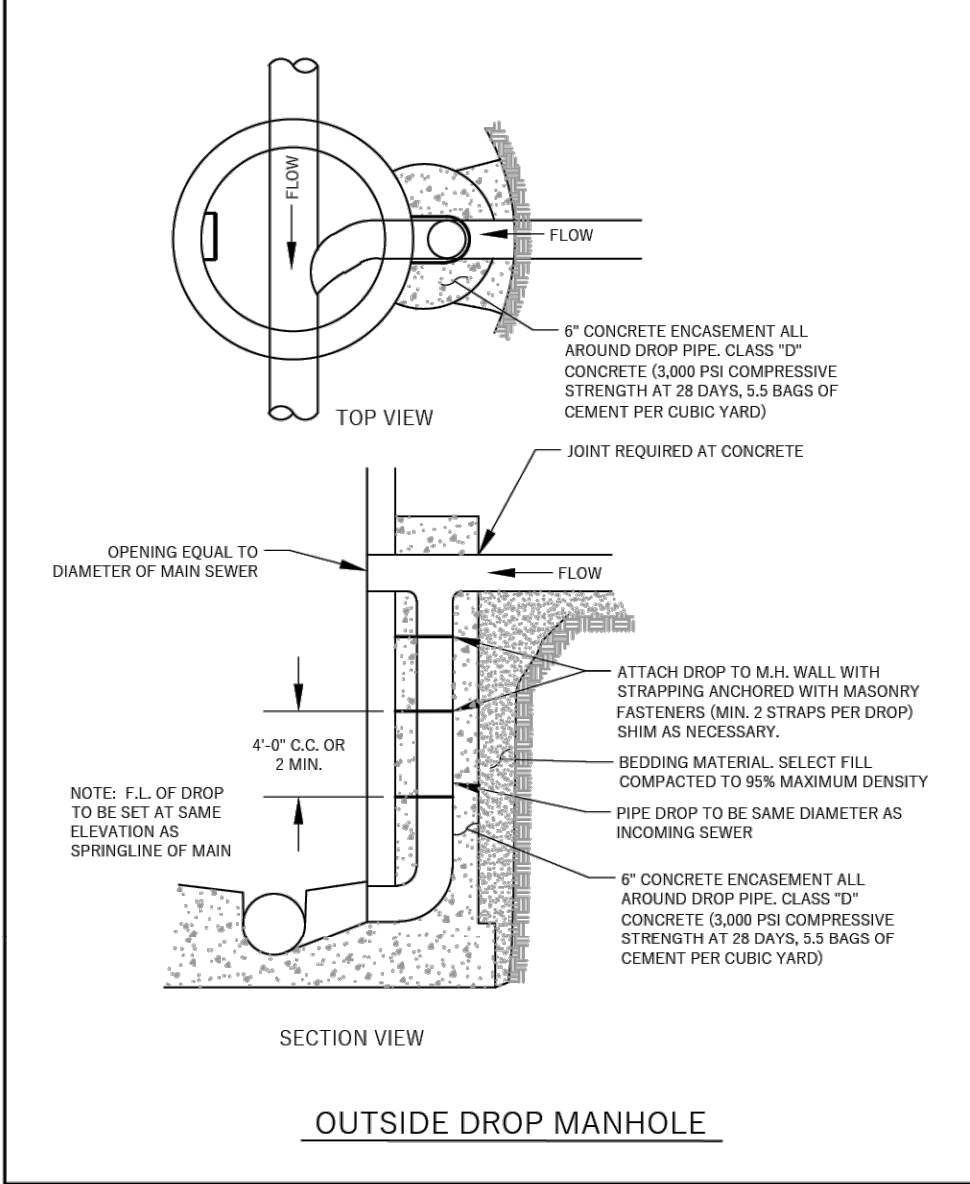
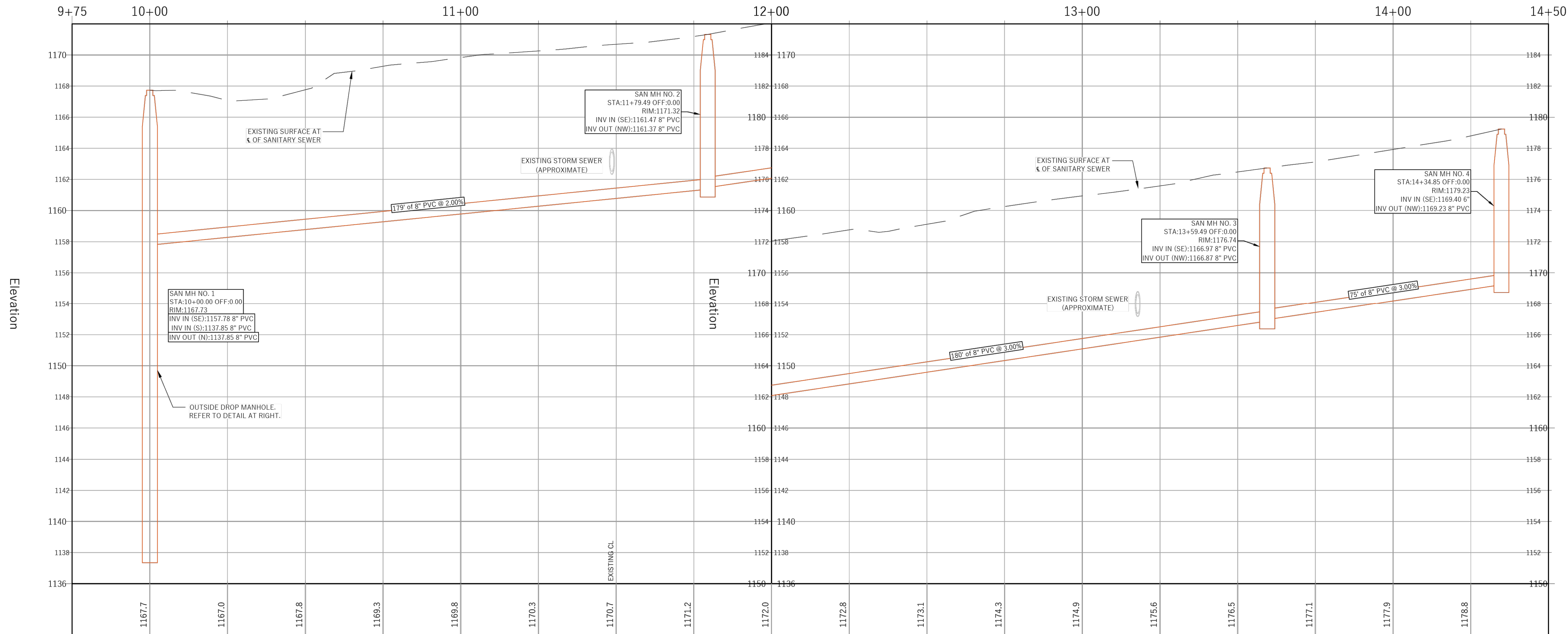
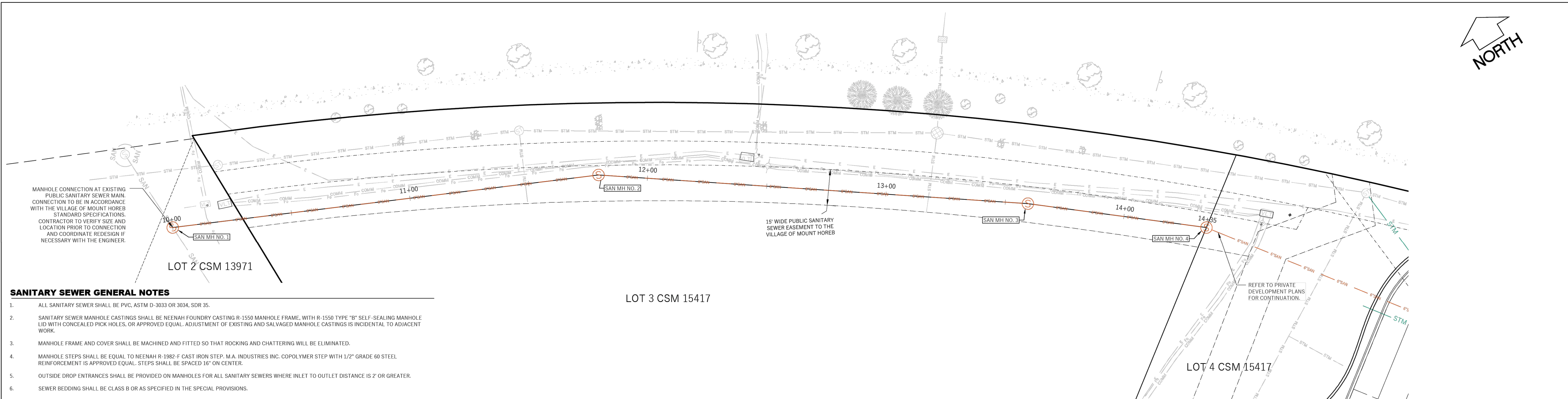
Revisions:
No. Date Description:

Wyser Number 25-1546

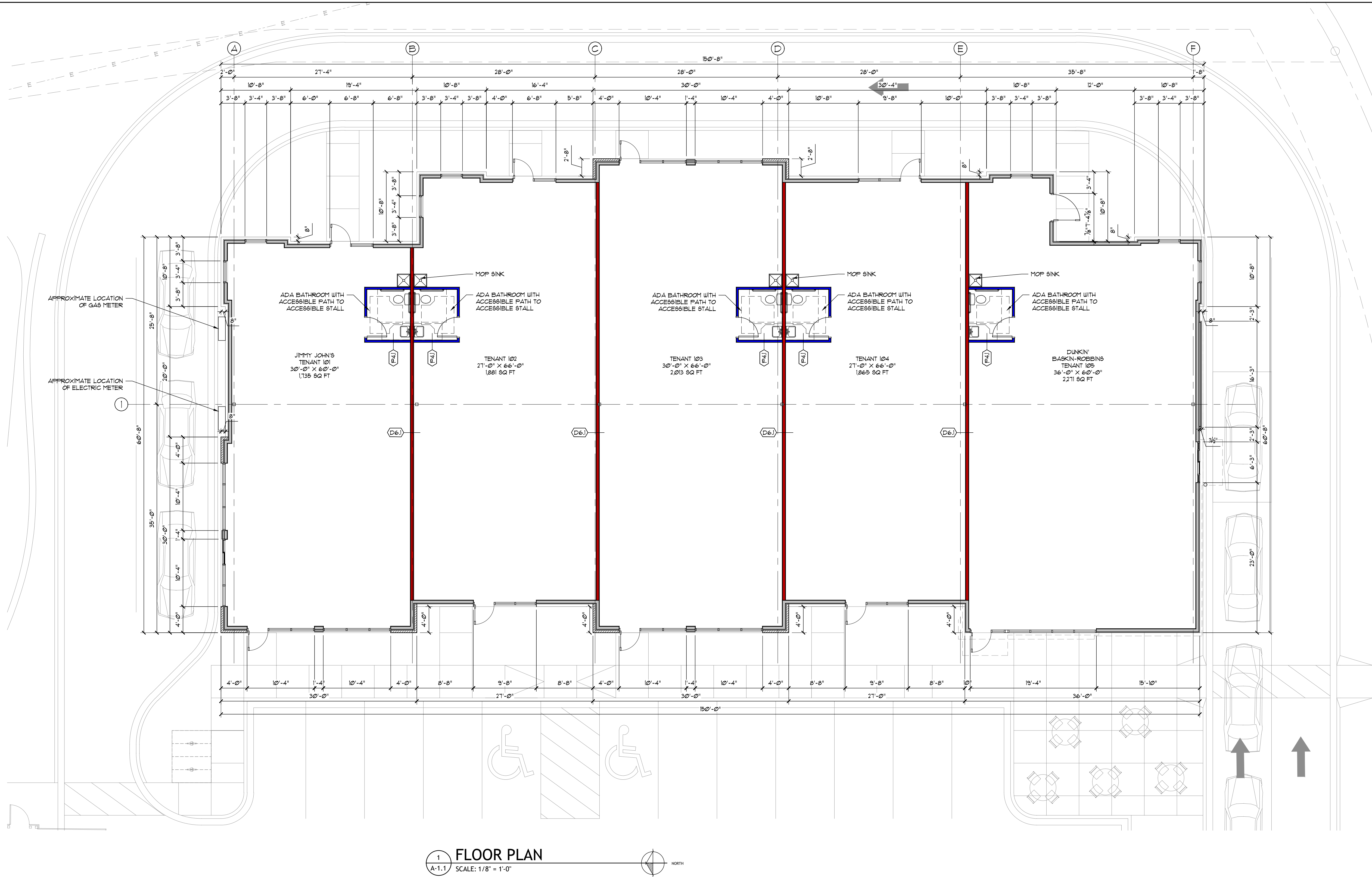
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Date Issued 04/16/2026

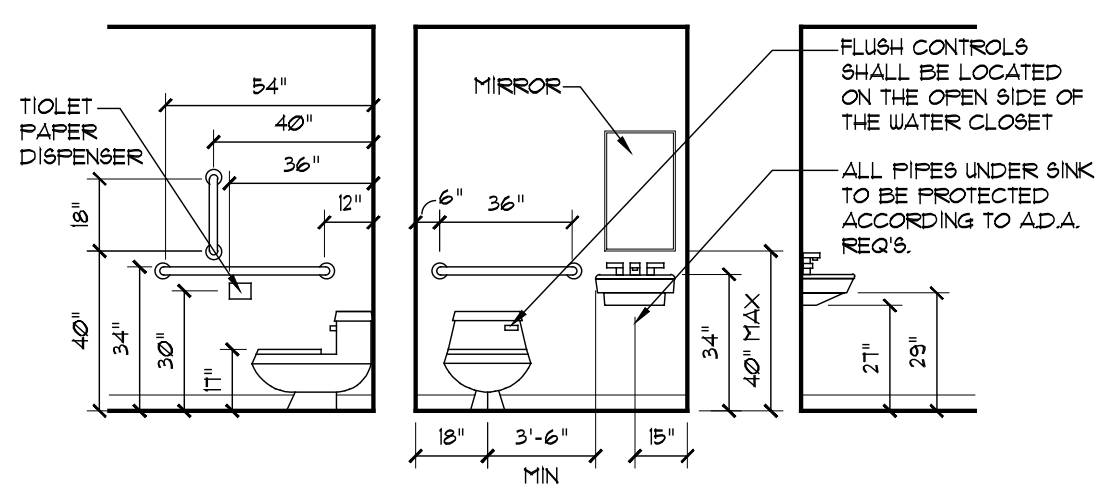
Sheet Number P-1



- GENERAL NOTES:
- CONSTRUCTION TYPE 5B, NOT SPRINKLED
 - ELECTRICAL, HVAC, PLUMBING AND FIRE PROTECTION CONTRACTORS TO PROVIDE COMPLETE SYSTEMS WITH ALL NECESSARY PLAN REVIEW AND PERMITS.
 - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES.
 - PROVIDE AN EMERGENCY ILLUMINATION POWER ALONG EGRESS PATHS IN ACCORDANCE W/ ICC ELECTRICAL CODE. ILLUMINATION IS TO LAST FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES (INTERIOR & EXTERIOR)
 - ELECTRIC CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY POWER AND LIGHTING DURING CONSTRUCTION.
 - TENANT SPACE IS TO HAVE AN ACCESSIBLE WATER BOTTLE DRINKING FOUNTAIN WITH INDIVIDUAL DRINKING CUPS FURNISHED BY TENANT (NO PLUMBING) ELECTRICIAN TO PROVIDE OUTLET FOR COOLER.
 - ALL PERIMETER WINDOW SILLS ARE TO BE PLASTIC LAMINATE WITH DRYWALL RETURNS. (COLOR BY ARCHITECT)
 - ALL WALLS TO RECEIVE PRIMER WITH ORANGE PEEL TEXTURE BY DRYWALL CONTRACTOR AND (2) COATS OF LATEX PAINT BY PAINTING CONTRACTOR.
 - ALL INTERIOR DOORS ARE TO BE 3'-0" X 1'-0" PREFINISHED WOOD DOORS IN HOLLOW METAL FRAMES. PAINTING CONTRACTOR TO PAINT ALL HOLLOW METAL FRAMES AND HOLLOW METAL DOORS (2 COATS) UNO.
 - ALL GLAZING WITHIN A 2'-0" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 5'-0" ABOVE THE WALKING SURFACE ARE TO BE TEMPERED SAFETY GLASS (TYPICAL)
 - FURNISH AND INSTALL DOORS AND WINDOW ASSEMBLIES AS INDICATED ON THE PLANS ALONG WITH ALL HARDWARE INDICATED AND THAT MAY BE REQUIRED FOR A COMPLETE JOB. ALL DOORS AND WINDOWS SHALL OPERATE SMOOTHLY WITHOUT BIND AND BE INSTALLED PLUMB AND TRUE. ALL HARDWARE SHALL FIT PROPERLY AND BE ADJUSTED AS REQUIRED. ALL FRAMES SHALL MEET OR EXCEED AAMA 5013 AND ASTM 183. SEE SCHEDULES FOR MORE INFORMATION.
 - ALL LOCKSETS SHALL BE LEVER TYPE AS REQUIRED TO MEET REQUIREMENTS OF THE ADA. ALL OTHER HARDWARE SHALL CONFORM TO THE REQUIREMENTS OF ADA. ALL EXIT DOORS SHALL BE EQUIPPED WITH LEVER TYPE EXIT HARDWARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A LATCH, KEY OR BOLT. SCHLAGE "A" SERIES OR APPROVED EQUAL.
 - DRYWALL CONTRACTOR TO INSTALL DRYWALL PER THE LATEST EDITIONS OF "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD" GA-216 AS PUBLISHED BY THE GYPSUM ASSOCIATION AND THE "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY. NOTE: PROVIDE CONTROL JOINTS PER THESE REQUIREMENTS. PROVIDE VINYL EDGE TRIM & EXTERIOR DRYWALL CEILING IF REQUIRED.
 - TOILET ROOMS TO MEET A.D.A. REGULATIONS AND TO HAVE STANDARD ACCESSORIES AND DISPENSERS.
 - ALL EXHAUST FAN VENTING THROUGH ROOF BY HVAC CONTRACTOR. COORDINATE INSTALLATION WITH JOB SUPERINTENDENT.
 - ALL ROOF TOP PENETRATIONS ARE TO BE PREFINISHED METAL OR PAINTED TO MATCH THE ROOF. VERIFY COLOR WITH ARCHITECT PRIOR TO INSTALLATION. COORDINATE INSTALLATION WITH JOB SUPERINTENDENT.
 - ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE ADA.
 - WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO LATCH SIDE OF THE DOOR WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT THE DOUBLE LEAF DOORS SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. SUBMIT TEXT FOR APPROVAL PRIOR TO FABRICATION.
 - MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN UNLESS INDICATED OTHERWISE.
 - GENERAL CONTRACTOR TO FURNISH AND INSTALL EXTINGUISHERS PER I.B.C. SECTION 906 AND NFPA 1010-1978 MOUNT FIRE EXTINGUISHER NOT HIGHER THAN 48" ABOVE FINISH FLOOR UNLESS LOCAL REGULATIONS REQUIRED DIFFERENT HEIGHT. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF THE ADA.
 - MASON TO USE COLORED MORTAR TO MATCH ADJACENT BLOCK COLOR. VERIFY COLOR WITH ARCHITECT PRIOR TO INSTALLATION.
 - MASON IS TO USE DUR-O-WALL TRIANGLE TIE MODEL # D/A 101 AND DUR-O-WALL MODEL # D/A 210 ANCHOR. SCREW TO STUDS WITH (2) SCREWS. TRIANGLES AND ANCHORS ARE TO BE HOT DIPPED FINISH. MASON IS TO UTILIZE (1) TIE ASSEMBLY FOR EVERY 225 SQ FT OR WALL AREA (MAXIMUM).

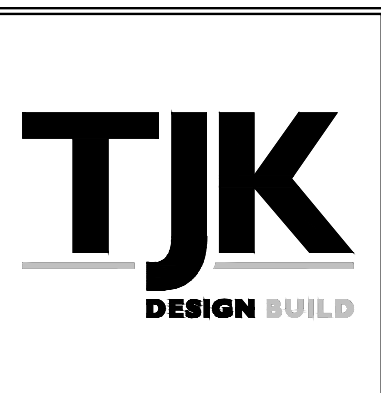
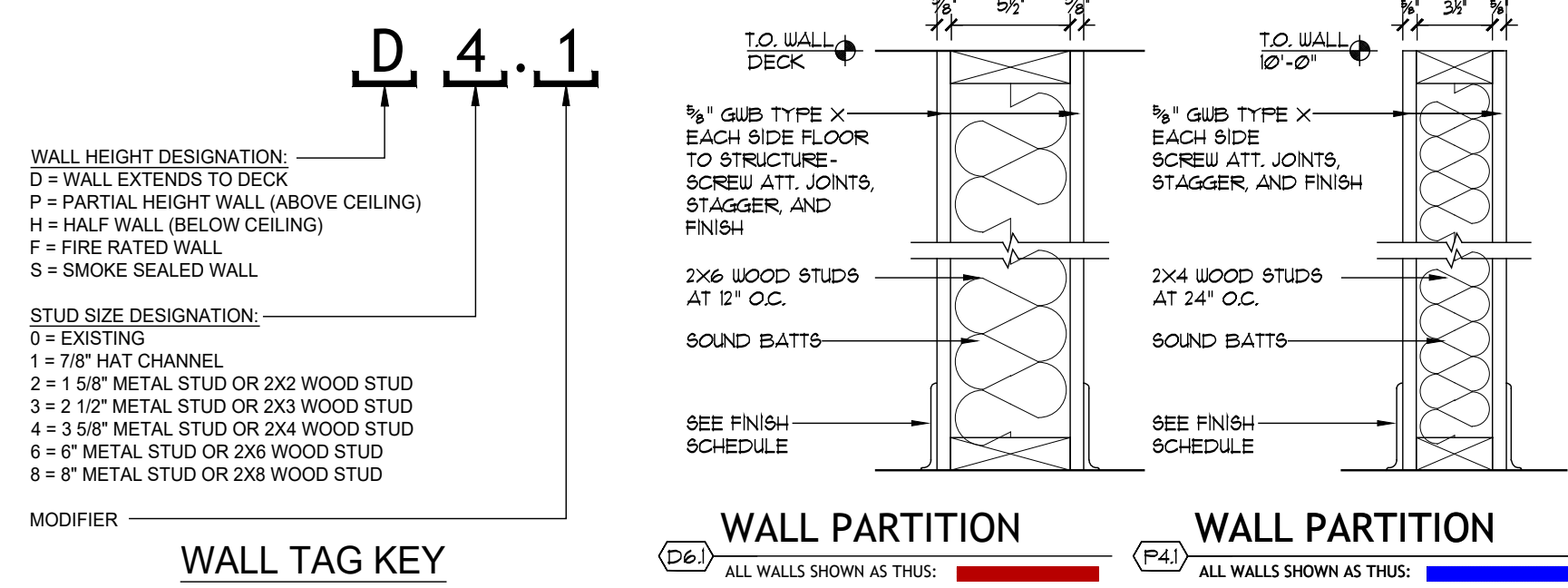


1 FLOOR PLAN
A-1.1 SCALE: 1/8" = 1'-0"



TYPICAL RESTROOM ELEVATIONS

SCALE: 1/4" = 1'-0"



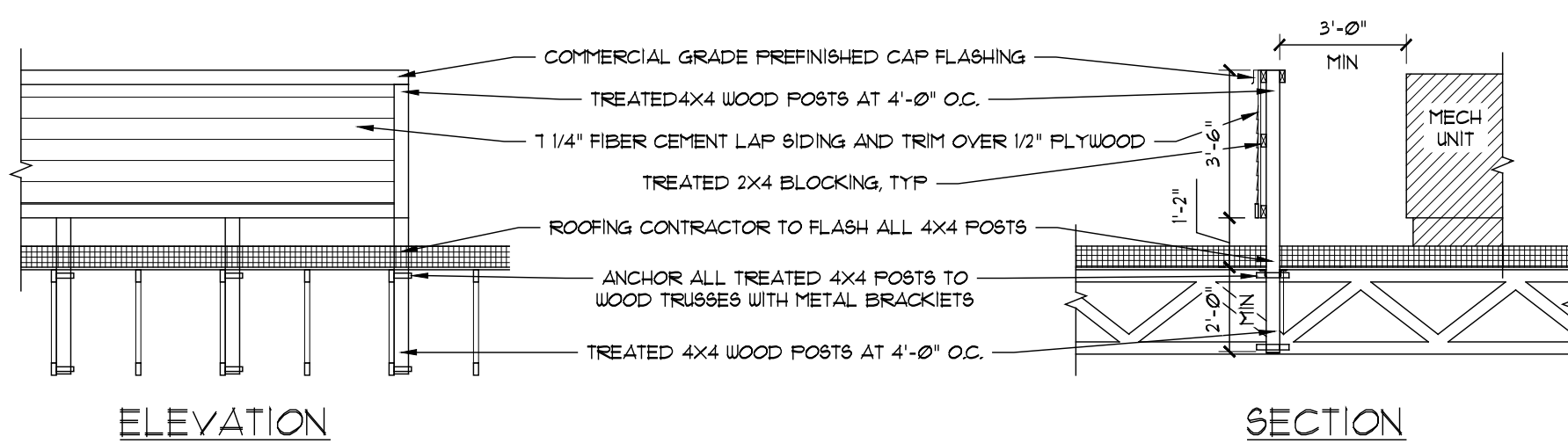
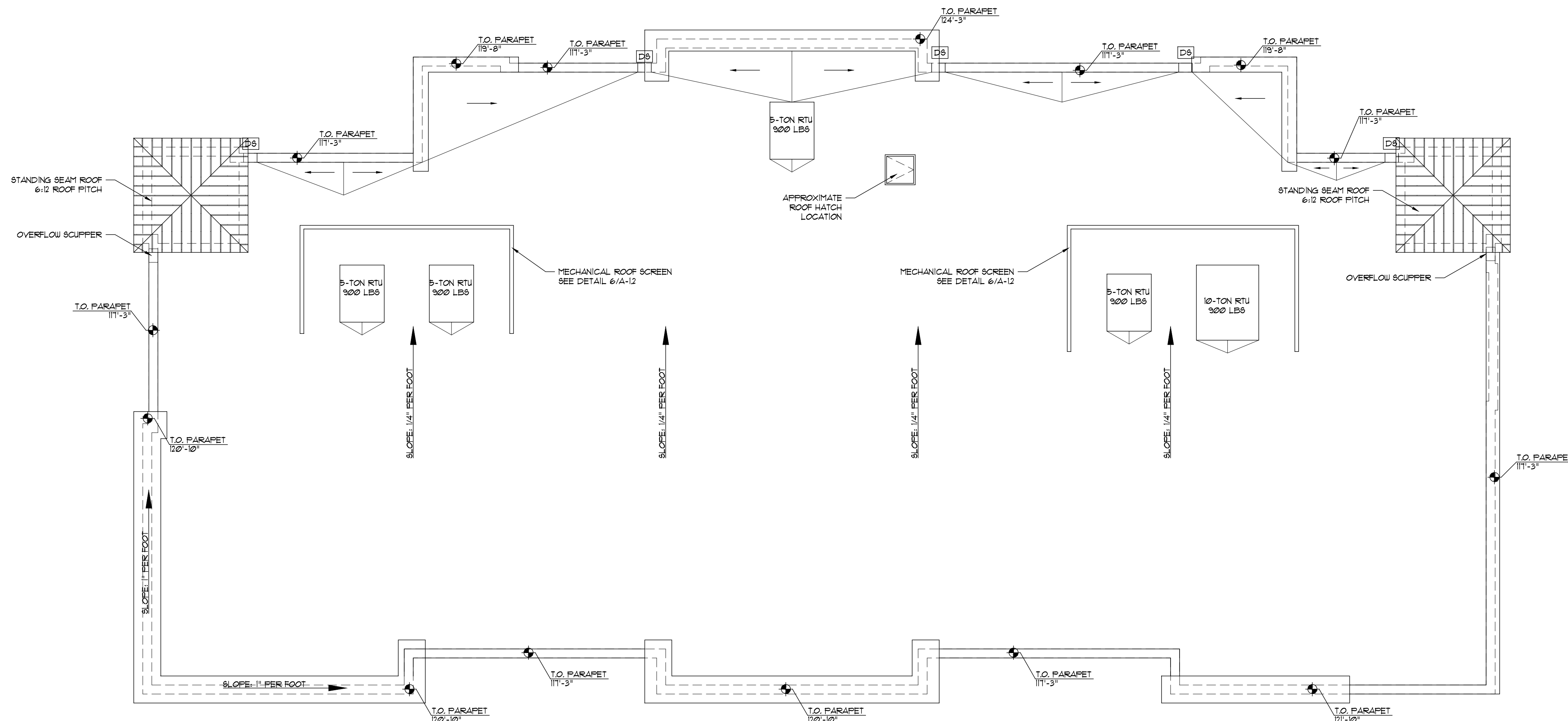
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REV DATE

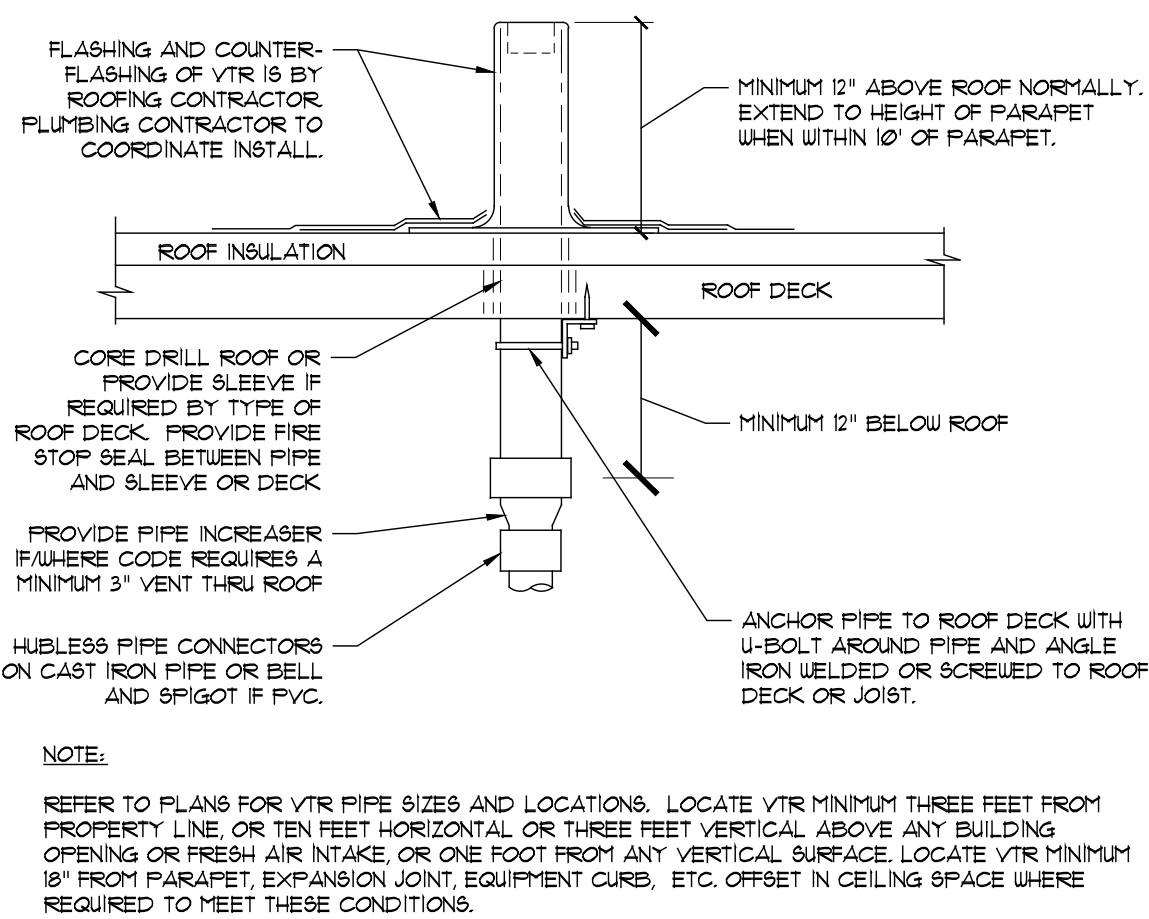
PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT
100 LILLEHAMMER LANE
MOUNT HOREB, WISCONSIN 53572

