



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

VILLAGE BOARD WEDNESDAY, SEPTEMBER 7, 2016

The Village Board 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
Pledge of Allegiance
Roll call
- 2) Public Comments – non agenda items
- 3) Consent Agenda:
 - a) August 3 and August 10 Village Board minutes
 - b) Operator's Licenses: Sophie Krone, Lori Jo Elver, LuAnn Call, Nicole Ranum, Levi Thomas, Mathilde Cormier-Tardif, and Natalie Klingforth
 - c) Temporary Operator's License: Melissa Lease for September 10, 2016 event
 - d) Alcohol Beverage Retail License Application: McFee on Main at 400 E Main Street
 - e) Resolution 2016-16 "ANNUAL BANK AUTHORIZATION RESOLUTION"
 - f) Chamber of Commerce Fall Festival detour
 - g) Resolution 2016-17, "REQUESTING EXEMPTION FROM COUNTY LIBRARY TAX"
 - h) Ordinance 2016-03, "AN ORDINANCE TO CREATE 9.02 MISUSE OF 911"
 - i) Resolution 2016-10, "BUDGET AMENDMENT"
 - j) Consider appointments to office park workgroup
- 4) Consider Ordinance 2016-02, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOTS 1, 2, 3, and 4 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

- 5) Presentation from Mount Horeb Area Economic Development Corporation on potential grant opportunities
- 6) Discussion regarding the Aquatic Center
- 7) Discussion and Recommendation on Boundary Agreement Negotiations with Town of Blue Mounds
- 8) Committee reports:
 - a. Mount Horeb Area Chamber of Commerce
 - b. Mount Horeb Area Joint Fire Department
 - c. Library Board
 - d. School Liaison
 - e. Parks, Recreation, and Forestry Commission
 - f. Plan Commission
 - g. Public Works Committee
 - h. Public Safety Committee
 - i. Finance/Personnel
 - j. Utility Commission
 - k. Dane County City & Villages Association
 - l. Public Safety Building Committee
- 9) Village President's report
- 10) Village Administrator's report
- 11) Village Clerk/Deputy Treasurer's report
- 12) Consideration of sale of Village-owned property-Lot 1 CSM 12055. The Finance and Personnel Committee may convene in closed session as authorized by Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session.
- 13) Reconvene to open session for any discussion or action on the subject matter discussed in closed session.
- 14) Adjourn

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 GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-6884.

**VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
AUGUST 3, 2016**

The Village Board met in regular session in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI.

Call to Order/Roll Call: Village President Littel called the meeting to order at 7:00pm. Present were Trustees Scott, Rooney, Grindle, Monroe, and Pakkala. Trustee Czyzewski was absent. Also present were Village Administrator Nic Owen, Assistant Administrator Kathy Hagen, and Clerk/Deputy Treasurer Alyssa Gross. The Pledge of Allegiance was recited.

Public Comments: None.

Consent Agenda: Scott requested to have the three operator license applications of Zander, Oleston, and Chellevoid removed from the consent agenda. Scott moved, Monroe seconded to approve the remaining consent agenda items: July 6, 2016 Village Board Minutes; Operator Licenses: Chelsey Trost, Joshua Schmitz, Morgan Way, Carson Johnson, Riley Vogt, Benjamin Sutter, Brenda Miller, Shianna Schmit-Colvin, Emily Moat, Melinda Thomas, and Jordan Pucket; Resolution 2016-08 "CONDITIONAL USE PERMIT 400 E MAIN STREET" for Indoor Commercial Entertainment and Outdoor Commercial Entertainment uses for proposed restaurant with outdoor food service; Five-Year Road Improvement Program. Motion carried by unanimous voice vote. Rooney moved, Monroe seconded to approve the three operator license applications through October 4th. Motion carried by unanimous voice vote.

Consider Ordinance 2016-01, "AN ORDINANCE TO AMEND CHART 1 OF CHAPTER 17 OF THE CODE OF ORDINANCES RELATING TO PRINCIPAL BULIDING MINIUUM REAR YARD SETBACK IN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT": Pakkala moved, Rooney seconded to approve the resolution. All aye, with the exception of Monroe, who voted nay.

Consider extension to Resolution 2015-15, "CONDITIONAL USE PERMIT TO ALLOW A PERSONAL STORAGE FACILITY 430 W MAIN STREET": Rollie Schraepfer was present and spoke about the situation with the project. Monroe moved, Grindle seconded to approve the extension. Motion carried by unanimous voice vote.

Consider Resolution 2016-13, "JOINT PUBLIC SAFETY BUILDING ADVISORY REFERENDUM LANGUAGE": The board discussed the language and decided to change the maximum cost amount to \$10,100,000 for the ballot language. Rooney moved, Scott seconded to approve the Resolution as amended. Motion carried by unanimous voice vote.

Committee Reports: Committee reports were heard with none requiring Village Board action.

Village President's Report: Littel did not have anything to report.

Village Administrator's Report: Owen reminded everyone of the special Village Board meeting on August 10th at 6pm.

Village Clerk's Report: Gross reminded everyone of the Partisan Primary Election on August 9th and absentee voting in the Clerk's office thru 5pm on August 5th.

Adjournment: There being no further business before the Board, Rooney moved, Monroe seconded to adjourn the meeting at 8:24pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gross, Clerk/Deputy Treasurer

**VILLAGE OF MOUNT HOREB
SPECIAL VILLAGE BOARD MEETING MINUTES
WEDNESDAY, AUGUST 10, 2016**

The Village Board met in special session on the above date in the Board Room of the Municipal Building, 138 E Main Street, Mount Horeb, WI.

Call to Order/Roll Call: Village President Randy Littel called the meeting to order at 6:00pm. Present were Village Board Trustees Steve Grindle, Mark Rooney, Cathy Scott, Vaughn Pakkala, and Ryan Czyzewski. Trustee Brenda Monroe arrived to the meeting later. Also present were Village Administrator Nic Owen, Clerk/Deputy Treasurer Alyssa Gross, and Assistant Administrator Kathy Hagen.

Consider Temporary Operator's License for Mark Webber for Rotary 10K Raffle on August 17: Pakkala moved, Rooney seconded to approve the temporary license. Motion carried by unanimous voice vote.

Brenda Monroe arrived to the meeting at 6:04pm.

Consider Resolution 2016-14, "RESOLUTION APPROVING TAX INCREMENT DISTRICT NO. 5": Village resident Marlene Moehlman voiced her concerns of being included within the district boundary. Scott Harrington of Vandewall and Associates addressed her concerns and gave his presentation. Rooney moved, Monroe seconded to approve the Resolution. Motion carried by unanimous voice vote.

Discussion of general approach to implementation of TID #5 projects: Vandewall reviewed their plan and steps of implementation.

Adjournment: There being no further business before the Board, Scott moved, Czyzewski seconded to adjourn the meeting at 8:09pm, carried by voice vote.

Minutes by Alyssa Gross, Clerk/Deputy Treasurer

RESOLUTION 2016-16

ANNUAL BANK AUTHORIZATION RESOLUTION

WHEREAS, the Village of Mount Horeb, Dane County, Wisconsin has the responsibility to maintain security for the finances of the village; and

WHEREAS, the Village has a limited number of employees to maintain that security;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin that the following employees will be given the authority to handle the finances as described below:

Bank Accounts: All bank accounts require two signatures for checks or withdrawals, unless the Village Administrator gives authorization to modify this requirement. The Clerk or Finance Director are authorized to set up new bank accounts or close accounts, as needed, following the requirements established in this resolution. The authorized signers shall be the Clerk, Finance Director, and Village President unless the Village Administrator approves other signers.

Wire Transfers/ACH Transactions: The Clerk or Finance Director may send wire transfers or ACH transactions as necessary to conduct village business, with a daily limit of \$1,000,000 and prior approval of the Village Administrator.

Online Transfers: The Clerk or Finance Director may transfer funds online between bank accounts as needed to conduct village business.

AUTHORIZED FINANCIAL INSTITUTIONS

Pursuant to approved Village policy 100-10 - Financial Investments, the following are authorized public depositories for funds of the Village of Mount Horeb:

Farmers Savings Bank, State Bank of Cross Plains, BMO Harris Bank, Mound City Bank, Anchorbank (Old National Bank), and the State of Wisconsin Local Government Investment Pool.

Deposits in authorized financial institutions shall be time deposits, demand deposits, or savings deposits and may vary with each public depository from time-to-time.

