

Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

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

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, SEPTEMBER 28, 2016

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will meet on the above date at 7:00pm in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI. Agenda as follows:

- 1) Call to order – Roll call
- 2) Consider August 24, 2016 Plan Commission meeting minutes
- 3) PUBLIC HEARING: To consider application from National Construction Inc for a zoning change from CB Central Business to PD-1 Planned Development District for proposed five-story office building on parcels 0606-123-8805-9 and 0606-123-8815-7 located at 109 S Second and 201 E Front Street
- 4) Consider recommendation on Ordinance 2016-06, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL 0606-123-8805-9 LOCATED AT 109 S SECOND STREET AND PARCEL 0606-123-8815-7 LOCATED AT 201 E FRONT STREET FROM CB CENTRAL BUSINESS TO PD-1 PLANNED DEVELOPMENT" including approval of the General Development Plan
- 5) Consider Design Review application from Mount Horeb Mini Storage for building with indoor storage units at 430 W Main Street
- 6) Consider signage for Mount Horeb Area Historical Society Driftless Historium
- 7) Plan Commission Chair report
- 8) Village Planner report
- 9) Adjourn

A QUORUM OF THE VILLAGE BOARD/VILLAGE COMMITTEE MEMBERS MAY BE PRESENT AT THIS MEETING. ONLY NOTICED AGENDA ITEMS WILL BE ACTED ON BY THE GOVERNMENTAL BODY SPECIFIED ABOVE.

PLEASE NOTE THAT UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GROSS, CLERK, AT 138 E. MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 24, 2016

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Mark Rooney, Wally Orzechowski, Norb Scribner, Neil Densmore, and Peggy Zalucha. Dave Hoffman attended via phone. Also present were Village Administrator Nic Owen, Village Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Office Assistant Chrissy Kahl.

Consider July 27, 2016 Plan Commission meeting minutes: Zalucha moved, Scribner seconded to approve the July 27, 2016 minutes. Motion carried.

Consider recommendation for draft Ordinance 2016-02, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOTS 1, 2, AND 3 CARL BOECK'S SURVEY AND PLAT, AND LOT 2 CSM 4705 FROM CB CENTRAL BUSINESS TO PD-1 PLANNED DEVELOPMENT" for proposed apartment building and parking area: Joe Gallina, owner of Gallina Company, and Craig Enzenroth, President of Gallina Company, presented the project updates. Overall, the Plan Commission board is excited about the "store-front" looking windows and having new residential space in the downtown area. Densmore moved, Rooney seconded to recommend approval to the Village Board to include the Village Planner and Village Engineer comments. Motion carried.

Consider photometric plan for Mount Horeb Area Historical Society S Second Street project: Slavney reviewed the outdoor lighting and signage lighting plans and approves. Zalucha moved, Scribner seconded to recommend approval. Motion carried.

Review/comment on conceptual signage mock-ups for Mount Horeb Area Historical Society S Second Street project: The sign on the east elevation is not allowed to be perched. The committee suggested suspending the sign from the porch ceiling. Slavney suggested signage on the south elevation. Signage on Main Street or public right of way is done by Public Works. Staff can work with the Historical Society on that type of signage. The committee suggested a blade sign on the southeast upper corner of the building (45 degree angle).

Consider conceptual design for proposed office building on southeast corner of Front and Second Streets: Michael Sobczak, an architect with Plunkett Raysich Architects LLP, presented the proposed office building. The proposed building would accommodate 200-250 Duluth employees as their Duluth Headquarters. Overall, the Plan Commission likes the plan.

Plan Commission Chair Report: Littel gave the Plan Commission Chair report which included the building inspection report.

Village Planner report: Slavney gave the Village Planner report.

Adjourn: Rooney moved, Zalucha seconded to adjourn the meeting at 8:14pm. Motion carried.

Minutes by Chrissy Kahl, Office Assistant

DRAFT



14 September 2016

Nicholas Owen
Village Administrator
Village of Mt. Horeb
138 E. Main Street
Mt. Horeb, WI 53572

Mr. Owen:

We are pleased to submit this General Development Plan for staff, Plan Commission and Village Board consideration of approval.

Organizational Structure:

Owner/Developer:

National Construction, Inc.
701 E. Washington Ave., Ste. 103
Madison, WI 53703
Jeff Grundahl
Email Address: jeff@nciroberts.com

Architect:

Plunkett Raysich Architects, LLP
209 South Water Street
Milwaukee, WI 53204
Scott Kramer
Email Address: skramer@prarch.com

Engineer:

KJWW Engineering Consultants, P.C.
1800 Deming Way, Ste. 200
Middleton, WI 53562

Tenant:

Duluth Trading Company
109 S. 2nd Street and 201 E. Front St.
Mt. Horeb, WI 53572

Introduction:

This proposed office building will serve as Duluth Trading Companies Corporate Headquarters. The proposed 5-story office building includes surface parking and enclosed parking. Planned Development Zoning has been selected to accommodate a high quality tenant in a size project not anticipated in the current zoning code. The proposed project will enhance and spur quality redevelopment on Front Street.

Developer:

National Construction Inc. and TRI Holdings LLC intend to Develop the new Headquarters for Duluth Trading Co. NCI is locally owned by Jeff and Mary Grundahl. They have successfully built and developed projects for nearly 27 years. Projects such as Grand Stay Hotel and Suites, Miller and Sons Supermarket, Platteville City Block project, Black Hawk Church, Deforest Football Stadium, Henry Vilas Zoo Children's Barn and many more. TRI Holdings LLC was engaged to lead the Development, Finance and Management of the property. They bring vast experience in the areas of finance, development, real estate and lease

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fulfillment. The Focus of this development is to provide a Transformational opportunity for the village and surrounding areas, as well as a headquarters for Duluth Trading Company near their flagship retail store. It will provide the community with an asset that will foster growth, improvement, economic benefit and provide a significant number of living wage jobs. All the while maintaining the hard working, active lifestyle, corporate image and culture of Duluth Trading Co and their commitment to Mt. Horeb.

Project Schedule:

Our project team is planning to obtain all necessary approvals by end of November, 2016. Construction of the office building is anticipated to begin in February, 2017 with Duluth Trading Company occupying the building in February, 2018.

Site Area:

Total Lot Area (Combined Lots): 43,013 G.S.F.
 Lot Area Parking: 17,640 G.S.F.

Gross Floor Area:

Lower Level 21,507
 First Floor 20,355
 Second Floor 22,163
 Third Floor 22,163
 Fourth Floor 22,394
 Total Building G.S.F. 108,582

Floor to Area Ratio

4.3
 Building Height 4-5 stories with pitched roof elements
 Height varies 65 to 85 feet maximum

Parking: On-site parking includes both surface and enclosed parking

Surface Parking 29 Parking Spaces
 Enclosed Parking 19 Parking Spaces
 48 Total Parking Spaces

Zoning Standards:

Based upon our review the following zoning standards we are looking for is flexibility in the follow areas. If other zoning standards are found to be of issue additional exemptions or flexibility may be required.

	Zoning Standards	Proposed Development
1. Building Height Maximum	4-stories/50 ft.	5-stories 65 to 85 feet.
2. Ground Level Commercial		None Provided
3. Floor to Area Ratio	3.0	4.3



4. Building Setback	0'-Setback	Setback provided for public walk and to Accommodate building transformer. Building bay elements cantilever over property lines on east and west elevations.
5. Signage	80 square feet	240 feet shown

Project Character:

The Duluth Trading Company Headquarters is designed to begin revitalization of Front Street, reflect Duluth Trading Companies brand, recognize the Military Ridge Bike Trail, and to reflect the "Industrial" history along the former rail line. The proposed design is a composition of brick masonry, industrial sash windows, board formed concrete and zinc colored metal cladding.

The base of the building is board formed concrete. An above base, brick masonry, metal panels and pitched roof elements serve to breakdown the mass of the building and give the appearance of a building built over time. The industrial sash windows with expressed steel lintels further reinforce this post-industrial aesthetic.

The buildings 2-story entry is located mid-block on Front Street allowing entry from the street and the adjacent parking lot. The street scape along Second and Front Street includes new sidewalks and lighting. Along Front Street a board formed concrete wall incorporates benches, forms a planter and a home for a Duluth clad troll. The ground floor windows along Front and Second Street into the parking level are envisioned to showcase Duluth Trading Companies famous graphics.

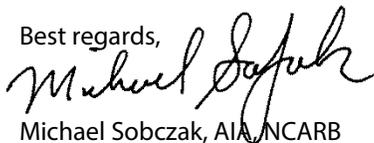
A pedestrian plaza on the east side of the building fronts the surface parking and provides a pedestrian connection from Front Street to the Military Ridge bike path to the south.

On the ground floor of the building facing south, large windows in the Duluth Trading Company Fitness Center allows views of the bike trail and a building entrance which provides access to the trail for the building occupants. The south and west elevations windows have industrial looking sun shades to help with solar control. The southwest corner of the proposed design features a roof top terrace with views to the southwest.

Parking:

The current Duluth employees rely on street parking in the same area. It is anticipated that employees will continue to utilize street parking along with the 29 surface parking spaces and 19 enclosed parking spaces incorporated into the project.

Best regards,



Michael Sobczak, AIA, NCARB
Partner





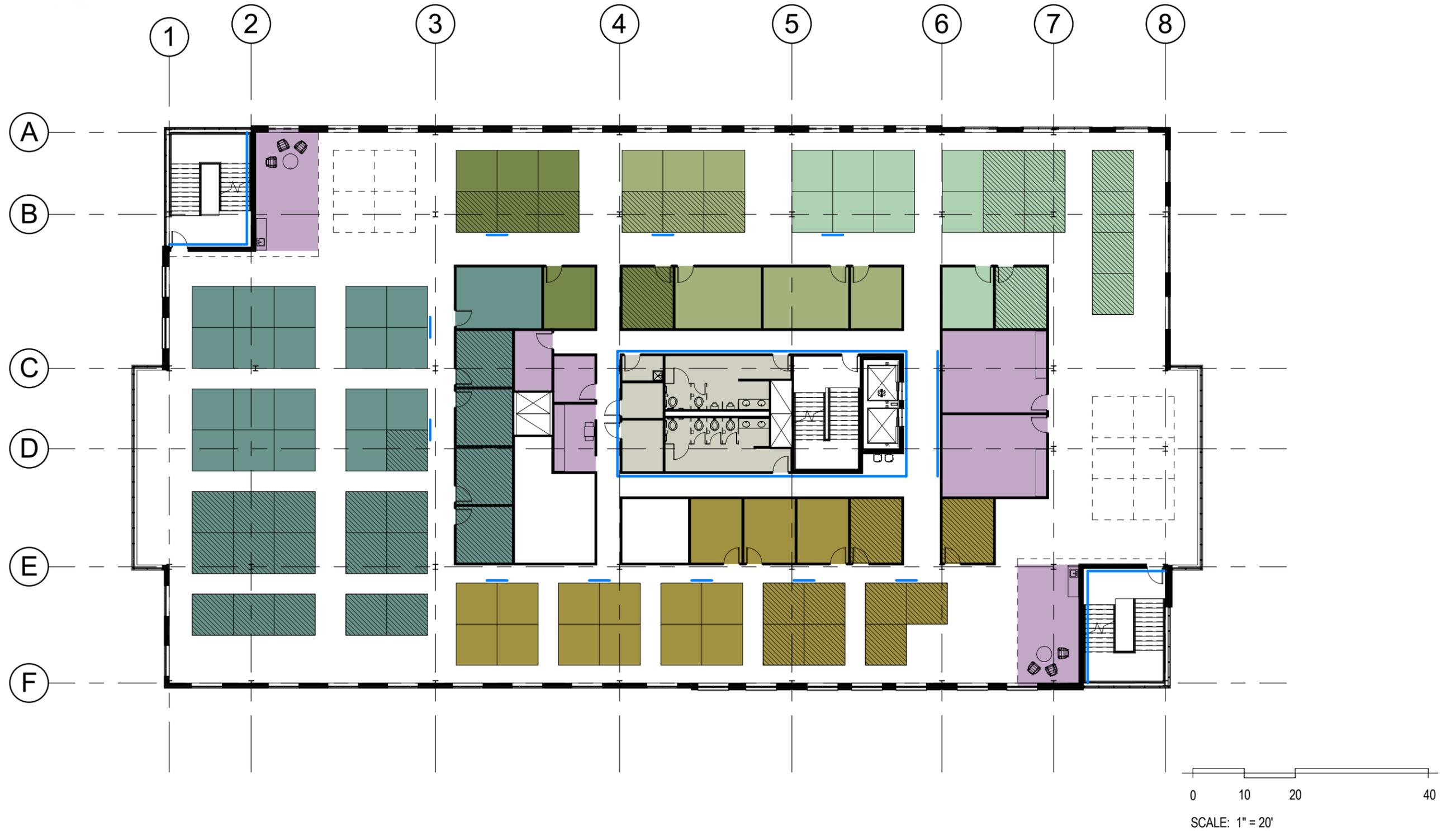
BLDG AREAS:

LL	9,294 GSF
PARKING	12,208 GSF
1ST	20,595 GSF
2ND	22,222 GSF
3RD	22,222 GSF
4TH	20,429 GSF
TERRACE	2,024 GSF
TOTAL	108,994 GSF

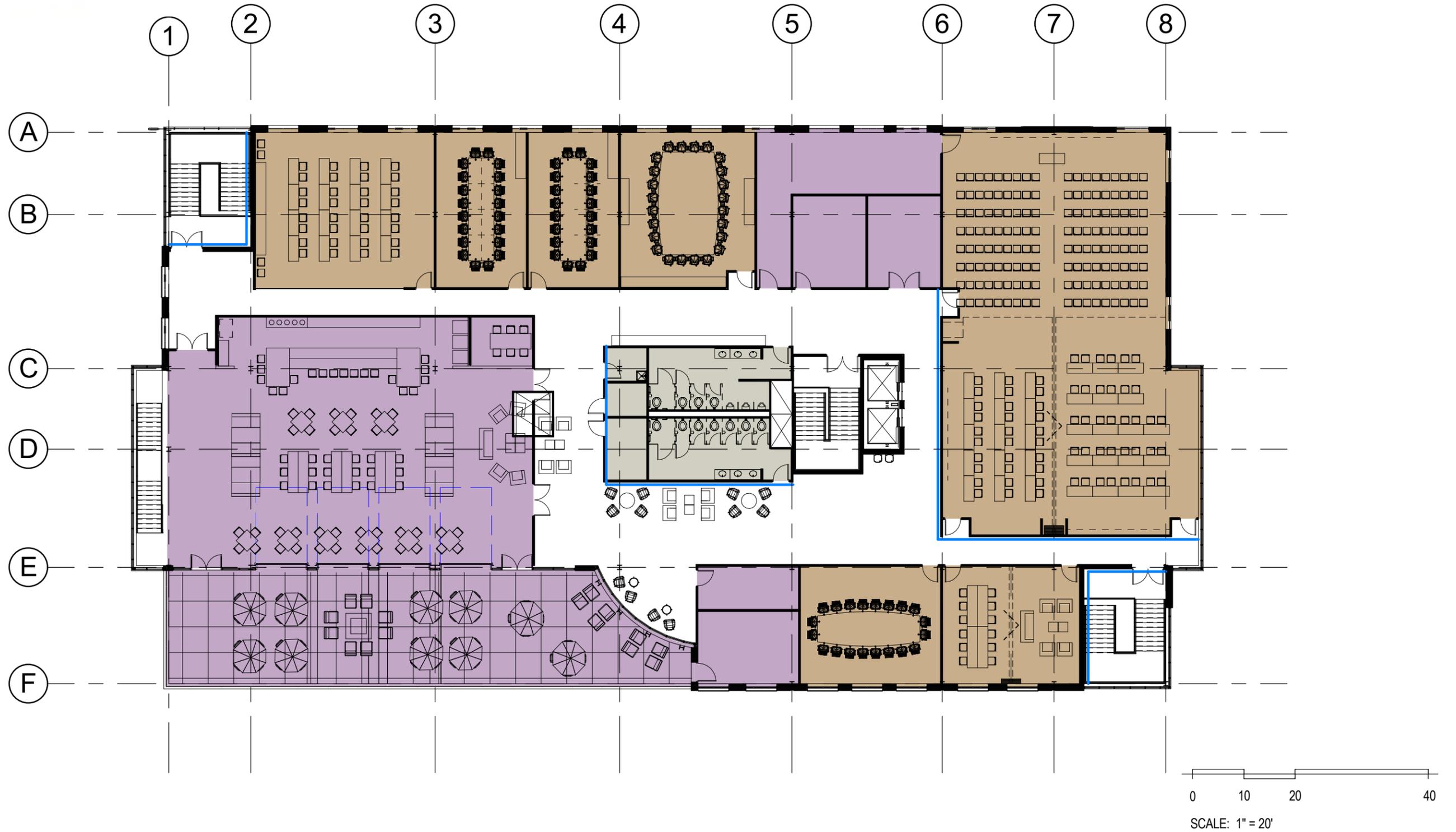


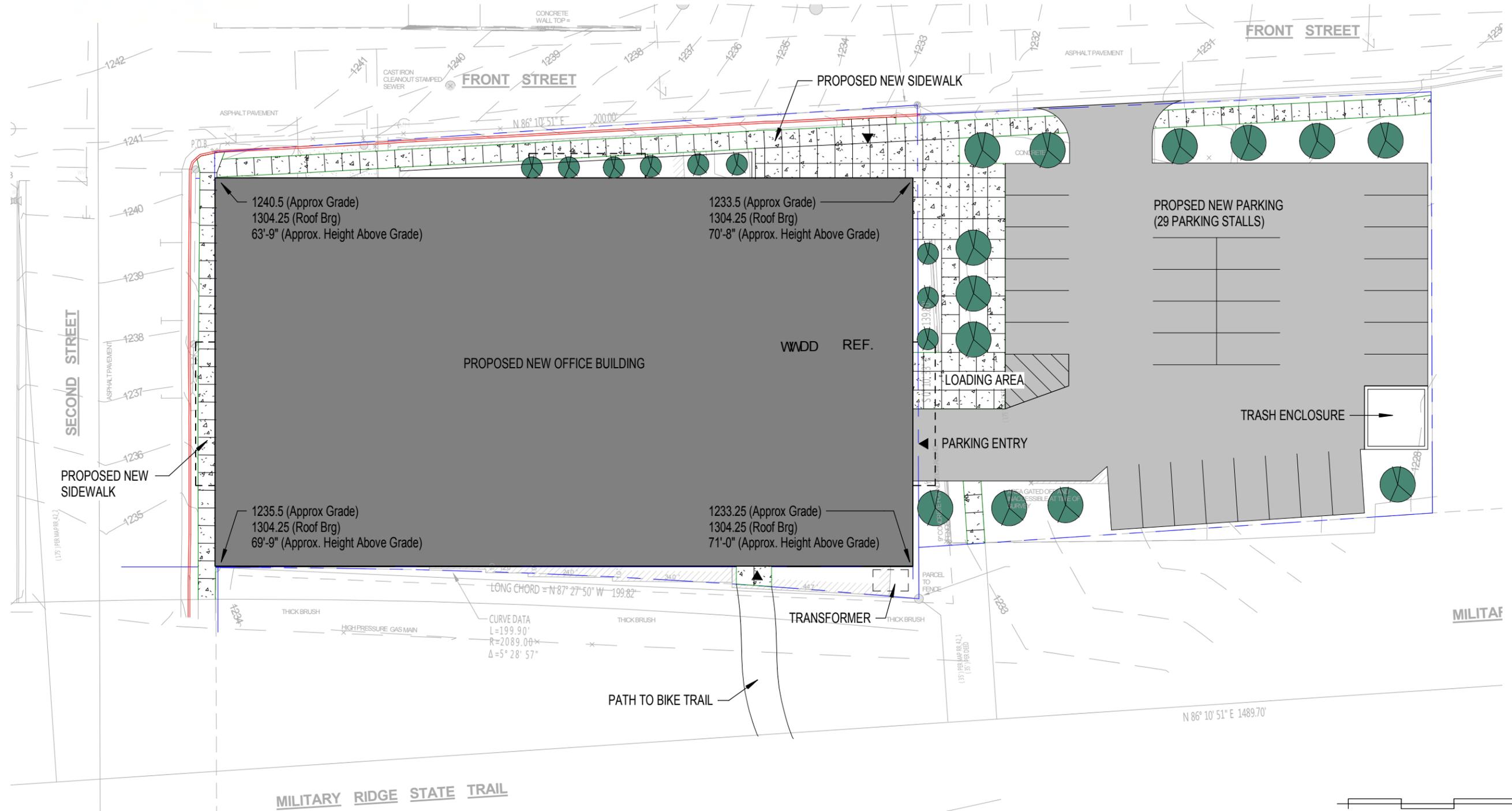
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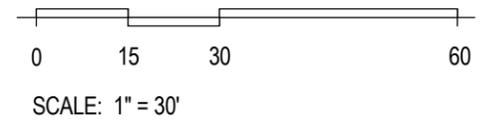


