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

VILLAGE BOARD AGENDA
Wednesday, June 3, 2026 at 7:00 PM

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

1) Call to order
2) Pledge of Allegiance
3) Roll call
4) Public Comments on Non-Agenda Items*
5) Consent Agenda
   a. Consideration of May 6, 2026 Meeting Minutes
   b. Consideration of Appointment of Ken Scott to Utility Commission
   c. Consideration of 101 Perimeter Road GDP Amendment
   d. Consideration of 101 Perimeter Road SIP Amendment
   e. Consider New Alcohol Beverage License Applications: The Doghouse Tavern and Grill, 117 S 1st Street; Zenith Food Group, DBA Vita Bella Italiano Ristorante, 209 E Main Street; and Firefly Events Decor & Flowers LLC, 109 N 8th Street
   f. Consider Appointment of Agent Applications for New Alcohol Beverage Licenses: Jeff Ackerman for The Doghouse Tavern and Grill, Jermaine Butler for Zenith Food Group LLC, and Heidy Rizzi Lange for Firefly Events Decor & Flowers LLC
   g. Consider Alcohol Beverage License Renewal Applications: Premier Cooperative, 501 W Main Street; Miller and Sons Inc, 1845 Springdale Street; Trollway Liquor, 504 W Main Street; Walgreens #11648, 1401 Springdale Street; Kwik Trip #794, 525 Springdale Street; Kwik Trip #1130, 9255 Ridgeview Road; Wiscoboxes, 305 E Main Street; Elegant Bridal, 101 E Main Street; Buck & Honey's Restaurants, 108 S 2nd Street; Norsk Golf Club, 2755 Golf Bowl Road; Grumpy Troll LLC, 105 S 2nd Street; Aztlan Mexican Grill, 407 W Main Street; Driftless Social, 128 E Main Street; Bistro 101, 101 E Main Street; Isaac's Antiques, 132 E Main Street; Moho Jo LLC, 100 S 1st Street; Sunn Cafe, 201 E Main Street; The Doghouse Tavern and Grill, 117 S 1st Street

h. Consider Appointment of Agent Applications for Alcohol Beverage License Renewals: Joshua Kitelinger for Premier Cooperative, William Miller for Miller and Sons Supermarket, Michael Rogers for Trollway Liquor, Rebecca Wentworth for Walgreens #11648, Daniel Hying for Kwik Trip #794, Tracy Alvey for Kwik Trip #1130, Mills Botham for Wiscoboxes, Marah Odgers for Elegant Bridal, Thomas Anderson for Buck & Honey's Restaurants, Michael Woodward for Norsk Golf Club, Robin Pharo for Grumpy Troll LLC, Jose Onate for Aztlan Mexican Grill, Matthew Schmock for Driftless Social, Mark Valaskey for Bistro 101, Janelle Holmstrom for Isaac's Antiques, Tyler Marks for Moho Jo LLC, Taddeus Rokitowski Jr for Sunn Cafe, Jeff Ackerman for The Doghouse Tavern and Grill

i. Consider Street Use Permit Application from Mount Horeb Area Chamber of Commerce for the Art Fair, July 17-19, 2026

6) Agenda Items

a. 2025 Village Audit Presentation by Baker Tilly

b. Proclamation Affirming the Village of Mount Horeb's Commitment to Diversity & Inclusion

c. Consideration of Public Art Ordinance 2026-06

d. Consider Fundraising Agreement with Dennis Cooley for Recreation Complex

e. Consideration of the Pedestrian and Bike Safety Plan

7) Committee Reports:

a. Community Development Authority

b. Dane County Cities & Villages Association Report

c. Finance/Personnel

d. Historic Preservation Committee Report

e. Library Board

f. Mount Horeb Area Chamber of Commerce

g. Mount Horeb Area Joint Fire Department

h. Parks, Recreation, and Forestry Commission

i. Plan Commission

j. Public Safety Committee

k. Public Works Committee

l. School Liaison

m. Sustainability and Natural Resources Committee

n. Tourism Commission

o. Utility Commission

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

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

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

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

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

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

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

DRAFT MEETING MINUTES

1) Call to order
The Village Board met in regular session in-person on the above date in the 2nd Floor Board Room of the Municipal Building, 138 E Main Street. Village President Ryan Czyzewski called the meeting to order at 7:04 pm.

2) Pledge of Allegiance
The Pledge was recited.

3) Roll call
Present were Trustees, Jones, Gauger, White, and Schellpfeffer. Trustee Sarah Best was absent. Also present were Interim Administrator Jon Hochkammer, Finance Director/Treasurer Denise Schwenn, and Youth-In-Government students Aaron Fendrick and Jenna Jones.

4) Public Comments on Non-Agenda Items*
None.

5) Consent Agenda
Czyzewski noted the need to pull Consideration of Certified Survey Maps for 221 S Fourth Street and for 1348 Field Court from the Consent Agenda. Gauger moved, Jones seconded to approve the remaining consent agenda items: April 1, 2026 Meeting Minutes; April 20, 2026 Reorganization Meeting Minutes; Residential Exterior Improvement Program applications; Resolution 2026-08, "RESOLUTION APPROVING A PROJECT PLAN FOR TID NO. 6"; Street Use Permit Application from Kevin Hefty for the Norsk Run, a Mount Horeb Summer Folic event on June 13, 2026; Ordering a 2027 leaf vac, chassis cab truck and related equipment; Extraterritorial Certified Survey Map Town of Blue Mounds-Deanna Opsal; Extraterritorial Certified Survey Map-Town of Cross Plains, 9283 Windy Lane-Zander; Extraterritorial Certified Survey Map-Blue Mounds-Jenkins and Thompson; Amendment to SIP for 100 E Front Street (black awnings). Motion carried by unanimous voice vote. Marc Schellpfeffer abstained from the vote on Consideration of Certified Survey Map for 221 S Fourth Street due to potential perception of conflict of interest. Gauger moved, Jones seconded a motion to approve the Certified Survey Map for 221 S Fourth Street. All voted aye, with the exception of Schellpfeffer, who abstained. Motion carried. Ryan Czyzewski abstained from the vote on Consideration of Certified Survey Map for 1348 Field Court for an indirect conflict of interest. Czyzewski turned over Chairmanship to Ben Jones for Consideration of Certified Survey Map for 1348

Field Court. After brief discussion, Schellpfeffer moved, White seconded a motion to approve the Certificed Survey Map for 1348 Field Court. All voted aye, with the exception of Czyzewski, who abstained. Motion carried.

a. Consideration of April 1, 2026 Meeting Minutes

b. Consideration of April 20, 2026 Reorganization Meeting Minutes

c. Approval of the Residential Exterior Improvement Program applications

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

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

f. Consider ordering 2027 leaf vac, chassis cab truck and related equipment.

g. Consideration of Extraterritorial Certified Survey Map Town of Blue Mounds - Deanna Opsal

h. Consideration of the Extraterritorial Certified Survey Map - Town of Cross Plains, 9283 Windy Lane -Zander

i. Consideration of the Extraterritorial Certified Survey Map - Blue Mounds Jenkins and Thompson

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

k. Consideration of Certified Survey Map for 221 S Fourth Street

l. Consideration of Certified Survey Map for 1348 Field Court

6) Agenda Items

a. Staff Presentation on Governance & Professional Standards Training

Interim Administrator Jon Hochkammer provided the Presentation on Governance & Professional Standards Training.

b. Consider Award of Contract for 2026 Street Improvement Bids

Village President Czyzewski provided a brief description of the 2026 Street Improvement Bidding process. Following a short discussion, White moved, Schellpfeffer seconded a motion to approve and award the contract for 2026 Street Improvements to the lowest bidder, Parisi Construction. Motion carried by voice vote.

c. Consideration of local designation for 312 S. 4th St.

Trustee Schellpfeffer provided a brief background on the Historic Preservation Commission's recommendation to recognize 312 S Fourth Street on the Register of Historic Places. After brief discussion, Gauger moved, White seconded a motion to approve the HPC recommendation. Motion carried by voice vote.

d. Proclamation for Public Service Week, May 10th-16th

Czyzewski read the proclamation aloud.

e. Consider Committee and Commission Appointments

Czyzewski briefly explained that the School District of Mount Horeb has recommended Elizabeth Robbe as their representative on the Parks, Rec, and Forestry Commission. Jones moved, White seconded a motion to approve Elizabeth Robbe as PRF representative. Motion carried by voice vote.

f. Consideration of Resolution 2026-09, "Transportation Resolution"

Czyzewski provided a brief background on the Transportation Resolution. Hochkammer encouraged support at the local level. Schellpfeffer moved, Gauger seconded a motion to approve Resolution 2026-09, "TRANSPORTATION RESOLUTION". Motion carried by voice vote.

g. Consideration of Lukken Development Proposal

Kristen Fish-Peterson, Economic Development Consultant provided a summary RFP (Request for Proposal) process for the residential development of approx. 74 acres on the Lukken Farm property. There were four proposals submitted. The Proposal Review Team with the Community Development Authority (CDA) reviewed all submitted proposals, interviewed candidates, and is recommending "Making A Difference" as the development team for this project. Fish-Peterson and Schellpfeffer provided additional information and reasons for recommending Making A Difference. After lengthy discussion regarding the entire process, timeline, and project needs; Jones moved, White seconded a motion that the Village Board approves staff to continue working with Making A Difference as our chosen developer for this project. Motion carried by voice vote.

1. Consideration of Lukken Development Proposals. The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

h. Consider approval of the new Village Administrator contract
Czyzewski reviewed the process for the recruitment, interviews, and making a job offer to fill the Village Administrator position. Trustees Jones and Kelley, along with Jon Hochkammer also provided information regarding their experiences with the process. The recruitment team has selected Gabe Altenbernd as their chosen candidate, and is requesting Village Board approval of the negotiated contract for hire. After brief discussion, Jones moved, Schellpfeffer seconded a motion to approve the negotiated contract, contingent on the passage of a drug screen. Motion carried by voice vote.

1. Closed Session: Discuss Recruitment Process for Administrator. The Village Board may convene in closed session as authorized by Section 19.85(1)(c) of Wisconsin Statutes to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session.

7) Committee Reports:

a. Community Development Authority

b. Dane County Cities & Villages Association Report

c. Finance/Personnel

d. Historic Preservation Committee Report

e. Library Board

f. Mount Horeb Area Chamber of Commerce

g. Mount Horeb Area Joint Fire Department

h. Parks, Recreation, and Forestry Commission

i. Plan Commission

j. Public Safety Committee

k. Public Works Committee

l. School Liaison

m. Sustainability and Natural Resources Committee

n. Tourism Commission

o. Utility Commission

8) Village President's report

9) Village Administrator's report

a. Written Report

10) Village Clerk’s report

a. Village Clerk's Written Report

11) Meeting adjournment.
There being no further business before the Village Board, White moved, Gauger seconded a motion to adjourn the meeting at 8:28 pm. Motion carried.

Meeting minutes submitted by Denise Schwenn, Finance Director/Treasurer

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 5.c

Consideration of 101 Perimeter Road GDP Amendment

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 5.7.26 JTK Amendment Application
2. 101 Perimeter GDP and SIP Amendment (1)
3. 101 Perimeter Rd JT Klein PD Amendment 300 letter

VILLAGE OF MOUNT HOREB

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

PLAN COMMISSION APPLICATION

PROJECT NAME: Karakahl Redevelopment

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

Zoning Map

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

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

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

PROJECT DESCRIPTION: New construction multi-family housing. The development will consist of 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)	*scroll to Section 18.61 in schedule*	Schedule	
		Certified Survey Map Extraterritorial	*scroll to Section 18.61 in schedule*	Schedule	
		Comprehensive Plan Amendment		$150.00	Class One
		Conditional Use Permit (changes in USE of property)		$150.00	Class Two
		Conditional Use Permit (planned development district)		$200.00	Class Two
	✓	Design Review		$100.00	
		General Development Plan (GDP)		$200.00	
	✓	Specific Improvement Plan (SIP)		$300.00	
		Zoning Amendment (changes in zoning)		$150.00	Class Two
		Zoning Amendment (planned development district)		$200.00	Class Two

Developer Deposit:

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

Total Fee Paid:

_____

Date: _____

Fee Waived By:

_____

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

VANDEWALLE & ASSOCIATES INC.

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.

VANDEWALLE & ASSOCIATES INC.

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 waives 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

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

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

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

PROJECT DESCRIPTION: New construction multi-family housing. The development will consist of 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)	*scroll to Section 18.61 in schedule*	Schedule	
		Certified Survey Map Extraterritorial	*scroll to Section 18.61 in schedule*	Schedule	
		Comprehensive Plan Amendment		$150.00	Class One
		Conditional Use Permit (changes in USE of property)		$150.00	Class Two
		Conditional Use Permit (planned development district)		$200.00	Class Two
	✓	Design Review		$100.00	
		General Development Plan (GDP)		$200.00	
	✓	Specific Improvement Plan (SIP)		$300.00	
		Zoning Amendment (changes in zoning)		$150.00	Class Two
		Zoning Amendment (planned development district)		$200.00	Class Two

Developer Deposit:

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

Total Fee Paid:

_____

Date: _____

Fee Waived By:

_____

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

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

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

Application submittals should include:

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

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

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

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

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

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

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

4. *Village Withdrawals from the Reimbursement Account.*

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

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

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

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

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

6. *Notification of Parties.*

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

To Village:
Village of Mount Horeb
Village Administrator
138 East Main Street
Mount Horeb, WI 53572
Email: 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

JT KLEIN, INC.
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

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

818 S. Park St. | Madison, WI 53715 | Office: (608) 661-2345 | Cell: (612) 202-1577 | Jacob@JTKlein.com | JTKlein.com

Project Comparison Exhibit

2/6/26 Approved Karakahl Redevelopment Project

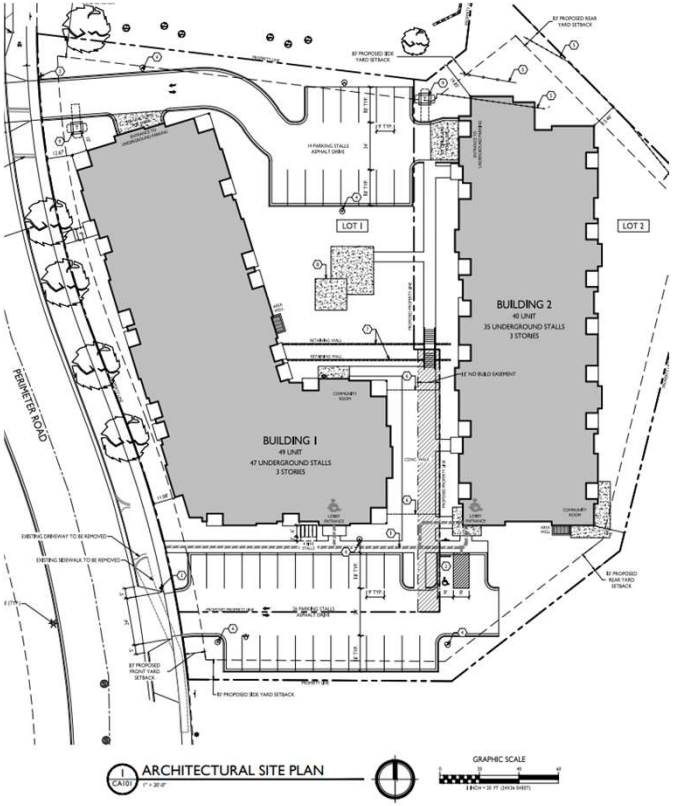
SITE DEVELOPMENT DATA:		
ZONING	PD - PLANNED DEVELOPMENT	
DENSITIES:	LOT 1	LOT 2
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	40 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	948 S.F. / D.U.
DENSITY	46 UNITS / ACRE	46 UNITS / ACRE
PERVIOUS / GREEN SPACE	14,274 S.F. (31%)	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

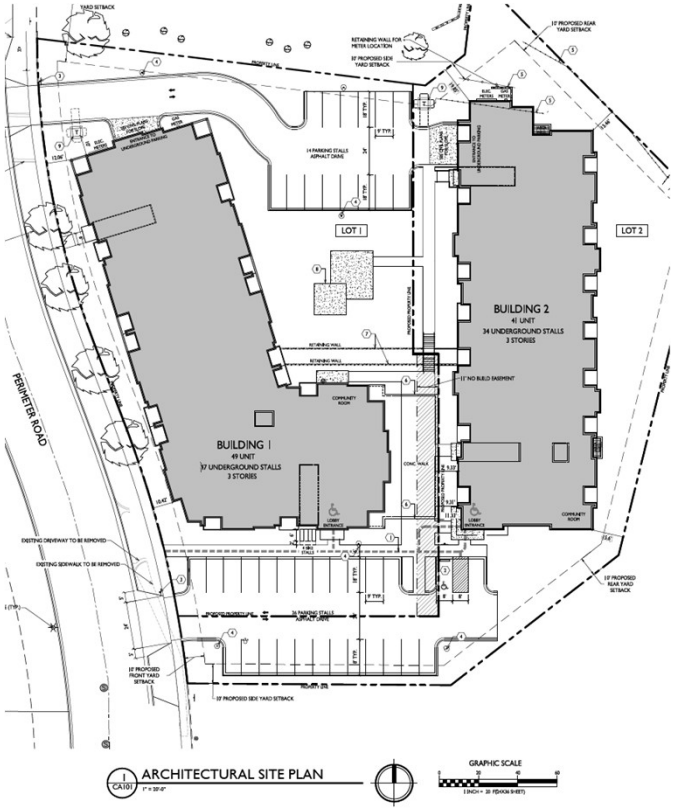
SITE DEVELOPMENT DATA:		
ZONING	PD - PLANNED DEVELOPMENT	
DENSITIES:	LOT 1	LOT 2
LOT AREA	46,579 S.F. / 1.06 ACRES	37,916 S.F. / 0.87 ACRES
DWELLING UNITS	49 UNITS	41 UNITS
LOT AREA / D.U.	951 S.F. / D.U.	924 S.F. / D.U.
DENSITY	46 UNITS / ACRE	47 UNITS / ACRE
PERVIOUS / GREEN SPACE	14,274 S.F. (31%)	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 it's redevelopment of the former Westgate Mall in Madison. Upon completion, this project will contain over 620 apartments, including market rate, affordable senior and workforce housing.

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

818 S. Park Madison, WI 53715

B. Project Contacts

Architect: Knothe Bruce & Associates

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

8401 Greenway Blvd Suit 900 Middleton, WI 53562

Civil Engineering: Wyser Engineering

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

300 E Front St Mount Horeb WI 53572

Property Management Team- Oakbrook Corporation

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

2 Science Court Madison, WI 53704

C. Description of Proposed Uses:

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

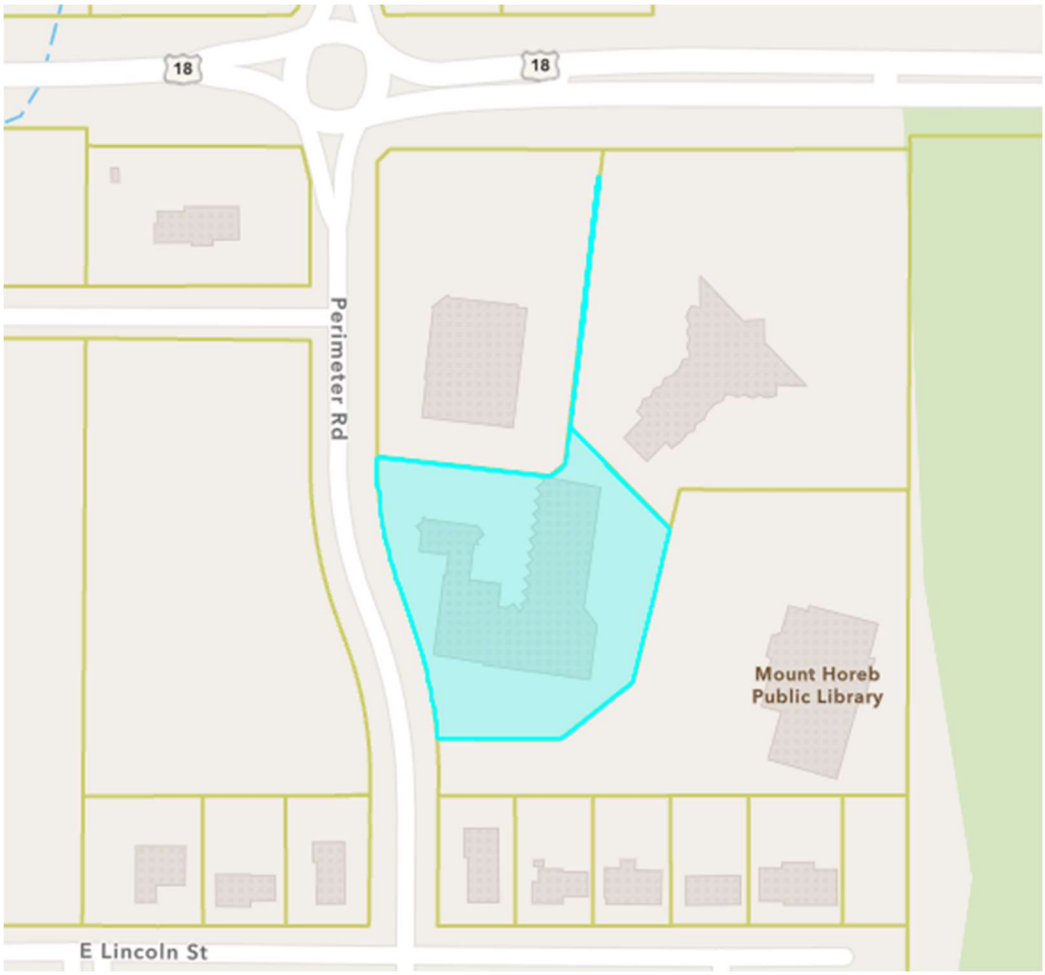
The project consists of two separate three-story apartment buildings, constructed above underground parking. This new community will offer a mix of studio, one, and two-bedroom apartment homes designed to attract a diverse range of residents. One building will feature 49 market-rate units, while the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

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

Location Map:

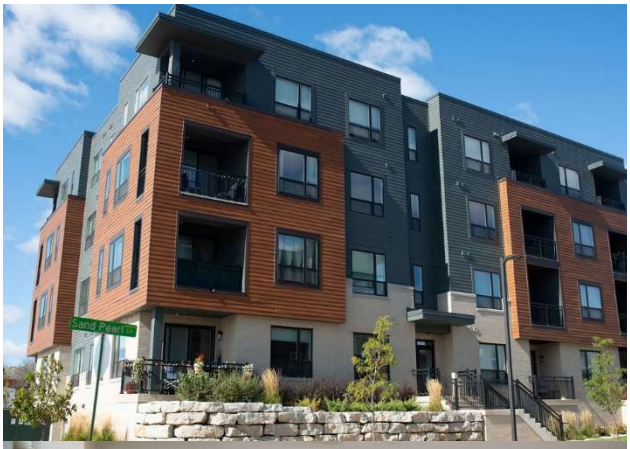
The redevelopment site is located at 101 Perimeter Rd, formerly the Karakahl Country Inn, a long-vacant hotel property directly visible from US-151. The site has deteriorated significantly and is now considered blighted, with overgrown landscape, unsafe structures, and deteriorating pavement. This redevelopment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

101 Perimeter Rd. Map



Project Themes and Images:

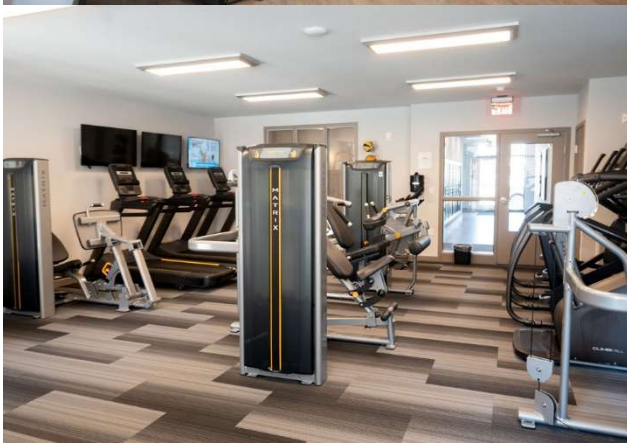
Below are example imagines from JTK's recently completed development Oak Ridge University Park. JTK will use materials and high-level finishes similar in quality to these imagines.