A-1.1
5.20.26

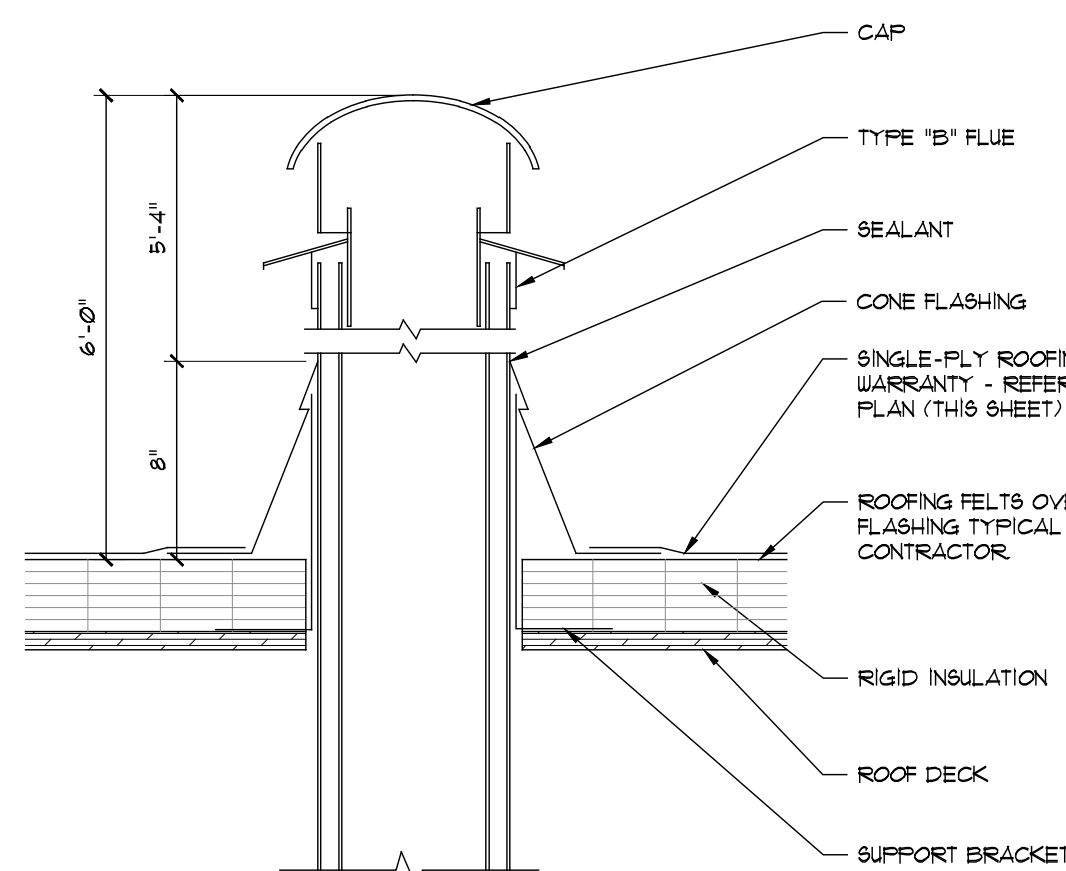


6 MECHANICAL SCREEN DETAIL
SCALE: 1/4" = 1'-0"

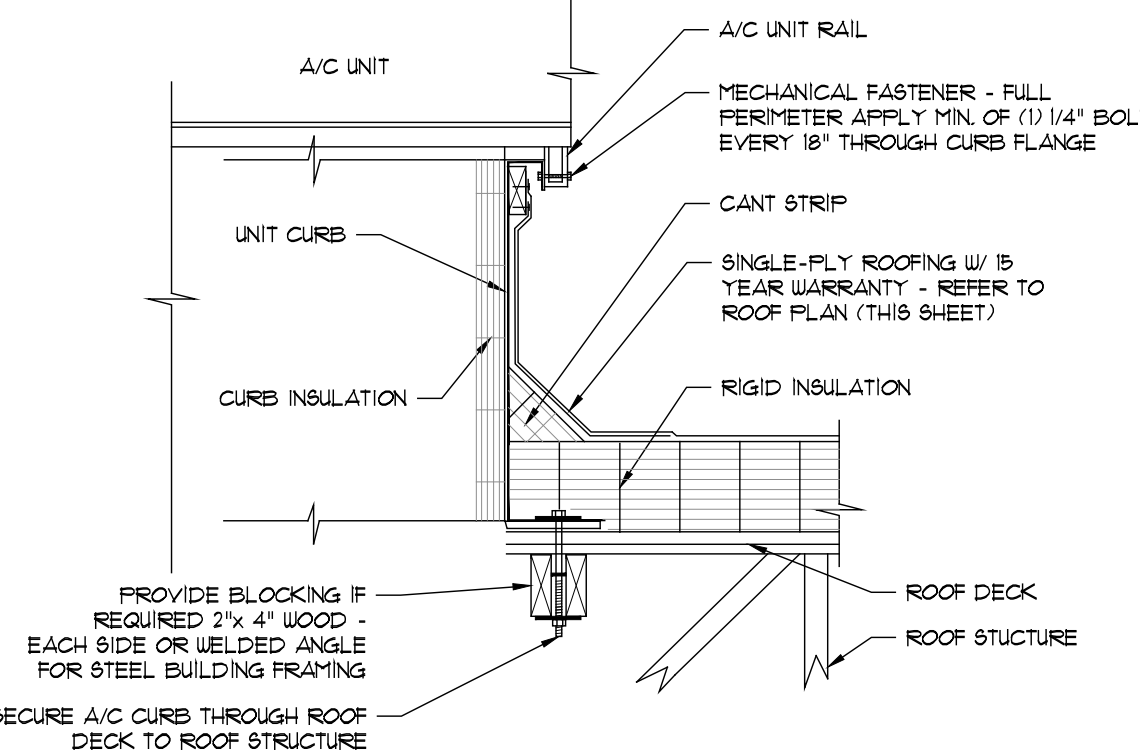
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



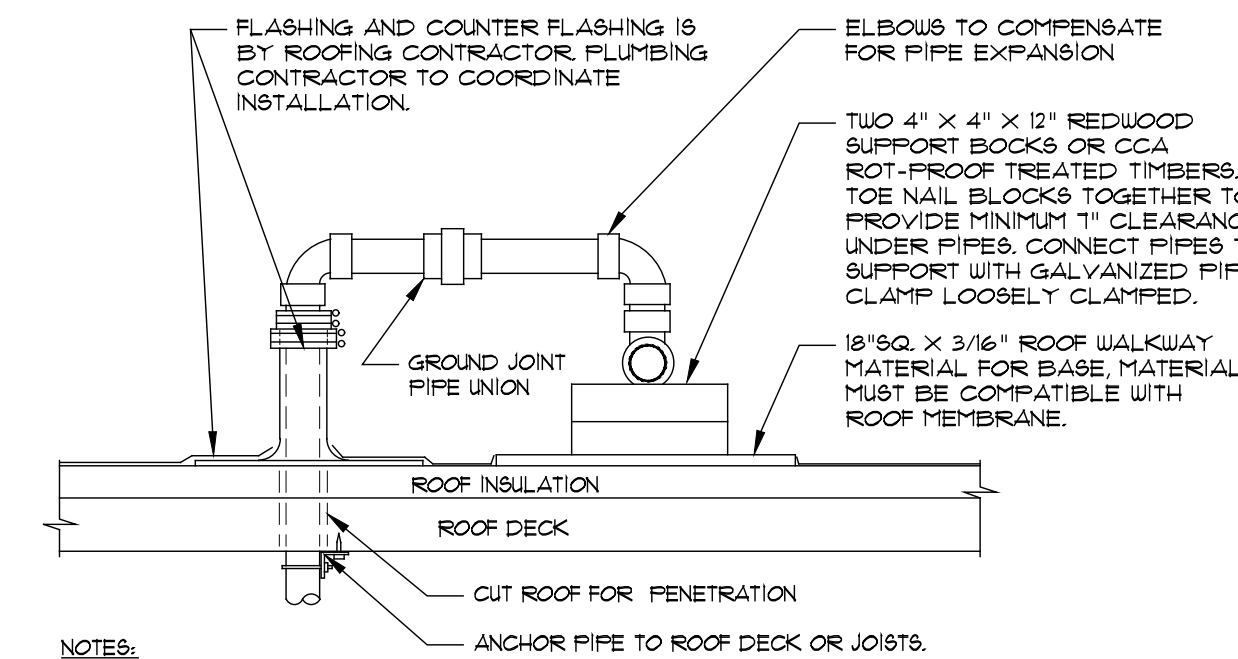
5 VENT THRU ROOF
SCALE: NTS



4 EXHAUST PIPE PENETRATION
SCALE: NTS

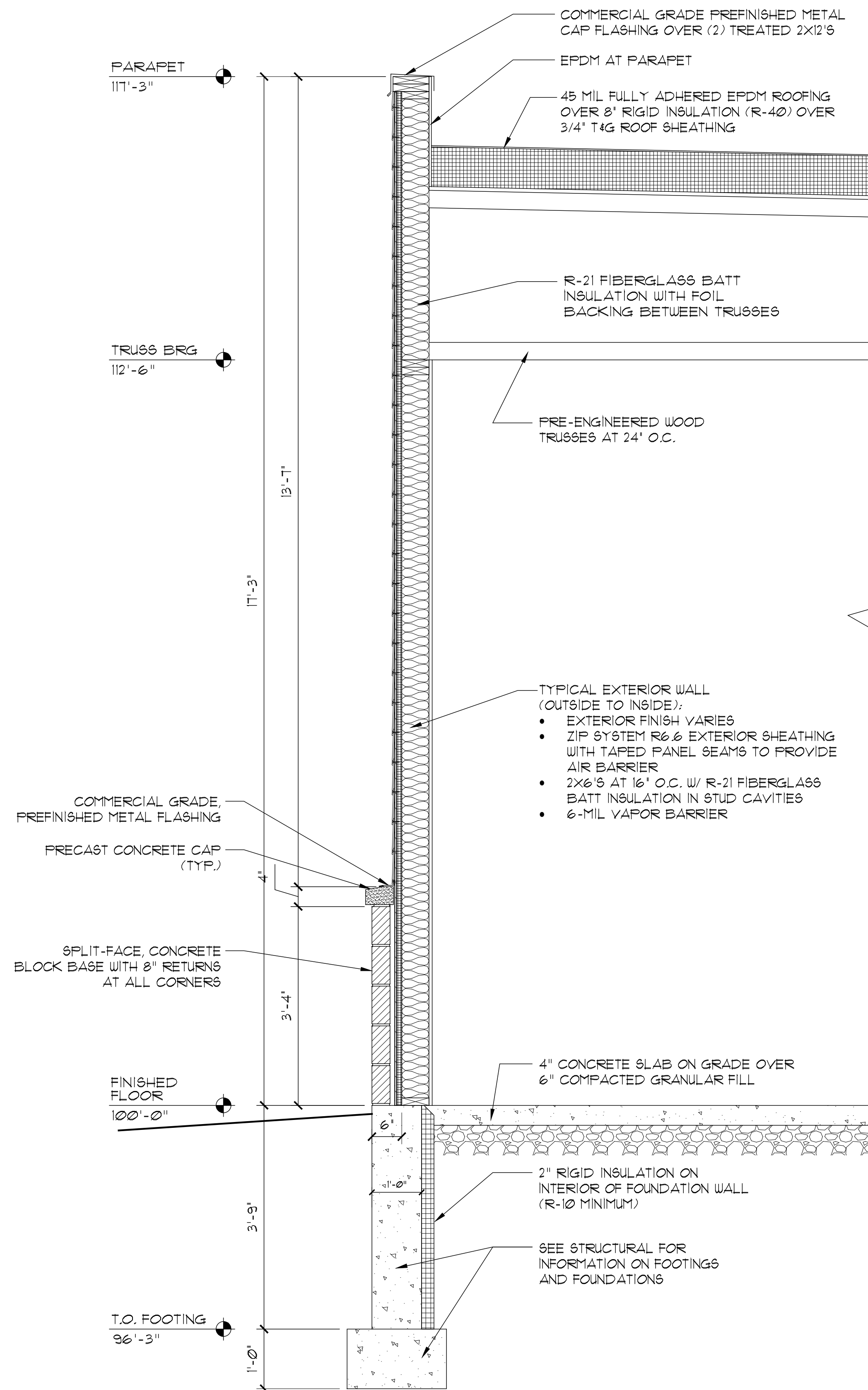


3 DETAIL AT CURB
SCALE: NTS



- NOTES:
- REFER TO PLANS FOR PIPE SIZE(S) AND LOCATION(S). USE WELDED OR SCREWED FITTINGS AS SPECIFIED FOR PIPE SIZE. LOCATE PENETRATION MINIMUM 18" FROM ADJACENT WALLS, EQUIPMENT CURBS, PARAPETS, EXPANSION JOINTS, ETC.
 - LOCATE SUPPORTS AT THE FOLLOWING SPACING: 1-1/2"x8", 1-1/4"x8", 1"x1" & 3/4"x6". PROVIDE SUPPORTS AS CLOSE AS POSSIBLE TO EACH ELBOW AND TEE.

2 ROOF PENETRATION
SCALE: NTS



WALL SECTIONS
SCALE: 3/4" = 1'-0"

REV	DATE

PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT
100 LILLEHAMMER LANE MOUNT HOREB, WISCONSIN 53572

R-1
5.20.26



1 NORTHWEST VIEW
R-1 SCALE: CUSTOM



2 SOUTHWEST VIEW
R-1 SCALE: CUSTOM

REV	DATE

PROPOSED FACILITY FOR:
MOUNT HOREB - MULTI-TENANT
100 LILLEHAMMER LANE MOUNT HOREB, WISCONSIN 53572

R-2
5.20.26



1
R-2
NORTHEAST VIEW
SCALE: CUSTOM



2
R-2
SOUTHEAST VIEW
SCALE: CUSTOM

Project	MOUNT HOREB MULTI-TENANT	Catalog #	CCP-SA1C-727-U-T3	Type	A
Prepared by		Notes		Date	



Invue

ClearCurve Pedestrian

Pedestrian Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 8](#)

Quick Facts

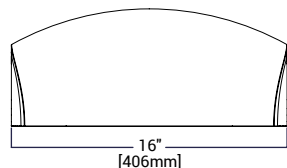
- Available with Visual Comfort or Discrete optics configurations
- Lumen packages from 1,600 to over 14,000 lumens (18W to 110W)
- Efficacy up to 157 lumens per watt
- Standard quick mount arm with universal drill pattern
- Available with internal battery for emergency lighting

Connected Systems

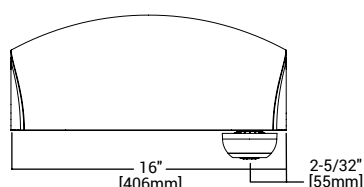
- WaveLink PRO Wireless

Dimensional Details

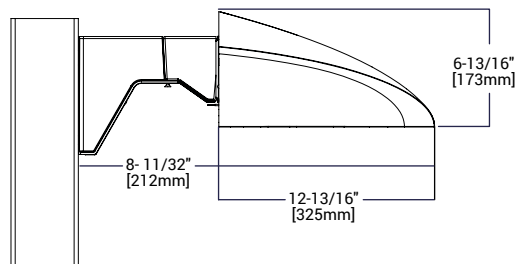
Front View



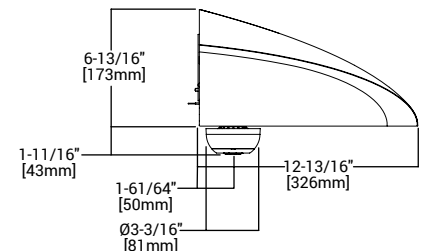
Front View - With Wavelinx



Side View



Side View - With Wavelinx



Approximate Fixture Weight

23.0 lbs

NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt

Ordering Information

SAMPLE NUMBER: CCP-VA4-740-U-T4W-GM

Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Visual Comfort Configurations					
CCP =ClearCurve Pedestrian BAA-CCP =ClearCurve Pedestrian Buy American Act Compliant ²⁷ TAA-CCP =ClearCurve Pedestrian Trade Agreements Act Compliant ²⁷ BABAE-CCP =Build America Buy America Act ²⁷ BABAF-CCP =Build America Buy America Act ²⁷	VA1 =Wavestream, 2,800 lumens VA2 =Wavestream, 3,800 lumens VA3 =Wavestream, 4,500 lumens VA4 =Wavestream, 6,000 lumens VA5 =Wavestream, 8,000 lumens ² VA6 =Wavestream, 10,000 lumens ²		727 =70CRI, 2700K ²⁸ 730 =70CRI, 3000K ²⁸ 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K ²⁸ 830 =80CRI, 3000K ²⁸ 835 =80CRI, 3500K 840 =80CRI, 4000K 850 =80CRI, 5000K AMB =Amber 590nm ^{24, 28}	U =Universal, 120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ⁴ 9=347V	Visual Comfort (VA) Optics T2 =Type II T3 =Type III T4FT =Type IV Forward Throw T4W =Type IV Wide Discrete (SA) Optics T1 =Type I ⁵ T2 =Type II T3 =Type III T4FT =Type IV Forward Throw T4W =Type IV Wide 5WQ =Type V Square Wide 5MQ =Type V Square Medium 5NQ =Type V Square Narrow SL2 =Type II w/Spill Control ⁵ SL3 =Type III w/Spill Control ⁵ SL4 =Type IV w/Spill Control ⁵ RW =Rectangular Wide Type I AFL =Automotive Frontline SLL =90° Spill Light Eliminator Left ⁵ SLR =90° Spill Light Eliminator Right ⁵	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
	Discrete Configurations	Drive Current				
	SA1 =1 Light Square SA2 =2 Light Squares	A =350mA B =450mA C =615mA D =800mA E =1050mA F =1200mA ³				
Options (Add as Suffix)				Accessories (Order Separately)		
F = Single Fuse (120V, 277V or 347V. Must Specify Voltage) FF = Double Fuse (208, 240, or 480V. Must Specify Voltage) 10MSP = 10kV MOV Surge Protective Device 20MSP = 20kV MOV Surge Protective Device 20K = 20kV UL 1449 Fused Surge Protective Device 2L = Two Circuits ^{5, 6} L90 = Optics Rotated 90° Left ⁵ R90 = Optics Rotated 90° Right ⁵ HSS = House Side Shield (Factory Installed) ^{5, 9} HA = 50°C High Ambient Temperature ¹⁰ TR = Tamper Resistant Hardware CC = Coastal Construction ¹¹ DALI = DALI Driver BPC = Button Type Photocontrol ¹² PR = NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁴ PR7 = NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁴ AHD145 = After Hours Dim, 5 Hours ¹⁵ AHD245 = After Hours Dim, 6 Hours ¹⁵ AHD255 = After Hours Dim, 7 Hours ¹⁵ AHD355 = After Hours Dim, 8 Hours ¹⁵ MS/DIM-L08 = Motion Sensor for Dimming Operation, Up to 8' Mounting Height ^{12, 16} MS/DIM-L20 = Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{12, 16} SPB1 = Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height ^{12, 17} SPB2 = Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height ^{12, 17} WPS2XX = WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12, 18, 19, 20} ; replace XX with sensor color (WH, BZ or BK) WPS4XX = WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12, 18, 19, 20} ; replace XX with sensor color (WH, BZ or BK) FADC = Field Adjustable Dimming Control ²⁵ X = No surge protector EMERGENCY OPTIONS (choose only one) EBP = Emergency Battery Pack (Ambient Temp, 0° to 40°C) ^{7, 8, 13, 26} CBP = Cold Weather Emergency Battery Pack (Ambient Temp, -20° to 40°C) ^{7, 8, 13, 26} CBP-CEC = Cold Weather Emergency Battery Pack, CEC Compliant (Ambient Temp, -20° to 40°C) ^{7, 8, 13, 26} ITS = Internal Transfer Switch, UL Recognized Component ^{7, 13}				OA/RA1013 = Photocontrol Shorting Cap OA/RA1014 = NEMA Photocontrol - 120V OA/RA1016 = NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 = NEMA Photocontrol - 347V OA/RA1027 = NEMA Photocontrol - 480V WRGX = Wireguard for qty "X" Lightsquares ⁵ BB/CCXX = Back Box with 3/4 NPT (replace XX with color selection) BB-BPC/CCXX = Back Box with 3/4 NPT and button PC (replace XX with color selection) ^{12, 25} LS/HSS = House Side Shield ^{5, 21} FSIR-100 = Wireless Configuration Tool for Motion Sensor ²² WOLC-7P-10A = WaveLinX Outdoor Control Module (7-PIN) ²³ BB-ZW/CCXX = Back Box with 3/4" NPT and Wavelinx enabled 4-PIN Twistlock Receptacle (replace XX with color selection) ²⁵ BB-FADC/CCXX = Field Adjustable Dimming Control (replace XX with color selection) ²⁵ POLE-MT-kit-XX = Pole Mount Arm (replace XX with color selection to match fixture)		
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Only available with Type IV Wide (T4W) distribution. 3. Not available with 2 Light Squares (SA2x). 4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Not available with Visual Comfort Light Engines (VAX) 6. Not available with 1 Light Square (SA1x). 7. Not available with other emergency options (EBP, CBP, CBP-CEC, or ITS). 8. Universal (120-277V), 120V, or 277V only. 9. Light Square trim plate will be painted Black when HSS option is selected. 10. Not available with VA6 or SA2E Light Engine. Not available with emergency options (EBP, CBP, or CBP-CEC). Not available with AMB (amber leds) 11. Light Square configuration only. The finish is tested per ASTM B117. Scribe rating of 7 per ASTM D1654. 12. For voltages above 277V, must specify voltage. Cannot select voltage ranges H or C. 13. Not available with VA6 or SA2E Light Engines. 14. If 347-480V (H) or 277-480V (C) voltage is specified, use a photocontrol that matches the input voltage used (either 277V, 347V, or 480V). 15. Requires the use of photocontrol (BPC). See After Hours Dim supplemental guide for additional information. 16. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. 17. Utilizes the Wattstopper sensor FSP-3x1. Sensor color determined by product finish. See reference table. 18. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 19. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 20. Not available with Back Box. 21. Must order one per Light Square when ordering as a field-installable accessory (1 or 2). 22. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 23. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS). Only for use at 120-347V. 24. Use for wildlife and observatory (Narrow-band 590nm +/- 5nm). Choose drive current B for SA1 or SA2. Choose lumen package VA2 for T2, T3, and T4FT, choose VA5 for T4W. Not available with 2L option. 25. Not available with DALI, PR7, MS/DIM, SPB1, SPB2, WPS (any sensors or network dimming control devices). 26. Battery systems are UL924 Listed 27. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. BABA designates the product will meet the standards set for FHWA. As noted these projects must receive Government Funding by October 1, 2025. BABAF designates the product will meet the standards set for FHWA and FTA. As noted these projects must receive Government Funding by October 1, 2026. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.. 28. DarkSky approved when ordered with 3000K or warmer CCT.						

Product Specifications

Construction

- Low copper content, die-cast aluminum housing provides a clean smooth aesthetic
- IP66 rated

Optics

- Visual Comfort WaveStream™ technology or high-efficiency AccuLED discrete sources available
- Visual Comfort - Four optical distributions utilizing patented WaveStream™ technology
- Visual Comfort - 6 lumen packages, ranging from 2,800 to 10,000 lumens
- Discrete - 15 AccuLED distributions available
- Discrete - 11 lumen packages, ranging from 1,600 to 12,000 lumens

Electrical

- Approx. 90% lumen maintenance at 60,000 hours
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz input voltage options
- 10kV surge protection is standard, other surge options are available
- Standard with 0-10V dimming

Mounting

- Versatile, patented standard quick mount arm accommodates drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- 3G vibration rated

Finish

- Standard finishes are super durable TGIC polyester powder coat paint and available in white, black, bronze, grey, dark platinum, and graphite metallic.
- Coastal Construction (CC) option available, providing 5,000 hour salt spray rating per ASTM B117, with a scribe rating of 9 per ASTM D1654
- RAL and custom color matches available, additional charges and lead times apply

Compliance

- IDA Certified 3000K and warmer only
- cULus certified for use in -40°C to 40°C ambient environments. HA option available to meet 50°C ambient requirements.
- BAA domestic preference option meets BAA requirements. See [DOMESTIC PREFERENCES](#) website or consult the CLS Domestic Preferences team for more information
- Products that meet BABA through Exemption (BABAE): This exception allows any product to satisfy BABA requirements regardless of domestic content manufacturing for projects funded by FHWA through Oct 1st 2025.
- Products that meet BABA through BAA Exemption (BABAF): FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA

designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.

- Please refer to the [DOMESTIC PREFERENCES](#) website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Components shipped separately may be separately analyzed under domestic preference requirements.

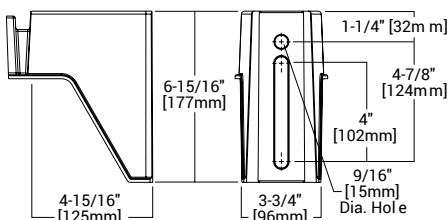
Warranty

- Five year limited warranty, consult website for details www.cooperlighting.com/legal

Mounting Data

Effective Projected Area (EPA - Sq. Ft.)						
Configuration	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
EPA (Sq. Ft.)	0.92	1.92	1.62	2.39	2.13	2.39

Quick Mount Arm



Energy and Performance Data

VA Performance

[Supplemental Performance Guide](#)

Lumen Package	VA1	VA2	VA3	VA4	VA5	VA6
Power Wattage (Watts)*	28.5W	41W	49W	58.6W	78W	106W
Input Current (mA) @120V	240	340	406	493	676	933
Input Current (mA) @277V	105	148	175	221	285	388
Power Wattage (Watts)*	31.5W	44W	53.5W	65W	83W	115W
Input Current (mA) @347V	93	125	155	188	237	321
Input Current (mA) @480V	67	92	114	138	175	243

SA Performance

[Supplemental Performance Guide](#)

Lumen Package	SA1A (350mA)	SA1B (450mA)	SA1C (615mA)	SA1D (800mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (615mA)	SA2D (800mA)	SA2E (1050mA)
Power Wattage (Watts)*	18W	24W	32W	44W	59W	67W	37W	47W	64W	84W	111W
Input Current (mA) @120V	150	200	270	370	490	564	320	400	538	700	925
Input Current (mA) @277V	72	90	120	162	210	251	150	184	236	303	397
Power Wattage (Watts)*	21W	26.5W	35W	47W	61.5W	72W	42W	53W	70W	89W	116W
Input Current (mA) @347V	63	78	100	135	180	210	123	154	201	257	335
Input Current (mA) @480V	45	57	75	99	131	153	90	113	147	188	245

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance (TM-21)

Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 (Hours)**
25°C	94.4%	90.4%	89.0%	83.0%	>199,000
40°C	94.6%	90.9%	89.4%	83.9%	>212,000
50°C	91.8%	87.0%	85.2%	78.2%	>151,000

NOTES:

* Supported by IESTM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, that explains proper use of IESTM-21 and LM-80.

Energy and Performance Data

VA Performance

[Supplemental Performance Guide](#)

CCT	Optics		VA1	VA2	VA3	VA4	VA5	VA6
730	T2 (Type II)	Lumens	2,709	3,627	4,290	5,519	--	--
		Lumens per Watt	90.9	90	89	85	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T3 (Type III)	Lumens	2,765	3,701	4,377	5,631	--	--
		Lumens per Watt	92	90	90	87.2	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T4FT (Type IV Forward Throw)	Lumens	3,230	4,368	5,116	6,257	--	--
		Lumens per Watt	107	107	104	97	--	--
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	--	--
	T4W (Type IV Wide)	Lumens	3,122	4,254	5,049	6,140	7,720	9,785
		Lumens per Watt	108	109	108	107	104	96.8
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
740	T2 (Type II)	Lumens	2,794	3,741	4,424	5,692	--	--
		Lumens per Watt	93.8	92	92	88	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T3 (Type III)	Lumens	2,851	3,817	4,514	5,807	--	--
		Lumens per Watt	95	93	92	89.9	--	--
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	--	--
	T4FT (Type IV Forward Throw)	Lumens	3,332	4,505	5,276	6,453	--	--
		Lumens per Watt	110	111	108	99.9	--	--
		BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	--	--
	T4W (Type IV Wide)	Lumens	3,220	4,388	5,207	6,332	7,961	10,091
		Lumens per Watt	111	112	111	110	107	99.8
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3

Energy and Performance Data

SA Performance

[Supplemental Performance Guide](#)

CCT	Optics		SA1A (350mA)	SA1B (450mA)	SA1C (600mA)	SA1D (800 mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (600mA)	SA2D (800 mA)	SA2E (1050mA)
730	T1 (Type I)	Lumens	2,426	3,062	4,009	4,945	6,063	6,648	4,852	6,124	8,017	9,889	12,124
		Lumens per Watt	135	128	125	112	108	99	134	133	129	122	114
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	T2 (Type II)	Lumens	2,485	3,137	4,107	5,066	6,210	6,810	4,970	6,273	8,213	10,130	12,420
		Lumens per Watt	138	131	128	115	111	102	137	136	132	125	117
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T2R (Type II Roadway)	Lumens	2,530	3,194	4,182	5,158	6,324	6,935	5,061	6,388	8,363	10,316	12,647
		Lumens per Watt	141	133	131	117	113	104	140	139	135	128	119
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2
	T3 (Type III)	Lumens	2,517	3,178	4,160	5,131	6,290	6,898	5,034	6,354	8,319	10,261	12,580
		Lumens per Watt	140	132	130	117	112	103	139	138	134	127	118
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T3R (Type III Roadway)	Lumens	2,532	3,196	4,184	5,162	6,328	6,939	5,064	6,392	8,368	10,322	12,655
		Lumens per Watt	141	133	131	117	113	104	140	139	135	128	119
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2
	T4FT (Type IV Forward Throw)	Lumens	2,490	3,143	4,115	5,075	6,222	6,823	4,979	6,285	8,228	10,149	12,443
		Lumens per Watt	138	131	129	115	111	102	138	137	132	126	117
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	T4W (Type IV Wide)	Lumens	2,513	3,173	4,153	5,123	6,281	6,888	5,026	6,344	8,306	10,245	12,561
		Lumens per Watt	140	132	130	116	112	103	139	138	134	127	118
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	5WQ (Type V Square Wide)	Lumens	2,611	3,296	4,315	5,323	6,525	7,156	5,222	6,591	8,629	10,644	13,050
		Lumens per Watt	145	137	135	121	116	107	144	143	139	132	122
		BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	5MQ (Type V Square Medium)	Lumens	2,572	3,246	4,250	5,242	6,427	7,048	5,143	6,492	8,499	10,483	12,852
		Lumens per Watt	143	135	133	119	115	105	142	141	137	130	121
		BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2
	5NQ (Type V Square Narrow)	Lumens	2,592	3,273	4,284	5,285	6,479	7,105	5,185	6,544	8,568	10,568	12,956
		Lumens per Watt	144	136	134	120	115	106	143	142	138	131	122
		BUG Rating	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1
	SL2 (Type II w/Spill Control)	Lumens	2,466	3,112	4,075	5,026	6,162	6,757	4,931	6,224	8,148	10,051	12,322
		Lumens per Watt	137	130	127	114	110	101	136	135	131	124	116
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	SL3 (Type III w/Spill Control)	Lumens	2,463	3,109	4,071	5,021	6,156	6,751	4,926	6,218	8,141	10,041	12,311
		Lumens per Watt	137	130	127	114	110	101	136	135	131	124	115
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	SL4 (Type IV w/Spill Control)	Lumens	2,441	3,082	4,034	4,976	6,101	6,690	4,882	6,163	8,068	9,952	12,201
		Lumens per Watt	136	128	126	113	109	100	135	134	130	123	114
		BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3
	RW (Rect- angular Wide Type I)	Lumens	2,534	3,199	4,188	5,166	6,333	6,945	5,068	6,397	8,375	10,331	12,665
		Lumens per Watt	141	133	131	117	113	104	140	139	135	128	119
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	AFL (Au- tomotive Frontline)	Lumens	2,514	3,174	4,155	5,125	6,283	6,890	5,028	6,346	8,309	10,249	12,565
		Lumens per Watt	140	132	130	116	112	103	139	138	134	127	118
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2

Energy and Performance Data

SA Performance

[Supplemental Performance Guide](#)

CCT	Optics		SA1A (350mA)	SA1B (450mA)	SA1C (600mA)	SA1D (800 mA)	SA1E (1050mA)	SA1F (1200mA)	SA2A (350mA)	SA2B (450mA)	SA2C (600mA)	SA2D (800 mA)	SA2E (1050mA)
740	T1 (Type I)	Lumens	2,664	3,363	4,403	5,431	6,658	7,301	5,328	6,725	8,804	10,860	13,315
		Lumens per Watt	148	140	138	123	119	109	147	146	142	134	125
		BUG Rating	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
	T2 (Type II)	Lumens	2,729	3,445	4,510	5,563	6,820	7,479	5,458	6,889	9,019	11,125	13,639
		Lumens per Watt	152	144	141	126	122	112	151	150	145	138	128
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	T2R (Type II Roadway)	Lumens	2,779	3,508	4,592	5,665	6,945	7,616	5,558	7,015	9,184	11,328	13,889
		Lumens per Watt	154	146	144	129	124	114	154	153	148	140	130
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
	T3 (Type III)	Lumens	2,764	3,489	4,568	5,635	6,908	7,576	5,528	6,978	9,135	11,269	13,815
		Lumens per Watt	154	145	143	128	123	113	153	152	147	139	130
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T3R (Type III Roadway)	Lumens	2,781	3,510	4,595	5,668	6,949	7,620	5,561	7,019	9,190	11,335	13,897
		Lumens per Watt	154	146	144	129	124	114	154	153	148	140	130
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	T4FT (Type IV Forward Throw)	Lumens	2,734	3,451	4,518	5,573	6,833	7,493	5,468	6,902	9,036	11,146	13,665
		Lumens per Watt	152	144	141	127	122	112	151	150	146	138	128
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	T4W (Type IV Wide)	Lumens	2,760	3,484	4,561	5,626	6,897	7,564	5,520	6,967	9,121	11,251	13,794
		Lumens per Watt	153	145	143	128	123	113	152	151	147	139	129
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	5WQ (Type V Square Wide)	Lumens	2,867	3,620	4,739	5,845	7,166	7,858	5,735	7,238	9,476	11,689	14,331
		Lumens per Watt	159	151	148	133	128	117	158	157	153	145	134
		BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3
	5MQ (Type V Square Medium)	Lumens	2,824	3,565	4,667	5,757	7,057	7,739	5,648	7,129	9,333	11,512	14,114
		Lumens per Watt	157	149	146	131	126	116	156	155	150	142	132
		BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	5NQ (Type V Square Narrow)	Lumens	2,847	3,594	4,705	5,803	7,115	7,802	5,694	7,187	9,409	11,606	14,228
		Lumens per Watt	158	150	147	132	127	116	157	156	152	144	133
		BUG Rating	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	SL2 (Type II w/Spill Control)	Lumens	2,708	3,418	4,475	5,519	6,767	7,420	5,415	6,835	8,948	11,038	13,532
		Lumens per Watt	150	142	140	125	121	111	150	149	144	137	127
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	SL3 (Type III w/Spill Control)	Lumens	2,705	3,415	4,470	5,514	6,760	7,413	5,410	6,829	8,940	11,027	13,519
		Lumens per Watt	150	142	140	125	121	111	149	148	144	136	127
		BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	SL4 (Type IV w/Spill Control)	Lumens	2,681	3,384	4,431	5,465	6,700	7,347	5,362	6,768	8,860	10,929	13,399
		Lumens per Watt	149	141	138	124	119	110	148	147	143	135	126
		BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
	RW (Rect- angular Wide Type I)	Lumens	2,783	3,513	4,599	5,673	6,955	7,627	5,566	7,025	9,197	11,345	13,909
		Lumens per Watt	155	146	144	129	124	114	154	153	148	140	130
		BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	AFL (Au- tomotive Frontline)	Lumens	2,761	3,485	4,563	5,628	6,900	7,566	5,522	6,969	9,124	11,255	13,798
		Lumens per Watt	153	145	143	128	123	113	153	152	147	139	129
		BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2

Control Options

0-10V

This fixture is offered standard with 0-10V dimming driver(s).