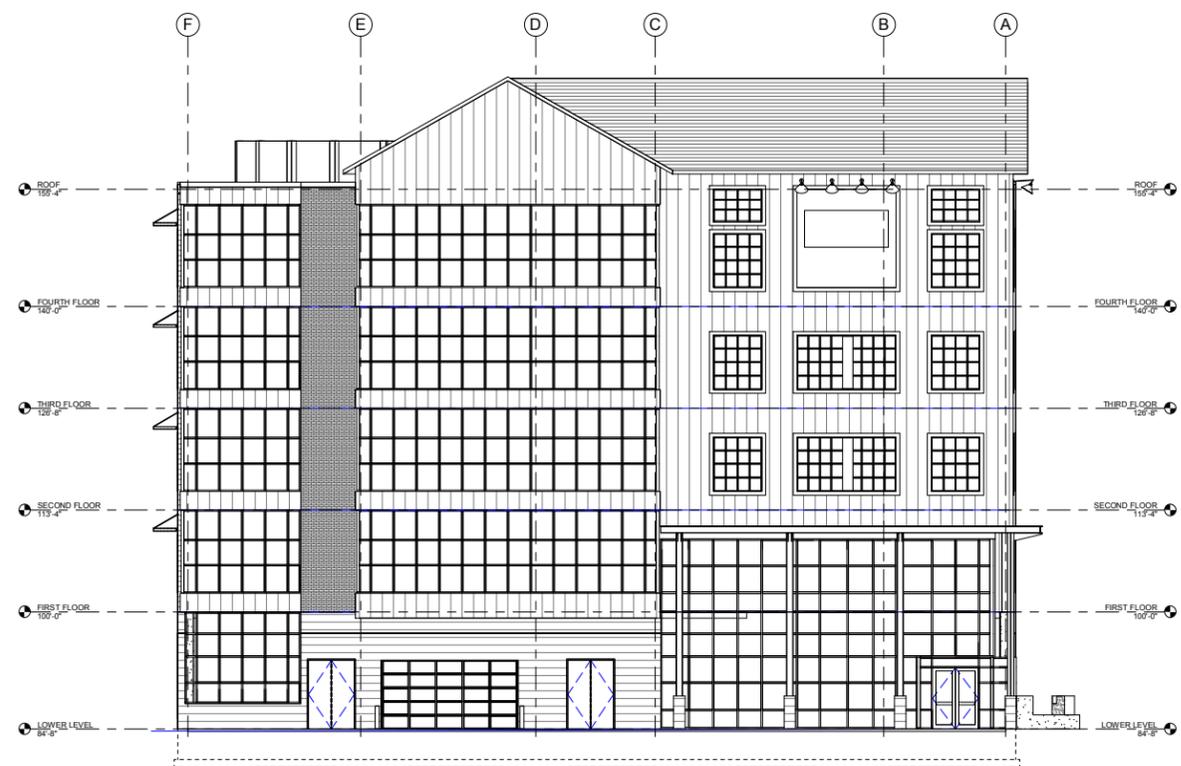




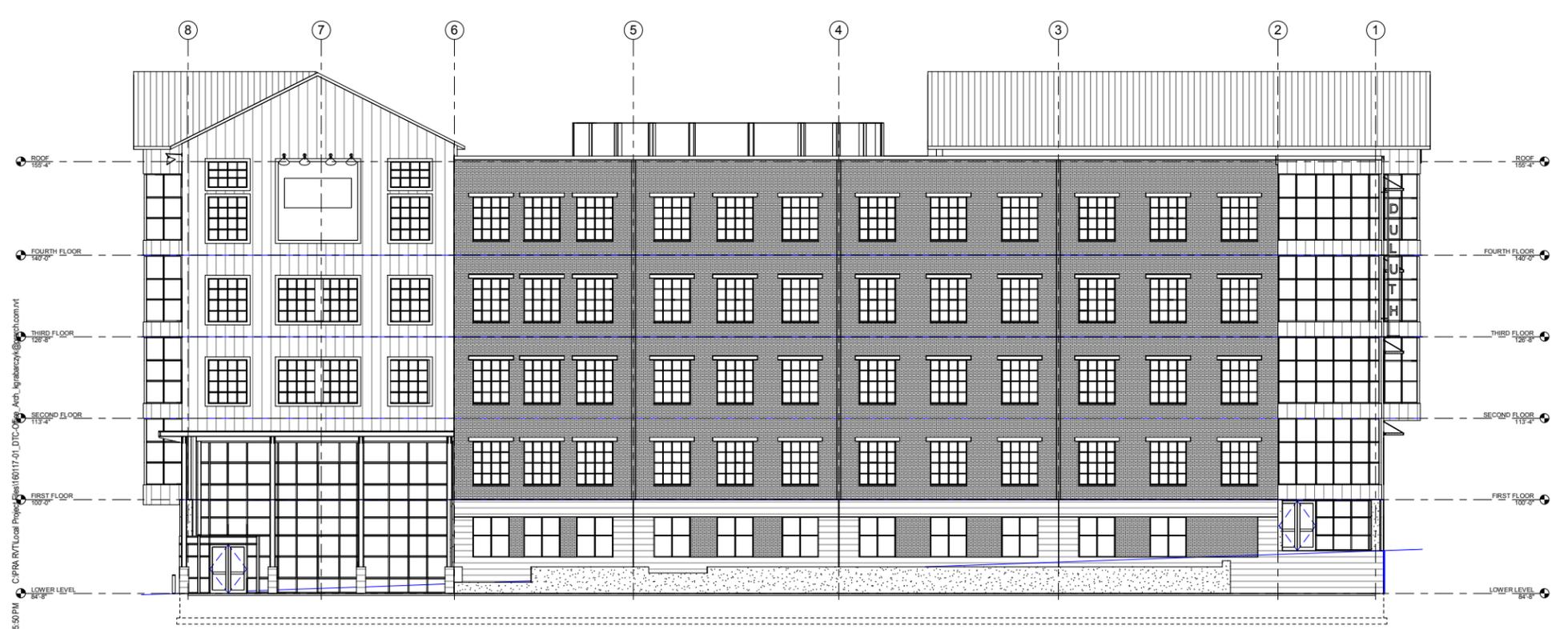


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B1 EAST ELEVATION
18' x 12'



E1 NORTH ELEVATION
18' x 12'

EXTERIOR FINISH PATTERNS

[Pattern]	SHINGLES
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[Pattern]	SIDING
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- EXTERIOR ELEVATIONS - GENERAL NOTES**
- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
 - B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1/4" FIBER CEMENT TRIM (TYP.)
 - C. REFER TO SHEET -- FOR WINDOW FRAME ELEVATIONS
 - D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES
 - E. FIBER CEMENT COLOR TO BE REDWOOD STAIN.

KEYNOTE LEGEND - EXTERIOR ELEVATION NOTES

NOTE #	EXTERIOR ELEVATION NOTE

KEYNOTE LEGEND - CONSTRUCTION TYPES

TAG	CONSTRUCTION DESCRIPTION
C1	LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE

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 ARCHITECTS, L.P.

Proposed Office Building
 E Front St & S 2nd St
 Mt Horeb, WI 53572

Revisions

Drawn By:	BNS
Date:	7 SEPT 16
Job No.:	160117-01
Sheet No.:	A400

NOT FOR CONSTRUCTION
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EXTERIOR FINISH PATTERNS

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- EXTERIOR ELEVATIONS - GENERAL NOTES**
- A. PAINT ALL EXPOSED STEEL UNITS TO MATCH ADJACENT MASONRY COLOR
 - B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SONG PENETRATIONS WITH 1/4" FIBER CEMENT TRIM (171)
 - C. REFER TO SHEET FOR WINDOW FRAME ELEVATIONS
 - D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES
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C1	LAY-IN CEILING PANELS IN EXPOSED GRID SYSTEM SUSPENDED FROM STRUCTURE ABOVE

B1 WEST ELEVATION
1/8" = 1'-0"



E1 SOUTH ELEVATION
1/8" = 1'-0"

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Proposed Office Building
 E Front St & S 2nd St
 Mt Horeb, WI 53572

Revisions

Drawn By:
 BNS
 Date:
 7 SEPT 16

Job No.:
 160117-01
 Sheet No.:
A401

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109 S SECOND 0606-123-8805-9



201 E FRONT ST 066-123-8815-7



VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission
From: Village Planner Michael A. Slavney, FAICP
Date: 20 September 2016
Re: Proposed Zoning Map Amendment from Central Business (CB) to Planned Development (General Development Plan) for a Five-Story Office Building at 209 South Second Street and 201 East Front Street, Mount Horeb; to provide tenant space for the Duluth Trading Company's Corporate Headquarters.

Background

Project Overview:

National Construction Incorporated and TRI Holdings LLC are proposing a Planned Development to accommodate a five-story office building with an adjacent on-site parking lot. The project is proposed for the southeast corner of Second Street and Front Street – running approximately 333 feet easterly between Front Street and the Military Ridge State Bike Trail. The building will provide under-building access from the surface parking lot on the east side of the building. The building site is currently occupied by a collection of existing buildings and associated parking areas, located on two lots abutting Front Street. When measured together, the two lots total 43,013 square feet – or just smaller than one acre.

Relationship to the Comprehensive Plan

The Comprehensive Plan designates both properties in the Central Business land use category. (See page 63 for the Future Land Use Map and page 59 for the Central Business land use category.) I consider both sites to be under-utilized and the western site, along Second Street is in a blighted condition. Redevelopment of both sites *is consistent* with the Village's Comprehensive Plan – which generally recommends more intensive multi-story development in retail, service, office, and institutional land uses in the downtown area.

The Comprehensive Plan recommends that the character of development in the downtown area be in keeping with the traditional building format of the early 20th Century commercial downtown – including two- to four-story buildings, upper story residential uses, masonry exteriors on the visible facades of the structure, and regularly-spaced window openings. However, the subject property is not located along Main Street and is in a location along Front Street where rail-oriented storage sheds and outdoor storage land uses have been predominant for more than a century. I believe the proposed building *is consistent* with most recommendations of the Comprehensive Plan, with the exception being the consistency with the storefront architecture that is present along Main Street. Instead, the industrial look of the proposed building *is consistent* with the rail-oriented history of this site.

Background Information about Planned Developments

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility *and* control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns;
- General Development Plan (GDP) to establish the unique zoning district; and,
- Specific Implementation Plan (SIP) to approve design and operation details

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings.

This project was reviewed at the conceptual level at the August Plan Commission meeting. It was very favorably received at that time.

The Proposed General Development Plan (GDP)

The proposed GDP consists of a five-story office building on the west end of the site adjacent to Second Street, and a surface parking lot on the east end of the site that provides 29 passenger vehicle stalls and a trash enclosure. Access to the surface parking lot is proposed from Front Street.

The main office entrance is proposed on the lower level at the northeast corner of the building – where a two-story atrium is provided. A double doorway for loading is centered along the east wall of the building. The parking lot provides a driveway connection to the under-building parking area containing 19 stalls. The remainder of the lower level provides a collection of smaller rooms facing the Military Ridge State Bike Trail, with a doorway located near the southeast corner of the building to provide a direct connection to the trail. The three middle floors of the building are mainly devoted to office use. The top floor provides a variety of meeting, training, and assembly areas.

The proposed exterior materials reflect the rail-oriented industrial nature of the site, with a combination of brick masonry, glass, and metal panels on a concrete base. An elevated gable roof is proposed for the central east-west spine of the top floor, with gable ends located along the east and west facades. I believe these materials, including dark metal window frames and mullions, successfully reference the site's industrial past. Modest areas for building wall signage are provided on the sides of the building, with a blade sign proposed for the northwest corner of the site – next to the street intersection. A concrete planter is provided along the north side of the building to highlight the main entrance, and a pedestrian plaza is located along the east side of the building, and serves to connect the Front Street sidewalk with the bike trail to the south.

In total, the building provides 108,582 square feet of floor area (including the lower level parking area and the top floor terrace) on a site totaling 43,013 square feet of lot area. This results in a Floor Area Ratio of 2.524. A maximum Floor Area Ratio of 3.0 is permitted in the Central Business Zoning District. The building coverage is at 50%, the zoning district establishes no limit on building coverage.

Project Ownership

The GDP submittal notes that the owner and developer of the project is National Construction, Incorporated, Jeff Grundahl, President. Duluth Trading Company is the intended tenant. Both NCI and Duluth Trading are well-established in the community.

Formal General Development Plan (GDP) Review:

Requested Flexibilities from Zoning Ordinance Requirements:

The GDP submittal identifies several items of requested flexibility from the standards of the Central Business (CB) Zoning District:

1. The **Maximum Permitted Height** established by the CB Zoning District is fifty feet from the mean grade around the building perimeter to the mid-point of a pitched roof. The proposed building will have a roof base height of about 71 feet, with the peak of the roof at 85 feet.
2. **Ground Floor Commercial.** As discussed, the proposed building will not have ground floor retail land uses, and a significant portion of the lower level will be devoted to parking. However, the main entrance and atrium is accessed at the lower level, and a variety of support use rooms are present along the south side of the lower level.
3. The **Minimum Permitted Building Setback** established by the CB Zoning District is zero feet from public streets. The proposed project will have setbacks of between zero feet along Second Street and at the northwest corner of the building along Front Street, to between ten and twenty feet along Front Street at the northeast corner of the building – depending upon the final configuration of the street right-of-way.
4. **Signage.** The proposed GDP submittal lists the need for 240 square feet of sign area. The CB Zoning District allows exterior signs to cover no more than 10% of a wall area – up to a maximum of 120 square feet per wall.
5. **Floor Area Ratio.** As discussed above, the proposed floor area ratio of 2.524 is under the permitted maximum of 3.0. No flexibility is needed for the floor area ratio.

Parking Analysis:

The 38 on-site parking spaces will not meet the calculated parking demand for the building at maximum capacity. There are several ways to calculate this demand.

The Zoning Ordinance requires the provision of one parking space for every 100 feet of gross floor area. This approach would not count the area devoted to parking under the building. This approach yields:

$$9,294 + 20,595 + 22,222 + 22,222 + 20,429 = 94,762 \text{ gross square feet of floor area}$$

$$94,762 / 300 = 316 \text{ required parking spaces}$$

However, because this is a Planned Development, and because we have a generalized floor plan, it is possible to count the number of regularly-occupied office and support staff seats on the plans. I count about 256 workers. This approach does not count the seats in the training rooms.

In terms of actual regular parking demand associated with these seats, I would assume that approximately 15% of the workers would not be present during a typical work period. This approach yields:

$$256 - 15\% = 218 \text{ parking spaces needed for the regular work force at maximum building capacity.}$$

The proposed project will provide 48 on-site parking spaces. Approximately 170 spaces are available at the next door village-owned public parking lot and the church parking lot to the east. The applicant has indicated that an agreement with the church to use the parking lot during weekdays is being pursued. If this arrangement is made, then the resulting “overflow” parking demand is estimated to be negligible:

$$256 - 15\% = 218. \quad 218 - 48 = 170. \quad 170 - 170 = 0.$$

It is important to note that there are no requirements for on-site or other private parking in the Central Business Zoning District. However, this project should initiate the need for the Village to explore options to provide more public parking spaces on the south side of the downtown to serve employees, shoppers, and residents in the area.