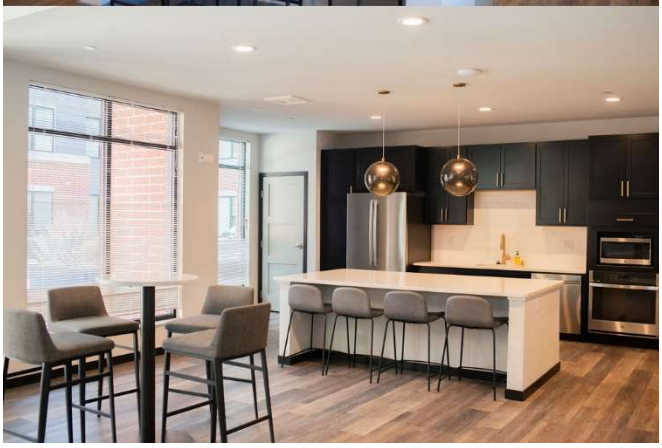












General Relationship of the Project to the Master Plan:

The proposed 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)

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.

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

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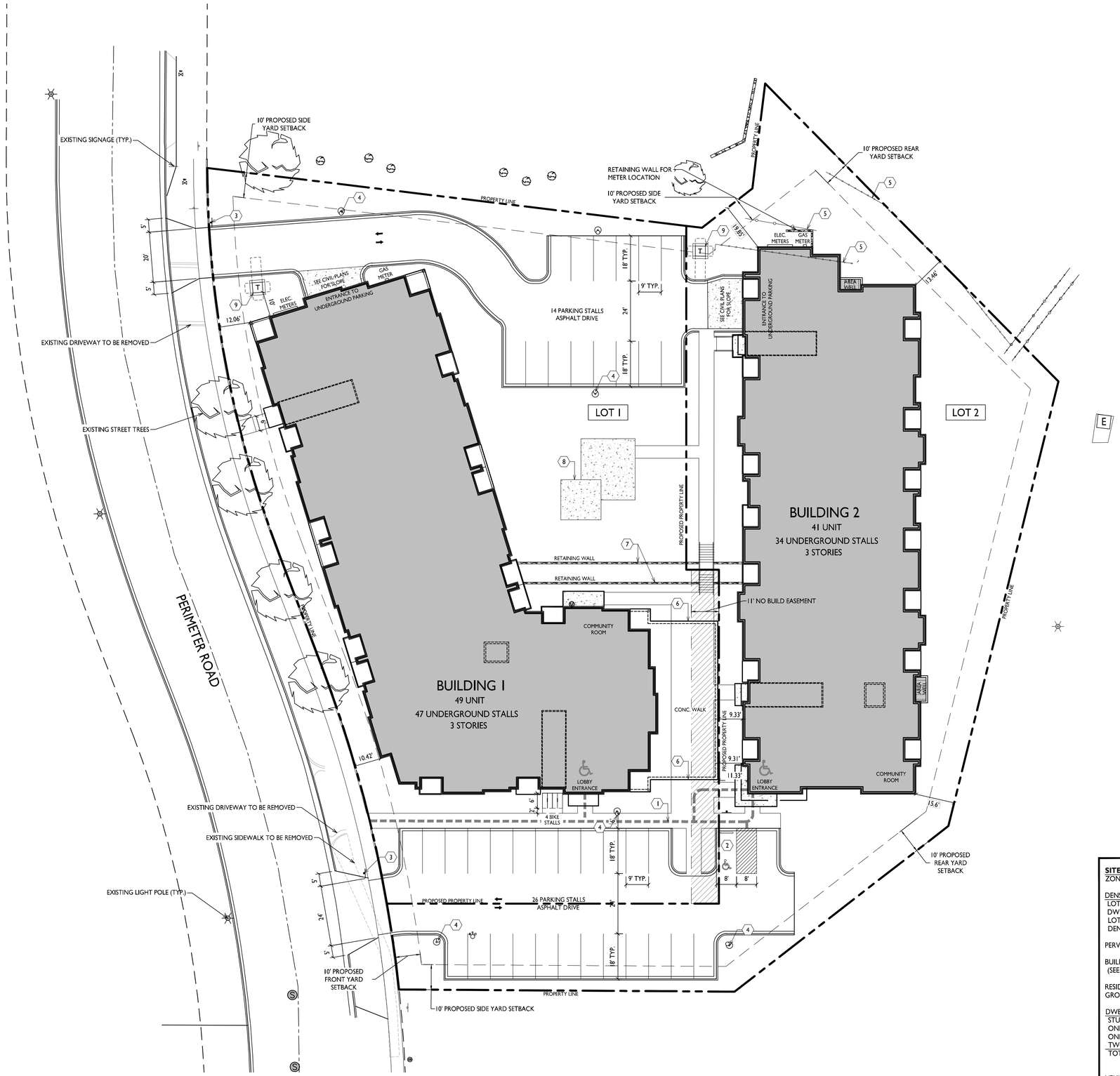
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SHEET NUMBER

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

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

KEYED PLAN NOTES

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

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PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

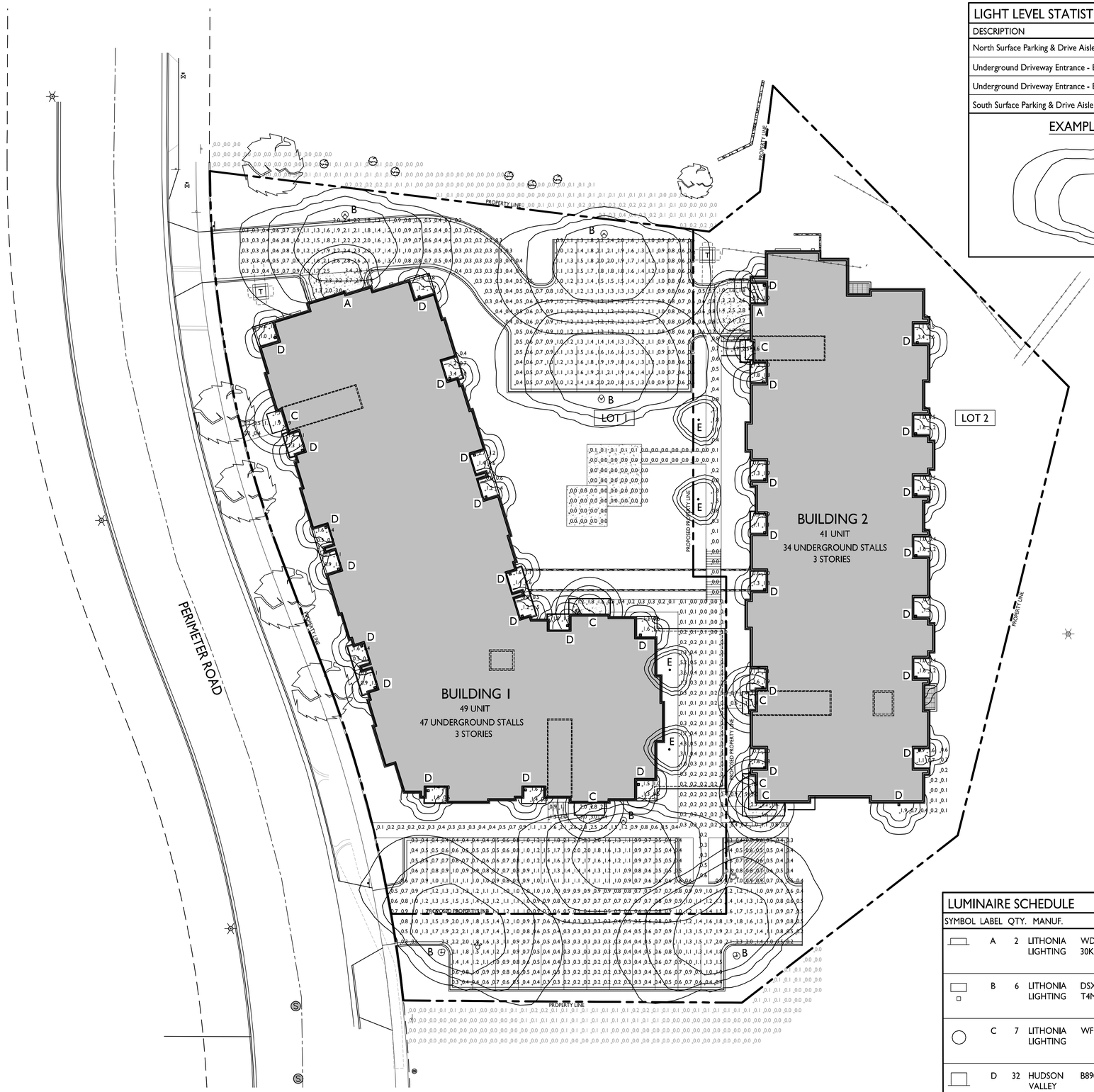
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SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

PROJECT NO. 2514

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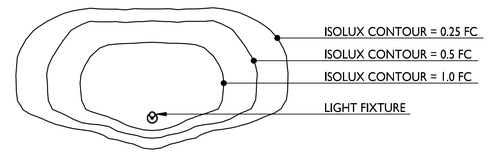
1 CA102 SITE LIGHTING PLAN
1" = 20'-0"

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

LIGHT LEVEL STATISTICS

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

EXAMPLE LIGHT FIXTURE DISTRIBUTION



LUMINAIRE SCHEDULE

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

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PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

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SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
CA102

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

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

PERVIOUS AREA / GREEN SPACE

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

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PROJECT TITLE
PERIMETER ROAD DEVELOPMENT

101 PERIMETER RD.
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SHEET TITLE
PERVIOUS/ GREEN SPACE

SHEET NUMBER
CA103

PROJECT NO. 2514

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

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PROJECT
PERIMETER ROAD DEVELOPMENT BUILDING NO.1

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SHEET TITLE
BUILDING #1 BASEMENT FLOOR PLAN

SHEET NUMBER
AC100.1

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

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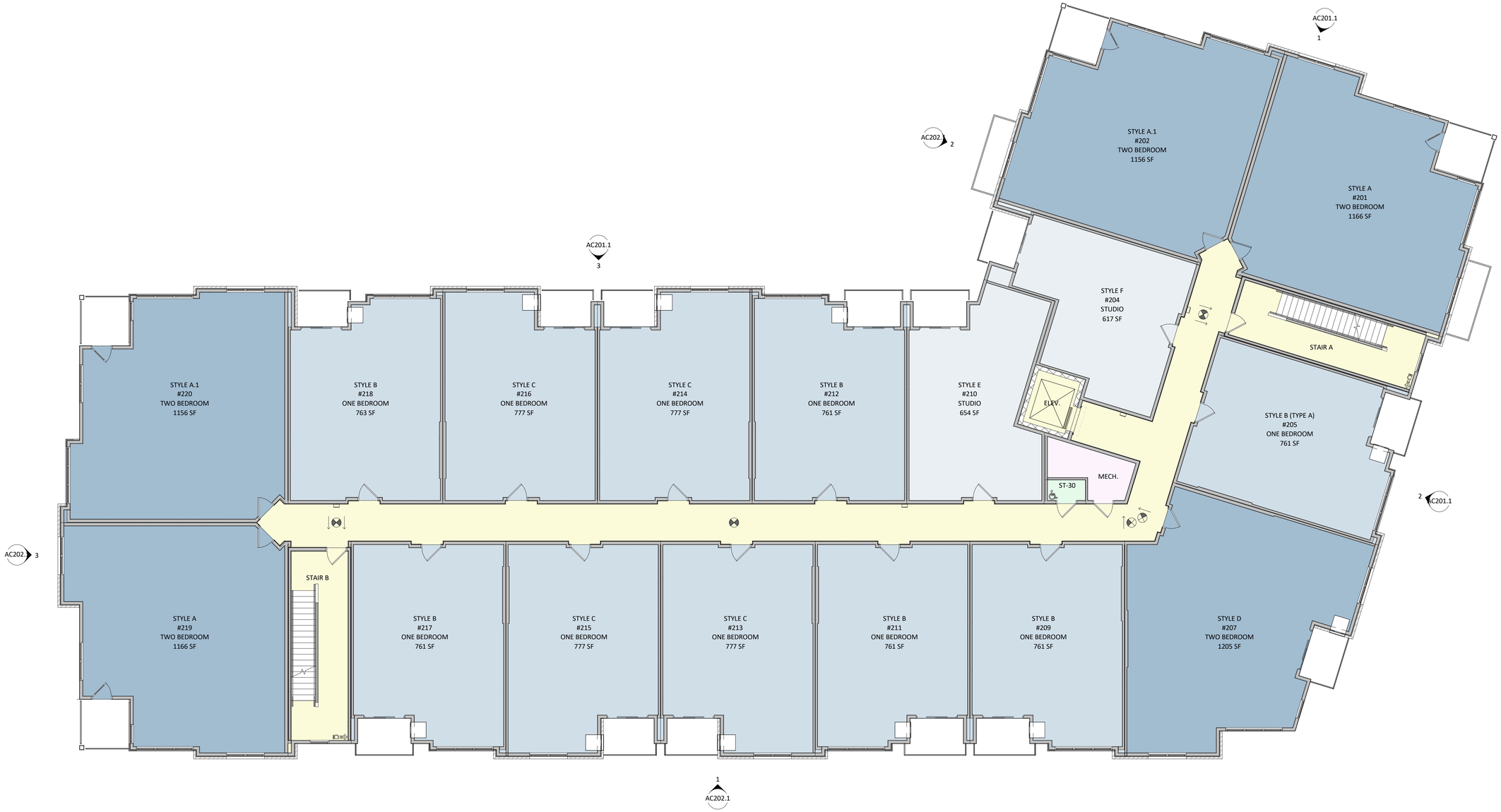
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SHEET TITLE
BUILDING #1 FIRST FLOOR PLAN

SHEET NUMBER
AC101.1

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

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PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

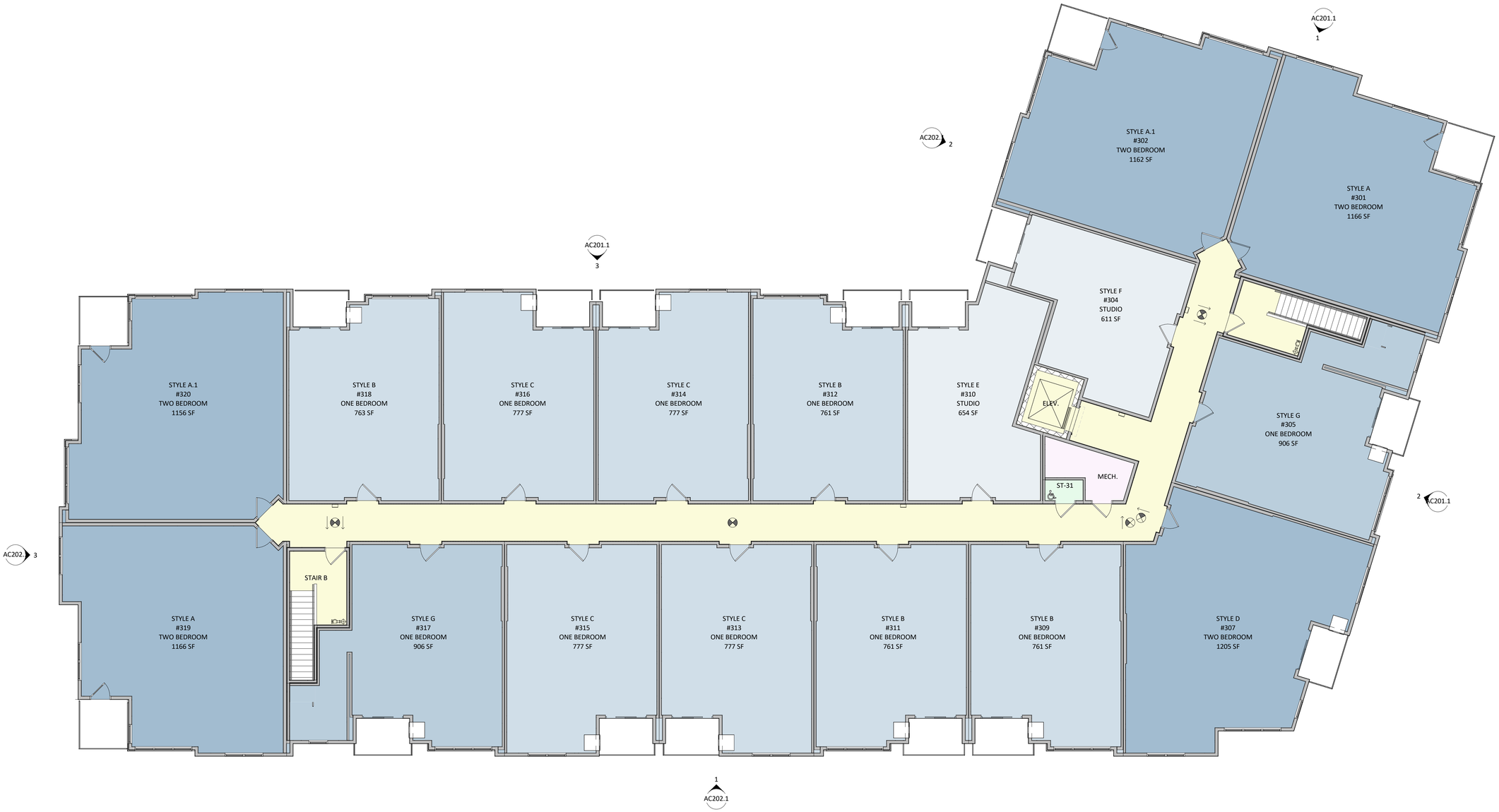
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SHEET TITLE
BUILDING #1
SECOND FLOOR
PLAN

SHEET NUMBER
AC102.1

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

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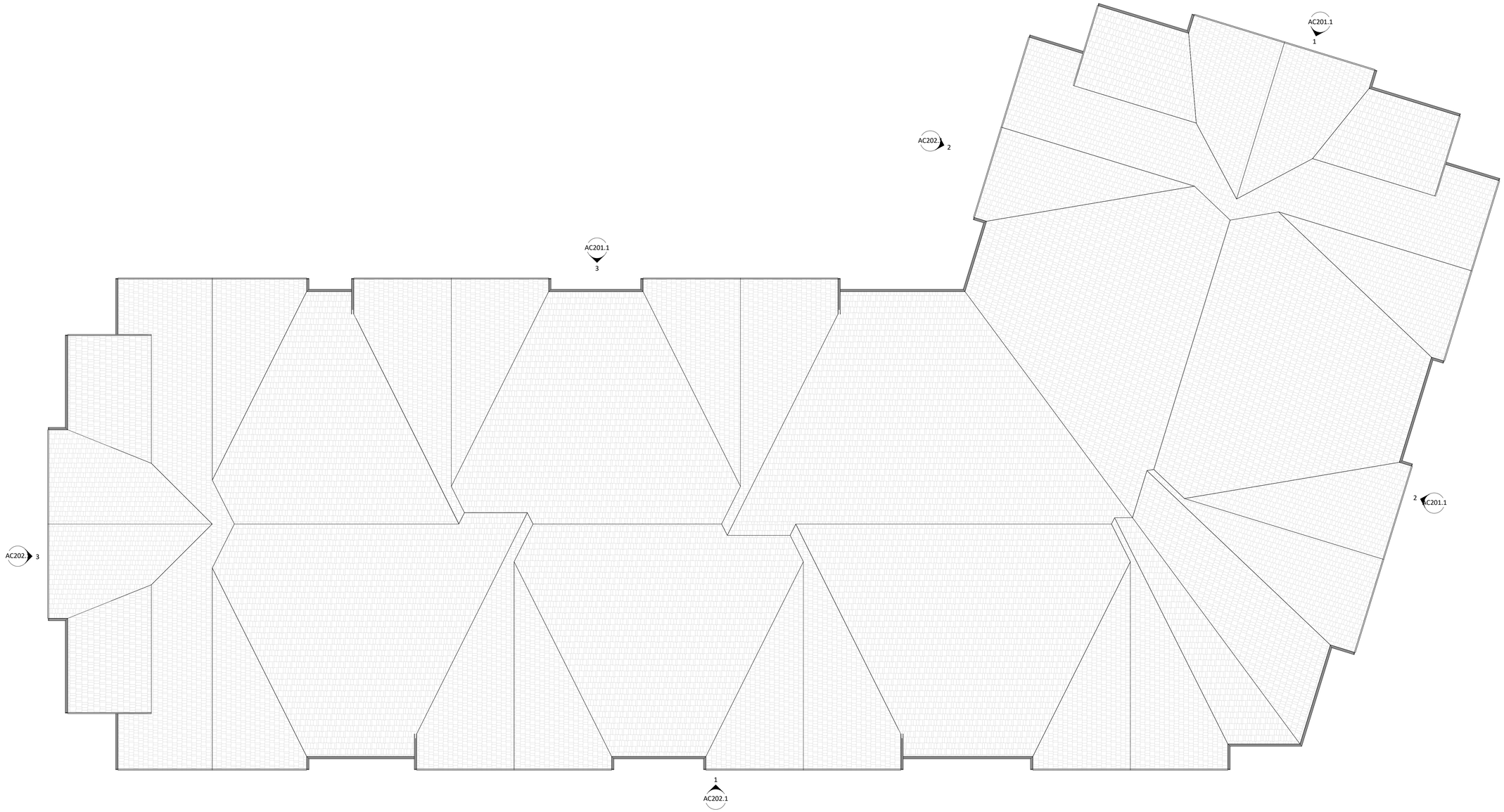
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SHEET TITLE
BUILDING #1 THIRD FLOOR PLAN