Photocontrol Options

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

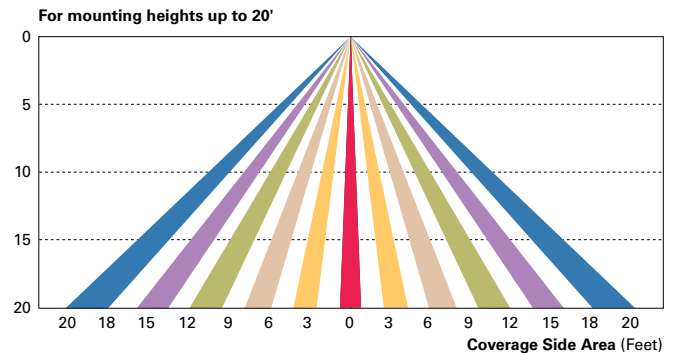
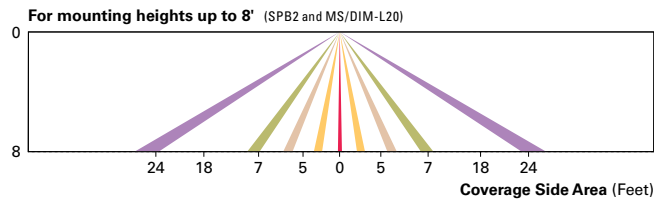
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB and MS/DIM)

These sensors are factory installed in the luminaire, dimming after five minutes of no motion detected. When motion is detected, the luminaire output is 100%. Includes an integral photocell that can be programmed for "dusk-to-dawn" operation. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The MS/DIM requires the FSIR-100 programming tool to adjust factory defaults. Two lens options provide optimal coverage patterns for mounting heights up to 20'.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray



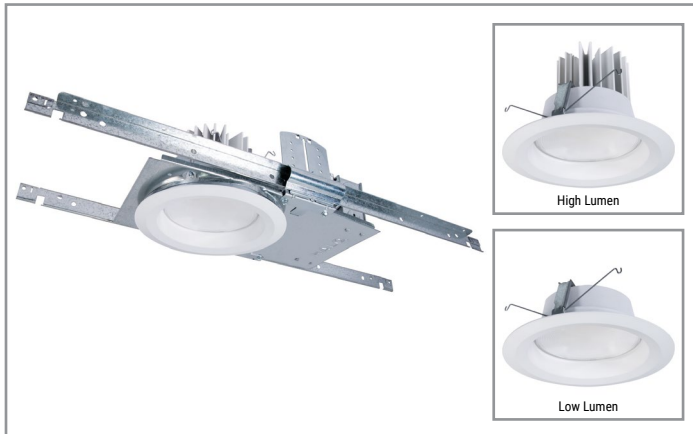
WaveLinx Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Project	MOUNT HOREB MULTI-TENANT	Catalog #	PR6FS12D010	Type	B
Prepared by		Notes		Date	5.18.26



HALO Commercial

PR6 | PR6M

6-inch LED self-flanged, lensed downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional

Interactive Menu

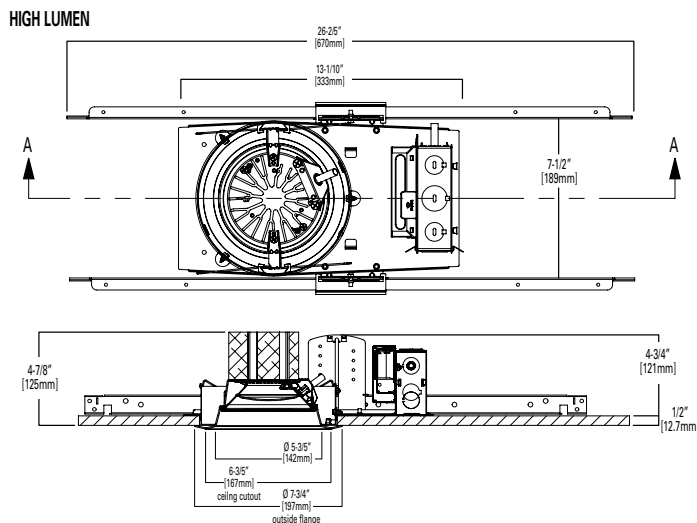
- Order Information page 2
- Product Specifications page 3
- Photometric Data page 4
- Energy & Performance Data page 6
- Connected Systems page 9
- Product Warranty



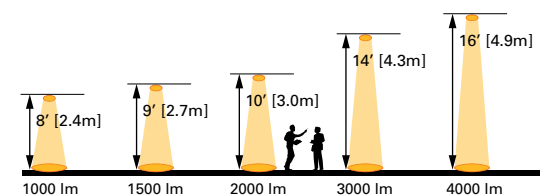
Top Product Features

- Selectable lumens 1000/1500/2000 and 2000/3000/4000
- SeleCCTable color temperature 3000K/3500K/4000K
- Available in 80 CRI or 90 CRI
- Medium/Wide beam distribution lens
- Wall wash accessory kit
- Quick Spec emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details



Scale



Nominal values for 15 - 20 footcandles at nadir.

[additional product diagrams](#)

Mounting Frame Order Information

SAMPLE ORDER NUMBER: **PR6FS24D010REM7 – PR6M24MD8FSMW**

Standard Driver 120-277VAC, 0-10V analog dimming

Mounting Frame	Lumens	Input / Control	Factory Installed Options	Accessories
PR6 = 6" aperture new construction / remodeler housing frame PR6CP = 6" aperture new construction / remodeler housing frame, CCEA Chicago Plenum rated	Field Selectable ⁽⁴⁾ FS12 = field selectable 1000, 1500 and 2000 lumens (nominal), use with PR6M12* LED modules only FS24 = field selectable 2000, 3000 and 4000 lumens (nominal), use with PR6M24* LED modules only Discrete (fixed) Factory Set ⁽⁵⁾ 10 = 1000 lumens (nominal), use with PR6M12* LED modules only 15 = 1500 lumens (nominal), use with PR6M12* LED modules only 30 = 3000 lumens (nominal), use with PR6M24* LED modules only	D010 = 120-277VAC 50/60Hz, 0-10V analog, 1%-100% dimming	REM7 = integral 7 watt emergency battery pack with remote test / indicator light, use with D010 only ⁽¹⁾ REM14 = integral 14 watt emergency battery pack with remote test / indicator light, use with D010 only ⁽¹⁾ BOD7ST = 7.5 watt Bodine self-test diagnostic emergency module with remote test / indicator light, use with D010 only ⁽¹⁾ WTA = Factory installed WaveLinX PRO Sensor Kit ⁽¹⁾⁽³⁾ WTK = Factory installed WaveLinX LITE Sensor Kit ⁽¹⁾⁽⁶⁾ WPN = WaveLinX PRO Wireless Node without Sensor ⁽⁷⁾ WLN = WaveLinX LITE Wireless Node without Sensor ⁽⁸⁾	HB128APK = L-channel "No Fuss" hanger bar, 26", pair (replacement) RM822 = Adjustable wood joist mounting bars, pair, extend 22" long H347 = 347 to 120V step down transformer, 75VA H347200 = 347 to 120V step down transformer, 200VA WTA = Field installed WaveLinX PRO Sensor Kit ⁽¹⁾⁽³⁾ WTK = Field installed WaveLinX LITE Sensor Kit ⁽¹⁾⁽⁶⁾
Notes	Notes	Notes	Notes	Notes
(1) Not available for Chicago Plenum	(4) FS12 factory preset 2000 lumens in PR6M12 LED module. FS24 factory preset 4000 lumens in PR6M24 LED module. (5) Driver has fixed lumen output. Lumen selector switch on LED modules do not change lumens in fixed output housings.	(1) Not available for Chicago Plenum	(1) Not available for Chicago Plenum (3) WTA = WaveLinX PRO tile mount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO system specifications.) (6) WTK = WaveLinX LITE tile mount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE system specifications.) (7) WPN = WaveLinX PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX PRO system specifications) (8) WLN = WaveLinX LITE wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX LITE system specifications)	(1) Not available for Chicago Plenum (3) WTA = WaveLinX PRO tile mount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO system specifications.) (6) WTK = WaveLinX LITE tile mount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE system specifications.)

Mounting Frame Order Information

DLV Driver Distributed Low Voltage Power System

Mounting Frame	Lumens ⁽⁵⁾	Input / Control	Factory Installed Options	Accessories
PR6 = 6" aperture new construction / remodeler housing frame ⁽¹⁾	10 = 1000 lumens (nominal), use with PR6M12* LED modules only 15 = 1500 lumens (nominal), use with PR6M12* LED modules only 20 = 2000 lumens (nominal), use with PR6M12* LED modules or with PR6M24* LED modules 30 = 3000 lumens (nominal), use with PR6M24* LED modules only 40 = 4000 lumens (nominal), use with PR6M24* LED modules only	DLV = Distributed Low Voltage dimming driver 1%-100%, 1000-4000 lumens only. For use with DLVP system only, refer to DLVP specifications for details. ⁽¹⁾	REMV7 = 7 watt emergency battery pack with remote test / indicator light, use with DLV only ⁽¹⁾⁽²⁾ REMV14 = 14 watt emergency battery pack with remote test / indicator light, use with DLV only ⁽¹⁾⁽²⁾	HB128APK = L-channel "No Fuss" hanger bar, 26", pair (replacement) RM822 = Adjustable wood joist mounting bars, pair, extend 22" long
Notes	Notes	Notes	Notes	Notes
(1) Not available for Chicago Plenum	(5) Driver has fixed lumen output. Lumen selector switch on LED modules do not change lumens in fixed output housings.	(1) Not available for Chicago Plenum	(1) Not available for Chicago Plenum (2) ULus for U.S. only	

LED Module Order Information

LED Module	Lumen Range	Distribution	CRI / CCT	Finish	Accessories
PR6M = 6" aperture LED module and self-flanged reflector	12 = field selectable 1000, 1500 and 2000 lumens (nominal). Factory pre-set for 2000 lumens. Use with PR612*, PR610*, PR615*, PR620* mounting frames only. 24 = field selectable 2000, 3000 and 4000 lumens (nominal). Factory pre-set for 4000 lumens. Use with PR624*, PR620*, PR630*, PR640* mounting frames only.	MD = Medium distribution lens - factory installed (60°, 1.2 SC) Included: Wide distribution lens – field interchangeable option (65°, 1.3 SC)	Field Selectable 8FS = 80 CRI (minimum) with field selectable 3000K, 3500K and 4000K CCT (nominal). Factory pre-set for 3500K. 9FS = 90 CRI (minimum) with field selectable 3000K, 3500K and 4000K CCT (nominal). Factory pre-set for 3500K. Discrete (fixed) Factory Set 827 = 80 CRI (minimum) 2700K 927 = 90 CRI (minimum) 2700K 850 = 80 CRI (minimum) 5000K 950 = 90 CRI (minimum) 5000K	MW = matte white ring/self-flanged reflector MMS = matte metallic silver ring/self-flanged reflector BZ = bronze ring/self-flanged reflector	PR6WW = 6" wall wash optic, field installed OT400P = Oversize matte white trim ring 5-7/8" ID opening, 9-1/2" OD flange. Use when retrofitting up to 7-5/8" ceiling cutout of an existing housing.
Notes	Notes	Notes	Notes	Notes	Notes

Product Specifications

Frame

- Boat shaped galvanized steel plaster frame with adjustable plaster lip accommodates 1/2" to 1-1/2" thick ceilings
- May be installed in new construction; or from below the ceiling in non-accessible ceilings in remodeling (with bar hanger brackets removed)
- Provided with (2) remodel clips to secure the frame to the ceiling
- No Fuss™ mounting bars pre-installed

Universal Mounting Bracket

- Mounting bracket adjusts 2" vertically from above the ceiling or thru the aperture
- Use with No Fuss™ mounting bars (included) or with 1/2" EMT (by others)
- Removable for installation from below the ceiling in remodeling

Mounting Bars

- Captive preinstalled No Fuss™ mounting bars lock to tee grid with screwdriver or pliers
- Centering mechanism allows for consistent positioning of fixtures

LED Module

- Integrated self-flanged shallow reflector with multiple finish options
- Patented SeleCCTable™ color temperature technology and selectable lumen output for selection in the field
- Integrated dip switches for selectable color and lumen selection in the field
- Selectable CCT 3000K/3500K/4000K
- Selectable low and high lumen ranges:
 - Low Lumen: 1000lm, 1500lm, 2000m (nominal)
 - High Lumen: 2000lm, 3000lm, 4000lm (nominal)
- Discrete (fixed) lumen models in 1000lm, 1500lm, 3000lm (nominal); use to meet lighting power density codes
- Available in 80 CRI or 90 CRI (nominal) with color accuracy within 3 SDCM
- LED array uses a plurality of mid-power surface mount LEDs delivering high flux and excellent efficiency.
- Passive cooling achieves L70 at 50,000 hours
- Integral connector for quick link to the housing flex

LED Module – Optics

- Medium / wide beam lens included
- Lens ships in medium beam. Twist-to-lock feature allows conversion to wide beam in the field without tools.
- Micro-prismatic lens is precision formed optical polymer
- Louvered Wall Wash
 - Optional field installed wall wash kit offers 360° rotation, allowing the housing to be installed in any orientation.

LED Module - Reflector

- Integrated self-flanged shallow reflector with LED array and lens
- Finish paint options: matte white, matte metallic silver, and dark bronze

LED Module - Retention

- Module/reflector is securely retained in the housing with (2) torsion springs holding the flange tightly to the ceiling

Driver

- Field replaceable constant current driver provides low noise operation
- UNV 120-277VAC 50/60Hz input standard
- Continuous 1% - 100% dimming with analog controls
- Optional "DLV" low voltage DC driver for use with DLVP distributed low voltage power system (see DLVP Design Guide / Brochure)

Emergency Option

- Available with 7W or 14W emergency battery pack with remote test switch / charge indicator light
- Provides 90 minutes of standby lighting meeting most life safety codes for egress
- Available Self-Test (self-diagnostic), with remote charge indicator and test switch
- Quick Spec emergency ordering option for quick-turn projects

Connected Lighting System

Two WaveLinx connected solutions to choose from. Refer to WaveLinx system specifications and application guides for details.

WaveLinx PRO Tilemount Sensor Kit

- WaveLinx PRO WTA tilemount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

WaveLinx PRO Wireless Node

- WaveLinx PRO WPN wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only.
 - **Note:** Not compatible with 347V or Chicago plenum.
 - **Note:** Only available with fixed lumen housings, and not available with field selectable lumen housings.

WaveLinx LITE Tilemount Sensor Kit

- WaveLinx LITE WTK tilemount sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

WaveLinx LITE Wireless Node

- WaveLinx LITE WLN wireless node provides luminaire level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only.
 - **Note:** Not compatible with 347V or Chicago plenum.
 - **Note:** Only available with fixed lumen housings, and not available with field selectable lumen housings.

WaveLinx Tilemount Sensor Kits Application

- The WTA and WTK tilemount sensor kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.

- The WTA and WTK tilemount sensor kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.
- **Note: WaveLinx PRO devices are only compatible with the WaveLinx PRO system.**
- **Note: WaveLinx LITE devices are only compatible with the WaveLinx LITE system.**

Junction Box

- Galvanized steel junction box
- 20in³ internal volume excluding voltage barrier
- 25 in³ internal total volume
- Voltage divider for 0-10V dimming wires [occupies (1) 1/2" pry-out space]
- Listed for (8) #12 AWG (four in, four out) 90° C conductors and feed-thru branch wiring
- (3) 1/2" and (2) 3/4" trade size pry-outs available
- (3) 4-port push wire nuts for mains voltage, with 1-port for fixture connection

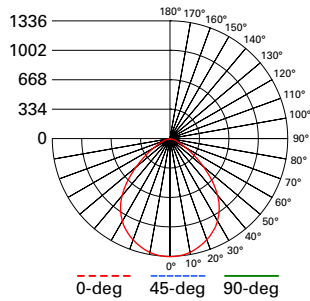
Compliance

- cULus Certified to UL 1598 / C22.2 No. 250.0, suitable for damp locations and wet locations in covered ceilings only
- IP20 - Above finished ceiling; IP64 - Below finished ceiling
- Field selectable 1000/1500/2000 lm and 2000/3000/4000 lm models are Non-IC rated, insulation must be kept 3" from top and sides
- Fixed output 1000 and 1500 lm models are Type IC thermally protected and suitable for direct contact to air permeable insulation (also suitable for Non-IC)
- Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance of the NEC 410.16 spacing requirements
- EMI/RFI emissions FCC CFR Title 47 Part 15 Class A at 120/277V
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance of IES LM-79-08
- Lumen maintenance projections per IES LM-80-08 and TM-21-11
- Field selectable 1000/1500/2000lm and 2000/3000/4000lm models may be used for California Title 24 non-residential compliance, as a dimmable LED luminaire
- Fixed output 1000lm and 1500lm 90 CRI, Type IC models may also be used for California Title 24 Residential compliance
- ENERGY STAR® certified, see Certified Light Fixtures database

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Photometric Data

**PR6FS12D010 - PR6M12MD8FSMW**

Low lumen module, 2000 lumen, medium lens

Spacing criterion: (II) 1.2 x

Lumens: 2703

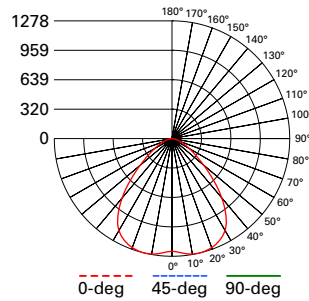
Input Watts: 20.4 W

Efficacy: 132.5 LPW

UGR: 21

Test Report:

PR6FS12D010 PR6M12MD8FSMW
2000Lm3500K.ies

**PR6FS12D010 - PR6M12MD8FSMW**

Low lumen module, 2000 lumen, wide lens

Spacing criterion: (II) 1.33 x

Lumens: 2674

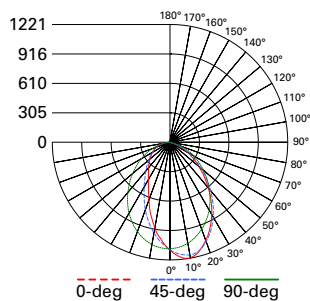
Input Watts: 20.4 W

Efficacy: 131.1 LPW

UGR: 21

Test Report:

PR6FS12D010 PR6M12WD8FSMW
2000Lm3500K.ies

**PR6FS12D010 - PR6M12MD8FSMW - PR6WW**

Low lumen module - wall wash, 2000 lumen, wall wash accessory

Spacing criterion: (II) 1.13 x

Lumens: 2079

Input Watts: 20.4 W

Efficacy: 101.9 LPW

UGR: 19

Test Report:

PR6FS12D010 PR6M12WW8FSMW
2000Lm3500K.ies

SINGLE UNIT FOOTCANDLES

2.5' from wall (distance from fixture along wall)

	1	2	3	4	5	6	7	8	9	10
1	17.2	12.6	6.1	2.6	1.1	0.5	0.2			
2	30.4	24.2	13.7	6.8	3.4	1.7	0.9			
3	27.5	23.4	15.3	8.7	4.8	2.7	1.5			
4	20	17.9	13.2	8.5	5.2	3.1	1.9			
5	13.8	12.8	10.2	7.2	4.8	3.2	2.1			
6	9.6	9	7.6	5.8	4.2	2.9	2			
7	6.7	6.4	5.6	4.6	3.5	2.6	1.9			
8	4.9	4.7	4.2	3.6	2.9	2.2	1.7			
9	3.6	3.5	3.2	2.8	2.3	1.9	1.5			
10	2.7	2.7	2.5	2.2	1.9	1.6	1.3			

MULTIPLE UNIT FOOTCANDLES

2.5' from wall
(distance from fixture along wall)

	1	2	3
1	19.8	18.2	19.8
2	37.2	37.9	37.2
3	36.2	38.9	36.2
4	28.5	31.4	28.5
5	21.1	23.2	21.1
6	15.4	16.7	15.4
7	11.3	12.2	11.3
8	8.4	9	8.4
9	6.4	6.7	6.4
10	4.9	5.1	4.9

2.5' from wall
(distance from fixture along wall)

	1	2	3
1	18.3	12.2	18.3
2	33.7	27.4	33.7
3	32.3	30.6	32.3
4	25.2	26.3	25.2
5	18.7	20.3	18.7
6	13.8	15.2	13.8
7	10.2	11.3	10.2
8	7.7	8.4	7.7
9	5.9	6.4	5.9
10	4.6	4.9	4.6

Photometric Multipliers - Selectable lumen 1000lm - 1500lm - 2000lm

1000 Lumen	1500 Lumen	2000 Lumen
0.51	0.65	1.00

Multipliers for nominal values with other series models

Color Finish Multipliers

Finish code	MW	MMS	BZ
Finish	Matte White	Matte Metallic Silver	Bronze
Multiplier	1.00	0.93	0.88

Multipliers for nominal values with other series models

CCT Multipliers - 80CRI - Selectable CCT 3000K - 3500K - 4000K

3000K	3500K	4000K
0.88	1.00	0.96

Multipliers for nominal values with other series models

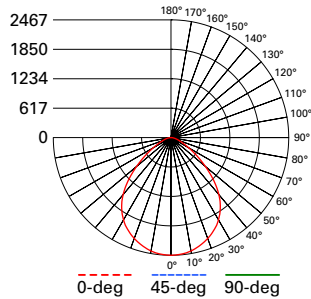
CCT Multipliers - 90CRI - Selectable CCT 3000K - 3500K - 4000K

3000K	3500K	4000K
0.76	0.76	0.74

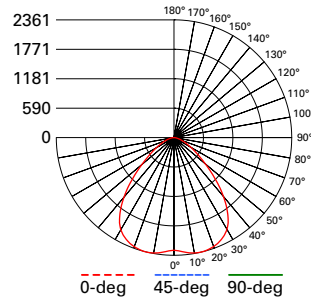
Multipliers for nominal values with other series models

Note: Refer to IES files for more product data.

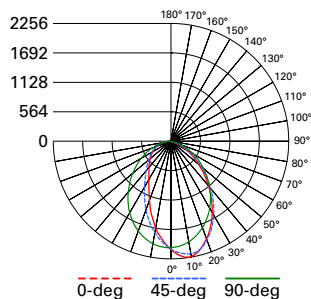
Photometric Data

 View IES files

**PR6FS24D010 -
PR6M24MD8FSMW**

High lumen module, 4000 lumen,
medium lens
Spacing criterion: (II) 1.2 x
Lumens: 4993
Input Watts: 39 W
Efficacy: 128 LPW
UGR: 23
Test Report:
PR6FS24D010 PR6M24MD8FSMW
4000Lm3500K.ies


**PR6FS24D010 -
PR6M24MD8FSMW**

High lumen module, 4000 lumen,
wide lens
Spacing criterion: (II) 1.33 x
Lumens: 4940
Input Watts: 39 W
Efficacy: 126.7 LPW
UGR: 23
Test Report:
PR6FS24D010 PR6M24MD8FSMW
4000Lm3500K.ies


**PR6FS24D010 -
PR6M24MD8FSMW - PR6WW**

High lumen module - wall wash, 2000
lumen, wall wash accessory
Spacing criterion: (II) 1.13 x
Lumens: 3841
Input Watts: 39 W
Efficacy: 98.5 LPW
UGR: 21
Test Report:
PR6FS24D010 PR6M24WW8FSMW
4000Lm3500K.ies

SINGLE UNIT FOOTCANDLES
2.5' from wall (distance from fixture along wall)

	1	2	3	4	5	6	7	8	9	10
1	31.7	23.3	11.3	4.8	2	0.9	0.4			
2	56.1	44.8	25.3	12.6	6.2	3.1	1.6			
3	50.7	43.2	28.3	16.1	8.9	4.9	2.8			
4	37	33.1	24.3	15.7	9.6	5.8	3.5			
5	25.6	23.6	18.8	13.4	9	5.9	3.8			
6	17.7	16.6	14	10.8	7.8	5.4	3.8			
7	12.4	11.9	10.4	8.4	6.5	4.8	3.5			
8	9	8.7	7.8	6.6	5.3	4.1	3.1			
9	6.7	6.4	5.9	5.1	4.3	3.5	2.7			
10	5	4.9	4.6	4	3.5	2.9	2.4			

MULTIPLE UNIT FOOTCANDLES
2.5' from wall
(distance from fixture along wall)

	1	2	3
1	36.5	33.6	36.5
2	68.8	70	68.8
3	66.9	71.8	66.9
4	52.7	58	52.7
5	39	42.8	39
6	28.4	30.9	28.4
7	20.8	22.5	20.8
8	15.6	16.6	15.6
9	11.8	12.4	11.8
10	9.1	9.5	9.1

2.5' from wall
(distance from fixture along wall)

	1	2	3
1	33.7	22.5	33.7
2	62.3	50.7	62.3
3	59.6	56.6	59.6
4	46.6	48.6	46.6
5	34.5	37.6	34.5
6	25.5	28	25.5
7	18.9	20.8	18.9
8	14.3	15.6	14.3
9	10.9	11.8	10.9
10	8.5	9.1	8.5

Photometric Multipliers - Selectable lumen 2000lm-3000lm-4000lm

2000 Lumen	3000 Lumen	4000 Lumen
0.54	0.69	1.00

Multipliers for nominal values with other series models

Color Finish Multipliers

Finish code	MW	MMS	BZ
Finish	Matte White	Matte Metallic Silver	Bronze
Multiplier	1.00	0.93	0.88

Multipliers for nominal values with other series models

CCT Multipliers - 80CRI - Selectable CCT 3000K - 3500K - 4000K

3000K	3500K	4000K
0.89	1.00	0.95

Multipliers for nominal values with other series models

CCT Multipliers - 90CRI - Selectable CCT 3000K - 3500K - 4000K

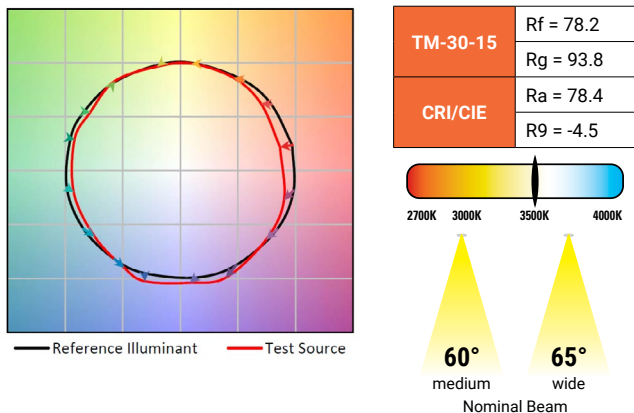
3000K	3500K	4000K
0.77	0.83	0.75

Multipliers for nominal values with other series models

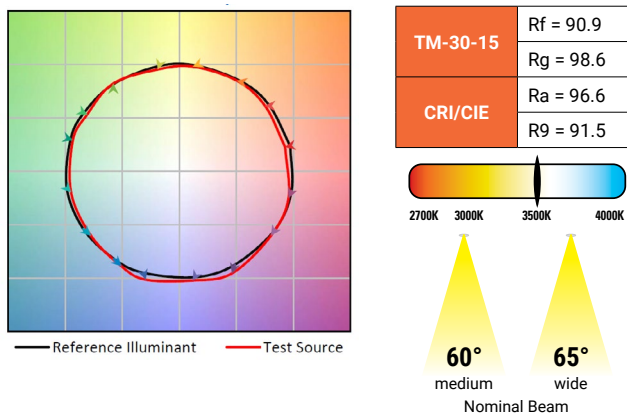
Energy and Performance Data

COLOR METRICS - TM-30-15 & CRI/CIE (3500K)

80 CRI Color Metric Summary - 3500K*



90 CRI Color Metric Summary - 3500K*



PR6FS12 LED MODULE LOW LUMEN RANGE

Series	1000 lumen		Series	1500 lumen		Series	2000 lumen	
Input Voltage 120-277VAC	120V	277V	Input Voltage 120-277VAC	120V	277V	Input Voltage 120-277VAC	120V	277V
Input Current (A)	0.089	0.043	Input Current (A)	0.112	0.052	Input Current (A)	0.178	0.079
Input Power (W)	10.5	11	Input Power (W)	13.4	13.8	Input Power (W)	21.3	21.4
In-rush (A)	8.9	22.2	In-rush (A)	9.9	24.8	In-rush (A)	8	19.1
In-rush Duration (ms)	0.145	0.118	In-rush Duration (ms)	0.198	0.107	In-rush Duration (ms)	0.185	0.133
THD (%)	<15.1	<16.7	THD (%)	<13.3	<15.5	THD (%)	<8.2	<10.6
PF	≥ 0.98	≥ 0.92	PF	≥ 0.98	≥ 0.94	PF	≥ 0.99	≥ 0.97
Minimum starting temperature -20°C (-4°F)*			Minimum starting temperature -20°C (-4°F)*			Minimum starting temperature -20°C (-4°F)*		
Sound Rating: Class A standards			Sound Rating: Class A standards			Sound Rating: Class A standards		