Village Planner's Review

I have the following observations:

1. **Building Quality:** The proposed GDP provides a very high-quality building with an excellent design that provides a modern downtown character building that references the location next to the former rail line, and the current state bike trail. Exterior materials and colors are very well coordinated.
2. **Project Layout:** The project layout is efficient and creative. The GDP Site Plan responds to the variable and narrow configuration of the Front Street right-of-way to provide for full width public sidewalks. The plaza on the east side of the building will provide an additional connection path to the bike trail. Setbacks of buildings and parking areas fully comply with Village requirements. All parking dimensions are standard, and well-proven in downtown redevelopment projects elsewhere. The proposed parking spaces are not required, but are highly desirable. The spaces under the building partially account for the five-story format. The building's height is to be expected for five stories. With no adjacent buildings possible, I think the five-story height is acceptable.
3. **Project Scale / Number of Units:** The proposed GDP project is large in area for the Village and the downtown, however, the project is within the maximum floor area ratio limit of 3.0, and therefore meets building scale requirements.
4. **Requested Zoning Flexibilities:**

- a. Proposed Building Height of 71 to 85 feet versus CB Zoning District maximum of 50 feet:

When the code was written in the 1930s, 50 feet could accommodate a four- to five-story flat-topped building. The code allows for another 12 feet for an elevator penthouse – bringing the total permitted height to 62 feet. When measured to the mid-point height of the pitched roof (which is how the code measures building height) the proposed height is at about 78 feet – or about 16 feet above the actual height limit allowed in the CB Zoning District.

I support granting this flexibility for this project. The subject property and the resulting site plan ensures that the proposed building will be located at least 50 feet from the nearest building – with a 16 foot maximum height differential. More importantly, the purpose of the building to host a new corporate headquarters in the downtown addresses a very important economic development objective. If approved, this project will certainly spur significant additional investment in restaurants and entertainment, professional and personal services, retail, and housing development – all focused on the downtown area.

- b. No Ground Floor Commercial:

Beyond the entry atrium, the building does provide areas for ground floor activity adjacent to the bike path.

I support granting flexibility on this requirement for the project. The gain of parking space under the building is more important on this site than the provision of commercial space.

c. Minimum Building Setbacks exceeding 0 feet:

The project provides building setback to address the lack of a sidewalk on Front Street, and to accommodate proposed building projections and overhangs. I believe this requested flexibility is appropriate. It results from placing a rectangular building footprint on a trapezoidal-shaped site – which deepens to the east. The proposed setbacks have the added public benefit of providing a deeper pedestrian space at the main entrance to the building, and providing improved sight lines to the west for cars exiting the parking lot.

I support granting this flexibility for the project. The building's proposed setbacks are delivering a public benefit with more pedestrian space. The modest proposed setbacks do not undermine the building's downtown character.

d. Increased Signage Area over 120 square feet per building wall:

The proposed wall signage area exceeds the limit of 120 square feet on any building wall. However, this area is well under the 10% limit that is the alternative means of calculating maximum wall sign area. Specifically, the 10% limit would allow up to 778 square feet of sign area on the west façade, and up to 1,404 square feet of sign area on the north façade.

I support granting this flexibility for the project. Although exceeding the 120 square foot limit, the proposed sign area of 240 square feet represents 3 percent of the façade area on the west side of the building, and only 2 percent of the façade area on the north side of the building.

Criteria for GDP Review & Approval:

The Zoning Ordinance requires that the Plan Commission and Village Board apply the following review criteria to all GDPs:

- (a) Character and Intensity of Land Use. In a Planned Development District, the uses proposed and their intensity and arrangement on the site shall be of a visual and functional character which:
 - 1. Is compatible with the physical nature of the site with particular concern for preservation of natural features and open space.
 - 2. Produces an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality, and complies with the Master Plan, including any residential density limitations, for the area as established by the Village.
 - 3. Will not adversely affect the anticipated provision for school or other municipal services.
 - 4. Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.

- (b) Economic Feasibility and Impact. The petitioner shall provide evidence satisfactory to the Village Board that the proposed development is economically feasible, that the developer has adequate available financing, and that the development will not adversely affect the economic prosperity of the Village or the values of surrounding properties.

- (c) Engineering Design Standards. The width of street rights-of-way, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage, or other similar environmental engineering considerations shall be based on determinations approved by the Village Engineer as to the appropriate standards necessary to implement the specific function in the specific situation provided, however, in no case shall such standards be less than those necessary to ensure the public safety and welfare as determined by the Village.

- (d) Preservation and Maintenance of Open Space. In a Planned Development District, not less than 15% of the total land area of such District shall be designated as open space and adequate provision shall be made for the permanent preservation and maintenance of such open space either by private reservation or dedication to the public.
 - 1. In the case of private reservation, areas of open space shall be protected against building development by conveying to the Village, as a condition for project approval, an open space easement over such open areas restricting any future building or use except as is consistent with such easement.
 - 2. Provision shall be made to landscape open space for the aesthetic and recreational benefit of the development.
 - 3. The care and maintenance of such privately reserved open space shall be assured by establishment of appropriate management organization. The manner of assuring maintenances shall be included in the title to each property in the development.

Village Planner's Recommendations Regarding the GDP:

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also recommends approval of the proposed GDP Zoning Map Amendment by the Village Board, inclusive of full and continuous compliance with the submittal documents, the list of flexibilities and conditions provided in the submittal, and with any conditions identified by Village Staff and the Plan Commission, including 1-5, below:

1. The requested flexibilities from the requirements of the Zoning Ordinance explicitly requested in the GDP application (and discussed on page 3 of this memo) for:
 - a. A maximum permitted building height of up to 85 feet to the peak of the roof as depicted on the building elevation drawings;
 - b. No provision of ground floor commercial land uses;
 - c. Building setbacks exceeding zero feet as depicted on the site plan drawing; and,
 - d. Wall sign area of up to 240 square feet per wall as depicted on the building elevation drawings

be granted as proposed in the GDP submittal.
2. The Village's landscaping regulations be used to determine the landscaping requirement for the off-site parking lot.
3. That the GDP approval explicitly waives the requirement for on-site open space – in recognition that open space is not required in the Central Business Zoning District, and in recognition that this is a downtown redevelopment site.
4. The entire proposed project (including both sites) shall remain under the same ownership, management, and maintenance; unless given permission to divide ownership, management, and/or maintenance through an amended GDP.
5. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

If the GDP is approved, the approval of a Specific Implementation Plan (SIP) will be required at a subsequent date. The SIP submittal requires all of the details of development, including specific exterior materials and colors, floor plans, detailed exterior lighting plans, and detailed landscaping plans.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2016-06**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL
0606-123-8805-9 LOCATED AT 109 S SECOND STREET AND PARCEL 0606-123-8815-7
LOCATED AT 201 E FRONT STREET FROM CB CENTRAL BUSINESS
TO PD-1 PLANNED DEVELOPMENT

WHEREAS, Rolland Buechner is the owner of parcel 0606-123-8805-9 located at 109 S Second Street in the Village of Mount Horeb; and

WHEREAS, Mount Horeb Telephone is the owner of parcel 0606-123-8815-7 located at 201 E Front Street in the Village of Mount Horeb; and

WHEREAS, National Construction, Inc. (the "applicant") has made application to request that the zoning classification of the above referenced properties be changed from CB Central Business to PD-1 Planned Development to allow construction of a proposed office building; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request and General Development Plan on September 28, 2016 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission determined that changing the zoning classification of the above referenced properties from CB Central Business to PD-1 Planned Development would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends the following: 1) that the zoning classification of the properties be changed, and 2) that the General Development Plan narrative dated September 14, 2016 and project drawings dated September 7, 2016 be recommended for approval including the September 20, 2016 memorandum from Village Planner Mike Slavney; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan; and

WHEREAS, the Village Board concurs with the recommendation of the Plan Commission/Historic Preservation Commission.

NOW THEREFORE, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. Rezoning of the above referenced properties will become effective following completed sale of the properties by current owners.

Section 2. Having met the requirements of the General Development Plan, and subject to *Section 1*, the zoning classification of the above referenced properties is hereby designated PD-1 Planned Development, and the Zoning Map of the Village shall be amended accordingly.

Section 3. This Ordinance shall take effect after passage and posting pursuant to law, subject to *Section 1*.

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at its regular meeting held on October 5, 2016.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____

Village of Mount Horeb
138 East Main Street
Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: Wyser Engineering, LLC (c/o Wade Wyse, P.E.)

Address: 312 East Main Street Mount Horeb, WI 53572

Telephone Number (daytime): 608-843-3388

Address of project if different: 434 West Main Street

Zoning Classification of project: Planned Business

Fee paid (\$100-see back side of application): _____

Plan Submittal Checklist attached: Yes

Landscape Plan Submittal Checklist attached: Yes

Design Review Parking Lot Application Required: N/A

Design Review Parking Lot Application Submitted: N/A

Project Description: Mount Horeb Mini Storage, LLC is proposing a new storage building on a 0.376 acre property on Lot 1

CSM #9575 in the Village of Mount Horeb at 434 W. Main Street. The development is on a previously developed property. The site previously

contained a single family residence; the house and associated pavement areas have been demolished and the lot is now vacant. The

proposed improvements will include a new building and associated loading/unloading and pavement areas.

Rollie Schraepfer 08-31-16

Applicant

Date

Zoning Administrator

Date

I HEREBY ACKNOWLEDGE RECEIPT OF WRITTEN PLAN COMMISSION APPROVAL FOR THE ABOVE PROJECT, AND AGREE TO MEET THE CONDITIONS INCLUDED IN THE APPROVAL.

SIGNED: Rollie Schraepfer

DATE: 08-31-16

PLAN SUBMITTAL CHECKLIST

Project: Lot 1 CSM #9575

Submitted by: Wyser Engineering, LLC

Dated submitted: 08/31/2016

NOTE: Please include each applicable item listed below with all formal plan submittals. All lines should be checked. Mark "N/A" if the item does not apply. All plans must be submitted with this checklist as a single package no later than twenty (20) days prior to presentation at Plan Commission/Historic Preservation Commission.

1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20 feet beyond property lines and nearby berms and swales and at least to the backs of curbs.
2. Show square footage of:
 - a. Lot or parcel
 - b. Existing impervious surface
 - c. Proposed total impervious
 - N/A d. Existing building
 - e. Proposed total building
 - f. Existing parking and pavement
 - g. Proposed total parking and pavement
3. Show all relevant dimensions including:
 - a. Buildings
 - b. Parking stalls
 - c. Driveway widths
 - d. Setbacks to buildings and other improvements
 - e. Parking lot aisles, turnarounds, turning radii, etc.
 - f. Distance from driveway to street corner if under 200 feet
 - g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
 - h. Widths of abutting R.O.W.'s, roadways, and terraces.
4. Show dimensions and bearings of property lines.
5. Show North Arrow and scale of drawing.
6. Show Village bench mark location and elevation to NGS datum.
7. Show all existing and proposed surface materials (grass, bituminous, concrete, etc.).

- N/A 8. Show total number of required and proposed parking stalls.
- N/A 9. Show handicap parking stall and ramp locations.
- 10. Show up or down arrows on loading or other ramps.
- 11. Show existing, proposed, and adjoining driveway approaches.
- 12. Show removal and replacement to Village Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- 13. Show rim and invert elevations of all drainage structures.
- N/A 14. Design surface drainage to bypass dumpster locations.
- 15. Indicate proposed direction of roof drainage and show location of all roof gutter downspouts.
- 16. Show all existing and proposed public and private utility locations on and adjacent to site.
- 17. Show location of nearest existing Village of Mt. Horeb fire hydrants and proposed Village and private fire hydrants.
- N/A 18. Show location and screening of refuse containers.
- N/A 19. Show how recyclable materials will be handled.
- 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- 22. Include elevation view of rooftop mechanicals and required screening design materials and colors.
- 23. Include name of designer.

