



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

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VILLAGE BOARD AGENDA
Wednesday, July 8, 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 June 3, 2026 Meeting Minutes
 - b. Consideration of Appointment of Jeffrey Ingebritsen to Library Board
 - c. Consideration of SIP Encore Brookstone Hills Pocket Neighborhood
 - d. Consideration of Modified Certified Survey Map for Encore Brookstone Hills Pocket Neighborhood
 - e. Consider Alcohol Beverage License Renewal Applications: The Viking Bar & Grill, 120 E Main Street; Melrose on Main, 400 E Main Street
 - f. Consider Appointment of Agent Applications for Alcohol Beverage License Renewals: Guy Evans III for The Viking Bar & Grill, and Kristen Dresen for Melrose on Main
- 6) Agenda Items
 - a. Introduction of Village Administrator, Gabe Altenbernd
 - b. Introduction of Southwest Dane Outreach Director, Joan Laundry
 - c. Consider the Revised Fundraising Agreement with Dennis Cooley for Recreation Complex
 - d. Consider sale/transfer of Village owned land for stormwater purposes - Hidden Ridge Development
 - e. Discuss and Take Action on Authorizing Village Staff to Publish Notice of Intent to Circulate an Annexation Petition
 - f. Consider Proclamation for Independent Retailers Month
- 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
 - a. Written Report
 - 9) Village Administrator's report
 - a. Written Report
 - 10) Village Clerk's report
 - 11) Closed Session: Discuss and Take Action on Mount Horeb Recreational Complex Fundraising Professional Services Agreement
 - a. 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 purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Village Board may reconvene in open session and discuss and take action on the subject matter discussed in closed session.
 - 12) Closed Session: Potential Land Transaction with Hidden Ridge Development
 - a. The Village Board may convene in closed session as authorized by Wisconsin Statute 19.85 (1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 - 13) Meeting adjournment.

***Public Comment Policy**

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

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

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

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

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

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
JUNE 3, 2026**

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

Call to Order/Roll Call: Village President Ryan Czyzewski called the meeting to order at 7:01pm. The Pledge of Allegiance was recited. Present were Trustees White, Jones, Schellpfeffer, Gauger, Kelley, and Best. Also present were Interim Administrator Jon Hochkammer, Village Clerk Alyssa Gaffney, and Youth-In-Government student Jenna Jones.

Public Comments on Non-Agenda Items: None

Consent Agenda: White moved, Gauger seconded to approve the following consent agenda items: May 6, 2026 Meeting Minutes; Appointment of Ken Scott to the Utility Commission; 101 Perimeter Road GDP Amendment; 101 Perimeter Road SIP Amendment; New Alcohol Beverage License Applications for The Doghouse Tavern and Grill, 117 S 1st Street; Zenith Food Group, DBA Vita Bella Italiano Ristorante, 209 E Main Street; and Firefly Events Décor & Flowers LLC, 109 N 8th Street; Appointment of Agent Applications for New Alcohol Beverage Licenses for Jeff Ackerman for the Doghouse Tavern and Grill, Jermaine Butler for Zenith Food Group LLC, and Heidy Rizzi Lange for Firefly Events Décor & Flowers LLC; Alcohol Beverage License Renewal Applications for 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; Isaac's Antiques, 132 E Main Street; MOHO Jo LLC, 100 S 1st Street; Sunn Café, 201 E Main Street; The Doghouse Tavern and Grill, 117 S 1st Street; Appointment of Agent Applications for Alcohol Beverage License Renewals for 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 Café, Jeff Ackerman for The Doghouse Tavern and Grill; Street Use Permit Application from Mount Horeb Area Chamber of Commerce for the Art Fair, July 17-19, 2026. Motion carried by unanimous voice vote.

2025 Village Audit Presentation by Baker Tilly: John Rader from Baker Tilly presented the results of the 2025 Village Audit.

Proclamation Affirming the Village of Mount Horeb's Commitment to Diversity & Inclusion: Czyzewski read the proclamation aloud. White moved, Best seconded to approve the proclamation. Motion carried by unanimous voice vote.

Consideration of Public Art Ordinance 2026-06: Czyzewski and Hochkammer explained the proposed ordinance. Village resident Cathy Scott expressed her concerns about the ordinance. The board discussed and gave their input. Kelly moved to exempt public art from the zoning code. There was no second, therefore motion failed. The board discussed further. Best moved, Gauger seconded to not proceed with the proposed ordinance, and rely on the existing process, and that the Plan Commission does the design review for any applicants looking to do public art, in regards to just Chapter 12 of the zoning code. Motion carried by unanimous voice vote.

Consider Fundraising Agreement with Dennis Cooley for Recreation Complex: Public Services Director Jeff Gorman spoke about the fundraising plan. Hochkammer also spoke about the plan. Village residents Kurt Adler and Terry Kurth spoke in support of the fundraising. Kurth also voiced his concerns about the fundraising fees. The board discussed and gave their input. By consensus, the board chose to move forward with the agreement, with staff revising the contract in regards to the discussed changes.

Consideration of the Pedestrian and Bike Safety Plan: Citizen member of the SNR committee Scott Roethle spoke about the plan. Jones moved, White seconded to approve the plan.

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

Village President's report: Czyzewski spoke about working towards solutions, the Greater Madison transportation plan, Gabe's email being set up, the Open Book and Board of Review dates, the tabletop hazmat exercise he will be participating in, the Library's Disagree Better series, and availability for the July board meeting.

Village Administrator's report: Hochkammer's written report was included in the meeting packet. He additionally spoke about soil testing and an update on demolition of the Karakahl building.

Village Clerk's report: Gaffney spoke about mailing absentee ballots for the August 11th election, and the Open Book and Board of Review dates.

Adjournment: With no further business before the board, Best moved, Schellpfeffer seconded to adjourn @ 9:08pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gaffney, Village Clerk

DRAFT



AGENDA ITEM REPORT

MEETING DATE

July 8, 2026

PREPARED BY

AGENDA ITEM # 5.b

Consideration of Appointment of Jeffrey Ingebritsen to Library Board

BACKGROUND

From: Paula Craft <pmazie1@mhtc.net>

Sent: Monday, June 8, 2026 9:55 AM

To: Ryan Czyzewski <Ryan.Czyzewski@mounthorebwi.info>

Subject: Re: Library Board

Hi Ryan

Jim Leary did decide to not remain on the Library Board by accepting another term. He has been a valued member of the board and will be missed.

We are recommending Jeffrey Ingebritsen for the vacancy on the Library Board with his appointment to be effective July 1, 2026. Jeff is a retired attorney. He and his wife moved to this area a few years ago from Monroe, Wisconsin to be closer to their children and grandchildren. His daughter-in-law is the middle school vocal music teacher here. Jeff was one of the founders on the Monroe Friends of the Library group and served 40 years in that group. He loves reading and public libraries and I feel he will be a good addition to the board.

Thanks for your patience on this. We wanted to give Jim time to make what was a difficult decision to leave the board and be sure we found a good candidate to replace him.

Paula Craft

President, Mount Horeb Public Library Board.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

July 8, 2026

PREPARED BY

AGENDA ITEM # 5.c

Consideration of SIP Encore Brookstone Hills Pocket Neighborhood

BACKGROUND

Attached are the highlighted changes in Ben Rohr's recommendations.

The Motions can be very lengthy but mainly this:

- Lighting plan review
- Garage door variations (*windows, hardware, colors*)
- Front facade siding materials

RECOMMENDATION

ATTACHMENTS

1. Plan Commission Recommendations 6.24.26

Plan Commission Recommendations:

The Plan Commission recommended the following requirements for the approval of the Specific Implementation Plan for parcel 060614190511:

1. A recommendation to the Village Board that the Specific Implementation Plan for parcel 060614190511 be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
3. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
 - a. 7.a. for long building facades without articulation on the sides of each structure, as depicted.
 - b. 24.d. for no bicycle parking being provided and instead bicycle parking being provided within each individual unit's garage, as depicted.
 - c. 25.a.-c. for no building foundation landscaping being provided and instead trees being provided throughout the site along the perimeter, private drive, and shared open space, as depicted.
4. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. 18.a.-e. Require a Lighting Plan for the site to be provided.
 - i. A full photometric plan is not required for every "unit" lot, but that the applicant should provide lighting details/cut fixtures to ensure that flood lights on garages aren't producing glare and to have something on the record as part of the PD approval. There is no street lighting planned for the private road.
5. Plan Commission Action on (related to requirement 7.b. and c.):
 - a. Requiring resubmittal with an alternative front façade design that further reduces the prominence of the front-loaded garages to include:
 - i. Variation in the garage doors themselves should be used including use of windows, potentially hardware on the doors, potentially different door colors, and that there would be variation across the neighborhood and the final design could be approved by staff.
6. Plan Commission Action on (related to requirement 8.b.):
 - a. Requiring resubmittal with an alternative front façade design that includes a 40" hard durable base material to include:
 - i. Cement board, LP smart siding, or similar material that's durable and looks nice should be included on the front facades of each unit and the final design could be approved by staff.
7. Village Engineer review and approval of the proposed Stormwater Management and Grading Plans.

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



VANDEWALLE & ASSOCIATES INC.

MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner: Ben Rohr, AICP
Date: June 24, 2026
Re: Specific Implementation Plan (SIP) and Design Review for 21 Proposed Single-Family Homes at the Southern End of Brookview Trail for Brookstone South, LLC.

Introduction

Brookstone South, LLC (Chad Wuebben of Encore Homes) has submitted a Specific Implementation Plan (SIP) for Plan Commission review. The project is proposed as an extension of the residential neighborhood on the south end of Brookview Trail between developing single-family homes and a regional stormwater basin.

The proposed development includes 21 single-family homes on the same parcel under a condominium form of ownership. Each unit is physically separated and does not share any common wall. The individual units include entries, a two-car garage, and driveway. A private drive is planned to loop around the property and provide access to the public right-of-way (Brookview Trail). Additionally, the developer is planning to create and establish a condominium plat for the property which will enable each unit to be sold separately, and a new condominium association will be formed to fund and perform maintenance within the common areas. This will ensure architectural and aesthetic consistency across the parcel long-term, in addition to maintenance of the shared open space and private streets/sidewalks.

This project received General Development Plan (GDP) zoning approval at the January meeting. The applicant has also formally submitted the proposed SIP for Plan Commission consideration today.

Plan Commission feedback summary from previous meetings:

- Make the private drive one-way to provide additional guest parking spaces along the driveway
- Explore any additional connections between this site and neighboring properties that may develop to the east or west in the future
- Provide more details on the buildout planned for the shared open space
- Include additional landscaping along the south end of the units that directly face the shared open space to provide a buffer
- Explore opportunities to reduce the prominence of the garage along the front facade
- Include variation in unit facades to differentiate each unit and avoid monotonous patterns

Notable changes from the January GDP submittal include:

- One-way private drive with on-street parking provided for guests on one side
- Variation in unit type throughout the project
- Inclusion of a play structure and fire pit within the shared open space
- Unit elevations include varying front façade designs
- Sidewalk along the northern property line was moved 6' to the south
- Landscaping, Utilities, Stormwater Management, Erosion Control, and Grading Plans

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

To note, the proposed project's GDP was approved prior to the adoption of the Village's new Zoning Ordinance. This SIP report has been written to reflect the Village's previous Zoning Ordinance requirements because approval of the GDP occurred under those standards.

Specific Implementation Plan Review

The SIP must meet the zoning requirements, inclusive of the zoning flexibilities approved in the GDP.

Specific SIP Flexibilities Consistent with the Approved GDP include:

1. **Minimum Front and Street Setback:** The GDP approved a minimum front and street setback of 15 feet along the northern property line. The SIP is consistent with the approved GDP.
2. **Minimum Rear Setback:** The GDP approved a minimum rear setback of 2 feet along the southern property line. The SIP is consistent with the approved GDP.
3. **Maximum Impervious Surface Area Ratio:** The GDP approved a maximum impervious surface area for the lot up to 45%. The SIP is consistent with the approved GDP.
4. **Minimum Pavement Setbacks:** The GDP approved minimum pavement setbacks of 0 feet along the northern property line. The SIP is consistent with the approved GDP.
5. **Maximum Number of Residential Buildings Per Lot:** The GDP approved a maximum number of residential buildings on a single lot up to 21. The SIP is consistent with the approved GDP.
6. **Passive Outdoor Recreation Space Land Use:** The GDP approved privately-owned land to be considered a permitted Passive Outdoor Recreational Space land use.

Planner's Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for parcel 060614190511 for approval by the Village Board, subject to the waivers and requirements addressed at the end of this report, as discussed and approved by the Plan Commission.

Design Review Requirements per Section 17-14:

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive or add additional design requirements upon a finding that the additional design requirement would improve the project.

This review is based on the plan set provided by the applicant. This project complies with most Design Review requirements. Any items that do not comply with the Design Directives or requires Plan Commission discussion have been identified with underlined text.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - This requirement is met. The site includes sloping grades in multiple directions. The Grading Plan works within the existing grade changes to maintain topography to the extent possible.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - This requirement is met. Existing grade transitions to adjacent properties are maintained to the extent possible.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - This requirement is met. Existing site grades are maintained to the extent possible.

2. Existing Site Vegetation and Other Natural Features:

- a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
 - This requirement is met. The majority of the existing site is a vacant lot awaiting development. The creek corridor and existing vegetation on the far east side of the site is planned to be protected long-term.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
 - This requirement is met. The proposed development works within the site's existing topography to limit grading impacts to the extent possible.

3. Site Layout Relation to Abutting Streets:

- a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
 - This requirement is met. The project acts as a transition between single-family homes to the north and the stormwater detention basin to the south. The configuration of units surrounding the shared open central open space creates a common gathering area because individual buildings will have limited open spaces directly surrounding them. While effectively creating a dead-end, there are limited opportunities for south, east, or west

connections from the development due to topography, natural features, stormwater infrastructure, and USH 151. Access has been provided for vehicles, pedestrians, and bicyclists via a private drive and sidewalk connection to Brookview Trail to the north.

- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - This requirement is met. Same as 3.a., above.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.
 - This requirement is met. The SIP is consistent with the approved setbacks in the GDP. All other building setbacks are met.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.
 - This requirement is not applicable, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.
 - This requirement is not applicable, as the subject property is not located in the specified area.

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.
 - This requirement is met. The two-story buildings are 28 feet tall, which is consistent with the maximum heights permitted within the zoning district (35 feet).
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.
 - This requirement is not applicable, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of the majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.
 - This requirement is not applicable, as the subject property is not located in the specified area.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - This requirement is not applicable, as each structure is less than 5,000 square feet in size.

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
 - This requirement is met on the front and rear elevations of each unit through varying roof pitches, windows, and doors. This requirement is not met along the side facades of each structure where very little articulation is proposed. Because each unit will be 12 feet apart, limited widow openings are necessary to provide privacy between the units. Additionally, this project is more in line with a single-family neighborhood where there are often longer building facades without articulation. I recommend the Plan Commission waive this requirement for the side facades for these reasons.
- b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.
 - This requirement may be met. The prominence of the front-loaded garage was discussed during the GDP and concept review meetings for this project. I recommend the Plan Commission discuss this requirement again.
- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - This requirement may be met. The prominence of the front-loaded garage was discussed during the GDP and concept review meetings for this project. I recommend the Plan Commission discuss this requirement again.
- d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
 - This requirement is not applicable, as the subject property is not located in the specified area.

8. Exterior Building Materials:

- a. Exterior materials for multi-family, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.
 - This requirement is met through the use of siding on each unit façade.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.

- This requirement is not met. No architectural base feature is included within any proposed unit type. I recommend that the Plan Commission discuss this item further.

9. Exterior Building Colors:

- a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
 - This requirement is not applicable, as the subject property is not located in the specified area.
 - ii. Throughout the rest of the Village, primary colors including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.
 - This requirement is met. The proposed exterior building material colors include varying neutral tones.
 - iii. High gloss paints and other exterior finishes are not permitted.
 - This requirement is met on all portions of the building.
 - iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - This requirement is met on all portions of the building with a consistent use of neutral colors proposed.

10. Exterior Doors:

- a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
 - This requirement is met. Each unit includes a front entry doorway.

11. Windows:

- a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.
 - This requirement is met. No such windows are proposed.
- b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
 - This requirement is met. No such windows are proposed.

12. Roofs:

- a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - This requirement is met. The pitched roof form proposed matches existing and under construction homes to the north.

- b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.
 - This requirement is met. Shingled roofs are proposed.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - This requirement is met.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - This requirement is met. No rooftop mechanicals are proposed.

13. Exterior Building Appurtenances:

- a. Building facades shall be uncluttered by the minimal use and careful placement of brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior.
 - This requirement is met.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - This requirement is not applicable. No awnings are proposed.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - This requirement is not applicable. No awnings are proposed.
- c. Backlighting is prohibited.
 - This requirement is not applicable. No awnings are proposed.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - This requirement is met. The trash containment area for each unit is proposed to be located within the individual unit's garage.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - This requirement is not applicable, as trash will be located within the buildings.
- c. Wood or synthetic wood gates shall be used and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.
 - This requirement is not applicable, as trash will be located within the buildings.

16. Freestanding Canopy Structures:

- a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.

- This requirement is not applicable. There are no freestanding canopy structures proposed.
- b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.
 - This requirement is not applicable. There are no freestanding canopy structures proposed.
- c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - This requirement is not applicable. There are no freestanding canopy structures proposed.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - This requirement is met. A shared play structure has been identified within the shared open space and an image example has been provided by the applicant.
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - This requirement is not applicable. There are no fences proposed.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.
 - It is unknown if this requirement is met. No lighting plans have been provided.
- b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.
 - It is unknown if this requirement is met. No lighting plans have been provided.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - It is unknown if this requirement is met. No lighting plans have been provided.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - It is unknown if this requirement is met. No lighting plans have been provided.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - It is unknown if this requirement is met. No lighting plans have been provided.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - This requirement is not applicable. No signage is proposed.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - This requirement is not applicable. No signage is proposed.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.
 - This requirement is not applicable, as there is no outdoor display or storage proposed.
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - This requirement is not applicable, as there is no outdoor display or storage proposed.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - This requirement is met throughout the site.
- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - This requirement is met. The stormwater management plan will be reviewed by the Village Engineer and be subject to meeting all applicable requirements.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - This requirement is met. A sidewalk connection is provided from the existing sidewalk along Brookview Trail. The private sidewalk is proposed to loop around the shared open space, providing a connection across the private drive to each unit.
- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - This requirement is met. See 22.a. above.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met. Two sidewalk crossings are provided along the northern private driveway where the sidewalk crosses vehicular traffic.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - This requirement is met. Per the Plan Commission's request, the private driveway will be one-way vehicle traffic. This will allow for on-street parking on one side of the drive and a drive lane on the other side.
- b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and

conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.

- This requirement is met. Access and traffic patterns work well within the proposed site configuration and provide safe, accessible connections for all travel modes.
- c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.
- This requirement is met. Traffic circulation is setback from the right-of-way to meet these standards.
- d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
- This requirement is not applicable, as the subject property is not located in the specified area.

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
- This requirement is not applicable. No parking lots are proposed.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
- This requirement is not applicable, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
- This requirement is not applicable, as the subject property is not located in the specified area.
- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
- This requirement is not met. No on-site bicycle parking spaces are proposed. I recommend that the Plan Commission waive this requirement because each unit will have bicycle parking opportunities within the individual unit's garage.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
- This requirement is not met. No building foundation landscaping is proposed. Instead, the proposed landscaping plan includes a variety of trees around the perimeter of the site, along the private driveway, and within the shared open space area. For this reason, I recommend the Plan Commission waive this requirement.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.

- See 25.a. above.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - See 25.a. above.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is not applicable. There is no street frontage area where a 10 foot wide landscaping area could be located.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - This requirement is not applicable. There is no street frontage area where a 10 foot wide landscaping area could be located.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - This requirement not applicable. No parking lots are proposed.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - This requirement is not applicable.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - This requirement is not applicable, as the subject property is not located in the specified area.

Village Planner’s Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for parcel 060614190511:

1. A recommendation to the Village Board that the Specific Implementation Plan for parcel 060614190511 be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review.
3. Design Review as submitted to the Village, including waivers from the Design Review requirements approved by the Plan Commission, including:
 - a. 7.a. for long building facades without articulation on the sides of each structure, as depicted.
 - b. 24.d. for no bicycle parking being provided and instead bicycle parking being provided within each individual unit’s garage, as depicted.

- c. 25.a.-c. for no building foundation landscaping being provided and instead trees being provided throughout the site along the perimeter, private drive, and shared open space, as depicted.
4. Village staff review and approval of the following that meets all Design Review requirements. If any waivers are requested by the applicant from the Design Review requirements, the proposed plans must be reviewed and approved by the Plan Commission.
 - a. 18.a.-e. Require a Lighting Plan for the site to be provided.
5. Plan Commission Discussion and Action on either (related to requirement 7.b. and c.):
 - a. Finding that the proposed front façade of each structure reflects previous Plan Commission comments regarding reducing the prominence of the front-loaded garages.
 - b. Requiring resubmittal with an alternative front façade design that further reduces the prominence of the front-loaded garages.
6. Plan Commission Discussion and Action on either (related to requirement 8.b.):
 - a. Finding that the proposed front façade of each structure does not require a 40” hard durable base material.
 - b. Requiring resubmittal with an alternative front façade design that includes a 40” hard durable base material.
7. Village Engineer review and approval of the proposed Stormwater Management and Grading Plans.
8. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



WYSER
ENGINEERING

**BROOKVIEW
VALLEY CIRCLE
PRIVATE DRIVE**

BROOKVIEW TRAIL

**BROOKVIEW
VALLEY CIRCLE
PRIVATE DRIVE**

**BROOKSTONE HILLS
COTTAGE DEVELOPMENT**

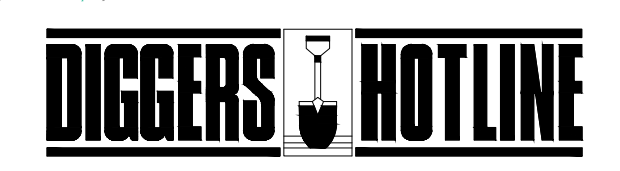
VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
DETAILED GRADING PLAN

BROOKVIEW TRAIL
MOUNT HOREB, WI 53572

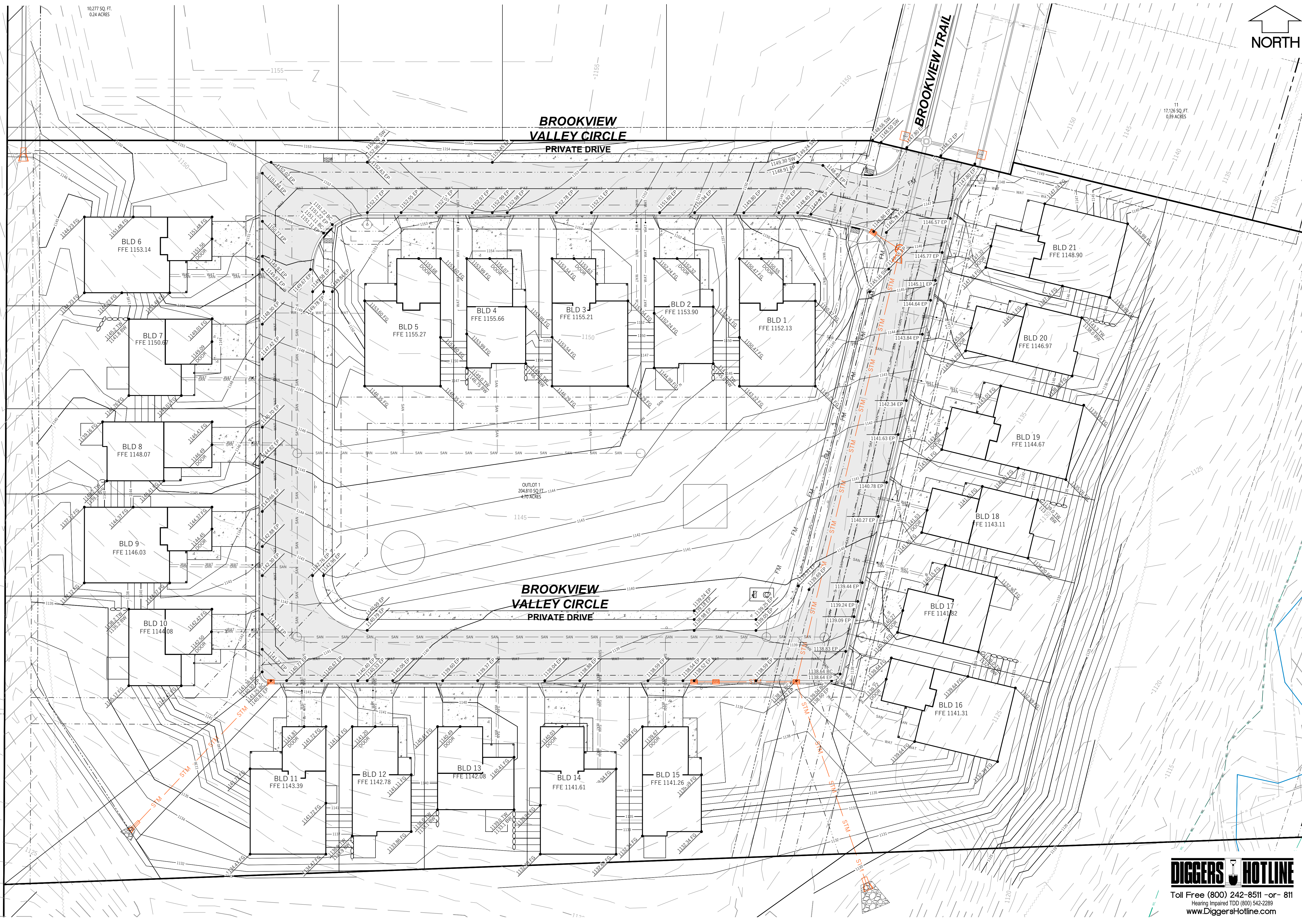
Revisions:		
No.	Date:	Description:

Graphic Scale	0' 10' 20' 30'
Wysers Number	24-1229
Set Type	REVIEW
Date Issued	05/07/2026
Sheet Number	C202



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File: W:\2024\241229_Croundahl - Fink Parcel, Mt Horeb\dwg\24-1229_Overall Plans_PDD Lot Extension.dwg Layout: Detail Grading User: dschneider Plotted: May 29, 2026 - 10:41am





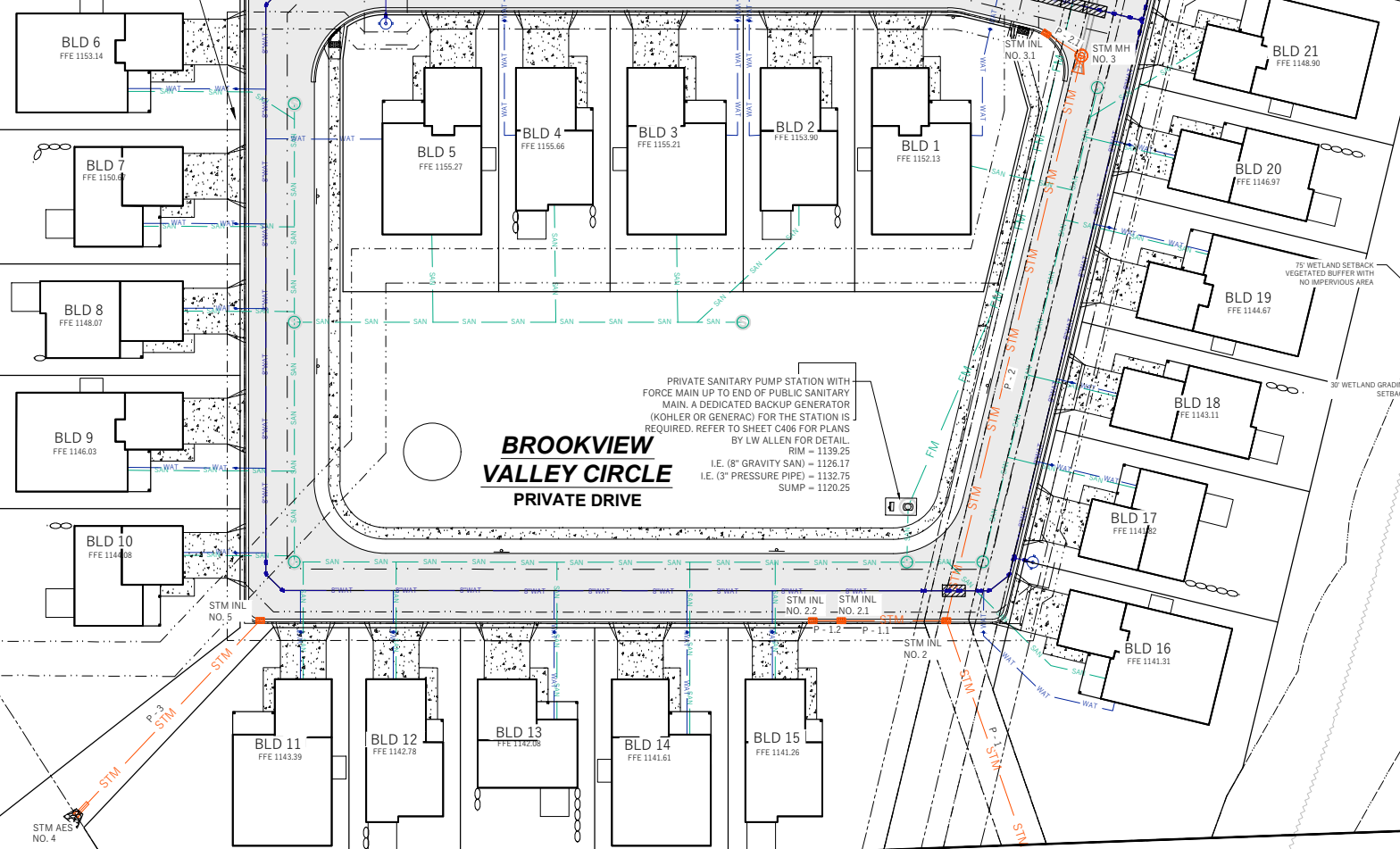
NOTE: ASSUMED MASS GRADING / ROADWAY / UTILITY MAIN CONTRACTOR TO INSTALL UTILITIES A MINIMUM OF 10- FEET PAST THE EDGE OF THE PRIVATE DRIVEWAY.

BROOKVIEW VALLEY CIRCLE PRIVATE DRIVE

CONNECTION INTO EXISTING PUBLIC SANITARY SEWER MANHOLE. (RIM = 1147.87) I.E. (EX. 8" PVC) = 1142.51 (N) I.E. (EX. 8" PVC) = 1142.51 (S) I.E. (1.25" PRESSURE PIPE) = 1142.87 (SW) CONTRACTOR TO VERIFY ELEVATION AND SIZE PRIOR TO CONSTRUCTION. CONTACT THE ENGINEER FOR REDESIGN IF THERE IS ANY DISCREPANCY.

REMOVE EXISTING HYDRANT. SALVAGE FOR REUSE ON SITE. CONNECT NEW MAIN ONTO THE END OF THE EXISTING MAIN. CURB STOPS TO BE LOCATED 3- FEET BEHIND THE BACK OF CURB, TYP.

CURB STOPS TO BE LOCATED 3- FEET BEHIND THE BACK OF CURB, TYP.



BROOKVIEW VALLEY CIRCLE PRIVATE DRIVE

PRIVATE SANITARY PUMP STATION WITH FORCE MAIN UP TO END OF PUBLIC SANITARY MAIN. A DEDICATED BACKUP GENERATOR (KOHLER OR GENERAC) FOR THE STATION IS REQUIRED. REFER TO SHEET C406 FOR PLANS BY LW ALLEN FOR DETAIL. RIM = 1139.25 I.E. (8" GRAVITY SAN) = 1126.17 I.E. (3" PRESSURE PIPE) = 1132.75 SUMP = 1120.25

NOTE: SEE PLAN AND PROFILE DRAWINGS FOR WATER AND SEWER DETAILS. SEE THE NOTES ON SHEET C400 FOR WATER AND SEWER SERVICE DETAILS.

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PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM AES NO. 1	1127.00	-	-	21" FLARED END SECTION	STANDARD TRASH GUARD
STM INL NO. 2	1131.03	1138.42	7.39	48" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 2.1	1134.93	1138.53	3.60	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 2.2	1135.08	1138.52	3.44	2'X3' BOX	R-3067, TYPE R GRATE
STM MH NO. 3	1138.40	1146.00	7.60	60" MANHOLE	R-1550, SOLID LID
STM INL NO. 3.1	1142.62	1146.86	4.24	2'X3' BOX	R-3067, TYPE L GRATE
STM AES NO. 4	1132.00	-	-	12" FLARED END SECTION	STANDARD TRASH GUARD
STM INL NO. 5	1136.69	1140.81	4.12	48" MANHOLE	R-3067, TYPE L GRATE

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 INL NO. 2	STM AES NO. 1	101	1131.03	1127.00	4.00%	21" RCP	0.013	10437.04	14223.50
P - 1.1	STM INL NO. 2.1	STM INL NO. 2	37	1134.93	1133.28	4.50%	12" RCP	0.013	2111.86	3392.20
P - 1.2	STM INL NO. 2.2	STM INL NO. 2.1	10	1135.08	1134.93	1.50%	12" RCP	0.013	1055.93	1958.49
P - 2	STM MH NO. 3	STM INL NO. 2	203	1138.40	1131.28	3.50%	18" RCP	0.013	7024.76	8820.35
P - 2.1	STM INL NO. 3.1	STM MH NO. 3	15	1142.62	1141.90	5.00%	12" RCP	0.013	1253.71	3575.69
P - 3	STM INL NO. 5	STM AES NO. 4	94	1136.69	1132.00	5.00%	12" RCP	0.013	1700.03	3575.69

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

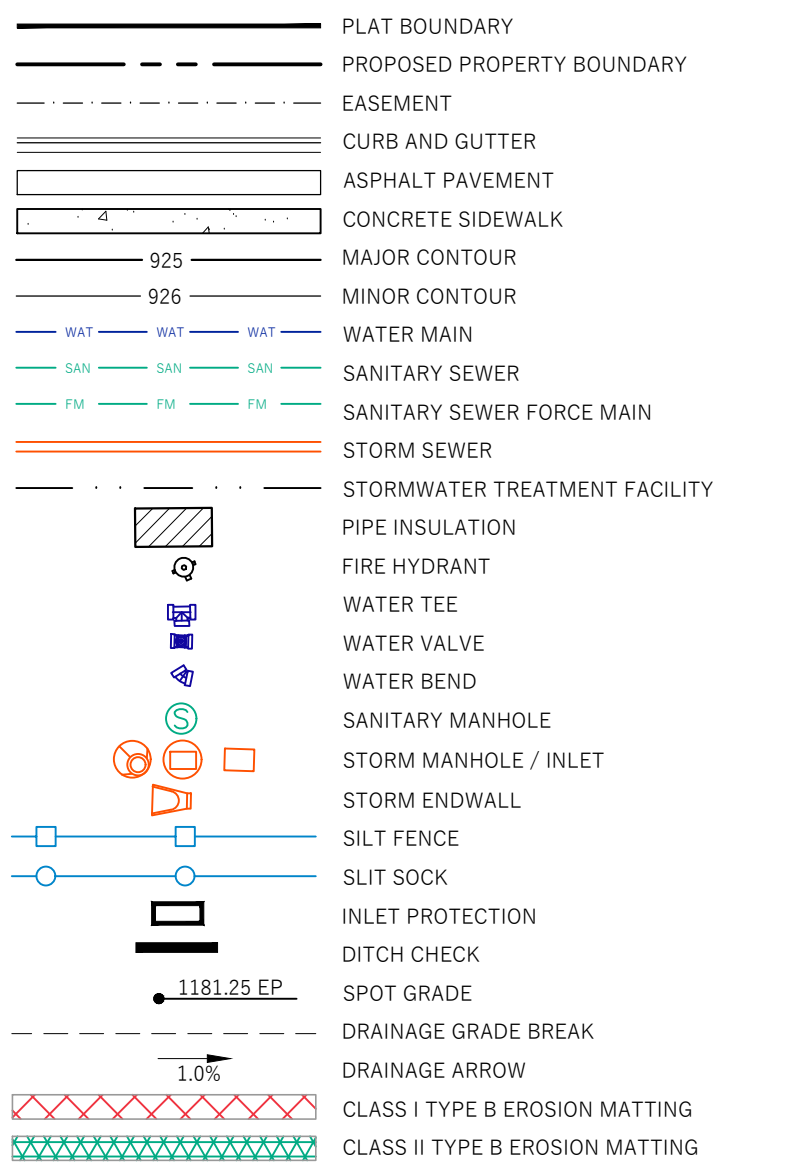
BROOKSTONE HILLS COTTAGE DEVELOPMENT
VILLAGE OF MOUNT HOREB, DANE COUNTY, WI
Sheet Title: UTILITY PLAN
BROOKVIEW TRAIL MOUNT HOREB, WI 53572

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wyser Number	24-1229
Set Type	REVIEW
Date Issued	05/07/2026
Sheet Number	C300

File: W:\2024\241229_Grundahl - Fink Parcel, Mt Horeb\dwg\241229_Overall Plans_PDD Lot_Extension.dwg Layout: Utility Plan User: dschneider Plotted: May 29, 2026 - 10:41am

LEGEND



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 14, 2024 AND ORIGINAL DESIGN DRAWINGS FOR THE BROOKSTONE HILLS PUBLIC IMPROVEMENTS. NO AS-BUILT OF THE PUBLIC IMPROVEMENTS WERE COMPLETED TO VERIFY IF THEY MATCH THE DESIGN PLANS. 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.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 182.0175(2) OF THE WISCONSIN STATUTES. ANY UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY.
- FOR SPOT REPAIR OF CURB & GUTTER, THE CONTRACTOR SHALL PLACE AGGREGATE BASE COMPACTED TO A MINIMUM THICKNESS OF 5 INCHES UNDER ALL CURB AND GUTTER. AGGREGATE BASE SHALL EXTEND 12 INCHES BEYOND BACK OF CURB.
- THE CONTRACTOR SHALL PLACE 4-INCH DEEP AGGREGATE BASE UNDER ALL SIDEWALKS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT CONTRACTORS EXPENSE. STREETS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
- ALL UTILITY TRENCHES SHALL HAVE COMPACTED BACKFILL MEETING THE DENSITY REQUIREMENTS OF PART 8, DIVISION III, SECTION 9 OF THE SPECIFICATIONS. EXISTING TRENCH MATERIAL USED FOR BACKFILL MAY CONTAIN STONES UP TO 6 INCHES IN THEIR GREATEST DIMENSION, PROVIDED THE MATERIAL IS WELL-GRADED SO AS NOT TO PRODUCE VOIDS. WHERE REQUIRED BY THE VILLAGE ENGINEER, SAND SHALL BE MIXED WITH EXISTING MATERIAL TO IMPROVE THE GRADATION AND PREVENT THE FORMATION OF VOIDS.
- BACKFILL MATERIAL SHALL BE FREE OF VEGETATION, ORGANIC MATTER, TOPSOIL, FROZEN SOIL, CLOUDS AND STONES OVER 6" IN DIAMETER, OR ANY OTHER UNSUITABLE MATERIAL. ALL BACKFILL SHALL BE CAREFULLY PLACED TO PREVENT DAMAGE TO OR DISPLACEMENT OF THE PIPE.
- NO BLASTING SHALL OCCUR WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL TRAFFIC SIGNING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. EXISTING STREET AND TRAFFIC SIGNS AND MAIL BOXES SHALL BE REMOVED AND REPLACED IN A SAFE LOCATION BY THE CONTRACTOR AS NECESSARY TO COMPLETE THE WORK. THE METHOD OF REPLACEMENT SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL KEEP DRIVEWAYS OPEN TO VEHICLES AT ALL TIMES EXCEPT WHEN NEW CURB OR WALK IS BEING CONSTRUCTED AND CURING. THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS 24 HOURS IN ADVANCE OF CURB AND SIDEWALK CONSTRUCTION SO THAT PROPERTY OWNERS CAN REMOVE VEHICLES FROM THEIR DRIVEWAYS PRIOR TO CONSTRUCTION. DRIVEWAYS SHALL BE RESTORED WITH 6 INCHES OF AGGREGATE BASE IMMEDIATELY AFTER REMOVAL.
- THE CONTRACTOR SHALL INSTALL DOT TYPE D INLET PROTECTION IN ALL EXISTING INLETS WITHIN THE PROJECT SITE AND IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE, AND AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL MAINTAIN THE INLET PROTECTION DEVICES DURING CONSTRUCTION AND THROUGH THE ONE-YEAR GUARANTEE PERIOD AS REQUIRED BY THE VILLAGE ENGINEER. THE COST OF INLET PROTECTION IS INCIDENTAL TO CONSTRUCTION.
- THIRTY DAYS PRIOR TO PLACING AGGREGATE BASE, THE CONTRACTOR SHALL PROVIDE COPIES OF CURRENT TEST RESULTS (TESTS RUN WITHIN THE PREVIOUS 12 MONTHS) FROM THE SOURCE STOCK PILES TO BE USED ON THE PROJECT SHOWING THE MATERIAL MEETS THE GRADATION, SOUNDNESS, AND WEAR REQUIREMENTS OF THE SPECIFICATION. IF CURRENT TEST RESULTS ARE NOT AVAILABLE, THE CONTRACTOR, AT THEIR EXPENSE, SHALL HAVE THE REQUIRED TESTS RUN. THE VILLAGE ENGINEER, AT THE CONTRACTOR'S EXPENSE, WILL COLLECT SAMPLES DURING THE PLACEMENT OF THE BASE COURSE FOR TESTING TO CONFIRM THE MATERIAL MEETS THE SPECIFICATIONS. ANY MATERIAL FOUND TO BE OUT OF SPECIFICATION SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIAL AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEER TWO (2) WORKING DAYS PRIOR TO PLACING AGGREGATE BASE.
- THE CONTRACTOR SHALL PROTECT ALL CURBS AND WALKS FROM EROSION AND UNDERCUTTING. THE CONTRACTOR SHALL CONSTRUCT DIVERSION BERMS AS NECESSARY TO PREVENT UNDERCUTTING. ANY CURB OR WALK WHICH IS UNDERCUT SHALL BE REMOVED AND REPLACED, AT THE EXPENSE OF THE CONTRACTOR.
- ACCESSIBLE RAMPS AND DETECTABLE WARNING FIELD PANELS SHALL BE INSTALLED AT ALL INTERSECTIONS PER SSD 805 WISDOT CURB RAMP DETAIL.
- WHERE PROPOSED PAVEMENT, SIDEWALK, OR CURB AND GUTTER ABUT EXISTING, MATCH EXISTING GRADE.
- CONTRACTOR TO NOTIFY FIRE AND EMS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK. IN ALL CASES WHERE A CONFLICT MAY OCCUR, THE ENGINEER SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
- TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC.
- SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- ESTABLISH AND MAINTAIN SITE SECURITY UNTIL PROJECT ACCEPTANCE.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- DISPOSE ALL ELEMENTS DESIGNATED FOR REMOVAL IN A LEGAL MANNER.
- COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETIONS OF ALL WORK.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEER 2 DAYS IN ADVANCE OF ANY SOILS DISTURBING ACTIVITY.
- POST CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/const_standards.html
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND THE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILLER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- 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.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/botw/>

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- ALL DISTURBED AREAS EXCEPT TERRACES SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 4 INCHES. SEEDED, FERTILIZED, AND MULCHED BY THE CONTRACTOR WITHIN 14 DAYS OF INITIAL DISTURBANCE.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION"
- 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.
- IF THE CONTRACTOR IS UNABLE TO SEED AND MULCH THE TERRACE AREAS WITHIN 48 HOURS OF THE PLACEMENT OF TOPSOIL, THE CONTRACTOR SHALL INSTALL 6-FOOT WIDE EROSION MAT BEHIND THE CURB AND GUTTER. THE COST OF PLACING THIS EROSION MAT IS INCIDENTAL TO TERRACE RESTORATION.
- SEED MIXTURES SHALL MEET THE FOLLOWING REQUIREMENTS:
 - ALL DISTURBED AREAS OUTSIDE THE STREET RIGHT-OF-WAY SHALL BE SEEDED WITH OLDS LAWN SEED, QUICK-TO-GROW, OR APPROVED EQUAL, AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET AND MULCHED WITH CLEAN STRAW MULCH AT THE RATE OF 10-30 POUNDS PER 1,000 SQUARE FEET. ALL DISTURBED AREAS SHALL BE DEEP TILLED PRIOR TO SEEDING AND MULCHING. MULCH SHALL BE PUNCHED INTO THE SOIL TO A MINIMUM DEPTH OF 2 INCHES USING A MULCH TILLER WHILE TRAVELING ON THE CONTOUR.
 - INFILTRATION BASIN SIDE SLOPES AND BERM SHALL BE LOW MAINTENANCE NATIVE SEED MIX.
 - INFILTRATION BASIN BOTTOM SURFACE AREA SHALL BE NATIVE WETLAND SEED MIX WITH NURSE COVER CROP. NATIVE SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20.)
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS.
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 5:1 SHALL USE PRESCRIPTIVE COMPLIANCE INCLUDING SLOPE INTERRUPTION PER WDNR TECH. STD. 1071. SOIL STABILIZATION (PERMANENT SEEDING AND CLASS I, TYPE B EROSION MATTING ON SLOPES OR EROSION MATTING IN DRAINAGE SWALES AS PRESCRIBED IN STABILIZATION SCHEDULE) AND LIMITING THE MAX PERIOD OF BARE SOIL EXPOSURE TO 90 DAYS.
- CLASS III, TYPE C TURF REINFORCEMENT MATTING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDELINES. APPROVED MATTING SHALL BE THOSE LISTED ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST OR APPROVED EQUIVALENT. PER WDNR TECHNICAL STANDARD 1053, A CLASS I, TYPE B OR CLASS II, TYPE B OR C MUST BE PLACED OVER THE AREAS WHERE CLASS III, TYPE C TURF REINFORCEMENT MATTING IS SHOWN ON THE PLANS.
- ON-SITE BORROW PITS MUST BE CONSTRUCTED WITH THE SAFETY OF THE GENERAL PUBLIC IN MIND.

STORM SEWER GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL STORM SEWER SHALL BE REINFORCED CONCRETE STORM SEWER. CIRCULAR PIPE SHALL BE ASTM C-76, CLASS III MINIMUM AND SHALL HAVE RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. THE JOINT SHALL BE TYLOX TYPE C, OR EQUAL. ALL HORIZONTAL ELLIPTICAL PIPE SHALL BE ASTM C-507, CLASS HE III MINIMUM. JOINTS ON HORIZONTAL ELLIPTICAL PIPE AND PRECAST BOX CULVERT SHALL BE FILLED WITH COLD PLASTIC JOINT COMPOUND EQUAL TO SEAL-TIGHT AS MANUFACTURED BY W.R. MEADOWS, AND MACWRAP EXTERNAL SEALING BAND AS MANUFACTURED BY MAR MAC CONSTRUCTION PRODUCTS CO. INC.
 - STORM SEWER MANHOLE CASTINGS SHALL BE NEEHAH FOUNDRY CASTING R-2050 MANHOLE FRAME, WITH TYPE "D" GRATE, OR APPROVED EQUAL. STEPS SHALL BE SPACED 16 INCHES ON CENTER. MANHOLE FRAME AND COVER SHALL BE MACHINED AND FITTED SO THAT ROCKING AND CHATTERING WILL BE ELIMINATED.
 - STORM SEWER INLET CASTINGS SHALL BE NEEHAH FOUNDRY CASTING R-3067-C CURB INLET. ALL INLET GRATES ON STREET GRADES OF 1% OR GREATER SHALL BE NEEHAH FOUNDRY TYPE V (VANE) GRATES, OR APPROVED EQUAL. INLET GRATES ON STREET GRADES OF LESS THAN 1% OR IN SUMP CONDITION SHALL BE NEEHAH FOUNDRY TYPE R, OR APPROVED EQUAL.
 - MANHOLE STEPS SHALL BE EQUAL TO NEEHAH R-1982-F CAST IRON STEP. M.A. INDUSTRIES INC. COPOLYMER STEP WITH 2-INCH GRADE 60 STEEL REINFORCEMENT IS AN APPROVED EQUAL.
 - CONCRETE BLOCK MANHOLE APPROVED BY THE ENGINEER WILL BE PERMITTED AS AN ALTERNATE ON STORM SEWER WORK.
 - REINFORCED PRECAST FLAT SLAB COVERS SHALL BE USED IN LIEU OF PRECAST CONCENTRIC CONES WHEN REQUIRED.
 - CONCRETE USED FOR POURED-IN-PLACE STRUCTURES SHALL CONTAIN A MINIMUM OF 6 BAGS (94 NET OF CEMENT PER CUBIC YARD. CONCRETE SHALL OBTAIN A MINIMUM 28 DAY STRENGTH OF 3,000 POUNDS PER SQUARE INCH. CONCRETE SHALL BE AIR ENTRAINED TO 6% AIR BY VOLUME, PLUS OR MINUS 1.5%. CONCRETE SHALL BE PLACED WITH A SLUMP OF NOT LESS THAN 3 INCHES OR MORE THAN 4 INCHES.
 - UNLESS OTHERWISE SPECIFIED ON THE PLANS, REINFORCING STEEL SHALL BE DEFORMED ROUND STEEL BARS CONFORMING TO ASTM A615, GRADE 40. ALL BARS SHALL BE EPOXY COATED.
 - ALL MANHOLES SHALL BE WATER TIGHT. ADJUSTING RINGS ON MANHOLES SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE PLASTERED INSIDE AND OUTSIDE WITH 1/2-INCH OF TYPE M OR S MORTAR.
 - INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT IS REQUIRED THAT 3 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 TYPE M OR S MORTAR, WITH THICKNESS AS SHOWN IN TYPE H STORM SEWER INLET. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ADJUSTING RINGS SHALL BE PLASTERED INSIDE AND OUTSIDE WITH 1/2-INCH OF TYPE M OR S MORTAR. ONCE THE CASTING ADJUSTMENT IS COMPLETE, 3 FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
 - THE CONTRACTOR SHALL INSTALL DOT TYPE D INLET PROTECTION IN ALL NEW INLETS. THE CONTRACTOR SHALL MAINTAIN THE INLET PROTECTION DEVICES DURING CONSTRUCTION AND THROUGH THE ONE-YEAR GUARANTEE PERIOD AS REQUIRED BY THE VILLAGE ENGINEER.
- THE ABOVE NOTES ARE FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT INCLUSIVE NOR DO THEY SUPERSEDE THE SPECIFICATIONS.