SHEET NUMBER
AC103.1

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

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SHEET TITLE
BUILDING #1 ROOF PLAN

SHEET NUMBER
AC104.1

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



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



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

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

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



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



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

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	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

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PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

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SHEET TITLE
BUILDING #1
EXTERIOR
ELEVATIONS

SHEET NUMBER
AC202.1

PROJECT NUMBER 2514

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



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



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

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

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PROJECT
PERIMETER ROAD
DEVELOPMENT BUILDING
NO.1

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SHEET TITLE
BUILDING #1
EXTERIOR
ELEVATIONS
COLORED

SHEET NUMBER
AC203.1

PROJECT NUMBER 2514

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



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



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

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

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PROJECT
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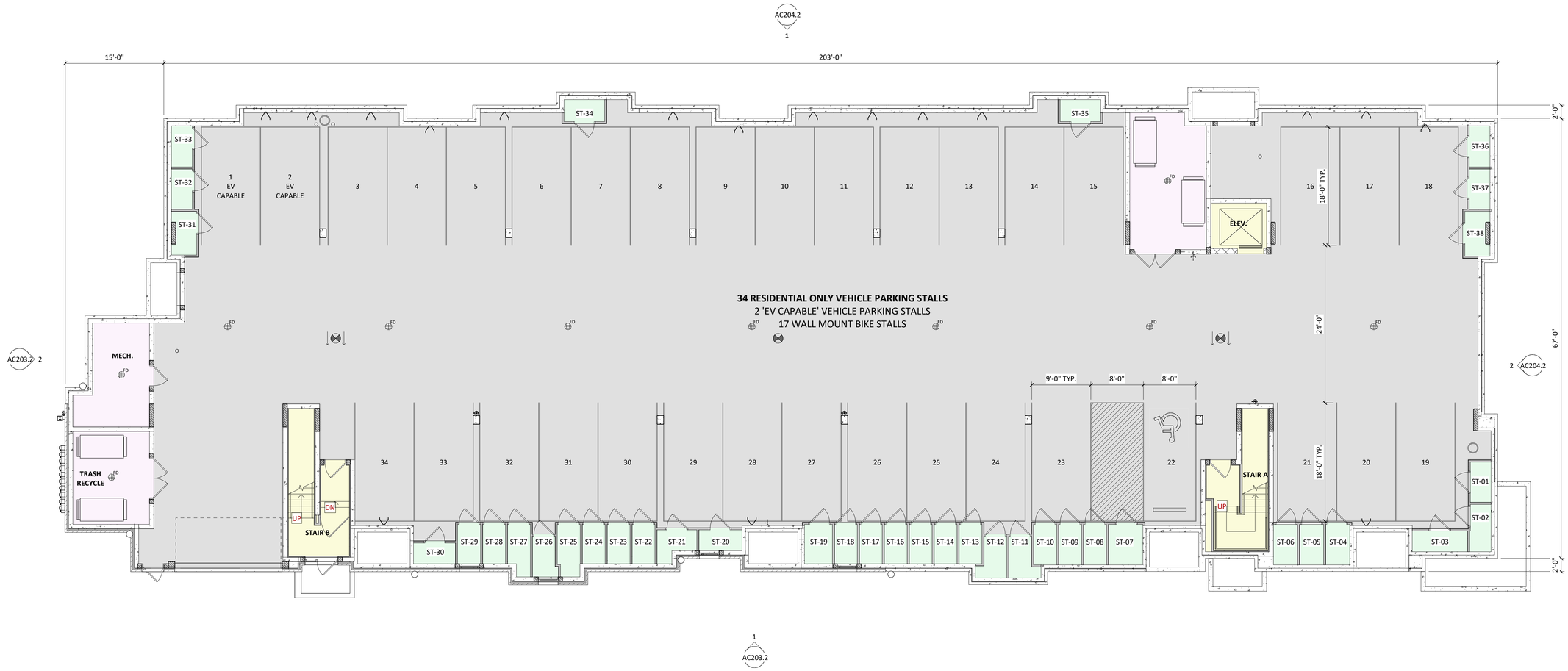
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SHEET TITLE
BUILDING #1 EXTERIOR ELEVATIONS COLORED

SHEET NUMBER
AC204.1

PROJECT NUMBER 2514

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

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KEY PLAN

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2026.04.22 - SIP RESUBMITTAL

PROJECT
PERIMETER ROAD DEVELOPMENT BUILDING NO.2

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SHEET TITLE
BUILDING #2 BASEMENT FLOOR PLAN

SHEET NUMBER
AC100.2

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

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KEY PLAN

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PROJECT
PERIMETER ROAD DEVELOPMENT BUILDING NO.2

101 PERIMETER RD. MT. HOREB, WI

SHEET TITLE
BUILDING #2 FIRST FLOOR PLAN

SHEET NUMBER
AC101.2

PROJECT NUMBER 2514

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

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KEY PLAN

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

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PROJECT
PERIMETER ROAD DEVELOPMENT BUILDING NO.2

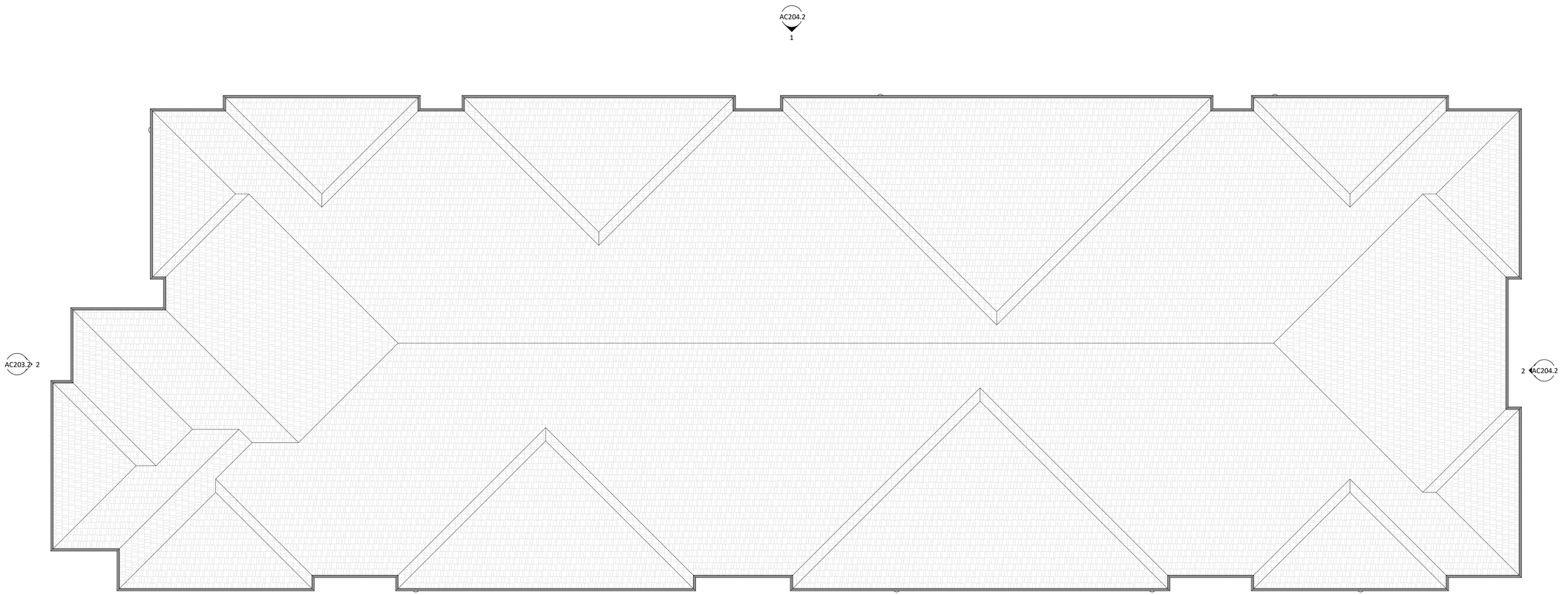
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SHEET TITLE
BUILDING #2 THIRD FLOOR PLAN

SHEET NUMBER
AC103.2

PROJECT NUMBER 2514

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

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KEY PLAN

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PROJECT
PERIMETER ROAD DEVELOPMENT BUILDING NO.2

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SHEET TITLE
BUILDING #2 ROOF PLAN

SHEET NUMBER
AC104.2

PROJECT NUMBER 2514

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



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

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

knothe bruce ARCHITECTS

KEY PLAN

ISSUED FOR
2025.04.17 - NEIGHBORHOOD MEETING
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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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1 AC202.2 ELEVATION - EAST
1/8" = 1'-0"



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

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	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

knothe bruce ARCHITECTS

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



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

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

knothe bruce ARCHITECTS

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



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

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

knothe bruce ARCHITECTS

KEY PLAN

ISSUED FOR
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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

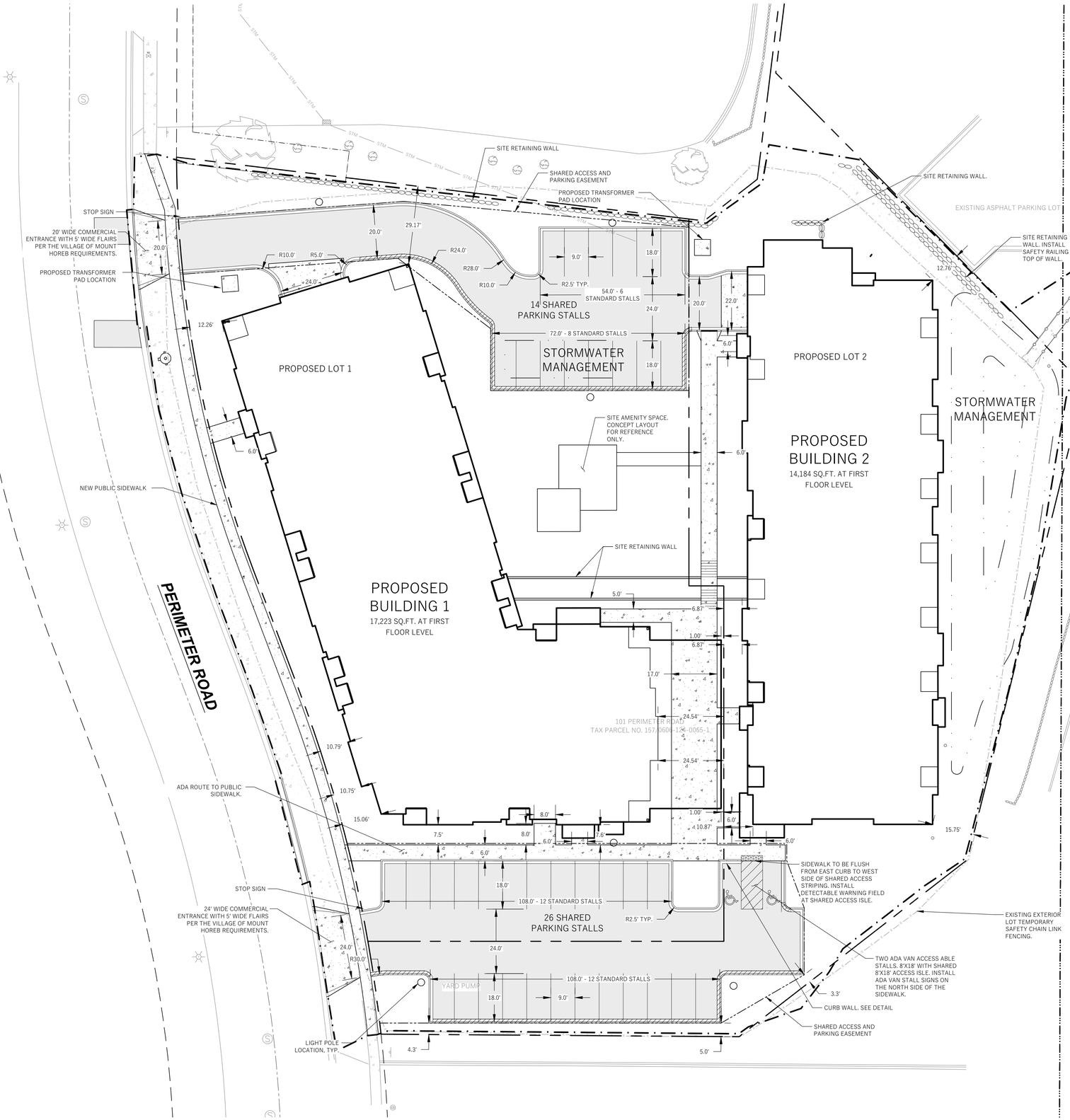
SHEET NUMBER
AC204.2

PROJECT NUMBER 2514

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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

NORTH

GENERAL NOTES

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

SITE INFORMATION BLOCK:

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

	LOT 1	LOT 2
SITE ACREAGE:	46,660 SQ.FT. (1.07 AC)	38,651 SQ.FT. (0.89 AC)
SETBACKS:		
FRONT YARD:	10-FEET	6-FEET
REAR YARD:	10-FEET	10-FEET
BELOW GRADE:	0.5-FOOT	-
SIDE YARD:	10-FEET	10-FEET
NUMBER OF UNITS:	49	40

TOTAL NUMBER OF PARKING STALLS: 122

	UNDERGROUND:	
	47	35
SURFACE:	40	

NUMBER OF SURFACE STALLS DESIGNATED ACCESSIBLE: 2

TOTAL NUMBER OF EXTERIOR BIKE STALLS: 4

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

NEW IMPERVIOUS SURFACE AREA: 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.

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

WYSER ENGINEERING

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

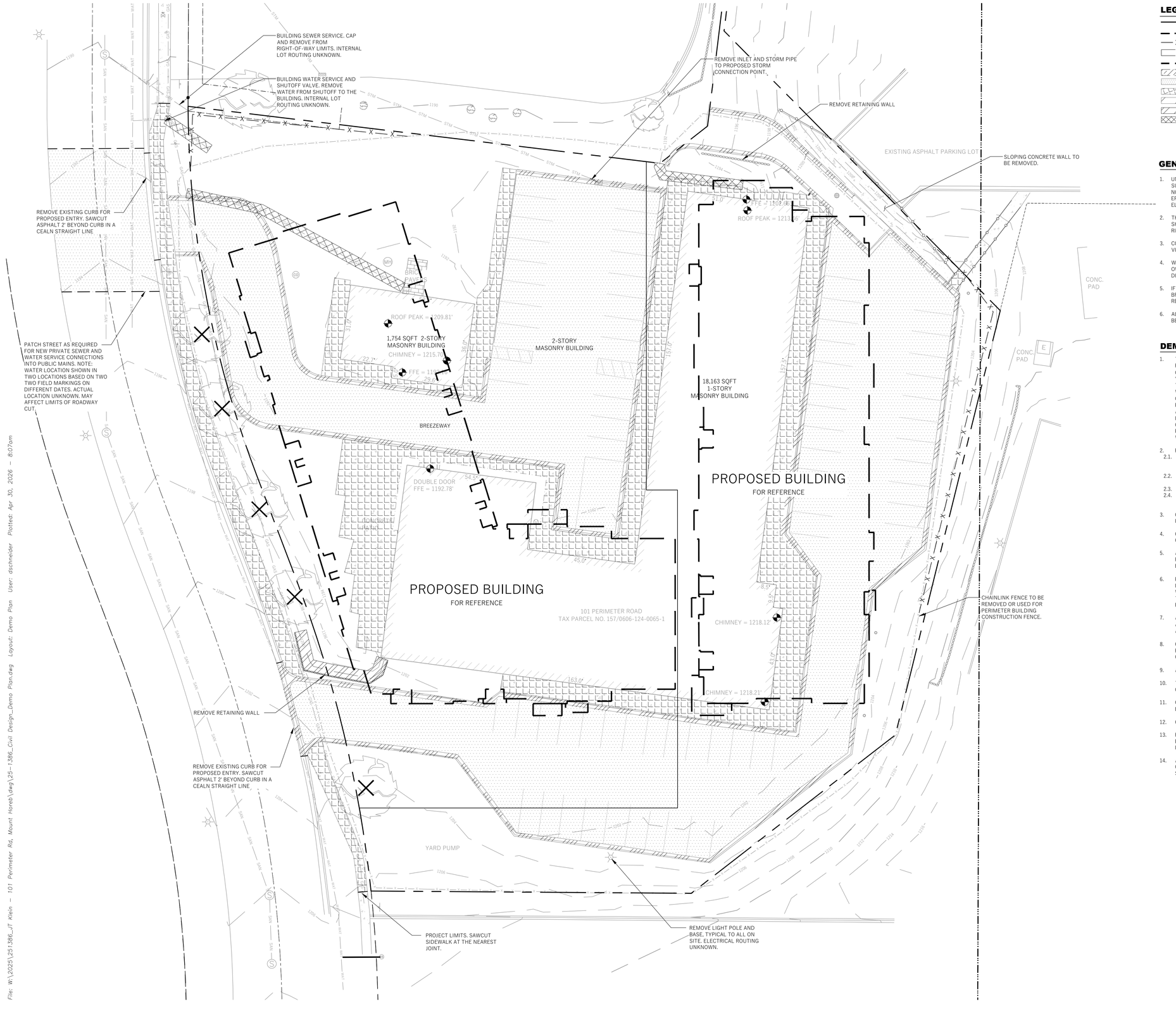
Sheet Title: SITE PLAN

Revisions:

No.	Date:	Description:

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Wyser Number	25-1386
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Date Issued	04/30/2026
Sheet Number	C100

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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

NORTH

GENERAL NOTES

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

DEMOLITION NOTES

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

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WYSER ENGINEERING
101 PERIMETER ROAD
MOUNT HOREB, WI 53572

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

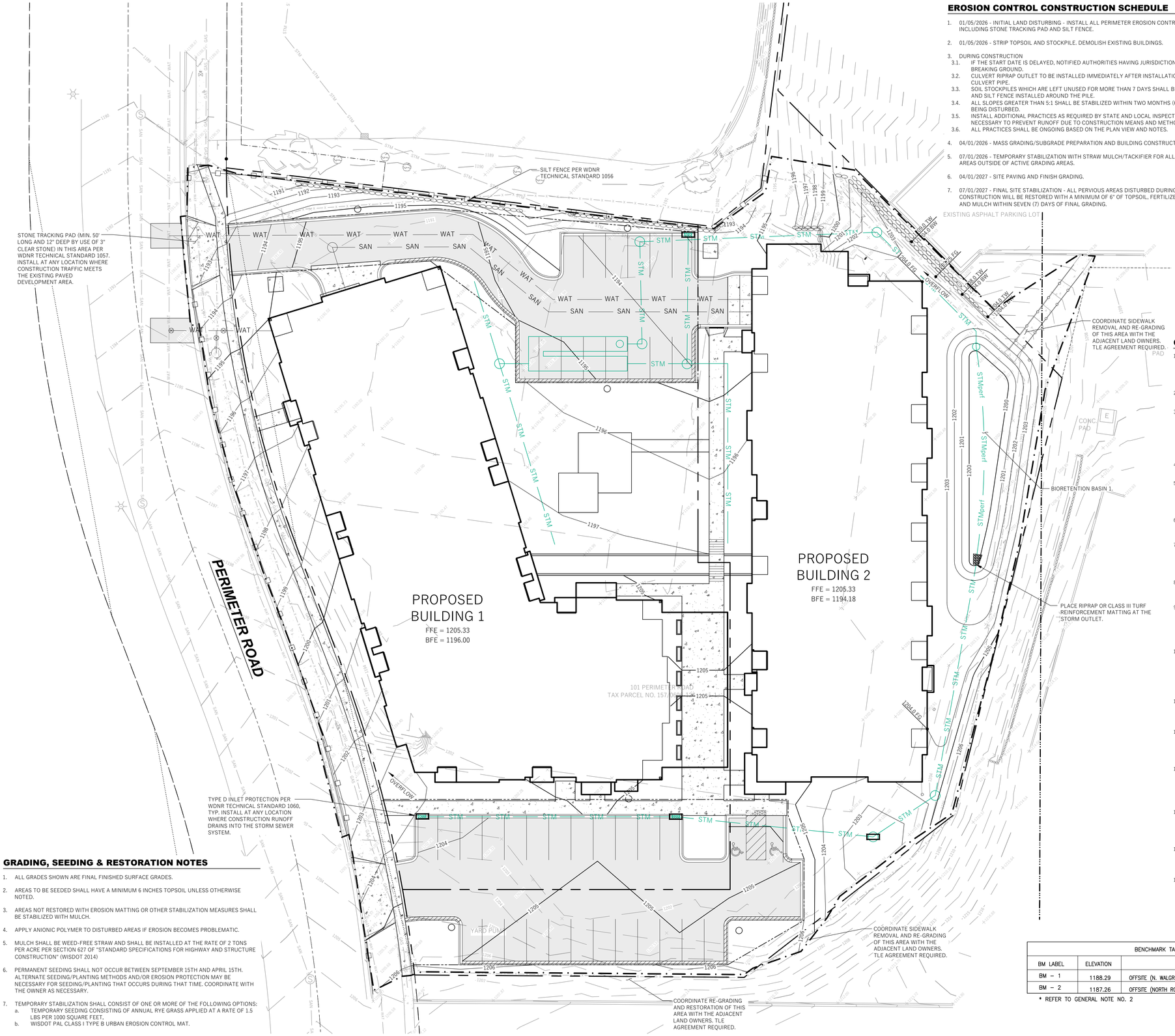
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Revisions:

No.	Date:	Description:

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Wyser Number	25-1386
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Date Issued	04/30/2026
Sheet Number	C101

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EROSION CONTROL CONSTRUCTION SCHEDULE

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 RIPRAP 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.