PR6FS24 LED MODULE HIGH LUMEN RANGE

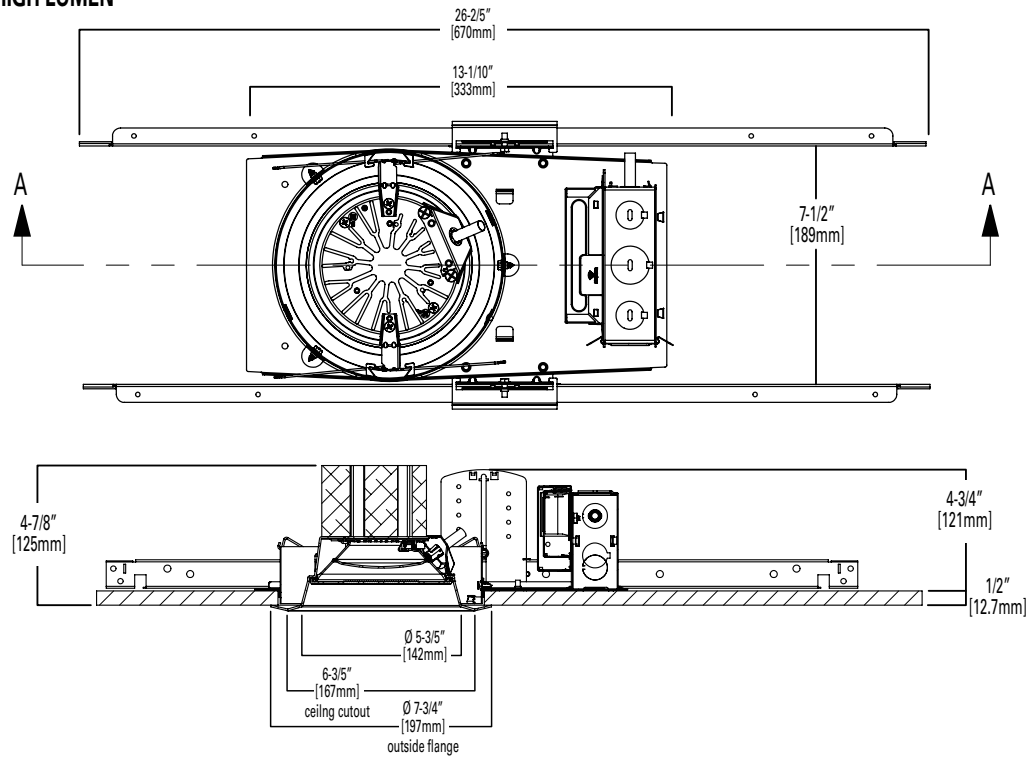
Series	2000 lumen		Series	3000 lumen		Series	4000 lumen	
Input Voltage 120-277VAC	120V	277V	Input Voltage 120-277VAC	120V	277V	Input Voltage 120-277VAC	120V	277V
Input Current (A)	0.176	0.081	Input Current (A)	0.225	0.101	Input Current (A)	0.332	0.145
Input Power (W)	21	21.2	Input Power (W)	26.9	27	Input Power (W)	39.8	39.4
In-rush (A)	15.3	32.1	In-rush (A)	11.6	27.9	In-rush (A)	12.8	27.5
In-rush Duration (ms)	0.237	0.12	In-rush Duration (ms)	0.187	0.081	In-rush Duration (ms)	0.211	0.107
THD (%)	<11	<13.6	THD (%)	<9.05	<11.8	THD (%)	<5.9	<8.8
PF	≥ 0.99	≥ 0.94	PF	≥ 0.99	≥ 0.96	PF	≥ 0.99	≥ 0.98
Minimum starting temperature -20°C (-4°F)*			Minimum starting temperature -20°C (-4°F)*			Minimum starting temperature -20°C (-4°F)*		
Sound Rating: Class A standards			Sound Rating: Class A standards			Sound Rating: Class A standards		

Notes:

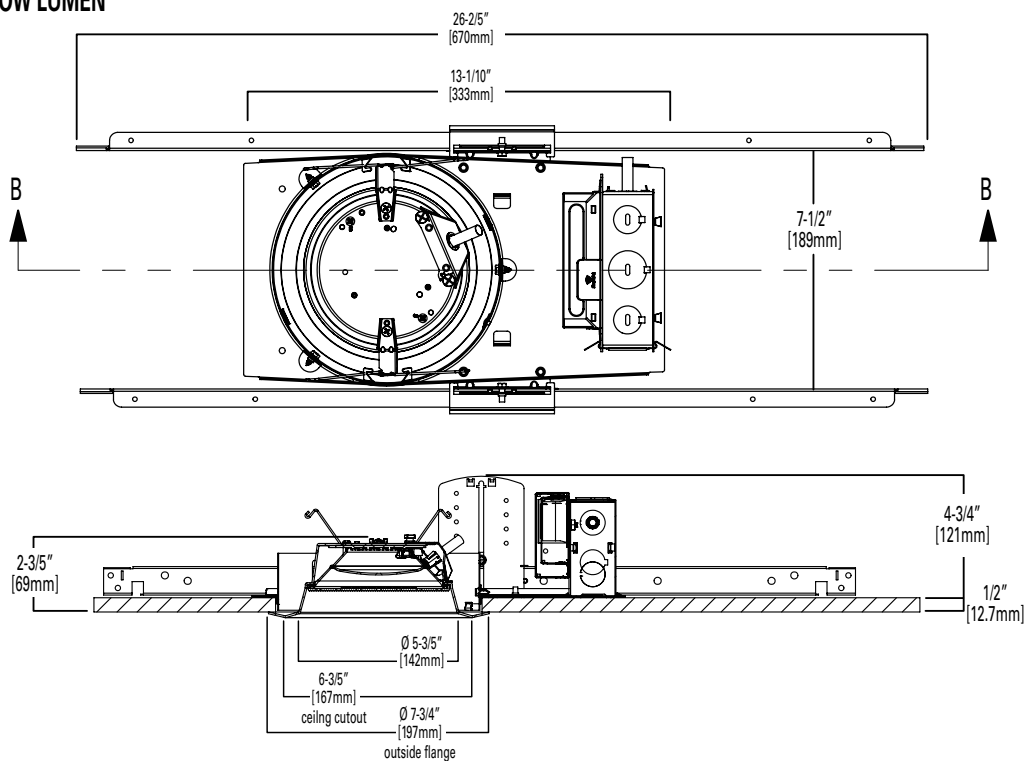
* Emergency Battery packs are rated for a minimum starting temperature of 0°C.

Dimensional Details

HIGH LUMEN



LOW LUMEN



The screenshot shows a mobile application interface for 'WaveLinx Lite'. The status bar at the top indicates the time is 10:52 AM and the battery level is at 80%. The app's title bar is red with the text 'WaveLinx Lite' in white. The main content area has a light blue background. The title 'WaveLinx Lite' is displayed in a large, bold, black font. Below the title, there are two input fields: 'Email *' and 'Password **'. A 'Log In' button is positioned below the password field. At the bottom of the screen, there are two links: 'Register' and 'Forgot Password'. The footer contains the 'Cooper Learning Systems' logo and text.

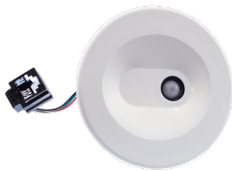
WaveLinx LITE devices only compatible with the WaveLinx LITE system.

-

WaveLinx LITE Bluetooth Enabled System



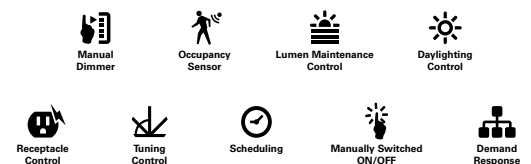
WaveLinx PRO devices only compatible with the WaveLinx PRO system.



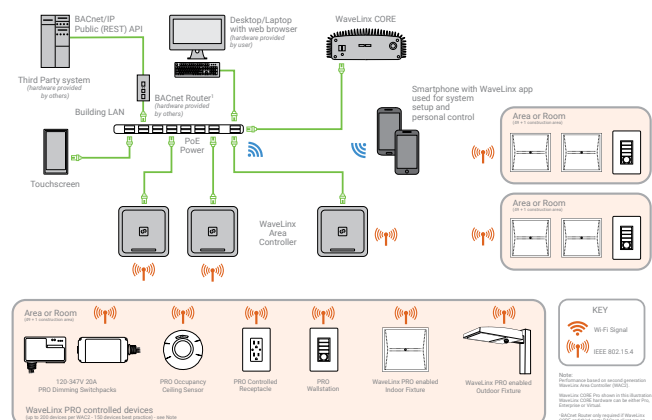
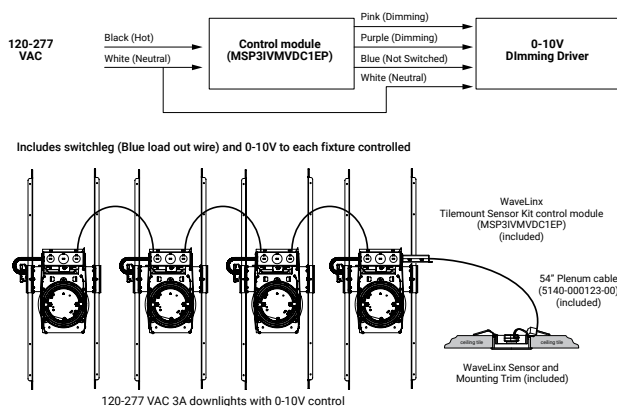
- WaveLinx PRO tilemount functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations



WaveLinx mobile app settings



WaveLinx CORE Building Management Integration



Connected Solutions



WaveLinX LITE Wireless Node - WLN

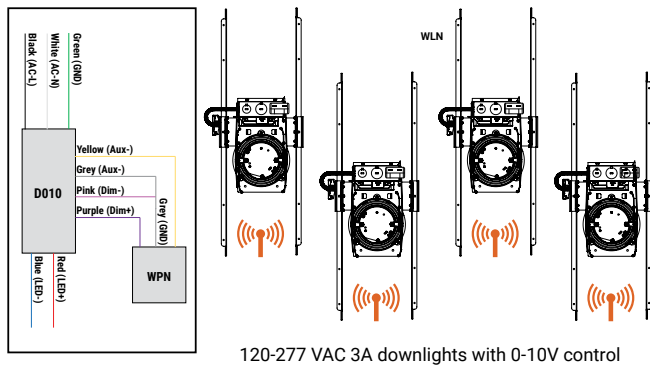
WaveLinX LITE devices only compatible with the WaveLinX LITE system.

- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinX LITE Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Refer to the WaveLinX system specifications for details

WaveLinX mobile app settings



WaveLinX LITE Wireless Node (WLN) Wiring Diagram



WaveLinX LITE Bluetooth Enabled System

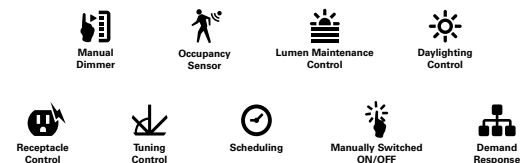


WaveLinX PRO Wireless Node - WPN

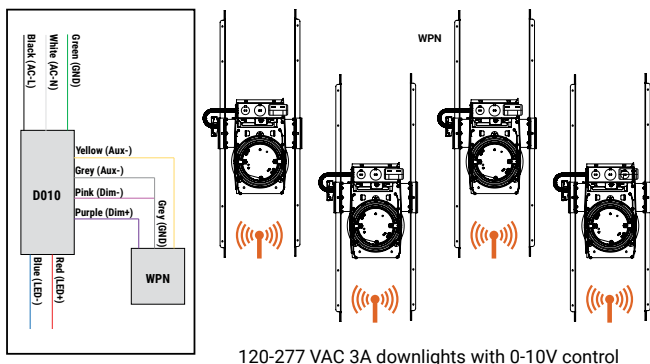
WaveLinX PRO devices only compatible with the WaveLinX PRO system.

- WaveLinX Wireless functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with WaveLinX Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations

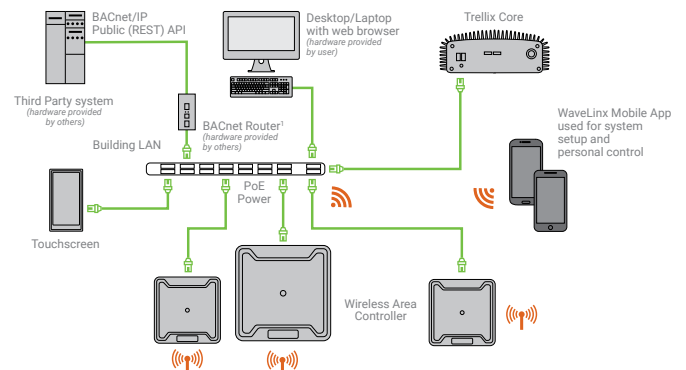
WaveLinX mobile app settings



WaveLinX PRO Wireless Node (WPN) Wiring Diagram



WaveLinX CORE Building Management Integration





AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
May 27, 2026	
AGENDA ITEM # 4.d	
101 Perimeter Road - JT Klein	
BACKGROUND	
RECOMMENDATION	
ATTACHMENTS	
None	



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Karakahl Redevelopment

Project Address 101 Perimeter Rd. Parcel Number: 060612400651
[Access Dane Link](#)

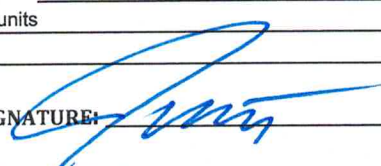
Zoning Map

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

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

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

PROJECT DESCRIPTION: New construction multi-family housing. The development
will consist of 90 total rental units

OWNER/APPLICANT SIGNATURE: 

DATE: 5-7-26

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:

Date: _____

Fee Waived By: _____

General Development Plan Amendment PC Meeting 5/27/26 -
Paid \$200 May 18 - Accounting Invoice Letter

VILLAGE OF MOUNT HOREB
PUBLIC HEARING
MAY 27, 2026

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

The purpose of the hearing is to consider an application from JT Klein Company, INC for an amendment to the PD-Planned Development General Development Plan to construct two multi-family residential apartment buildings at 101 Perimeter Road further described as parcel 0606-124-0065-1. The proposed amendment includes one additional dwelling unit for a total of 90. The existing General Development Plan allows up to a total of 89 dwelling units.

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

PUBLISH: Mount Horeb Mail April 30, 2026
Mount Horeb Mail May 7, 2026



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



To: Village of Mount Horeb Plan Commission
From: Village Planner Ben Rohr, AICP
Date: May 27, 2026
Re: Proposed Zoning Map Amendment for a Planned Development - General Development Plan (GDP) for two 3-Story Multi-Family Building at 101 Perimeter Road for JT Klein, Inc.

Introduction

Project Overview

The project received General Development Plan approval from the Plan Commission in July 2025 and Specific Implementation Plan approval from the Plan Commission in January 2026. Today, the applicant, JT Klein, is seeking an amendment to both the GDP and SIP to include one additional dwelling unit.

Building 1		Building 2	
Previously Approved	Proposed Change	Previously Approved	Proposed Change
49 dwelling units	None	40 dwelling unit	41 dwelling units
6 studios, 30 1-bedrooms, and 13 2-bedroom units	None	0 studios, 21 1-bedrooms, and 19 2-bedrooms	0 studios, 22 1-bedrooms, 19 2-bedrooms

Each structure is proposed to be the exact same footprint. The only change is the unit configuration within Building 2. The previously approved GDP included a total of 8 requested flexibilities for Building 1/Lot 1 and 9 requested flexibilities for Building 2/Lot 2. Only one requested flexibility is proposed to be amended to accommodate the change (Lot 2 item number 2 below – 40 total units to 41 total units).

This staff report is intended to be utilized in conjunction with the July 23, 2025 staff report associated with the previously approved GDP for the site.

Formal General Development Plan (GDP) Review

Analysis of Requested Flexibilities

The proposed GDP amendment is needed to accommodate one additional dwelling unit withing Building 2/Lot 2. As the plans were further refined and prepared for construction, the interior building layout was modified slightly, providing the opportunity for one additional unit to be accommodated within the same building footprint. However, the GDP clearly approved only 40 total units for Building 2/Lot 2, thus creating the need to amend the GDP to accommodate the new unit.

Requested Flexibility from Zoning Ordinance Requirements:

The proposed GDP identifies the following items of flexibility from the standards of the Planned Business (PB) zoning district for **Lot 1**:

1. The **Permitted Principal Land Use** established for the PB district in Section 17.42 of the Zoning Ordinance only allows multi-family uses as an accessory use. Multi-Family is proposed to be the principal land uses for this project. Specifically, Commercial Apartments are permitted as an accessory land use. The proposed principal land use is Multi-Family (Apartments).
2. The **Maximum Number of Dwelling Units Limit** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum number of dwelling units per building is 8 for Apartment land uses. The proposed use is a total of 49 units in one building.
3. The **Minimum Setbacks for Apartment Land Uses** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum setbacks for Apartment land uses are 30 feet on all sides. The proposed development has setbacks as low as 10 feet from the property line.
4. The **Maximum Floor Area Ratio** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum floor area ratio is 0.30. The proposed project will have a floor area ratio of 1.07.
5. The **Maximum Building Height** established for the PB the district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum building height requirement is 45 feet. The proposed project is 54 feet tall.
6. The **Minimum Setbacks** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum front setback requirement is 20 feet. The proposed project has a 10-foot front setback.
7. The **Minimum Paved Surface Setback** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum paved surface setback from all property lines is 10 feet. The proposed project has a 0-foot paved surface setback from multiple property lines.
8. The **Minimum Required Parking** established for Apartment land uses in Section 17.132 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum required off-street parking is 77 stalls based on the unit configuration. The proposed project has 73 off-street parking stalls.

Requested Flexibility from Zoning Ordinance Requirements:

The proposed GDP identifies the following items of flexibility from the standards of the Planned Business (PB) zoning district for **Lot 2**:

1. The **Permitted Principal Land Use** established for the PB district in Section 17.42 of the Zoning Ordinance only allows multi-family uses as an accessory use. Multi-Family is proposed to be the principal land uses for this project. Specifically, Commercial Apartments are permitted as an accessory land use. The proposed principal land use is Multi-Family (Apartments).
2. The **Maximum Number of Dwelling Units Limit** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum number of dwelling units per building is 8 for Apartment land uses. The proposed use is a total of ~~41~~40 units in one building.
3. The **Minimum Setbacks for Apartment Land Uses** established for Multi-Family uses in Section 17.20(1)(a)7. of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum setbacks for Apartment land uses are 30 feet on all sides. The proposed development has setbacks as low as 3 feet from the property line.

4. The **Maximum Floor Area Ratio** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum floor area ratio is 0.30. The proposed project will have a floor area ratio of 1.14.
5. The **Maximum Building Height** established for the PB the district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the maximum building height requirement is 45 feet. The proposed project is 54 feet tall.
6. The **Minimum Setbacks** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum front setback requirement is 20 feet. The proposed project has a 3-foot front setback. Specifically, the minimum rear setback requirement is 25 feet. The proposed project has a 13-foot rear setback.
7. The **Minimum Paved Surface Setback** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum paved surface setback from all property lines is 10 feet. The proposed project has a 0-foot paved surface setback from multiple property lines.
8. The **Minimum Required Parking** established for Apartment land uses in Section 17.132 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum required off-street parking is 68 stalls based on the unit configuration. The proposed project has 48 off-street parking stalls.
9. The **Minimum Street Frontage** established for the PB district in Section 17.42 of the Zoning Ordinance will not be met by this proposal. Specifically, the minimum street frontage requirement for the lot is 50 feet. The proposed project has 34 feet of street frontage.

Village Planner's Recommendations Regarding the GDP

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including 1-11, below for **Lot 1**:

1. The proposed flexibility to allow Apartments as a principal by-right land use in the PB zoning district should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow the maximum building size to exceed 8 dwelling units per building should be granted up to 49 dwelling units as proposed in the GDP submittal.
3. The proposed flexibility to allow a minimum building setback less than 30 feet down to 10 feet should be granted as proposed in the GDP submittal.
4. The proposed flexibility to allow a maximum floor area ratio greater than 0.30 should be granted up to 1.07 as proposed in the GDP submittal.
5. The proposed flexibility to allow a maximum height greater than 45 feet tall should be granted up to 54 feet as proposed in the GDP submittal.

6. The proposed flexibility to allow minimum front setbacks less than 20 feet down to 10 feet should be granted as proposed in the GDP submittal.
7. The proposed flexibility to allow a minimum paved surface setback of less than 10 feet down to 0 feet should be granted as proposed in the GDP submittal.
8. The proposed flexibility to allow minimum off-street parking of less than 77 spaces down to 73 spaces should be granted as proposed in the GDP submittal.
9. The Village's design review standards be applied through the SIP phase of project review.
10. The applicant shall record a cross-access easement between Lot 1 and Lot 2 to allow parking and access to be permitted on both properties.
11. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

Village Planner's Recommendations Regarding the GDP

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including 1-12, below for **Lot 2**:

1. The proposed flexibility to allow Apartments as a principal by-right land use in the PB zoning district should be granted as proposed in the GDP submittal.
2. The proposed flexibility to allow the maximum building size to exceed 8 dwelling units per building should be granted up to 41 dwelling units as proposed in the GDP submittal.
3. The proposed flexibility to allow a minimum building setback less than 30 feet down to 3 feet should be granted as proposed in the GDP submittal.
4. The proposed flexibility to allow a maximum floor area ratio greater than 0.30 should be granted up to 1.14 as proposed in the GDP submittal.
5. The proposed flexibility to allow a maximum height greater than 45 feet tall should be granted up to 54 feet as proposed in the GDP submittal.
6. The proposed flexibility to allow minimum front setbacks less than 20 feet down to 3 feet and allow minimum rear setbacks less than 25 feet down to 13 feet should be granted as proposed in the GDP submittal.
7. The proposed flexibility to allow a minimum paved surface setback of less than 10 feet down to 0 feet should be granted as proposed in the GDP submittal.

8. The proposed flexibility to allow minimum off-street parking of less than 68 spaces down to 48 spaces should be granted as proposed in the GDP submittal.
9. The proposed flexibility to allow a minimum street frontage for Lot 2 to be less than 50 feet down to 34 feet should be granted as proposed in the GDP submittal.
10. The Village's design review standards be applied through the SIP phase of project review.
11. The applicant shall record a cross-access easement between Lot 1 and Lot 2 to allow parking and access to be permitted on both properties.
12. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: May 27, 2026
Re: Specific Implementation Plan (SIP) Amendment and Design Review for Two Proposed 3-Story Multi-Family Buildings at 101 Perimeter Road for JT Klein, Inc.

Introduction

The project received General Development Plan approval from the Plan Commission in July 2025 and Specific Implementation Plan approval from the Plan Commission in January 2026. Today, the applicant, JT Klein, is seeking an amendment to both the GDP and SIP to include one additional dwelling unit.

Each structure is proposed to be the exact same footprint. The only change is the unit configuration within Building 2. No other site changes are proposed.

To note, when the SIP was approved in January 2026, the Plan Commission approved the following:

1. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
 - a. 2.a. for the removal of five existing mature trees along the Perimeter Road frontage to be replaced with new trees in a similar location, as depicted.
 - b. 10.a. for the non-decorative service and garage doors on the façade of both buildings for the in-building parking entry, as depicted.
 - c. 14.b. for the metal awnings to be permitted on each façade, as depicted.
2. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. 13.a. Require updated elevation plans with the proposed location of the meter boxes and proposed screening approach.
 - b. 19.a. and b. Require detailed signage plans for all proposed signs.
3. Additional conditions as approved by the Plan Commission:
 - a. Building 1 includes 2' overhangs on the gables.
 - b. Building 2 includes a lighter grey façade color vs. the darker grey proposed.
 - c. Building 1 and 2 includes hanging bicycle racks within the underground parking garage.

The only changes made to the SIP amendment submittal include:

- 41 vs. 40 total dwelling units in Building 2
- Meter boxes are identified on the elevations for both buildings and are proposed to be screened with landscaping
- 2' overhangs on the gables on Building 1
- Lighter grey siding on the façade of Building 2
- 45 bicycle parking spaces in the underground parking area of Building 1, 17 in Building 2

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

Specific Implementation Plan Review

If the amended GDP is approved, the proposed amendment to the SIP is consistent with the GDP.

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

1. Allowable Land Uses: The GDP approved Apartments (Multi-Family) as a by-right principal land use for the property. The SIP is consistent with the approved GDP.
2. Number of Dwelling Units: The GDP approved a building with up to 49 dwelling units. The SIP is consistent with the approved GDP.
3. Apartment Land Use Setbacks: The GDP approved minimum setbacks of 10 feet from all property lines. The SIP is consistent with the approved GDP.
4. Floor Area Ratio: The GDP approved greater minimum floor area ratios for the property of up to 1.07. The SIP is consistent with the approved GDP.
5. Building Height: The GDP approved a building up to 54 feet in height. The SIP is consistent with the approved GDP.
6. Front Yard Building Setbacks: The GDP approved a minimum front yard setback of 10 feet. The SIP is consistent with the approved GDP.
7. Pavement Setbacks: The GDP approved minimum pavement setbacks of 0-foot from all property lines. The SIP is consistent with the approved GDP.
8. Parking: The GDP approved a minimum of 73 off-street parking spaces be provided. The SIP is consistent with the approved GDP.

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

1. Allowable Land Uses: The GDP approved Apartments (Multi-Family) as a by-right principal land use for the property. The SIP is consistent with the approved GDP.
2. Number of Dwelling Units: The GDP approved a building with up to 41 dwelling units. The SIP is consistent with the approved GDP.
3. Apartment Land Use Setbacks: The GDP approved minimum setbacks of 3 feet from all property lines. The SIP is consistent with the approved GDP.

4. Floor Area Ratio: The GDP approved greater minimum floor area ratios for the property of up to 1.14. The SIP is consistent with the approved GDP.
5. Building Height: The GDP approved a building up to 54 feet in height. The SIP is consistent with the approved GDP.
6. Front and Rear Yard Building Setbacks: The GDP approved a minimum front yard setback of 3 feet and a minimum rear yard setback of 13 feet. The SIP is consistent with the approved GDP.
7. Pavement Setbacks: The GDP approved minimum pavement setbacks of 0-foot from all property lines. The SIP is consistent with the approved GDP.
8. Parking: The GDP approved a minimum of 48 off-street parking spaces be provided. The SIP is consistent with the approved GDP.
9. Street Frontage: The GDP approved a minimum 34 feet of street frontage be provided for the parcel. The SIP is consistent with the approved GDP.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the Amended SIP for 101 Perimeter Road for approval by the Village Board, subject to the conditions as approved by the Plan Commission on January 28, 2026.

Design Review Requirements per Section 17-14:

As noted above, the only proposed changes within the SIP are reflective of conditions of approval from the January 28, 2026 Plan Commission meeting, outside of the proposed addition of one dwelling unit within Building 2.

This staff report is intended to be utilized in conjunction with the January 28, 2026 staff report associated with the previously approved SIP for the site.

Village Planner's Recommendations:

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

1. A recommendation to the Village Board that the Specific Implementation Plan Amendment for 101 Perimeter Road be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
2. A recommendation to the Village Board that the Amendment to Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
3. All Design Review waivers identified within the January 28, 2026 SIP approval shall remain granted.
4. All conditions of approval identified within the January 28, 2026 SIP approval have been met.
5. Village Engineer review and approval of the proposed Stormwater Management and Grading Plans.
6. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Karakahl Redevelopment

Project Address 101 Perimeter Rd. Parcel Number: 060612400651
[Access Dane Link](#)

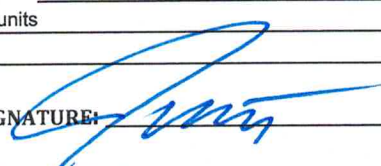
Zoning Map

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

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

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

PROJECT DESCRIPTION: New construction multi-family housing. The development
will consist of 90 total rental units

OWNER/APPLICANT SIGNATURE: 

DATE: 5-7-26

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:

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 6th day of May, 2026, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the "Village"), and JT Kun Company (the "Applicant").

RECITALS

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

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

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

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

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

4. *Village Withdrawals from the Reimbursement Account.*

- a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
- b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
- c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
- d. Any amounts remaining in the Reimbursement Account after the Village as taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.

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

6. *Notification of Parties.*

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

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

To Applicant: JT Klein Company, Inc.
818 S. Park St.
Madison, WI 53715
Email: jacob@jtklein.com

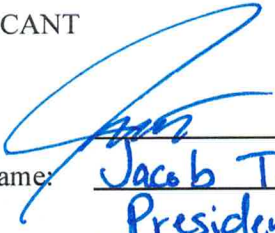
7. *Severability.* If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.
8. *Amendment, Withdrawal, or Release.* This Agreement may be withdrawn, amended or released only by a written document duly executed by both parties.
9. *Effective Date.* This Agreement shall be effective commencing on the date indicated in the first paragraph above.

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

VILLAGE OF MOUNT HOREB

By: _____
Village Administrator

APPLICANT

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

May 7, 2026

Jon Hochkammer
Interim Village Administrator
Village of Mount Horeb
138 E Main Street
Mount Horeb, WI 53572

RE: Karakahl Redevelopment

Dear Mr. Hochkammer.

Please accept the following submittal packet for consideration by the Village of Mount Horeb. The submittal packet is a resubmittal of the Karakahl Redevelopment project that was fully approved for Specific Implementation Plan zoning on February 4, 2026.

The JT Klein team considers this resubmittal a minor amendment to add one (1) additional dwelling unit to the previously approved project. The site plan and site development data remain relatively unchanged from the previous approved plan. Upon further development of the construction plans we determined that the exercise room in the market rate building was large enough to accommodate all 90 units. As a result, we were able to increase the efficiency of the affordable senior housing development and convert some common space to an additional one bedroom unit. Attached along with this application, is a Project Comparison Exhibit that illustrates the nearly identical projects in a side-by-side format.

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

Sincerely,



Jacob T. Klein
President

Project Comparison Exhibit

2/6/26 Approved Karakahl Redevelopment Project

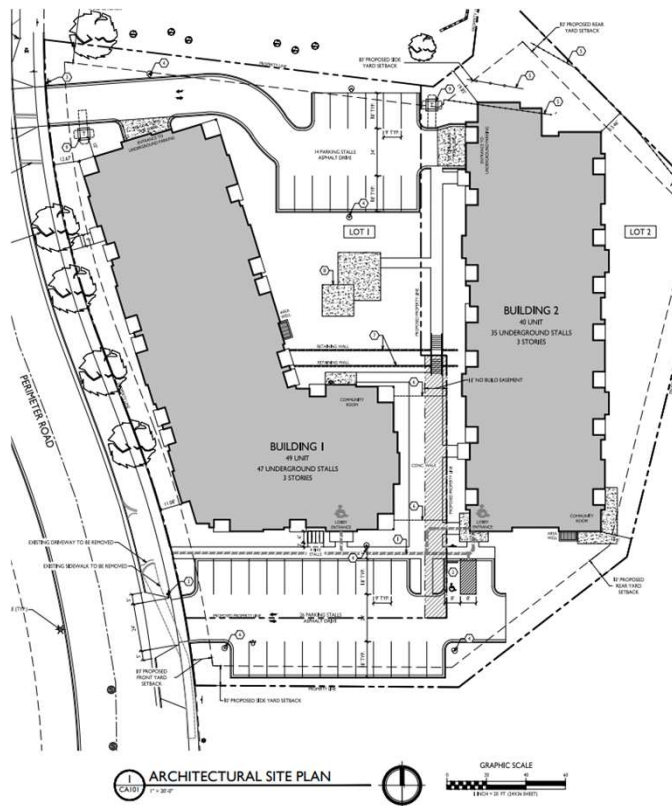
SITE DEVELOPMENT DATA:		
ZONING	PD - PLANNED DEVELOPMENT	
DENSITIES:	LOT 1	LOT 2
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	40 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	948 S.F. / D.U.
DENSITY	46 UNITS / ACRE	46 UNITS / ACRE
PERVIOUS / GREEN SPACE	14,274 S.F. (31%)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

Proposed Resubmittal Karakahl Redevelopment Project

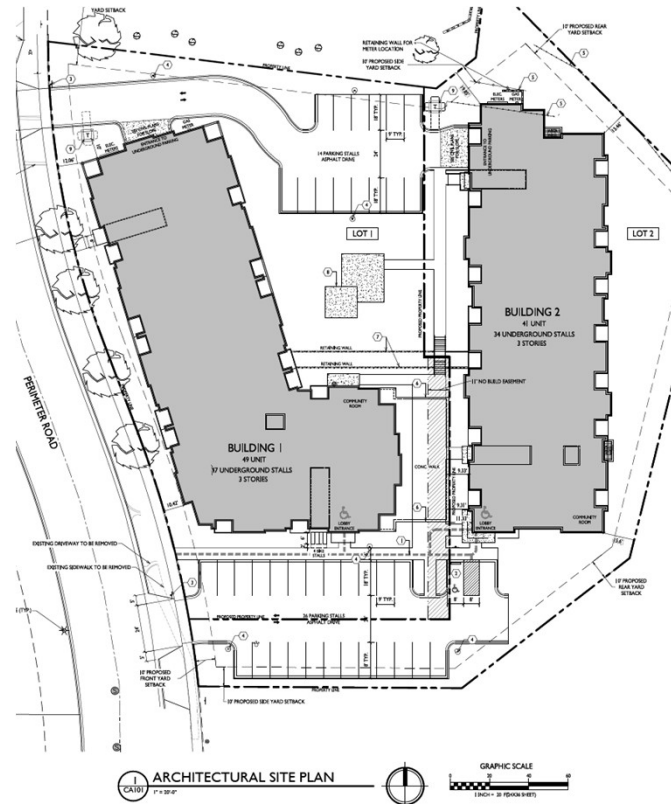
SITE DEVELOPMENT DATA:		
ZONING	PD - PLANNED DEVELOPMENT	
DENSITIES:	LOT 1	LOT 2
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	41 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	924 S.F. / D.U.
DENSITY	46 UNITS / ACRE	47 UNITS / ACRE
PERVIOUS / GREEN SPACE	14,274 S.F. (31%)	16,122 (43%)
BUILDING HEIGHT (SEE ELEVATION SHEETS)	3 STORIES	3 STORIES
RESIDENTIAL BUILDING AREA:	50,634 S.F.	41,523 S.F.
GROSS AREA BUILDING AREA:	69,679 S.F.	56,046 S.F.
DWELLING UNIT MIX:		
STUDIO	6	0
ONE BEDROOM	30	20
ONE BED + DEN	0	2
TWO BEDROOM	13	19
TOTAL	49 D.U.	41 D.U. + 41 STORAGE UNITS
VEHICLE PARKING STALLS:		
UNDERGROUND GARAGE	47 (INCL. 1 ADA)	34 (INCL. 1 ADA)
SURFACE	26 (INCL. 1 ADA)	14
TOTAL	73 PARKING STALLS	48 PARKING STALLS
PARKING RATIO	1.49 STALLS / D.U.	1.17 STALLS / D.U.