BUILDING TYPE

Building Number	Building Type
1	Tamarind
2	Rosewood
3	Tamarind
4	Rosewood
5	Tamarind
6	Tamarind
7	Sandalwood
8	Rosewood
9	Tamarind
10	Sandalwood
11	Tamarind
12	Rosewood
13	Sandalwood
14	Tamarind
15	Rosewood
16	Tamarind
17	Sandalwood
18	Rosewood
19	Tamarind
20	Rosewood
21	Tamarind

BUILDING ELEVATIONS

Building Number	First Floor Elevation	Top of Foundation	Garage Floor Entry	Deck Elevation	Basement Elevation
1	1152.13	1150.97	1150.55	1151.38	1143.22
2	1153.90	1152.74	1152.32	1153.15	1144.99
3	1155.21	1154.04	1153.63	1154.46	1146.29
4	1155.66	1154.49	1154.07	1154.91	1146.74
5	1155.27	1154.10	1153.68	1154.52	1146.35
6	1153.14	1151.98	1151.56	1152.39	1144.23
7	1150.67	1149.51	1149.09	1149.92	1141.76
8	1148.07	1146.91	1146.49	1147.32	1139.16
9	1146.03	1144.87	1144.45	1145.28	1137.12
10	1144.08	1142.92	1142.50	1143.33	1135.17
11	1143.39	1142.22	1141.81	1142.64	1134.47
12	1142.78	1141.61	1141.20	1142.03	1133.86
13	1142.08	1140.91	1140.49	1141.33	1133.16
14	1141.61	1140.44	1140.03	1140.86	1132.69
15	1141.26	1140.09	1139.67	1140.51	1132.34
16	1141.31	1140.14	1139.72	1140.56	1132.39
17	1141.82	1140.65	1140.24	1141.07	1132.90
18	1143.11	1141.95	1141.53	1142.36	1134.20
19	1144.67	1143.51	1143.09	1143.92	1135.76
20	1146.97	1145.81	1145.39	1146.22	1138.06
21	1148.90	1147.74	1147.32	1148.15	1139.99

WATER MAIN GENERAL NOTES

- WATER MAIN SHALL BE CEMENT MORTAR LINED DUCTILE IRON, CLASS 52. ALL BENDS AND FITTINGS SHALL BE D.I., MECHANICAL JOINT, WITH MEGALUG JOINT RESTRAINT AND ALL T-BOLTS AND NUTS SHALL BE COR-BLUE COATED AS MANUFACTURED BY TYLER UNION.
 - ALL WATER MAIN SHALL BE LAID WITH A MINIMUM 6 FEET OF COVER FROM FINISHED GRADE. THE WATER MAIN BEDDING REQUIREMENTS REQUIRE THE CONTRACTOR TO PROVIDE BEDDING STONE TO A POINT 12 INCHES ABOVE TOP OF PIPE. BEDDING STONE SHALL BE MECHANICALLY COMPACTED PRIOR TO PLACING THE BACKFILL MATERIAL.
 - HYDRANTS SHALL BE INSTALLED 5 FEET BEHIND THE CURB AND SHALL BE SET WITH CENTER OF THE PUMPER NOZZLES 24 INCHES ABOVE THE TOP OF CURB. ALL HYDRANT LEADS SHALL HAVE A 6-INCH AUXILIARY VALVE INSTALLED BEHIND THE CURB. HYDRANTS SHALL BE WATEROUS WB-67 WITH TWO (2) PUMPER NOZZLES ONLY.
 - WATER MAIN VALVES SHALL BE LOCATED SUCH THAT NO VALVE IS CLOSER THAN 10 FEET TO AN ADJACENT VALVE.
 - UNLESS OTHERWISE INDICATED, A WATER SERVICE LATERAL SHALL BE INSTALLED AT EACH LOCATION WHERE A SEWER LATERAL IS SHOWN ON THE PLANS. WATER SERVICES SHALL BE 1-INCH DIAMETER UNLESS OTHERWISE SHOWN AND SHALL EXTEND 4 FEET INTO THE LOT.
 - BACKFILL MATERIAL SHALL BE FREE OF VEGETATION, ORGANIC MATTER, TOPSOIL, FROZEN SOIL, CLOUDS AND STONES OVER 6 INCHES IN DIAMETER, OR ANY OTHER UNSUITABLE MATERIAL. ALL BACKFILL SHALL BE CAREFULLY PLACED TO PREVENT DAMAGE TO OR DISPLACEMENT OF THE PIPE.
 - THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES AND CURB BOXES TO THE FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY VALVES BOXES DAMAGED OR OTHERWISE DISTURBED PRIOR TO ACCEPTANCE SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE ABOVE NOTES ARE FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT INCLUSIVE NOR DO THEY SUPERSEDE THE SPECIFICATIONS.

SANITARY SEWER GENERAL NOTES

- ALL SANITARY SEWER SHALL BE PVC, ASTM D-3033 OR 3034, SDR 35.
 - SANITARY SEWER LATERALS SHALL BE FOUR INCH (4") DIAMETER UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL BE THE SAME MATERIAL AS THE SEWER MAIN. ALL LATERALS SHALL BE LAID AT A SLOPE OF 1/4" PER FOOT UNLESS OTHERWISE INDICATED AND SHALL BE EXTENDED TEN FEET (10') INTO THE LOT. THE ENDS OF ALL LATERALS SHALL BE MARKED WITH 4"x4" POSTS EXTENDING FOUR FEET (4') BELOW THE GROUND TO THREE FEET (3') ABOVE GROUND. THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF THE LOCATION OF ALL WYES AND LATERALS INSTALLED AND SHALL PRESENT THIS WRITTEN RECORD TO ENGINEER PRIOR TO FINAL PAYMENT.
 - SANITARY SEWER MANHOLE CASTINGS SHALL BE NEEHAH FOUNDRY CASTING R-1550 MANHOLE FRAME, WITH R-1550 TYPE "B" SELF-SEALING MANHOLE LID WITH CONCEALED PICK HOLES, OR APPROVED EQUAL. ADJUSTMENT OF EXISTING AND SALVAGED MANHOLE CASTINGS IS INCIDENTAL TO ADJACENT WORK.
 - MANHOLE FRAME AND COVER SHALL BE MACHINED AND FITTED SO THAT ROCKING AND CHATTERING WILL BE ELIMINATED.
 - MANHOLE STEPS SHALL BE EQUAL TO NEEHAH R-1982-F CAST IRON STEP. M.A. INDUSTRIES INC. COPOLYMER STEP WITH 1/2" GRADE 60 STEEL REINFORCEMENT IS APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.
 - CONCRETE BLOCK MANHOLE APPROVED BY THE ENGINEER WILL BE PERMITTED AS AN ALTERNATE ON STORM SEWER WORK ONLY.
 - REINFORCED PRECAST FLAT SLAB COVERS SHALL BE USED IN LIEU OF PRECAST ECCENTRIC CONES WHEN DIRECTED BY THE ENGINEER.
 - OUTSIDE DROP ENTRANCES SHALL BE PROVIDED ON MANHOLES FOR ALL SANITARY SEWERS WHERE INLET TO OUTLET DISTANCE IS 2' OR GREATER.
 - SEWER BEDDING SHALL BE CLASS B OR AS SPECIFIED IN THE SPECIAL PROVISIONS.
- THE ABOVE NOTES ARE FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT INCLUSIVE NOR DO THEY SUPERSEDE THE SPECIFICATIONS.

SANITARY SEWER SERVICE SCHEDULE

Sanitary Sewer Schedule					
Building Number	Length (ft)	Connection Invert Elevation	Building Invert Elevation	Slope	Pipe Size & Type
1	37	1133.24	1133.97	2.00%	4" SDR 35 PVC
2	36	1138.13	1138.85	2.00%	4" SDR 35 PVC
3	17	1137.69	1138.03	2.00%	4" SDR 35 PVC
4	28	1136.83	1137.39	2.00%	4" SDR 35 PVC
5	18	1135.97	1136.34	2.00%	4" SDR 35 PVC
6	61	1140.19	1141.41	2.00%	4" SDR 26 PVC
7	53	1139.43	1140.49	2.00%	4" SDR 26 PVC
8	39	1134.41	1135.19	2.00%	4" SDR 26 PVC
9	58	1131.06	1132.22	2.00%	4" SDR 26 PVC
10	39	1129.28	1130.06	2.00%	4" SDR 26 PVC
11	37	1128.78	1129.52	2.00%	4" SDR 26 PVC
12	37	1128.45	1129.19	2.00%	4" SDR 26 PVC
13	51	1127.89	1128.91	2.00%	4" SDR 26 PVC
14	56	1127.43	1128.55	2.00%	4" SDR 26 PVC
15	37	1127.13	1127.87	2.00%	4" SDR 26 PVC
16	65	1126.85	1128.15	2.00%	4" SDR 26 PVC
17	46	1128.91	1129.83	2.00%	4" SDR 26 PVC
18	32	1130.24	1130.88	2.00%	4" SDR 26 PVC
19	51	1132.76	1133.78	2.00%	4" SDR 26 PVC
20	32	1134.10	1134.74	2.00%	4" SDR 26 PVC
21	45	1134.43	1135.34	2.00%	4" SDR 26 PVC

WATER SERVICE SCHEDULE

Water Schedule		
Building Number	Length (ft)	Pipe Size & Type
1	57	1" COPPER
2	60	1" COPPER
3	60	1" COPPER
4	60	1" COPPER
5	41	1" COPPER
6	48	1" COPPER
7	43	1" COPPER
8	29	1" COPPER
9	48	1" COPPER
10	29	1" COPPER
11	31	1" COPPER
12	31	1" COPPER
13	45	1" COPPER
14	50	1" COPPER
15	31	1" COPPER
16	73	1" COPPER
17	36	1" COPPER
18	22	1" COPPER
19	41	1" COPPER
20	22	1" COPPER
21	51	1" COPPER

File: W:\2024\241229_Grundahn - Elnk Parcel, Mt Horeb\dwg\FDD Lot_24-1229_Overall Plans_FDD Lot_24-1229_Overall Plans_FDD Lot_Extension.dwg Layout: C400 User: dschneider Plotted: May 07, 2026 3:37pm

BROOKVIEW TRAIL
MOUNT HOREB, WI 53572

BROOKSTONE HILLS
COTTAGE DEVELOPMENT

Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wysner Number	24-1229
Set Type	REVIEW
Date Issued	05/07/2026
Sheet Number	C401

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

REFER TO MATERIALS NOTES
GEOTEXTILE FABRIC (IF NECESSARY)

MATERIAL NOTES

- 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.
- THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

- INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
- 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.
- DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
- 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.
- DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.
- TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

- 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.
- MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENEED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
- A MINIMUM 30-FOOT WIDE BY 50-FOOT LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
- REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
- MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
- REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

MATERIAL NOTES

- 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

- INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
- CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
- 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.
- 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.
- SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

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

EROSION CONTROL BLANKET (SEEDED AREAS) ON SIDE SLOPES OF 3:1 OR GREATER. BIO-DEGRADABLE, DOUBLE NETTED, LIGHT DUTY (WisDOT CLASS 1 TYPE B)

ANCHOR TRENCH (SEE DETAIL AND NOTES BELOW)

OVERLAP END JOINTS MINIMUM OF 6' AND STAPLE OVERLAP AT 1.5' INTERVALS.

OVERLAP LONGITUDINAL JOINTS MINIMUM OF 6'

STAPLE DENSITY SHALL BE A MINIMUM OF 3 U-SHAPED 8", 11 GAUGE METAL STAPLES PER SQUARE YARD (THIS MAY VARY AS DIRECTED BY GOVERNING AUTHORITY).

ANCHOR TRENCH

- DIG 6" X 6" TRENCH
- LAY BLANKET IN TRENCH
- STAPLE AT 1.5' INTERVALS
- BACKFILL WITH NATURAL SOIL AND COMPACT
- BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

INSPECTION & MAINTENANCE NOTES

- 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.
- IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
- ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

EROSION CONTROL BLANKET INSTALLATION

SECTION NTS

ALWAYS USE IN CONJUNCTION WITH EROSION CONTROL MAT

2" X 2" X 36" WOODEN STAKES PLACED 10' O.C.

DISTURBED AREA

12' MIN

1:3 MAX SLOPE

SILT SOCK

PROTECTED AREA

PLAN NTS

2" X 2" X 36" WOODEN STAKES PLACED 10' O.C.

DISTURBED AREA

10' L.F. PER END PLACED AT A 30° ANGLE TO PREVENT END-AROUND FLOW

SPACING VARIES REFER TO PLAN

ALWAYS INSTALL SILT SOCK PERPENDICULAR TO SLOPE

PROTECTED AREA

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)

ANCHOR TRENCH DETAIL

SEE PLANS FOR ANCHOR TRENCH LOCATIONS

TRENCH APPROX. 10" WIDE X 8" DEEP

BLANKET OVERLAP, 2'-4"

STAPLES ARE THROUGH BOTH BLANKETS

6" OVERLAP

2 ROWS OF STAPLES 4" APART

2 ROWS OF STAPLES, 4" SPACING BETWEEN ROWS, 12" SPACING BETWEEN STAPLES

SOIL PILE FROM TRENCH

STEP 1

2 ROWS OF STAPLES, 4" SPACING BETWEEN ROWS, 12" SPACING BETWEEN STAPLES

STEP 2

CHANNEL TERMINATION TWO ROWS OF STAPLES 6" APART OFFSET BY 3"

FLOW DIRECTION

GENERAL STAPLE PATTERN:
USE MANUFACTURER'S RECOMMENDATIONS. MAXIMUM DISTANCE BETWEEN STAPLES IS 4 FEET.

MATERIAL NOTES

- ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) ARE ACCEPTABLE FOR USE.
- STAPLES USED FOR CLASS 1 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.
- MATS SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL.
- IF SECTIONS OF ECRM NEED TO BE OVERLAPPED, ENSURE THAT THE OVERLAP IS FACING DOWNSTREAM TO PREVENT WATER FROM FLOWING BENEATH THE ECRM.

RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.

INSPECTION & MAINTENANCE NOTES

- 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.
- IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
- ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

EROSION CONTROL MAT (CHANNELS)

MATERIAL NOTES

- DITCH CHECKS SHALL BE CONSTRUCTED OF APPROVED MATERIALS LISTED IN WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) FOR TEMPORARY DITCH CHECKS.
- EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN DETAIL D-7.
- WOOD STAKES SHALL MEET THE FOLLOWING REQUIREMENTS:
FOR 20" SEDIMENT LOGS: 1 1/2" X 1 1/2" X 48" AIR OR KILN DRIED HICKORY OR OAK STAKES
- DITCH CHECKS SHOULD BE INSTALLED SUCH THAT ADJOINING PROPERTY IS NOT NEGATIVELY IMPACTED.
- DITCH CHECKS SHOULD BE USED IN CONJUNCTION WITH OTHER PERMANENT RESTORATION PRACTICES.

INSTALLATION NOTES

- INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1062.
- PROPRIETARY DITCH CHECKS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- DITCH CHECK SHALL BE INSTALLED SUCH THAT ENDS ARE HIGHER THAN THE CENTER CREATING A STABLE OVERFLOW POINT. ENDS SHOULD BE A MINIMUM OF 6" HIGHER THAN THE EXPECTED DESIGN WATER LEVEL.
- DITCH CHECKS SHOULD BE USED IN CONJUNCTION WITH OTHER PERMANENT RESTORATION PRACTICES.

INSPECTION & MAINTENANCE NOTES

- DITCH CHECKS 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.
- WHEN OBSERVING CONDITIONS OF DITCH CHECKS, PAY SPECIAL CONSIDERATION TO THE PRESENCE OF INDICATORS THAT WATER IS ERODING AROUND THE ENDS, UNDERCUTTING THE DITCH CHECK, OR SIGNIFICANT EROSION IS OCCURRING DOWNSTREAM OF THE DITCH CHECK. THESE ITEMS MAY INDICATE THE NEED FOR CLOSER SPACING ON DITCH CHECKS OR USE OF A DIFFERENT EROSION MAT.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE DITCH CHECK WHEN IT REACHES 1/2 THE HEIGHT OF THE LOWEST ELEVATION OF THE DITCH CHECK.
- DITCH CHECKS SHALL BE REMOVED ONCE CHANNEL IS STABILIZED WITH VEGETATION UNLESS PART OF A PERMANENT STORMWATER MANAGEMENT PLAN.
- MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

DITCH CHECK

SECTION NTS

ALWAYS USE IN CONJUNCTION WITH EROSION CONTROL MAT

2" X 2" X 36" WOODEN STAKES PLACED 10' O.C.

DISTURBED AREA

12' MIN

1:3 MAX SLOPE

SILT SOCK

PROTECTED AREA

PLAN NTS

2" X 2" X 36" WOODEN STAKES PLACED 10' O.C.

DISTURBED AREA

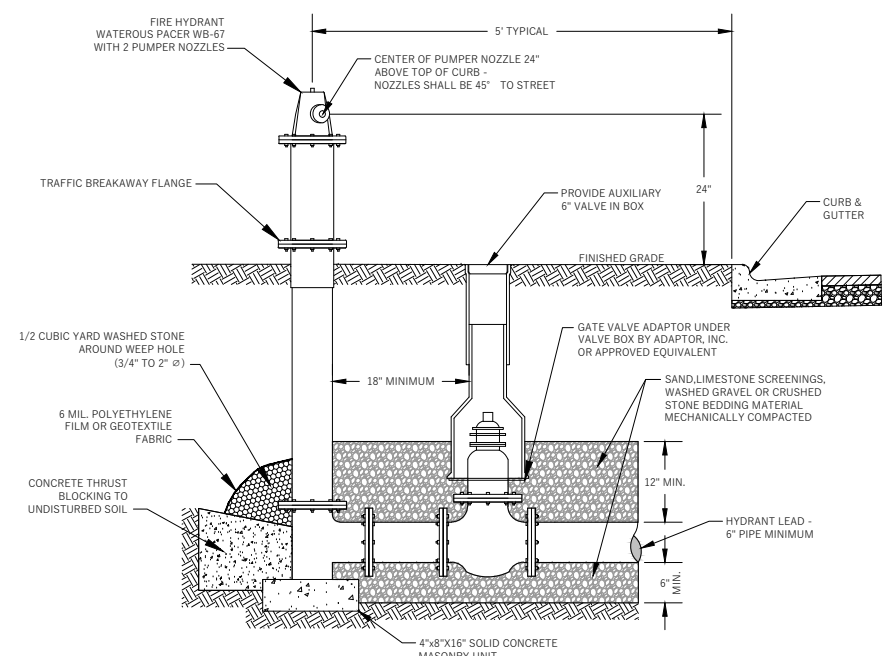
10' L.F. PER END PLACED AT A 30° ANGLE TO PREVENT END-AROUND FLOW

SPACING VARIES REFER TO PLAN

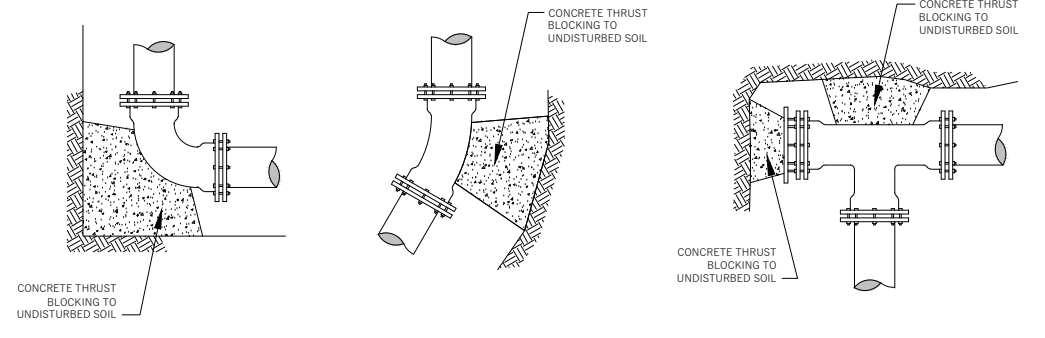
ALWAYS INSTALL SILT SOCK PERPENDICULAR TO SLOPE

PROTECTED AREA

File: W:\2024\241229_Gravel.dwg (PDD) - Fink Parcel, Mt. Horeb, WI - Details.dwg Layout: C404 User: aschneider Plotfile: Mar 25, 2026 - 7:51 am



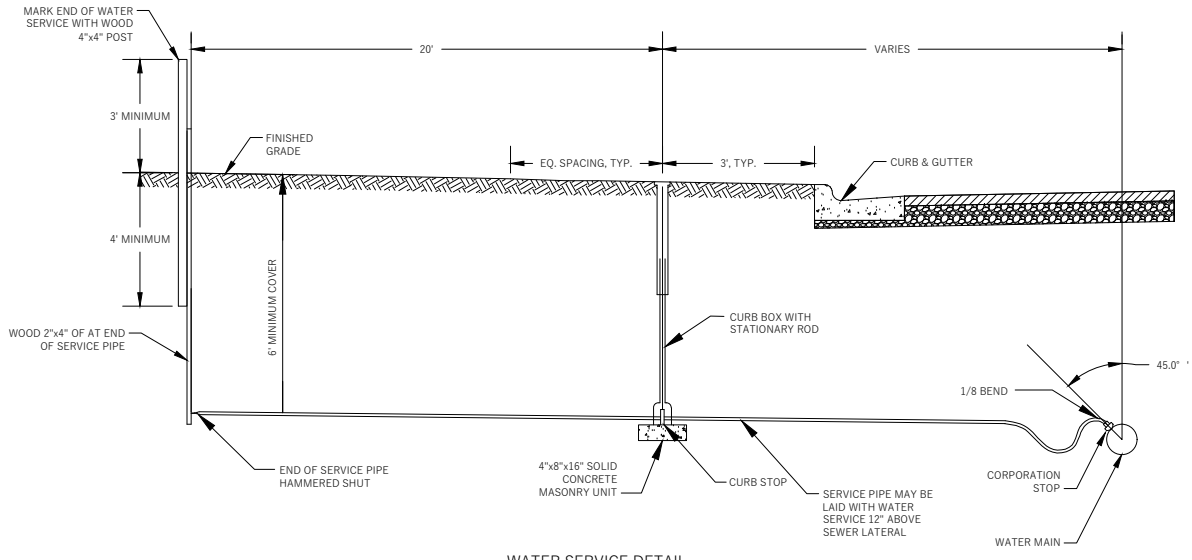
FIRE HYDRANT DETAIL



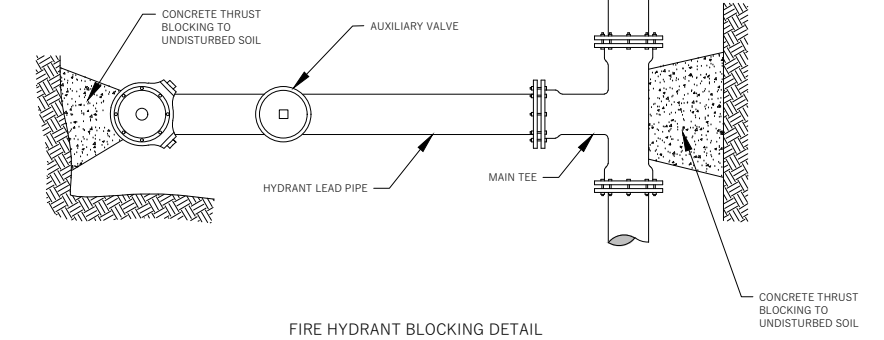
THRUST BLOCKING DETAIL

WATER SERVICE ACCESSORIES				
SERVICE SIZE	CORPORATION STOP	SERVICE CLAMP	STOP	CURB BOX *(6'-6")
1"	H-15008NLQ (1")	NONE	B-25209N	H-10385 W/FOOT
1 1/2"	H-15013NLQ (1 1/2")	REQUIRED	B-25209N	H-10386 W/FOOT
2"	H-15013NLQ (2")	REQUIRED	B-25209N	H-10386 W/FOOT