LEGEND (PROPOSED)

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

GENERAL NOTES

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

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. 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.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF MOUNT HOREB / 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.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
16. 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.
17. 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.
18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
19. 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.
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, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
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 SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
24. 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.
25. 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).
26. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
27. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
28. 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.
29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
30. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

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

BENCHMARK TABLE		
BM LABEL	ELEVATION	DESCRIPTION
BM – 1	1188.29	OFFSITE (N. WALGREENS PARIMETER RD. ENTRY) HYDRANT TOP NUT
BM – 2	1187.26	OFFSITE (NORTH ROW OF SPRINGDALE ST. @ NAPA) HYDRANT TOP NUT

* REFER TO GENERAL NOTE NO. 2

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WYSER ENGINEERING

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

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'
Wyser Number: 25-1386
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Date Issued: 04/30/2026
Sheet Number: C200

File: W:\2025\25-1386_JT Klein - 101 Perimeter Rd, Mount Horeb\dwg\25-1386_Civil Design.dwg Layout: Grading Plan User: dschneider Plotted: Apr. 30, 2026 - 8:13am

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

PROPOSED BUILDING 1
FFE = 1205.33
BFE = 1196.00

PROPOSED BUILDING 2
FFE = 1205.33
BFE = 1194.16

PERIMETER ROAD

NORTH

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 PROPOSED MAJOR CONTOUR
- 1181 PROPOSED MINOR CONTOUR
- STM PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- 1181.25 EP SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% DRAINAGE ARROW

GENERAL NOTES

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

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WYSER ENGINEERING

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

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

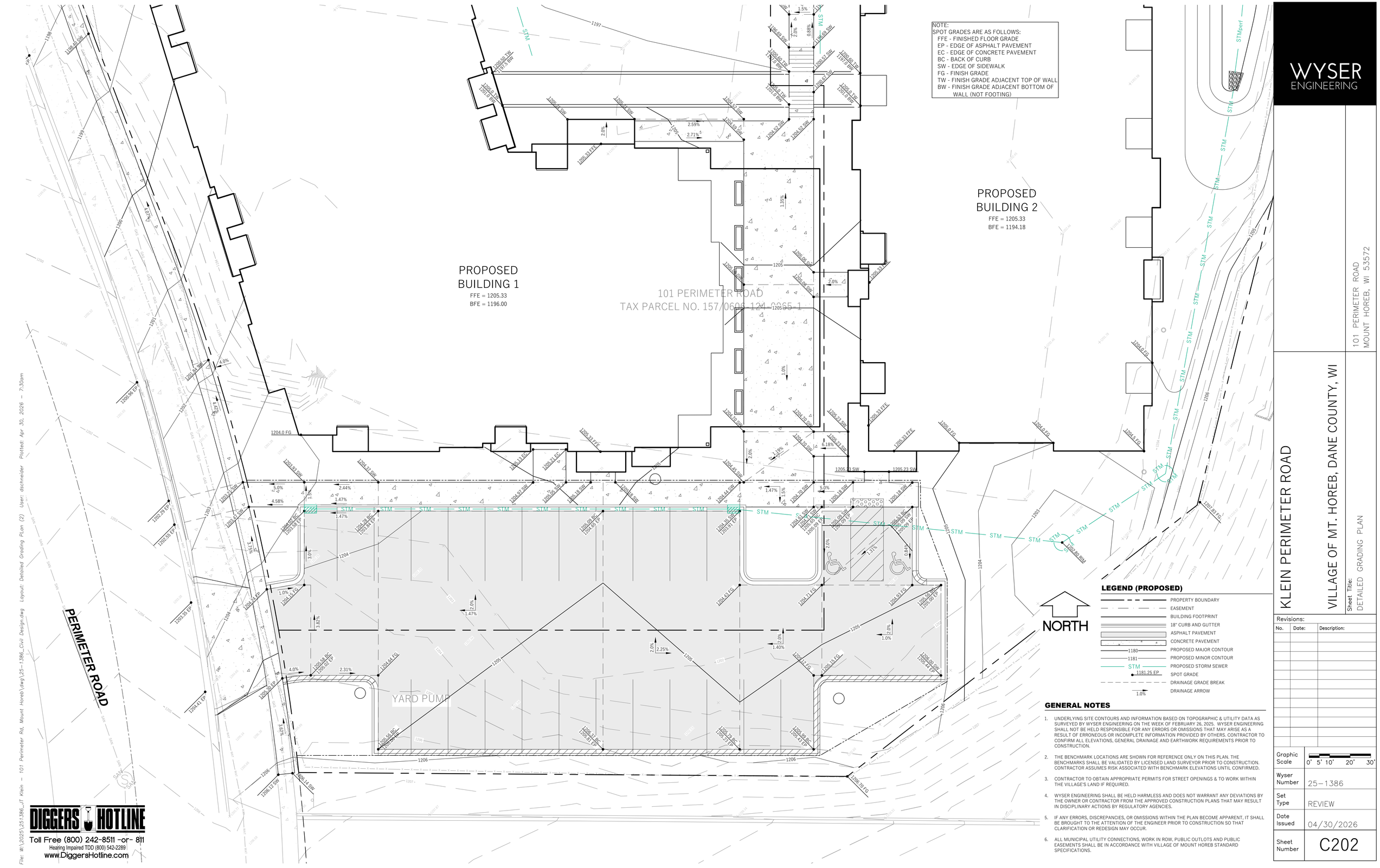
Sheet Title: DETAILED GRADING PLAN

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GENERAL NOTES

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

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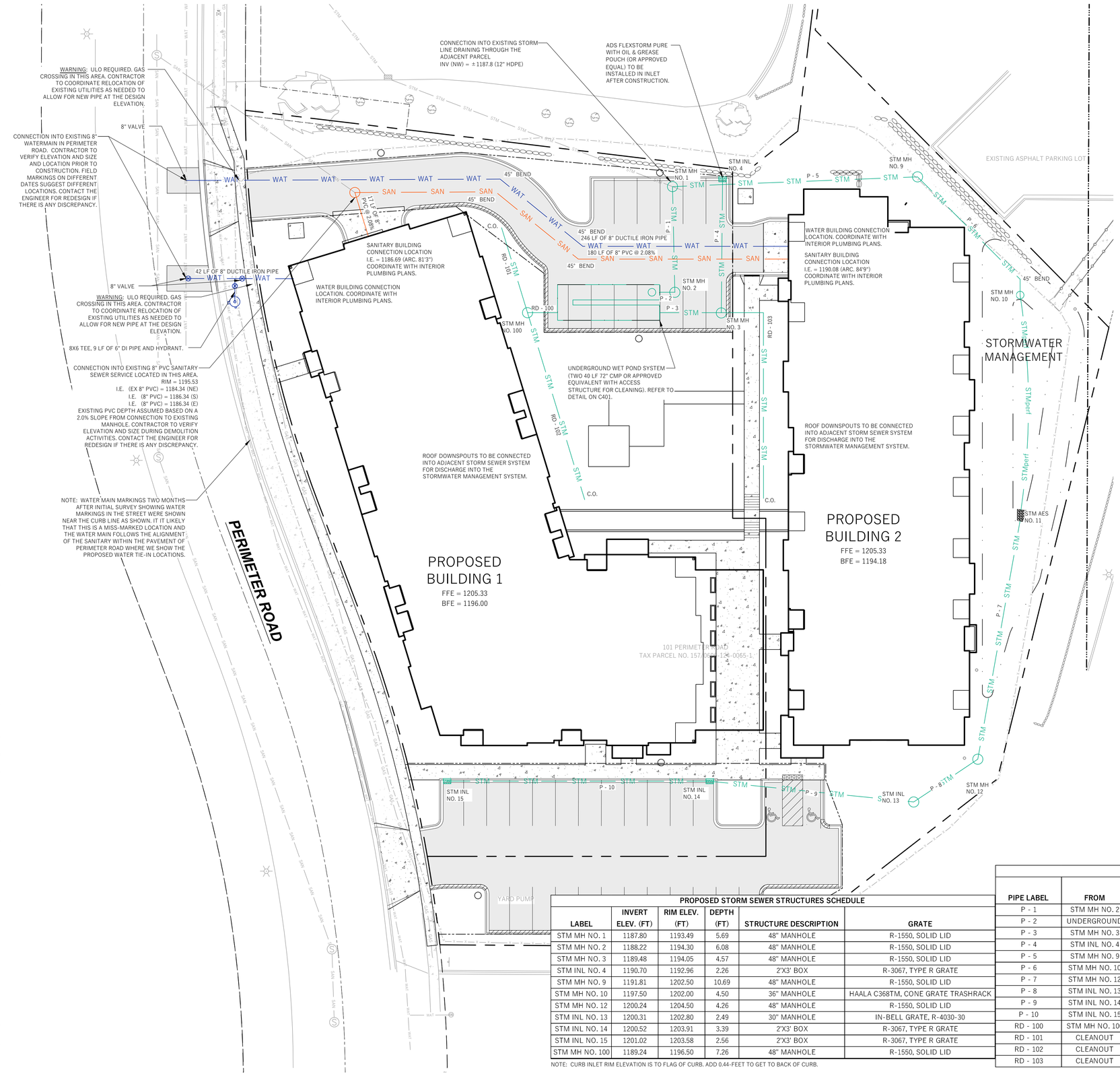
KLEIN PERIMETER ROAD
VILLAGE OF MT. HOREB, DANE COUNTY, WI
101 PERIMETER ROAD
MOUNT HOREB, WI 53572
Sheet Title: DETAILED GRADING PLAN

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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

GENERAL NOTES

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

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
15. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
20. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM MH NO. 1	1187.80	1193.49	5.69	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 2	1188.22	1194.30	6.08	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 3	1189.48	1194.05	4.57	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 4	1190.70	1192.96	2.26	2'X3' BOX	R-3067, TYPE R GRATE
STM MH NO. 9	1191.81	1202.50	10.69	48" MANHOLE	R-1550, SOLID LID
STM MH NO. 10	1197.50	1202.00	4.50	36" MANHOLE	HAALA C368TM, CONE GRATE TRASHRACK
STM MH NO. 12	1200.24	1204.50	4.26	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 13	1200.31	1202.80	2.49	30" MANHOLE	IN-BELL GRATE, R-4030-30
STM INL NO. 14	1200.52	1203.91	3.39	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 15	1201.02	1203.58	2.56	2'X3' BOX	R-3067, TYPE R GRATE
STM MH NO. 100	1189.24	1196.50	7.26	48" MANHOLE	R-1550, SOLID LID

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

PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANNING'S NUMBER	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P - 1	STM MH NO. 2	STM MH NO. 1	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

WYSER ENGINEERING

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

KLEIN PERIMETER ROAD

VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

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

Wyser Number 25-1386

Set Type REVIEW

Date Issued 04/30/2026

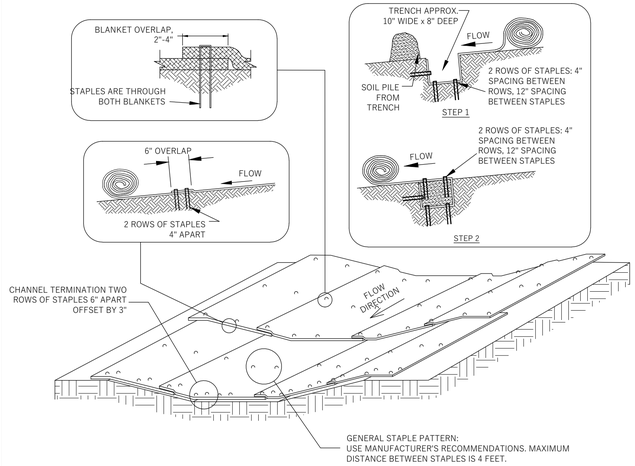
Sheet Number C300

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ANCHOR TRENCH DETAIL

SEE PLANS FOR ANCHOR TRENCH LOCATIONS



MATERIAL NOTES

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

INSTALLATION NOTES

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

INSPECTION & MAINTENANCE NOTES

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

EROSION CONTROL MAT (CHANNELS)

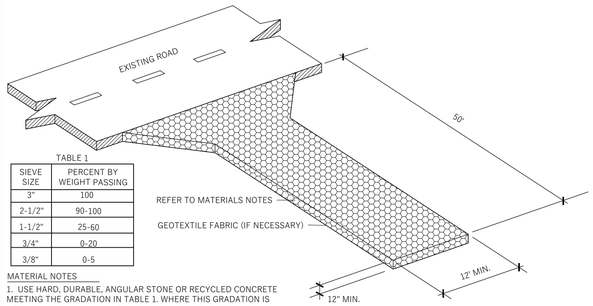


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

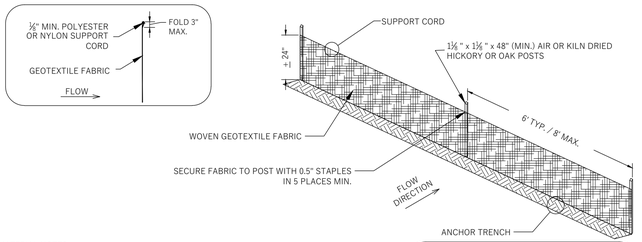
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.
5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.
6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
3. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
4. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
5. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
7. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
8. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
9. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

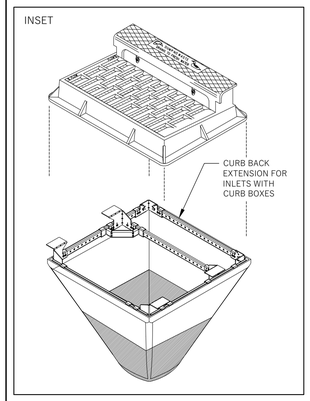
INSTALLATION NOTES

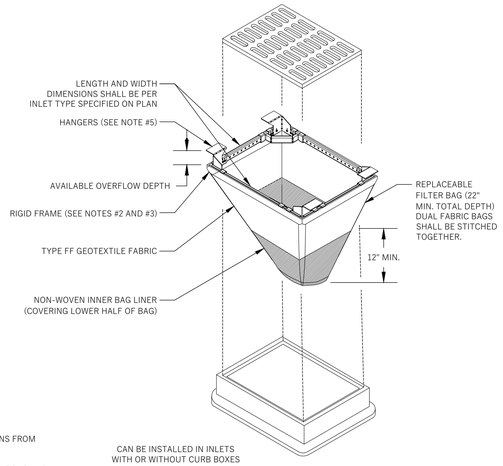
1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE





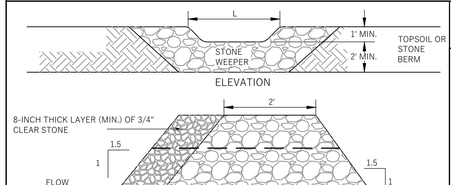
NOTES:

1. DETAIL BASED ON WDNR TECHNICAL STANDARD 1060. ANY VARIATIONS FROM THAT STANDARD IS UNINTENDED AND SHOULD NOT BE USED.
2. TAPER BOTTOM OF BAG TO MAINTAIN 8" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
3. THE RIGID FRAME SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND HAVE ADEQUATE STRENGTH TO SUPPORT THE WEIGHT OF THE SEDIMENT BAG WHEN COMPLETELY FULL.
4. THE RIGID FRAME SHALL NOT INTERFERE WITH OR ELEVATE THE GRATE MORE THAN 1/8".
5. DROP THE INLET FILTER THOUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.

MAINTENANCE NOTES:

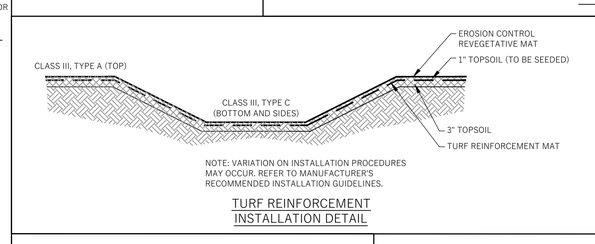
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARS SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

TYPE D-RF INLET PROTECTION



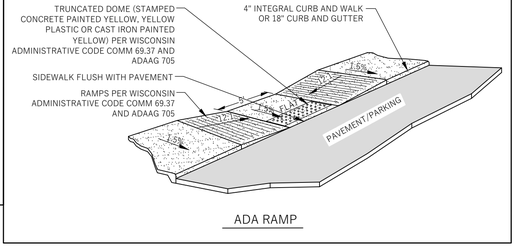
1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.
3. INSTALL GEOTEXTILE FABRIC SAS UNDER CLEAR STONE.

STONE BERM

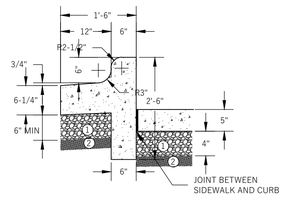


NOTE: VARIATION ON INSTALLATION PROCEDURES MAY OCCUR. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

TURF REINFORCEMENT INSTALLATION DETAIL



ADA RAMP



① DENSE GRADED BASE 1-1/4" (TYP.),

② COMPACTED SUB BASE

CURB WALL

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

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

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

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

PAVEMENT SECTIONS

WYSER ENGINEERING

101 PERIMETER ROAD
MOUNT HOREB, WI 53572

KLEIN PERIMETER ROAD

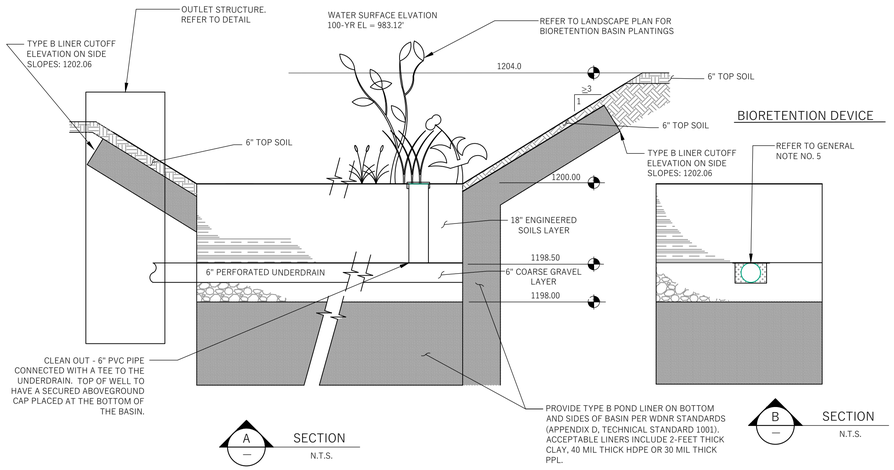
VILLAGE OF MT. HOREB, DANE COUNTY, WI

Sheet Title: DETAILS

Revisions:

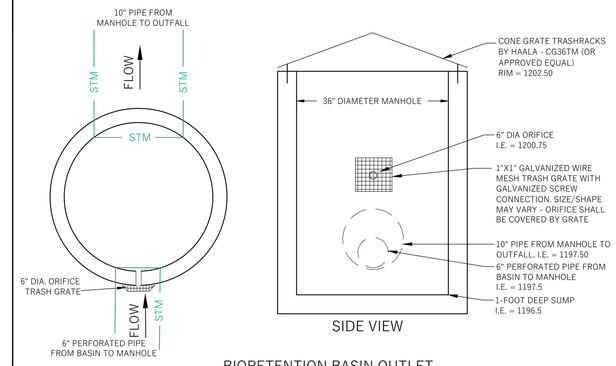
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Set Type	REVIEW
Date Issued	04/30/2026
Sheet Number	C400

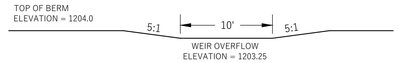


GENERAL NOTES:

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

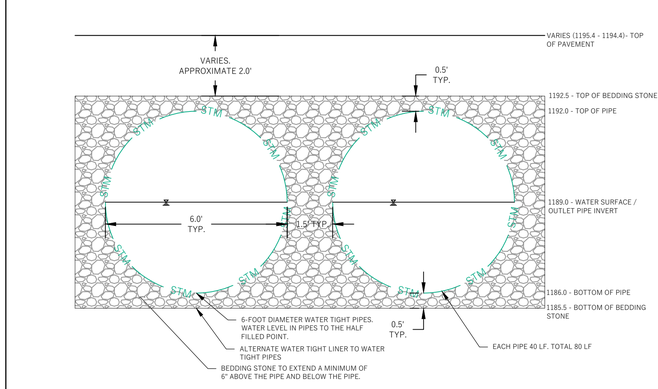


BIORETENTION BASIN OUTLET
NTS

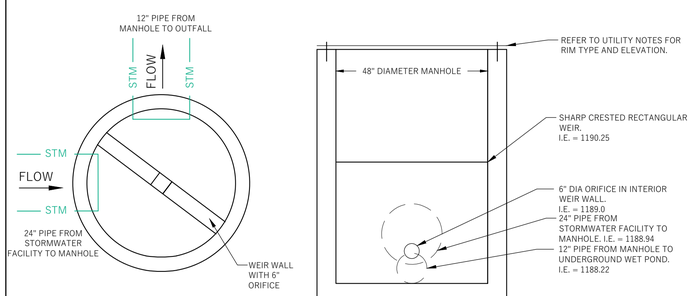


NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INTALLED PER MANUFACTURER'S RECOMMENTDATIONS.