LANDSCAPE PLAN SUBMITTAL CHECKLIST

NOTE: Please include each applicable item listed below with all formal plan submittals. All lines should be checked or marked "N/A" if the item does not apply.

This checklist should accompany the PLAN SUBMITTAL CHECKLIST.

- 1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20 feet beyond property lines and nearby berms and swales and at least to the backs of curbs.
- 2. Show total number of required:
 - a. Parking stalls
 - b. Landscaping points and size of landscaping elements
 - c. Additional canopy trees
- 3. Show total number of provided:
 - a. Parking stalls
 - b. Landscaping points and size of landscaping elements
 - c. Additional canopy trees
- 4. Show North Arrow and scale of drawing.
- 5. Include name of designer on final papers.
- 6. Show existing/proposed hydrants, sanitary laterals, water services, light poles, power poles, and other significant topographic features in landscaped areas.
- 7. Show all relevant dimensions.
- 8. Show landscape elements and trees drawn to scale equal to their growth within five years of construction.

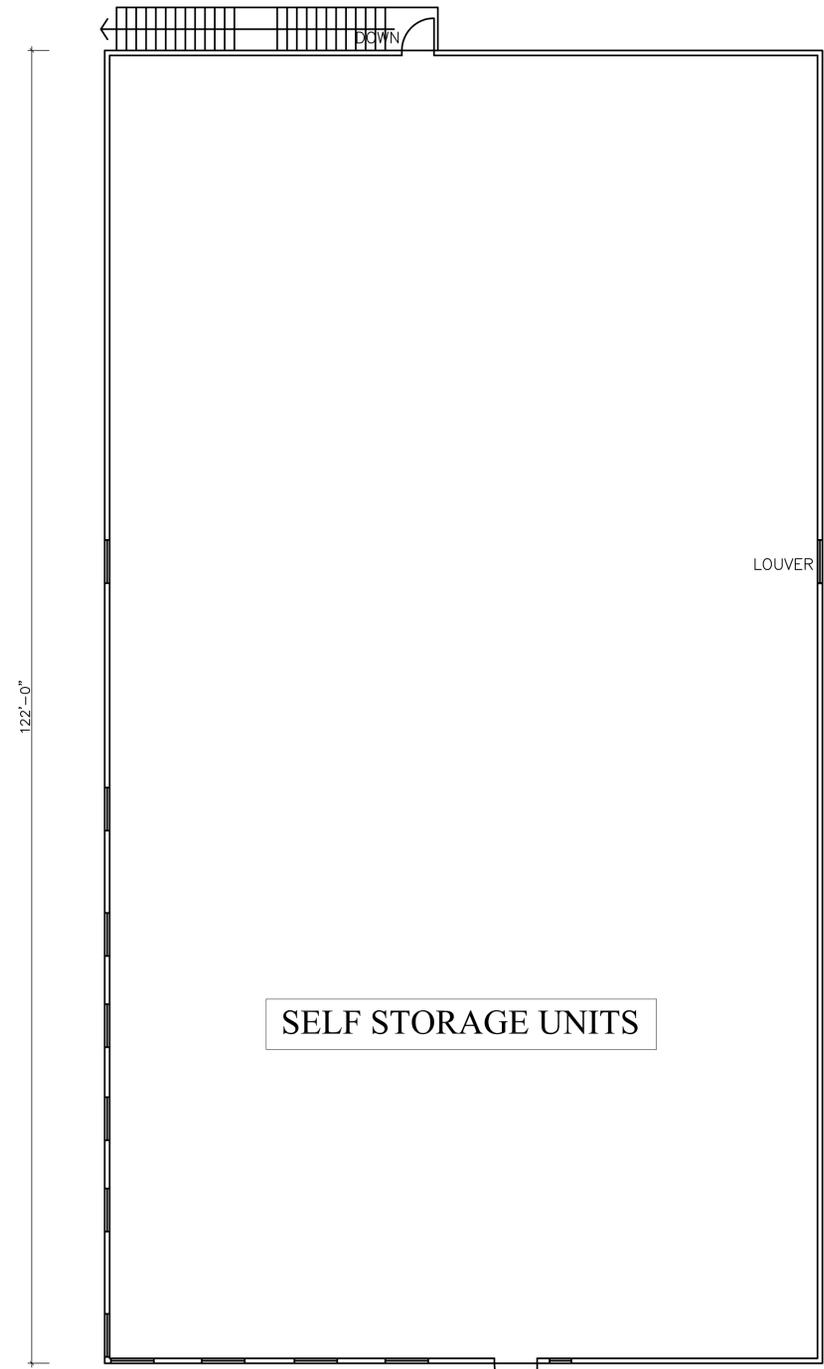
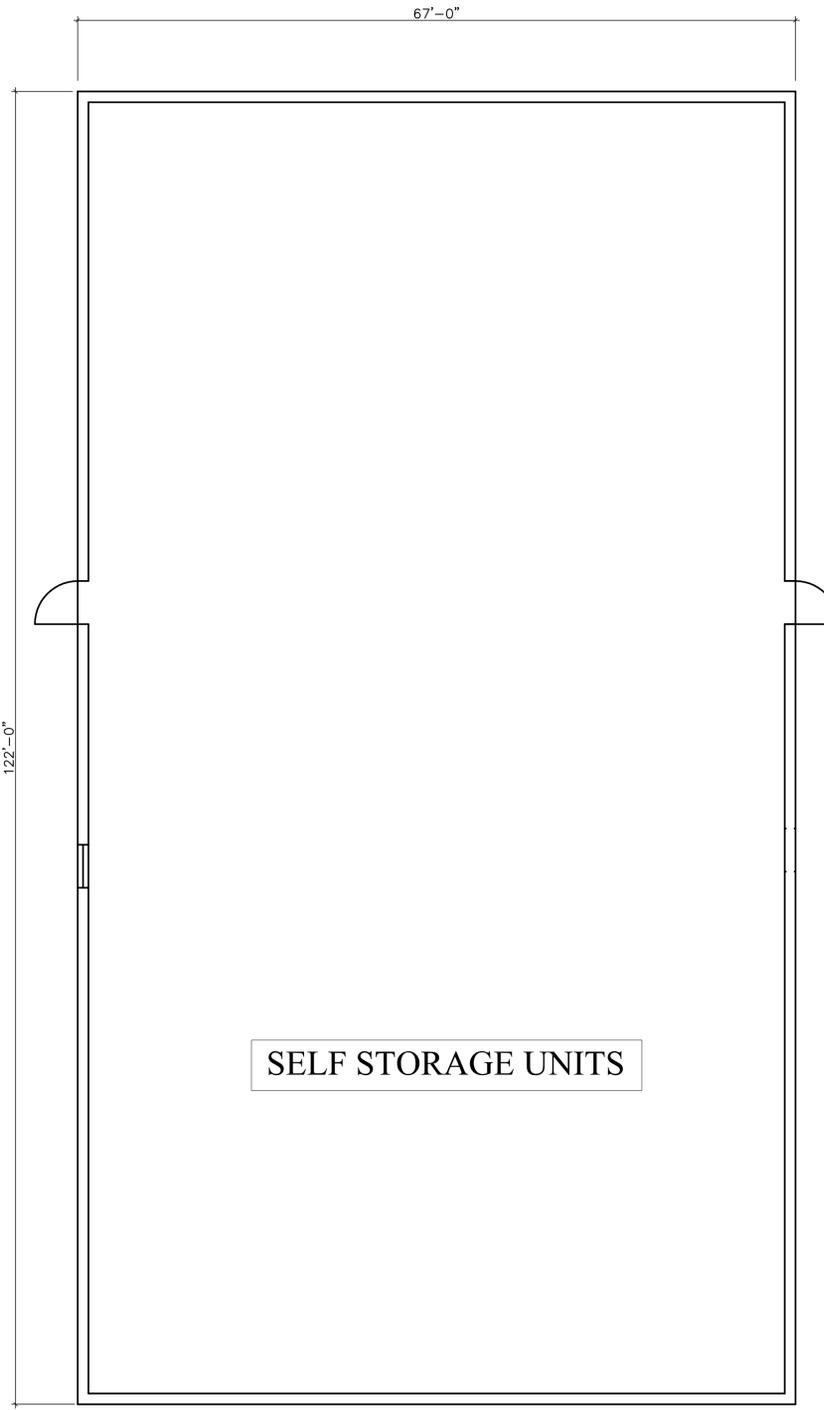
1 2 3 4 5 6

A

B

C

D



BILL MONTELBANO ARCHITECT AIA
 ARCHITECTURE INTERIORS PLANNING ENGINEERING
 8 EAST HERON P.O. BOX 123 MADISON WI 53704-0123
 608.797.6100 EMAIL: montelbano@billmontelbano.com FAX: 797.2888

Mount Horeb Mini Storage
 500 W. MAIN STREET, MOUNT HOREB, WISCONSIN

COMM. NO.	2016-40
ISSUED FOR	DATE
REVIEW	8/30/16

A1

1 2 3 4 5 6

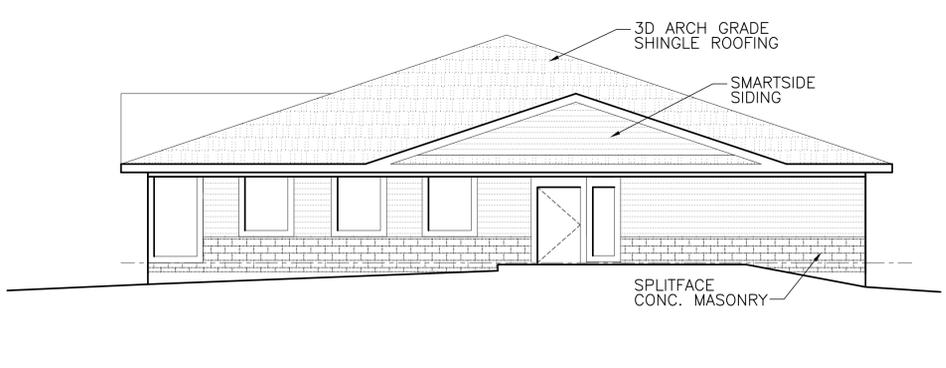
1 2 3 4 5 6

A

B

C

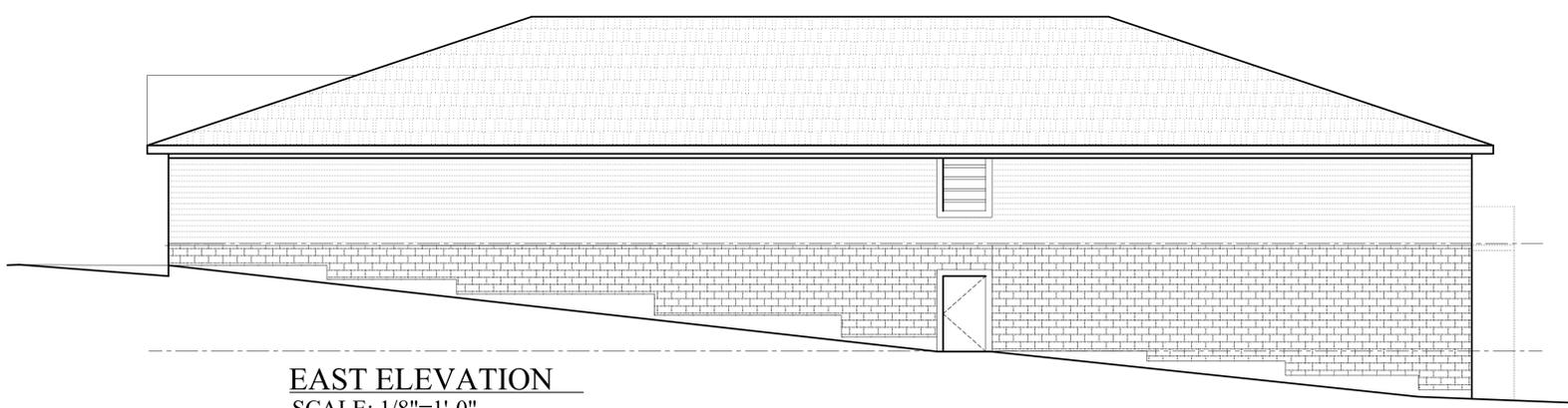
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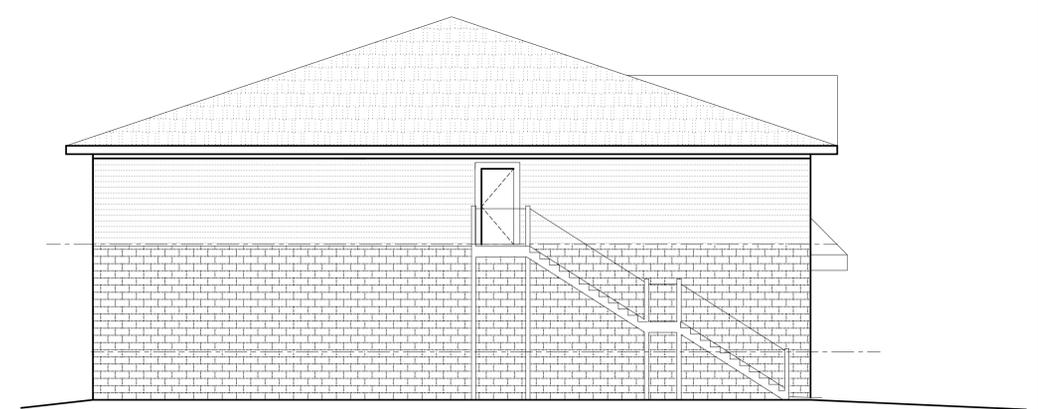
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