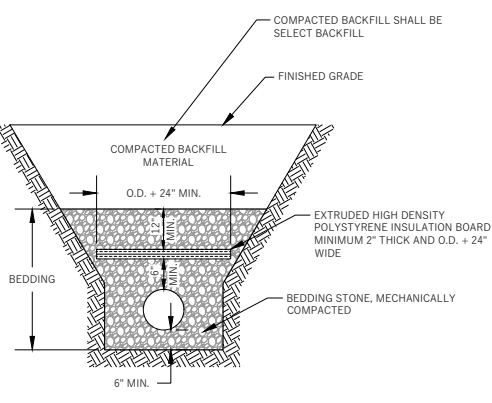
* ALL CURB BOXES SHALL BE FURNISHED WITH STATIONARY RODS



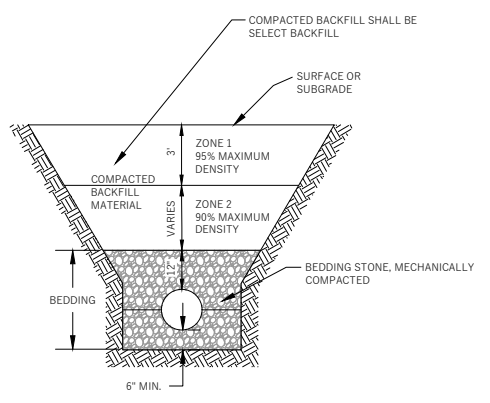
WATER SERVICE DETAIL



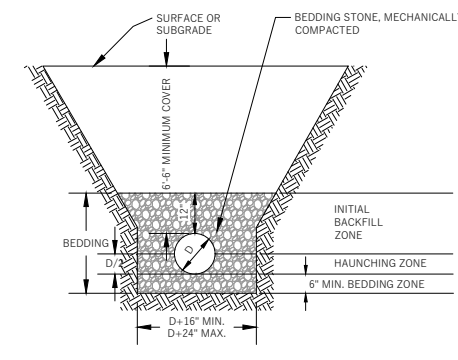
FIRE HYDRANT BLOCKING DETAIL



TYPICAL INSULATION DETAIL

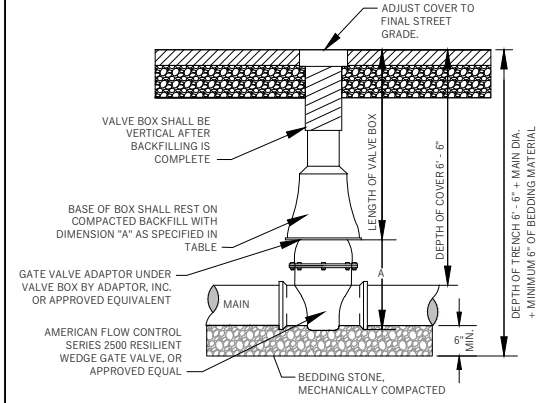


TYPICAL TRENCH COMPACTION



WATER MAIN BEDDING DETAIL

- NOTES:
1. THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE.
 2. THE BEDDING INCLUDES THE BEDDING, HAUNCHING AND INITIAL BACKFILL ZONES.
 3. THE BEDDING SHALL BE INSTALLED AND COMPACTED IN 6" MAXIMUM LIFTS.



VALVE BOX DETAIL

SIZE OF VALVE INCHES	2	3	4	6	8	10	12	14	16
VALVE BOX BASE NUMBER	4	4	4	6	160	160	160	160	160
DIMENSION "A" INCHES	6	6	8	12	17	22	27	39	44

BROOKSTONE HILLS COTTAGE DEVELOPMENT

VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
WATER MAIN DETAILS

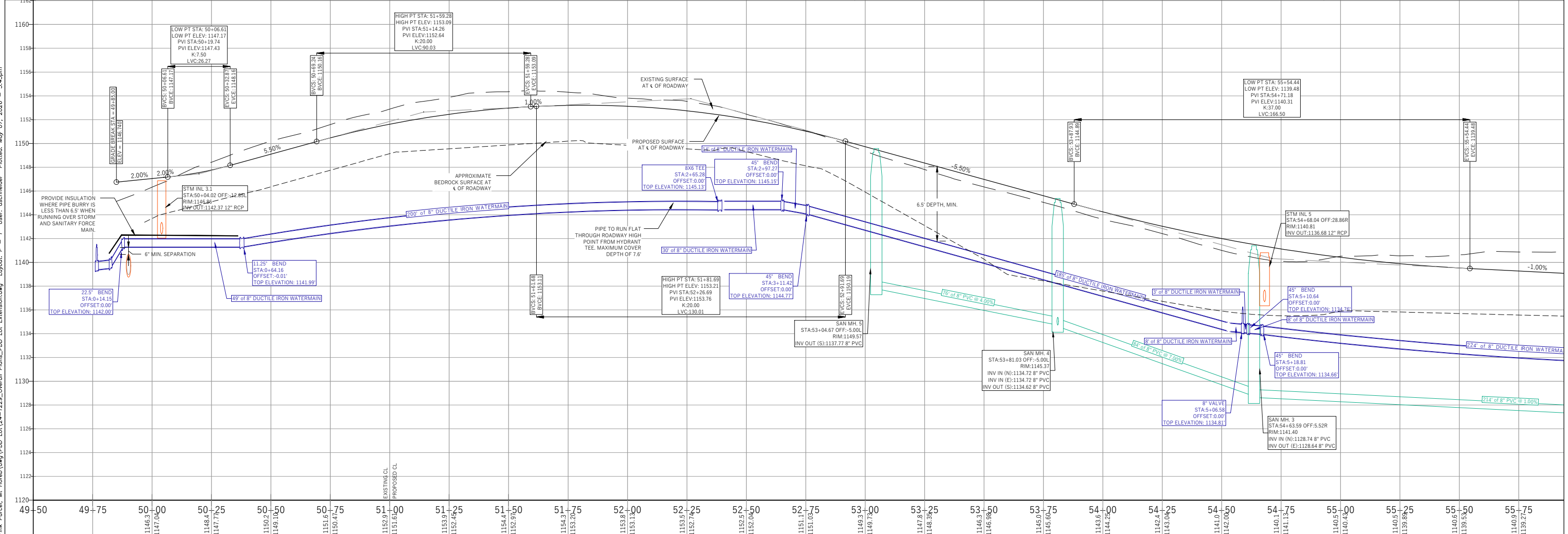
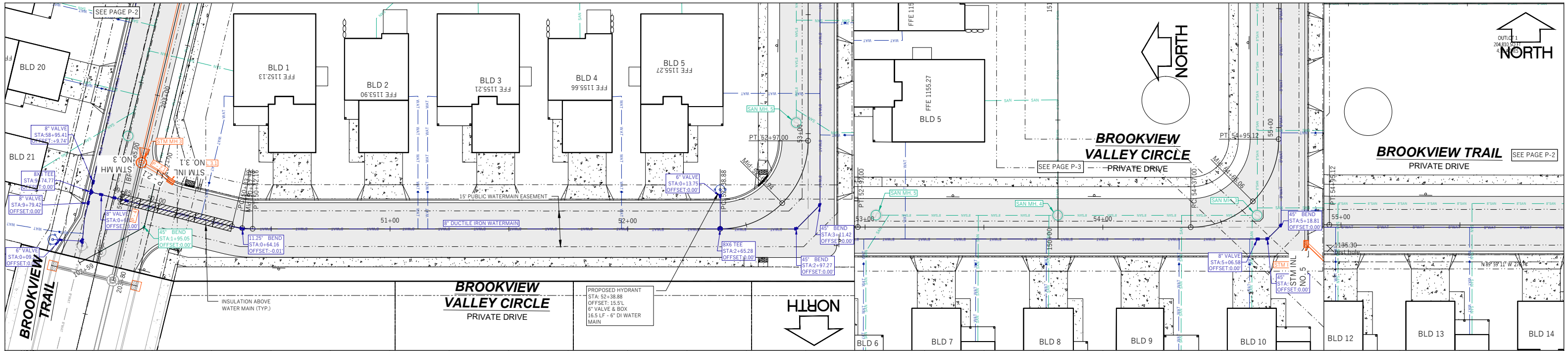
BROOKVIEW TRAIL
MOUNT HOREB, WI 53572

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

Graphic Scale	NTS	Revisions:	No.	Date:	Description:	Wysers Number	24-1229
						Set Type	REVIEW
						Date Issued	03/25/2026
						Sheet Number	C404



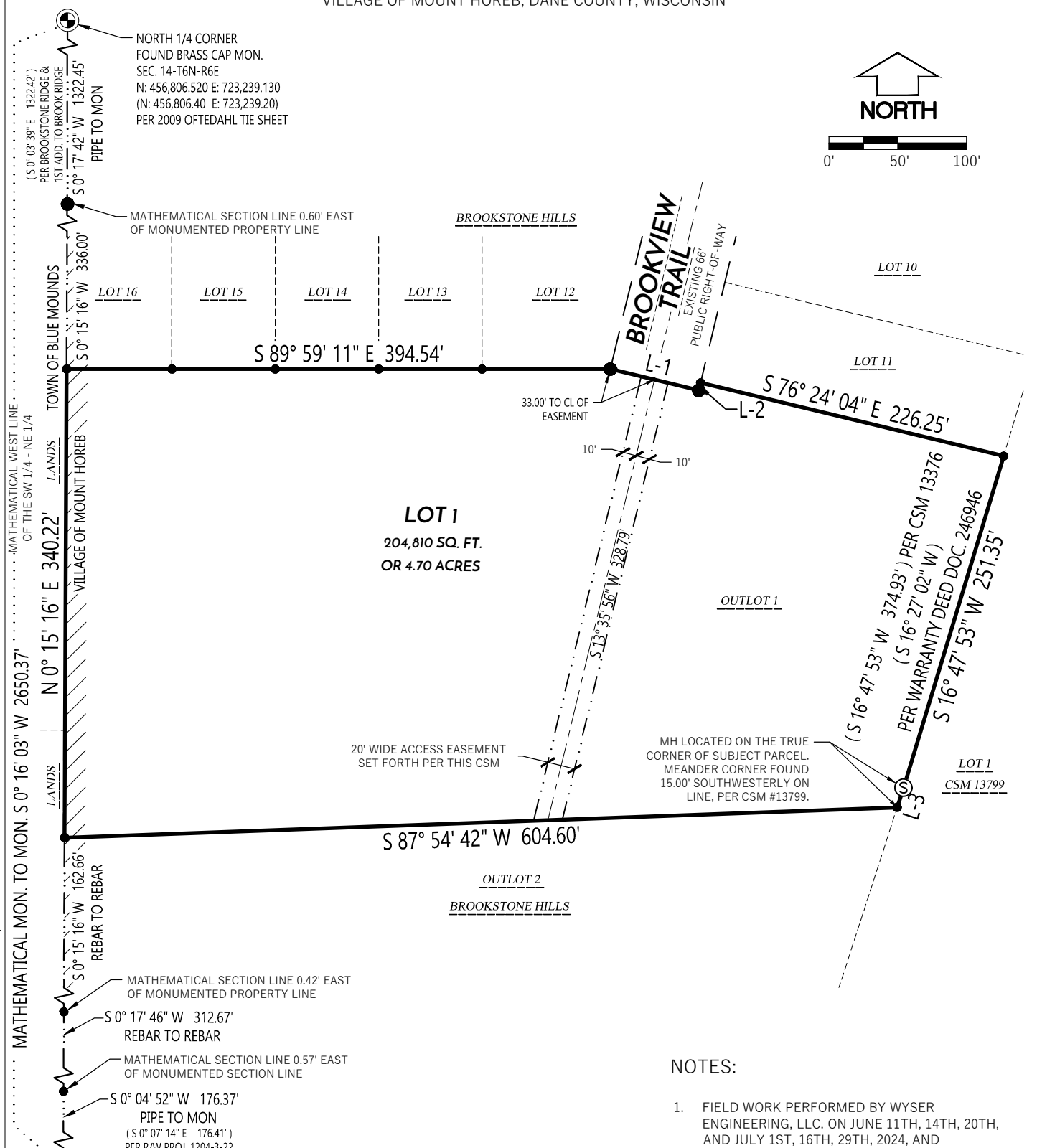
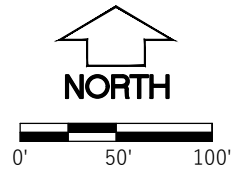
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<p>BROOKSTONE HILLS - PDD LOT</p> <p>WYSER ENGINEERING</p> <p>VILLAGE OF MOUNT HOREB, DANE COUNTY, WI</p>		<p>Sheet Title:</p> <p>PLAN AND PROFILE BROOKVIEW TRAIL - PRIVATE DRIVE START TO 55+50</p> <p>BROOKVIEW TRAIL MOUNT HOREB, WI 53572</p>	<p>DIGGERS HOTLINE</p> <p>Toll Free (800) 242-8511 or- 811</p> <p>Hearing Impaired TDD (800) 542-2289</p> <p>www.DiggersHotline.com</p>	<p>Graphic Scale</p> <p>0' 5' 10' 20' 30'</p> <p>1" = 40'</p>	<table border="1"> <tr> <th>Revisions:</th> <th>No.</th> <th>Date:</th> <th>Description:</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Revisions:	No.	Date:	Description:													<table border="1"> <tr> <td>Wyser Number</td> <td>24-1229</td> </tr> <tr> <td>Set Type</td> <td>REVIEW</td> </tr> <tr> <td>Date Issued</td> <td>05/07/2026</td> </tr> <tr> <td>Sheet Number</td> <td>P-1</td> </tr> </table>	Wyser Number	24-1229	Set Type	REVIEW	Date Issued	05/07/2026	Sheet Number	P-1
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Wyser Number	24-1229																													
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Sheet Number	P-1																													

CERTIFIED SURVEY MAP NO. _____

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



NORTH 1/4 CORNER
FOUND BRASS CAP MON.
SEC. 14-T6N-R6E
N: 456,806.520 E: 723,239.130
(N: 456,806.40 E: 723,239.20)
PER 2009 OFTEDAHL TIE SHEET

(S 0° 03' 39" E 1322.42')
PER BROOKSTONE RIDGE &
1ST ADD. TO BROOK RIDGE
PIPE TO MON

MATHEMATICAL SECTION LINE 0.60' EAST
OF MONUMENTED PROPERTY LINE

TOWN OF BLUE MOUNDS
LANDS
OF THE SW 1/4 - NE 1/4
MATH. WEST LINE
N 0° 15' 16" E 340.22'

VILLAGE OF MOUNT HOREB
LANDS

MATHEMATICAL MON. TO MON. S 0° 16' 03" W 2650.37'

REBAR TO REBAR

MATHEMATICAL SECTION LINE 0.42' EAST
OF MONUMENTED PROPERTY LINE

S 0° 17' 46" W 312.67'

REBAR TO REBAR

MATHEMATICAL SECTION LINE 0.57' EAST
OF MONUMENTED SECTION LINE

S 0° 04' 52" W 176.37'

PIPE TO MON
(S 0° 07' 14" E 176.41')
PER R/W PROJ. 1204-3-22

CENTER OF SECTION
FOUND 1" IRON PIPE
N: 454156.176 E: 723226.732
SEC. 14-T6N-R6E

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EASEMENT CREATED HEREON
- VILLAGE/TOWNSHIP LINE
- () PER CSM 13799 AND WARRANTY DEED DOC. 2469964

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

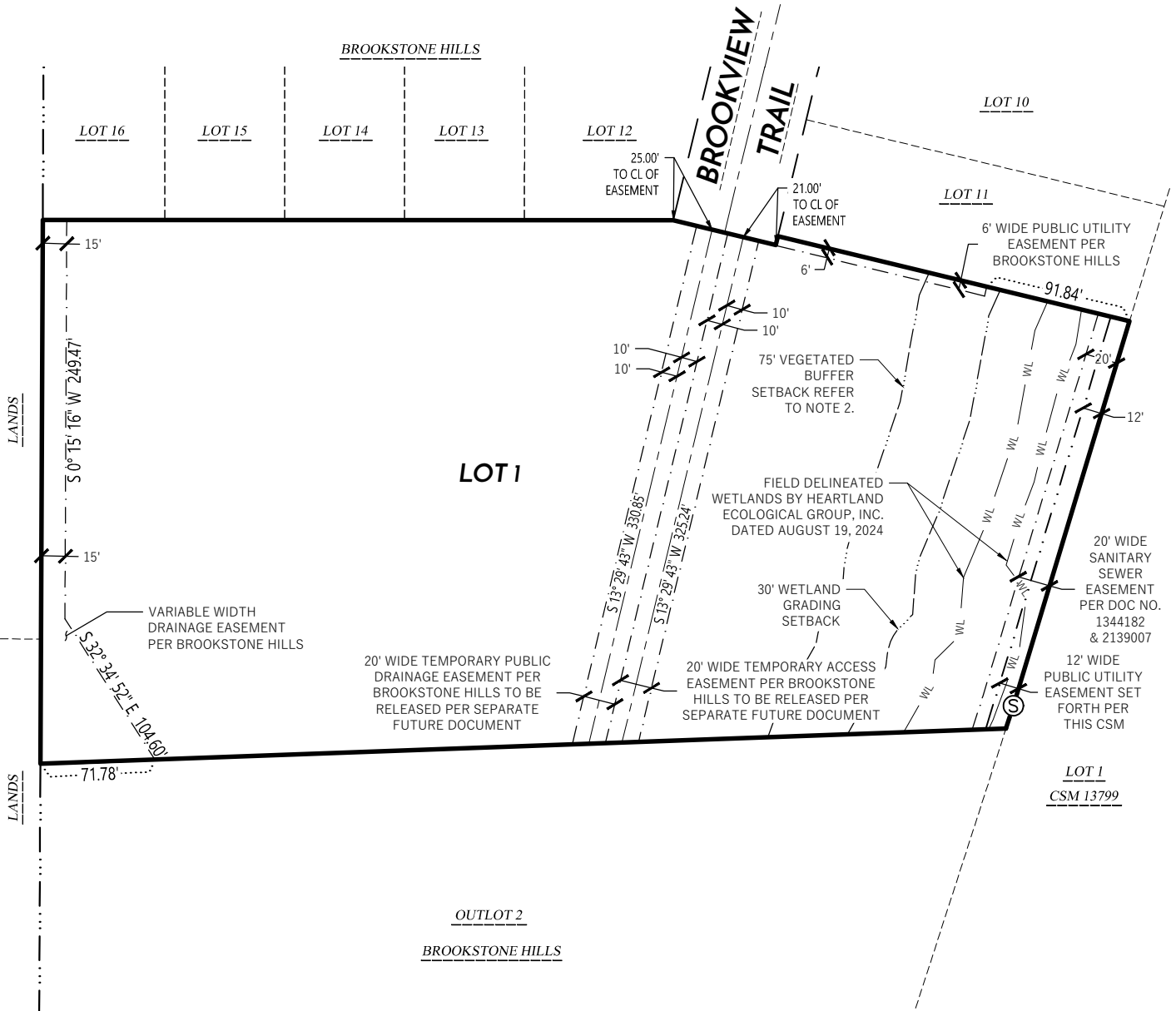
LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 76° 24' 04" E	66.00'
L-2	N 13° 35' 56" E	5.68'
L-3	S 17° 54' 17" W	15.00'
()	S 17° 47' 29" W	

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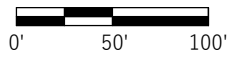
	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: BROOKSTONE SOUTH, LLC 6840 SCHNEIDER ROAD MIDDLETON, WI 53562	SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 241229 SHEET NO: 1 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

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LEGEND

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

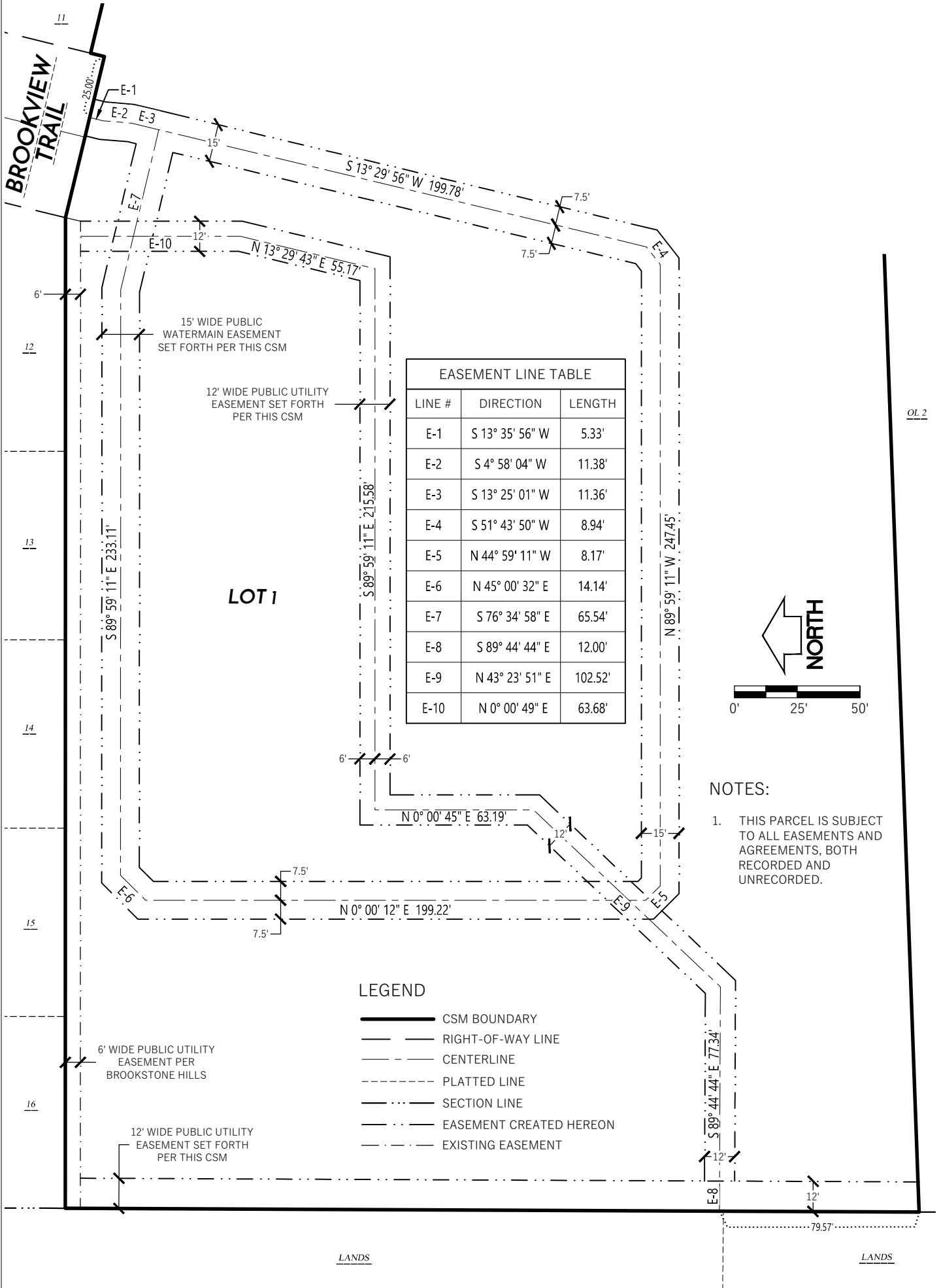
NOTES:

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

	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: BROOKSTONE SOUTH, LLC 6840 SCHNEIDER ROAD MIDDLETON, WI 53562	SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 241229 SHEET NO: 2 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	WYSER ENGINEERING logo and other details				

CERTIFIED SURVEY MAP NO. _____

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EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	S 13° 35' 56" W	5.33'
E-2	S 4° 58' 04" W	11.38'
E-3	S 13° 25' 01" W	11.36'
E-4	S 51° 43' 50" W	8.94'
E-5	N 44° 59' 11" W	8.17'
E-6	N 45° 00' 32" E	14.14'
E-7	S 76° 34' 58" E	65.54'
E-8	S 89° 44' 44" E	12.00'
E-9	N 43° 23' 51" E	102.52'
E-10	N 0° 00' 49" E	63.68'

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

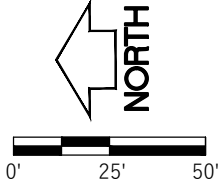
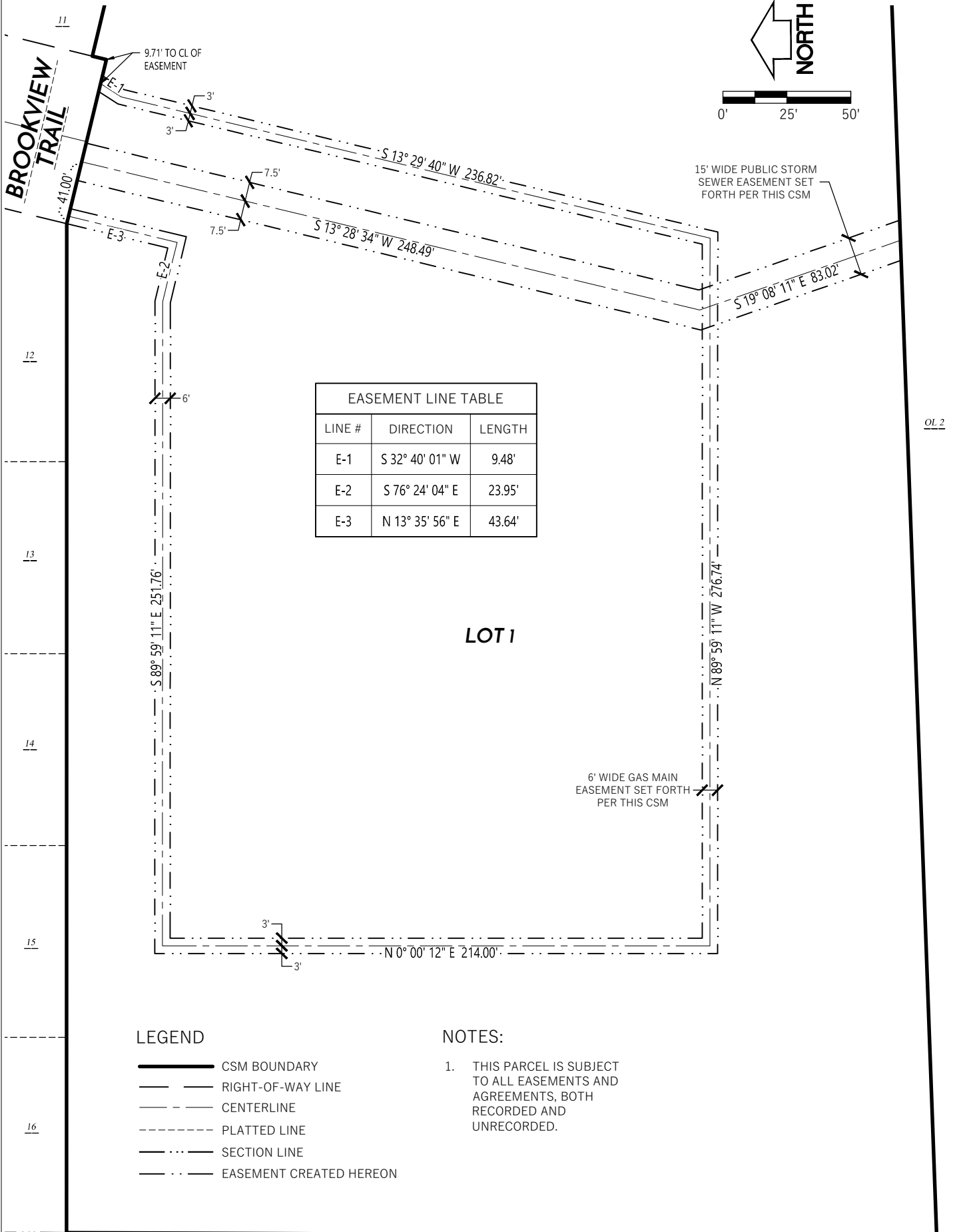
- LEGEND**
- CSM BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - PLATTED LINE
 - SECTION LINE
 - EASEMENT CREATED HEREON
 - EXISTING EASEMENT

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EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	S 32° 40' 01" W	9.48'
E-2	S 76° 24' 04" E	23.95'
E-3	N 13° 35' 56" E	43.64'

LEGEND	
	CSM BOUNDARY
	RIGHT-OF-WAY LINE
	CENTERLINE
	PLATTED LINE
	SECTION LINE
	EASEMENT CREATED HEREON

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

File: W:\2024\241229_Grundahl - Fink Parcel, Mt. Horeb.dwg\24-1229_CSM.dwg Layout: CSM 4 OF 6 User: shearn Plotted: Mar 25, 2026 - 9:35am

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CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

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

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

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF BROOKSTONE SOUTH, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MOUNT HOREB AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

OWNER'S CERTIFICATE

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

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

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026,

THE ABOVE NAMED AUTHORIZED MEMBER FOR BROOKSTONE SOUTH, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

File: W:\2024\241229_Grundahl - Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 5 of 6 User: sheern Plotted: Mar 25, 2026 - 9:35am



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

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

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

PROJECT NO: 241229
SHEET NO: 5 of 6

CERTIFIED SURVEY MAP NO. _____

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

CONSENT OF MORTGAGEE

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

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

ON THIS _____ DAY OF _____, 20____.

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

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,

THE ABOVE NAMED BANKING ASSOCIATION, OAK BANK AUTHORIZED OFFICER, LINDA ZIMDARS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

VILLAGE OF MOUNT HOREB APPROVAL

THE VILLAGE OF MOUNT HOREB HAS APPROVED THIS CERTIFIED SURVEY MAP.

ALYSSA GAFFNEY
VILLAGE CLERK, VILLAGE OF MOUNT HOREB

DATE

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

File: W:\2024\241229_Grundsahl - Fink Parcel, Mt Horeb\dwg\24-1229_CSM.dwg Layout: CSM 6 of 6 User: sheern Plotted: Mar 25, 2026 - 9:36am



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

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

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

PROJECT NO: 241229
SHEET NO: 6 of 6



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

PLAN COMMISSION APPLICATION

PROJECT NAME: The Valley at Brookstone Hills 06061419051

Project Address _____ **Parcel Number:** 1
[Access Dane Link](#)

Zoning Map

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

APPLICANT: Chad Wuebben	
ADDRESS: 6840 Schneider Road, Middleton, WI 53562	
PHONE: 608 444 7752	EMAIL: cwuebben@encorehomesinc.com

OWNER: Brookstone South LLC	
ADDRESS: 6840 Schneider Road, Middleton, WI 53562	
PHONE: 608 836 9451	EMAIL: cwuebben@encorehomesinc.com

PROJECT DESCRIPTION: ~~This is a 21 unit single family condominium development designed to reach a level of affordability for homeowners not currently seen in Mt Horeb. The project includes shared open green space with a play system area. the project includes 6 varied elevations and 3 different floor plans, including ranch and two story models.~~

OWNER/APPLICANT SIGNATURE: **DATE:** 5-27-2026

FEES & DEPOSITS: (CHECK ALL THAT APPLY)

Application	Fee	Public Hearing-	Developer Deposit:
<input type="checkbox"/> Certificate of Appropriateness (for Central Business Zoning)	No Fee		An escrow deposit is required in accordance with the Development Application Agreement.
<input type="checkbox"/> Certified Survey Map (CSM) <i>scroll to Section 18.61 in schedule</i>	Schedule		
<input type="checkbox"/> Certified Survey Map Extraterritorial <i>scroll to Section 18.61 in schedule</i>	Schedule		
<input type="checkbox"/> Comprehensive Plan Amendment	\$150.00	Class One	Total Fee Paid: _____
<input type="checkbox"/> Conditional Use Permit (changes in USE of property)	\$150.00	Class Two	
<input type="checkbox"/> Conditional Use Permit (planned development district)	\$200.00	Class Two	Date: _____
<input type="checkbox"/> Design Review	\$100.00		
<input type="checkbox"/> General Development Plan (GDP)	\$200.00		Fee Waived By: _____
<input checked="" type="checkbox"/> Specific Improvement Plan (SIP)	\$300.00		
<input type="checkbox"/> Zoning Amendment (changes in zoning)	\$150.00	Class Two	
<input type="checkbox"/> Zoning Amendment (planned development district)	\$200.00	Class Two	

The Village of Mount Horeb Plan Commission meets the fourth Wednesday of the month, unless

noted on calendar. A schedule of deadlines can be found on the Zoning page of the Village website: [Plan Commission Calendar](#). **Consultation with the Village Administrator is highly encouraged to discuss procedure and necessary forms prior to any submittal.**

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

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

Application submittals should include:

- 1) Fully executed **Plan Commission Application**
- 2) Fully executed **Development Application Agreement** (attached)
 - A development agreement is a voluntary contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development.
- 3) Full payment for all associated fees
- 4) Written narrative of the proposed project
- 5) One electronic copy of **full submittal**
 - emailed to (2 parties) Nic.Owen@mounthorebwi.info and mhbuildinginspector@mounthorebwi.info,
 - or provided to our offices on a USB device or submitted via downloaded file

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

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

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

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the "Agreement") is made and entered into this 25 day of MARCH, 2024, by and between the Village of Mount Horeb, a Wisconsin municipal corporation (the "Village"), and _____ (the "Applicant").

RECITALS

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

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

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

3. *Deposit Required to Fund Reimbursement Account.*

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

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

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

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

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

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

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

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

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

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

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

To Applicant:

CHAD WUEBDEL

6840 SCHNEIDER RD.

MIDDLETON, WI 53562

Email: CWUEBDEL@ENCOREHOMESINC.COM

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

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

VILLAGE OF MOUNT HOREB

By: _____

Nicholas W Owen
Administrator

APPLICANT

By:  _____

Print name: CHAD WUEBDEL, PRESIDENT, ENCORE HOMES INC

Title: _____

BROOKSTONE HILLS CONDOMINIUM

A CONDOMINIUM PLAT

LOT 1, CSM XXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES XXXXX, AS DOCUMENT NO. XXXXXXXX, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

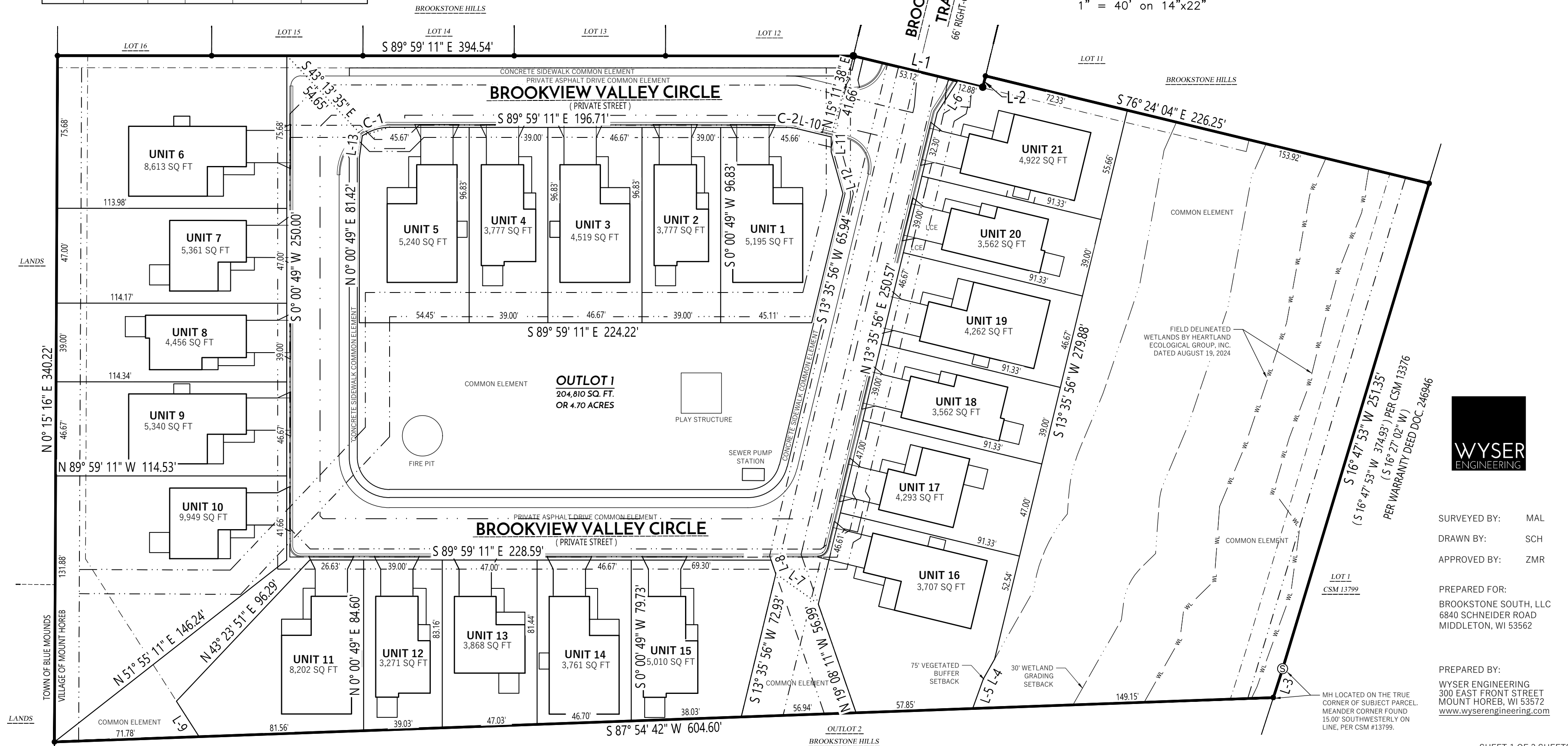
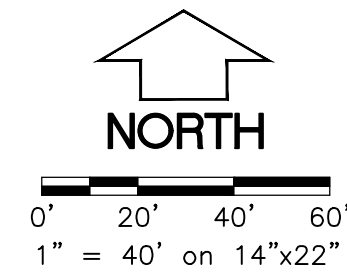
NOTES

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS & AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 FOR ADDITIONAL NOTES, LINE TABLE.

LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- ⊙ SANITARY MANHOLE
- PLAT BOUNDARY
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- WL --- WETLANDS
- WETLAND SETBACKS
- PROPOSED BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- 3' BUILDING PERIMETER UNIT LIMIT
- EASEMENT

CURVE TABLE					
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	14.46'	23.50'	35° 15' 10"	N 72° 23' 14" E	14.23'
C2	5.57'	23.50'	13° 35' 07"	S 83° 11' 37" E	5.56'



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

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

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

(S 16° 47' 53" W 374.93') PER CSM 13376
 (S 16° 27' 02" W)
 PER WARRANTY DEED DOC. 246946

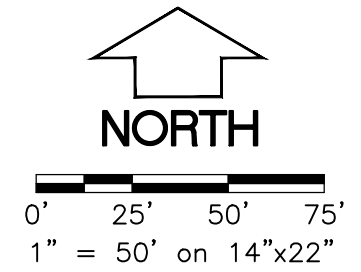
MH LOCATED ON THE TRUE CORNER OF SUBJECT PARCEL. MEANDER CORNER FOUND 15.00' SOUTHWESTERLY ON LINE, PER CSM #13799.

NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON THE WEEKS OF JUNE 11TH, JUNE 14TH, JUNE 20TH, JULY 1ST, JULY 16TH, & JULY 29TH, 2024.
2. NORTH REFERENCE FOR THIS PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS-RACINE, GRID NORTH. THE SOUTH LINE OF LOT1, CSM # BEARS S 87° 54' 42" W.
3. BUILDING PLANS & DIMENSIONS ARE BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS.
4. ALL IMPROVEMENTS DEPICTED WITHIN THE CONDOMINIUM LIMITS ARE PROPOSED.
5. UNLESS OTHERWISE NOTED, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS.
6. UNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE DECLARATION.
7. THIS PARCEL IS SUBJECT TO ALL EASEMENTS & AGREEMENTS, BOTH RECORDED AND UNRECORDED .

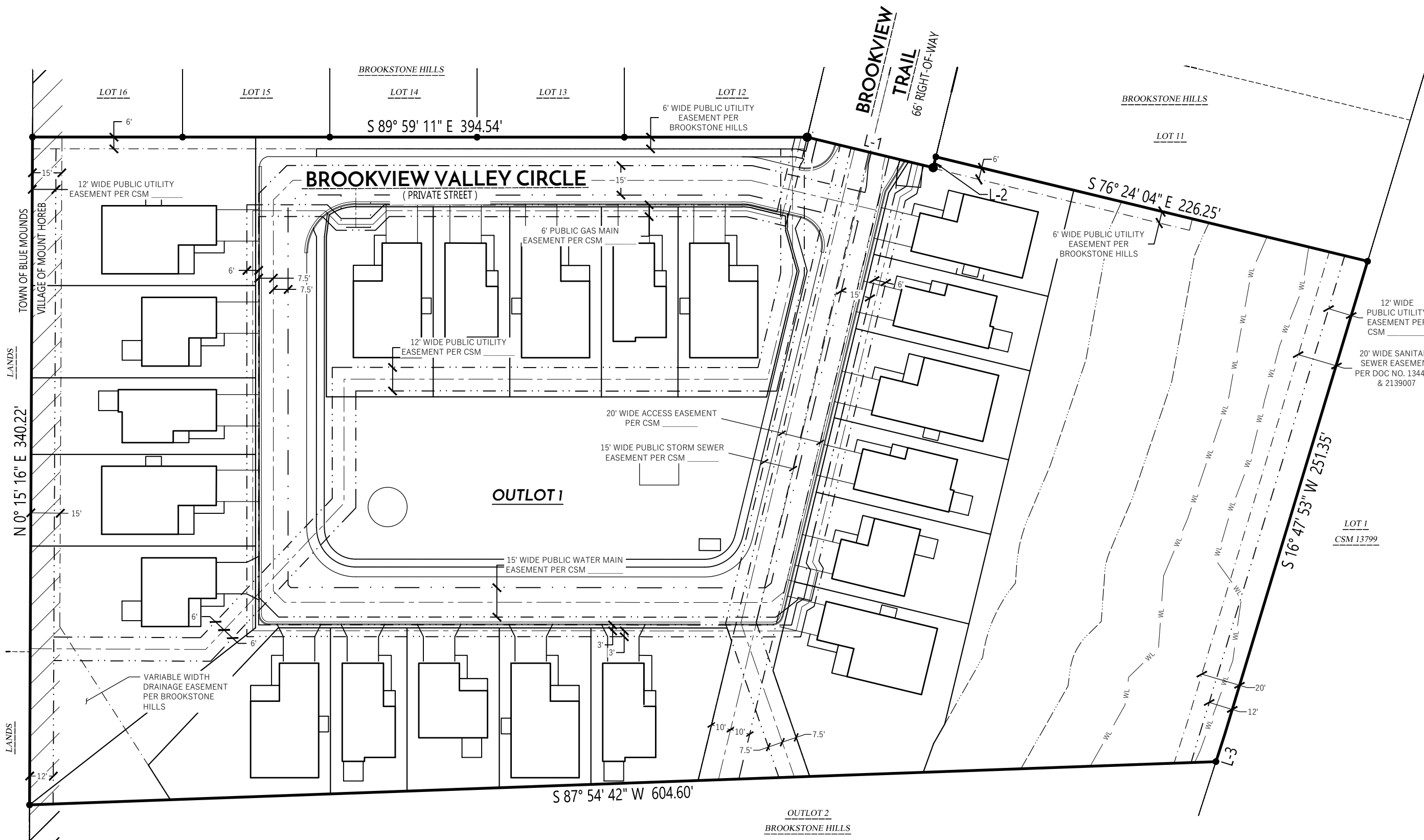
**BROOKSTONE HILLS CONDOMINIUM
A CONDOMINIUM PLAT**

LOT 1, CSM XXXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES XXXXX, AS DOCUMENT NO. XXXXXXXX, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



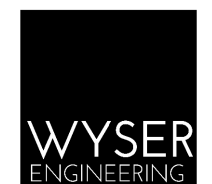
LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- PLAT BOUNDARY
- - - PLATTED LINE
- RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - EASEMENT



LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 76° 24' 04" E	66.00'
L-2	N 13° 35' 56" E	5.68'
L-3	S 17° 54' 17" W	15.00'
()	S 17° 47' 29" W	
L-4	S 17° 54' 17" W	15.00'
L-5	S 19° 49' 18" W	15.50'
L-6	N 32° 40' 01" E	18.72'
L-7	N 54° 36' 40" W	25.85'
L-8	S 19° 08' 11" E	7.24'
L-9	N 32° 34' 52" W	20.90'
L-10	S 76° 24' 04" E	17.11'
L-11	S 00° 26' 14" E	7.48'
L-12	S 15° 42' 56" E	21.38'
L-13	N 07° 23' 00" E	11.20'

() PER CSM 13799 AND WARRANTY DEED DOC. 2469964



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

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

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

BROOKSTONE HILLS CONDOMINIUM

A CONDOMINIUM PLAT

LOT 1, CSM _____, RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____, AS DOCUMENT NO. _____, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

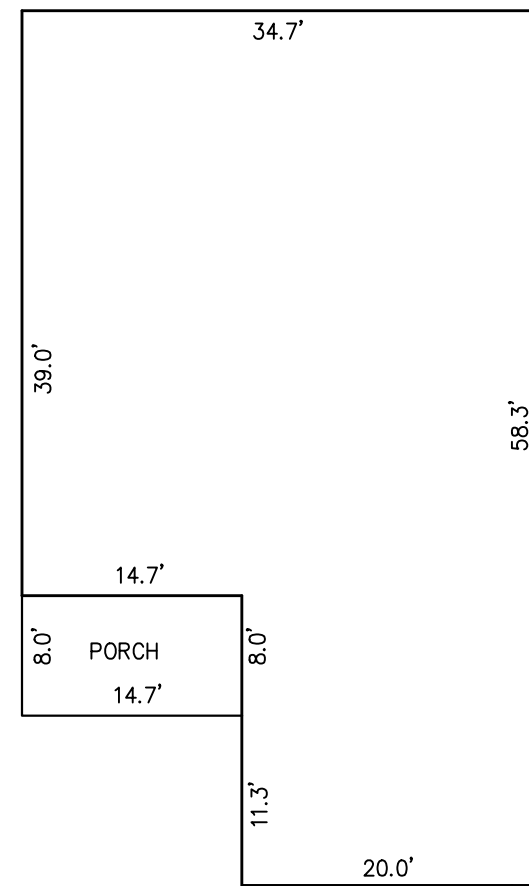
SURVEYORS CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES, EXISTING IMPROVEMENTS, THOSE TO BE CONSTRUCTED UPON THE PROPERTY FROM THE INFORMATION PROVIDED, AND THAT THIS SURVEY COMPLIES WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

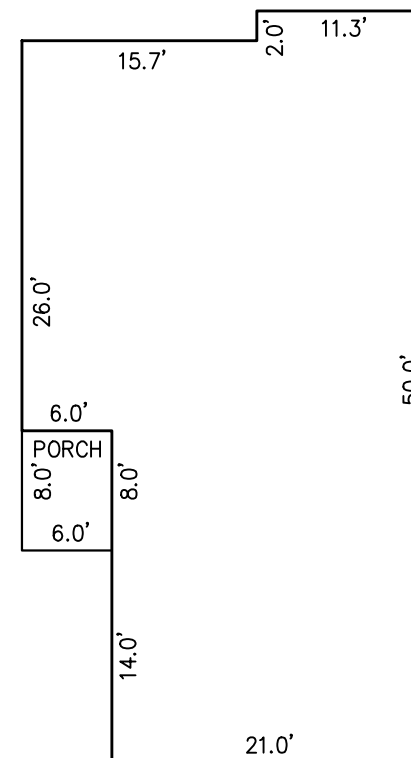
FURTHERMORE, IN COMPLIANCE WITH CHAPTER 703.11 WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF "BROOKSTONE HILLS CONDOMINIUM" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