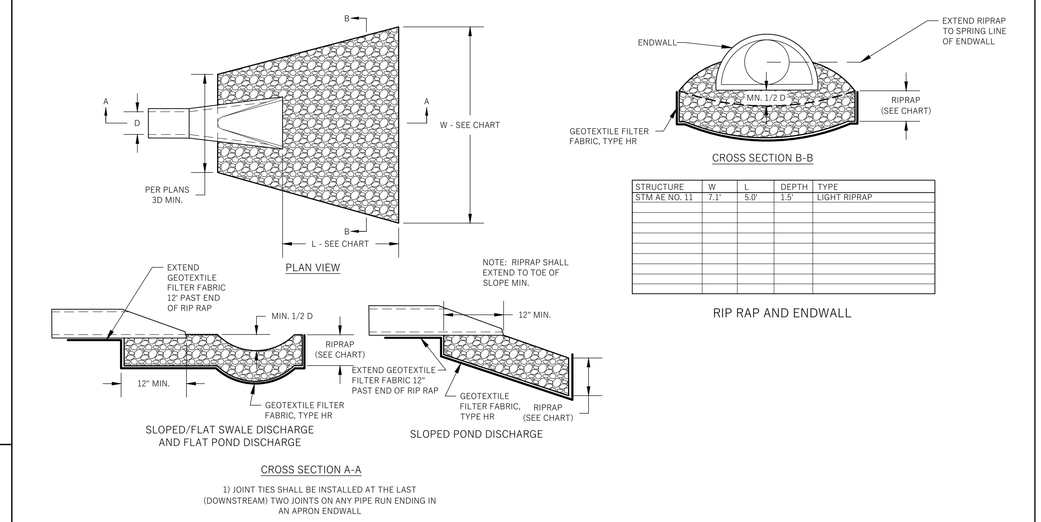
BIORETENTION BASIN OVERFLOW WEIR
NTS



UNDERGROUND WET POND TYPICAL SECTION



UNDERGROUND WET POND OUTLET STM MH NO. 2
NTS



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

RIP RAP AND ENDWALL

CROSS SECTION A-A

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

WYSER ENGINEERING
101 PERIMETER ROAD
MOUNT HOREB, WI 53572

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

Sheet Title: DETAILS

Revisions:

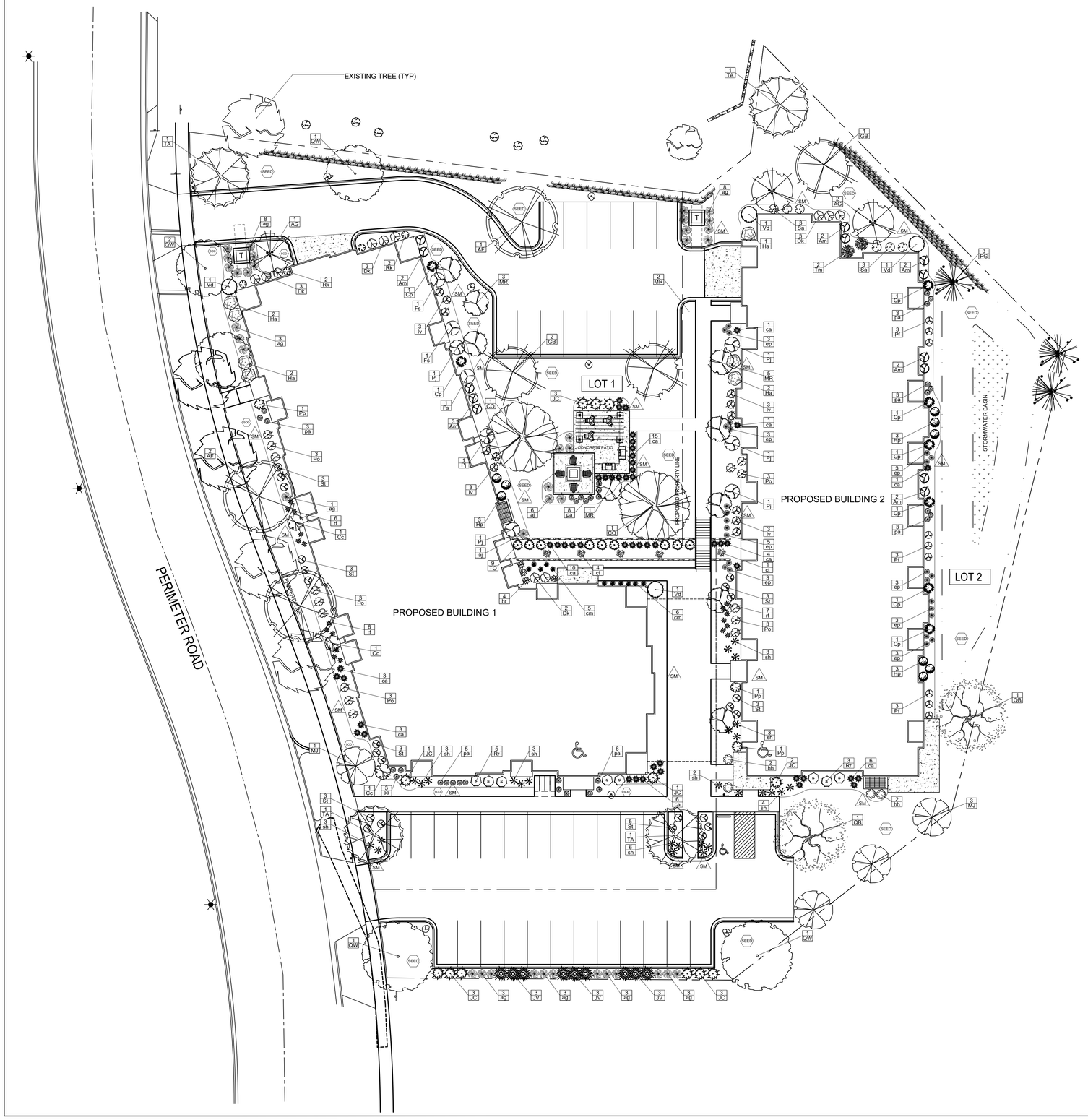
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Wyser Number	25-1386
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Date Issued	04/30/2026
Sheet Number	C401

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5. Landscaping Plan

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



PLANT LIST

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

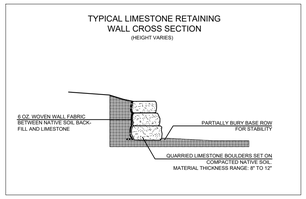
STORMWATER BASIN PLUGS: 742 SQ FT

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.
Bristly 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 C401for Stormwater basin information
- place Coconut Fabric on Bio Basins and install native plant plugs 12" on center

TYPICAL LIMESTONE RETAINING WALL CROSS SECTION
(HEIGHT VARIES)



Limestone Boulder retaining walls

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

SOD — Premium Kentucky Bluegrass sod

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

LANDSCAPE NOTES:

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

0 20 40 60

SCALE: 1"=20'-0"

L100

LANDSCAPE PLAN

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

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.

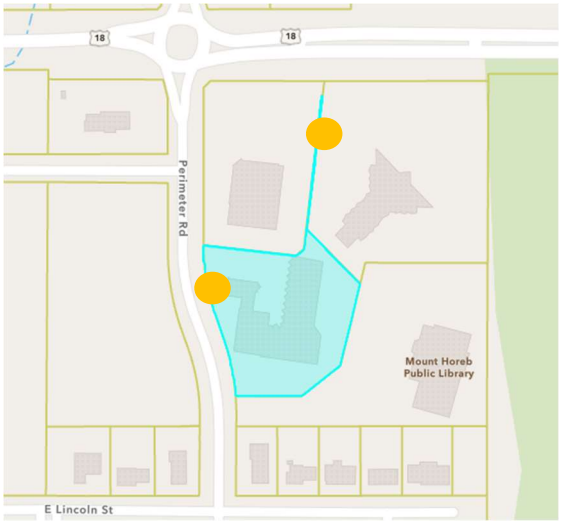
Existing Signage

- **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







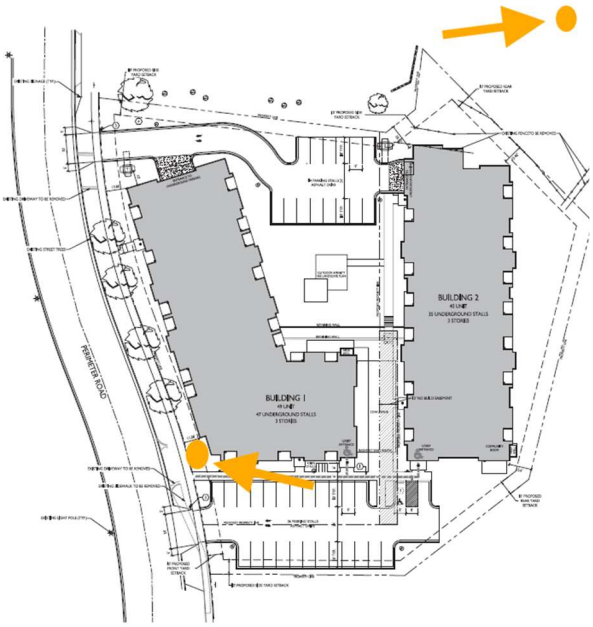
Proposed Signage

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

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.

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 5.e

Consider New Alcohol Beverage License Applications: The Doghouse Tavern and Grill, 117 S 1st Street; Zenith Food Group, DBA Vita Bella Italiano Ristorante, 209 E Main Street; and Firefly Events Decor & Flowers LLC, 109 N 8th Street

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 4078_001

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 5.f

Consider Appointment of Agent Applications for New Alcohol Beverage Licenses: Jeff Ackerman for The Doghouse Tavern and Grill, Jermaine Butler for Zenith Food Group LLC, and Heidy Rizzi Lange for Firefly Events Decor & Flowers LLC

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 4077_001

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 5.g

Consider Alcohol Beverage License Renewal Applications: Premier Cooperative, 501 W Main Street; Miller and Sons Inc, 1845 Springdale Street; Trollway Liquor, 504 W Main Street; Walgreens #11648, 1401 Springdale Street; Kwik Trip #794, 525 Springdale Street; Kwik Trip #1130, 9255 Ridgeview Road; Wiscoboxes, 305 E Main Street; Elegant Bridal, 101 E Main Street; Buck & Honey's Restaurants, 108 S 2nd Street; Norsk Golf Club, 2755 Golf Bowl Road; Grumpy Troll LLC, 105 S 2nd Street; Aztlan Mexican Grill, 407 W Main Street; Driftless Social, 128 E Main Street; Bistro 101, 101 E Main Street; Isaac's Antiques, 132 E Main Street; Moho Jo LLC, 100 S 1st Street; Sunn Cafe, 201 E Main Street; The Doghouse Tavern and Grill, 117 S 1st Street

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 4079_001

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 5.h

Consider Appointment of Agent Applications for Alcohol Beverage License Renewals: Joshua Kitelinger for Premier Cooperative, William Miller for Miller and Sons Supermarket, Michael Rogers for Trollway Liquor, Rebecca Wentworth for Walgreens #11648, Daniel Hying for Kwik Trip #794, Tracy Alvey for Kwik Trip #1130, Mills Botham for Wiscoboxes, Marah Odgers for Elegant Bridal, Thomas Anderson for Buck & Honey's Restaurants, Michael Woodward for Norsk Golf Club, Robin Pharo for Grumpy Troll LLC, Jose Onate for Aztlan Mexican Grill, Matthew Schmock for Driftless Social, Mark Valaskey for Bistro 101, Janelle Holmstrom for Isaac's Antiques, Tyler Marks for Moho Jo LLC, Taddeus Rokitowski Jr for Sunn Cafe, Jeff Ackerman for The Doghouse Tavern and Grill

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 4080_001

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	Alyssa Gaffney, Village Clerk

AGENDA ITEM # 5.i

Consider Street Use Permit Application from Mount Horeb Area Chamber of Commerce for the Art Fair, July 17-19, 2026

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 4076_001

Village of Mt Horeb
Street Use Permit Application

$20.00 (pd)

Applicant Name: Mount Horeb Area Chamber of Commerce

Address: 300 E. Main Street, Mount Horeb, WI 53572 Telephone: 608-437-5914

Event Sponsor (if different than above): _____

Address: _____ Telephone: _____

Responsible Person(s) (if different than above): Jessie bedward

Address: 300 E. Main Street, Mount Horeb, WI 53572 Telephone: 608-437-5914

Event Information

Start date: July 17, 2026 Time: 5pm/7pm End Date: July 19, 2026 Time: 6:00pm

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

Detailed description of street(s) proposed to be used: E.Front St. from S. 2nd St to S. 4th St. | S. 2nd St:From Main St. to Lincoln St. S. 3rd St./ E. Front St. | Duluth\ELC Parking lot (permission from Duluth\ELC church) \ Bike Shelter Parking Lot: From S. 2nd St. to S. 1st St. (DNR Eveent Permit Required) | Vendor Parking: Use Public Parking Lots 1 and 2 between N. 2nd Street and N. Grove Street-Overnight Parking/Campers\Trailers\Vehicles

Estimated number of persons: 12,000 (Certificate of Insurance may be required)

Use of street (include a detailed description of all activities such as vending, music, selling of food or alcohol beverages, location and use of tents, stages, or other equipment, and a detailed plan for clean-up after the event): Artists & Crafter Booths for selling work, Music stage (bike shelter facing Easnt on S. 2nd St.) Food Vendors. Open Intoxicants (see Foot Print)

Clean up: 20 yard dumpster, a crew to clean up daily and wirk with the village public services department

If using recording or sound amplification equipment please describe: Entertainment: brings own equipment and sound system

Designate any public facilities or equipment to be used (additional costs may be incurred): Bike Shelter and restrooms (S. 2nd St.), Municipal Building restrooms. Cones\No Parking Signs\3 Village Trucks\Road closure barricades

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

Jessie Bedward 05/06/2026

Signature Date

5/13/2026

****

CHIEF OF POLICE: ____ACCEPTED____DECLINED VILLAGE ADMINISTRATOR:____ACCEPTED____DECLINED

RECEIPT#:_____ LICENSE#_____

Art Fair Street Closure - July 18 - 19 , 2026 (set up only on 7/17/26)

Bike Shelter Parking lot:
From 2nd St. to 1st St.
Special Event Permit DNR

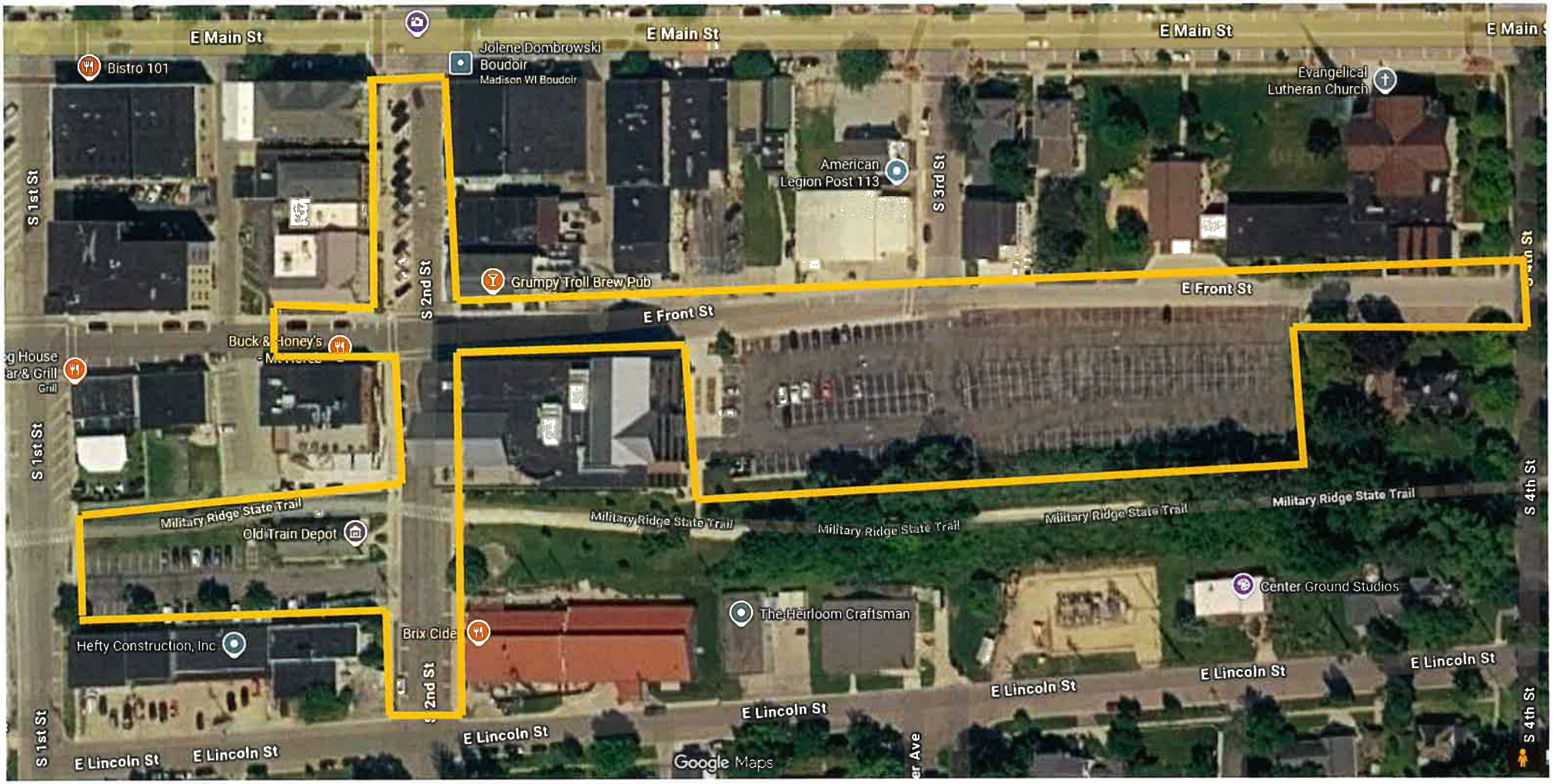
2nd Street:
Main St. to Lincoln St.

Duluth Parking Lot/ELC Parking Lot
With Permission granted from Duluth/ELC Church

Front Street:
From 2nd St. to 4th Street.

3rd Street:
Where 3rd Street meets E. Front Street

Duluth/ELC Parking Lot



Art Fair Street Closure - July 18 - 19 , 2026 (set up only on 7/17/26)

Bike Shelter Parking lot:
From 2nd St. to 1st St.
Special Event Permit DNR

2nd Street:
Main St. to Lincoln St.

Front Street:
From 2nd St. to 4th Street.

3rd Street:
Where 3rd Street meets E. Front Street

Duluth Parking Lot/ELC Parking Lot
With Permission granted from Duluth/ELC Church

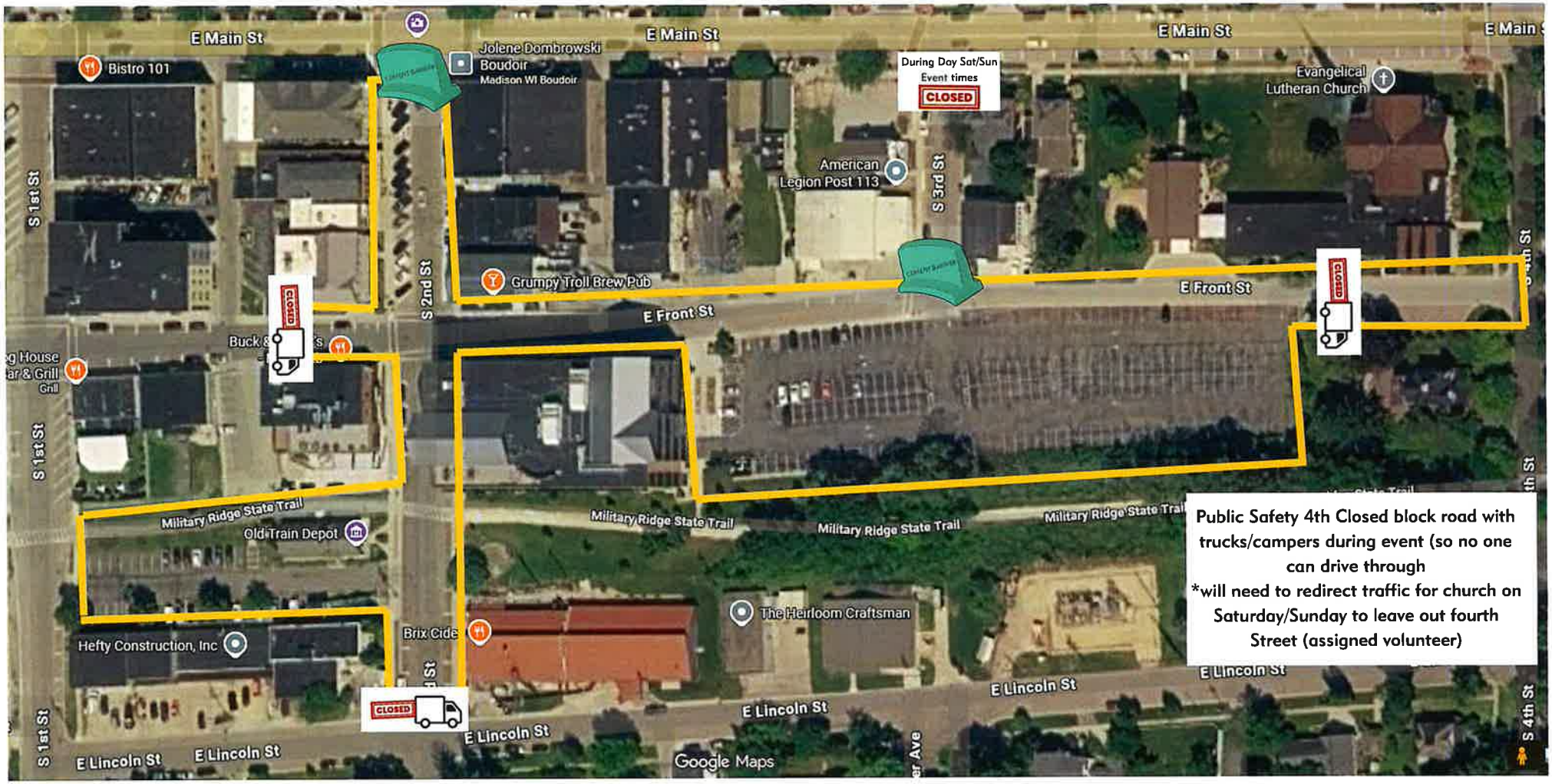
Duluth/ELC Parking Lot



Cement Barriers will block bottom of: S.3rd St/E. Front St. and S. Main Street/S. 2nd St.