Project Comparison Exhibit

2/6/26 Approved Karakahl Redevelopment Project



Proposed Resubmittal Karakahl Redevelopment Project



1.

A. Project Developer - JT Klein Company, Inc.

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

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

818 S. Park Madison, WI 53715

B. Project Contacts

Architect: Knothe Bruce & Associates

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

8401 Greenway Blvd Suit 900 Middleton, WI 53562

Civil Engineering: Wyser Engineering

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

300 E Front St Mount Horeb WI 53572

Property Management Team- Oakbrook Corporation

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

2 Science Court Madison, WI 53704

C. Description of Proposed Uses:

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

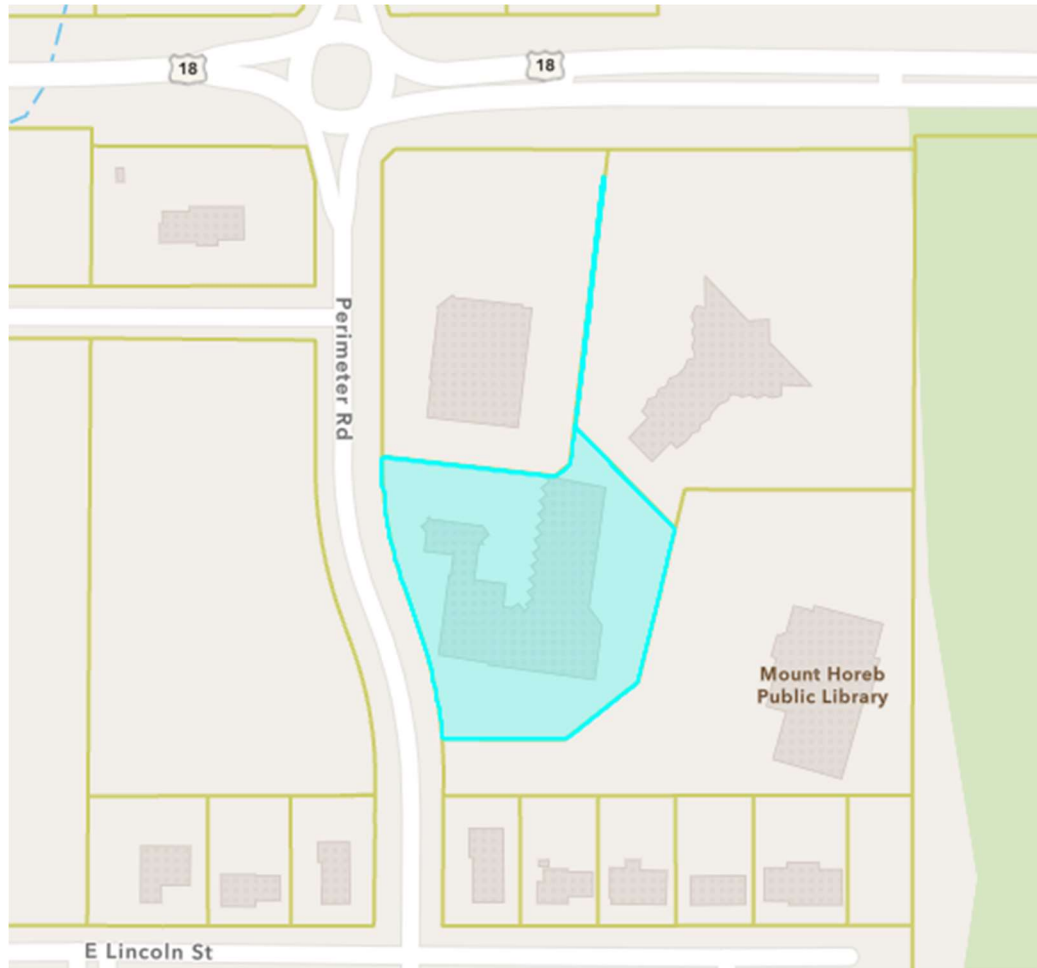
The project consists of two separate three-story apartment buildings, constructed above underground parking. This new community will offer a mix of studio, one, and two-bedroom apartment homes designed to attract a diverse range of residents. One building will feature 49 market-rate units, while the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

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

Location Map:

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

101 Perimeter Rd. Map



Project Themes and Images:

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



General Relationship of the Project to the Master Plan:

The proposed 90-unit multi-family development aligns closely with the Village of Mount Horeb's Comprehensive Plan, which emphasizes expanding housing options for a range of income levels and household types. It encourages zoning amendments to support higher density, promotes redevelopment of underutilized or blighted properties, and prioritizes infill housing projects. This proposal addresses these objectives directly by revitalizing the former Karakahl Country Inn site—a long-vacant and blighted property—into high-quality, well-designed housing that increases supply without expanding the village's footprint. By redeveloping this underutilized site into a vibrant residential community, the project supports the Village's commitment to sustainable growth, economic revitalization, and housing affordability.

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

D. Approximate Residential Densities and Non-Residential Intensities:

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

<u>SITE DEVELOPMENT DATA:</u>		
<u>ZONING</u>	PD - PLANNED DEVELOPMENT	
<u>DENSITIES:</u>	<u>LOT 1</u>	<u>LOT 2</u>
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	41 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	924 S.F. / D.U.
DENSITY	46 UNITS / ACRE	47 UNITS / ACRE
PERVIOUS / GREEN SPACE	14,274 S.F. (31%)	16,122 (43%)
BUILDING HEIGHT (SEE ELEVATION SHEETS)	3 STORIES	3 STORIES
RESIDENTIAL BUILDING AREA:	50,634 S.F.	41,523 S.F.
GROSS AREA BUILDING AREA:	69,679 S.F.	56,046 S.F.
<u>DWELLING UNIT MIX:</u>		
STUDIO	6	0
ONE BEDROOM	30	20
ONE BED + DEN	0	2
TWO BEDROOM	13	19
TOTAL	49 D.U.	41 D.U. + 41 STORAGE UNITS
<u>VEHICLE PARKING STALLS:</u>		
UNDERGROUND GARAGE	47 (INCL. 1 ADA)	34 (INCL. 1 ADA)
SURFACE	26 (INCL. 1 ADA)	14
TOTAL	73 PARKING STALLS	48 PARKING STALLS
PARKING RATIO	1.49 STALLS / D.U.	1.17 STALLS / D.U.

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

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



Klein Perimeter Rd.

101 Perimeter Rd. Mt.Horeb, WI

2 BUILDINGS, 3 STORY, 90 UNITS
81 UNDERGROUND PARKING STALLS



SHEET INDEX

SITE SHEETS

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

ARCHITECTURAL SHEETS

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

ISSUED FOR:

- 2025.05.23 PLAN COMMISSION SUBMITTAL
- 2025.11.17 SIP SUBMITTAL
- 2026.04.28 SIP RESUBMITTAL

PROJECT NUMBER 2514





knothe • bruce
ARCHITECTS

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

ISSUED
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COMMISSION SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT TITLE
PERIMETER ROAD
DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE
ARCHITECTURAL
SITE PLAN

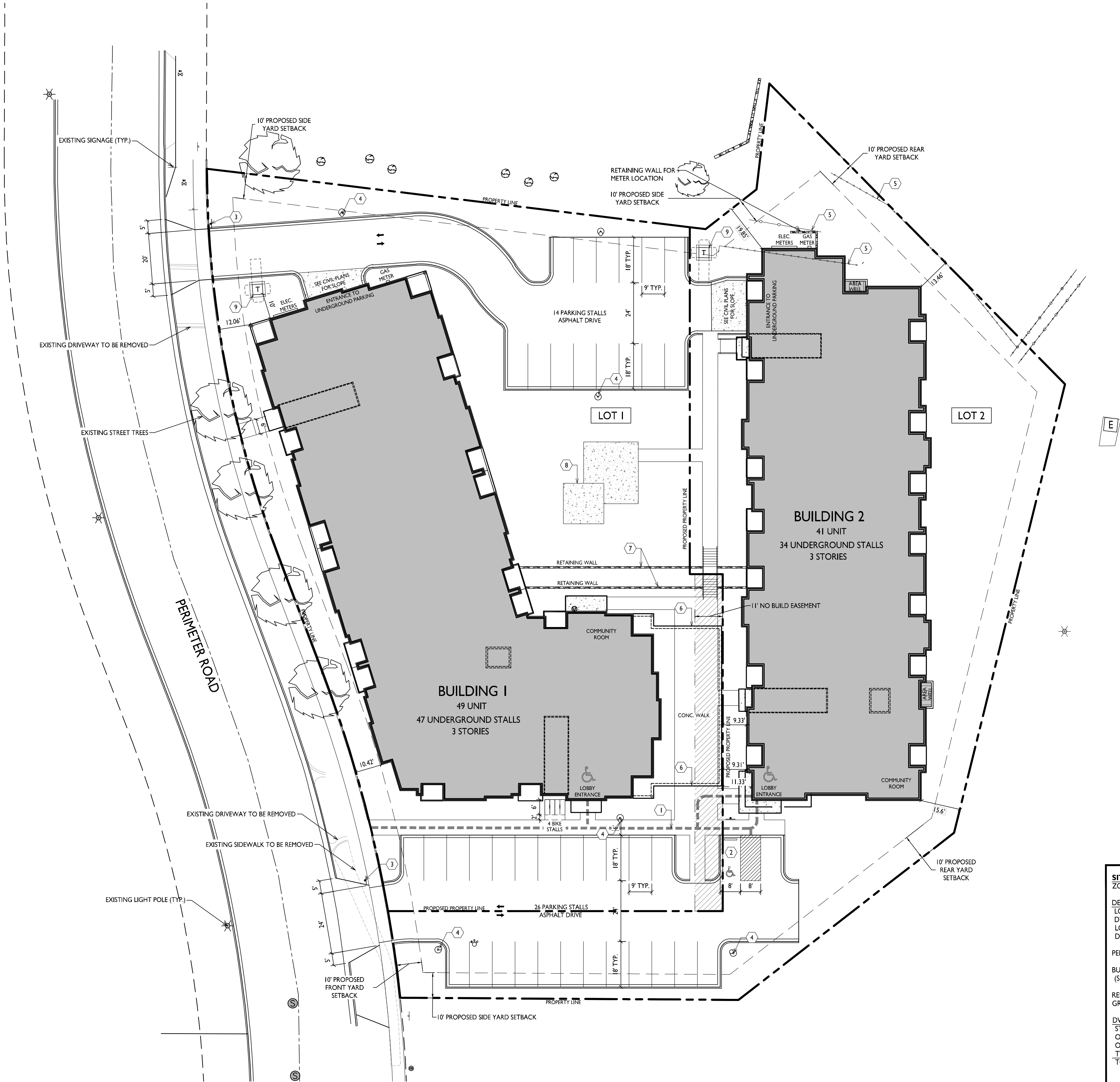
SHEET NUMBER

CA101

PROJECT NO. 2514

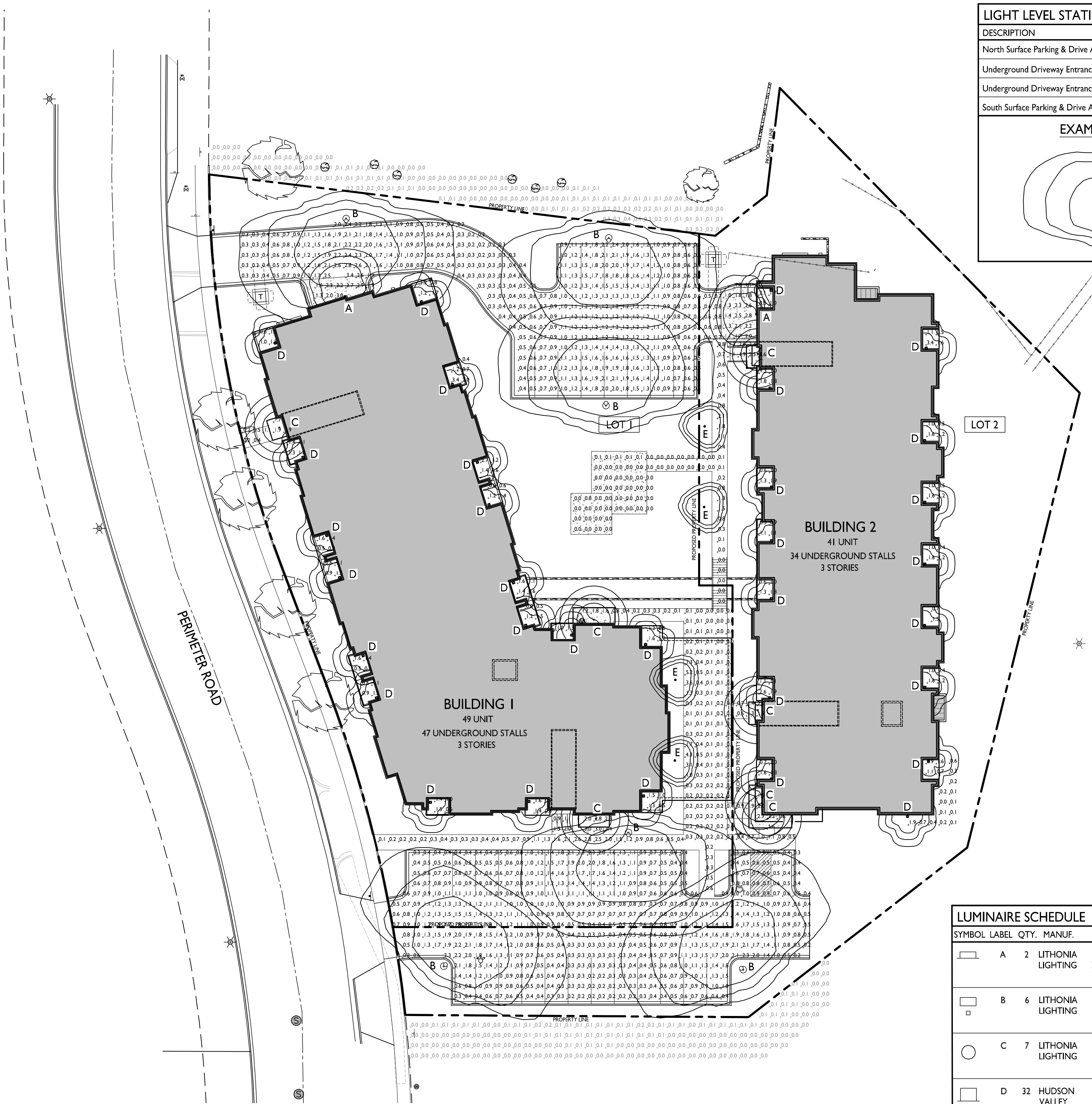
© Knothe & Bruce Architects, LLC

Page 94 of 154



KEYED PLAN NOTES	
①	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
②	ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 60" HIGH TO BOTTOM OF SIGN.
③	STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
④	LIGHT POLE (TYP.) - SEE CA102 FOR FIXTURE SCHEDULE
⑤	EXISTING FENCING TO BE REMOVED
⑥	BASEMENT WALL BELOW
⑦	RETAINING WALL - SEE CIVIL PLANS FOR HEIGHTS
⑧	OUTDOOR AMENITY SPACE - SEE SHEET L100
⑨	TRANSFORMER ON CONCRETE PAD

SITE DEVELOPMENT DATA:		
ZONING	PD - PLANNED DEVELOPMENT	
DENSITIES:	LOT 1	LOT 2
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	41 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	924 S.F. / D.U.
DENSITY	46 UNITS / ACRE	47 UNITS / ACRE
PERVIOUS / GREEN SPACE	14,274 S.F. (31%)	16,122 (43%)
BUILDING HEIGHT (SEE ELEVATION SHEETS)	3 STORIES	3 STORIES
RESIDENTIAL BUILDING AREA:	50,634 S.F.	41,523 S.F.
GROSS AREA BUILDING AREA:	69,679 S.F.	56,046 S.F.
DWELLING UNIT MIX:		
STUDIO	6	0
ONE BEDROOM	30	20
ONE BED + DEN	0	2
TWO BEDROOM	13	19
TOTAL	49 D.U.	41 D.U. + 41 STORAGE UNITS
VEHICLE PARKING STALLS:		
UNDERGROUND GARAGE	47 (INCL. 1 ADA)	34 (INCL. 1 ADA)
SURFACE	26 (INCL. 1 ADA)	14
TOTAL	73 PARKING STALLS	48 PARKING STALLS
PARKING RATIO	1.49 STALLS / D.U.	1.17 STALLS / D.U.



LIGHT LEVEL STATISTICS

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

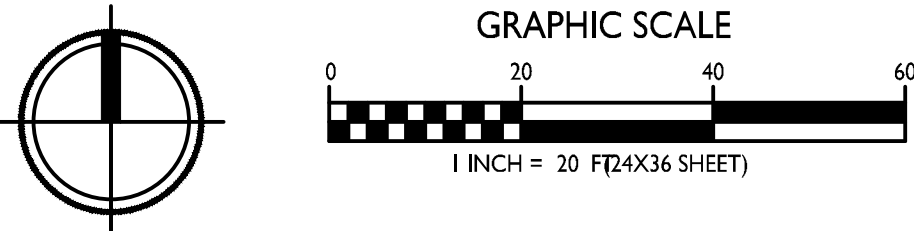
EXAMPLE LIGHT FIXTURE DISTRIBUTION

I

CA102

SITE LIGHTING PLAN

1" = 20'-0"



LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
	A	2	LITHONIA LIGHTING	WDGEI LED PI 30K MVOLT	LED WALLPACK, 3000K, 80CRI, DARK BRONZE FINISH	WDGEI_LED_P0_30K_80CRI_VF.ies
	B	6	LITHONIA LIGHTING	DSX0 LED PI 30K T4M MVOLT HS	LED POLE MOUNT LIGHT, 3000K, 80CRI, DARK BRONZE FINISH	DSX0_LED_PI_30K_T4M_MVOLT_HS.ies
	C	7	LITHONIA LIGHTING	WF3 LED 30K	LED 3" WAFER DOWNLIGHT, 3000K, MATTE BLACK FINISH	WF3_LED_30K.ies
	D	32	HUDSON VALLEY	B8907-TBK	LED WALL SCONCE, 3000K, 80CRI, BLACK FINISH	B8907-TBK.ies
	E	4	KUZCO LIGHTING	EB82229-BK-UNV	28" LED BOLLARD, 2700K, 80CRI, BLACK FINISH	EB82229-BK-UNV.ies
					FILE	MOUNTING
						10'-0" ABOVE GRADE ON BUILDING
						14'-0" POLE ON 2'-0" CONC. BASE
						10'-0" ABOVE GRADE ON BUILDING
						7'-0" ABOVE GRADE ON BUILDING
						28" BOLLARD ON FLUSH CONC. BASE

kb2

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ARCHITECTS

Phone: 608.836.3690

8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED

2025.04.17 - NEIGHBORHOOD MEETING

2025.05.23 - PLAN COMMISSION SUBMITTAL

2025.11.17 - SIP SUBMITTAL

2026.04.22 - SIP RESUBMITTAL

PROJECT TITLE

PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
MT. HOREB, WI

SHEET TITLE

SITE LIGHTING PLAN

SHEET NUMBER

CA102

PROJECT NO.

2514



knothe • bruce
ARCHITECTS

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

ISSUED
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COMMISSION SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.04.22 - SIP RESUBMITTAL

PROJECT TITLE
**PERIMETER ROAD
DEVELOPMENT**

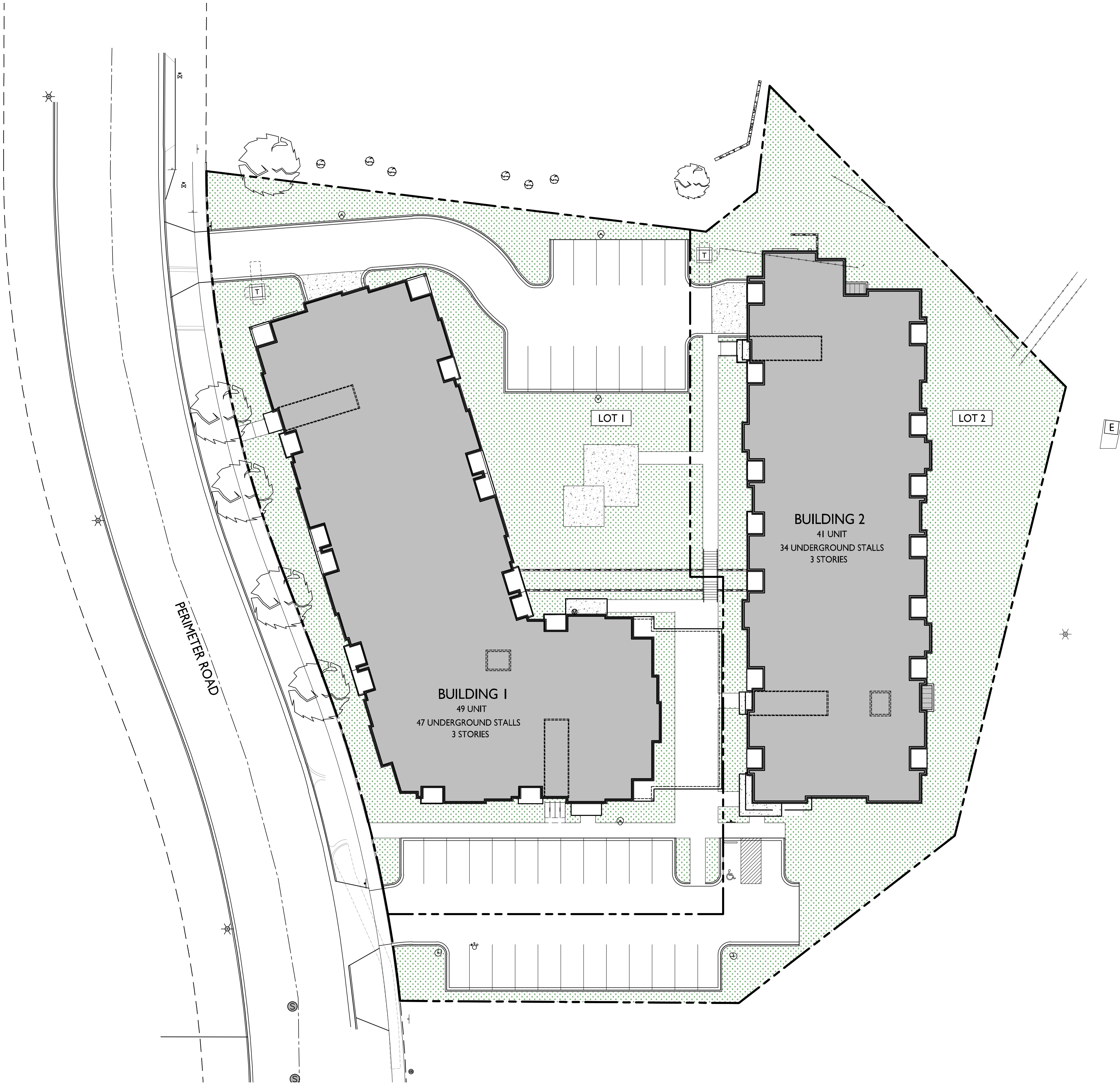
101 PERIMETER RD.
MT. HOREB, WI
SHEET TITLE
**PERVIOUS/
GREEN SPACE**

SHEET NUMBER

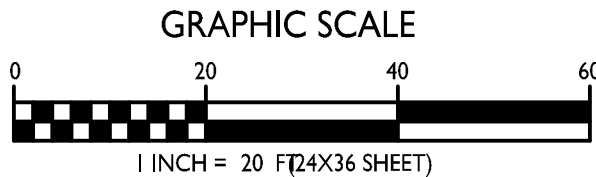
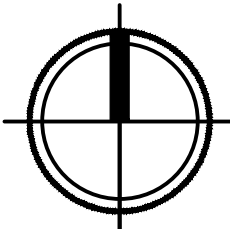
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PROJECT NO. **2514**

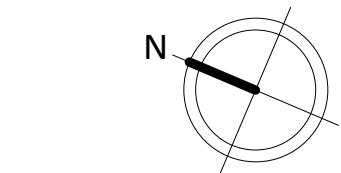
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PERVIOUS/GREEN SPACE
1" = 20'-0"



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



ISSUED FOR:
2025.05.23 PC SUBMITTAL
2025.11.17 SIP SUBMITTAL
2026.04.22 SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE
**BUILDING #1
BASEMENT FLOOR
PLAN**

SHEET NUMBER

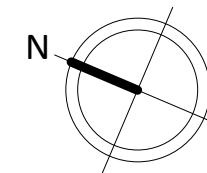
AC100.1

PROJECT NUMBER **2514**
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Page 97 of 154



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



ISSUED FOR
2025.05.23 PC SUBMITTAL
2025.11.17 SIP SUBMITTAL
2026.04.22 SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE
BUILDING #1 FIRST
FLOOR PLAN

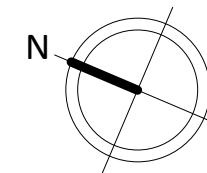
SHEET NUMBER

AC101.1

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



ISSUED FOR
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2025.11.17 SIP SUBMITTAL
2026.04.22 SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

101 PERIMETER RD. MT.
HOREB, WI

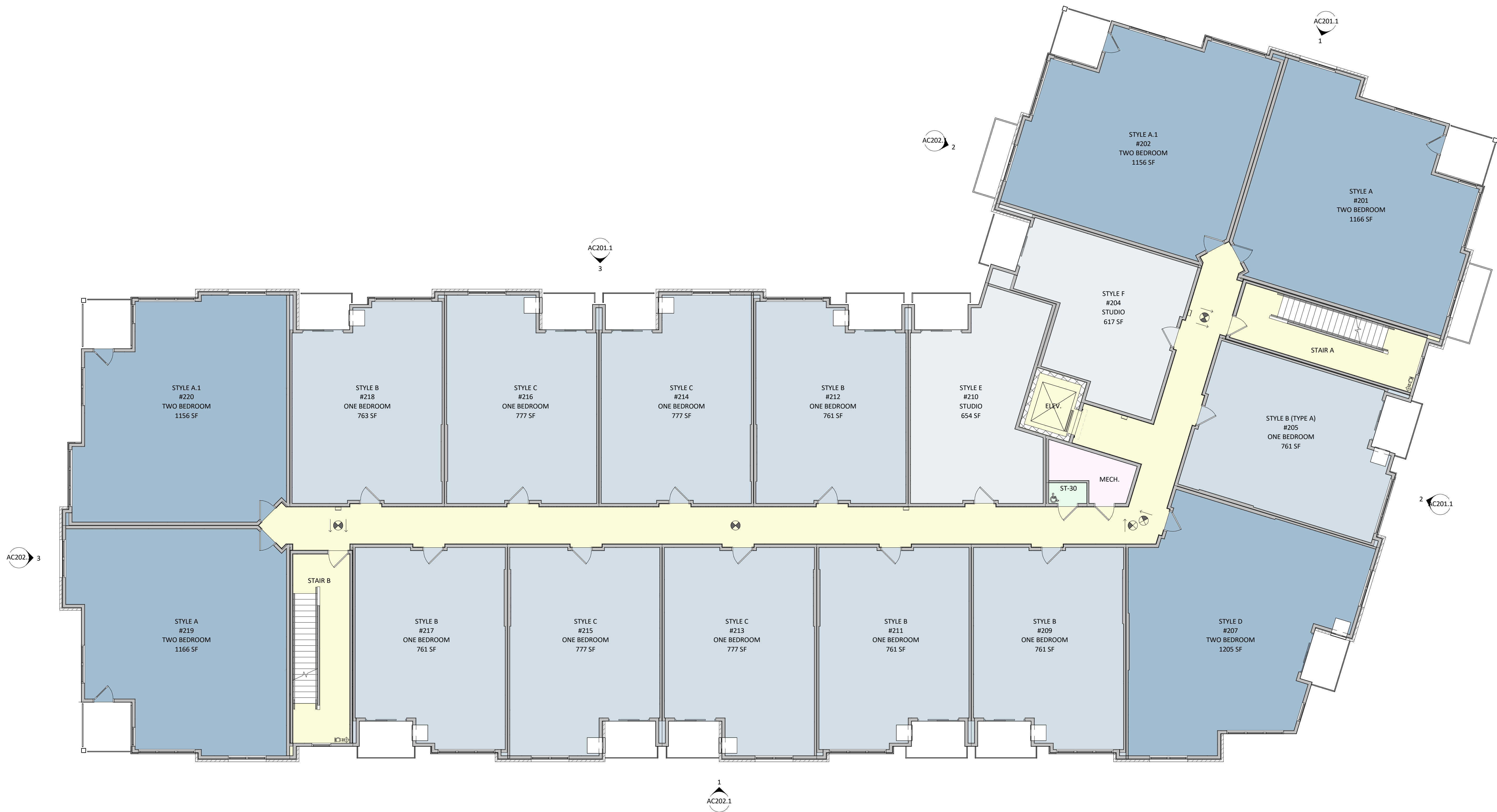
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**BUILDING #1
SECOND FLOOR
PLAN**