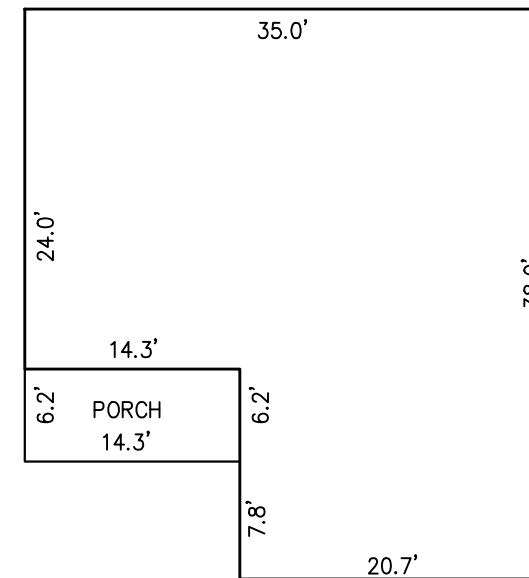
DATE



TAMARIND UNIT DETAIL
NOT TO SCALE



ROSEWOOD UNIT DETAIL
NOT TO SCALE



SANDALWOOD UNIT DETAIL
NOT TO SCALE

LEGAL DESCRIPTION

LOT 1, CSM _____, IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____, AS DOCUMENT NO. _____, DANE COUNTY REGISTRY, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

OFFICE OF THE REGISTER OF DEEDS
_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK ____ M AS
DOCUMENT NO. _____
IN VOLUME _____ OF CONDOMINIUM
PLATS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS
THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO CHAPTER 703 WISCONSIN STATUTES AND IS HEREBY APPROVED FOR RECORDING.
DATED THIS ____ DAY OF _____, 20__

DANE COUNTY PLANNING AND DEVELOPMENT

LEGEND

————— PROPOSED BUILDING FOOTPRINT

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

PREPARED FOR:
JEFF GRUNDAHL
JG DEVELOPMENT
455 S. JUNCTION ROAD
MAISON, WI 53719

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





Playsets

Hoops & Tramps

Why Rainbow Play

Find a

View Online

Custom

Showroom

Catalog

Play



Circus Clubhouse Pkg II Popular (29B)

[Request A Quote >](#)

[Customize This Playset >](#)

Compare



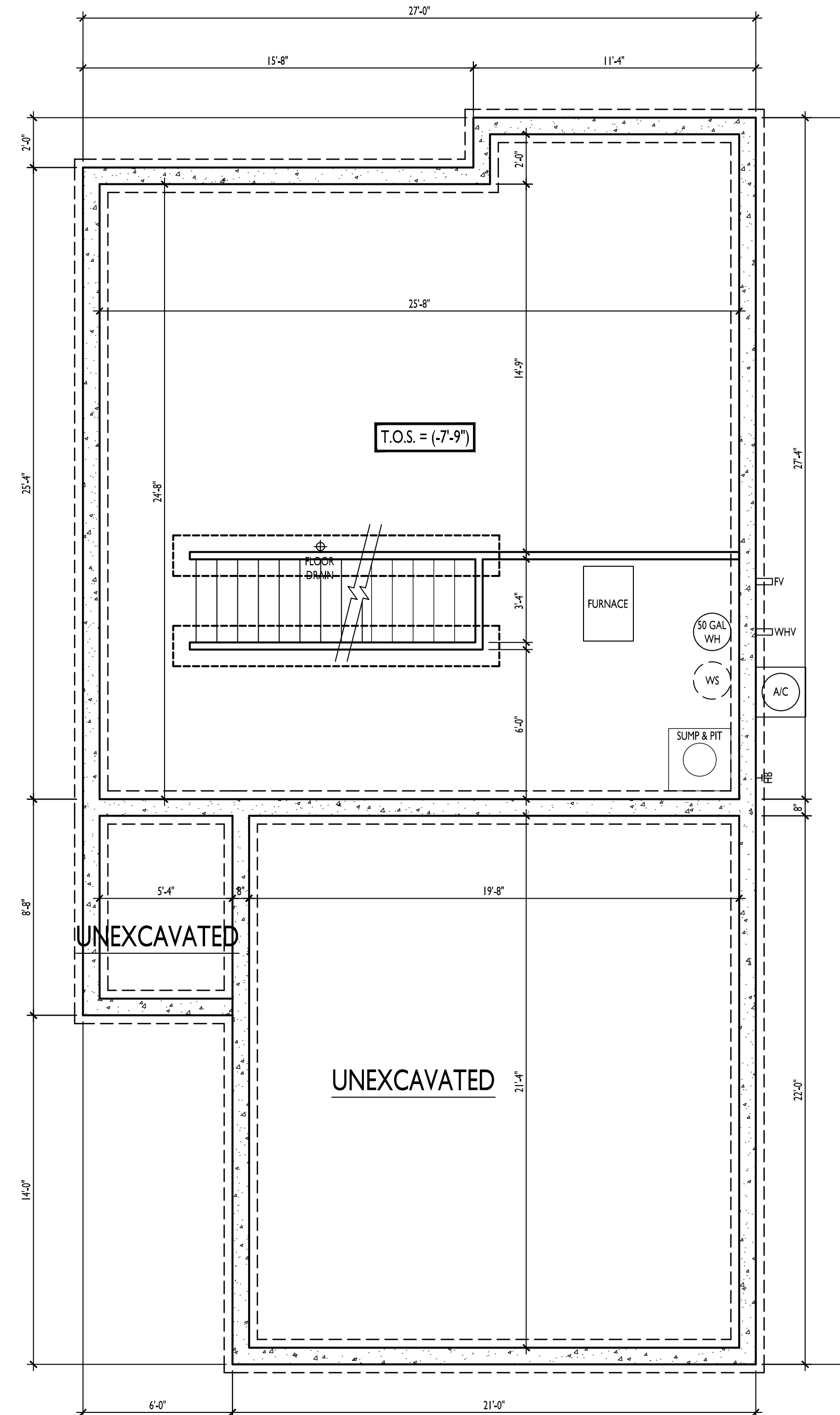
Specs

Features

Weight

1,015 lbs

Notes



Revisions
PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

**HOMEOWNER
BROOKSTONE HILLS
ROSEWOOD-A**

ADDRESS-1
MT. HOREB, WI 53572

Drawing Title

Foundation Plan

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

2/20/2026

Project No.

Drawing No.

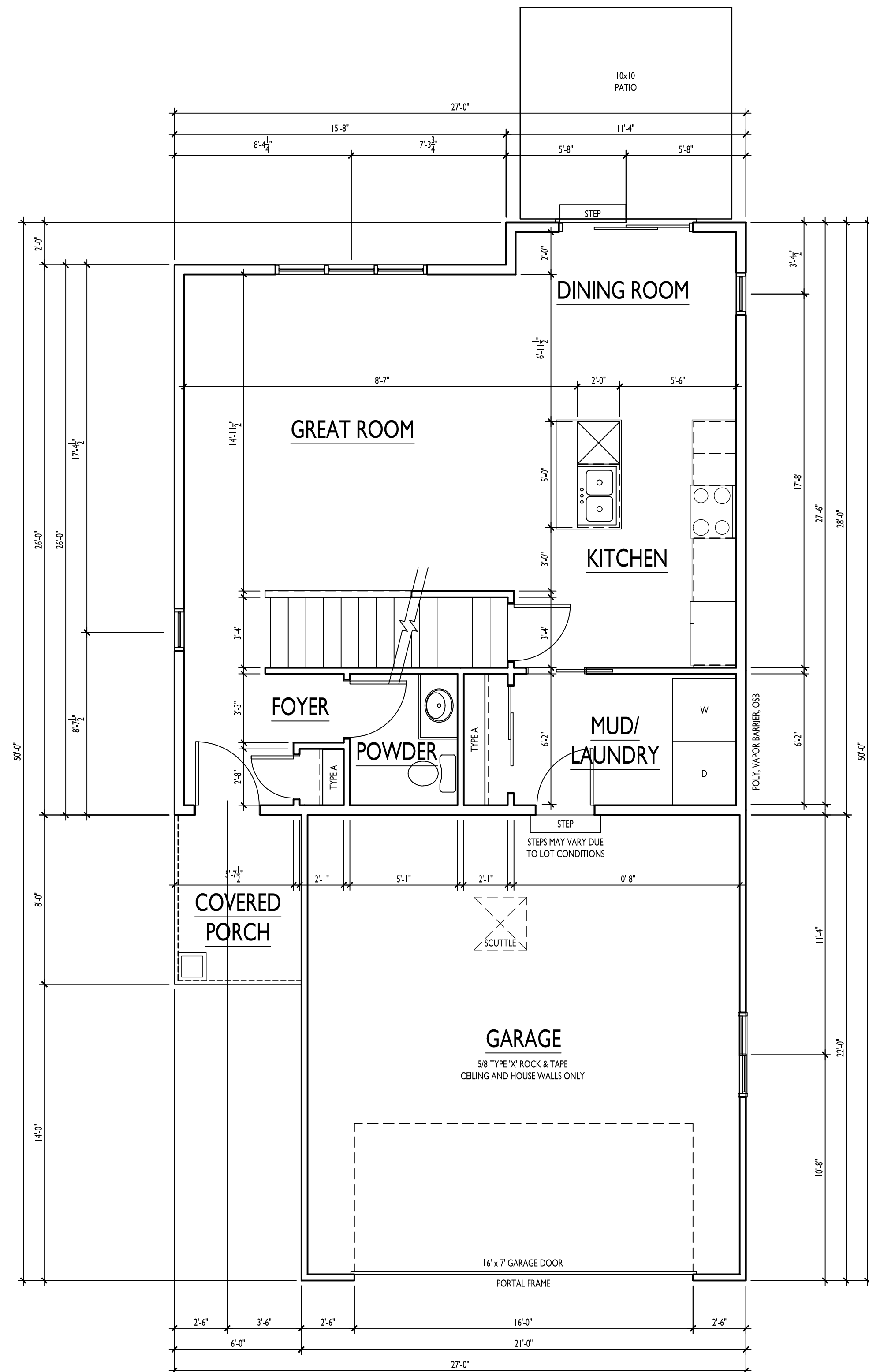
XXX

1 of 5 pages

F1.0

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Notes



AREA:	
FIRST FLOOR:	675
SECOND FLOOR:	754
TOTAL:	1,390

Revisions
PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

**HOMEOWNER
BROOKSTONE HILLS
ROSEWOOD-A**

ADDRESS-1
MT., HOREB, WI 53572

Drawing Title

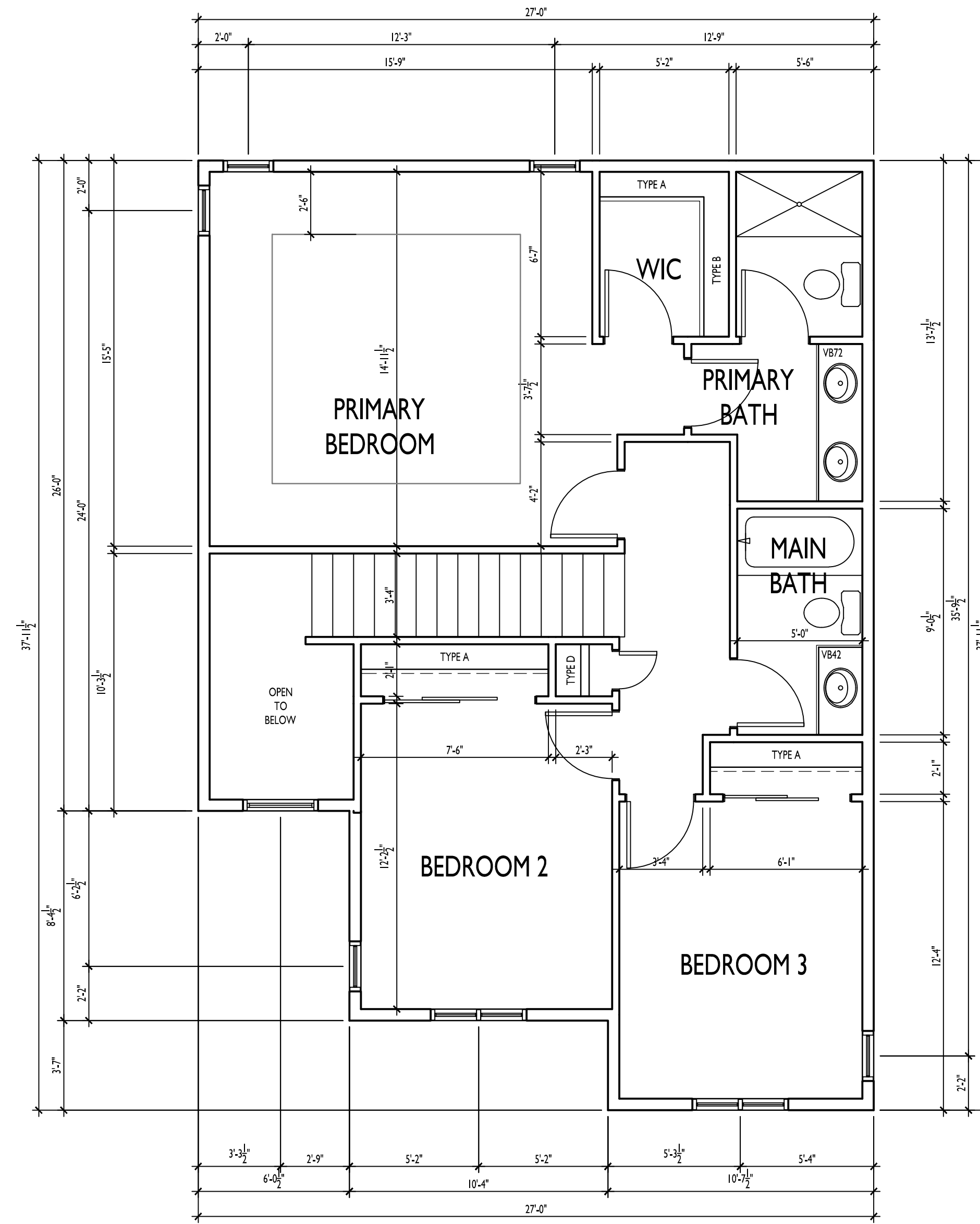
First Floor Plan

Scale: 1/4"=1'-0" 2/20/2026

Project No. Drawing No.

XXX 2 of 5 pages **A1.1**

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AREA:	
FIRST FLOOR:	675
SECOND FLOOR:	754
TOTAL:	1,390

Revisions
PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

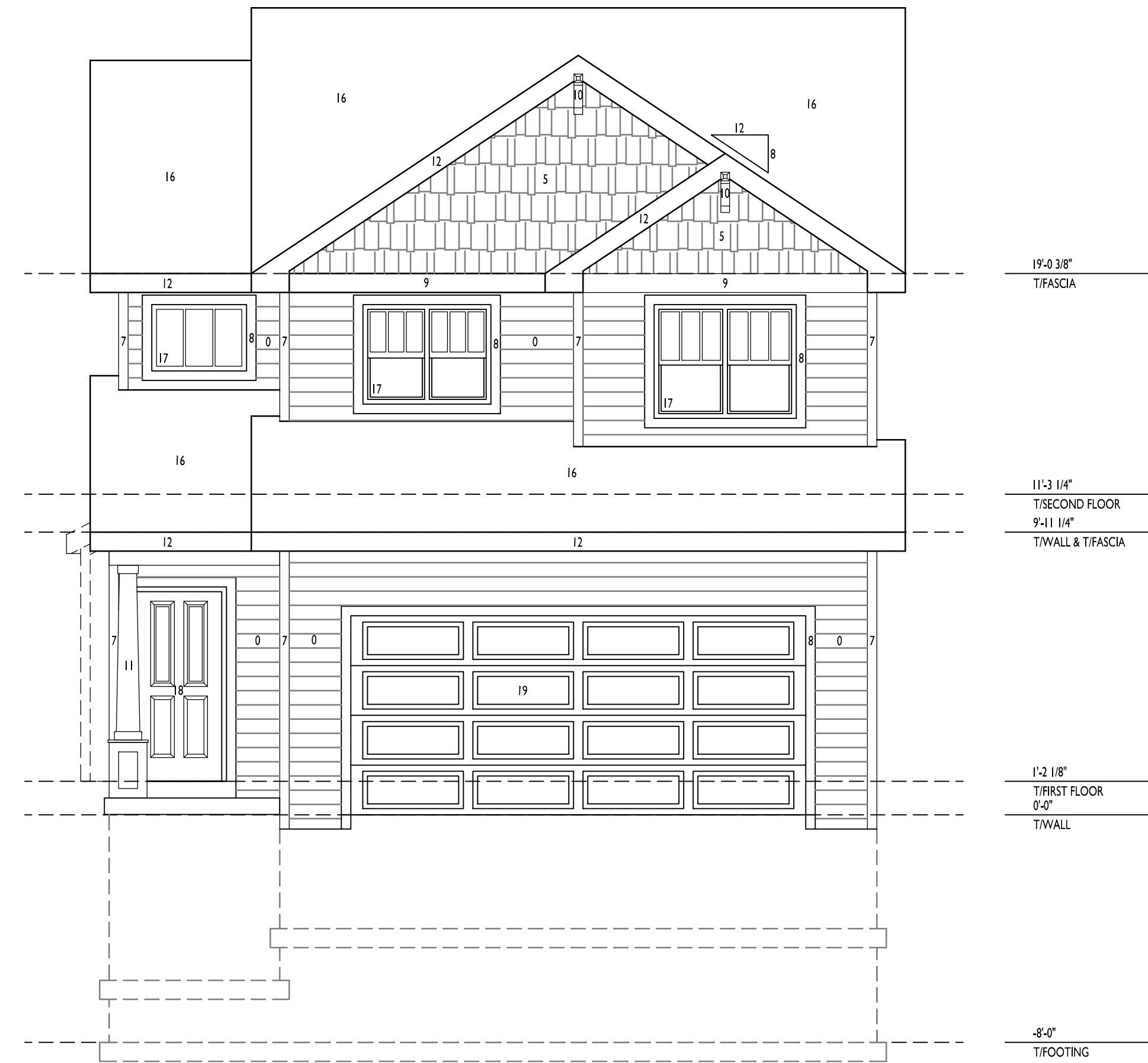
Project Title
**HOMEOwner
BROOKSTONE HILLS
ROSEWOOD-A**
ADDRESS - I
MT. HOREB, WI 53572

Drawing Title
Second Floor Plan
Scale: 1/4"=1'-0" 2/20/2026
Project No. Drawing No.
XXX 3 of 5 pages A1.2

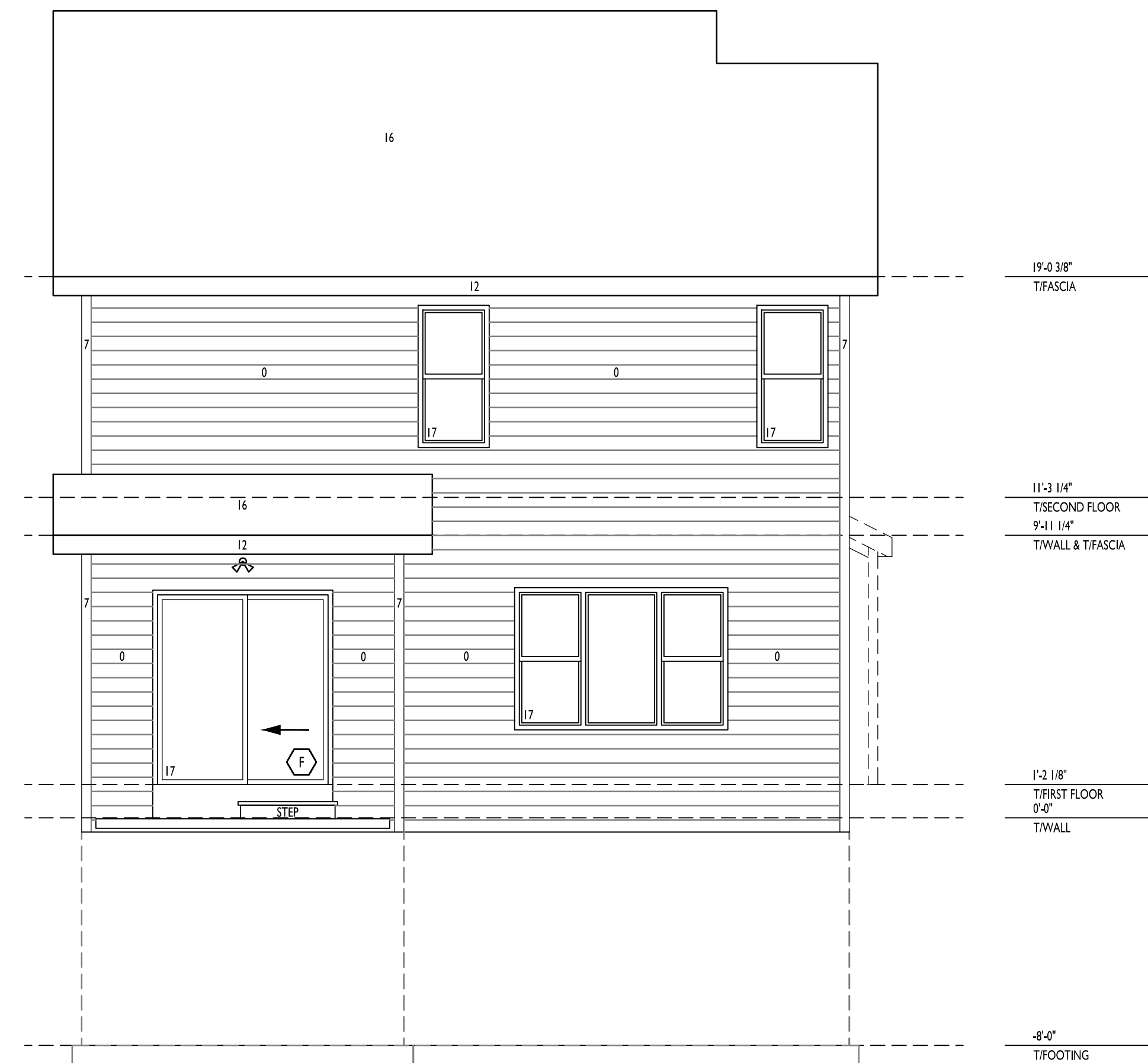
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Notes

- EXTERIOR COLORS:
0. MAIN SIDING (ID-0) = CASTLE STONE
 1. ACCENT SIDING (ID-1) = CHARCOAL GRAY
 2. ACCENT SIDING (ID-2) = PACIFIC BLUE
 3. ACCENT SIDING (ID-3) = N/A
 4. ACCENT SIDING (ID-4) = N/A
 5. SHAKES (ID-5) = N/A
 6. BOARD & BATTEN (ID-6) = N/A
 7. CORNER TRIM (ID-7) = WHITE
 8. WINDOW & DOOR TRIM (ID-8) = WHITE
 9. ACCENT BAND (ID-9) = WHITE
 10. GABLE ACCENTS (ID-10) = N/A
 11. COLUMNS (ID-11) = WHITE
 12. FASCIA (ID-12) = WHITE
 13. SOFT (ID-13) = WHITE
 14. LOUVERSHUTTERS (ID-14) = N/A
 15. MASONRY (ID-15) = BRICK - NEVE
 16. SHINGLES (ID-16) = MATTE BLACK
 17. WINDOWS (ID-17) = WHITE
 18. ENTRY DOOR (ID-18) = WHITE
 19. GARAGE DOOR (ID-19) = WHITE
 20. SERVICE DOOR (ID-20) = WHITE
 21. GUTTERS (ID-21) = WHITE
 22. METAL ROOF (ID-22) = N/A
 23. TRELLIS ROOF (ID-23) = N/A
 24. ALUMINUM RAILING (ID-24) = N/A
 25. DECK FLOORING (ID-25) = N/A