BILL MONTELBANO ARCHITECT AIA
ARCHITECTURE INTERIORS PLANNING ENGINEERING
8 EAST HERMON P.O. BOX 123 MOUNTAIN VIEW WISCONSIN 53041
608.797.6100 EMAIL: bmontelbano@billmontelbano.com FAX: 797.6888

Mount Horeb Mini Stoarge
500 W. MAIN STREET, MOUNT HOREB, WISCONSIN

COMM. NO.	2016-40
ISSUED FOR	DATE
REVIEW	8/30/16

A2

1 2 3 4 5 6

Kathy Hagen

From: Mike Slavney [mslavney@vandewalle.com]
Sent: Tuesday, September 06, 2016 11:26 AM
To: Kathy Hagen
Cc: Nic Owen; Robert Wright
Subject: 434 West Main Street

Hi Kathy

I am concerned with the front driveway – which seems to require backing up onto the street; and with the need to stripe the four required parking spaces.

The rear paved area could be widened to at least 63 feet from north to south. This would enable the provision of four total perpendicular parking spaces – two to the north and two to the south (with a minimum width of 9 feet each, and a minimum depth of 18.5 feet each.

Mike

Kathy Hagen

From: Robert Wright [Robert.Wright@smithgroupjrr.com]
Sent: Friday, September 16, 2016 4:26 PM
To: Kathy Hagen; Michael Slavney
Subject: RE: 434 W. Main Street Site Design Review and Erosion Control Permit Application Submittal

Kathy:

1. The entrance from Main Street was moved in this submittal to Nesheim Trail, and appears to be very close to the intersection. This may cause conflicts from west bound traffic turning on Nesheim Trail. Mike Slavney commented further on layout for parking, etc. and we support his comments.
2. Overflow from the northerly detention basin should be further detailed to determine any possible impacts to the adjacent property during larger/un-detained storm events.
3. Verify North basin has a top elevation of 1209 as depicted in the HydroCAD output. The 1209 contour is not shown on the drawings.
4. Include output for the 100-yr extreme events to show that stable outlets are possible and that the broad crested weir can direct water to the right-of-way as stated in the narrative.
5. Show location of stone weeper on drawings
6. Rip rap may be required at pipe outfall location to dry basin.
7. Long Term Maintenance agreement is required for all private facilities.

Please let us know if you have any further questions. Thank you.

Robert Wright, PE
Associate | Civil Engineer IV

.....
SmithGroupJJR

t 608.251.1177 d 608.327.4433
f 734.780.8952 c 608.212.1063



MEMORANDUM

To: Village of Mount Horeb

From: Wade P. Wyse

Re: Mount Horeb Mini Storage, LLC - 434 W. Main Street

Project #: 16-0310

Date: 2016-09-23

cc: Mr. Rollie D. Schraepfer – Mount Horeb Mini Storage, LLC

Wyser Engineering has received the comments from Rob Wright and Mike Slavney from the Village of Mount Horeb dated September 6, 2016 and September 16, 2016; the intent of this memo is to address the comments accordingly.

1. *Village of Mount Horeb: The entrance from Main Street was moved in this submittal to Nesheim Trail, and appears to be very close to the intersection. This may cause conflicts from west bound traffic turning on Nesheim Trail. Mike Slavney commented further on layout for parking, etc. and we support his comments. (Mr. Slavney's comments: I am concerned with the front driveway – which seems to require backing up onto the street; and with the need to stripe the four required parking spaces. The rear paved areas could be widened to at least 63 feet from north to south. This would enable the provision of four total perpendicular parking spaces – two to the north and two to the south (with a minimum width of 9 feet each, and a minimum depth of 18.5 feet each.)*

Wyser Engineering Response: The owner/developer will reach out to the Village regarding this comment and pursue further discussion.

2. *Village of Mount Horeb: Overflow from the northerly detention basin should be further detailed to determine any possible impacts to the adjacent property during larger/un-detained storm events.*

Wyser Engineering Response: The surface water elevation for the northerly basin in the 100-yr event is 1208.14; the elevation along the northerly property line has been raised above this elevation (1208.5) to ensure no impacts to the adjacent property. As depicted on the updated Erosion Control Plan, the 100-yr storm event will be safely passed into the right-of-way at the far northwestern corner of the site.

3. *Village of Mount Horeb: Verify North basin has a top elevation of 1209 as depicted in the HydroCAD output. The 1209 contour is not shown on the drawings.*

Wyser Engineering Response: The Erosion Control Plan and HydroCAD output have both been adjusted to reflect a top elevation of 1208.5 for the northerly basin.



4. *Village of Mount Horeb: Include output for the 100-yr extreme events to show that stable outlets are possible and that the broad crested weir can direct water to the right-of-way as stated in the narrative.*

Wyser Engineering Response: HydroCAD output for the 100-yr events is provided. The surface water elevation for the northerly basin in the 100-yr event is 1208.14; as depicted in the updated Erosion Control Plan, the larger storm events will be safely conveyed into the right-of-way at the far northwestern corner of the site. The southerly basin has a surface water elevation of 1220.53 in the 100-yr storm event; as indicated in the HydroCAD output, this event will be safely conveyed into the right-of-way at the far southeastern corner of the site. The updated Erosion Control Plan also depicts the location where the broad crested weir will direct water to the right-of-way.

5. *Village of Mount Horeb: Show location of stone weepers on drawings.*

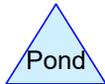
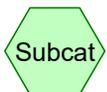
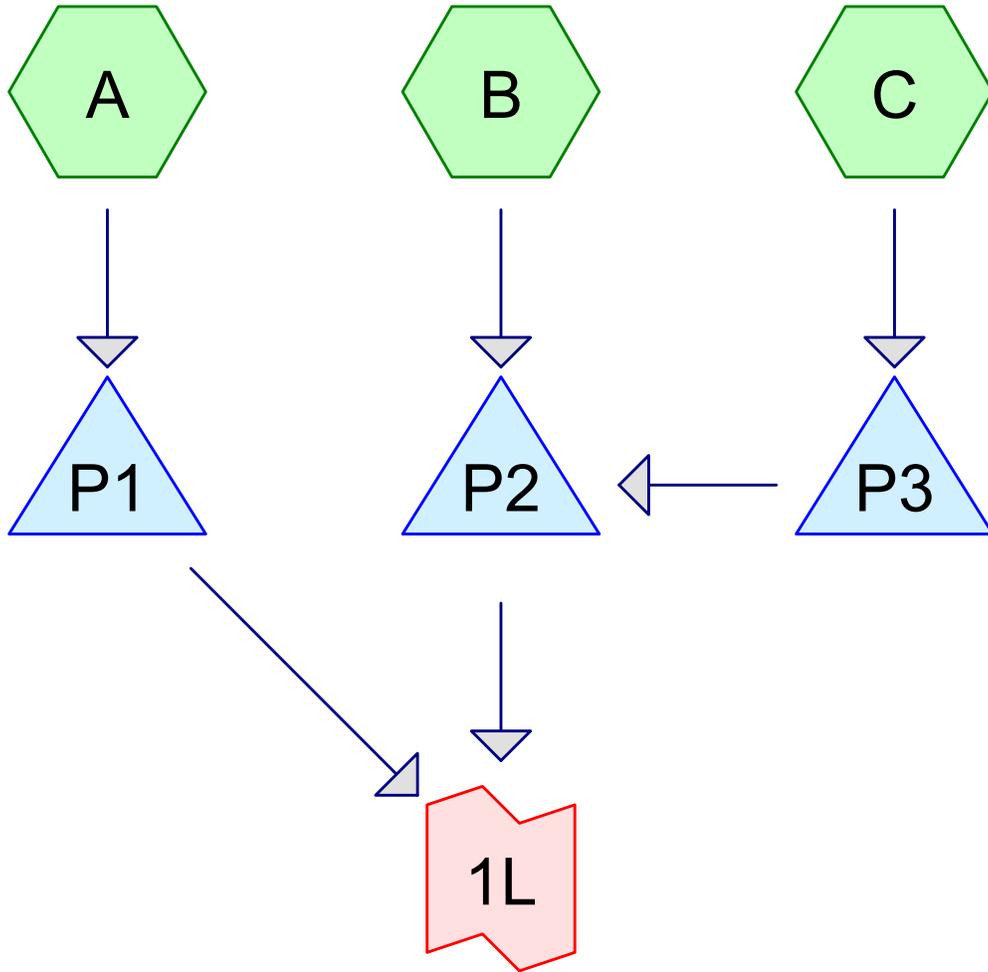
Wyser Engineering Response: The stone weeper detail was included as a reference for use as a ditch check within the swales as depicted on the Erosion Control Plan, giving the contractor an option between a "wattle" ditch check or a stone weeper. The "wattle" detail has been removed and a reference to other approved ditch check options per WDNR Technical Standard No. 1062 has been made within the stone weeper detail.

6. *Village of Mount Horeb: Rip rap may be required at pipe outfall location to dry basin.*

Wyser Engineering Response: Agreed. Rip rap outlet protection has been added to the erosion control plan and a detail has been provided.

7. *Village of Mount Horeb: Long Term Maintenance Agreement is required for all private facilities.*

Wyser Engineering Response: See attached for the Long Term Maintenance Agreement that will be recorded with the Village.