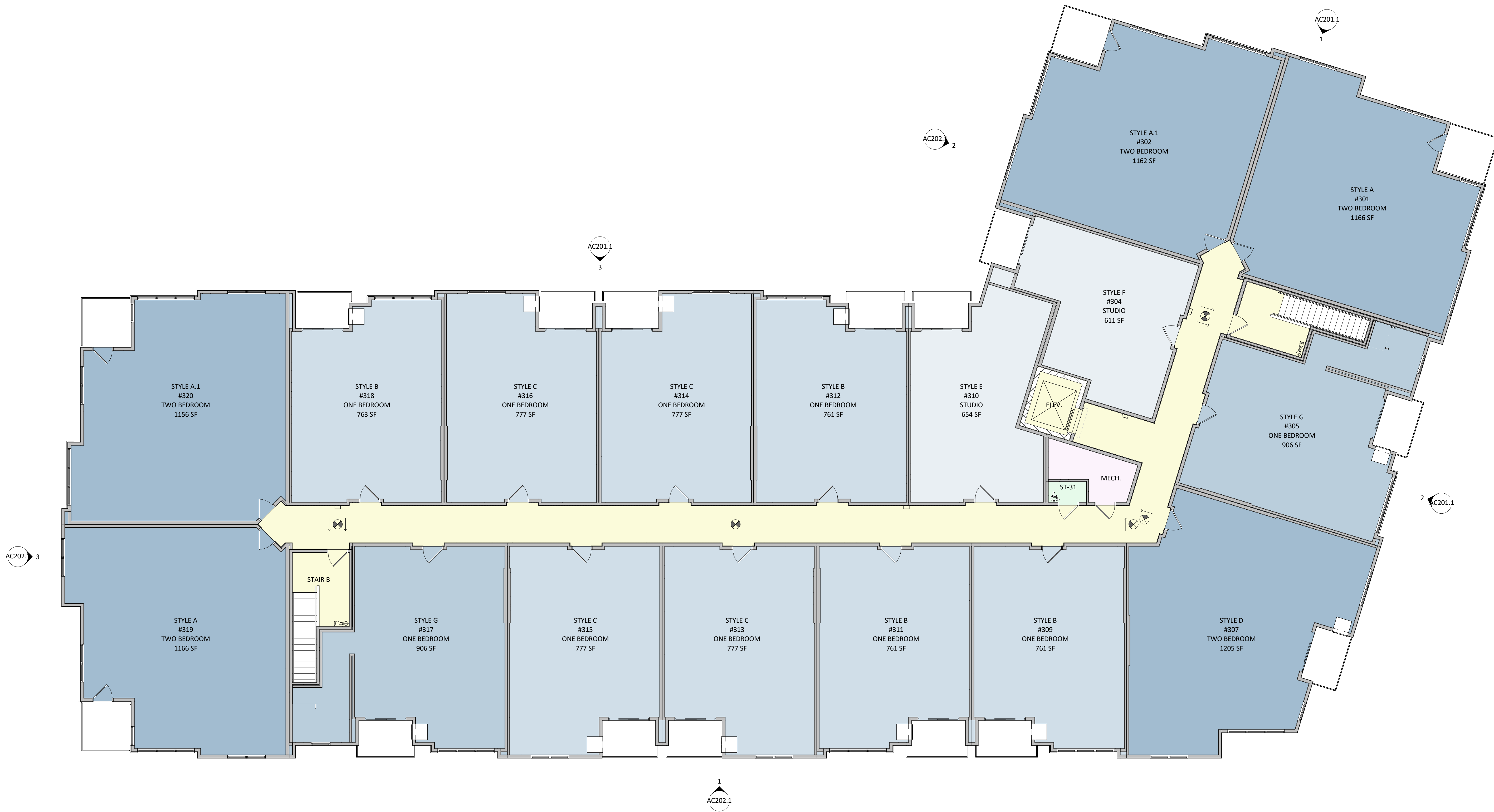
SHEET NUMBER

AC102.1

PROJECT NUMBER 2514
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1 SECOND FLOOR PLAN
AC102.1 1/8" = 1'-0"



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

ISSUED FOR
2025.05.23 PC SUBMITTAL
2025.11.17 SIP SUBMITTAL
2026.04.22 SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE
BUILDING #1 THIRD
FLOOR PLAN

SHEET NUMBER

AC103.1

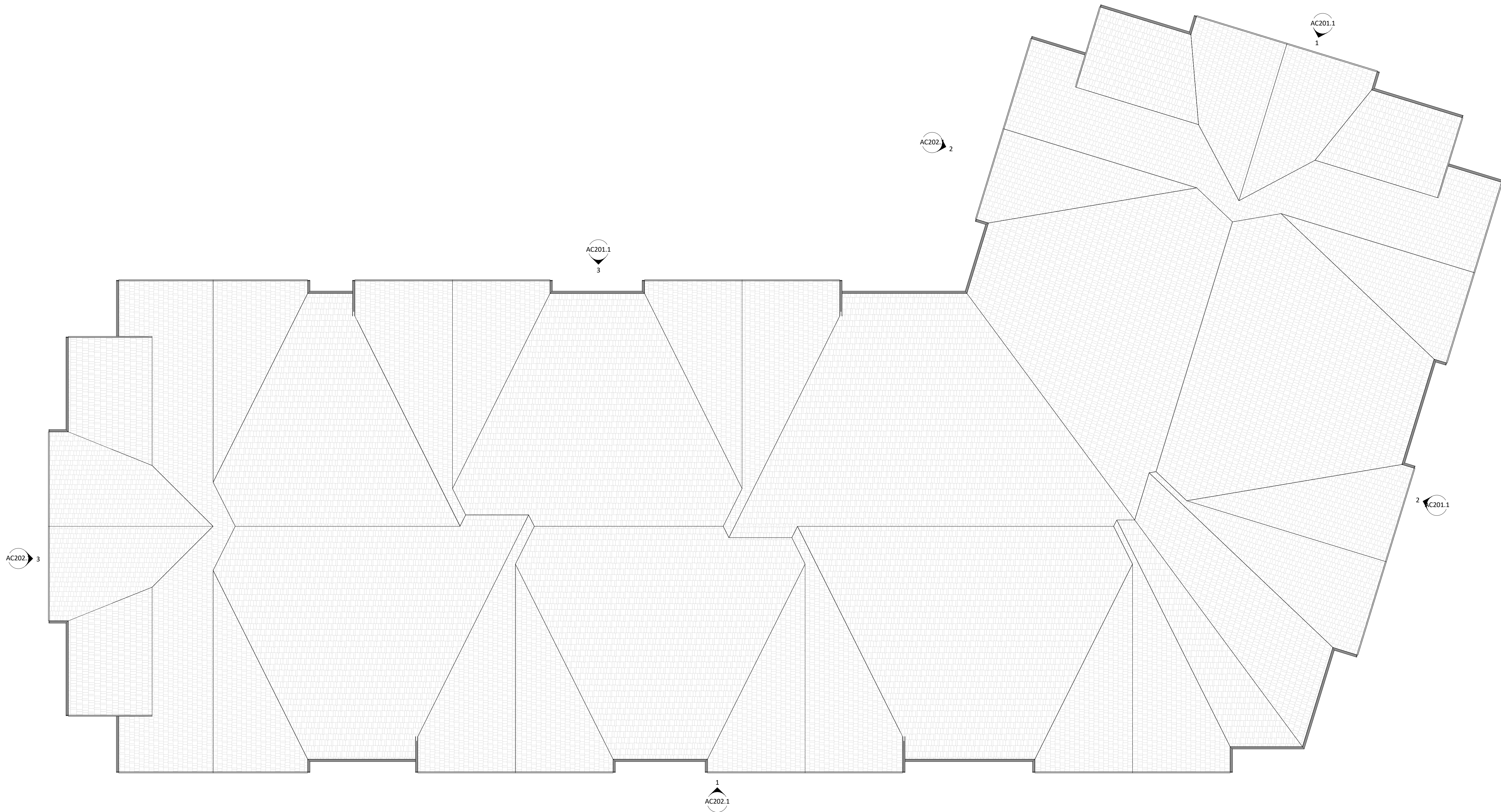
PROJECT NUMBER 2514
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PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

SHEET TITLE

SHEET NUMBER

PROJECT NUMBER 2514
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1 ROOF PLAN
AC104.1 1/8" = 1'-0"



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



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



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

ISSUED FOR
2025.05.23 PC SUBMITTAL
2025.11.17 SIP SUBMITTAL
2026.04.22 SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

BUILDING #1
EXTERIOR
ELEVATIONS

SHEET NUMBER

AC201.1

PROJECT NUMBER 2514
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	VERTICAL METAL SIDING	CHAMCLAD 6" SHADOWLINE PANEL	CINNAMON WALNUT
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	WRAPPED COLUMN	JAMES HARDIE	MIDNIGHT BLACK
05	STONE VENEER	HALQUIST	"KENSINGTON FULL COLOR" BLEND
06	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
07	RAILINGS & HANDRAILS	SUPERIOR	BLACK
08	ASPHALT SHINGLES	CERTAINTeed	CINDER BLACK
09	COMPOSITE WINDOWS	ANDERSEN	BLACK EXTERIOR / WHITE INTERIOR



ISSUED FOR
2025.05.23 PC SUBMITTAL
2025.11.17 SIP SUBMITTAL
2026.04.22 SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

BUILDING #1
EXTERIOR
ELEVATIONS

SHEET NUMBER

AC202.1

PROJECT NUMBER 2514

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Page 103 of 154

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	VERTICAL METAL SIDING	CHAMCLAD 6" SHADOWLINE PANEL	CINNAMON WALNUT
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	WRAPPED COLUMN	JAMES HARDIE	MIDNIGHT BLACK
05	STONE VENEER	HALQUIST	"KENSINGTON FULL COLOR" BLEND
06	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
07	RAILINGS & HANDRAILS	SUPERIOR	BLACK
08	ASPHALT SHINGLES	CERTAINTEED	CINDER BLACK
09	COMPOSITE WINDOWS	ANDERSEN	BLACK EXTERIOR / WHITE INTERIOR



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



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



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

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	VERTICAL METAL SIDING	CHAMCLAD 6" SHADOWLINE PANEL	CINNAMON WALNUT
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	WRAPPED COLUMN	JAMES HARDIE	MIDNIGHT BLACK
05	STONE VENEER	HALQUIST	"KENSINGTON FULL COLOR" BLEND
06	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
07	RAILINGS & HANDRAILS	SUPERIOR	BLACK
08	ASPHALT SHINGLES	CERTAINTeed	CINDER BLACK
09	COMPOSITE WINDOWS	ANDERSEN	BLACK EXTERIOR / WHITE INTERIOR

ISSUED FOR
2025.05.23 PC SUBMITTAL
2025.11.17 SIP SUBMITTAL
2026.04.22 SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

BUILDING #1
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER

AC203.1

PROJECT NUMBER 2514
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ISSUED FOR
2025.05.23 PC SUBMITTAL
2025.11.17 SIP SUBMITTAL
2026.04.22 SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

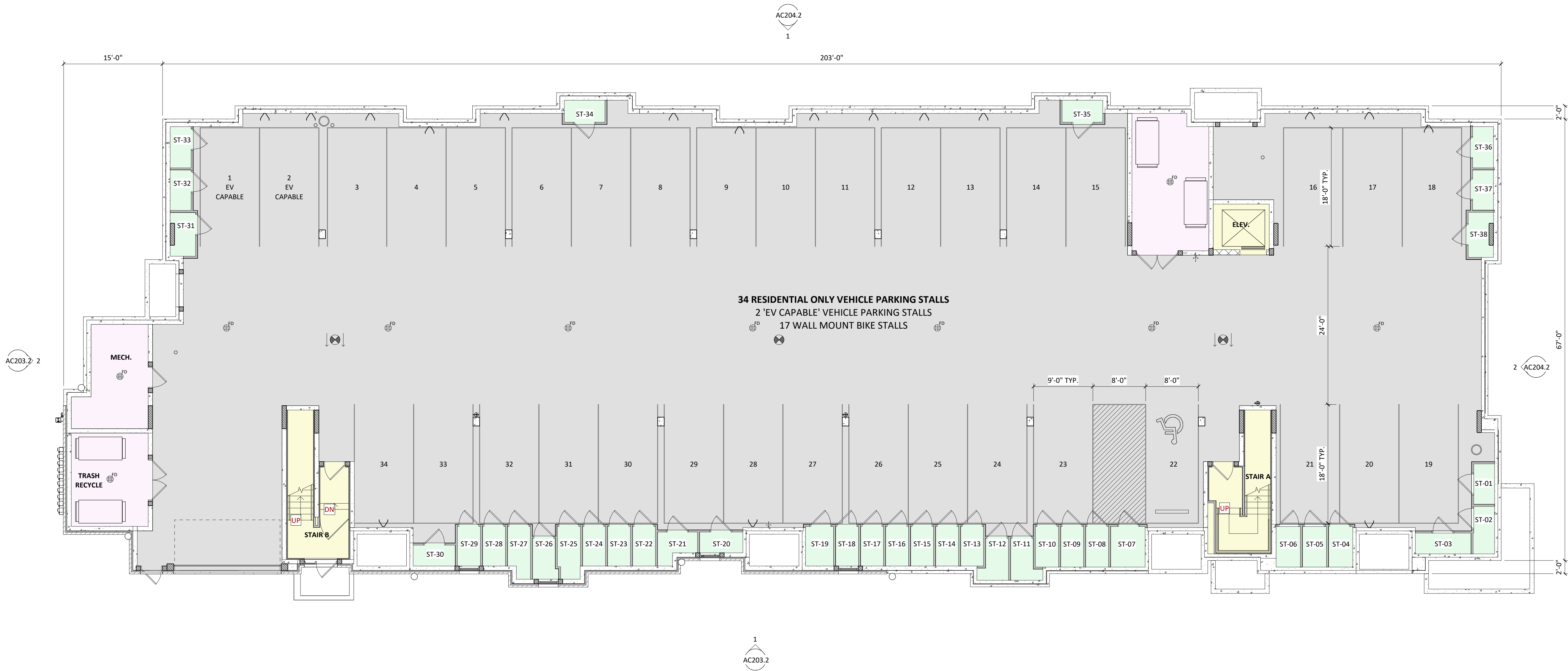
BUILDING #1
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER

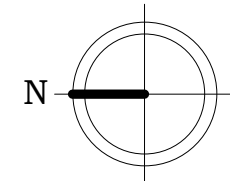
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	VERTICAL METAL SIDING	CHAMCLAD 6" SHADOWLINE PANEL	CINNAMON WALNUT
02	COMPOSITE LAP SIDING 6" EXPOSURE	JAMES HARDIE	AGED PEWTER
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	WRAPPED COLUMN	JAMES HARDIE	MIDNIGHT BLACK
05	STONE VENEER	HALQUIST	"KENSINGTON FULL COLOR" BLEND
06	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
07	RAILINGS & HANDRAILS	SUPERIOR	BLACK
08	ASPHALT SHINGLES	CERTAINTeed	CINDER BLACK
09	COMPOSITE WINDOWS	ANDERSEN	BLACK EXTERIOR / WHITE INTERIOR



KEY PLAN



ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

BUILDING #2
BASEMENT FLOOR
PLAN

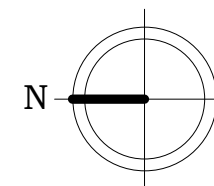
SHEET NUMBER

AC100.2

PROJECT NUMBER 2514
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KEY PLAN



ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

BUILDING #2 FIRST
FLOOR PLAN

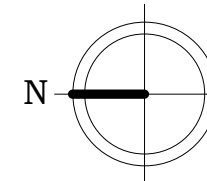
SHEET NUMBER

AC101.2

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KEY PLAN



ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

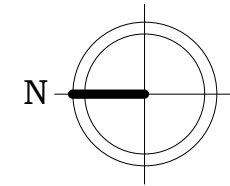
BUILDING #2
SECOND FLOOR
PLAN

SHEET NUMBER

AC102.2

PROJECT NUMBER 2514
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KEY PLAN



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2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE
BUILDING #2 THIRD
FLOOR PLAN

SHEET NUMBER

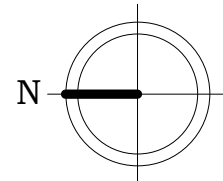
AC103.2

PROJECT NUMBER 2514
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1 THIRD FLOOR PLAN
AC103.2 1/8" = 1'-0"

KEY PLAN



ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

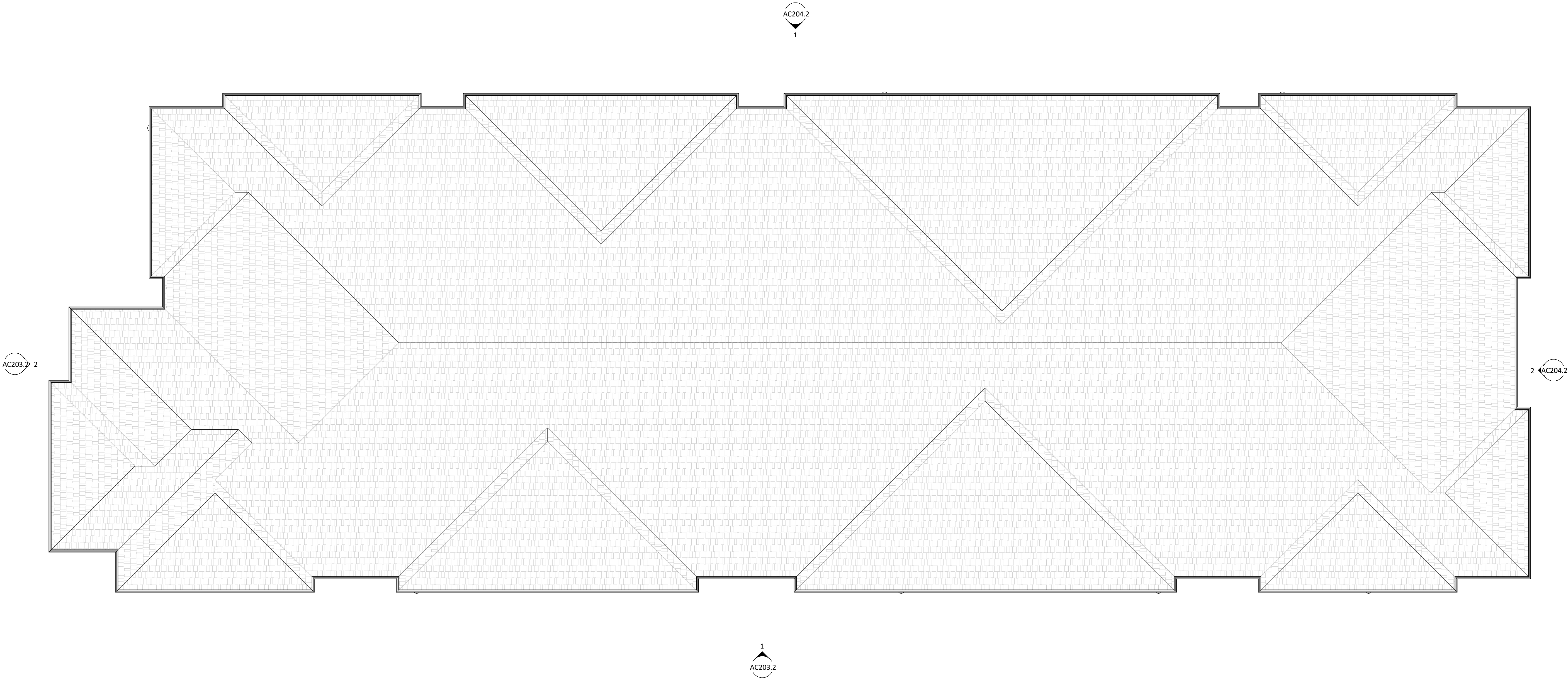
101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE
BUILDING #2 ROOF
PLAN

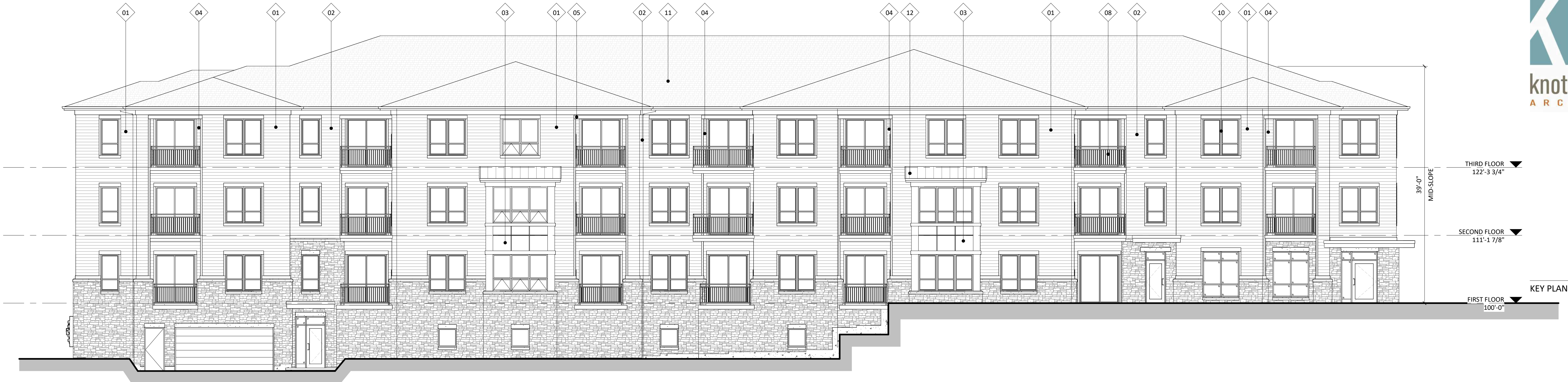
SHEET NUMBER

AC104.2

PROJECT NUMBER 2514
© Knothe & Bruce Architects, LLC



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



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



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

ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE
BUILDING #2
EXTERIOR
ELEVATIONS

SHEET NUMBER
AC201.2

PROJECT NUMBER 2514
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	ROSEWOOD - RUSTIC SERIES
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	STONE VENEER	HALQUIST	KENSINGTON FULL COLOR BLEND
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	LINDSAY OR CONTOUR	BLACK
11	ASHPALT SHINGLES	CERTAINTEED	CINDER BLACK
12	STANDING SEAM METAL ROOF	TBD	GRAY



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



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

KEY PLAN

ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

BUILDING #2
EXTERIOR
ELEVATIONS

SHEET NUMBER

AC202.2

PROJECT NUMBER 2514

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Page 112 of 154

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



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



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

KEY PLAN

ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

BUILDING #2
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER

AC203.2

PROJECT NUMBER 2514
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EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE - WOODTONE	ROSEWOOD - RUSTIC SERIES
03	COMPOSITE PANEL	JAMES HARDIE	MIDNIGHT BLACK
04	COMPOSITE LAP SIDING 6"	JAMES HARDIE	AGED PEWTER
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJACENT MATERIAL
06	STONE VENEER	HALQUIST	KENSINGTON FULL COLOR BLEND
07	CAST STONE BANDS & SILLS	BIG RIVER	SMOOTH 14-31
08	RAILINGS & HANDRAILS	SUPERIOR	BLACK
09	ALUMINIUM STOREFRONT	KAWNEER	BLACK
10	COMPOSITE WINDOWS	LINDSAY OR CONTOUR	BLACK
11	ASHPALT SHINGLES	CERTAINTEED	CINDER BLACK
12	STANDING SEAM METAL ROOF	TBD	GRAY



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



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

KEY PLAN

ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
2025.05.23 - PLAN COM. SUBMITTAL
2025.11.17 - SIP SUBMITTAL
2026.03.23 - WHEDA REVIEW
2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.2

101 PERIMETER RD. MT.
HOREB, WI

SHEET TITLE

BUILDING #2
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER

AC204.2

PROJECT NUMBER 2514

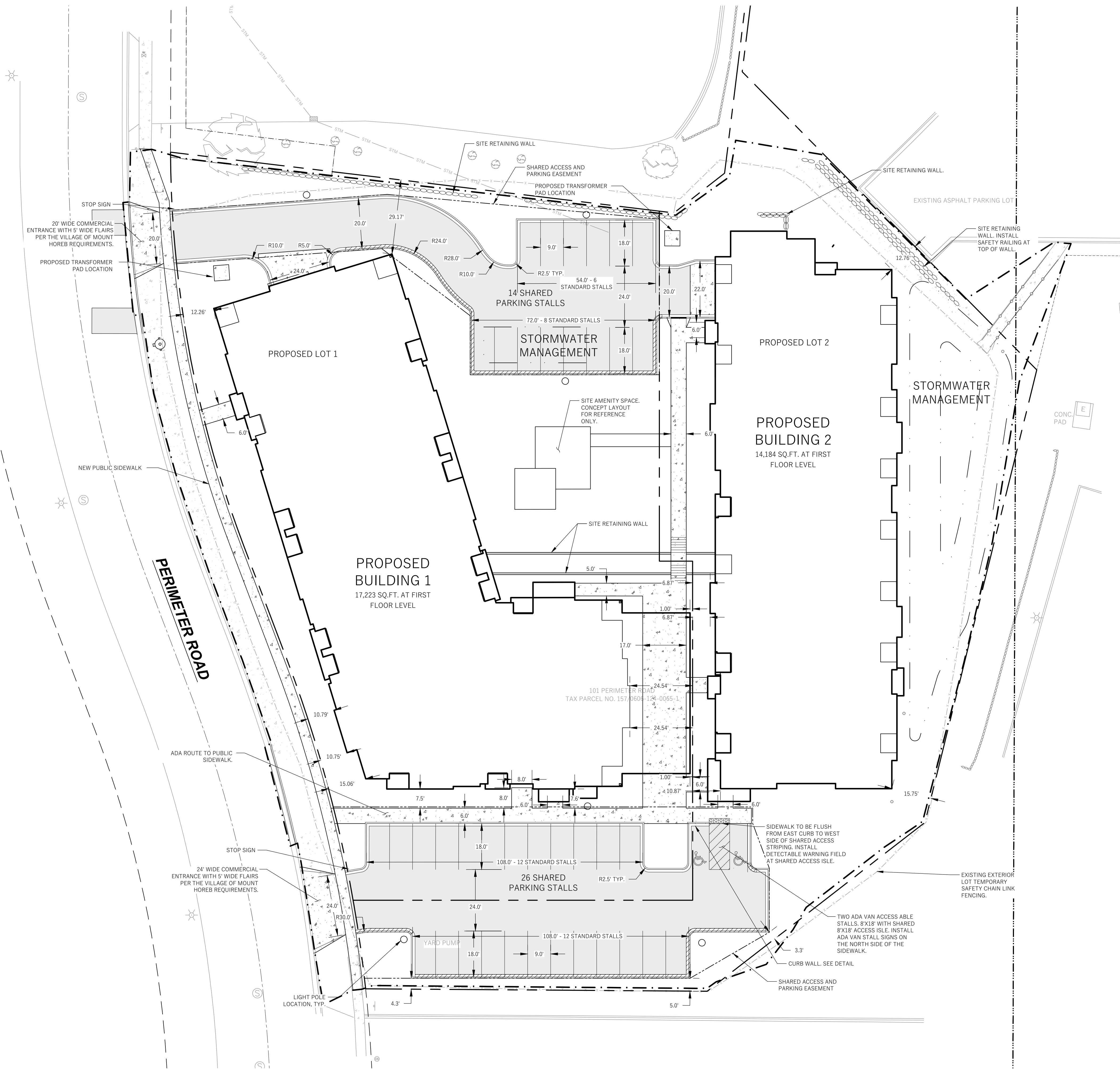
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Page 114 of 154

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

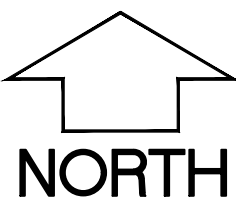
4. **Grading and Stormwater Management Plan**

The following engineering exhibits address all grading and stormwater requirements.



LEGEND (PROPOSED)

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



GENERAL NOTES

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2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN, THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

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

<u>LOT 1</u>	<u>LOT 2</u>
SITE ACREAGE: 46,660 SQ.FT. (1.07 AC)	38,651 SQ.FT. (0.89 AC)
SETBACKS:	
FRONT YARD: 10-FEET	6-FEET
REAR YARD: 10-FEET	10- FEET
BELOW GRADE: 0.5-FOOT	-
SIDE YARD: 10- FEET	10- FEET

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

TOTAL NUMBER OF EXTERIOR BIKE STALLS: 4
EXISTING IMPERVIOUS SURFACE AREA: 57,918 SQ.FT.
ROOFTOP: 19,918 SQ.FT.
PAVED: 38,000 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 55,312 SQ.FT.

LOT 1: 33,998 SQ.FT. (32,560 SQ.FT. NOT INCLUDING GREEN ROOF)
 ROOFTOP: 19,758 SQ.FT. (19,320 SQ.FT. NOT INCLUDING GREEN ROOF)
 AT FIRST FLOOR: 17,202 SQ.FT.
 DECKS: 1,041 SQ.FT.
 BELOW GRADE PARKING: 1,077 SQ.FT.
 GREEN ROOF: 438 SQ.FT.
 PAVED DRIVEWAY / PARKING: 10,704 SQ.FT.
 SIDEWALK / STOOPS / PADS: 2,536 SQ.FT.

LOT 2: 21,314 SQ.FT.
ROOFTOP: 14,939 SQ.FT.
AT FIRST FLOOR: 14,184 SQ.FT.
DECKS: 755 SQ.FT.
PAVED DRIVEWAY / PARKING: 5,246 SQ.FT.
SIDEWALK / STOOPS / PADS: 1,129 SQ.FT.

PERCENT IMPERVIOUS ON THE LOTS: 64.8%
 LOT 1: 72.9%
 LOT 2: 55.1%
 DISTURBANCE LIMITS: 82,000 SQ. FT.

KLEIN PERIMETER ROAD

VILLAGE OF MT. HOREB, DANE COUNTY, WI

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

Revisions:

[illegible]

Graphic Scale



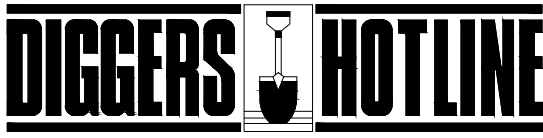
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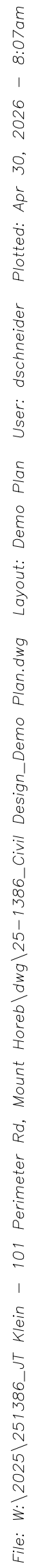
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LEGEND (PROPOSED)

- | | |
|--|-----------------------------------|
| | SUBJECT PARCEL PROPERTY LINE |
| | CONSTRUCTION LIMIT LINE |
| | CONSTRUCTION FENCE |
| | NEW BUILDING (FOR REFERENCE) |
| | SAWCUT LIMITS |
| | ASPHALT ONLY REMOVAL AREA |
| | FULL SECTION ASPHALT REMOVAL AREA |
| | CONCRETE REMOVAL AREA |
| | CURB AND GUTTER REMOVAL |
| | RETAINING WALL REMOVAL AREA |
| | UTILITY REMOVAL |
| | TREE REMOVAL |



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3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE." THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR THOSE WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 2.3. NOTIFYING THE UTILITY PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL TRAFFIC WITHIN THE CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCOACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIIALLY AWAY FROM THE TREE TRUNKS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCING.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTEANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY REPAIRS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL DRAIN PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

WYSER
ENGINEERING

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

KLEIN PERIMETER ROAD

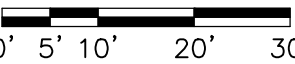
VILLAGE OF MT. HOREB, DANE COUNTY, WI

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Revisions:

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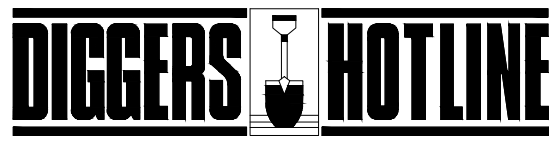
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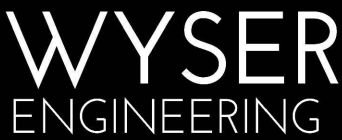


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1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 TONS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS I TYPE B EROSION EROSION CONTROL MAT.

1. 01/05/2026 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD AND SILT FENCE.
2. 01/05/2026 - STRIP TOPSOIL AND STOCKPILE. DEMOLISH EXISTING BUILDINGS.
3. DURING CONSTRUCTION
 - 3.1. IF THE START DATE IS DELAYED, NOTIFIED AUTHORITIES HAVING JURISDICTION WHEN BREAKING GROUND.
 - 3.2. CULVERT PIPE OUTLET TO BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF CULVERT PIPE.
 - 3.3. SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
 - 3.4. ALL SLOPES GREATER THAN 5:1 SHALL BE STABILIZED WITHIN TWO MONTHS (60 DAYS) OF BEING DISTURBED.
 - 3.5. INSTALL ADDITIONAL PRACTICES AS REQUIRED BY STATE AND LOCAL INSPECTORS AND AS NECESSARY TO PREVENT RUNOFF DUE TO CONSTRUCTION MEANS AND METHODS.
 - 3.6. ALL PRACTICES SHALL BE ONGOING BASED ON THE PLAN VIEW AND NOTES.
4. 04/01/2026 - MASS GRADING/SUBGRADE PREPARATION AND BUILDING CONSTRUCTION.
5. 07/01/2026 - TEMPORARY STABILIZATION WITH STRAW MULCH/TACKIFIER FOR ALL DISTURBED AREAS OUTSIDE OF ACTIVE GRADING AREAS.
6. 04/01/2027 - SITE PAVING AND FINISH GRADING.
7. 07/01/2027 - FINAL SITE STABILIZATION - ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH WITHIN SEVEN (7) DAYS OF FINAL GRADING.