With the exception of Village investments in authorized bonds, each public depository must furnish security in a format acceptable to the Village for all Village deposits held in excess of federally insured amounts.

Introduced and passed this 7th day of September 2016.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

**Village of Mt Horeb
Street Use Permit Application**

\$20.00

Applicant Name: Mount Horeb Area Chamber of Commerce

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

Event Sponsor (if different than above): Same

Address: Same Telephone: Same

Responsible Person(s) (if different than above): Melissa Theisen

Address: _____ Telephone: _____

Event Information

Start date: 10/1/2016 Time: 6am End Date: 10/2/2016 Time: 6pm
(Include set-up and tear-down/clean-up time)

Detailed description of street(s) proposed to be used: Detour of Main Street from 4th Street to Grove Street
The 300 Block of Main Street can be open for parking and reduced drive through traffic.

Estimated number of persons: 10,000 (Certificate of Insurance may be required)

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

If using recording or sound amplification equipment please describe: some amplification in the 300 & 100
blocks for band, dance performances and mini tractor pulls

Designate any public facilities or equipment to be used (additional costs may be incurred): Municipal
Building, Bike Trail Shelter Building

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

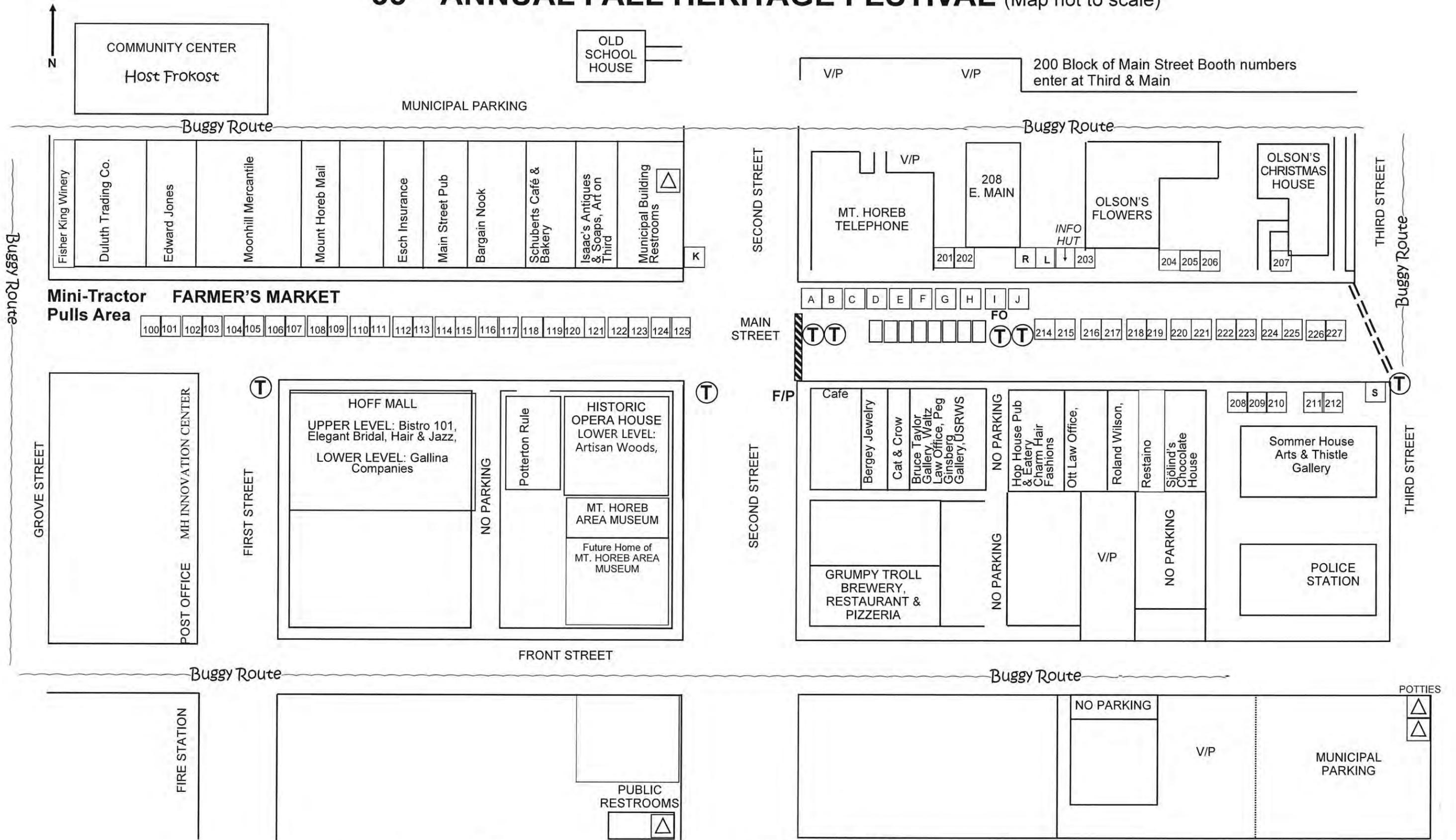
Melissa Theisen
Signature

8/17/2016
Date

CHIEF OF POLICE: ACCEPTED DECLINED VILLAGE ADMINISTRATOR: ACCEPTED DECLINED

RECEIPT#: _____ LICENSE# _____

35TH ANNUAL FALL HERITAGE FESTIVAL (Map not to scale)



V/P=VENDOR PARKING, PARKING PASS REQUIRED

☐=HOSPITALITY AND FAIR INFORMATION

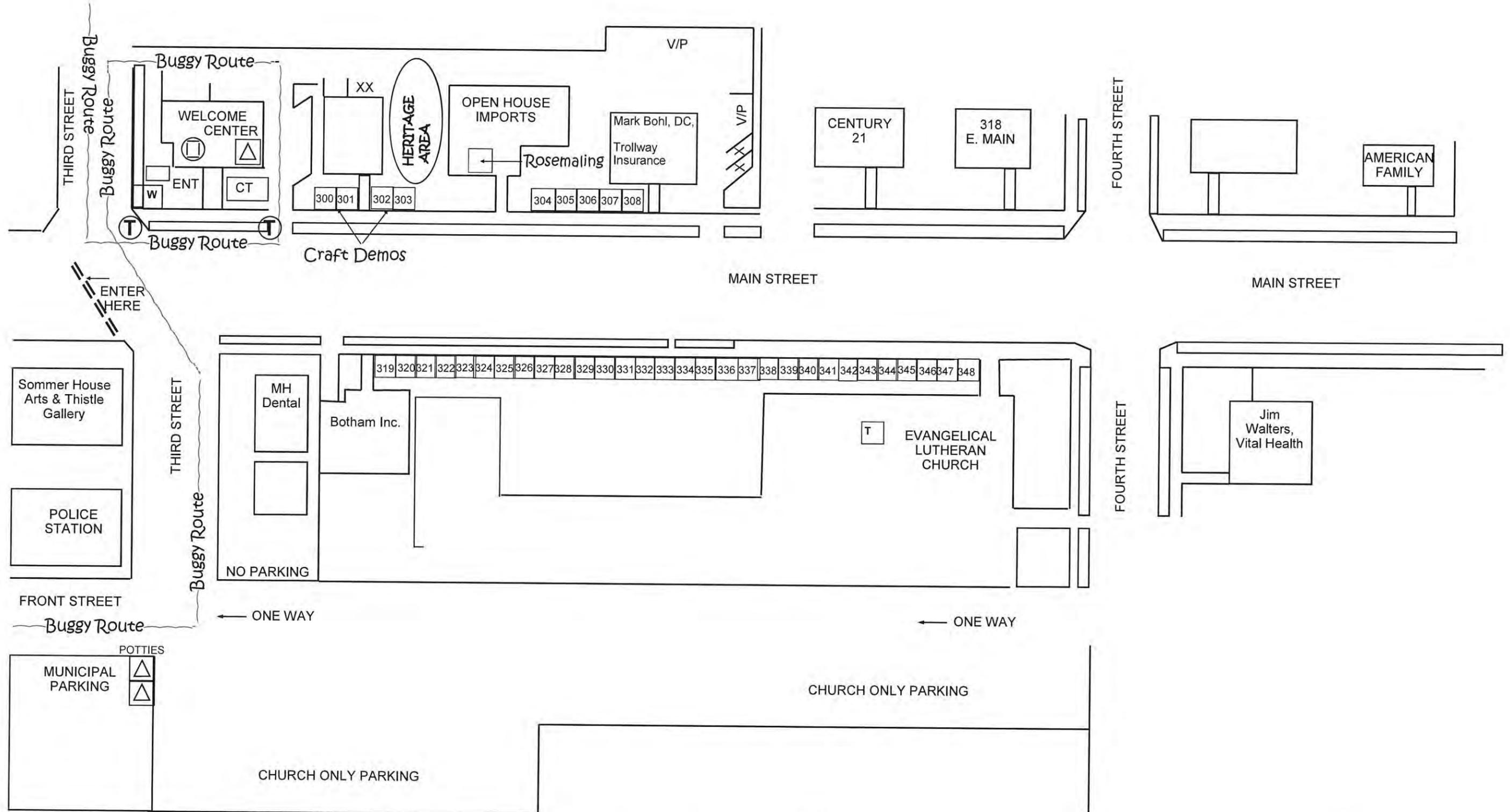
△=RESTROOMS

T=TRASH CAN

F/P=FOOD VENDOR LOAD/UNLOAD
NO PERMANENT PARKING

34th ANNUAL FALL HERITAGE FESTIVAL

(Map not to scale)