16-0310_HydroCAD

MSE 24-hr 4 1-year Rainfall=2.49"

Prepared by {enter your company name here}

Printed 9/23/2016

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Page 2

Summary for Subcatchment A:

Runoff = 0.02 cfs @ 12.16 hrs, Volume= 0.001 af, Depth> 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-year Rainfall=2.49"

Area (sf)	CN	Adj	Description
542	98		Unconnected pavement, HSG B
1,426	61		>75% Grass cover, Good, HSG B
1,968	71	66	Weighted Average, UI Adjusted
1,426			72.46% Pervious Area
542			27.54% Impervious Area
542			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment B:

Runoff = 0.45 cfs @ 12.13 hrs, Volume= 0.022 af, Depth> 1.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-year Rainfall=2.49"

Area (sf)	CN	Description
6,970	98	Unconnected pavement, HSG B
3,590	61	>75% Grass cover, Good, HSG B
10,560	85	Weighted Average
3,590		34.00% Pervious Area
6,970		66.00% Impervious Area
6,970		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment C:

Runoff = 0.15 cfs @ 12.13 hrs, Volume= 0.008 af, Depth> 1.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-year Rainfall=2.49"

16-0310_HydroCAD

MSE 24-hr 4 1-year Rainfall=2.49"

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Page 3

Area (sf)	CN	Description
2,371	98	Unconnected pavement, HSG B
1,489	61	>75% Grass cover, Good, HSG B
3,860	84	Weighted Average
1,489		38.58% Pervious Area
2,371		61.42% Impervious Area
2,371		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond P1:

Inflow Area = 0.045 ac, 27.54% Impervious, Inflow Depth > 0.29" for 1-year event
 Inflow = 0.02 cfs @ 12.16 hrs, Volume= 0.001 af
 Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,220.19' @ 20.00 hrs Surf.Area= 273 sf Storage= 48 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	1,220.00'	356 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,220.00	225	0	0
1,220.50	350	144	144
1,221.00	500	213	356

Device	Routing	Invert	Outlet Devices
#1	Primary	1,220.50'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,220.00' (Free Discharge)
 ↳=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Summary for Pond P2:

Inflow Area = 0.331 ac, 64.78% Impervious, Inflow Depth > 1.09" for 1-year event
 Inflow = 0.60 cfs @ 12.13 hrs, Volume= 0.030 af
 Outflow = 0.10 cfs @ 12.57 hrs, Volume= 0.013 af, Atten= 83%, Lag= 26.3 min
 Primary = 0.10 cfs @ 12.57 hrs, Volume= 0.013 af

16-0310_HydroCAD

MSE 24-hr 4 1-year Rainfall=2.49"

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Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,208.01' @ 12.55 hrs Surf.Area= 867 sf Storage= 753 cf

Plug-Flow detention time= 172.5 min calculated for 0.013 af (43% of inflow)
 Center-of-Mass det. time= 96.2 min (891.1 - 794.9)

Volume	Invert	Avail.Storage	Storage Description
#1	1,207.00'	1,266 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,207.00	625	0	0
1,207.50	740	341	341
1,208.00	855	399	740
1,208.50	1,250	526	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	1,208.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.08 cfs @ 12.57 hrs HW=1,208.01' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir**(Weir Controls 0.08 cfs @ 0.29 fps)

Summary for Pond P3:

Inflow Area = 0.089 ac, 61.42% Impervious, Inflow Depth > 1.04" for 1-year event
 Inflow = 0.15 cfs @ 12.13 hrs, Volume= 0.008 af
 Outflow = 0.15 cfs @ 12.14 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.15 cfs @ 12.14 hrs, Volume= 0.008 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,213.00' @ 12.14 hrs Surf.Area= 135 sf Storage= 0 cf

Plug-Flow detention time= 0.0 min calculated for 0.008 af (100% of inflow)
 Center-of-Mass det. time= 0.0 min (796.8 - 796.8)

Volume	Invert	Avail.Storage	Storage Description
#1	1,213.00'	328 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,213.00	135	0	0
1,213.50	185	80	80
1,214.00	245	108	188
1,214.50	315	140	328

16-0310_HydroCAD

MSE 24-hr 4 1-year Rainfall=2.49"

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Device	Routing	Invert	Outlet Devices
#1	Primary	1,210.50'	6.0" Round Culvert L= 56.7' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,210.50' / 1,207.75' S= 0.0485 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Primary	1,213.50'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.40 cfs @ 12.14 hrs HW=1,213.00' (Free Discharge)

↑1=Culvert (Barrel Controls 1.40 cfs @ 7.15 fps)

└2=Orifice/Grate (Controls 0.00 cfs)

Summary for Link 1L:

Inflow Area = 0.376 ac, 60.31% Impervious, Inflow Depth > 0.41" for 1-year event

Inflow = 0.10 cfs @ 12.57 hrs, Volume= 0.013 af

Primary = 0.10 cfs @ 12.57 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Subcatchment A:

Runoff = 0.03 cfs @ 12.15 hrs, Volume= 0.002 af, Depth> 0.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-year Rainfall=2.84"

Area (sf)	CN	Adj	Description
542	98		Unconnected pavement, HSG B
1,426	61		>75% Grass cover, Good, HSG B
1,968	71	66	Weighted Average, UI Adjusted
1,426			72.46% Pervious Area
542			27.54% Impervious Area
542			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment B:

Runoff = 0.55 cfs @ 12.13 hrs, Volume= 0.028 af, Depth> 1.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-year Rainfall=2.84"

Area (sf)	CN	Description
6,970	98	Unconnected pavement, HSG B
3,590	61	>75% Grass cover, Good, HSG B
10,560	85	Weighted Average
3,590		34.00% Pervious Area
6,970		66.00% Impervious Area
6,970		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment C:

Runoff = 0.19 cfs @ 12.13 hrs, Volume= 0.010 af, Depth> 1.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-year Rainfall=2.84"

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MSE 24-hr 4 2-year Rainfall=2.84"

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Area (sf)	CN	Description
2,371	98	Unconnected pavement, HSG B
1,489	61	>75% Grass cover, Good, HSG B
3,860	84	Weighted Average
1,489		38.58% Pervious Area
2,371		61.42% Impervious Area
2,371		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond P1:

Inflow Area = 0.045 ac, 27.54% Impervious, Inflow Depth > 0.43" for 2-year event
 Inflow = 0.03 cfs @ 12.15 hrs, Volume= 0.002 af
 Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,220.27' @ 20.00 hrs Surf.Area= 293 sf Storage= 70 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	1,220.00'	356 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,220.00	225	0	0
1,220.50	350	144	144
1,221.00	500	213	356

Device	Routing	Invert	Outlet Devices
#1	Primary	1,220.50'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,220.00' (Free Discharge)
 ↳=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Summary for Pond P2:

Inflow Area = 0.331 ac, 64.78% Impervious, Inflow Depth > 1.36" for 2-year event
 Inflow = 0.74 cfs @ 12.13 hrs, Volume= 0.037 af
 Outflow = 0.32 cfs @ 12.31 hrs, Volume= 0.020 af, Atten= 57%, Lag= 10.6 min
 Primary = 0.32 cfs @ 12.31 hrs, Volume= 0.020 af

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MSE 24-hr 4 2-year Rainfall=2.84"

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Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,208.04' @ 12.31 hrs Surf.Area= 883 sf Storage= 771 cf

Plug-Flow detention time= 134.9 min calculated for 0.020 af (54% of inflow)
 Center-of-Mass det. time= 64.5 min (855.3 - 790.7)

Volume	Invert	Avail.Storage	Storage Description
#1	1,207.00'	1,266 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,207.00	625	0	0
1,207.50	740	341	341
1,208.00	855	399	740
1,208.50	1,250	526	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	1,208.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.29 cfs @ 12.31 hrs HW=1,208.03' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.29 cfs @ 0.43 fps)

Summary for Pond P3:

Inflow Area = 0.089 ac, 61.42% Impervious, Inflow Depth > 1.31" for 2-year event
 Inflow = 0.19 cfs @ 12.13 hrs, Volume= 0.010 af
 Outflow = 0.19 cfs @ 12.13 hrs, Volume= 0.010 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.19 cfs @ 12.13 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,213.00' @ 12.13 hrs Surf.Area= 135 sf Storage= 0 cf

Plug-Flow detention time= 0.0 min calculated for 0.010 af (100% of inflow)
 Center-of-Mass det. time= 0.0 min (792.5 - 792.5)

Volume	Invert	Avail.Storage	Storage Description
#1	1,213.00'	328 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,213.00	135	0	0
1,213.50	185	80	80
1,214.00	245	108	188
1,214.50	315	140	328

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Device	Routing	Invert	Outlet Devices
#1	Primary	1,210.50'	6.0" Round Culvert L= 56.7' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,210.50' / 1,207.75' S= 0.0485 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Primary	1,213.50'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.40 cfs @ 12.13 hrs HW=1,213.00' (Free Discharge)

1=Culvert (Barrel Controls 1.40 cfs @ 7.15 fps)

2=Orifice/Grate (Controls 0.00 cfs)

Summary for Link 1L:

Inflow Area = 0.376 ac, 60.31% Impervious, Inflow Depth > 0.65" for 2-year event

Inflow = 0.32 cfs @ 12.31 hrs, Volume= 0.020 af

Primary = 0.32 cfs @ 12.31 hrs, Volume= 0.020 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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MSE 24-hr 4 10-year Rainfall=4.09"

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Summary for Subcatchment A:

Runoff = 0.08 cfs @ 12.14 hrs, Volume= 0.004 af, Depth> 1.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-year Rainfall=4.09"

Area (sf)	CN	Adj	Description
542	98		Unconnected pavement, HSG B
1,426	61		>75% Grass cover, Good, HSG B
1,968	71	66	Weighted Average, UI Adjusted
1,426			72.46% Pervious Area
542			27.54% Impervious Area
542			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment B:

Runoff = 0.95 cfs @ 12.13 hrs, Volume= 0.049 af, Depth> 2.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-year Rainfall=4.09"

Area (sf)	CN	Description
6,970	98	Unconnected pavement, HSG B
3,590	61	>75% Grass cover, Good, HSG B
10,560	85	Weighted Average
3,590		34.00% Pervious Area
6,970		66.00% Impervious Area
6,970		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment C:

Runoff = 0.34 cfs @ 12.13 hrs, Volume= 0.017 af, Depth> 2.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-year Rainfall=4.09"

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MSE 24-hr 4 10-year Rainfall=4.09"

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Area (sf)	CN	Description
2,371	98	Unconnected pavement, HSG B
1,489	61	>75% Grass cover, Good, HSG B
3,860	84	Weighted Average
1,489		38.58% Pervious Area
2,371		61.42% Impervious Area
2,371		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond P1:

Inflow Area = 0.045 ac, 27.54% Impervious, Inflow Depth > 1.06" for 10-year event
 Inflow = 0.08 cfs @ 12.14 hrs, Volume= 0.004 af
 Outflow = 0.00 cfs @ 15.65 hrs, Volume= 0.001 af, Atten= 97%, Lag= 210.5 min
 Primary = 0.00 cfs @ 15.65 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,220.50' @ 15.65 hrs Surf.Area= 350 sf Storage= 144 cf

Plug-Flow detention time= 336.9 min calculated for 0.001 af (17% of inflow)
 Center-of-Mass det. time= 241.3 min (1,057.3 - 816.0)

Volume	Invert	Avail.Storage	Storage Description
#1	1,220.00'	356 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,220.00	225	0	0
1,220.50	350	144	144
1,221.00	500	213	356

Device	Routing	Invert	Outlet Devices
#1	Primary	1,220.50'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.00 cfs @ 15.65 hrs HW=1,220.50' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir**(Weir Controls 0.00 cfs @ 0.05 fps)

Summary for Pond P2:

Inflow Area = 0.331 ac, 64.78% Impervious, Inflow Depth > 2.39" for 10-year event
 Inflow = 1.28 cfs @ 12.13 hrs, Volume= 0.066 af
 Outflow = 1.25 cfs @ 12.13 hrs, Volume= 0.049 af, Atten= 3%, Lag= 0.0 min
 Primary = 1.25 cfs @ 12.13 hrs, Volume= 0.049 af

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Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,208.09' @ 12.13 hrs Surf.Area= 925 sf Storage= 819 cf

Plug-Flow detention time= 89.0 min calculated for 0.049 af (74% of inflow)
 Center-of-Mass det. time= 32.7 min (812.5 - 779.8)

Volume	Invert	Avail.Storage	Storage Description
#1	1,207.00'	1,266 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,207.00	625	0	0
1,207.50	740	341	341
1,208.00	855	399	740
1,208.50	1,250	526	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	1,208.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=1.21 cfs @ 12.13 hrs HW=1,208.09' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir**(Weir Controls 1.21 cfs @ 0.69 fps)

Summary for Pond P3:

Inflow Area = 0.089 ac, 61.42% Impervious, Inflow Depth > 2.33" for 10-year event
 Inflow = 0.34 cfs @ 12.13 hrs, Volume= 0.017 af
 Outflow = 0.34 cfs @ 12.13 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.34 cfs @ 12.13 hrs, Volume= 0.017 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,213.00' @ 12.13 hrs Surf.Area= 135 sf Storage= 0 cf

Plug-Flow detention time= 0.0 min calculated for 0.017 af (100% of inflow)
 Center-of-Mass det. time= 0.0 min (781.5 - 781.4)