PROPERTY BOUNDARY
EASEMENT
BUILDING FOOTPRINT
18" CURB AND GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT
1180' PROPOSED MAJOR CORRIDOR
1181' PROPOSED MINOR CORRIDOR
STM PROPOSED STORM SEWER
SILT FENCE
INLET PROTECTION
DITCH CHECK



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POST WDRN CERTIFICATE OF PERMIT COVERAGE AND MAINTAIN EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDRN.

2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

3. ENGINEER - VILLAGE OF MOUNT HOREB / WDRN HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF MOUNT HOREB BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.

4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDRN AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.

6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO THE DRAINAGE AREA) AND LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

8. REFER TO THE WDRN STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/consr_standards.html.

9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE TRACKING PAD AND TIEWAY #1057 FOR ROCK TRACKING CONSTRUCTION ENTRANCE(S).

10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON/AT INSTALLATION OF ANY TYPE OF WDRN TECHNICAL STANDARD STORM DRAIN/INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DRAIN CATCHMENT REQUIREMENTS FOR FRAMED INLET PROTECTION.

11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDRN TECHNICAL STANDARD #1060 AND TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.

13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL AND APPROVAL. IF CUMULATIVE PUMP CAPACITY IS TO GPM OR MORE.

14. PROVIDE ANT-SCOUR PROTECTION AND MAINTAIN NDR EROSION FLOW CONTROL. CONTRACTOR PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DE-WATERING #1061.

15. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDRN TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.

16. INSTALL AND MAINTAIN SILT FENCING PER WDRN TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS DEEPER THAN THE ALLOWED MAXIMUM DEPTH.

17. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES WITH POLY BALE SILT BALE OR TRUNKHOLE LOGS. INSTALL AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD DITCH CHECKS #1062.

18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDRN TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.

19. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEAR AS POSSIBLE TO EROSION OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

20. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, OR PERMANENT SEED MIXED WITH WINTER WEED. ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL. TYPE OCTOBER 15 THROUGH COLD WEATHER. STABILIZE WITH A POLYMER AND PERMANENT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

21. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

22. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRN TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.

24. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS INCLUDING GRADEABLE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

25. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE DISTURBED OR DISCONTINUED AREAS OF ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE PERMITTED OR EXCAVATED MATERIALS NEEDS TO BE IDENTIFIED. SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).

26. FOR NON-CANNELEZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD NON-CANNELED EROSION MAT #1052.

27. FOR CANNELEZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1053.

28. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SLOPE POLING AND DURING DRY AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRN REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND REMEDIATION OF CONTAMINATED AREAS. FOR ADDITIONAL SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDRN'S BUREAU OF REMEDIATION AND DEVELOPMENT RACKING SYSTEM (BRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/botw/>.

30. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006:
<http://www3.epa.gov/opds/pubs/pubs/concretewashout.pdf>
REQUIRE USE OF ALL CONCRETE CONTAINERS, LIQUID WASHES REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

* REFER TO GENERAL NOTE NO. 2



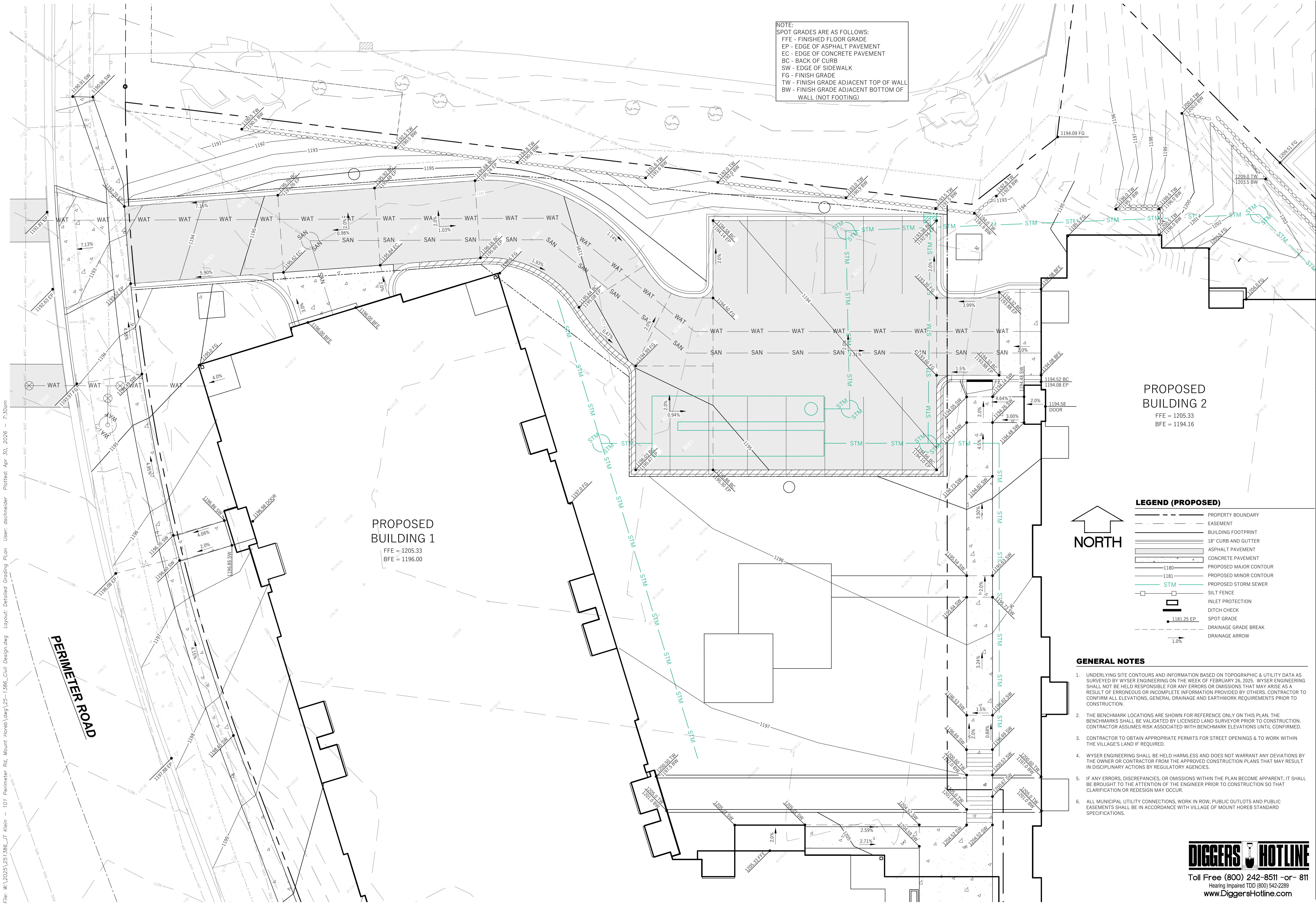
VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

Revisions:		
No.	Date:	Description:
Graphic Scale		
Wyser Number	25-1386	
Set Type	REVIEW	
Date Issued	04/30/2026	
Sheet Number	C200	

File: W:\2025\251386_JT Klein - 101 Perimeter Rd. Mount Horeb.dwg | 25-1386_Civil Design.dwg | Layout: Detailed Grading Plan | User: dschneider | Plotter: Apr 30, 2026 - 7:30am



WYSER
ENGINEERING

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

KLEIN PERIMETER ROAD

VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title:
DETAILED GRADING PLAN

Revisions:

No.	Date:	Description:

Graphic Scale

0' 5' 10' 20' 30'

Wysen Number

25-1386

Set Type

REVIEW

Date Issued

04/30/2026

Sheet Number

C201

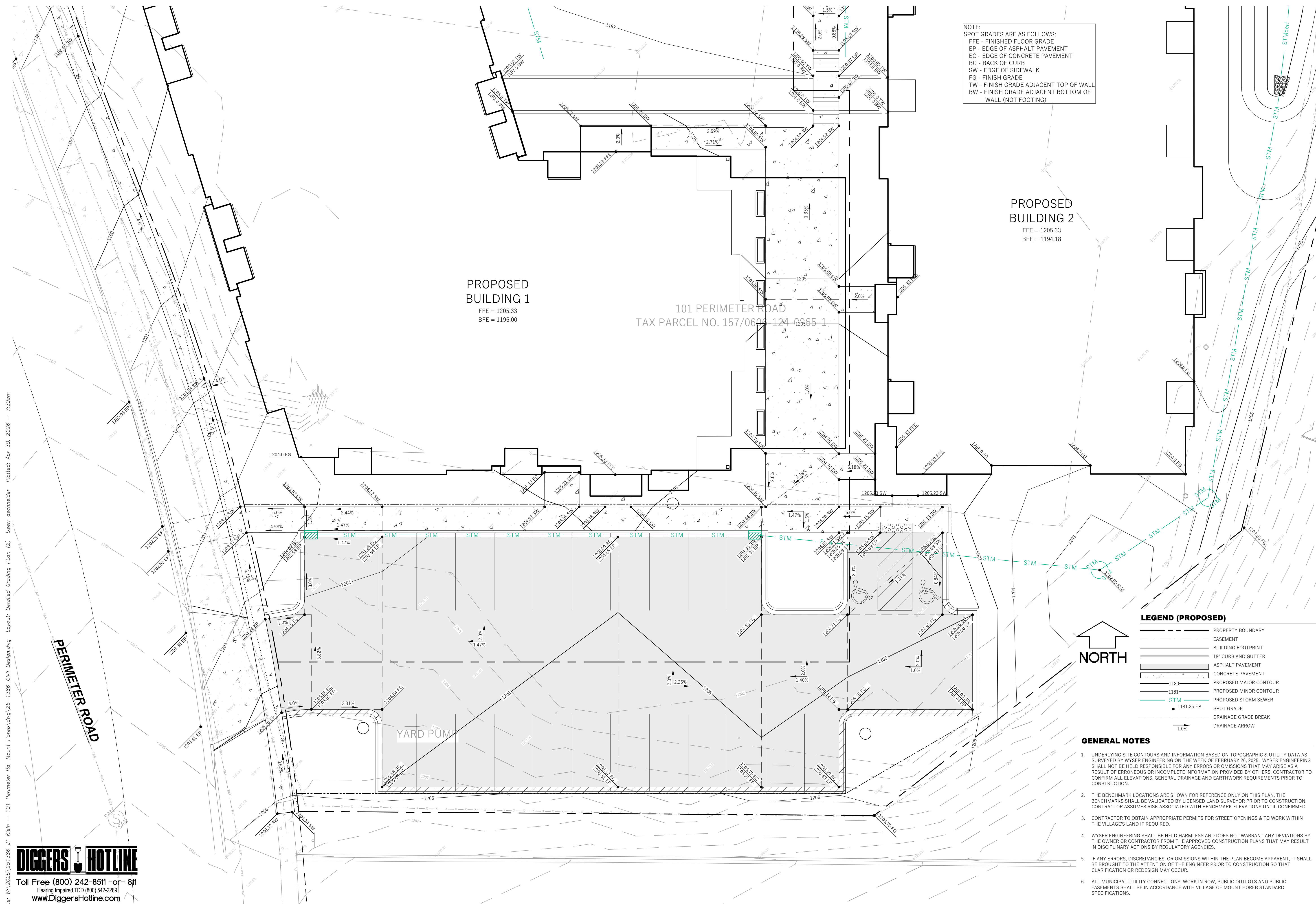
DIGGERS
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

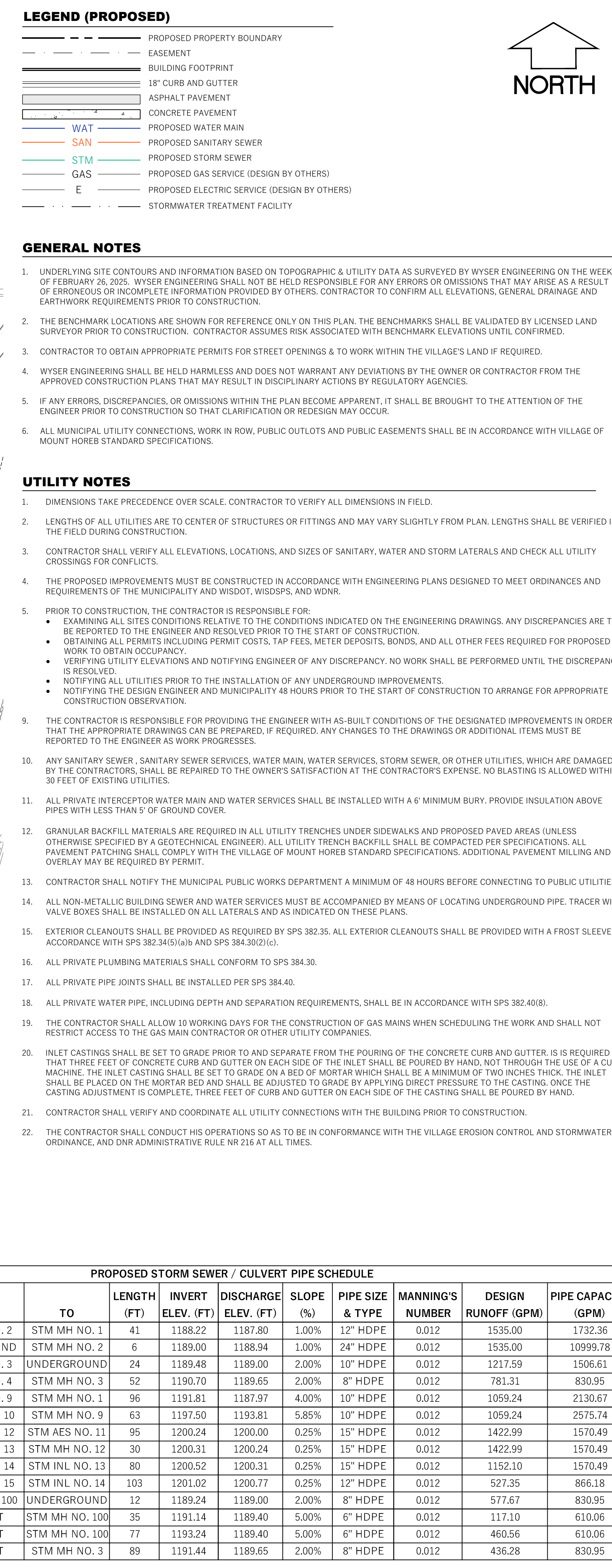
HOTLINE

KLEIN PERIMETER ROAD

VILLAGE OF MT. HOREB, DANE COUNTY, WI

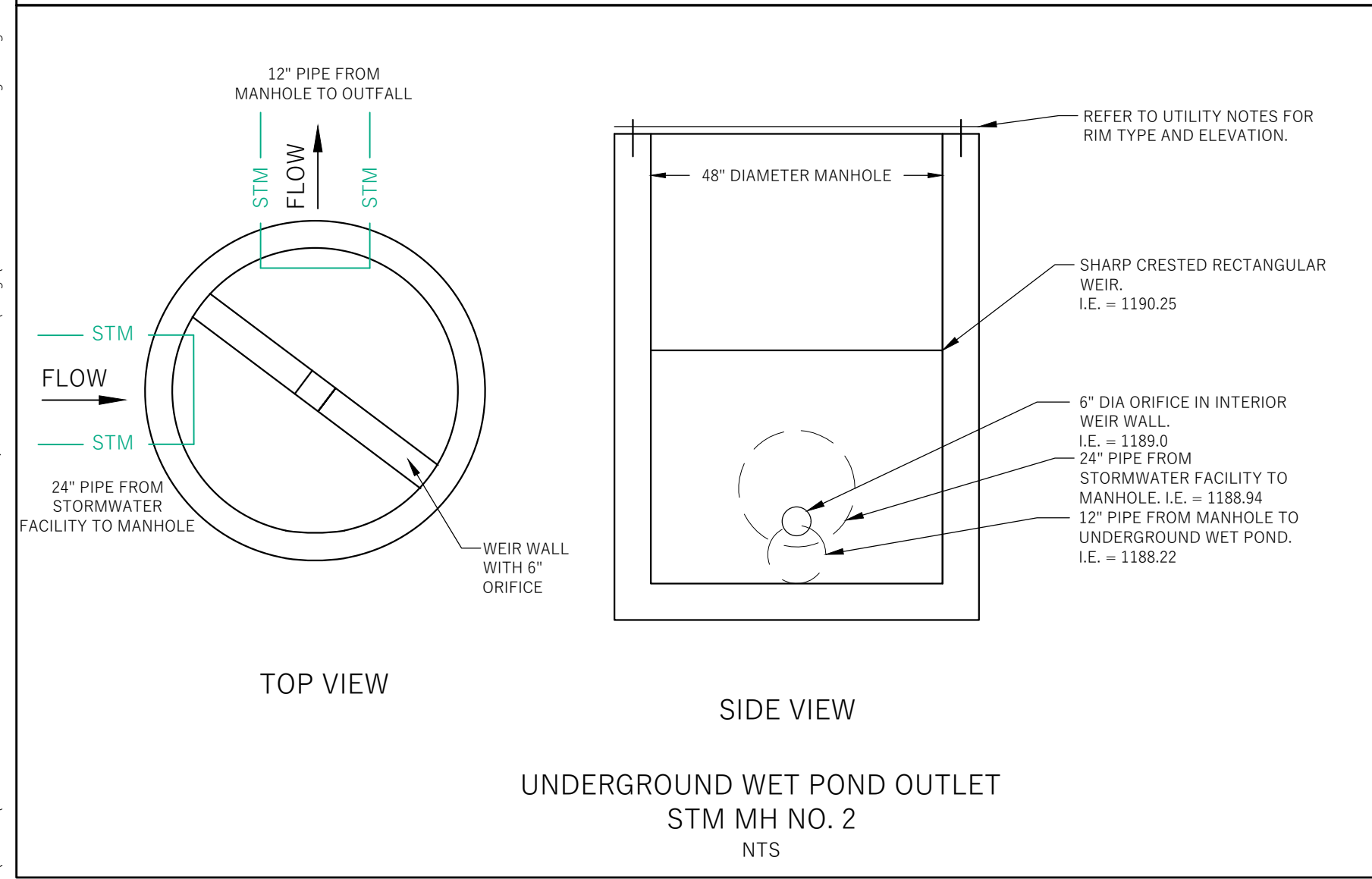
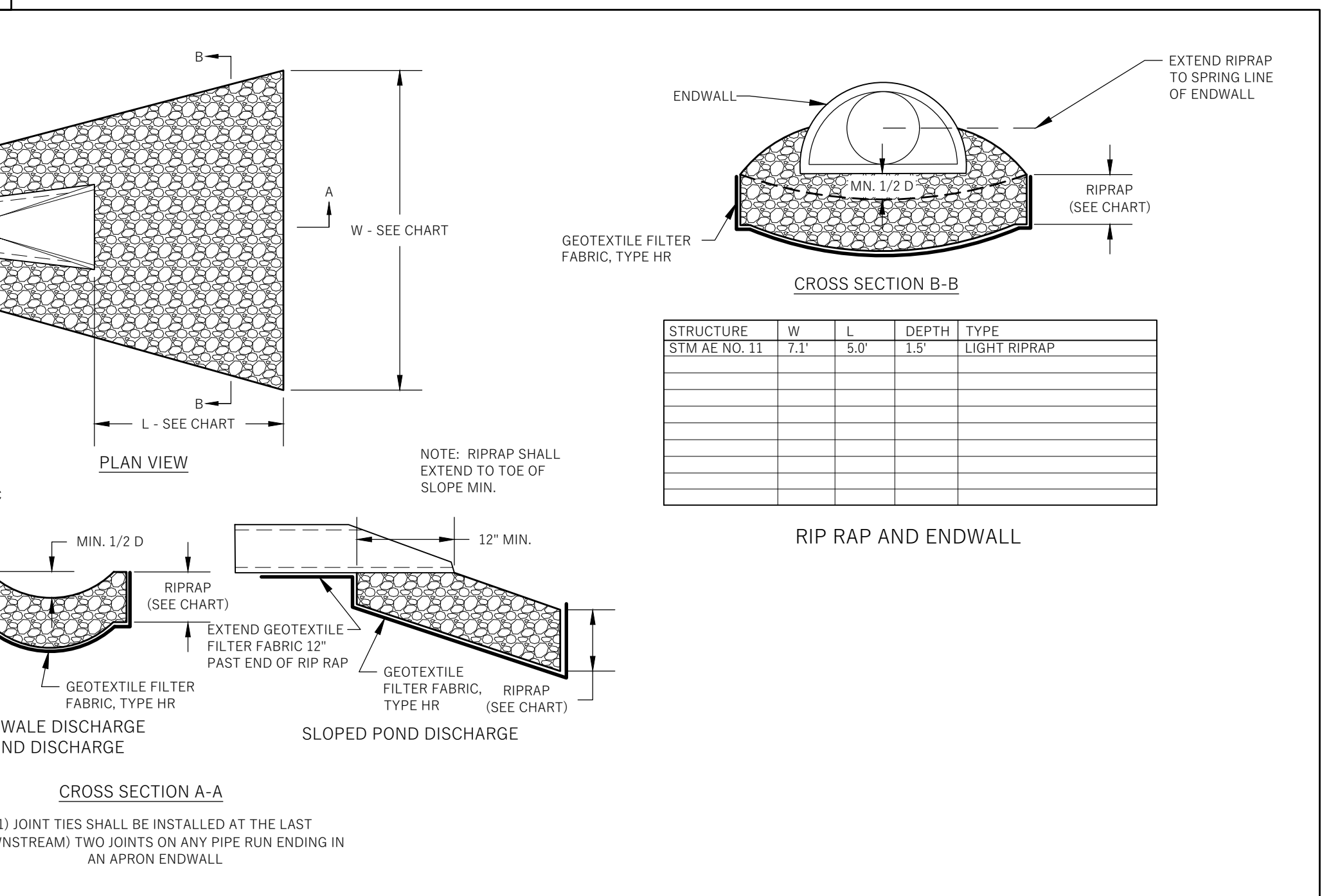
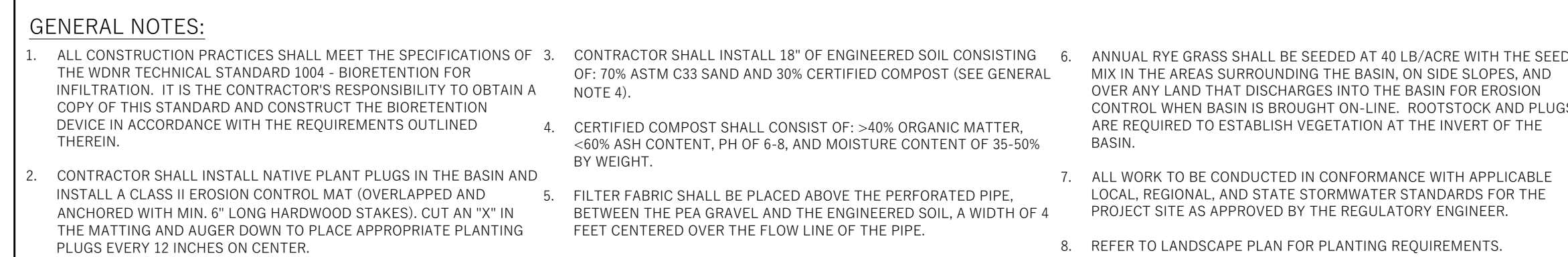
Sheet Title: DETAILED

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PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE										
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P - 1	STM MH NO. 2	STM MH NO. 1	41	1188.22	1187.80	1.00%	12" HDPE	0.012	1535.00	1732.36
P - 2	UNDERGROUND	STM MH NO. 2	6	1189.00	1188.94	1.00%	24" HDPE	0.012	1535.00	10999.78
P - 3	STM MH NO. 3	UNDERGROUND	24	1189.48	1189.00	2.00%	10" HDPE	0.012	1217.59	1506.61
P - 4	STM INL NO. 4	STM MH NO. 3	52	1190.70	1189.65	2.00%	8" HDPE	0.012	781.31	830.95
P - 5	STM MH NO. 9	STM MH NO. 1	96	1191.81	1187.97	4.00%	10" HDPE	0.012	1059.24	2130.67
P - 6	STM MH NO. 10	STM MH NO. 9	63	1197.50	1193.81	5.85%	10" HDPE	0.012	1059.24	2575.74
P - 7	STM MH NO. 12	STM AES NO. 11	95	1200.24	1200.00	0.25%	15" HDPE	0.012	1422.99	1570.49
P - 8	STM INL NO. 13	STM MH NO. 12	30	1200.31	1200.24	0.25%	15" HDPE	0.012	1422.99	1570.49
P - 9	STM INL NO. 14	STM INL NO. 13	80	1200.52	1200.31	0.25%	15" HDPE	0.012	1152.10	1570.49
P - 10	STM INL NO. 15	STM INL NO. 14	103	1201.02	1200.77	0.25%	12" HDPE	0.012	527.35	866.18
RD - 100	STM MH NO. 100	UNDERGROUND	12	1189.24	1189.00	2.00%	8" HDPE	0.012	577.67	830.95
RD - 101	CLEANOUT	STM MH NO. 100	35	1191.14	1189.40	5.00%	6" HDPE	0.012	117.10	610.06
RD - 102	CLEANOUT	STM MH NO. 100	77	1193.24	1189.40	5.00%	6" HDPE	0.012	460.56	610.06
RD - 103	CLEANOUT	STM MH NO. 3	89	1191.44	1189.65	2.00%	8" HDPE	0.012	436.28	830.95

[illegible]



5. Landscaping Plan

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



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

KLEIN PERIMETER ROAD
Perimeter Road
Mount Horeb, Wisconsin

Plan Commission Submittal

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

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

Revisions:

Reference Name:
JTKlein

PLANT LIST

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

ORNAMENTAL TREES						
AG	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	3	2"	B&B	tree form
MJ	<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple	4	2"	B&B	
MR	<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crabapple	9	2"	B&B	

EVERGREEN TREES						
JC	<i>Juniperus chinensis 'Trautman'</i>	Trautman Juniper	12	6'	B&B	
JV	<i>Juniperus virginiana 'Taylor'</i>	Taylor Juniper	9	6'	B&B	
PG	<i>Picea glauca var. densata</i>	Black Hills Spruce	3	6'	B&B	
TO	<i>Thuja occidentalis 'Emerald Green'</i>	Emerald Green Arborvitae	9	6'	B&B	

EVERGREEN SHRUBS						
Cp	<i>Chamaecyparis pisifera 'Golden Mop'</i>	Golden Mop Japanese False Cypress	8	#5	Cont.	
Pp	<i>Picea pungens 'Globosa'</i>	Dwarf Globe Blue Spruce	3	#5	Cont.	
Rk	<i>Rhododendron 'Karen'</i>	Karen Rhododendron	4	#5	Cont.	
Tm	<i>Taxus x media 'Tautoni'</i>	Taunton Yew	2	#5	Cont.	

DECIDUOUS SHRUBS						
Am	<i>Aronia melanocarpa 'UConnAM166'</i>	Low Scape Hedge Aronia	13	#3	Cont.	
Cc	<i>Cotinus coccinea 'NCCO1'</i>	Winecraft Black Smokebush	3	#5	Cont.	
Dk	<i>Diervilla 'G2XB85411'</i>	Kodiak Red Bush Honeysuckle	11	#3	Cont.	
Fs	<i>Forsythia x 'Mindor'</i>	Show Off Forsythia	3	#3	Cont.	
Ha	<i>Hydrangea arborescens 'Abetwo'</i>	Incrediball Hydrangea	12	#3	Cont.	
Hp	<i>Hydrangea paniculata 'NCHP1'</i>	Puffer Fish Hydrangea	9	#3	Cont.	
Iv	<i>Itea virginica 'Sprich'</i>	Little Henry Dwarf Virginia Sweetspire	12	#3	Cont.	
Pf	<i>Potentilla fruticosa 'Bailbrule'</i>	Creme Brulee Potentilla	9	#3	Cont.	
Pj	<i>Physocarpus opulifolius 'Jefam'</i>	Amber Jubilee Ninebark	6	#3	Cont.	
Po	<i>Physocarpus opulifolius 'SMPOTW'</i>	Tiny Wine Ninebark	15	#3	Cont.	
Rr	<i>Rosa 'Meigill'</i>	Coral Drift Rose	8	#3	Cont.	
Sa	<i>Symphoricarpos albus</i>	Common Snowberry	6	#3	Cont.	
St	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spirea	26	#3	Cont.	
Vd	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrowwood Viburnum	4	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ag	<i>Andropogon gerardii 'Blackhawks'</i>	Blackhawks Big Bluestem Grass	37	#1	Cont.	
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	49	#1	Cont.	
cm	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Sedge Grass	11	#1	Cont.	
ct	<i>Clematis terniflora</i>	Sweet Autumn Clematis	5	#1	Cont.	
ep	<i>Echinacea 'Prairie Splendor'</i>	Prairie Splendor Coneflower	25	#1	Cont.	
hh	<i>Hibiscus 'Holy Grail'</i>	Holy Grail Hibiscus	4	#1	Cont.	
hr	<i>Hosta 'Rainbow's End'</i>	Rainbow's End Hosta	4	#1	Cont.	
pa	<i>Perovskia atriplicifolia 'Little Lace'</i>	Little Lace Russian Sage	37	#1	Cont.	
rf	<i>Rudbeckia fulgida 'Tulgida'</i>	Black Eyed Susan	19	#1	Cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	25	#1	Cont.	

STORMWATER BASIN PLUGS: 742 SQ FT

Joe Pye Weed	38	2.5"	Plug	12" O.C.
Marsh Milkweed	38	2.5"	Plug	12" O.C.
Blue Vervain	38	2.5"	Plug	12" O.C.
Culver's Root	38	2.5"	Plug	12" O.C.
Purple Coneflower	76	2.5"	Plug	12" O.C.
Blue Flag Iris	76	2.5"	Plug	12" O.C.
Cardinal Flower	76	2.5"	Plug	12" O.C.
Marsh Blazingstar	76	2.5"	Plug	12" O.C.
Brown Eyed Susan	76	2.5"	Plug	12" O.C.
Swamp Goldenrod	38	2.5"	Plug	12" O.C.
Brnshy Sedge	38	2.5"	Plug	12" O.C.
Brown Fox Sedge	38	2.5"	Plug	12" O.C.
Torrey's Rush	38	2.5"	Plug	12" O.C.
Switch Grass	38	2.5"	Plug	12" O.C.