V/P=VENDOR PARKING, PARKING PASS REQUIRED

◻=HOSPITALITY AND FAIR INFORMATION

△=RESTROOMS

T=TRASH CAN

F/P=FOOD VENDOR LOAD/UNLOAD
NO PERMANENT PARKING

RESOLUTION 2016-17

REQUESTING EXEMPTION FROM COUNTY LIBRARY TAX

WHEREAS the Dane County Board has established a county library and levies a county library tax as authorized under Section 43.57 (3) of the Wisconsin Statutes, and

WHEREAS the Dane County Library Board has determined that the library serving the Village of Mount Horeb meets the minimum standards of operation established by County Board Resolution 185, 2011-2012 and later amended by County Board Resolution 98, 2013-2014 in compliance with Section 43.11 (3) (d) of the Wisconsin Statutes, and

WHEREAS Section 43.64 (2) (b) of the Wisconsin Statutes provides that a village or city which levies a tax for public library service and appropriates and expends for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, and

WHEREAS the Village of Mount Horeb will appropriate in 2016 and expend in 2017 an amount in excess of that calculated above in support of its library,

NOW THEREFORE BE IT RESOLVED that the Village of Mount Horeb hereby requests of the Dane County Board of Supervisors that the Village of Mount Horeb be exempted from the payment of any tax for the support of the County Library Service as provided in Section 43.64 (2).

BE IT FURTHER RESOLVED that confirmed copies of this resolution be forwarded by the Village Clerk to the following party:

Tracy Herold, Director
Dane County Library Service
1819 Aberg Avenue
Madison WI 53704

Date Passed: _____

Vote: _____

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

	EXEMPT LIBS	2015 VAL	2016 VAL	2016 APP	2017 Min App
Villages	Belleville	\$147,397,200	\$154,140,300	\$215,560	\$64,848
	Belleville Green	\$33,733,300	\$35,739,900		
	Black Earth	\$97,874,900	\$104,649,500	\$102,553	\$35,740
	Cambridge	\$130,758,500	\$135,918,100	\$61,200	\$48,330
	Cambridge Jefferson	\$5,369,500	\$5,596,500		
	Cross Plains	\$335,977,600	\$341,017,100	\$250,250	\$116,465
	Deerfield	\$173,784,600	\$174,535,500	\$141,438	\$59,608
	DeForest	\$782,943,200	\$908,458,600	\$477,182	\$310,259
	Marshall	\$163,682,200	\$173,089,100	\$176,000	\$59,114
	Mazomanie	\$141,121,300	\$142,618,800	\$90,602	\$48,708
	McFarland	\$761,060,200	\$780,036,800	\$464,419	\$266,400
	Mount Horeb	\$594,279,000	\$628,619,500	\$436,796	\$214,688
	Oregon	\$901,081,000	\$976,575,500	\$505,927	\$333,523
	Waunakee	\$1,439,020,900	\$1,521,075,500	\$688,402	\$519,482
Cities	Fitchburg	\$2,433,100,600	\$2,575,789,200	\$1,663,679	\$879,691
	Madison	\$22,968,927,350	\$23,834,891,850	\$16,288,836	\$8,140,160
	Middleton	\$2,478,210,100	\$2,760,931,100	\$1,194,521	\$942,921
	Monona	\$1,013,817,900	\$1,041,371,700	\$518,187	\$355,652
	Stoughton	\$923,322,500	\$962,317,400	\$560,495	\$328,653
	Sun Prairie	\$2,438,813,600	\$2,613,243,100	\$1,315,607	\$892,482
	Verona	\$1,630,844,600	\$2,294,518,100	\$748,268	\$783,630
Exempt Total		\$39,595,120,050			
County Total		\$54,247,628,050			
2017 Tax Base		\$14,652,508,000			
DCL appropriation				\$5,004,166	
2016 County library tax levy rate				0.0003415228	

ORDINANCE NO. 2016-03
VILLAGE OF MOUNT HOREB

AN ORDINANCE TO CREATE 9.02
MISUSE OF 911

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

1. 9.02 is created in Chapter 9 PUBLIC PEACE AND GOOD ORDER of the Code of Ordinances as follows:

9.02 MISUSE OF 911 No person shall dial the telephone number 911 knowing that no emergency in fact exists. Any person who intentionally dials the telephone number 911 to report an emergency, knowing that the situation which he or she reports does not exist, may be fined in accordance with the established bond schedule. For the purposes of this section "emergency" shall mean a situation in which human life or property are in jeopardy and the prompt summoning of aid is essential.

2. This Ordinance shall take effect upon passage and posting pursuant to law.

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at a meeting held on September 7, 2016.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____

PUBLISHED: _____

**VILLAGE OF MOUNT HOREB
RESOLUTION 2016-10**

BUDGET AMENDMENT

BE IT RESOLVED that the Village Board of the Village of Mount Horeb authorizes an amendment to the 2016 Village Budget to transfer funds as follows:

Account Number	Account Name	Increase	Decrease
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GENERAL FUND

100-492300-0	Transfer from Other Funds	\$50,000	
100-567000-240	Miscellaneous Initiatives Exp	\$50,000	

This reflects the Electric Utility Economic Development Grant that was used to fund the Mount Horeb Area Economic Development Corporation.

100-513000-210	General Legal Expenditures	\$30,000	
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This reflects the additional legal costs for the Norsk land purchase.

100-551500-249	Youth Center Misc-Contractual	\$4,000	
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This increases funding for the Youth Center to the 2015 level.

100-567000-810	Economic Development Equipment	\$5,000	
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This reflects the final cost of Bike Trail Troll that was commissioned in 2012.

The net effect of this budget amendment will decrease the General Fund Balance by \$39,000.

SPECIAL PROJECTS FUND

205-485000-0	Contributions Rev	\$1,525	
205-567000-240	Miscellaneous Exp	\$1,525	

This reflects the contribution towards the purchase of holiday lights.

OUTREACH FUND

230-473600-0	County Grants-Outreach Program Rev	\$1,122	
230-473610-0	County Grants-Nutrition Program Rev	\$927	
230-473615-0	County Grants-MACM Program Rev	\$2,500	
230-473618-0	County Grants-Catered Meals Rev	\$4,800	
230-546300-340	Operating Supplies	\$4,549	
230-546200-210	Nutrition-Catered Meals Exp	\$4,800	

This reflects additional funding received and related expenditure adjustments.

LIBRARY FUND

240-551100-111	Wages	\$4,929	
240-551100-131	Health Insurance	\$1,265	
240-551100-132	Dental Insurance	\$104	
240-551100-135	Retirement	\$525	
240-551100-136	FICA	\$577	

Library Board decision to designate \$7,400 of the 2015 Library Fund balance to 2016 employee expenditures.

<u>Account Number</u>	<u>Account Name</u>	<u>Increase</u>	<u>Decrease</u>
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CAPITAL PROJECTS FUND

400-521000-810	Police Department Equipment	\$3,000	
400-554200-810	Swimming Pool Equipment	\$5,000	

This is for additional project costs.

400-534400-820	Storm Sewer Outlay	\$46,000	
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This is the Village portion of Parkview Drive emergency project. The utility portion of the project will be funded through the Depreciation Funds (Water utility \$158,000 and Sewer Utility \$115,000).