FRONT ELEVATION



REAR ELEVATION

Revisions
PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title

**HOMEOWNER
BROOKSTONE HILLS
ROSEWOOD-A**

ADDRESS - I
MT. HOREB, WI 53572

Drawing Title

Exterior Elevations

Scale: 1/4"=1'-0" 2/20/2026

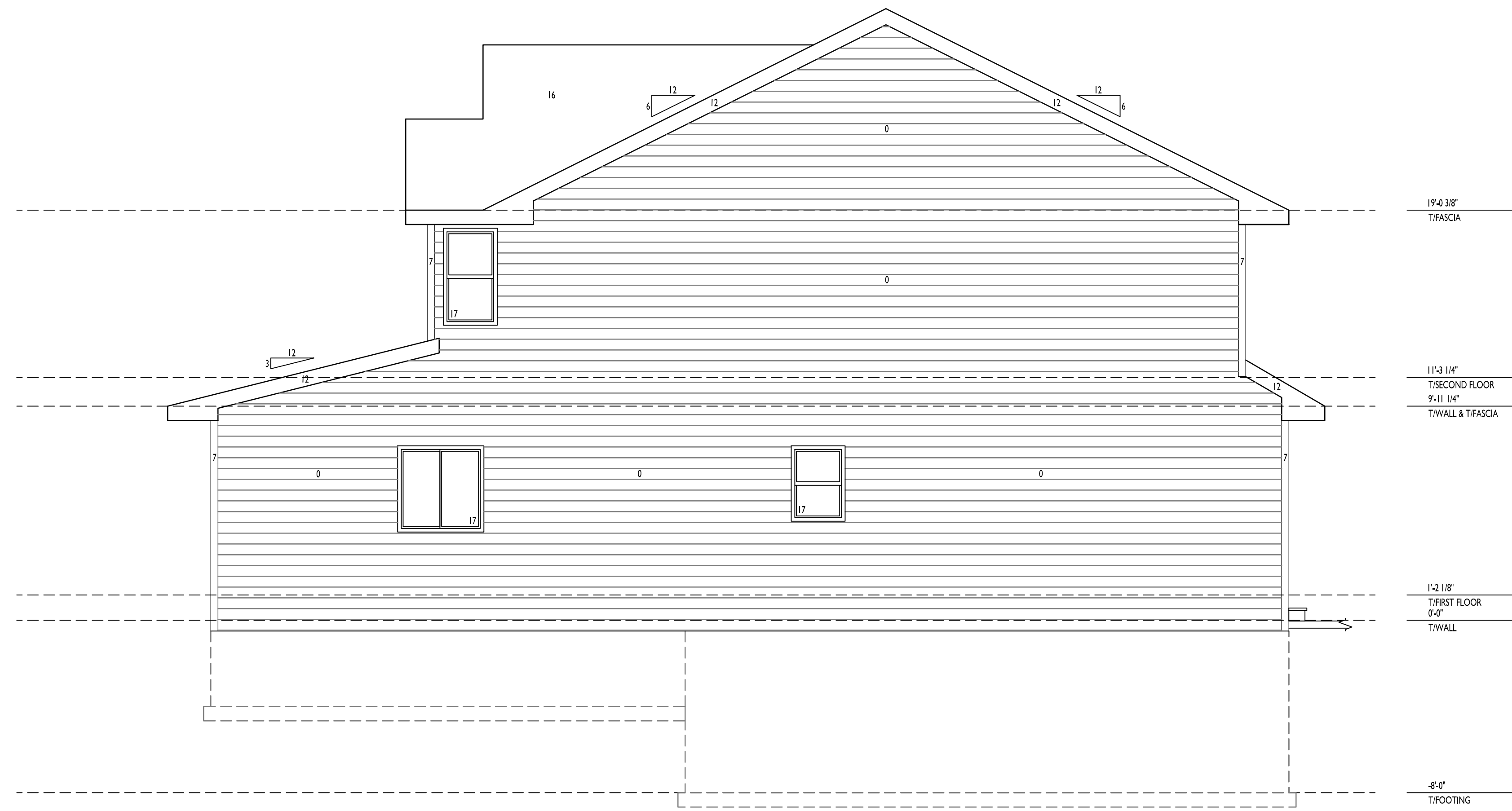
Project No. Drawing No.

XXX 4 of 5 pages **A3.0**

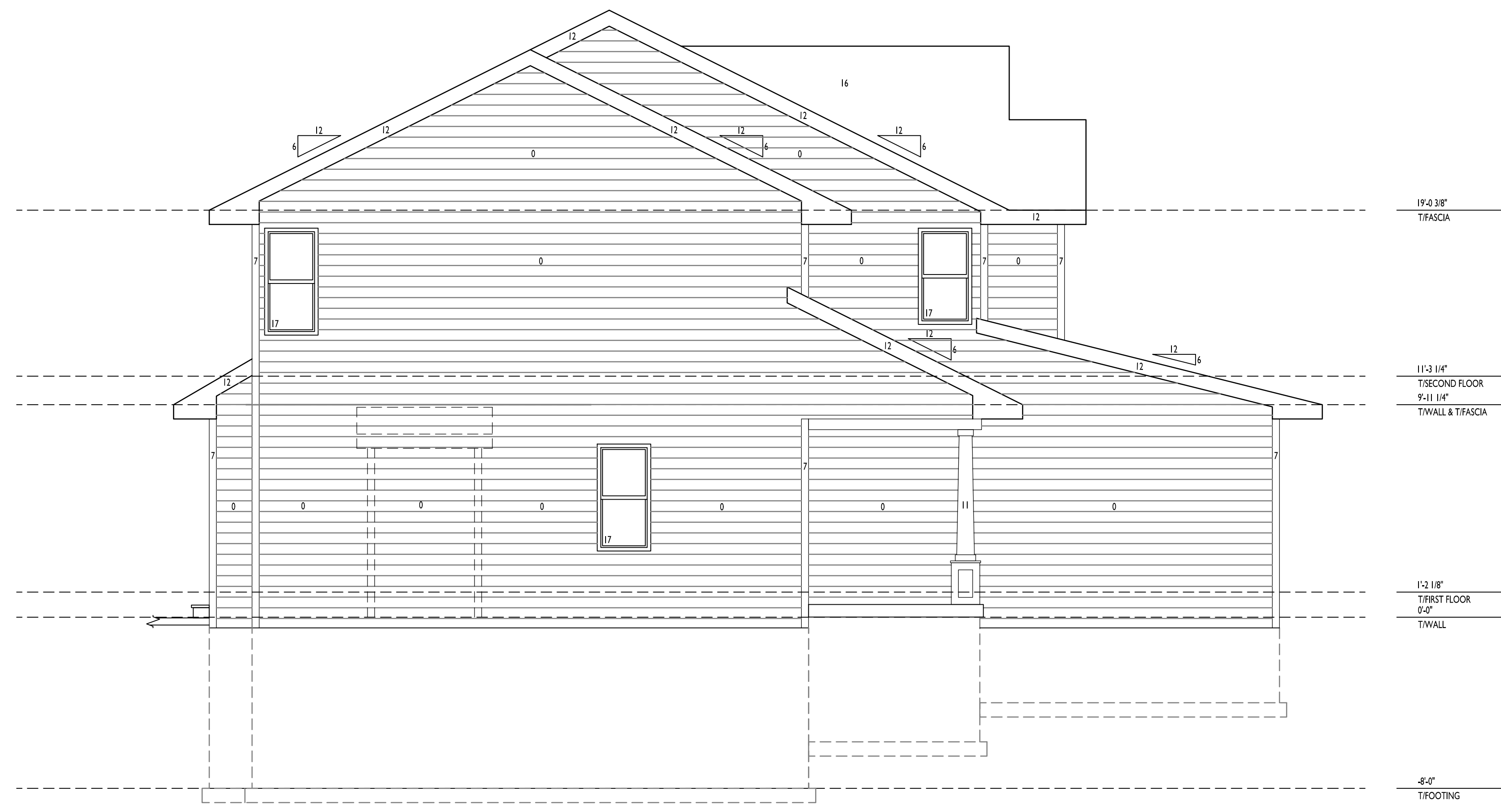
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 5. SHAKES (ID-5) = N/A
 6. BOARD & BATTEN (ID-6) = N/A
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 10. GABLE ACCENTS (ID-10) = N/A
 11. COLUMNS (ID-11) = WHITE
 12. FASCIA (ID-12) = WHITE
 13. SOFFT (ID-13) = WHITE
 14. LOUVERSHUTTERS (ID-14) = N/A
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 16. SHINGLES (ID-16) = MATTE BLACK
 17. WINDOWS (ID-17) = WHITE
 18. ENTRY DOOR (ID-18) = WHITE
 19. GARAGE DOOR (ID-19) = WHITE
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 23. TRELLIS ROOF (ID-23) = N/A
 24. ALUMINUM RAILING (ID-24) = N/A
 25. DECK FLOORING (ID-25) = N/A



RIGHT ELEVATION



LEFT ELEVATION

Revisions
PRELIMINARY SET:
BID SET:
CONSTRUCTION SET:

Project Title
**HOMEOwner
BROOKSTONE HILLS
ROSEWOOD-A**
ADDRESS - I
MT. HOREB, WI 53572

Drawing Title
Exterior Elevations
Scale: 1/4"=1'-0" 2/20/2026
Project No. Drawing No.
XXX 5 of 5 pages A3.1

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The Valley at Brookstone Hills, A Condominium

Unit Number	Color	Floor Plan	Elevation	Exposure
1	Sterling Gray	Tamarind	B	Rear FULL
2	Pacific Blue	Rosewood	A	Rear FULL
3	Melrose	Tamarind	B	Rear FULL
4	Slate	Rosewood	B	Rear FULL
5	Natural Clay	Tamarind	A	Rear FULL
6	Charcoal Gray	Tamarind	B	Rear HALF
7	Mignight Blue	Sandalwood	A	Side QUARTER
8	Forest	Rosewood	A	Side QUARTER
9	Seagrass	Tamarind	A	Side QUARTER
10	Melrose	Sandalwood	B	Rear HALF
11	Pacific Blue	Tamarind	B	Rear FULL
12	Graystone	Rosewood	B	Rear FULL
13	Espresso	Sandalwood	A	Rear FULL
14	Oxford Blue	Tamarind	A	Rear FULL
15	Forest	Rosewood	A	Rear FULL
16	Slate	Tamarind	B	Rear FULL
17	Flagstone	Sandalwood	B	Rear FULL
18	Seagrass	Rosewood	B	Rear FULL
19	Mignight Blue	Tamarind	B	Rear FULL
20	Melrose	Rosewood	A	Rear FULL
21	Sable Brown	Tamarind	A	Rear FULL



AGENDA ITEM REPORT

MEETING DATE

July 8, 2026

PREPARED BY

Alyssa Gaffney, Village Clerk

AGENDA ITEM # 5.e

Consider Alcohol Beverage License Renewal Applications: The Viking Bar & Grill, 120 E Main Street; Melrose on Main, 400 E Main Street

BACKGROUND

These applications were turned in late, so they could not be considered at the June meeting.

RECOMMENDATION

ATTACHMENTS

1. HOSPITALITY HERO-LICENSE APPLICATION
2. MELROSE ON MAIN- LICENSE APPLICATION

DEVELOPMENT SERVICES AGREEMENT – Revised June 11, 2026

This Development Services Agreement (“Agreement”) is entered into as of **August 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

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.

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.

3. Term

This Agreement shall commence on **August 1, 2026** and continue until **July 31, 2030**, unless fundraising goals are met before the deadline, or if agreement is terminated earlier in accordance with Section 11. This agreement may be extended beyond July 31, 2030 if mutually agreed upon by both parties.

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 for the \$6.5 fundraising goal shall not exceed \$325,000 unless more than \$6.5 million is raised during the campaign. If fundraising exceeds the \$6.5 million goal, the Contractor will continue to be compensated at the five percent (5%) rate. 20% of the total fee (or 1%) will be returned by the Contractor to the project to cover fees related to identification, cultivation and stewardship, including donor recognition (see Section 5. Expenses below).
 3. **Contractor has agreed** that fundraised cash received, or signed commitments received before July 31, 2026, will be exempt from the fee structure.
 4. **Payment Schedule:** Payments to the Contractor shall be made quarterly, within 30 days after the end of each quarter, based on verified contributions received.
-

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 \$325,000 Compensation total, and are not additional fees.

6. Reporting and Performance Reviews

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

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.
-

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.

8. Fundraising Account

Client will open a bank account where all funds raised will be deposited. This fund will be segregated from any other Village funds. Expenses related to the fundraising campaign will be paid by the Client from the segregated funds.

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.

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.

11. Termination

1. **Without Cause:** Either party may terminate this Agreement with 60 days' written notice.
2. **Effect of Termination:** Contractor shall be compensated for services rendered and funds raised, or signed commitments of future funding through the effective termination date.

12. 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: _____



AGENDA ITEM REPORT

MEETING DATE

July 8, 2026

PREPARED BY

AGENDA ITEM # 6.d

Consider sale/transfer of Village owned land for stormwater purposes - Hidden Ridge Development

BACKGROUND

RECOMMENDATION

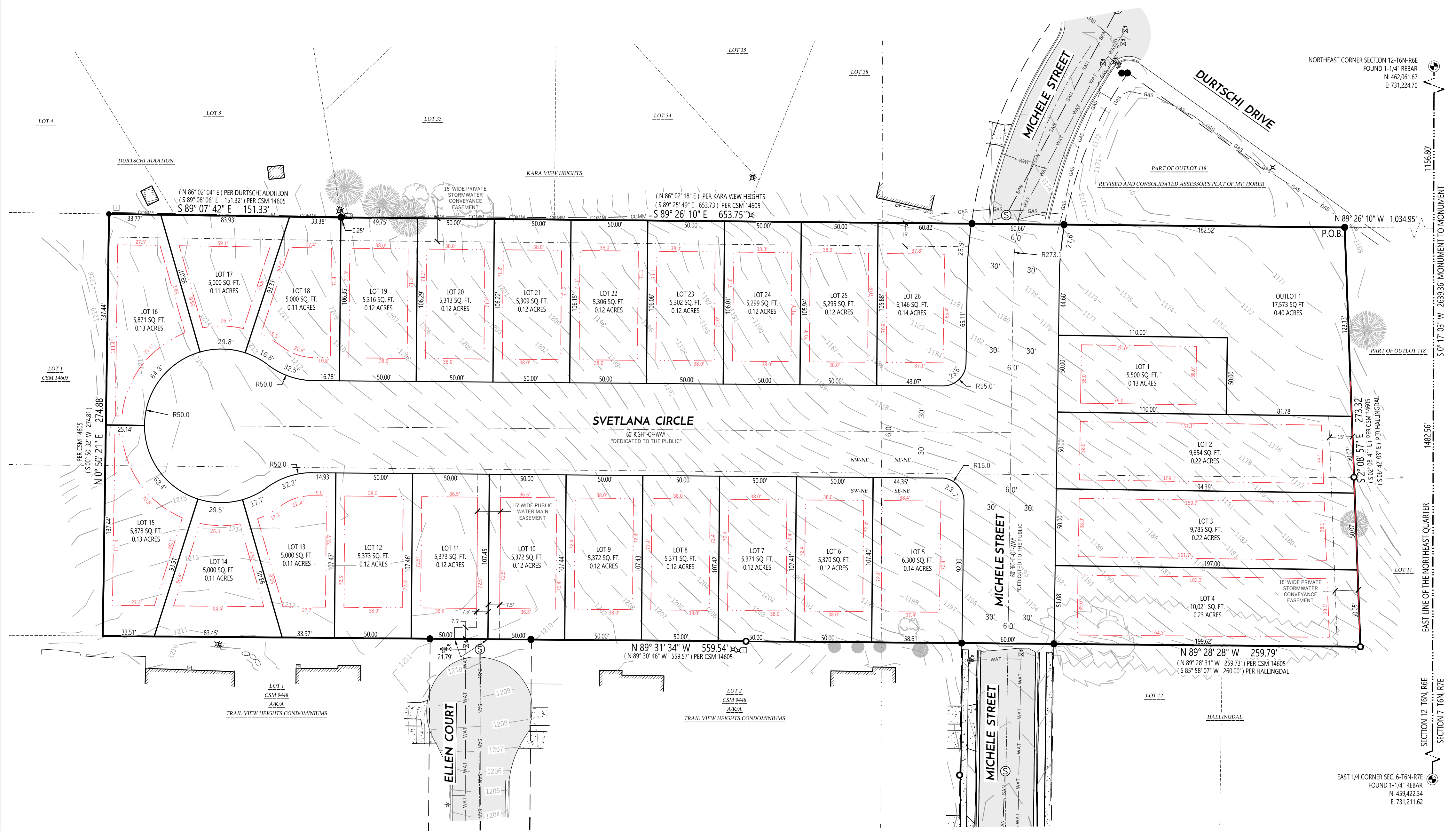
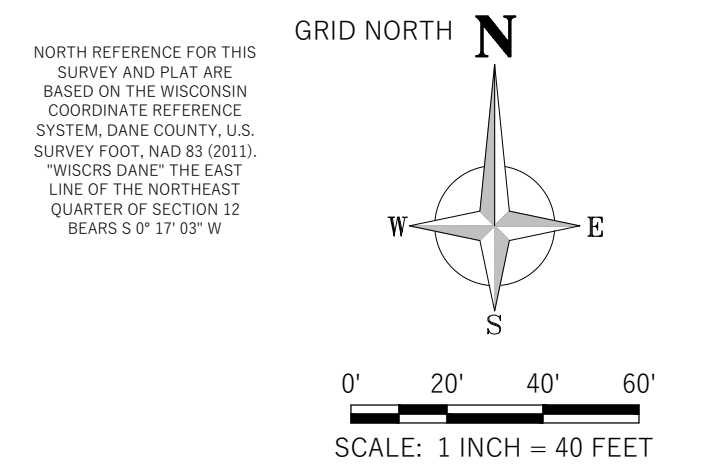
ATTACHMENTS

1. Jaycee Park parcel
2. Village Exhibit (1)
3. 1 Preliminary Plat-Hidden Ridge w Setbacks
4. 2 Front Elevation Three Home Concept
5. 3 Rear Elevation Three Home Concept



PRELIMINARY PLAT of HIDDEN RIDGE

A PART OF THE NW-1/4 OF THE NE-1/4, THE NE-1/4 OF THE NE-1/4, THE SE-1/4 OF THE NE-1/4, AND THE SW-1/4 OF THE NE-1/4 OF SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



LEGEND

	FOUND PLS SECTION MONUMENT TYPE NOTED
	SET 3/4x1/8 REBAR 1.50 LB/FT
	FOUND 3/4 REBAR
	FOUND 1-1/4 REBAR
	FOUND IRON PIPE, SIZE NOTED
	EXISTING SEPTIC VENT
	EXISTING SANITARY MANHOLE
	EXISTING WELL
	EXISTING UTILITY POLE
	EXISTING UTILITY PEDESTAL
	EXISTING GAS METER
	EXISTING GAS VALVE
	DECIDUOUS TREE
	CONIFEROUS TREE
	VERTICAL BENCHMARK
	RECORDED AS (XXX)
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SOIL TYPE BOUNDARY
	SETBACKS WHERE NOT TYPICAL
	EDGE OF WOODS / TREE LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC
	EXISTING COMMUNICATION
	EXISTING NATURAL GAS LINE
	EXISTING STORM SEWER
	EXISTING FENCE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONTOUR MAJOR
	CONTOUR MINOR

LEGAL DESCRIPTION (AS SURVEYED)

ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 14605 RECORDED SEPTEMBER 15, 2017 IN VOLUME 101 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 106-108 AS DOCUMENT NO. 5357648, BEING A PART OF ALL THE QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, LOCATED IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.
 ABOVE DESCRIBED AREA CONTAINS 222,168 SQUARE FEET OR 5.10 ACRES.

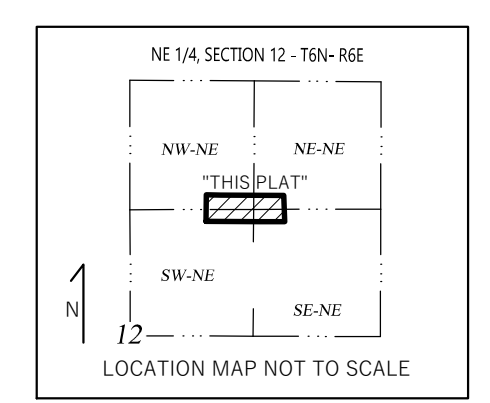
SURVEYORS CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HERON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN CHAPTER 18 - SUBDIVISION AND PLATTING OF THE VILLAGE OF MOUNT HOREB - CODE OF ORDINANCES.

ZACHARY M. REYNOLDS, S-3223
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 DATE _____

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON MARCH 23-24, 2026.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH, THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12 BEARS S 0° 17' 03" W.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012b ADJUSTMENT (NAVD88(12b)).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- CONTOUR INTERVAL ARE 1 FOOT AND HAVE BEEN DETERMINED BY FIELD DATA.
- SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 55025C0365G DATED JANUARY 02, 2009.
- CURRENT PARCEL ZONING IS AG (AGRICULTURAL) FOR THE ENTIRE PARCEL.
- ALL STREET RIGHT-OF-WAYS SHOWN WITHIN THE PLAT BOUNDARY ARE TO BE "DEDICATED TO THE PUBLIC".
- ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED FOR OPEN SPACE PURPOSES AND EASEMENTS GIVEN TO THE PUBLIC FOR STORMWATER MANAGEMENT AND RECREATIONAL PURPOSES ACROSS THEM.



WYSER ENGINEERING
 SURVEYOR/ENGINEER/PLANNER:
 WYSER ENGINEERING
 300 EAST FRONT STREET
 MOUNT HOREB, WI 53572
 www.wyserengineering.com

SUBSIDIVER:
 BVD LLC
 515 REID DRIVE
 MOUNT HOREB, WI 53572

OWNER:
 BVD LLC
 515 REID DRIVE
 MOUNT HOREB, WI 53572

HIDDEN RIDGE | MOUNT HOREB, WI

CONCEPT RENDERING - VIEW FROM STRAIGHT SECTION OF SVETLANA CIRCLE

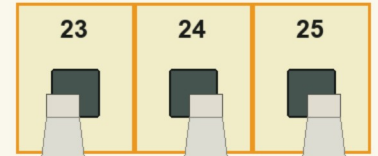


TYPICAL RANCH HOME

- Lots 23, 24, and 25 focus
- Single-family ranch style
- Less than 1,500 sq ft each
- Attached 2-car garage + front porch
- Driveways connect to Svetlana Cir.
- Lot 23 left-side driveway
- Lots 24-25 right-side driveways
- Right side basement exposure

LOTS 23-25 | PLAT-BASED LAYOUT

Lots 23-25 only | straight section of Svetlana Circle



SVETLANA CIRCLE





AGENDA ITEM REPORT

MEETING DATE

July 8, 2026

PREPARED BY

AGENDA ITEM # 6.e

Discuss and Take Action on Authorizing Village Staff to Publish Notice of Intent to Circulate an Annexation Petition

BACKGROUND

RECOMMENDATION

The recommended motion would be:
Motion to authorize Village Staff to take steps to publish Notice of Intent to Circulate an Annexation Petition.

ATTACHMENTS

1. Draft Notice of Intent to Circulate Annexation Petition
2. 170482_Northeast Neighborhood Annexation

NOTICE OF INTENT TO CIRCULATE AN ANNEXATION PETITION

NOTICE IS HEREBY GIVEN that the Village of Mount Horeb, an owner of real property in the territory described below, intends to circulate a petition for direct annexation by one-half approval (non-unanimous) pursuant to Wis. Stat. § 66.0217(3)(a).

Annexation: The Village of Mount Horeb's intent is to annex the territory described below from the Town of Blue Mounds, Dane County, Wisconsin, and the Town of Springdale, Dane County, Wisconsin, to the Village of Mount Horeb, Dane County, Wisconsin.

Petitioner: Village of Mount Horeb, 138 East Main Street, Mount Horeb, WI 53572.

Copies of documents: A copy of the legal description and scale map shown below may be inspected at the office of the town clerk for the Town of Blue Mounds (10566 Blue Vista Road, Blue Mounds, WI 53517), at the office of the town clerk for the Town of Springdale (2379 Town Hall Road, Mount Horeb, WI 53572), and at the office of the village clerk for the Village of Mount Horeb (138 East Main Street, Mount Horeb, WI 53572).

Territory legal description:

LOT 1 OF CERTIFIED SURVEY MAP NO. 8312 RECORDED IN VOLUME 45 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, ON PAGES 60-62 AS DOCUMENT NO. 2788976, AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, A PART OF FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, BOTH SECTIONS LOCATED IN TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, WISCONSIN.