3 Village Truck to Block:
E. Front/S. 2nd Steet,
E. Front St/S. 4th Street,
S. 2nd Street/E. Lincoln Street



Art Fair Street Closure Times - July 17 - 19 , 2026 (set up only on 7/17/25)

CLOSE STREET DOWN
7/17/25 - 7PM THRU 7/19/26 - 6PM

Bike Shelter Parking lot:
From 2nd St. to 1st St.
Special Event Permit DNR

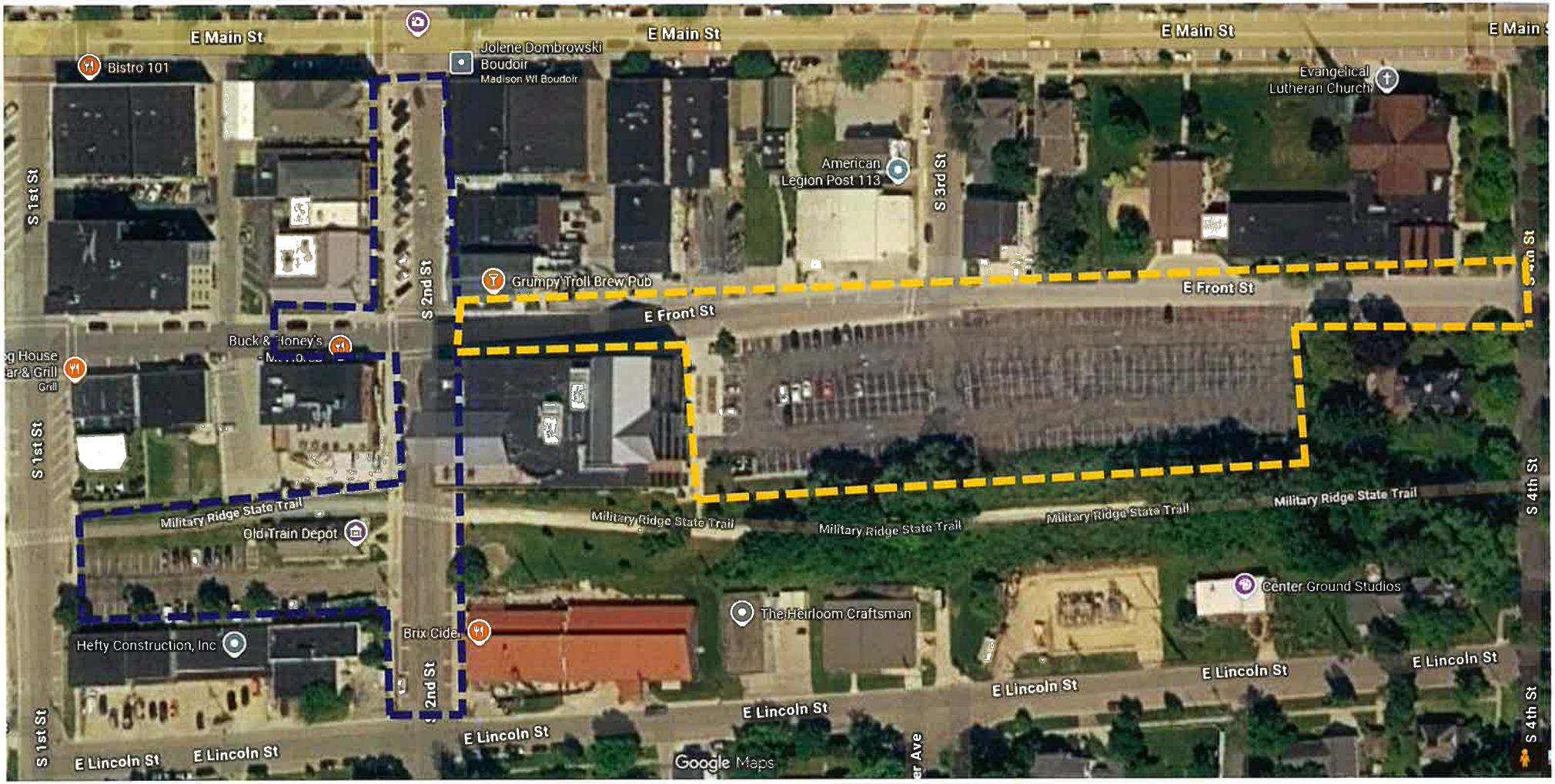
2nd Street:
Main St. to Lincoln St.

CLOSE STREET DOWN
7/117/25 - 5PM THRU 7/19/26 - 6PM

Front Street:
From 2nd St. to 4th Street.

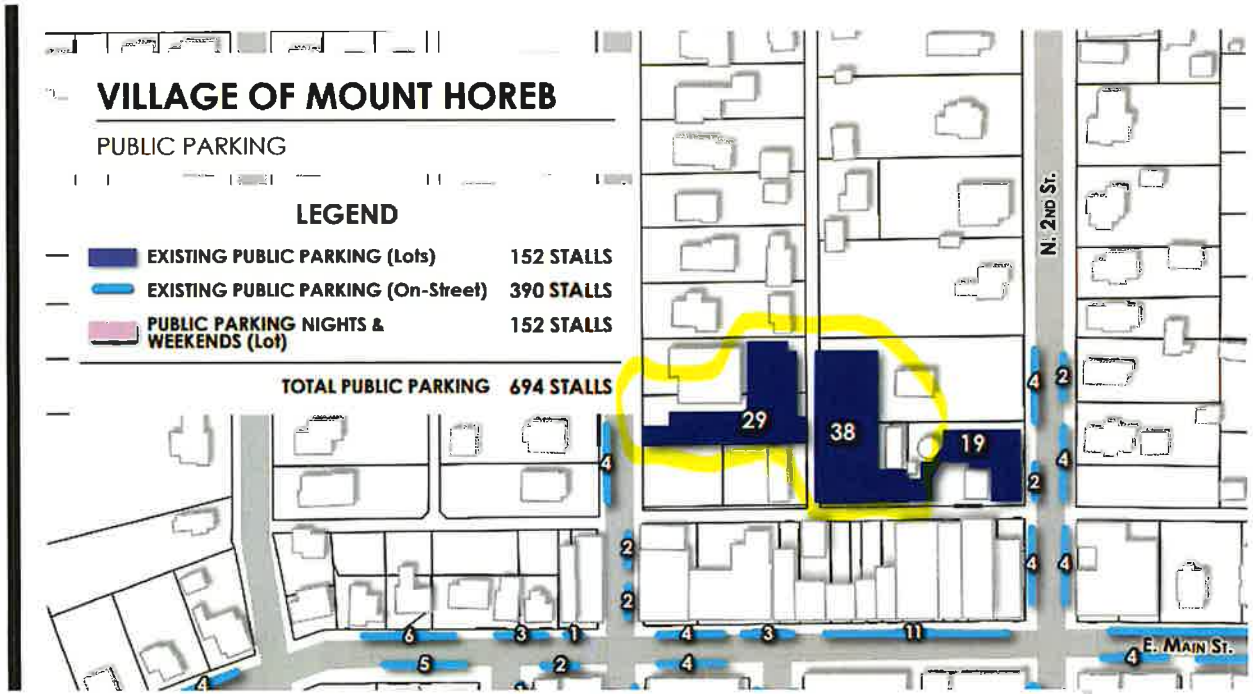
3rd Street:
Where 3rd Street meets E. Front Street

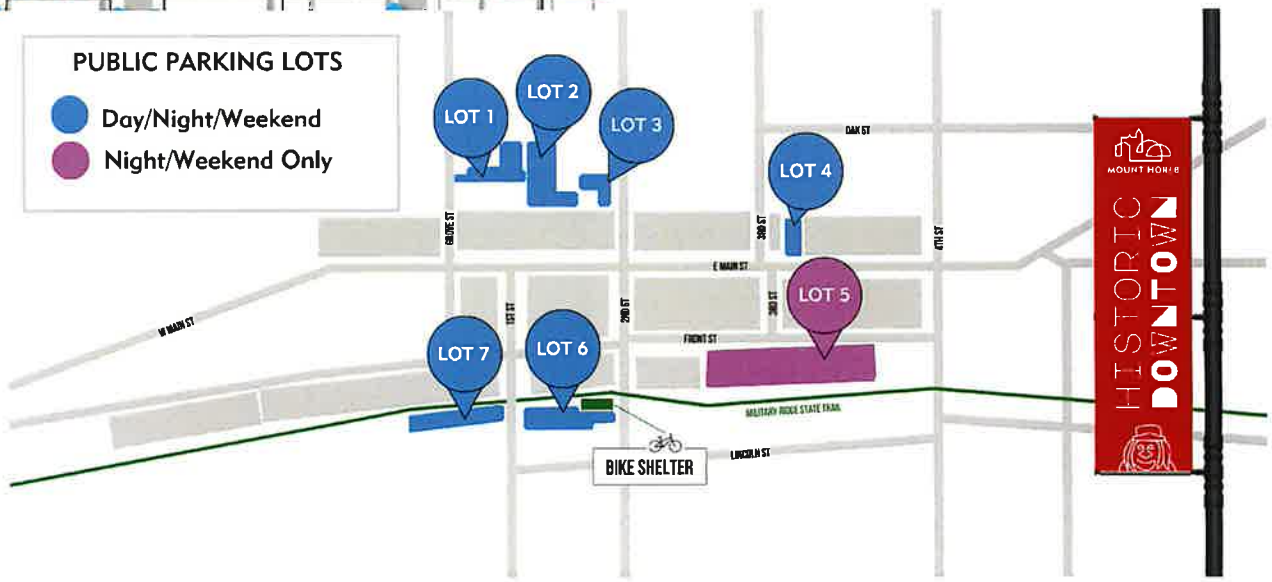
Duluth Parking Lot/ELC Parking Lot
With Permission granted from Duluth/ELC Church



Art Fair Vendor Parking - July 17 - 19 , 2026

Vendor Parking
Lots 1 & 2 for over night parking
Campers\Trailers\Veichles





Art Fair July 18 & 19, 2026
Liquor Foot Print for Open Intoxicants

Main St. - From S & N. Washington St/JG to 400E. Main St.
S. 2nd Street - From Main St. to Lincoln St.
DNR - Bike Shelter and Parking lot - 116 S. 2nd Street
East Front St. - From S. 1st St. to S. 3rd Street/Duluth/Church (the whole Parking Lot)
S. 1st Street - From Main St. to Lincoln St.



VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 6.a

2025 Village Audit Presentation by Baker Tilly

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. 200.13 FS Highlights - Final for 2025 Audits - Muni

Village of Mount Horeb

Financial highlights

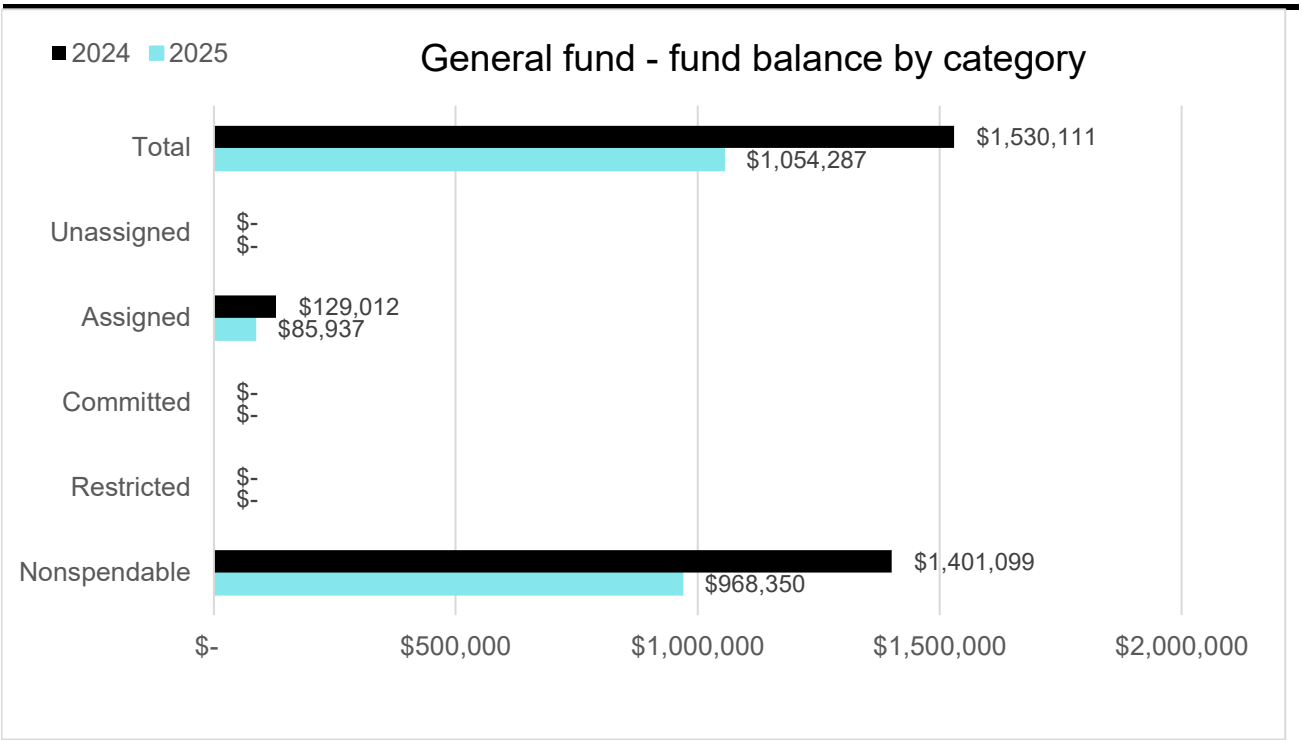
June 3, 2026

Client service team

John Rader, CPA, Managing Director
Casandra Chase, CPA, Senior Manager

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Village of Mount Horeb
General fund results



Summarized income statement

	Actual	Final budget	Variance
Revenues and other financing sources	$ 6,166,126	$ 6,297,363	$ (131,237)
Expenditures and other financing uses	6,641,950	7,321,959	680,009
Net change in fund balance	$ (475,824)	$ (1,024,596)	$ 548,772

Fund balance category definitions

Nonspendable - amounts cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained in tact.

Restricted - amounts that can be spent only for the specific purposes stipulated by an external source.

Committed - amounts constrained for specific purposes that are internally imposed through formal action of the governing body.

Assigned - spendable amounts that are intended to be used for specific purposes that are not considered restricted or committed.

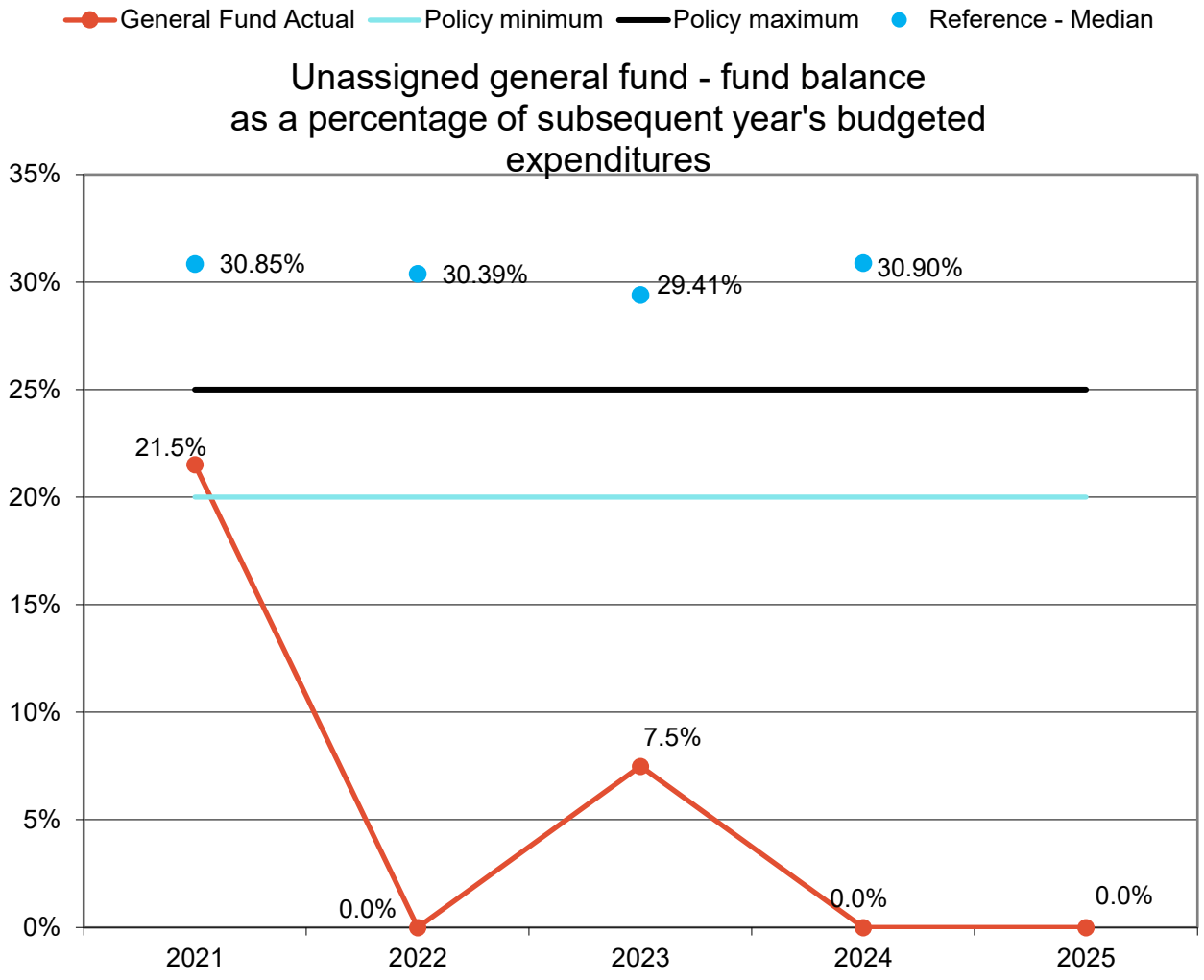
Unassigned - residual amounts that have not been classified within other categories above.

© 2025 Baker Tilly US, LLP
Source: current and prior year financial statement information and other benchmark information as noted.

Village of Mount Horeb
General fund - fund balance trends

Fund balance policy:

To maintain unassigned fund balance between 20-25% of the subsequent years budgeted general fund expenditures. Unassigned fund balance that exceeds this range shall be transferred to the capital improvement projects fund to reduce future borrowing needs.



Other reference values

GFOA recommends a minimum of no less than 2 months (16.7%) of general fund expenditures.

Median reference value generated from 2021 - 2024 Baker Tilly municipal client data for population ranges less than 10,000.

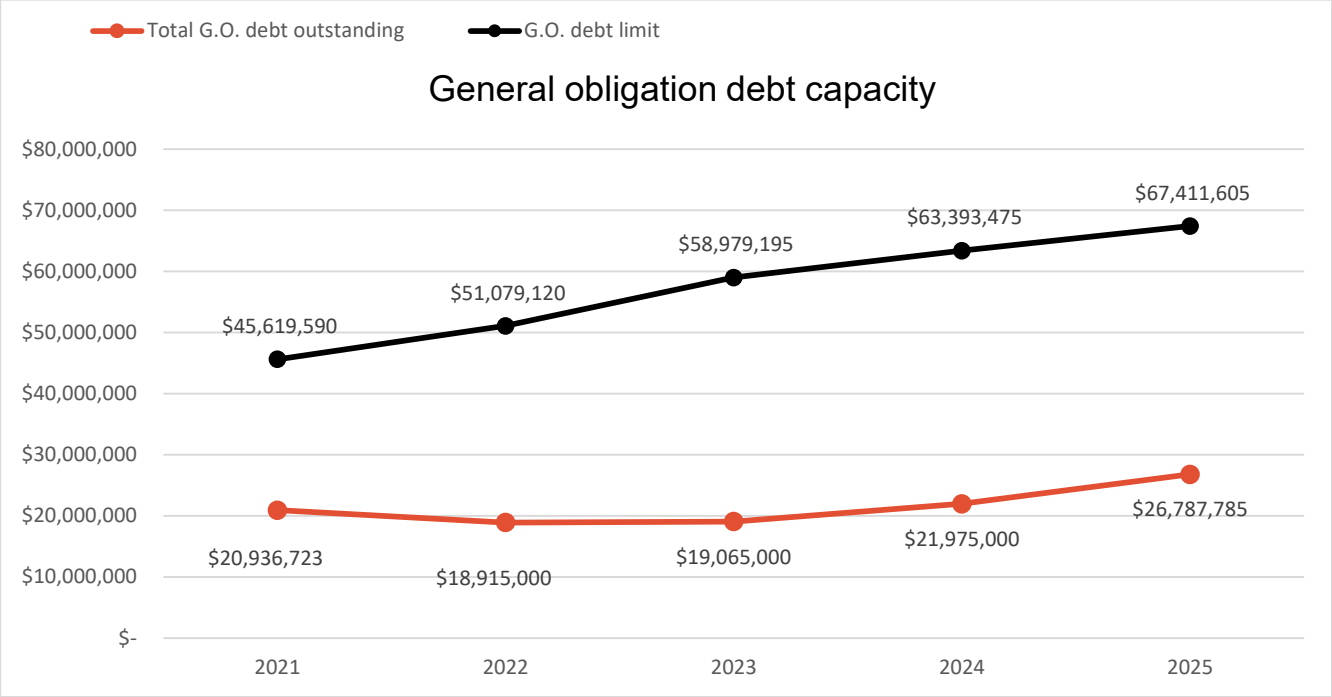
© 2025 Baker Tilly US, LLP
Source: current and prior year financial statement information and other benchmark information as noted.

Village of Mount Horeb
General obligation debt

Debt management policy:

Total outstanding general debt obligations should remain within 50% of the Village's legal debt margin capacity (5% of the Village's total equalized value). Non-utility and non-TIF related general debt obligations should remain within 40% of the legal debt margin unless otherwise authorized by the Village Board.

	Total GO Debt	Non-Utility Non-TIF GO Debt
Actual percentage of debt limit at 12/31/25:	**40%**	**30%**



Total debt outstanding by type at 12/31/2025

	General obligation	Revenue debt	Other	Total
Village	$ 20,005,260	$ -	$ 834,526	$ 20,839,786
Utility	1,722,785	19,670,414	-	21,393,199
TIF	5,059,740	-	-	5,059,740
Total	$ 26,787,785	$ 19,670,414	$ 834,526	$ 47,292,725

Comparative metrics available online through the Wisconsin Policy Forum.