Volume	Invert	Avail.Storage	Storage Description
#1	1,213.00'	328 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,213.00	135	0	0
1,213.50	185	80	80
1,214.00	245	108	188
1,214.50	315	140	328

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MSE 24-hr 4 10-year Rainfall=4.09"

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Device	Routing	Invert	Outlet Devices
#1	Primary	1,210.50'	6.0" Round Culvert L= 56.7' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,210.50' / 1,207.75' S= 0.0485 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Primary	1,213.50'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.40 cfs @ 12.13 hrs HW=1,213.00' (Free Discharge)

1=Culvert (Barrel Controls 1.40 cfs @ 7.15 fps)

2=Orifice/Grate (Controls 0.00 cfs)

Summary for Link 1L:

Inflow Area = 0.376 ac, 60.31% Impervious, Inflow Depth > 1.58" for 10-year event

Inflow = 1.25 cfs @ 12.13 hrs, Volume= 0.050 af

Primary = 1.25 cfs @ 12.13 hrs, Volume= 0.050 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Subcatchment A:

Runoff = 0.21 cfs @ 12.14 hrs, Volume= 0.010 af, Depth> 2.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-year Rainfall=6.66"

Area (sf)	CN	Adj	Description
542	98		Unconnected pavement, HSG B
1,426	61		>75% Grass cover, Good, HSG B
1,968	71	66	Weighted Average, UI Adjusted
1,426			72.46% Pervious Area
542			27.54% Impervious Area
542			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment B:

Runoff = 1.78 cfs @ 12.13 hrs, Volume= 0.095 af, Depth> 4.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-year Rainfall=6.66"

Area (sf)	CN	Description
6,970	98	Unconnected pavement, HSG B
3,590	61	>75% Grass cover, Good, HSG B
10,560	85	Weighted Average
3,590		34.00% Pervious Area
6,970		66.00% Impervious Area
6,970		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment C:

Runoff = 0.64 cfs @ 12.13 hrs, Volume= 0.034 af, Depth> 4.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-year Rainfall=6.66"

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MSE 24-hr 4 100-year Rainfall=6.66"

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Area (sf)	CN	Description
2,371	98	Unconnected pavement, HSG B
1,489	61	>75% Grass cover, Good, HSG B
3,860	84	Weighted Average
1,489		38.58% Pervious Area
2,371		61.42% Impervious Area
2,371		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond P1:

Inflow Area = 0.045 ac, 27.54% Impervious, Inflow Depth > 2.77" for 100-year event
 Inflow = 0.21 cfs @ 12.14 hrs, Volume= 0.010 af
 Outflow = 0.23 cfs @ 12.20 hrs, Volume= 0.007 af, Atten= 0%, Lag= 4.1 min
 Primary = 0.23 cfs @ 12.20 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,220.53' @ 12.21 hrs Surf.Area= 359 sf Storage= 154 cf

Plug-Flow detention time= 103.6 min calculated for 0.007 af (68% of inflow)
 Center-of-Mass det. time= 39.3 min (836.4 - 797.2)

Volume	Invert	Avail.Storage	Storage Description
#1	1,220.00'	356 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,220.00	225	0	0
1,220.50	350	144	144
1,221.00	500	213	356

Device	Routing	Invert	Outlet Devices
#1	Primary	1,220.50'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.21 cfs @ 12.20 hrs HW=1,220.53' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir**(Weir Controls 0.21 cfs @ 0.39 fps)

Summary for Pond P2:

Inflow Area = 0.331 ac, 64.78% Impervious, Inflow Depth > 4.69" for 100-year event
 Inflow = 2.42 cfs @ 12.13 hrs, Volume= 0.129 af
 Outflow = 2.41 cfs @ 12.14 hrs, Volume= 0.112 af, Atten= 0%, Lag= 0.7 min
 Primary = 2.41 cfs @ 12.14 hrs, Volume= 0.112 af

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MSE 24-hr 4 100-year Rainfall=6.66"

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Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,208.14' @ 12.14 hrs Surf.Area= 964 sf Storage= 866 cf

Plug-Flow detention time= 61.0 min calculated for 0.112 af (86% of inflow)
 Center-of-Mass det. time= 23.2 min (789.5 - 766.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,207.00'	1,266 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,207.00	625	0	0
1,207.50	740	341	341
1,208.00	855	399	740
1,208.50	1,250	526	1,266

Device	Routing	Invert	Outlet Devices
#1	Primary	1,208.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=2.34 cfs @ 12.14 hrs HW=1,208.14' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir**(Weir Controls 2.34 cfs @ 0.86 fps)

Summary for Pond P3:

Inflow Area = 0.089 ac, 61.42% Impervious, Inflow Depth > 4.61" for 100-year event
 Inflow = 0.64 cfs @ 12.13 hrs, Volume= 0.034 af
 Outflow = 0.64 cfs @ 12.13 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.64 cfs @ 12.13 hrs, Volume= 0.034 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,213.01' @ 12.13 hrs Surf.Area= 136 sf Storage= 1 cf

Plug-Flow detention time= 0.0 min calculated for 0.034 af (100% of inflow)
 Center-of-Mass det. time= 0.0 min (767.8 - 767.8)

Volume	Invert	Avail.Storage	Storage Description
#1	1,213.00'	328 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,213.00	135	0	0
1,213.50	185	80	80
1,214.00	245	108	188
1,214.50	315	140	328

16-0310_HydroCAD

MSE 24-hr 4 100-year Rainfall=6.66"

Prepared by {enter your company name here}

Printed 9/23/2016

HydroCAD® 10.00-18 s/n 08416 © 2016 HydroCAD Software Solutions LLC

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Device	Routing	Invert	Outlet Devices
#1	Primary	1,210.50'	6.0" Round Culvert L= 56.7' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 1,210.50' / 1,207.75' S= 0.0485 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Primary	1,213.50'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.40 cfs @ 12.13 hrs HW=1,213.01' (Free Discharge)

- 1=Culvert (Barrel Controls 1.40 cfs @ 7.15 fps)

- 2=Orifice/Grate (Controls 0.00 cfs)

Summary for Link 1L:

Inflow Area = 0.376 ac, 60.31% Impervious, Inflow Depth > 3.81" for 100-year event
 Inflow = 2.42 cfs @ 12.15 hrs, Volume= 0.119 af
 Primary = 2.42 cfs @ 12.15 hrs, Volume= 0.119 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS
FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES**

RECITALS:

- A. Mount Horeb Mini Storage, LLC is the owner of the property more particularly described on Exhibit A attached hereto "Property".
- B. Owner desires to construct buildings and/or parking facilities on the Property in accordance with certain plans and specifications approved by the Village.
- C. The Village requires Owner to record this Declaration regarding maintenance of stormwater management measures to be located on the Property. Owner agrees to maintain the stormwater management measures and to grant to the Village the rights set forth below.

NOW, THEREFORE, in consideration of the declarations herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

- 1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures as described in Exhibit A located on the Property in good condition and in working order and such that the measures comply with approved plans on file with the Village Engineer. Said maintenance shall be at the Owners sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements.
- 2. Easement to Village. If Owner fails to maintain the stormwater management measures as required in Section 1, then Village shall have the right, after providing Owner with written notice of the maintenance issue (A Maintenance Notice) and thirty (30) days to comply with the Village's maintenance request, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. Village will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the Village in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special assessment in accordance with all applicable laws.
- 3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is filed of record with the Register of Deeds Office for Dane County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Dane County, Wisconsin, a written instrument of termination signed by the Village and all of the then-owners of the Property.
- 4. Miscellaneous.
 - (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner:	Mount Horeb Mini Storage, LLC Rollie Schraepfer 500 W. Main Street Mount Horeb, WI 53572
If to Village:	Village of Mount Horeb Village Clerk 138 E. Main Street Mount Horeb, WI 53572

Any party may change its address for the receipt of notice by written notice to the other.
 - (b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
 - (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
 - (d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
 - (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

This space is reserved for recording data

Return to:

Village of Mount Horeb
138 E. Main Street
Mount Horeb, WI 53572

PN# 157/0606-144-2313-1

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20_____.

PROPERTY OWNER SIGNATURE

Print name: _____

State of WI, County of _____; Subscribed and sworn before me on _____ by the above named person(s).

NOTARY PUBLIC

Print or type name: _____

My Commission Expires: _____

Alyssa Gross – Village Clerk

State of WI, County of _____; Subscribed and sworn before me on _____ by the above named person(s).

NOTARY PUBLIC

Print or type name: _____

My Commission Expires: _____

Drafted by: Wade P. Wyse, P.E.
 WYSER ENGINEERING
 312 East Main Street
 Mount Horeb, WI 53572

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 CSM 9575, as recorded in Volume 55, on pages 41 & 42, as document number 3185257, Dane County Register of Deeds and located in the northwest ¼ of the southeast quarter of Section 11, Township 6 North, Range 6 East, Village of Mt. Horeb, Dane County, Wisconsin.

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM

The stormwater system consists of the following components:

- Three Dry Detention Basins

INSPECTION AND MAINTENANCE

All components of the stormwater system shall be inspected at least semi-annually in early Spring and early Autumn. Repairs will be made whenever the performance of a stormwater control structure is compromised. The sediment will be removed from the sediment areas and filters replaced.

PROHIBITIONS

DRY DETENTION BASIN

- Basin shall be inspected upon completion to confirm that clogging due to construction sediment has not occurred.
- In the first spring and summer after construction, water the area once per week during the first 8 weeks if rainfall has not occurred within the previous 7 days. At least 1 inch of water is recommended per week.
- Inspect and record status of components of dry basin including surface area, surface plants, and storm sewer. Also record days since last rainfall and approximate rainfall depth.
- Basin shall be considered compromised if sediment has built up compromising the bottom surface area and / if sediment has built up, compromising plant survivability at the basin bottom.
- If compromised, Basin shall be restored per specifications of originally approved plan or modified as approved by Village Engineer.
- Regular mowing is prohibited in the basin, except that vegetation shall be cut down and removed once a year in the spring or fall.
- All vehicular or equipment is prohibited from driving onto or across basin.

Proposed storage facility

Premier Cooperative

Co Rd. 1d



Ice Age National Scenic Trail

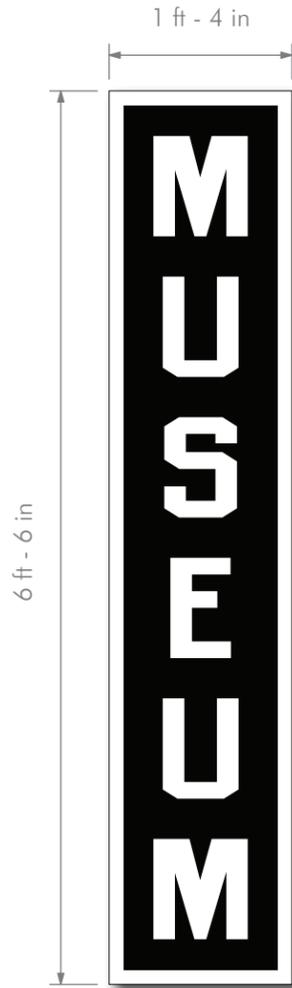
W Garfield St

Google earth

© 2015 Google

Imagery Date: 6/12/2014 43°00'22.53" N 89°44'55.51" W elev 1225 ft eye alt 2418 ft

2000



DOUBLE SIDE PROJECTING SIGN
HAND PAINTED WITH DISTRESSED FINISH



FABRICATED ALUMINUM TUBE FRAME WITH ALUMINUM LETTERS/LOGO
MOUNTED TO CANOPY WITH UP LIGHTING



EAST ELEVATION

SCALE : As Noted

CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

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SHEET

WS-1

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
August 2016

Month to Date

1. 39 Building permits have been issued for general construction since July 1st.
2. 3 new UDC permits were issued for a single family homes

Year to Date

1. 133 General permits since Jan. 1st
2. 9 New UDC single family homes since Jan. 1st

Large Commercial projects currently active

1. North Cape Commons Apartments
2. SSMS Investments, S Second Street
3. Historical Museum, S Second Street

Respectfully submitted

Dave Geraths
Building Inspector