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SAID SECTION 6, TOWN 6 NORTH, RANGE 7 EAST, ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG NORTH LINE OF OUTLOT 118 OF REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB, AND CONTINUING ALONG THE NORTH LINE OF KARA VIEW HEIGHTS, SECOND ADDITION THERETO, FOURTH ADDITION THERETO AND THE CENTERLINE OF MANOR DRIVE, NORTH 89 DEGREES 14 MINUTES 43 SECONDS WEST, 1799.61 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF WISCONSIN STATE HIGHWAY 78 (STH 78); THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, NORTH 31 DEGREES 18 MINUTES 49 SECONDS EAST, 337.87 FEET; THENCE, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, NORTH 17 DEGREES 16 MINUTES 03 SECONDS EAST, 131.85 FEET TO THE START OF A NON-

TANGENT CURVE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, 445.50 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1462.89 FEET, AND WHOSE LONG CHORD BEARS NORTH 22 DEGREES 35 MINUTES 22 SECONDS EAST, 443.78 FEET TO A POINT OF NON-TANGENCY; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 10 DEGREES 34 MINUTES 33 SECONDS EAST, 183.80 FEET; THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST, 176.48 FEET; THENCE, SOUTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, 143.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID STH 78, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1, CSM 2477, RECORDED IN VOLUME 9, PAGE 404, AS DOCUMENT NO. 1526964; THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, CSM 2477, SOUTH 48 DEGREES 25 MINUTES 42 SECONDS EAST, 293.27 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "S" AND THE SOUTHERNMOST CORNER OF SAID LOT 1, CSM 2477; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTHERLY LINE OF LOT 1, CSM 2477, AND LOT 1, CSM 2648, RECORDED IN VOLUME 10, PAGE 274, AS DOCUMENT NO. 1547805, NORTH 78 DEGREES 19 MINUTES 37 SECONDS EAST, 381.26 FEET TO A NON-TANGENT CURVE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, 265.59 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 733.75 FEET, AND WHOSE LONG CHORD BEARS NORTH 71 DEGREES 22 MINUTES 06 SECONDS EAST, 264.14 FEET TO A POINT OF NONTANGENCY; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 82 DEGREES 19 MINUTES 52 SECONDS EAST, 200.49 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 82 DEGREES 58 MINUTES 53 SECONDS EAST, 197.18 FEET TO THE SOUTHWEST CORNER OF LOT 4, CSM 14112, RECORDED IN VOLUME 95, PAGE 104, AS DOCUMENT NO. 5194406; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 4, CSM 14112, NORTH 83 DEGREES 18 MINUTES 23 SECONDS EAST, 312.62 FEET TO THE START OF A NON-TANGENT CURVE, ALSO THE SOUTHEAST CORNER OF SAID LOT 4, CSM 14112, AND THE SOUTHWEST CORNER OF LOT 1, CSM 6182, RECORDED IN VOLUME 14574, PAGE 75, AS DOCUMENT NO. 2216500; THENCE, ALONG THE SOUTH LINE OF LOT 1, CSM 6182, AND CONTINUING ALONG SAID RIGHT-OF-WAY, 301.39 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5775.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 80 DEGREES 12 MINUTES 57 SECONDS EAST, 301.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GETZ ROAD AND THE SOUTHEAST CORNER OF LOT 1, CSM 6182; THENCE, NORTH 77 DEGREES 45 MINUTES 22 SECONDS EAST, 66.91 FEET TO THE START OF A NON-TANGENT CURVE ON THE AFORESAID NORTHERLY RIGHT-OF-WAY OF C.T.H. "S"; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, 634.95 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5780.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 85 DEGREES 31 MINUTES 10 SECONDS EAST, 634.63 FEET TO A POINT OF NON-TANGENCY; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 00 DEGREES 25 MINUTES 23 SECONDS WEST, 4.00 FEET TO THE START OF A NON-TANGENT CURVE; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, 143.89 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5776.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 89 DEGREES 22 MINUTES 45 SECONDS EAST, 143.89 FEET TO A POINT OF

TANGENCY; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST, 248.28 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 00 DEGREES 25 MINUTES 23 SECONDS EAST, 4.00 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST, 686.43 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF WITTE ROAD AND AFORESAID NORTH RIGHT-OF-WAY OF C.T.H. "S"; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 45 DEGREES 25 MINUTES 38 SECONDS EAST, 83.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF WITTE ROAD; THENCE, ALONG SAID INTERSECTION, NORTH 75 DEGREES 52 MINUTES 42 SECONDS EAST, 68.29 FEET; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 44 DEGREES 53 MINUTES 22 SECONDS EAST, 106.75 FEET; THENCE, SOUTH 06 DEGREES 44 MINUTES 41 SECONDS WEST, 99.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WALLY ROAD; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 00 DEGREES 45 MINUTES 39 SECONDS WEST, 191.22 FEET; THENCE, SOUTH 87 DEGREES 00 MINUTES 44 SECONDS WEST, 66.14 FEET TO A POINT ON THE EAST LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF AFORESAID SECTION 6, ALSO BEING THE NORTHERNMOST CORNER OF LOT 1, CSM 10518, RECORDED AS VOLUME 62, PAGE 155, AS DOCUMENT NO. 3537999; THENCE, ALONG THE WEST LINE OF SAID LOT 1, CSM 10518, AND LOT 1, CSM 10753, RECORDED AS VOLUME 64, PAGE 62, AS DOCUMENT NO. 3713940, AND ALONG THE EAST LINE OF SAID FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, SOUTH 00 DEGREES 45 MINUTES 42 SECONDS WEST, 1089.32 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE, ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF AFORESAID SECTION 7, SOUTH 00 DEGREES 24 MINUTES 44 SECONDS WEST, 1324.04 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, ALSO BEING A POINT ON AN EASTERLY EXTENSION OF THE NORTH LINE OF SHENANDOAH HILLS, RECORDED AS VOLUME 56-173A OF PLATS, PAGE 533, AS DOCUMENT NO. 2525981; THENCE, ALONG SAID EXTENSION AND CONTINUING ALONG SAID NORTH LINE OF SHENANDOAH HILLS AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 40 MINUTES 45 SECONDS WEST, 770.21 FEET; THENCE, NORTH 21 DEGREES 54 MINUTES 02 SECONDS EAST, 183.62 FEET; THENCE, NORTH 84 DEGREES 20 MINUTES 49 SECONDS EAST, 96.00 FEET; THENCE, NORTH 05 DEGREES 39 MINUTES 11 SECONDS WEST, 100.00 FEET; THENCE, SOUTH 84 DEGREES 20 MINUTES 49 SECONDS WEST, 100.22 FEET; THENCE, SOUTH 21 DEGREES 54 MINUTES 02 SECONDS WEST, 290.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PERIMETER ROAD AND A POINT ON THE SOUTH LINE OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PERIMETER ROAD AND ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 40 MINUTES 45 SECONDS WEST, 505.46 FEET TO THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 7; THENCE, ALONG SAID THE EAST LINE OF SAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER, NORTH 00 DEGREES 22 MINUTES 18 SECONDS EAST, 211.65 FEET TO A POINT ON THE

CURVING SOUTHEASTERLY RIGHT-OF-WAY OF MILITARY RIDGE TRAIL; THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF MILITARY RIDGE TRAIL, 190.31 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2914.93 FEET, AND WHOSE LONG CHORD BEARS SOUTH 71 DEGREES 47 MINUTES 07 SECONDS WEST, 190.28 FEET TO A POINT OF TANGENT; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 73 DEGREES 39 MINUTES 20 SECONDS WEST, 527.11 FEET TO THE SOUTH LINE OF THE AFORESAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE, ALONG SAID SOUTH LINE, NORTH 89 DEGREES 40 MINUTES 45 SECONDS WEST, 348.70 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MILITARY RIDGE TRAIL; THENCE, ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY, NORTH 73 DEGREES 39 MINUTES 20 SECONDS EAST, 772.61 FEET TO THE START OF A TANGENT CURVE; THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, 309.66 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6647.77 FEET, AND WHOSE LONG CHORD BEARS NORTH 72 DEGREES 02 MINUTES 54 SECONDS EAST, 309.63 FEET TO POINT ON AFORESAID EASTERLY; THENCE, ALONG SAID EASTERLY LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, NORTH 00 DEGREES 22 MINUTES 18 SECONDS EAST, 1002.46 FEET TO THE EAST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7; THENCE, ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 48 MINUTES 18 SECONDS WEST, 1160.96 FEET BACK TO THE POINT OF BEGINNING.

Scale Map: See below.

ANNEXATION EXHIBIT

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, T4N, R7E, FOUND ALUMINUM CAP N. 462.05320 E. 733.716102
THE SOUTHWEST QUARTER OF SECTION 6, T4N, R7E, FOUND ALUMINUM CAP N. 462.05320 E. 733.716102
LOCATED IN TOWNSHIP 4 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, TOGETHER WITH A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, T4N, R7E, RANGE 7 EAST, TOWN OF BLUE MOUNDS, ALL BEING LOCATED IN DANE COUNTY, WISCONSIN

Sheet Title:
ANNEXATION EXHIBIT

Revisions:
No. Date: Description:

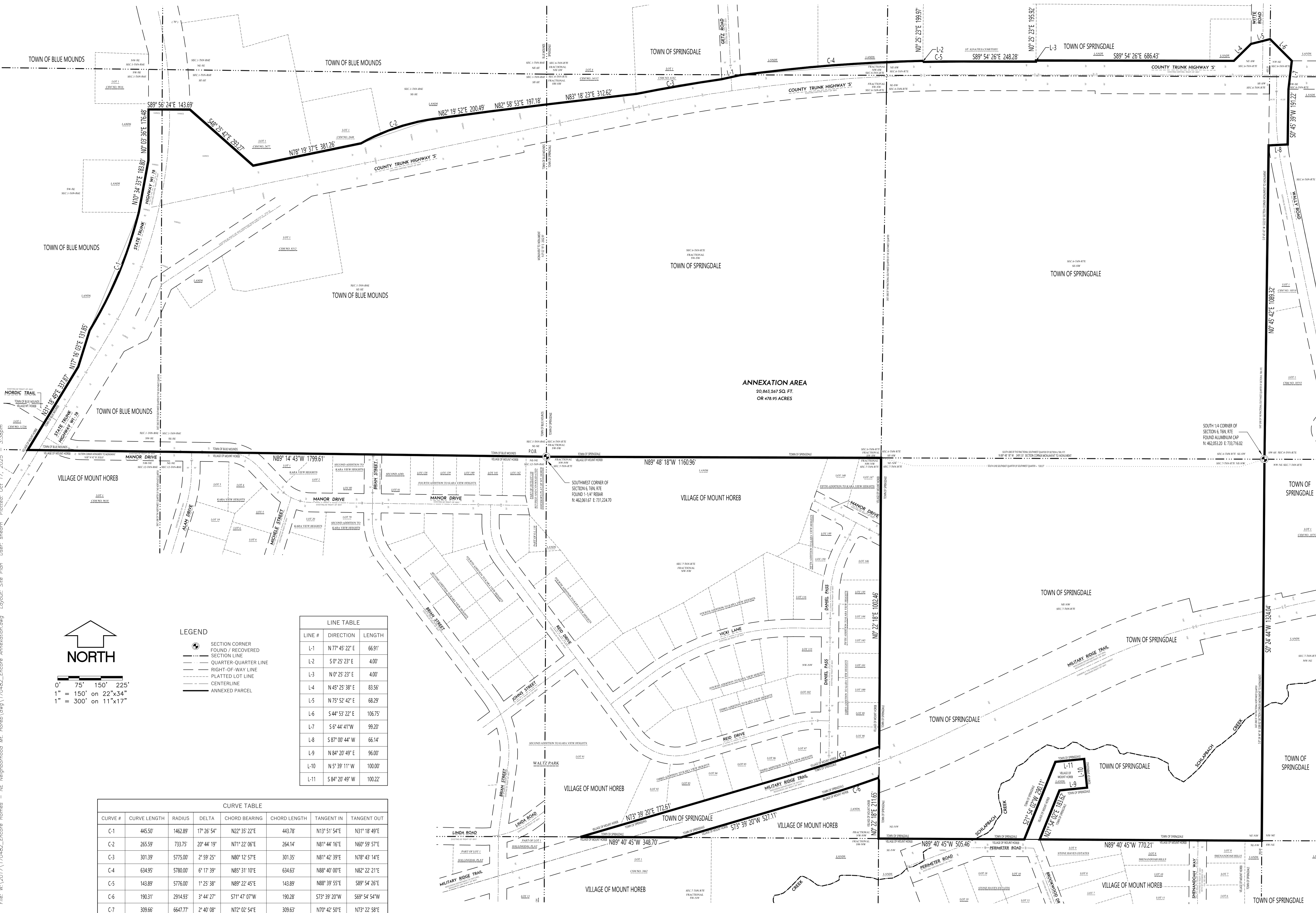
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0' 75' 150' 225'

Wyser Number
17-0482

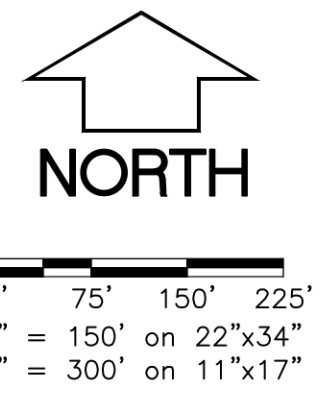
Set Type
ANNEXATION

Date Issued
10/01/2025

Sheet Number
EXHIBIT



ANNEXATION AREA
20,863,267 SQ. FT.
OR 478.95 ACRES



- LEGEND**
- SECTION CORNER FOUND / RECOVERED SECTION LINE
 - QUARTER-QUARTER LINE
 - RIGHT-OF-WAY LINE
 - PLATTED LOT LINE
 - CENTERLINE
 - ANNEXED PARCEL

LINE #	DIRECTION	LENGTH
L-1	N 77° 45' 22" E	66.91'
L-2	S 0° 25' 23" E	4.00'
L-3	N 0° 25' 23" E	4.00'
L-4	N 45° 25' 38" E	83.56'
L-5	N 75° 52' 42" E	68.29'
L-6	S 44° 53' 22" E	106.75'
L-7	S 6° 44' 41" W	99.20'
L-8	S 87° 00' 44" W	66.14'
L-9	N 84° 20' 49" E	96.00'
L-10	N 5° 39' 11" W	100.00'
L-11	S 84° 20' 49" W	100.22'

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	445.50	1462.89	17° 26' 54"	N22° 35' 22" E	443.78'	N13° 51' 54" E	N31° 18' 49" E
C-2	265.59	733.75	20° 44' 19"	N71° 12' 06" E	264.14'	N81° 44' 16" E	N60° 59' 57" E
C-3	301.39	5775.00	2° 59' 25"	N80° 12' 57" E	301.35'	N81° 42' 39" E	N78° 43' 14" E
C-4	634.95	5780.00	6° 17' 39"	N85° 31' 10" E	634.63'	N88° 40' 00" E	N82° 22' 21" E
C-5	143.89	5776.00	1° 25' 38"	N89° 22' 45" E	143.89'	N88° 39' 55" E	S89° 54' 26" E
C-6	190.31	2914.93	3° 44' 27"	S71° 47' 07" W	190.28'	S73° 39' 20" W	S69° 54' 54" W
C-7	309.66	6647.77	2° 40' 08"	N72° 02' 54" E	309.63'	N70° 42' 50" E	N73° 22' 58" E

File: W:\2017\170482_Encore Homes - NE Neighborhood Mt. Horeb.dwg (170482_Encore Annexation.dwg) Layout: Site Plan User: shearn Plotted: Oct 17, 2025 3:38pm



HERITAGE
COMMUNITY
OPPORTUNITY

Village of Mount Horeb

138 E Main Street

Mount Horeb, WI 53572

Phone (608) 437-6884/Fax (608) 437-3190

Email: mhinfo@mounthorebwi.info Website: www.mounthorebwi.info

PROCLAMATION RECOGNIZING JULY AS INDEPENDENT RETAILER MONTH

Whereas, locally owned and independent retailers contribute significantly to the economic vitality, character, and identity of the Village of Mount Horeb; and

Whereas, independent businesses create local employment opportunities, support community organizations and events, and help sustain a vibrant and welcoming downtown district; and

Whereas, dollars spent at locally owned businesses recirculate within the community, strengthening the local economy and supporting public services, local suppliers, and charitable organizations; and

Whereas, the Village of Mount Horeb is known for its unique shops, restaurants, services, and entrepreneurial spirit, which attract residents and visitors alike and contribute to the community’s distinctive sense of place; and

Whereas, the Village of Mount Horeb is committed to pursuing policies, investments, and collaborative efforts that foster a business-friendly environment, support entrepreneurship, encourage vibrant commercial districts, and help independent retailers adapt, grow, and succeed within the community; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby proclaims **July as “Independent Retailer Month”** in the Village of Mount Horeb.

BE IT FURTHER RESOLVED, that all residents are encouraged to recognize and support Mount Horeb’s independent retailers and small businesses.

DATED this 8th day of July 2026.

Signed: _____
Ryan Czyzewski, Village President



AGENDA ITEM REPORT

MEETING DATE

July 8, 2026

PREPARED BY

Ryan Czyzewski, Village Board
President

AGENDA ITEM # 7.f

Mount Horeb Area Chamber of Commerce

BACKGROUND

The Chamber continues its internal work on the Strategic Plan. I won't steal their thunder, but it's a great plan for Chamber members, the Community, and continues alignment with the Village Strategic goals.

With staffing back in place, The Community Coalition is commencing work.

Art Fair is July 18-19. Biggest event of the year to show off our Village. Chamber and Village staff work well together on operational and safety logistics.

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

July 8, 2026

PREPARED BY

Ryan Czyzewski, Village Board
President

AGENDA ITEM # 8.a

Written Report

BACKGROUND

President's Report

"If everyone in the world wrote down their problems and put them in a hat, would you risk grabbing one, or keep yours?"

I found this quote inspirational in my personal life earlier this month when confronted with what I consider "first world problems", but recently thought how it also applies to the Village. Common to all municipalities, the Village has internal and external facing problems that cause stress, financial burden, safety concerns, affect quality of life, etc. But what is the real scope of those problems compared to what other municipalities face? When you read that quote, I encourage you (the Board, staff, public) to self-reflect on what you think those problems are. Would you risk trading those Village problems for what another municipality may be dealing with? What can you do to help address those problems?

Summary of Regional Housing Summit

I was invited to be a panelist at the Dane County Regional Housing Summit (Making the Hard Decisions: Elected Officials Discuss the Challenges, Lessons Learned, and Opportunities to Address the Housing Crisis). They wanted me to share my experiences on that topic from our Housing Task Force Work, zoning code re-write, and Lukken RFP, as well as housing as a whole. In group discussions before and at the Summit, I was able to share things for other municipalities to consider, gather some new ideas for the Village, and reinforce that the struggles for affordable housing are not easy, but they are addressable.

Some takeaways:

- Zoning code changes that reduce ambiguity, streamline approvals, and reduce requirements directly affect affordability. Time is money.
- Residential TIDs are more attractive due to rising costs of building and infrastructure.



AGENDA ITEM REPORT

- Mount Horeb's rocky and undulating terrain adds expense and architectural challenges.
- Housing can be seen as an investment in the community's workforce, diversity, and culture
- Traditional Suburban sprawl (only single family 1/4+acre lots) costs more in the long run (infrastructure), density and mixed housing option can offset it
- Goal not just more housing, but more varieties of housing (senior, workforce, townhomes, small apartments, smaller single family, multifamily, mixed use) in order to enable housing mobility
- People's opinions and views change when it may affect them. Usually progressive voices become anti-project : a paradox of pulling the ladder up behind you
- Housing affordability is not solvable by just private sector or just municipalities, needs both to work together
- Maintain a mix of rental and owner occupied
- Communication about the need and benefits of housing varieties is beneficial
- There is often a distrust of elected officials/ staff when a developer brings proposals forward. Communicating how it meets Comp Plans or Strategic Plans is important. None of the panelists make money off their housing projects. Partner with trusty worthy developers.
- Government via strategic planning and experienced analysis versus government via social media
- Concerns that the new "Truth in Planning legislation will be used as another barrier
- Housing built over 10-20 years ago is often considered a core part of the community, less than that it is where the divide of 'we vs them' resides. In 10-20 years, the 'new growth' is socially accepted, with a new batch of 'new growth' scrutinized.
- Housing affordability should be relatable. Can your kids live here? Could you afford the home you live in now? Can you downsize here? Can your employees afford to live here?
- StrongTowns is an awesome resource
- Mixed use housing is great for a housing mix, but often has financing gaps (commercial space is less cost effective for developers)
- Communicate housing gaps and benefits early and often with elected officials, staff, community leaders & stakeholders, public
- Received positive feedback and questions on the Lukken Housing RFP process and proposal



AGENDA ITEM REPORT

- Find a way to engage young professionals, young families, renters in planning processes (an in important demographic that is not as vocal in planning phases)
- 1950-1925, wages up 900%, land up 600%, housing up 3000%, cost /sq ft up 1500%
- Delays of application review and approvals cost real money
- Land banking is a great return on investment for future housing needs to help control what gets built
- Extend TID closures and bank the increment towards affordable housing fund [that CDA can use]
- Housing is having a 'moonshot' opportunity right now (federal bipartisanship). Good time to think strategically and long term
- Been challenged to recognize we have built the communities we want, but do we have the courage to build the communities we need?

I again welcome Gabe Altenbernd as our new Village Administrator. Though he's only been officially on board for a week, he's already shown to be a great fit for the Village. His enthusiasm for the future of Mount Horeb is infectious and he'll do a great job helping us tackle the issues before us. Though my time working with Gabe won't be very long, I'm looking forward to it and know the support he'll provide and receive from future Village leaders will be critical to success.

Lastly, I'd like to once again thank Jon Hochkammer for serving as our interim Administrator. He did a great job working with staff, the Board, and most importantly the public to help the transition.

RECOMMENDATION

ATTACHMENTS

None



Interim Village Administrator's Report June 29, 2026

Welcome to Gabe Altenbernd: Please join me in welcoming Gabe Altenbernd to Mount Horeb as the next Village Administrator. Gabe will begin his employment with the Village on June 30th. Gabe is excited to get started and is looking forward to working with each of you. Please feel free to schedule a meeting with Gabe to get to know him better and to share your ideas and priorities with him.

Committee Meetings: Since the June 3rd Village Board meeting, I attended the Utility Commission meeting and the Tourism Commission meeting. The CDA meeting scheduled on June 10th was canceled due to severe weather and loss of electricity at Village Hall.

Department Head Meeting: A Department Head meeting was conducted on June 16th. I met with Department Heads individually on an as needed basis.

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 a Hazmat Training exercise hosted by the Mount Horeb Police Department, and a meeting with Dennis Cooley, Jeff Gorman, and Denise Schwenn to discuss a draft fundraising agreement for a future sports complex. Gabe, Denise and I also had a virtual meeting with Kevin Mullen from Baird to discuss financial issues and the upcoming CIP and annual budget.

Miscellaneous: I continue to receive numerous e-mails and phone calls regarding potential development in or near Mount Horeb. Most of the potential developments are related to residential development, however some are expressing interest in commercial development. In most cases, the developments would

require annexation and extending municipal services to areas outside of the current Village boundaries. It will be very important for the Village to carefully plan for future development as it impacts budgets and presents capacity issues for Villages utilities.

Much of my time was spent on zoning issues along with annexation and TIF issues, signage, lighting, grant programs available to Village businesses and residents, bicycle and scooter safety concerns, and responding to questions or concerns from Village Board members, developers or the general public.

I worked on a revised draft of the recreation complex fundraising agreement which will be on the agenda for the July 8th Village Board meeting. I also drafted an ordinance amendment for the Southwest Dane County Senior Outreach Program. This amendment will be on a future agenda for the Board's consideration. The amendment updates the ordinance to reflect current budgeting and personnel practices for the Senior Program that have been in place for many years.

Village staff should be commended for an excellent job cleaning up substantial debris from the severe weather in early June. A private contractor was brought in to assist, however Village staff handled the majority of the cleanup.

I am working with Gabe and Ryan on issues that will allow for a smooth transition and will continue to be available in the future if I can be of any assistance.

I have seen firsthand how committed the staff are to the Village. The Village Board and the community are fortunate to have dedicated staff that truly care about serving the public.

Thank you for allowing me to work with each of you since March 23rd as the Interim Village Administrator. 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. My personal e-mail is jonhochkammer@gmail.com and my cell is (608) 225-3024.