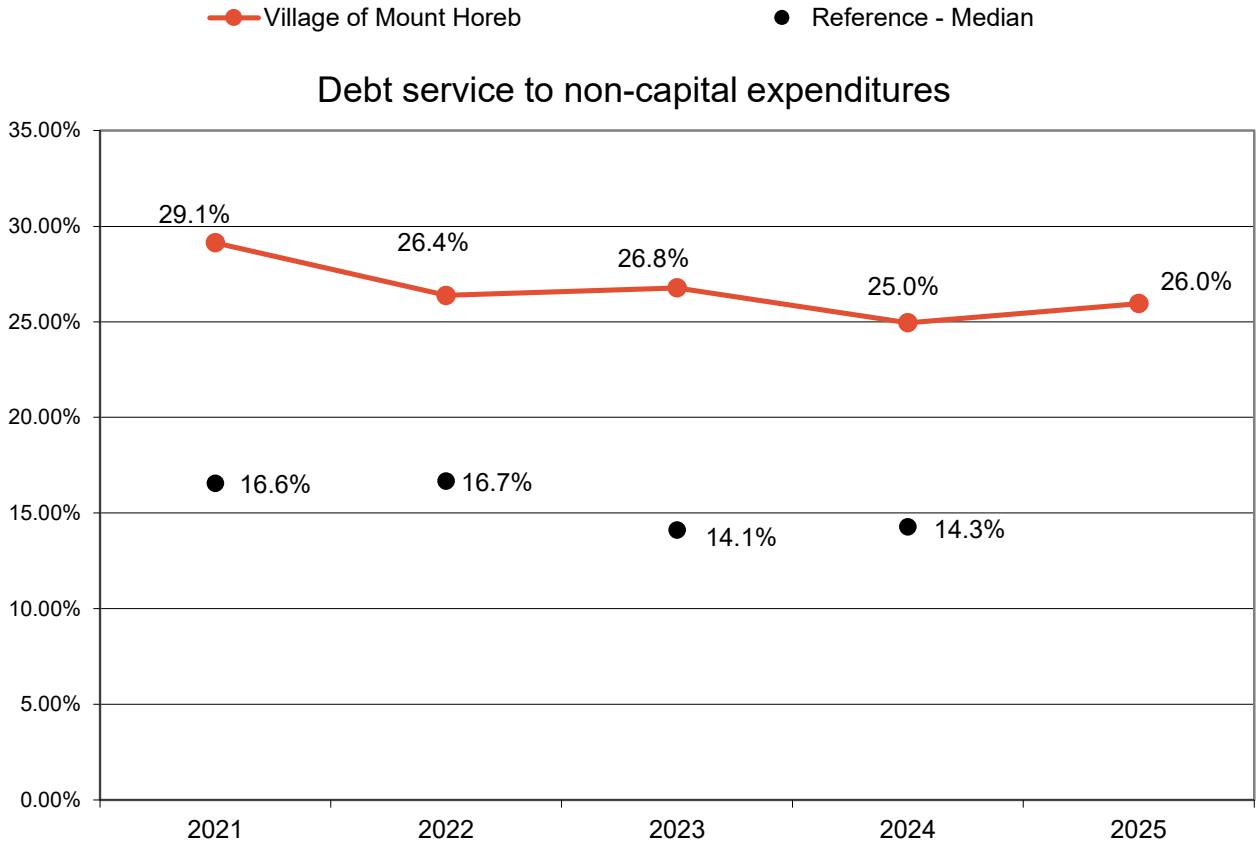
https://wispolicyforum.org/research/municipal-datatool-examining-and-comparing-wisconsin-cities-and-villages/

Select "Debt" -- options for custom comparisons or comparisons by county

© 2025 Baker Tilly US, LLP
Source: current and prior year financial statement information and other benchmark information as noted.

Village of Mount Horeb

Governmental funds - debt service



Current and prior year data

	2025	2024
Principal (excludes refunding)	$ 2,195,000	$ 2,090,000
Interest	712,141	686,746
Total	$ 2,907,141	$ 2,776,746
Non-capital expenditures	$ 11,199,620	$ 11,128,676

Other reference values

Median reference value generated from 2021 - 2024 Baker Tilly municipal client data for population ranges less than 10,000.

© 2025 Baker Tilly US, LLP
Source: current and prior year financial statement information and other benchmark information as noted.

Village of Mount Horeb

TIF District Historical Summary Through December 31, 2025

	TIF District No. 3	%	TIF District No. 5	%
Sources of funds				
Tax increments	$ 8,783,035	27%	$ 4,453,980	40%
Transfer from general fund	860,834	3%	-	0%
Exempt computer aid	45,637	0%	404,970	4%
Investment income	359,601	1%	100,568	1%
Developer guarantees	20,000	0%	-	0%
WEDC Grant	-	0%	180,738	2%
Miscellaneous Revenues	329,537	1%	109,802	1%
Sales of property	-	0%	1,174,934	11%
Premium on debt Issuance	394,829	1%	-	0%
Long-term debt issued	21,638,703	67%	4,740,740	42%
TOTAL	$ 32,432,176	100%	$ 11,165,732	100%
Uses of Funds				
Capital, administration, and professional services	$ 7,170,740	22%	$ 2,756,228	27%
Interest on long-term debt	4,659,244	14%	1,201,799	12%
Discount and issuance costs	-	0%	-	0%
Developer grants		0%	4,830,531	47%
Debt issuance costs	321,426	1%	90,513	1%
Payment escrow	389,739	1%	-	0%
Principal on long-term debt	19,969,703	61%	1,350,000	13%
TOTAL	$ 32,510,852	100%	$ 10,229,071	100%
TIF Fund Balance (Deficit) - December 31, 2025	$ (78,676)		$ 936,661	
Calculation of Net Cost Recoverable through TIF Increments				
General obligation debt outstanding	1,669,000		3,390,740	
Levy/ transfer from general fund to be repaid	860,834		-	
TIF Fund (Balance)/Deficit - December 31, 2025	78,676		(936,661)	
Net cost recoverable through TIF increments - December 31, 2025	$ 2,608,510		$ 2,454,079	
Creation date:	March 24, 2004		August 18, 2016	
Last date to incur project costs:	March 24, 2022		August 18, 2038	
Last year to collect increment:	2027		2043	

VILLAGE OF MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	Ryan Czyzewski, Village Board President

AGENDA ITEM # 6.b

Proclamation Affirming the Village of Mount Horeb's Commitment to Diversity & Inclusion

BACKGROUND

In 2019 the Village Board and Department Heads conducted a strategic planning session to identify the Village's Mission, Vision, and Core Values. Valuing diversity and inclusion was approved as part of the Vision statement, with reaffirmation in 2023 and 2025 strategic planning session.

The League of Wisconsin Municipality's November 2019 magazine edition, Inclusive Communities, provided abundant information on how diversity & inclusion are beneficial for local municipalities, with subsequent information reinforcing the benefit. Diversity and inclusion seeks to promote and embrace a workforce or environment with different characteristics such as age, race, color, gender, sexual orientation, disabilities, religions, cultures, education, beliefs, interests, abilities, and much more. All of the municipalities identified as Mount Horeb's peers already have frameworks in place to help their staff and community with diversity and inclusion.

This proclamation officially recognizes the importance of being a part of Mount Horeb's Vision, and reemphasize the need remains. The goal is to further implement and integrate diversity and inclusion into Village operations to better communicate with and serve internal and external stakeholders. With this proclamation, Village staff and committees are empowered and encouraged to consider diversity and inclusion in their decision-making processes, just as they have already done for outstanding service, sustainable growth, and enhancing quality of life for all.

RECOMMENDATION

ATTACHMENTS

1. Proclamation - Diversity & Inclusion

HERITAGE
COMMUNITY
OPPORTUNITY

Village of Mount Horeb
138 E Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884/Fax (608) 437-3190
Email: admin@mounthorebwi.info Website: www.mounthorebwi.info

PROCLAMATION AFFIRMING THE VILLAGE OF MOUNT HOREB'S COMMITMENT TO DIVERSITY & INCLUSION

Whereas, the Village of Mount Horeb has adopted a Strategic Vision that recognizes the importance of diversity and inclusion within the community and organization; and

Whereas, the Village acknowledges that barriers and inequities can exist within communities and institutions, and affirms the importance of treating all individuals fairly, respectfully, and without discrimination or bias; and

Whereas, fostering an inclusive workplace and community strengthens communication, collaboration, public trust, and the delivery of services to residents, businesses, visitors, and employees; and

Whereas, education, training, and ongoing dialogue help Village staff and officials better understand diverse perspectives and enhance engagement with both internal and external stakeholders; and

Whereas, the Village is committed to reviewing and improving its policies, procedures, and organizational culture in order to meet or exceed legal standards and support the needs of employees and the broader community; and

Whereas, the Village recognizes that a diverse and inclusive workforce and community contribute to innovation, stronger decision-making, civic participation, and the overall well-being of Mount Horeb;

NOW, THEREFORE, BE IT PROCLAIMED, by the Village Board of the Village of Mount Horeb that the Village reaffirms its commitment to diversity and inclusion and will continue working to integrate these values into its policies, practices, programs, and organizational culture for the benefit of all members of the community.

DATED this 3rd day of June 2026.

Signed: _____
Ryan Czyzewski, Village President

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 6.c

Consideration of Public Art Ordinance 2026-06

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Public Art Ordinance Memo 5.27.26 (2)

VANDEWALLE & ASSOCIATES INC.

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) <u>Without the Public Art Ordinance</u>
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) <u>With the Public Art Ordinance</u>
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.

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 6.d

Consider Fundraising Agreement with Dennis Cooley for Recreation Complex

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Mount Horeb Recreation Complex Proposal DRAFT
2. Mount Horeb Recreation Complex draft agreement
3. Mount Horeb Sports Complex fundraising reference DRC

Proposed Fundraising Plan

Mount Horeb Outdoor Sports Complex

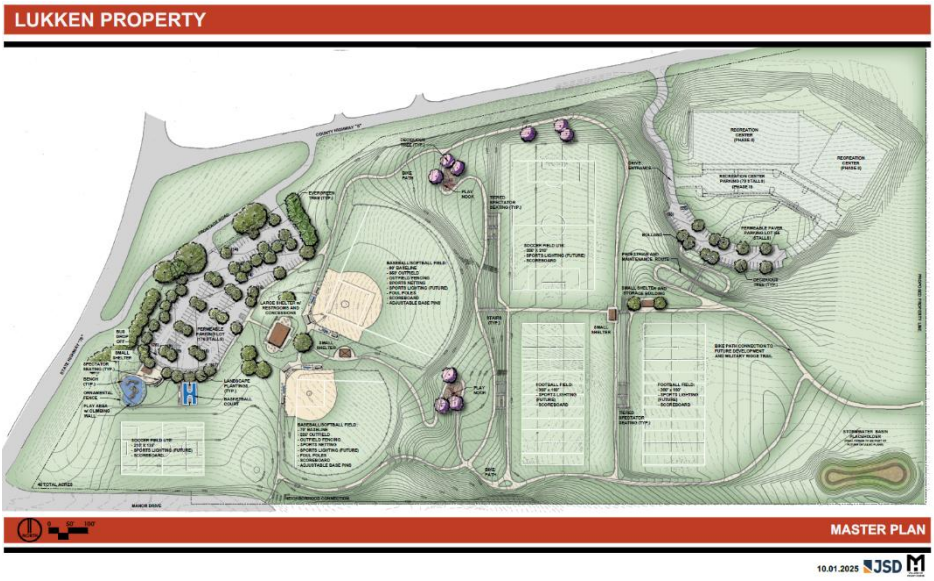
Project Cost: $12.5 Million in Phases
Campaign Goal: $6.5 Million in Philanthropic Support
Development Costs: Not to exceed 5% of Campaign Goal ($325,000)

Costs include all campaign-related costs for Case for Support materials used in identification, qualification, cultivation, solicitation and stewardship of gifts. Also included are the donor recognition elements, special to this project

Fundraising Lead: Dennis Cooley
Campaign Duration: 3 Years, starting in fall 2026

I. Executive Summary

The Mount Horeb Outdoor Sports Complex will be a transformational community investment that enhances recreation, youth development, tourism, and economic vitality for Mount Horeb and the surrounding region. Designed as a multi-use, year-round destination, the Complex will support local residents, visiting teams, leagues, tournaments, and community events while strengthening Mount Horeb's identity as a healthy, family-friendly community.



The total project cost is **$12.5 million**, with **$6.5 million to be raised through private philanthropy over three years**. Remaining funds will be secured through public funding, grants, municipal participation, and financing. This fundraising plan outlines a disciplined, relationship-driven campaign emphasizing leadership gifts, broad community participation, and long-term donor engagement.

The campaign will prioritize early leadership investments to build credibility and momentum, followed by a strong public phase that invites widespread community support. Success will depend on active volunteer leadership, strategic donor cultivation, and consistent communication of impact.

II. Case for Support

The Mount Horeb Outdoor Sports Complex addresses four compelling community needs:

1. **Youth and Family Recreation**
   The Complex will provide safe, modern facilities that promote physical activity, teamwork, and character development for youth and families across all ages and abilities.
2. **Economic Impact and Tourism**
   Tournaments and regional events will increase overnight stays, restaurant traffic, and retail spending—generating ongoing economic benefits for Mount Horeb businesses.
3. **Community Identity and Quality of Life**
   The Complex will serve as a civic gathering place that strengthens community pride, volunteerism, and intergenerational connection.
4. **Year-Round Access and Equity**
   The project is designed for inclusive access, ensuring affordable and equitable recreational opportunities for residents across demographics and income levels.

VILLAGE OF MOUNT HOREB WISCONSIN

Donors are not simply funding facilities - they are investing in Mount Horeb's long-term vitality, health, and growth.

III. Campaign Goal and Gift Strategy

Fundraising Goal

- **$6.5 million in philanthropic contributions**
- **Three-year comprehensive campaign**

Gift Range and Donor Pyramid

The campaign will be anchored by a small number of significant leadership commitments, followed by a strong mid-level and broad-base giving strategy.

Gift Level	Number of Gifts	Subtotal
$1,000,000+	1–2	$1,000,000–$2,000,000
$500,000–$999,999	2–3	$1,000,000–$2,000,000
$250,000–$499,999	3–4	$750,000–$1,500,000
$100,000–$249,999	6–8	$750,000–$1,500,000
$25,000–$99,999	15–20	$750,000–$1,000,000
Under $25,000	300–500	$500,000–$750,000
Total	—	**$6.5M**

Key principle: Approximately 70% of the goal will be secured from the top 15–20 donors.

VI. Donor Segmentation and Strategies

Major Donors ($100,000+)

- Personalized proposals tied to naming opportunities
- Visits led by campaign leadership
- Multi-year pledges encouraged
- Customized impact reporting



Mid-Level Donors ($25,000–$99,999)

- Project-specific funding opportunities
- Small group briefings and site tours
- Recognition in permanent donor displays

Community Donors (Under $25,000)

- Broad participation campaigns
- Online giving, events, and peer-to-peer outreach
- Emphasis on community pride and shared impact

Corporate and Business Partners

- Sponsorship packages tied to tournaments, fields, or amenities
- Employee engagement opportunities
- Visibility through signage and marketing materials

Foundations and Grants

- Focus on recreation, youth development, health, and rural/community development
- Strong alignment with measurable outcomes and economic impact

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VII. Recognition and Naming Opportunities

Philanthropic recognition will be a core incentive and stewardship tool. Opportunities may include:

- Naming of the Complex
- Field, court, and facility naming
- Programmatic naming (youth leagues, tournaments)
- Donor recognition wall
- Digital and print acknowledgments

All recognition will align with established gift thresholds and community standards.

VIII. Communications and Marketing

Effective communication will reinforce donor confidence and community engagement.

Channels

- Dedicated campaign webpage
- Regular email updates and progress reports
- Local media features and press releases
- Social media storytelling focused on athletes, families, and local impact



Messaging Focus

- Economic and community impact
- Youth development outcomes
- Donor leadership and generosity
- Transparent progress toward goals

IX. Stewardship and Donor Engagement



Long-term success requires strong stewardship beyond gift closure.

- Formal pledge acknowledgments and annual reminders
- Construction and milestone updates
- Exclusive donor previews and tours
- Annual impact reports post-completion

Strong stewardship will position the organization for future phases, expansions, and endowment opportunities.

X. Plan of Action

The Mount Horeb Outdoor Sports Complex represents a once-in-a-generation investment in health, community, and economic vitality. With a clear goal, disciplined execution, and engaged leadership, raising **$6.5 million in private support over three years** is an achievable and inspiring objective. By prioritizing relationships, transparency, and community pride, this campaign will not only fund a facility - but strengthen Mount Horeb for decades to come.

DEVELOPMENT SERVICES AGREEMENT

This Development Services Agreement ("Agreement") is entered into as of **September 1, 2026** ("Effective Date") by and between:

Client: Village of Mount Horeb, Wisconsin a Wisconsin municipality with principal offices at 138 East Main St., Mount Horeb, WI 53572 ("Client")

Contractor: LaCoona Consulting, LLC, with principal offices at 1035 Kamla Ct., Platteville, WI 53818

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1. Background and Purpose

Client is undertaking a roughly **$12.5 million capital project** for the design and construction of an **Outdoor Sports Complex** in Mount Horeb, Wisconsin ("Project"). Contractor will provide professional fundraising development services to secure **$6.5 million** in philanthropic contributions toward the Project.

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2. Scope of Services

Contractor shall:

1. Develop a comprehensive fundraising plan, including timelines, donor segmentation, and solicitation strategies.
2. Identify, cultivate, solicit, and steward prospective donors, including individuals, corporations, foundations, and public funding sources.
3. Coordinate campaign events, donor recognition programs, and public relations efforts related to fundraising, including social media and website.
4. Maintain accurate donor records and provide regular progress reports.
5. Collaborate with Client's board, staff, and volunteers to maximize fundraising effectiveness.
6. Return 20% of development fees charged back to the project to cover costs related to identification, cultivation and stewardship, including funding for donor recognition.

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3. Term

This Agreement shall commence on **September 1, 2026** and continue until **August 31, 2029**, unless fundraising goals are met before the deadline, both parties agree to extend the deadline or if agreement is terminated earlier in accordance with Section 12.

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4. Compensation

1. **Fee Structure**: Contractor shall be compensated at **five percent (5%) of the total funds raised**, calculated on actual contributions or signed commitments to pay received by Client.
2. **Maximum Compensation**: The total potential compensation shall not exceed **$325,000**. In the event more than $6.5 million is raised, those additional funds will be compensated at the five percent (5%) rate and would be additional to the maximum compensation amount. Of the 5% compensation rate, 20% (or 1%) will be returned to the project to cover fees related to identification, cultivation and stewardship, including donor recognition.
3. **Payment Schedule**: Payments shall be made quarterly, within 30 days after the end of each quarter, based on verified contributions received.
4. **Milestone Bonuses** *(optional)*:

- 25% of goal ($1,625,000) reached: $10,000 bonus
- 50% of goal ($3,250,000) reached: $15,000 bonus
- 100% of goal ($6,500,000) reached: $25,000 bonus

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5. Expenses

Client shall reimburse Contractor for pre-approved, reasonable out-of-pocket expenses directly related to campaign activities, including travel, printing, and event costs, upon submission of receipts. These expenses are considered part of the Maximum Compensation total.

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6. Reporting and Performance Reviews

1. **Monthly Reports**: Contractor shall provide written updates detailing donor contacts, solicitations, pledges, and funds received.

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2. **Quarterly Reviews**: Parties shall meet quarterly to review progress, adjust strategies, and address challenges.
3. **Annual Evaluation**: At the end of each contract year, Client may evaluate Contractor's performance and determine whether to continue under the same terms.

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7. Donor Exclusivity

During the term of this Agreement, Contractor shall not solicit donations for any other project in direct competition with the Client's fundraising campaign within a 25-mile radius of Mount Horeb, WI, without prior written consent.

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8. Confidentiality

Both parties agree to maintain the confidentiality of donor information, campaign strategies, and proprietary materials, and to use such information solely for the purposes of fulfilling this Agreement. Training of key team members will be performed.

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9. Ownership of Materials

All campaign materials, donor lists, and related documents created by Contractor in connection with this Agreement shall be the property of Client upon payment of all amounts due.

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10. Independent Contractor Status

Contractor is an independent contractor and not an employee, partner, or agent of Client. Contractor shall be solely responsible for all taxes, withholdings, and other statutory obligations.

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11. Indemnification

Each party shall indemnify and hold harmless the other from and against any claims, damages, liabilities, and expenses arising from its own acts or omissions in connection with this Agreement.

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12. Termination

1. **Without Cause**: Either party may terminate this Agreement with **60 days' written notice**.
2. **For Cause**: Either party may terminate immediately upon material breach by the other party, if such breach is not cured within 30 days after written notice.
3. **Effect of Termination**: Contractor shall be compensated for services rendered and funds raised through the effective termination date.

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13. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

Client: Village of Mount Horeb, Wisconsin

Name: _____

Title: _____

Signature: _____

Date: _____

Consultant: LaCoona Consulting, LLC

Name: Dennis R. Cooley

Title: Owner

Signature: _____

Date: _____

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Mount Horeb Sports Complex

Partial Project List (in no order): Dennis Cooley

1. Engineering Hall, UWP, Phase 1, successfully raised $8.5 million for electrical and mechanical engineering. Created planned giving list for Phase 2 (Sesquicentennial Hall)
2. Bo Ryan Court Naming: First major giving event for athletics
3. Pioneer Gardens and Greenhouses: Multi-faceted project to name entire garden (Mansel and Dottie Johns) as well as a series of gardens designed to create hands-on opportunities for horticulture and other students. Multi-million dollar project over five years
4. Ralph E. Davis Pioneer Stadium: Turf field naming as well as visiting bleachers and aesthetics after tornado cut through facility in 2010. Key gift: Lead gift made by the Chicago Bears and the McCaskey family
5. Ullsvik Hall renovation: From the basement (Luce Center) to the walkways that honor Normal School teachers and Mining School engineers to the naming of Velzy Commons for events, this multi-million complete remodel was a blend of State dollars and private funding. This is the project we established 25 percent of project cost for fundraising
6. Wright Veterans Center: Named for James Wright (former president of Dartmouth and UWP graduate) and his brother Robert, this project brought together all levels of our military and the alumni who served or families impacted
7. Barth Sports Complex: Named for legendary athletic director and coach John Barth, this project brought together several disgruntled members of the “UWP family” by uniting around this fundraising effort. This named the entire sports complex at UWP
8. Center for the Arts: Series of namings to raise funding for endowments around the arts. Raised nearly $2 million that funds the summer arts program annually
9. Platteville Walking Trail: Assisted in raising the final $1.0 million to complete the project and to organize the naming recognition, after the Platteville Community Arboretum landed a $631,000 grant from the DNR
10. Inclusive Playground: Assisted in finishing the $1.8 million project’s fundraising goal for this large, wonderful park in Smith Park that is used by thousands annually
11. Sports signage program, City of Platteville. Helped create an ongoing revenue stream for the City’s youth sports programs
12. Platteville Golf & Country Club: Endowment Committee. Recently formed a 501(c)(3) charitable organization to create an endowment for the 125-year old course. Recently assisted with $1.2 million estate gift that will fund the initial fund balance
13. Mount Horeb Veterans Memorial Project: Worked with large number of volunteers, created strategy and execution plans, developed fundraisers with professional approach to identification, cultivation, solicitation and stewardship. My role at the beginning was to go with volunteers to work with donors. Later on, role changed to focus on major gifts after volunteers were trained. One of my favorite projects.