400-491200-0	Long Term G.O. Debt Proceeds	\$2,268,257	
400-552000-825	Land Purchase	\$2,288,000	

This reflects the debt and expenditures associated with the Norsk land purchase.

The net effect of this budget amendment will decrease the Capital Projects Balance by \$73,743.

ELECTRIC UTILITY FUND

910-593000-300	Miscellaneous General Expense	\$50,000	
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This is for the Economic Development grant given to the village used for MHAEDC funding.

WATER UTILITY FUND

920-565000-300	Maintenance of Reservoirs	\$52,000	
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This is for the final cost of repairs to Well#5 that was completed in 2015 (funded through Depreciation funds).

920-592800-200	Regulatory Commission Expense	5,000	
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This is for the cost of the water rate case.

Introduced and passed this 7th day of September, 2016.

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

July 6, 2016

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



Re: Planned Development – General Development Plan
Hoff Mall Expansion
111 South First Street
Mt. Horeb, Wisconsin
KBA Project # 1616

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:

Gallina Corporation
101 East Main St., Suite 500
Mt. Horeb, WI 53572
608- 437-8301
Contact: Craig Enzenroth
cenzenroth@gallinacos.com

Architect:

Knothe & Bruce Architects, LLC
7601 University Avenue, Ste. 201
Middleton, WI 53562
608-836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer:

Wyser Engineering
201-½ East Main Street
Mt. Horeb, WI 53572
608-843-3388
Contact: Wade Wyse, P.E.
wade.wyse@wyserengineering.com

Introduction:

This proposed development is an expansion of the historic Hoff Mall building. It includes the addition of a four-story luxury apartment building and associated parking. The Planned Development zoning has been selected to allow for a high-quality infill development that is designed to enhance the historic character of the Hoff Mall and to be compatible with the architecture of the surrounding downtown business district.

This General Development Plan submittal is the first step of the Planned Development zoning process. A Specific Implementation Plan will follow along with submittals and reviews for Design Review, Certificate of Appropriateness and a Certified Survey Map.

Developer

The developer and property manager of the project is The Gallina Companies. Established in 1980 to provide in-house development, design, construction, acquisition and ongoing management of luxury apartments, residential condominium properties and commercial, retail/office buildings. The Gallina Companies having successfully developed over 3,000 apartment units in the Madison, Milwaukee, northern Illinois, and western Florida areas. Our philosophy has been to retain the properties we develop for the long term. As such, at Gallina, we believe in developing long-term relationships with our tenants and customers to insure the long-term success of our developments. The Gallina Companies and all of its employees are committed to the service of our tenants and providing all of our customers with unparalleled customer service.

Gallina Companies redeveloped the Hoff Mall building and have owned and managed this mixed-use development since its completion in 1986. With this experience in the market, we feel there is strong demand for quality housing in Mt. Horeb.

Project Character:

The Hoff Mall expansion is designed to strengthen the Hoff Mall and the surrounding properties. The expansion project replaces three 1 and 2 story buildings with new high-quality apartments with both enclosed and surface parking. The proposed building's architecture takes cues from the existing Hoff Mall building and is distinctly historic in character. All brick masonry facades front the two streets with a complimentary color horizontal siding used on the rear façade. The masonry detailing at the window and door openings and at the base and cornice of the building will be used to highlight the beauty and texture of the brick exterior. The new building will enhance the streetscapes of both First and Front Streets.

The main entry to the new building is at the corner of First and Front Streets while vehicular access to the parking is accommodated from the alley to the east of the building. Parking is located on the first floor of the building with three floors of apartments located above. Apartments vary in size and are designed to accommodate both professionals and empty nesters. Amenities will include on-site management, in unit laundry, walk-in closets, quality maple finishes, individually controlled HVAC with high efficiency gas fired equipment and GE kitchen appliances. A total of 30 apartments and 20 parking stalls are contained within the new building.

In addition to the enclosed parking, the parking needs for the Hoff Mall and the Hoff Mall Expansion are accommodated in a redesigned parking area between the two buildings and a new parking lot on the south side of Front Street. Bicycle parking will be conveniently located within the enclosed parking garage and on-site.

Redevelopment of this underutilized site will require TIF Funding assistance to be economically viable and will provide needed alternative housing option for the Mt. Horeb multi-family rental market as well as serving as a catalyst for the revitalization of the downtown area as envisioned with the newly created TID.

Project Schedule:

The development team is planning to obtain the necessary development approvals by October 2016. The construction of the project will occur in one phase with construction starting as soon as development approvals are obtained. The building is planned to be ready for occupancy on August 1, 2017 and all construction completed on November 1, 2017.

Site Development Data:

Site Areas and Density:

Lot Area: Expansion Building	11,972 S.F.
Lot Area: Off-site parking	5,868 S.F.
Total Lot Area	17,840 S.F.
Lot Area / D.U.	595 S.F. / unit

Dwelling Unit Mix:

Studio Apartments	12 units
<u>One Bedroom</u>	<u>18 units</u>
Total Dwelling Units	30 units

Gross Floor Area:

First Floor	7225 S.F.
Second Floor	7825 S.F.
Third Floor	7825 S.F.
<u>Fourth Floor</u>	<u>7825 S.F.</u>
Total Floor Area	30,700

Floor Area Ratios:

Expansion Building Lot Area	2.56
Total Lot Area	1.72

Building Height: Four Stories, 47 feet

Vehicle Parking:

On-site surface parking:	10 stalls
Off-site surface parking	17 stalls
<u>Enclosed parking:</u>	<u>20 stalls</u>
Total	47 stalls

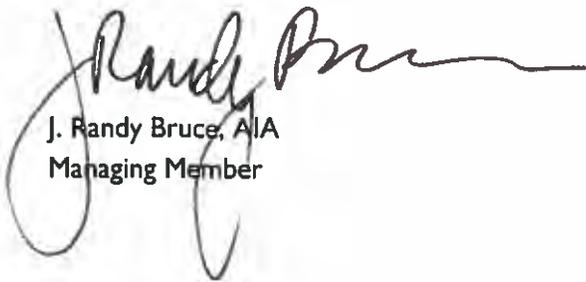
Parking Ratio: 1.57 stalls / unit

Zoning Standards:

Based upon our review the following zoning standards apply to this project. If other standards are found to apply during the review then additional exemptions may be required.

Requirement	CB / Group Development	Proposed PD-1 Infill
Use: Group Development	By Conditional Use	No departure from ordinance
Building Height Minimum	20 feet	No departure from ordinance
Building Height Maximum	4 Stories / 50 feet	No departure from ordinance
Building Size Limitation	60,000 SF	No departure from ordinance
Lot Area Requirements	2,000 SF	No departure from ordinance
Floor Area Ratio	3.0	No departure from ordinance
Landscape Area	None required	No departure from ordinance
On-Site Parking	No on-site parking required	One stall per bedroom
Off-Site Parking	Not permitted	17 parking stalls
Building Setback - front and street side	0 ft. maximum	1-2 ft.
Building Setbacks – side and rear	0 ft. required	No departure from ordinance

Sincerely,



J. Randy Bruce, AIA
Managing Member



Elevation along E. Front Street

Elevation
 Hoff Mall Expansion
 111 S. First Street, Mt. Horeb, WI
 August 17, 2016