STORMWATER BASIN NOTES:

- See SITE DETAILS on Civil sheet C401 for Stormwater basin information.
- place Coconut Fabric on Bio Basins and install native plant plugs 12" on center

Limestone Boulder retaining walls

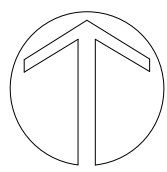
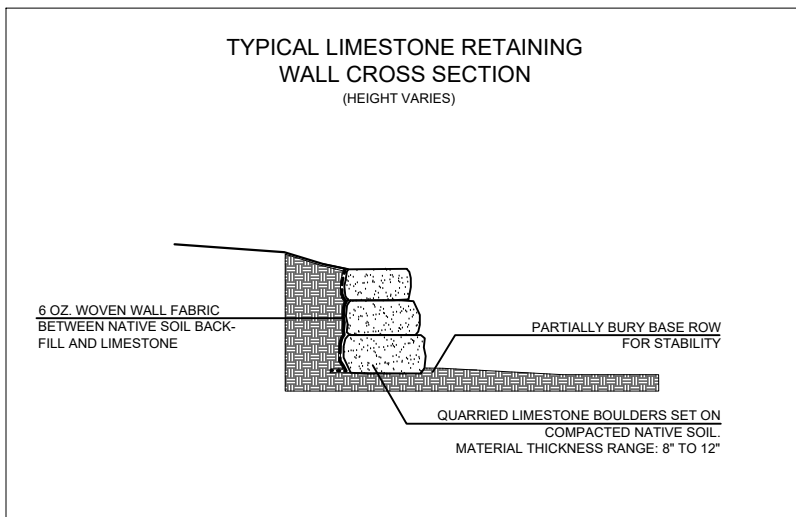
All planting beds to be Capitol Washed Stone with Dimex
EdgePro polyvinyl (black plastic) edging

Premium Kentucky Bluegrass sod

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

LANDSCAPE NOTES:

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



0 20 40 60
SCALE: 1"=20'-0"

L100

LANDSCAPE PLAN

6. Parking Calculations

Building 1

Underground Parking Stalls: 47

Surface Parking Stalls: 26

Total 73 (1.49 Per Unit)

Building 2

Underground Parking Stalls: 34

Surface Parking Stalls: 14

Total 48 (1.17 Per Unit)

7. Escrow Fees

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

8. Erosion Control and Stormwater Management Application & Fees

9. Erosion Control Plan

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

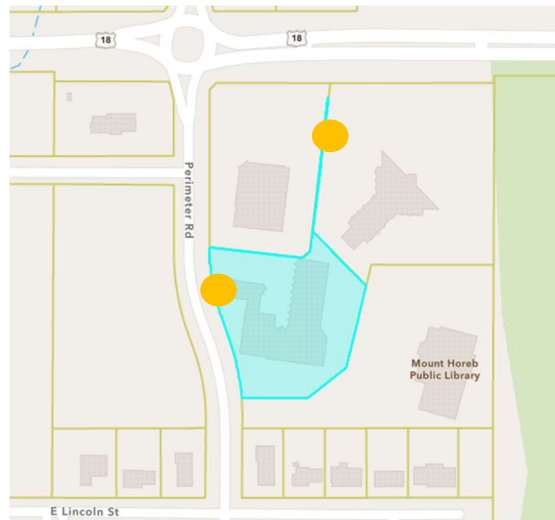
10. Signage Plan

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

Existing Signage

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

Current Signage



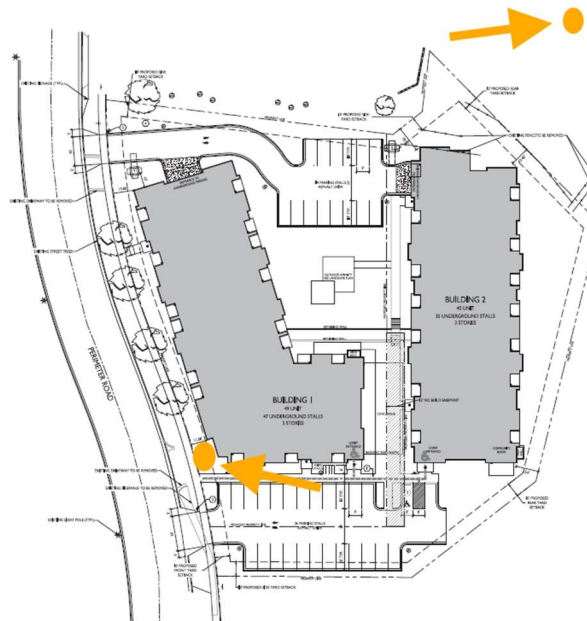
Proposed Signage

After the 90 units are completed, the following signage elements will be installed or updated. The picture below represents what a future monument sign could look like. The sign below is 4'x6'.



Main Development Sign

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



Leasing/Temporary Marketing Signage (Pre-Occupancy)

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

Design & Materials

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



AGENDA ITEM REPORT

MEETING DATE

May 27, 2026

PREPARED BY

AGENDA ITEM # 4.e

Consideration: AquaShine Carwash, 101 N Brookwood Dr Design Review Amendment

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 2026 PC Design Application - Fence Removal
2. 101 Brookwood Drive Site Plan Staff Report 5.27.26
3. May 2026 Picture of Fence



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

PLAN COMMISSION APPLICATION

PROJECT NAME: Aqua Shine Carwash
Project Address 101 North Brookwood Drive Parcel Number: _____
Mt Horeb, WI [Access Dane Link](#)
Zoning Map _____
Current Zoning _____ Future Land Use Zoning: NA
(select zoning layer in map) (select future land use layer in map)

APPLICANT:	
ADDRESS: <u>116 Valley View Road</u>	
PHONE: <u>608-577-2150</u>	EMAIL: <u>kjwedrig@gmail.com</u>

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

PROJECT DESCRIPTION: Requesting Removal of White Fence

OWNER/APPLICANT SIGNATURE: [Signature] DATE: 5-19-2026

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-
☐ 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:

\$100.00 \$371.60

Date: 5/19/26

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

SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: May 27, 2026

APPLICANT: Aqua Shine Car Wash Properties, LLC

PROPERTY ADDRESSES: 101 Brookwood Drive

EXISTING ZONING: CMU, Corridor Mixed Use

PARCEL NUMBER: 060707298251

PROPOSED ZONING: CMU, Corridor Mixed Use

OWNER: Aqua Shine Car Wash Properties, LLC

EXISTING LAND USE: Car Wash

REQUESTED USES: Car Wash

BACKGROUND ON 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.

REQUEST OVERVIEW:

The applicant received approval to develop a car wash on the subject property in 2011. This included a Certified Survey Map to create the lot, a Conditional Use Permit for the land use (car wash), and a Site Plan for the development details.

The site has been fully developed and operational for well over a decade. Today, the applicant is seeking a Site Plan Amendment to modify the previously approved plan.

The proposed amendment includes the removal of the existing fence along the northern property line. As part of the approval granted for the project in 2011, the Plan Commission included a condition that a 6' high board-on-board style fence made up of wood or composite material be erected on the northern property line. This condition appears to be in direct response to the public hearing comments provided by neighboring residents.

The meeting minutes are attached for reference. The neighbors primary concern at the time was some kind of screening was needed along the northern property line.



PUBLIC NOTICE:

Public notice is not required for review and action on a Site Plan.

DISCUSSION:

The proposed Site Plan amendment does not require an amendment to the existing Conditional Use Permit because the conditional use was granted specifically for the land use and the land use is not proposed to change. As part of Plan Commission action on the Design Review (Site Plan), the condition to require the fence along the northern property line was added.

The subject property slopes up as you move north on Brookwood Drive. It's reasonable to assume that the intent of the fence was to shield vehicle headlights from neighboring properties while they were navigating the car wash site. However, the car wash site is oriented to have vehicles enter the site and turn south towards the structure, ultimately exiting the structure on the south side of the site facing Springdale Street. Effectively, the fence would only then be providing screening for a vehicle turning into the site and/or potentially utilizing the vacuum station. All other vehicle headlights are directionally facing south for the majority of the on-site traffic movements.

Additionally, the property directly to the north, Thousand CPA, is an office building with no residential component. Adjacent residential properties are located on the west side of Brookwood Drive and further east behind the Mount Horeb Dental Clinic site. The fence may be providing some screening to the residential units to the west as currently located, but it appears to be very minimal given the distance separation and car wash on-site traffic circulation patterns.

Village staff have reviewed the application, and all comments have been included within this document.

RECOMMENDATION:

Village staff recommends approval of the Site Plan Amendment, subject to the following conditions:

1. Any other recommendations of Village staff and the Plan Commission.

ATTACHMENTS:

- 2011 Approved Site Plan
- 2011 Meeting Minutes

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

April 14, 2011

The Plan Commission/Historic Preservation Commission met in regular session on the above date in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Chair Steve Grindle called the meeting to order at 7:05pm. A roll call was taken. Present were Commissioners Audrey Roberts, Mark Rooney, Greg Steiner, Norb Scribner, George Sievers, and Mike Mudrey. Absent: None. Also present was Village Planner Mike Slavney and Interim Village Administrator Duane Gau.

Minutes: The March 10, 2011 minutes were reviewed. Roberts moved, Scribner seconded to approve the minutes of March 10, 2011. Motion carried by voice vote.

Consider development/marketing plan for North Cape Commons: John DeWitt, agent for County ID, LLC, 621 N. Sherman Ave. Madison, WI went over three different alternative development plans. A few members had questions on the alternative plans, and the commission as a whole liked the way either one or a combination of alternatives could be developed over time depending on the market.

Jon Stenklyft of Coldwell Banker, listing agent for North Cape Commons, provided marketing concepts for this area such as: internet hosting of property, mailing and phone calls, identify prospects that want to come to Mount Horeb, and try to find a user or anchor tenant to start a spec building. A question was asked if they had done a marketing feasibility study or cap analysis of Mount Horeb. They have not, but would work with the Village if one was conducted by the Village.

Public Hearing: To consider a Conditional Use Permit Application for a car wash facility on a part of Lot 1 CSM 4565, 2110 Bus. 18-151E.

Public Hearing was opened at 7:50pm.

Steve Burns and Kurt Wedig of Aqua Shine Car Wash Properties, LLC presented their plans for a new Car Wash off of North Brookwood Drive.

Steve Sopcak of 215 N Brookwood Dr. had several questions; Stormwater management, sewer service, sidewalks and hours of operations.

Marge Sutter of 1907 Fox Run requested screening on the north property line i.e., pine trees or arborvitaes.

Julie Miller also requested screening for the north property line i.e. fencing if the trees could not be planted because of the utility easement.

Jeff Moyer questioned where the entrance drive would be for the new car wash because of headlights shining at the condo to the north.

Public Hearing was closed by 8:30pm.

Consider draft Resolution 2011-11, "CONDITIONAL USE PERMIT FOR A PORTION OF LOT 1 CSM 4565 BUS. 18-151E" for a car wash facility:

Roberts moved, Steiner seconded to recommend to the Village Board to approve draft Resolution 2011-11, "CONDITIONAL USE PERMIT FOR A PORTION OF LOT 1 CSM 4565 BUS. 18-151E" for a car wash facility. Motion carried by voice vote.

Consider applications for Lot 1 CSM 4565, 2110 Bus. 18-151E for a car wash:

- a. Certified Survey Map: Rooney moved, Scribner seconded to approve the CSM creating two lots on CSM 4565 conditioned *upon and adherence* to Village Engineer Robert Wright's memo dated April 1, 2011 pertaining to the CSM. Motion carried by voice vote.
- b. Design Review: Rooney moved, Roberts seconded to approve site plan conditioned upon Village Engineer Robert Wright's letter dated April 1, 2011 pertaining to the site plan, to remove one light pole in the center of the parking lot, and the erection of a fence on the entire north lot line of the newly created lot 1. Fence is to be 6' high, board on board type and made up of wood or composite material. Motion carried by voice vote.

Consider applications for Primary Center Renovation Project Academy Street:

Steve Kieckhafer of Plunkett Raysich Architects and Charlie Quagliana presented the site plan, architecture of the building, and how it meets the historical value of the existing building. Several members asked questions about the building addition, site, traffic circulation, and overall comments on the site about stormwater management/erosion.

- a. Certificate of Appropriateness: Roberts moved, Rooney seconded to approve the Certificate of Appropriateness. Motion carried by voice vote.
- b. Design Review: Rooney moved, Roberts seconded to approve the site plan conditioned upon meeting the following Village Engineer requirements:
 - 1) Stormwater management plan, permit application, and report consistent with Chapter 20 of the Village Code of Ordinances. Specifically the report and narrative should address:
 - a. 40% TSS removal for the re-development site
 - b. Oil and Grease removal
 - c. Velocities at outfall location and details of the outfall energy dissipation
 - d. Thermal control will be required as there is no regional basin downstream of this development.
 - e. Operation and Maintenance Schedule for the management practices chosen.
 - f. A long-term maintenance agreement to be recorded with Dane County Register of Deeds.

The report can be submitted concurrently with the erosion control plan/permit.

- 2) Erosion Control plans and permit application is required to be submitted prior to issuance of the building permit. A sample list of the requirements are as follows: perimeter control, construction entrances, seeding/mulching rates, detailed construction schedule, stockpile protection, and soil loss calculations

MOUNT HOREB CAR WASH

Notes:

All planted areas to have 1 1/2" Washed stone over weed barrier

All bed edges bordered by lawn will have commercial grade plastic edging

Notes:

Parking stalls 6

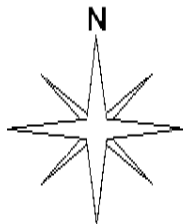
Required Points 90

Points Achieved 90

Street Frontage (In feet) 518'

Required Canopy tree(s) 10

Required Canopy Tree(s) Proposed 10



PLANTS SCHEDULE:

SYMBOL	NAME	SIZE	QTY.	POINTS
AM	Acer Morton; State Street Maple	2" cal.	1	30 (Parking Spaces)
CA	Cotoneaster Aquatifolius; Peking Cotoneaster	24"-36"	5	40
CR	Cornus Redosier, Red Twig Dogwood	24"-36"	10	90
PA	Picea Abies; Bird's Nest Spruce	18"	6	36
PG	Picea Glauca; Black Hills Spruce	6'	2	60 (Parking Spaces)
QP	Quercus Palustris; Pin Oak	2" cal.	10	0 (Street Frontage)
SB	Spiraea Bumalda; Goldflame Spiraea	18"	8	48
X	Existing Tree (approx. location)	2" Cal. Min.	3	150
TOTAL POINTS				454

**KITTLESON
LANDSCAPE INC.**

WWW.KITTLESONLANDSCAPE.COM

10496 CTH DD Tel: (808) 437-8845
Blue Mounds, WI 53817 Fax: (808) 437-4422

PROJECT: AQUASHINE CAR WASH		
ADDRESS: MOUNT HOREB		
DATE: 03-30-11	REVISED: 03-31-11	PLAN #: #2PB
SCALE: NTS	04-06-11	DRAWN BY: MDS

Note:
Rain garden plants
will be selected based
upon the saturation rate of
the collected water

Rain Garden
(Minimum 1" above grade
all roof drains outfall here)





AGENDA ITEM REPORT

MEETING DATE

May 27, 2026

PREPARED BY

AGENDA ITEM # 4.f

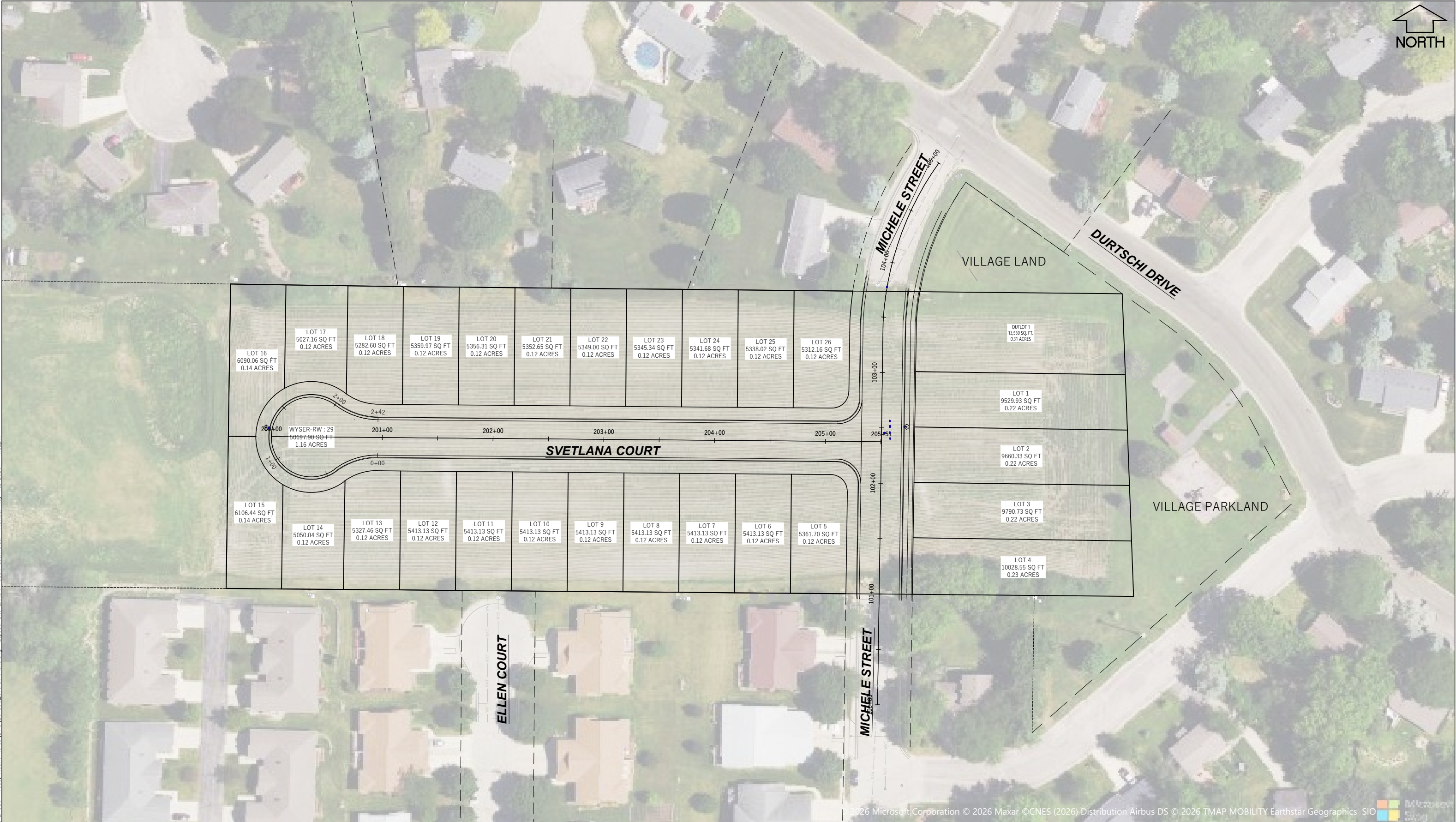
Wyser Engineering Concept Review of the Hidden Ridge Neighborhood Development

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Village Exhibit Site



File: W:\2026\261596-Durtsch\ - Lot 2 CSM 14605_Mount Horeb\DWG\261596_Overall_Plans.dwg Layout: Site Exhibit User: dschneider Plotted: May 13, 2026 -- 1:52pm



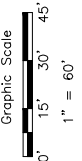
HIDDEN RIDGE NEIGHBORHOOD

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
AREA SITE PLAN

MICHELE STREET
MOUNT HOREB, WI 53572

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



Revisions:											
No.	Date:	Description:									

Wyser Number	26-1596
Set Type	CONCEPT
Date Issued	05/13/2026
Sheet Number	EXHIBIT



AGENDA ITEM REPORT

MEETING DATE

May 27, 2026

PREPARED BY

AGENDA ITEM # 4.g

Recommendation of Public Art Ordinance 2026-06

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Public Art Ordinance Memo 5.27.26



To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: May 27, 2026
Re: Public Art Ordinance

WHY IS THIS NEEDED?

Over time, the Village has received requests for the installation of public art. Each situation has been handled slightly differently. For example, some murals have been brought forth to the Plan Commission for review while troll sculptures have not.

Today, there is an inconsistent approach to handling public art and the core purpose of the proposed ordinance is to create a process so that every new project moving forward is treated fairly, objectively, and the same.

If the Village continues to handle each situation differently and does not have a defined process, there will be an overall lack of consistency over time. This results in a potential situation where Village staff is left to figure out how to handle each situation, which leads to interpretations, inconsistent administration, and an unknown outcome for those wishing to increase the presence of public art in the community.

WHY NOW?

The issue has been identified by Village staff for many years, but the focus was to complete the new Zoning Ordinance first before addressing this issue.

The new Zoning Ordinance creates a content-neutral Sign Code. This means that the Village is no longer reviewing signage based on what it says, but rather by where its located, what its made of, and its size, shape, and configuration. Its explicitly stated within the Sign Code (Section 17.09.03) that “art works, including but not limited to wall murals and statues, which do not contain a commercial message, logo, or branding” are not regulated as a sign under the ordinance.

Further, within Section 17.07.20-17.07.40, there are façade articulation requirements for multi-family, commercial, mixed-use, institutional, and industrial land uses. One of the methods that can be used to accomplish façade articulation is “public art installation located directly on the façade of the structure.”

Finally, within Section 17.03.28(7), there are defined minor accessory structures and obstructions. This list includes statues and art objects and allows them to be located within the front, street side, side, or rear yard if they are no more than 5 feet tall and no larger than 20 square feet.

In combination, there are some new standards within the Zoning Ordinance to handle public art, but it does not cover the full breadth of all situations and leaves potential gaps.

WHY A LICENSE?

Chapter 12 of the Municipal Code includes multiple other licenses and permits that the Village requires for specific/unique activities (mobile food vendors, taxicabs, dogs and cats, sidewalk cafes, etc.).

The purpose of a license is different than that of Site Plan or other zoning-related action. The intent of a license is to document approval of the action, provide staff with the ability to track actions over time, and offer a mechanism for enforcement in the event of a complaint or violation. As noted above, none of this is happening today and the proposed ordinance is an attempt to remedy that situation.

WHERE WOULD THE LICENSE APPLY?

As drafted, the proposed ordinance would apply across the entire community – all zoning districts, land uses, etc. This could be altered or changed, if desired, but the idea would be that there is uniformity in application for improved staff efficiency.

HOW WOULD THIS WORK?

Below is a scenario for context – 1) without the Public Art Ordinance and 2) with the Public Art Ordinance.

A property owner wishes to install a 5-foot-tall freestanding art piece in the front yard. The property is located within the Neighborhood Mixed-Use Zoning District on Main Street.

1) Without the Public Art Ordinance

The art piece is installed, but there is no documentation of it and there's no standards regulating it outside of the minor accessory structures section limiting height and size.

2) With the Public Art Ordinance

A license is obtained through the Village and the art piece is installed. The Village has a record of it if there's an issue, the Village ensures that its located in a manner that doesn't impact vehicle traffic visibility or safety, and the Village benefits from a new public art project.

WHAT IF THIS DOESN'T WORK?

There's a significant amount of change occurring right now within Mount Horeb following the adoption of a brand-new Zoning Ordinance.

It's recommended that the new Public Art Ordinance be tested over the next 12 months to see if its accomplishing the intended purpose or if there needs to be a new approach taken. If approved by the Plan Commission and Village Board, staff could obtain one year of data and present that at a meeting in June 2027 to be reevaluated.

WHAT ARE NEXT STEPS?

If acceptable to the Plan Commission, recommend the draft ordinance to the Village Board for approval. To note, no changes have been made to the ordinance from the April version. Instead, a summary guide has been produced to assist future applicants with understanding the process. See attached.



Village of Mount Horeb Public Art

Sculptures, Murals, Mosaics, Water Features, Earthworks, Etc.

Frequently Asked Questions

This document is intended to help answer common questions related to public art. It provides general guidance and does not replace required Village of Mount Horeb review and approval.

What is public art?



A temporary or permanent work of art that is located outdoors and intended to be visible by the public. It includes sculptures, murals, mosaics, water features, earthworks, glass, or function art.

Where is public art allowed?



Anywhere in the Village so long as a public art license is obtained by the property owner.

How do I apply for a public art license?



Please fill out the license application here: [\(insert link\)](#)

Village staff will review and issue the license within 30 days of submission.



What are the local requirements?

Location	• Outdoors and viewable by the public from the property • Must meet required setbacks of the applicable zoning district • Must not impede traffic patterns, vision triangles, or public safety • Outside of easements or public infrastructure • If attached to a building, extend 6 inches or less from the façade • If attached to a building, not cover any windows, doors, vents, or architectural features
Height	• If attached to a building, be shorter than the height of the structure • If freestanding, be 5 feet in height or shorter
Design	• Contains no changing or flashing images or lights • Contains no brand names, product names, or logos/trademarks • Made of durable materials that prevent weathering, theft, and vandalism
Maintenance	• Property owner is responsible for maintenance and removal • Maintenance agreement must be completed with license application

Additional Questions?

If you still have questions or would like to submit a license application, please contact (insert contact information).

Village of Mount Horeb
DRAFT Chapter 12.075 Public Art Permits

(1) Purpose.

(a) The purpose of this chapter is to establish a permitting process that will allow for and encourage the installation of public art throughout the community. Art contributes to livable, aesthetically pleasing and pedestrian-friendly streetscapes. The experience of public art makes a space seem more welcoming. It helps a community remember its past, honor an ideal, and express its values and concerns to future generations. Public art makes a community more livable and more visually stimulating.

(b) Specific goals of public art are to:

1. Further the goals Village Comprehensive Plan and applicable area plans.
2. Enhance the Village's sense of place in the region by providing unique artwork throughout the community in a manner unlike any other place in the area.
3. Celebrate the Village's history and cultural spirit and identity through the creation of art that is accessible to the public.
4. Create a recognizable icon.
5. Enhance the appearance and livability of public spaces through the placement of site-specific art projects that respond to the natural and built landscape.
6. Enliven public spaces.
7. Enhance overall quality and identity of the place and/or building.
8. Strengthen community identity, spirit and collective cultural experience through the placement of public art throughout the Village.
9. Allow local, regional, national and international artists to share their creations with the community.
10. Stimulate the economic success of businesses.
11. Attract visitors and leave them with a positive impression and a desire to return.
12. Create a more livable community by linking arts and everyday life with the objective of making Mount Horeb the place of choice to live, work, recreate and raise a family.

(2) Definitions. As used in this chapter, the following terms shall have the meaning indicated:

(a) **Alteration.** Includes any change to a permitted public art, including but not limited to any change to the image(s), materials, colors, or size of the public art. "Alteration" does not include naturally occurring changes caused by exposure to the elements or the passage of time. Minor changes that result from the maintenance or repair of the public art shall not constitute "alteration." Such minor changes may include

slight and unintended deviations from the original image, colors, or materials that occur when the art piece is repaired due to the passage of time or as a result of vandalism.

(b) **Applicant.** Any person, firm, corporation or association who applies for and secures a public art permit for the purpose of installing public art as provided for in this chapter. The sponsor shall be responsible for ensuring compliance with all requirements and obligation of the permit including but not limited to obligations relating to maintenance of the public art and its removal if a permit is revoked or terminated. The sponsor shall be a party to any and all agreement(s) provided herein.

(c) **Public Art.** Includes temporary or permanent works of art in any media that have been planned and executed with the specific intention of being sited or staged in or have the ability to be viewed from the physical public domain, usually outside and accessible to all. Public art includes all forms of visual art that is located outdoors and is visible to the general public. Works of public art to be placed in the community may include:

1. SCULPTURE AND KINETIC ART. Freestanding, wall supported or suspended; in any appropriate material or combination of materials.
2. MURALS AND PAINTINGS. In any appropriate material or variety of materials, with or without collage.
3. MOSAICS. Including tiled composites on walkway, street furniture and wall surfaces.
4. WATER FEATURES. Including fountains, waterfalls and decorative pools.
5. EARTHWORKS. Environmental works in appropriate outdoor sites.
6. GLASS. Including but not limited to ceramics and lighted glass, including neon and plastic.
7. FUNCTIONAL ART. Including decorative furnishings or fixtures, but not limited to gates, railings, streetlights or seating, if created or decorated by artists as unique elements.

(3) Eligibility criteria.

(a) To be considered "public art," the art must be located either upon public property or upon private property and must be freely viewable by the general public during the normal hours of operation of the premises upon which the art is located. All public art projects must be reviewed and approved by Village staff. The following factors are to be considered in approving "public art":

1. Alignment with the Purpose Statement in Section 12.075(1).

2. Consistency with the requirements of the Public Art Location Criteria in Section 12.075(4), Public Art Program Criteria in Section 12.075(5), and Public Art Maintenance Criteria in Section 12.075(6).

(4) Public art location criteria.

(a) Display of public art throughout the Village is encouraged. There may, however, be areas that are not appropriate for an art display. The following criteria will be considered in determining whether a proposed location for public art can be approved:

1. Meets the required setbacks of the applicable zoning district.
2. Provides visibility from a publicly accessible location.
3. Does not impede traffic patterns, vision triangles, or public safety.
4. Is located outside of any easement or area utilized for public infrastructure.

(5) Public art program criteria.

(a) A public art project shall:

1. Not be moved or have any alterations to the permitted public art, outside of normal maintenance such as cleaning, repainting, or replacing identical structural components, materials, etc.
2. Not, if attached to a building:
 - a. Exceed the height of the structure.
 - b. Extend more than six inches from the building facade.
 - c. Cover windows, doors, vents or other architectural elements such as cornices and pilasters.
3. Not contain changing images to include flashing or sequential lights or other automated methods that result in movement, the appearance of movement, or change of imaging. This does not include static illumination turned on during nighttime hours.
4. Not contain any brand name, product name, or abbreviation of the name of any product, company, profession or business, or any logo, trademark, trade name or other commercial message that would fall within the Zoning Ordinance's definition of Sign (see Section 17.09.03).
5. Shall be durable, permanent, and easily protected from vandalism and weathering; consideration shall be given to the structural and surface integrity and stability of the building façade (if the public art is a painting or mural), the permanence and durability, and resistance to weathering, theft, and vandalism.

(6) Public art maintenance criteria.

(a) The applicant shall retain responsibility for maintenance and regular upkeep of the approved public art per the maintenance plan reviewed and approved in conjunction with the approval of the public art project.

- (b) If, for any reason, a public art piece is removed, destroyed, or has deteriorated, the property owner on which the art is located is responsible for removal or repair.

(7) Permit application process.

- (a) A public art permit must be secured for all public art installations. See the Village of Mount Horeb fee schedule for permit application fees.
- (b) Application for a permit for public art must be completed by the applicant, submitted to the Village, and shall include the following information:
 - 1. Completed Village application form for a public arts permit.
 - 2. Project information on the program including:
 - a. Each art installation location and the time in which the art will be displayed.
 - b. A dimensioned sketch for each location identifying the boundaries within which the public art element is to be located.
 - c. Pictures depicting the relationship of the public art element to adjacent buildings and spaces.
 - 3. Information on the materials to be utilized for the project and the durability of these materials.
 - 4. A maintenance plan meeting the requirements of Section 12.075(6).

(8) Permit review process.

- (a) Once submitted, a public art permit application shall be reviewed for completeness by the Zoning Administrator as follows:
 - 1. The Building and Zoning Administrator shall determine whether the application is complete and whether the proposed project meets the eligibility criteria to be considered a public art project.
 - a. If the Zoning Administrator determines that the application is not complete or does not fulfill the eligibility criteria to be considered public art, they shall return the application to the applicant.
 - b. If the Zoning Administrator determines that the application is complete, they shall notify the applicant.
 - 2. Upon notifying the applicant that the application is complete, the Zoning Administrator shall review the application and evaluate whether the public art project meets the criteria established under the program.
 - 3. Within 30 days of submission of a completed application, the Zoning Administrator may approve the public art permit application as originally proposed, may approve the application with modifications, may deny approval of the application, or may recommend the project be reviewed and acted upon by the Plan Commission or Historic Preservation Commission.

- a. Any public art project proposed to be located on a locally-designated historic property shall also obtain approval from the Historic Preservation Commission prior to the issuance of a public art permit.
 - b. If recommended to the Plan Commission, the project will be placed on the next available meeting agenda for consideration.
 - i. The Plan Commission shall base its decision upon a report provided by the Zoning Administrator and the project's consistency with the Purpose Statement in Section 12.075(1) and in meeting the requirements of the Public Art Location Criteria in Section 12.075(4), Public Art Program Criteria in Section 12.075(5), and Public Art Maintenance Criteria in Section 12.075(6).
- (9) Effect of denial. No application which has been denied shall be resubmitted for a period of 12 months from the date of said order of denial, except if new information is submitted to the Zoning Administrator, Historic Preservation Commission, or Plan Commission sufficient to change their recommendation.
- (10) Time limits on completion. Once a permit for a public art project has been approved, the project must commence within 90 days of said approval of the permit, and shall be completed within 365 days of the project initiation date. The failure to initiate or complete the project within the periods set forth herein shall automatically constitute a revocation of the public art permit.
- (11) Termination or revocation of an approved permit.
 - (a) Any public art project found not to be in compliance with the terms of this chapter and/or the conditions under which a permit for the project was issued under this chapter shall be considered in violation of this chapter and shall be subject to the penalties set forth under Chapter 25.04. A public art permit may be revoked for such a violation.
 - (b) Public art created or installed under a public art permit that has been terminated or revoked must be removed within 60 days of the date of notice. If said public art is not removed within the time period provided in the notice, the Village shall have the right, but not the obligation, to either remove or contract for the removal of the non-project and shall bill the property owner for all costs incurred in taking this action. Any costs incurred shall be in addition to the penalties set forth in Chapter 25.04.



AGENDA ITEM REPORT

MEETING DATE

May 27, 2026

PREPARED BY

AGENDA ITEM # 5.c

Building Inspector Report

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. April Permits & Inspector Update



Building Department Report

April 2026 Permits

- 10 general commercial permits
- 2 Single Family Residential - Oak Tree & Norsk Ridge
- 27 general residential permits

Commercial Project Progress Report *May 20, 2026*

1881 Springdale Street

The project is moving closer to occupancy. A preliminary walkthrough of the third-floor apartments was completed today, and those units are, for the most part, substantially finished. A review of the second-floor apartments is scheduled for next Wednesday. The parking lot is also expected to be paved next week. The developer is targeting occupancy at the beginning of June; however, that timeline remains subject to the building reaching substantial completion and final approval.

105 W Front Street

Footings and foundation work have been completed. The project team has also been submitting engineer and testing reports related to soil conditions and concrete placement as construction progresses.

207 Academy Street

Erosion control measures have been established, and site excavation has begun.

Prepared by: Ryan Lindsey, 3C Inspect LLC