14. Secured $5.8 million in new planned gifts in 2025-26 for Southwest Tech Foundation, in addition to raising more than $1.0 million in cash gifts. Foundation has moved from a roughly $800,000 annual effort to pushing more than $2.0 million in annual gifts, with a focus on planned giving growth
15. Completed $1.8 million Precision Agriculture Phase 1 to purchase 85 acres of land and to get donations for crop inputs and fertilizer. Students in the Agronomy program manage and harvest the crops and the proceeds from the sale of commodities (beans and corn) go to student project funds in agriculture
16. In 18 months, raised $1.72 million for the Student Success Plan Scholarship Program and matched the amount with a planned gift that includes liquidating appreciated stocks and properties for a total of $3.5 millions endowed
17. Rountree Commons and Bridgeview Commons: Fully funded these two projects that created more than 1,000 residence hall beds and a new food service area for students at UWP. Total cost was more than $55 million. Won a national award for public-private partnership for Rountree Commons

These are highlights of my work over the past 18-20 years. I have projects that I'm consulting on at a local hospital, a domestic abuse shelter and others. All wrap up by the end of August 2026. In all, I could share 41 projects that involve some level of private funding. If you need other, specific projects, please let me know.

Thank you!

Dennis Cooley

VILLAGE OF
MOUNT HOREB

AGENDA ITEM REPORT

MEETING DATE	PREPARED BY
June 3, 2026	

AGENDA ITEM # 6.e

Consideration of the Pedestrian and Bike Safety Plan

BACKGROUND

RECOMMENDATION

The draft was approved unanimously by Public Safety, Parks, Rec & Forestry, as well as SNR committees. Village Board approval will allow us to submit the application before the deadline. Also, the Village adoption of the plan will strengthen the application chances.

ATTACHMENTS

1. Mount Horeb Pedestrian and Bicycle Safety Plan_v5

HERITAGE
COMMUNITY
OPPORTUNITY

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

BICYCLE AND PEDESTRIAN SAFETY PLAN

PURPOSE

Mount Horeb is a community that values safety, sustainability, and active living. This plan outlines steps to make walking and biking safer, easier, and more enjoyable for residents of all ages. By improving our streets and pathways, we support healthier lifestyles, reduce traffic congestion, and strengthen our village's sense of connection.

ACKNOWLEDGEMENTS

Sustainability and Natural Resources Committee
Tim White, Trustee
Sarah Best, Trustee
Kerry Beheler, Citizen Representative
Scott Roethle, Citizen Representative
Elizabeth Grabe, Citizen Representative
Jack Salttes, Citizen Representative
Aaron Fendrick, Student Representative

Village Staff:
Nic Owen, Village Administrator
Doug Vierck, Police Department Chief
Steve Salerno, Mount Horeb School District Administrator

VISION STATEMENT

A Mount Horeb where everyone can comfortably walk or bike to school, parks, shops, and community destinations.

COMMUNITY CONTEXT

Mount Horeb's compact layout and existing trail system make it well-suited for active transportation, with the Military Ridge State Trail, the downtown district, and nearby school campuses serving as major activity hubs. At the same time, high traffic volumes on Main Street and Springdale Street create challenges for people walking and biking. Seasonal tourism and community events further increase foot and bicycle activity throughout the year, underscoring the need for safe, comfortable travel options for all users.

GOALS AND OBJECTIVES

The plan aims to improve safety for all travelers by enhancing visibility at key locations, upgrading crossings, and creating safe, low-stress bicycle routes. It also seeks to increase walking and biking by establishing continuous, well-connected routes, improving overall comfort and convenience, and supporting Safe Routes to School initiatives. Finally, the plan promotes sustainability and community health by reducing dependence on vehicles, encouraging active transportation, and advancing broader climate and sustainability goals.

EDUCATION

Engineering improvements alone are not sufficient to achieve lasting pedestrian and bicycle safety outcomes. Ongoing public education is essential to increasing driver awareness and improving compliance with pedestrian and bicycle laws. Recommended initiatives include:

- Driver awareness campaigns emphasizing yielding requirements and speed compliance
- Crosswalk safety campaigns highlighting proper driver and pedestrian behavior
- Roundabout safety campaigns
- Bicycle skills workshops for youth and adults to build confidence and safe riding practices
- Helmet distribution partnerships to improve access to properly fitted safety equipment
- The Village will continue to support and expand Safe Routes to School initiatives that promote safe, active transportation for students and families.
- Public outreach should be coordinated seasonally and aligned with high-traffic events, including National Bike Month and community festivals.

BICYCLE NETWORK & DESIGNATED ROUTES

To build a safer, more connected village, Mount Horeb will establish two designated bicycle routes that help riders travel comfortably across town without relying on high-traffic streets. Wayfinding signs will be installed along each route to raise awareness and guide bicycle traffic along these routes.
The base cost for this project would likely be **$3,250** for the signage, plus labor cost for installation. Estimate is based on 10 signs per mile on the 2.6-mile bike route. Wisconsin DOT estimates cost $125/sign. Cost shall be finalized and included in the **2027 budget**.

EAST / WEST ROUTE: Connecting Parks, Schools, Downtown, and the library
1.3 Miles | +87 FT / -36 FT Elevation Change (West to East)

POINTS OF INTEREST:

- **Western Terminus**: Grundahl Park.
- Garfield Park
- Downtown Mount Horeb Business District
- Mount Horeb Middle School
- Viking Park (Tennis/Pickleball Courts)

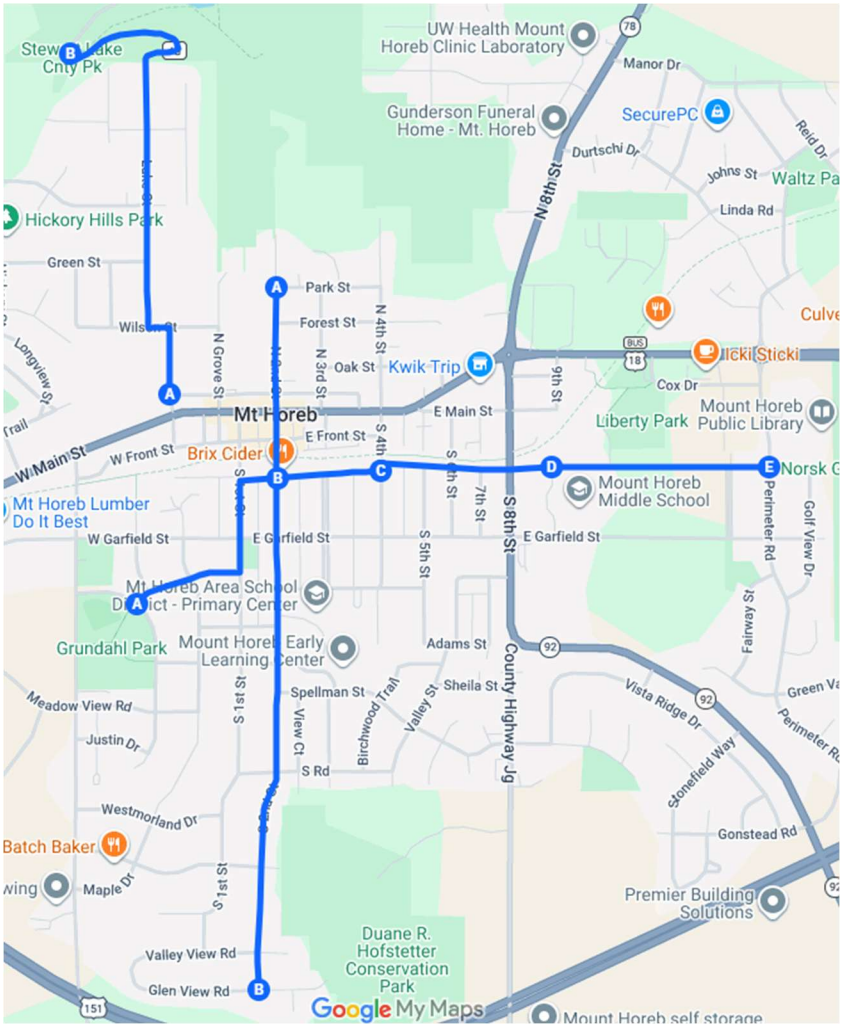
- Liberty Park
- Mount Horeb Intermediate School
- **Eastern Terminus**: Mount Horeb Public Library

NORTH / SOUTH ROUTE: Connecting Aquatic Center, Downtown, Elementary School and Hofstetter Conservation Park
1.3 Miles | +26 FT / -105 FT Elevation Change (North to South)

POINTS OF INTEREST:
- **Northern Terminus**: Aquatic Center
- Downtown Mount Horeb Business District
- Garfield Park
- Mount Horeb Elementary School
- **Southern Terminus**: Hofstetter Conservation

FUTURE EXPANSION: STEWART LAKE ROUTE:
Connect Mount Horeb Downtown to Stewart Lake County Park.

Click to View Interactive Map



BICYCLE STORAGE

Providing additional bicycle parking is a practical way for Mount Horeb to improve pedestrian and bicycle safety. As bicycling continues to grow, including the rapid adoption of electric bicycles, more residents are traveling farther and using bikes for everyday trips. E-bikes are heavier, more valuable, and often used by riders who may not feel comfortable carrying them inside buildings, which increases the need for stable, secure outdoor bike storage. Bike racks reduce sidewalk clutter, prevent unsafe locking to railings or signs, discourage theft, and create more orderly, predictable pedestrian spaces. By clearly defining where bicycles should be parked, the village can improve accessibility, sightlines, and overall safety for all users of the public right of way.

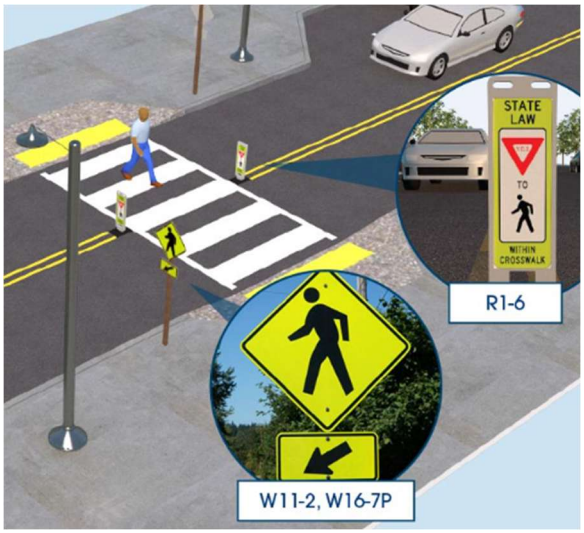
Establishing a dedicated **$1,250 per year** budget for bicycle rack installation is a low-cost, high-impact implementation strategy within the pedestrian and bicycle safety plan. This funding level is sufficient to install multiple commercial-grade bike parking spaces at a single location each year, allowing the village to focus on priority areas such as downtown, schools, and parks.

PEDESTRIAN IMPROVEMENT: MAIN STREET CROSSWALKS

Tourism plays a significant role in Mount Horeb's local economy. Visitors are drawn to the Village to experience the Trollway, local shops, restaurants, and community events. As a result, downtown Main Street functions not only as a transportation corridor, but also as a pedestrian-oriented destination.

Many visitors are unfamiliar with downtown parking locations and traffic patterns. This can create confusion and increase the likelihood of mid-block crossings or unsafe crossing attempts along Main Street. The situation is further intensified during the weekly Farmers Market, which is located along this corridor and coincides with evening peak traffic volumes. During these periods, both pedestrian and vehicle activity increase substantially, elevating the potential for conflict.

High-visibility crosswalk markings are a proven safety counter measure that can significantly improve pedestrian visibility and driver yielding behavior. According to the Federal Highway Administration (FHWA), enhanced crosswalk visibility treatments have been shown to reduce pedestrian injury crashes by up to 40 percent. Implementing high-visibility crosswalks in key downtown locations would support tourism, improve pedestrian comfort, and enhance overall safety for residents and visitors.



- High-visibility continental (ladder) or bar-pair crosswalk markings Constructed using thermoplastic or inlay tape.
- MUTCD-compliant R1-6 “State Law – Yield to Pedestrian” signs Installed on both sides of the crosswalk

Main street has 10 crosswalks that are considered midblock or 2-way intersections that would benefit from high-visibility markings. The 3 crosswalks between 3rd and 5th Street would benefit the most due to high pedestrian traffic during the farmer’s market. In 2025 we had an incident where a child was struck by a vehicle during this peak period. The Village shall prioritize updating these 3 crosswalks with R1-6 Yield to Pedestrian Signs and painted high visibility crosswalk markings as soon as possible. The remaining 6 crosswalks shall be updated in subsequent fiscal years.

The Wisconsin DOT is planning to repave HWY 78 (Main St.) in 2033, installing colored concrete crosswalks. In the interim, the village staff shall weigh the reduced up-front cost of painting vs thermoplastic tape. Painted high-visibility crosswalk markings typically require repainting on an annual basis due to traffic wear and snowplowing. The village could proceed with annual maintenance of painted crosswalks until the corridor is resurfaced, at which time more durable marking materials may be considered.

PEDESTRIAN IMPROVEMENT: SIDEWALK NETWORK ENHANCEMENTS

Mount Horeb should continue to implement its adopted Sidewalk Circulation Plan and related sidewalk construction, maintenance, and inspection policies, which together provide a clear, consistent, and effective framework for improving pedestrian safety and connectivity. The Circulation Plan identifies specific sidewalk gaps, prioritizes connections to schools, parks, and other high-use community destinations, and coordinates sidewalk installation with street reconstruction, redevelopment, and budget considerations, reflecting an incremental and fiscally responsible approach that is already being actively implemented. Complementary Village policies governing sidewalk construction, cost-sharing, and routine safety inspections ensure sidewalks are built to consistent standards, maintained in a reasonably safe condition, and repaired based on objective hazard criteria and pedestrian demand. Continuing these established programs affirms the Village's commitment to a safe, accessible, and connected pedestrian network while supporting broader goals for walkability, active transportation, and community livability without creating new or redundant policies.

ENFORCEMENT

Targeted, data-informed enforcement supports engineering and education efforts by reinforcing safe behaviors. In collaboration with the Mount Horeb Police Department, the Village will prioritize:

- Targeted speed enforcement in school zones and high-pedestrian corridors
- Crosswalk yield enforcement operations downtown and other high-activity areas
- Ongoing coordination between enforcement personnel and safety committees to address emerging concerns

DATA COLLECTION AND EVALUATION

The Village will establish an ongoing collaboration between the Mount Horeb Police Department, Public Safety Committee and the Sustainability and Natural Resources Committee to conduct an annual review of pedestrian and bicycle safety conditions. This review will include:

- Analysis of reported crash data involving pedestrians and bicyclists
- Collection of pedestrian and bicycle counts at key corridors and crossings
- Community engagement to assess perceived safety, barriers, and areas of concern

Conducting this evaluation on an annual basis will allow the Village to monitor trends, identify emerging issues, and measure the effectiveness of implemented safety improvements. The review will take place each May to align with National Bike Month, reinforcing the Village's commitment to active transportation and providing an opportunity to share findings with the community.

IMPLEMENTATION TIMELINE

Timeline	Action	Lead	Estimated Cost
2026	Create Education Plan	Police Dept, Schools, SNR, Parks & Recreation	$0
2026	Enhance Public Access to Walking and Biking Information (website update)	Village Staff	$0
2027	Install Bicycle Network Wayfinding and Crossing Signage for North/South & East/West Routes. Expand to Stewart Lake County Park pending adoption of initial routes.	Village Staff, Public Services Department	$3,000 - $4,000
2027	2nd Street Reconstruction – Bike Lanes, Wayfinding and Crossing Signage	Public Services Department	TBD
2027–2031	High Visibility Crosswalks on Main Street	Village Staff, Public Services Department	$5,000/year (2027-2031)
Annual	Add Bicycle Racks at Key Destinations	Village Staff, Public Services Department	$1,250/year
Annual (May)	Pedestrian and Bicycle Safety Review (crash data, counts, community engagement)	Police Dept, Public Safety Committee, SNR	$0
Future	Pave Military Ridge State Trail	Village Staff	TBD

IMPLEMENTATION SUMMARY

2026: Develop Education Plan
In 2026, the Village will lead the creation of a coordinated education and encouragement strategy focused on safe walking and biking. This effort will be a collaboration between the Mount Horeb Police Department, Mount Horeb Area Schools, the Sustainability and Natural Resources Committee, and the Recreation Department. The plan will outline appropriate school programs, community training resources, and public awareness campaigns aimed at promoting safe travel behavior.

2026: Enhance Public Access to Walking and Biking Information
The Village website shall be updated to provide clear, easy access to pedestrian and bicycle planning resources. These additions will help residents identify safe routes, understand local infrastructure, and stay informed about ongoing improvements.
Web links will include:
Low-Stress Route Finder
Dane County Bike Map
Pedestrian Facilities Map

2027: Install Bicycle Network Wayfinding and Crossing Signage
To improve navigation and support a low-stress transportation network, new wayfinding signs and bicycle/pedestrian crossing signs will be added along designated routes. This will enhance safety by clearly directing riders and increasing driver awareness at key conflict points.
DOT Property Signs
NACTO - Bike Wayfinding Routes

2027: 2nd Street Reconstruction – Bike Lanes, Wayfinding and Crossing Signage
Planned reconstruction of 2nd Street in 2027 offers an opportunity to integrate bicycle infrastructure. The Village should install bicycle lane pavement markings when feasible from Lincoln Street to Carver Street, improving north–south connectivity and safety.

2027-2031: Main Street - High Visibility Crosswalks
High-visibility crosswalk upgrades using thermoplastic markings and MUTCD-compliant pedestrian yield signage are estimated at approximately $2,500 per crosswalk, consistent with recent municipal pavement-marking unit costs used by communities in south-central Wisconsin.

ANNUAL: Install Bicycle Racks at Key Destinations
As demand and usage grows, the Village will install secure bicycle parking at major community destinations.

FUTURE CONSIDERATION: Pave Military Ridge State Trail

Paving a portion of the Military Ridge State Trail within the Village of Mount Horeb is possible, but it requires close coordination with the Wisconsin DNR, because the corridor is a state trail with an existing master-planned purpose, established surface (predominantly crushed limestone), and winter shared-use considerations (including snowmobiling on the limestone segments). Today only about 2.5 miles are asphalt (primarily near Fitchburg/Verona), with the remainder in limestone, and snowmobiles are allowed only on the limestone sections, not on the paved segment between Fitchburg and Verona. Any proposal to pave inside the village would therefore need to address how winter uses (snowmobile routing, ski/snowshoe use) would be accommodated if a segment were converted to asphalt.

A practical roadmap is to follow the Verona model. In 2025, the City of Verona approved a Land Use Agreement with the DNR to replace bridges and pave an intown stretch of the trail, with the city taking on design, construction, and defined maintenance responsibilities for the paved surface while the DNR retained corridor oversight. Verona's public project page shows the agreement was signed in May 2025, design advanced through 2026, and asphalt paving scheduled for 2027; meeting notes indicate the city coordinated sequence (bridges first, then paving) and long-term maintenance terms with the DNR. For Mount Horeb, a similar pathway would likely include: (1) early discussions with the DNR property manager to confirm master plan consistency and scope; (2) a concept plan that maps limits, cross-sections, winter use management (e.g., alternate snowmobile routing or seasonal agreements), and access points; (3) a draft land use/operating agreement defining roles (construction, snow/ice control, surface maintenance, vegetation management), term, and liability; (4) environmental/permit review as needed; and (5) local funding commitments and public involvement. The DNR's own information page points to Property Master Plans as the touchstone for proposed changes, while Verona's project documentation provides a recent, local precedent for the agreement structure, schedule, and deliverables.

Links:

https://www.veronawi.gov/918/Military-Ridge-State-Trail-Paving-Projec
https://dnr.wisconsin.gov/topic/parks/militaryridge/info

HERITAGE
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Interim Village Administrator's Report
May 29, 2026

Committee Meetings: Since the May 6th Village Board meeting, I attended the Utility Commission meeting, Police Commission, CDA, Public Safety, Parks, Recreation and Forestry, Sustainability & Natural Resources, Historic Preservation Commission and Plan Commission meetings.

Department Head Meetings: A Department Head meeting was conducted on May 26th and another is scheduled on June 16th. I meet with Department Heads individually as needed.

Meetings/Conversations with Contracted Service Providers: Throughout the month there have been numerous meetings/conversations with Rob Wright, Ben Rohr, Ryan Lindsey, Kristen Fish-Peterson and Bryan Kleinmaier to ensure we are keeping things on task and running smoothly.

Other Meetings: A few other meetings I attended were the Dane County Cities and Villages Annual meeting, a meeting with the lessee of the Lukken Farm cropland, a meeting with Tim White and two DNR staff who are assigned to the Green Tier Legacy Communities program, a meeting of the Joint Review Board regarding TIF 6, a meeting with Dennis Cooley, Jeff Gorman, and Denise Schwenn to discuss a draft fundraising agreement for a future sports complex, and I attended a pre-construction meeting regarding the 2026 Mount Horeb street construction projects. When not in meetings, I use the time to review files in the Administrator's office, meet with elected officials, village staff, property owners, developers and the general public. A significant amount of my time is spent on zoning issues and development projects, although signage, erosion control, noise complaints, and general issues are dealt with frequently. A staff level meeting to discuss next steps at the Lukken Farm property will be held in early June.

New Department Head: Joan Laundy began her employment with the Village on May 11th as the next SW Dane Outreach Director. The past three weeks she has been working closely with Lynn and Julie to familiarize herself with the responsibilities of her position. Please join me in welcoming Joan to the Village of Mount Horeb staff.

Retirement: Our sincere appreciation goes out to Lynn Forshaug who retired from the Village effective May 29th. We appreciate everything Lynn did to advocate for seniors in our community, as well as all the hard work she did for the Village for the past 29 years. We wish Lynn a safe, healthy and enjoyable retirement.

Annual Financial Audit: One item on the June Village Board agenda is the presentation of the highlights of the Financial Audit. The document is included in the meeting packet. If possible, please review this document in advance of the meeting. Representatives of Baker Tilly will be at the meeting to present the highlights and answer any of your questions. The audit is an accurate report of the Village's financial position as of December 31, 2025, including fund balance and debt obligations. Our appreciation goes out to Denise and other Village staff who provided information to the auditors so that the auditors could conduct their independent audit. Much work goes into the annual audit. It is important that staff and the auditor's work cooperatively during the audit.

Miscellaneous: During the past month, I have conducted training on Ethics and Conflicts of Interest at most of the committee meetings. If you were not present for the training, you can view it on Trollway TV from the May 6th Village Board meeting.

I continue to work on issues that will allow for a smooth transition once Gabe begins his employment with the Village on June 30th. I truly appreciate all the assistance and support of the Village staff and the Village Board. I especially appreciate the regular check-ins from Ryan Czyzewski.

Please feel free to contact me if you have any questions. I can be reached at jon.hochkammer@mounthorebwi.info or at (608) 437-9409.