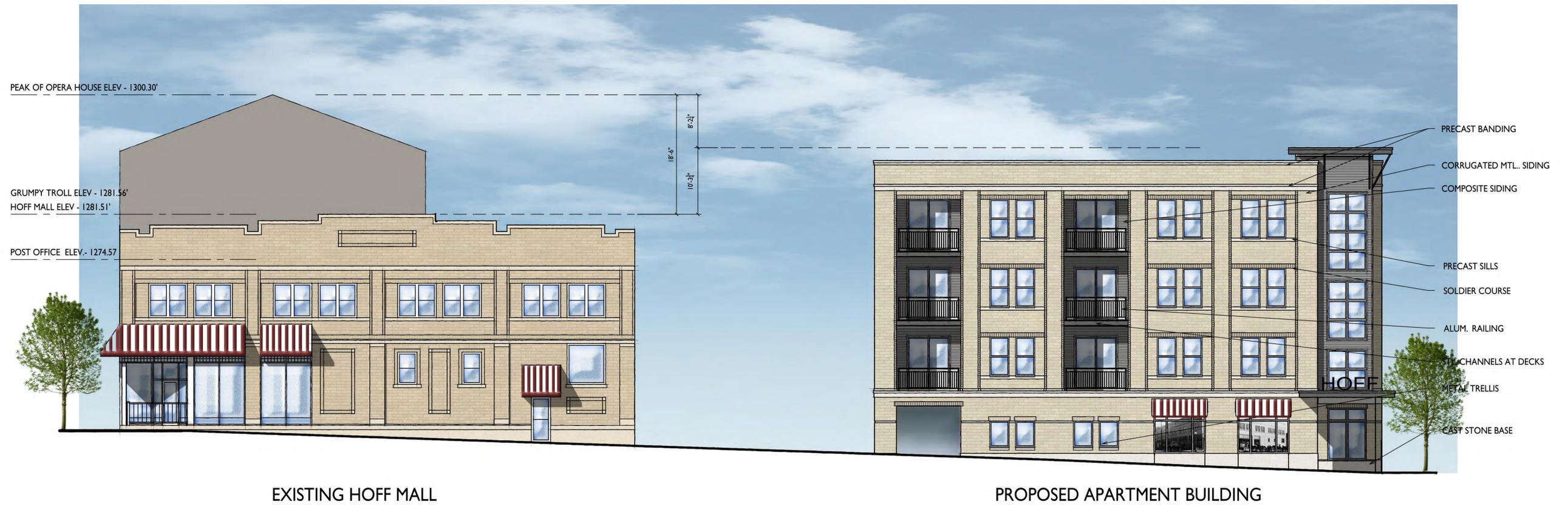




Elevation along First Street

Elevation
Hoff Mall Expansion
111 S. First Street, Mt. Horeb, WI
August 17, 2016





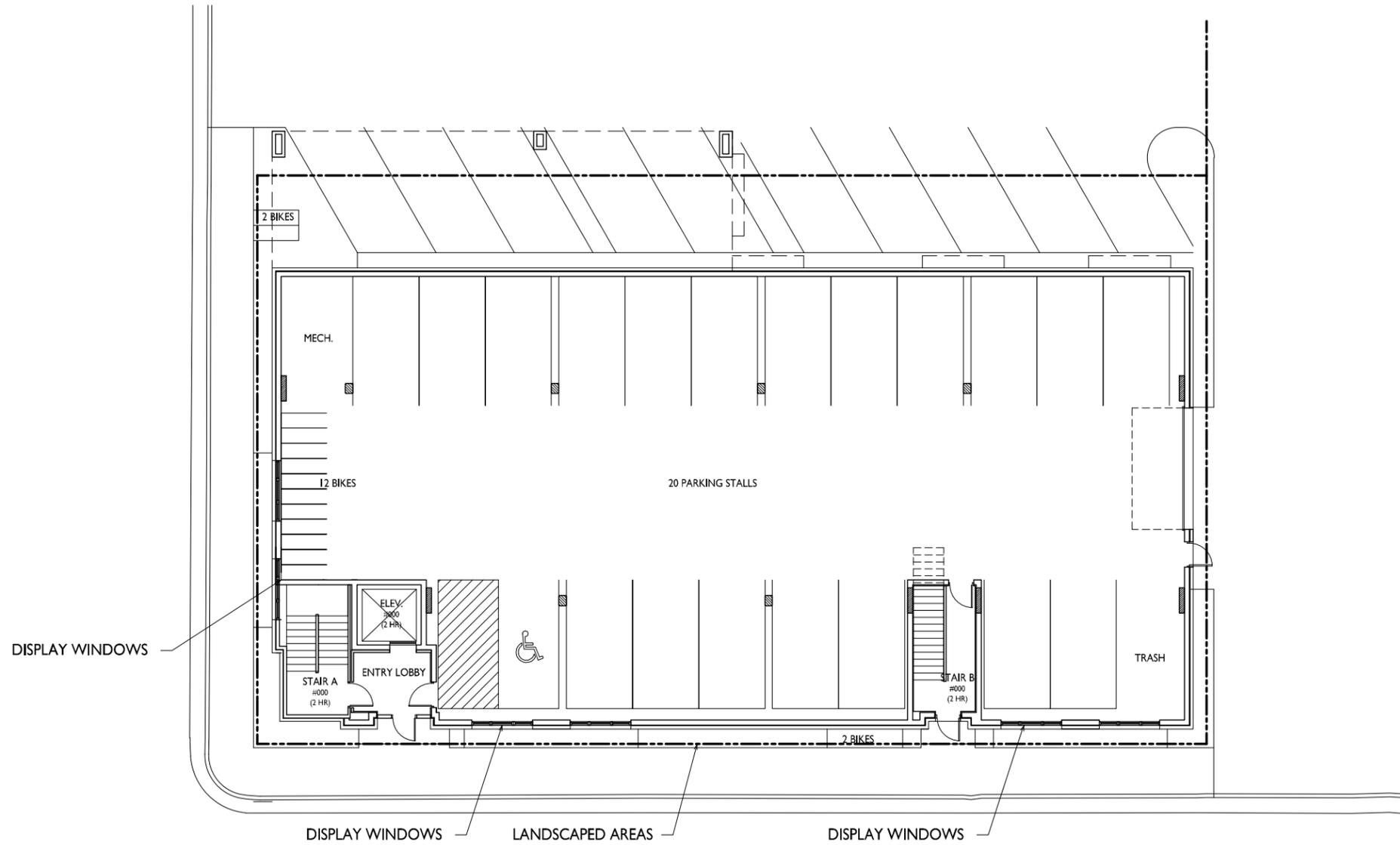
EXISTING HOFF MALL

PROPOSED APARTMENT BUILDING

Elevation along First Street

Elevation
 Hoff Mall Expansion
 111 S. First Street, Mt. Horeb, WI
 August 17, 2016





ISSUED
 Issued - July 7, 2016
 Issued - August 17, 2016

PROJECT TITLE
 Hoff Mall Expansion
 111 S. First Street

Mt. Horeb, WI
 SHEET TITLE
 First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO.
 © Knothe & Bruce Architects, LLC

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



1 REAR ELEVATION
 A-2.2 1/8"=1'-0"



2 SIDE ELEVATION (ALONG ALLEY)
 A-2.2 1/8"=1'-0"

ISSUED
 Issued - July 7, 2016
 Issued - August 17, 2016

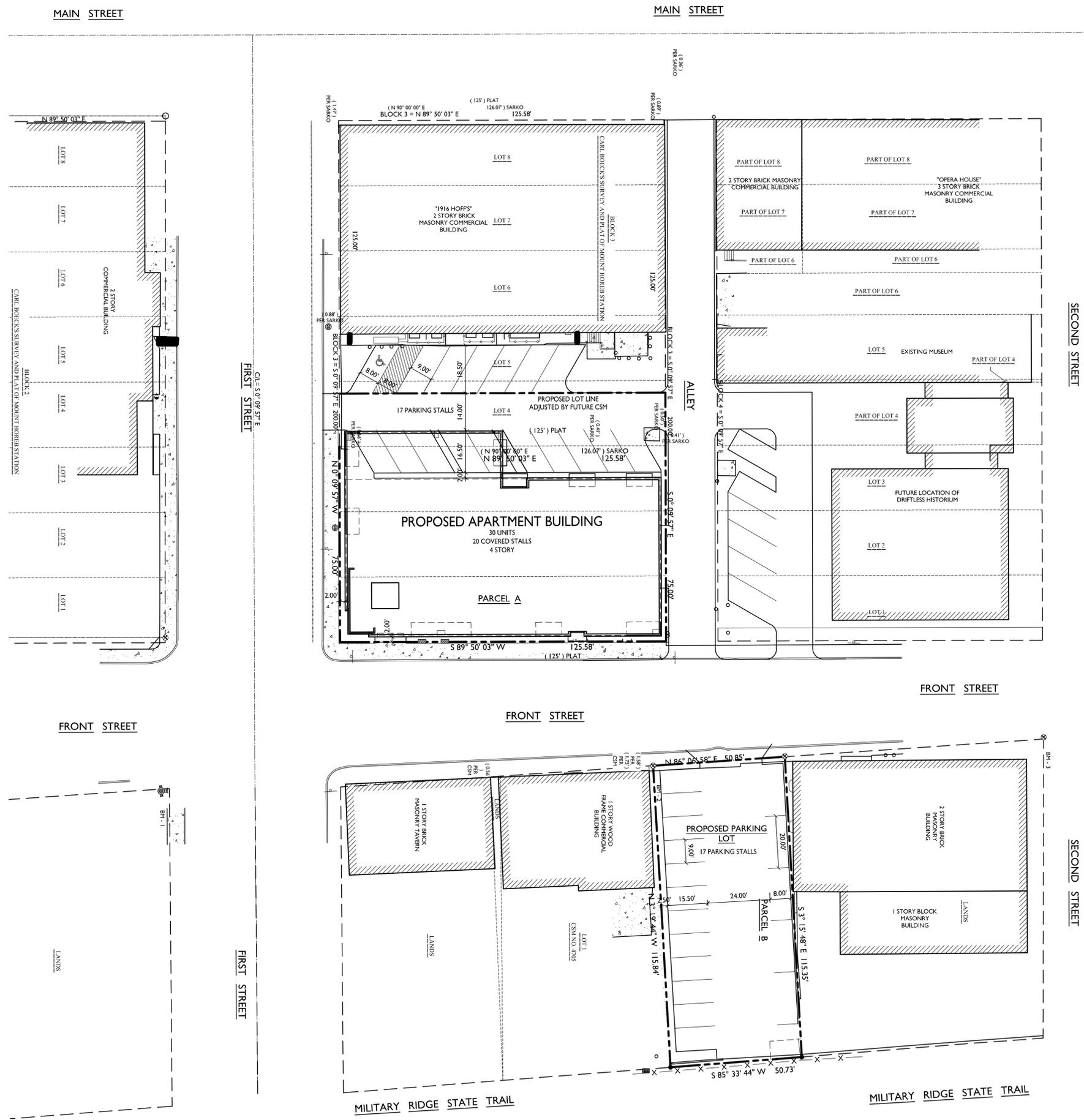
PROJECT TITLE
 Hoff Mall Expansion
 111 S. First Street

Mt. Horeb, WI
 SHEET TITLE
 Elevations

SHEET NUMBER

A-2.2

PROJECT NO.
 © Knothe & Bruce Architects, LLC



SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	CONCEPTUAL GRADING & UTILITY PLAN
C-1.3	PROJECT MAP
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND - FOURTH FLOOR
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS



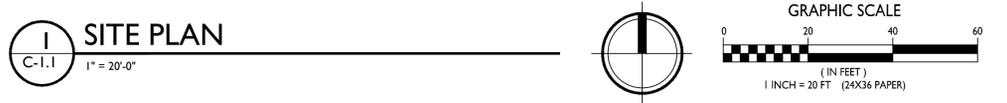
ISSUED
Issued - July 7, 2016

PROJECT TITLE
Hoff Mall Expansion
111 S. First Street

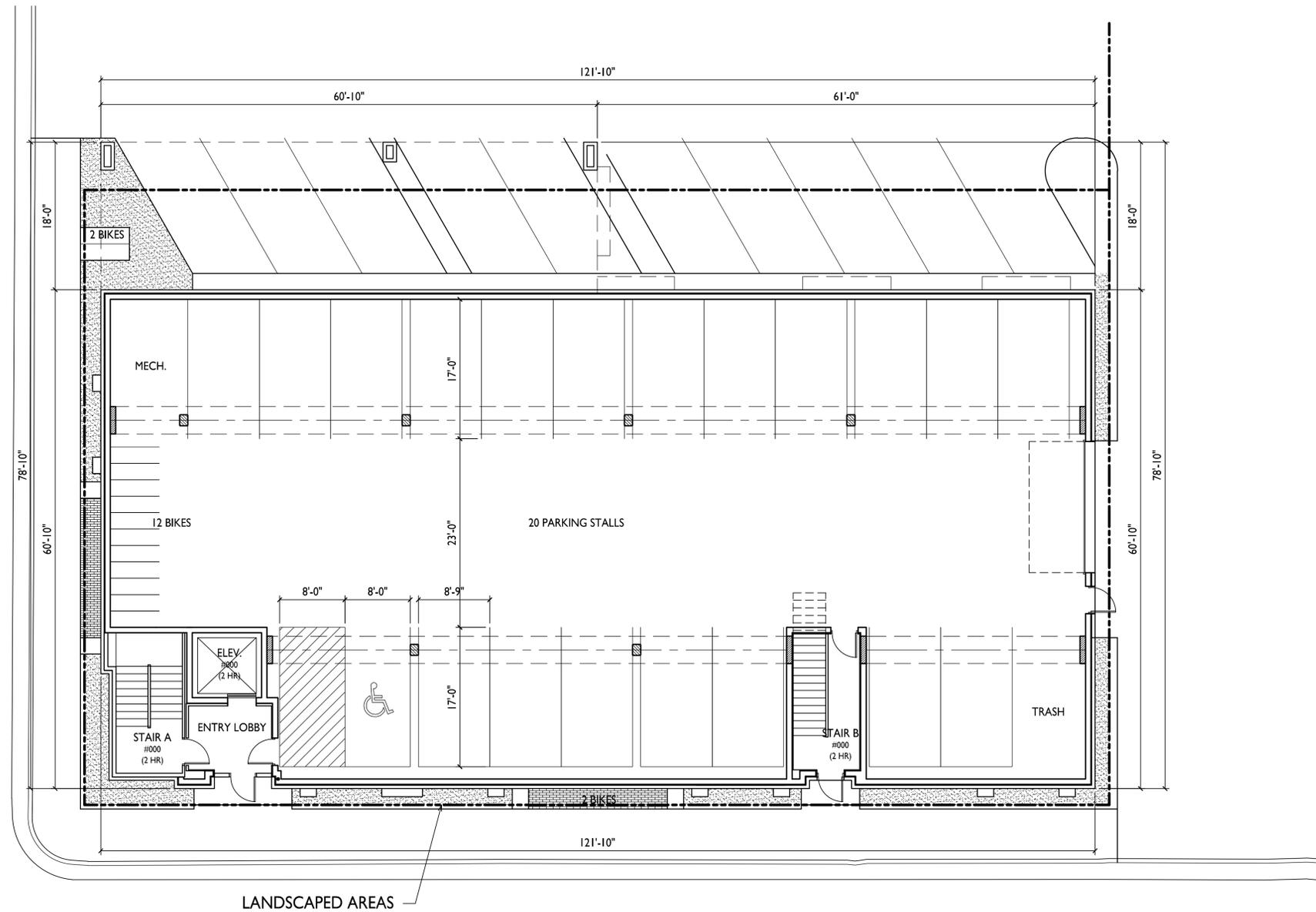
Mt. Horeb, WI
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.1
PROJECT NO. 1616
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1 FIRST FLOOR PLAN
A-1.1 1/8"=1'-0"



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Issued - July 7, 2016

PROJECT TITLE
Hoff Mall Expansion
111 S. First Street

Mt. Horeb, WI
SHEET TITLE
Second - Fourth
Floor Plan

1 SECOND - FOURTH FLOOR PLAN
A-1.2 1/8"=1'-0"



SHEET NUMBER

A-1.2

PROJECT NO.

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Kathy Hagen

From: Robert Wright [Robert.Wright@smithgroupjir.com]
Sent: Monday, July 18, 2016 5:48 PM
To: Kathy Hagen; Michael Slavney; Mike Buechner
Cc: Nic Owen
Subject: RE: Gallina GDP submittal

Kathy:

We have the following comments regarding the site plans:

1. Off-site parking lot
 - a. Storm water management and erosion control to be considered
 - i. Oil and grease control;
 - ii. Potential for rate control?
 - b. Possible impacts to retaining wall on east side of the parking lot shall be coordinated
 - c. Storm sewer connection to storm sewer shall be coordinated with WIDNR /WisDOT for pipe crossing within Right-of-Way
2. Building Site
 - a. Roof drains through curbs – is there a potential for tying these in to the proposed improvements that were included in the TIF project plan?
 - b. Coordination of paving of alley should be made with Historical society.
 - c. Further details will be required for pavement structure and improvements located within the right of ways.

Thanks

- Rob

Robert Wright, PE
Associate | Civil Engineer IV

.....
SmithGroupJJR

t 608.251.1177 d 608.327.4433
f 734.780.8952 c 608.212.1063

From: Kathy Hagen [mailto:Kathy.Hagen@mounthorebwi.info]
Sent: Thursday, July 07, 2016 11:51 AM
To: Robert Wright <Robert.Wright@smithgroupjir.com>; Michael Slavney <msslavney@vandewalle.com>; Mike Buechner <mbuechner@fdmh.org>
Cc: Nic Owen <Nic.Owen@mounthorebwi.info>
Subject: FW: Gallina GDP submittal

Gentlemen,

Attached is the General Development Plan submittal from Gallina for the proposed 30 unit apartment and parking area. This is scheduled for the July 27 Plan Commission agenda. If possible please email me your comments by July 19.



VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission
From: Village Planner Michael A. Slavney, FAICP
Date: 21 July 2016
Re: Proposed Zoning Map Amendment from Central Business (CB) to Planned Development (General Development Plan) for a 30-Unit Four-Story Luxury Apartment Building and Off-Site Parking at 111 South First Street for the Gallina Corporation of Mount Horeb.

Background

Project Overview:

The Gallina Corporation is proposing a Planned Development to accommodate a 30-unit luxury apartment building with off-site parking. The project is proposed for the northeast corner of First Street and Front Street – immediately south of the Hoff Mall. The building will provide under-building and surface parking on the ground floor, with three floors of studio and one-bedroom apartments over the parking area. The proposed off-site parking lot is located on the south side of Front Street – immediately southeast of the building site. The building site is currently occupied by a very old commercial building that is currently vacant; while the off-site parking lot is currently a vacant lot that from time-to-time has served as a parking area. The resulting density is 73 dwelling units per acre – which reflects the provision of off-site parking and the focus on small residential units.

Zoning and Planning

Both sites are currently zoned Central Business (CB) – the Village’s Downtown zoning district. 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 in a blighted condition. Redevelopment of both sites *is consistent* with the Village’s Comprehensive Plan.

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 a two- to four-story buildings, upper story residential uses, masonry exteriors on the visible facades of the structure, and regularly-spaced window openings.

Projects containing multi-family development in the downtown area are not subject to a specific maximum density, but are rather are rather subject to the maximum lot coverage and maximum floor area ratio requirements of the CB Zoning District. Planned Developments may exceed such maximums, if such flexibility is granted in the General Development Plan (zoning) step. However, the proposed project does not need such flexibility, as it complies with both the lot coverage and floor area ratio requirements.

Specifically, the CB Zoning District allows a maximum lot area coverage of 100% versus 100% proposed. And the CB Zoning District allows a maximum floor area ratio of 3.00 versus 2.56 proposed.

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
- 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.

The requested Gallina Corporation proposal is to request a General Development Plan (GDP) to establish a Planned Development zoning district on the subject property, to enable the project as proposed. Only one flexibility from the zoning requirements of the CB Zoning District is requested – to allow the building to have a slight setback of 1 to 2 feet from the street property lines – rather than the required 0 foot building setback.

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.

The Proposed General Development Plan (GDP)

The Gallina Corporation is proposing a Planned Development consisting of a single four-story luxury apartment building, containing a total of 30 dwelling units. Twelve of these units will be studio apartments and 18 of these units will be one-bedroom apartments. The ground floor of the building will be mainly devoted to under-building parking, and an entry lobby served by an elevator. Two stairwells are also proposed to serve all floors of the building. Each unit will have a private outdoor balcony.

The under-building parking will be accessed from the north-south alley located along the east side of the site. A total of 20 parking stalls are located under the building.

A small outdoor parking area will be located on the north side of the building – along a private one-way drive running from First Street to the north-south alley. A total of 10 parking stalls are located on the south side of the private drive for building residents. (Stalls on the north side are for the Hoff Mall.)

The off-site parking area is located on the south side of Front Street, diagonally southeast from the southeast corner of the building. A total of 17 parking spaces are proposed on this property. In total, one parking stall will be available on-site for each apartment unit, with additional spaces available for residents and guests at the off-site lot. Note that there are no requirements for on-site or other private parking in the Central Business zoning district.

Project Ownership

The GDP submittal notes that the owner of the project is the Gallina Corporation, which is also the owner of the adjacent Hoff Mall. The Gallina Corporation is also the proposed developer.

Formal General Development Plan (GDP) Review:

Requested Flexibility from Zoning Ordinance Requirements:

The proposed GDP identifies one item of flexibility from the standards of the Central Business zoning district:

1. The **Minimum Permitted Building Setback** established by the CB zoning district is zero feet from public streets. The proposed project will have setbacks of up to two feet from both First Street and Front Street.

No other items of flexibility are requested. This indicates that all other zoning standards of the CB District are committed to being fully complied with, including maximum building height – which is proposed to be 47 feet, versus the maximum of 50 feet allowed in the CB District.

Village Planner's Review

I have the following observations:

1. **Building Quality:** The proposed GDP provides a very high-quality building of sound design and materials that are consistent with the downtown area, and similar projects around Dane County.
2. **Project Layout:** The project layout is efficient. 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 off-site parking lot is a little tight in terms of stall depth and aisle width. However, it should work for all but the longest passenger vehicles.
3. **Project Scale / Number of Units:** The proposed GDP represents a high density that fully conforms to the building coverage, setback, and height requirements in the downtown area.

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 in 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 1-6, below:

1. The proposed flexibility to allow a building setback of up to two feet along First Street and Front Street should 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. The parallel parking spaces in the off-site parking area be reserved for visitor parking only.
4. That the GDP explicitly waive 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.
5. 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. This could potentially allow the project to become a condominium building in the future.
6. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.

**VILLAGE OF MOUNT HOREB
ORDINANCE 2016-02**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOTS 1, 2, 3, and 4
CARL BOECK'S SURVEY AND PLAT, AND LOT 2 CSM 4705 FROM CB CENTRAL
BUSINESS TO PD-1 PLANNED DEVELOPMENT

WHEREAS, Riphahn Family LTD Partnership is the owner of Lots 1, 2, and 3 Carl Boeck's Survey and Plat, and Lot 2 CSM 4705 in the Village of Mount Horeb, further described as parcels 0606-123-2131-6 and 0606-123-8735-4; and

WHEREAS, Hoff Associates of Mt Horeb LLP is the owner of Lot 4 Carl Boeck's Survey and Plat in the Village of Mount Horeb, further described as a portion of parcel 0606-123-2144-1; and

WHEREAS, Gallina Corporation (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 30-unit apartment building and parking area; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request and General Development Plan on July 27, 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 July 6, 2016 General Development Plan with revised elevation plans dated August 17, 2016 be recommended for approval including the August 18, 2016 memorandum from Village Engineer Robert Wright, and the July 21, 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. Having met the requirements of the General Development Plan, 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 2. This Ordinance shall take effect after passage and posting pursuant to law.

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at its regular meeting held on September 7, 2016.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____

MOUNT HOREB FAMILY AQUATIC CENTER

FACILITY EVALUATION

Prepared by Jeff Gorman, Parks and Forestry Director
April, 2013

INTRODUCTION

The following evaluation is intended to provide a summary of the overall age and condition of the various elements of the Mount Horeb Family Aquatic Center and provide a historic timeline of major improvements made at the facility to the best of my knowledge. Some historic records and swimming pool plans were unable to be located and are believed to have been lost or damaged while stored in the basement of the Municipal Building many years ago.

The Boeck's Park swimming pool has been providing recreational swimming for the Mount Horeb community since 1954 or 1955. The original 40' x 105' pool is still in use today and has the original concrete walls, floor and cast iron main drain plumbing beneath the pool. The pool contains about 150,000 gallons of water and its' depth ranges from 3 feet to 9.5 feet with one diving board. Many upgrades have been added to the original facility over the years to keep up with user demand, mechanical needs and code compliance.



1991 WADING POOL ADDITION

In 1991, a major expansion took place with the addition of a zero-depth wading pool, plunge pool, wet-sand play area, five foot retaining walls and enclosed with a six foot chain link fence. The water slide was added to the facility in 1994. The wading and plunge pools share the same circulation and filtration system and contain 18,000 gallons of water.

The wading pool and plunge pool are painted concrete pools with tile installed at and above the water line. The concrete is still in good condition. These pools were last sandblasted and painted in 2010 at a cost of \$7,545. The two pools are scheduled to be painted again in 2014.

The water slide and water slide support tower are in good condition. The slide tower was painted in 2012 for the first time at a cost of \$4,389, so it should be good for many years. The fiberglass slide had some renovation work done in 2010 which involved sanding down the entire flume and recoating the surface. A final clear coat epoxy was then sprayed on. There was an issue in 2012 with some of the clear coat and paint peeling off in some small areas on the slide. The contractor did return at no charge to sand off any loose finish during the 2012 season and is scheduled to return in the spring of 2013 to further address any issues.

The concrete deck, wooden fence, chain link fence, bridge and sand play area are all in good condition.

One area of concern is the wading pool and plunge pool skimmers. These are located in the pool deck around the two pools. Their purpose is to skim debris off the surface of the pools using strainers and return the pool water to the filters for further cleaning. The skimmer housings are plastic and several of them have cracked and shifted over the years, allowing places for water to leak out and making it difficult for the weirs to work properly and the strainer baskets to fit properly.



Damaged wading pool skimmer housings

2000 BATHHOUSE CONSTRUCTION

The current bathhouse was constructed in 2000 at a cost of \$568,000. It replaced an old, small, non-ADA compliant facility. The new facility has a lot more room for patrons and staff and is completely ADA compliant. It is a masonry block building with an asphalt shingle roof. It should serve the community's needs for several decades. Our current pool capacity is 400 patrons. Our bathhouse is built to accommodate up to 700 patrons under current codes.



2006 RENOVATION

In the fall of 2004, Water Technology, Inc. was hired to perform a structural evaluation of the 50 year-old main swimming pool. Deficiencies noted were two large cracks in the floor of the pool, several cracks in the walls and spalling of the concrete surface. The cracks in the floor and walls were repaired annually but were evidence of future failure. It was also noted that the original concrete gutters needed to be replaced. The drop-out drains in the bottom of the gutters were corroded and subject to leaking. It was also determined that the expansion joints needed to be repaired.

As a result of the evaluation and continued water loss from the pool vessel, the Village decided to undertake a major renovation in the fall of 2005 and spring of 2006. The total cost of the project was \$207,000 but was a fraction of the cost of replacing the main pool. The upgrades consisted of:

1. Lining the inside of the pool with a PVC membrane.
2. Replacing the old concrete gutters with a stainless steel gutter system.
3. Replacing all circulation system piping between the pool and mechanical room for the main pool.
4. Replacing all the concrete deck around the main pool.

Natare Corporation installed the liner and gutter system at a cost of \$98,000, Joe Daniels did all the plumbing, excavation and concrete work for \$91,000 and Strand was hired for the engineering at \$15,000. E&S Electric did the electrical bonding for \$2,500.



Gutter drains leading to surge tank



New stainless steel gutters



Installing PVC liner

The PVC pool liner comes with a 10-year warranty which will expire in 2016. It was the intent of the Village at the time to use the liner to extend the useful life of the existing pool for ten years and delay complete replacement of the main swimming pool.

2009 VGBA DRAIN REPLACEMENT

As a result of the federal law called the Virginia Graeme Baker Act (VGBA), all public and private swimming pools and whirlpools were required to make modifications to their main drains to minimize the risk of suction entrapment at the bottom of pools. In order to comply with the new law, the Village of Mount Horeb was required to make changes to the floor drains and equalizer fittings in the main pool, wading pool and plunge pool. The total cost for this federal mandate was \$19,515 which consisted of \$15,315 for construction (Badger Swimpoools), \$3,600 for inspection and engineering services (Ramaker and Associates) and \$600 for State of Wisconsin plan review.

2010 WATER LEAK REPAIR

During the 2009 pool season, we noticed an unusually high water use in the main swimming pool. It was estimated that we lost approximately 1.5 million gallons of water over the course of the pool season. The estimated cost to heat and chemically treat that much water was \$6,000. Several tests were performed to try to pinpoint the leak such as static tests, scuba diving and dye testing, but we were unable to locate a significant leak. That fall, after the water was drained from the pool, we ran a video camera into the main drain lines and located two breaks in the 8" PVC unions of the main drain line, approximately eleven feet below grade between the deep end of the pool and the surge tank.

The repairs were made in May of 2010 and the pool was able to open to the public on schedule. The total cost of the repair was \$25,705 which included \$12,687 for the repair work and concrete deck (Badger Swimpoools), \$12,045 for excavation and site restoration (Finks) and \$973 for lawn restoration (Kittleson).



Replacing broken main drain line from deep end of pool to surge tank

FILTERS

At the time the wading pool addition was constructed in 1991, many upgrades were made to the existing main pool and mechanical room. Upgrades included replacing cast iron pipe with PVC pipe, upgrading the circulation system and installing new high rate sand filters. These filters are now 22 years old and do not work as effectively as they should. There are four filters for the main swimming pool and three filters serving the wading pool and plunge pool. The way they are set up does not allow for equal filtration of all the filters. Replacement of the sand filters is scheduled for 2014 at an estimated cost of \$40,000.



Sand Filters

HEATERS

There are two natural gas heaters located in the mechanical room – one for the wading/plunge pools and one for the main pool. The wading pool heater is still the original heater installed in 1991. It is a Raypak with 299,000 BTU output. Although it appears to be working well, it is probably nearing the end of its useful life.

The main pool heater was replaced in 2009 at a total installed cost of \$15,400. It is a Pentair natural gas heater with 1,010,000 BTU output. It is much more efficient than the old 721,500 BTU heater. Since installing the new heater, our natural gas costs decreased dramatically from \$12,197 in 2008 to \$5,606 in 2009. Since 2009 our natural gas costs have only exceeded \$4,000 once (\$4,446 in a very cool summer of 2011).



Wading Pool Heater



Main Swimming Pool Heater

CIRCULATION PUMPS AND MOTORS

There are four electric motors and end suction, centrifugal circulation pumps located at the aquatic center: one for the water slide, one for the main swimming pool, one for the wading/plunge pools, and one for the wading pool features (fountains, etc.). The water slide and features pumps/motors are 21 years old. Although they have been serviced several times over the years, the motors are probably near the end of their useful life.

The main pool and wading/plunge pool motors are 9 years old and the pumps are 21 years old. Both were serviced in February of 2013 and should be good for approximately five years.



Circulation Pumps and Motors

CHEMICAL FEED AND CONTROL SYSTEMS

Since 2004, the Mount Horeb Parks and Forestry Department has maintained an annual contract with Carrico Aquatic Resources, Inc. to supply all chemicals and chemical control equipment to the Mount Horeb Aquatic Center and provide scheduled water testing. The chemical feeders and controllers are owned by Carrico and supplied as part of the contract. Carrico is responsible for any repairs or replacement necessary for these items. The 2012 contract was \$5,840.

Each pool has a controller that monitors and controls the chemical balance of the pool (oxidation reduction potential, pH, temperature, etc.). Disinfection is accomplished with calcium hypochlorite tablets fed through Pulsar brand feeders controlled by an electronic solenoid valve. Muriatic Acid is used to balance the pH of the pools. It is fed through Stenner peristaltic pumps, also supplied by Carrico Aquatics.



Acu-Trol Chemical controllers

LIGHTING

In addition to the exterior lights mounted to the bathhouse, there are four light poles around the main swimming pool that illuminate the main pool and wading pool areas. These lights are primarily used for Gators swim team practices, special events at the pool and private pool parties. Each pole holds two 100 watt high pressure sodium fixtures for the main pool and there are also two fixtures aimed at the wading pool. Two poles also have public address speakers mounted on them. The age of the four light poles is unknown, but they are probably the original poles from the 1950's. They were painted by the Parks Department two years ago. Unless some unforeseen problems arise with the lights or poles, I would not recommend any upgrades to the lights or poles until a new pool is built.



DECK EQUIPMENT AND SITE FURNISHINGS

All deck equipment and site furnishings such as ladders, life guard chairs, picnic tables, benches, waste receptacles and lounge chairs are in good condition.

PARKING

The parking lot contains approximately 25 parking spaces which is undersized for the patron use and capacity of the aquatic center. The parking lot meets ADA requirements for accessible parking stalls, ramps and signs. The asphalt is in fair condition and the parking lines are re-painted every spring. The cracks in the asphalt were last repaired and filled two years ago. Given the size and terrain of the park, there is very little room to expand the parking lot.

CONCLUSION

The Mount Horeb Family Aquatic Center continues to provide excellent recreational and competitive swimming opportunities for the Village of Mount Horeb and surrounding areas. Overall, the facility is in good condition and is well-maintained, but will require continued upgrades as mentioned in this report. The main swimming pool vessel however is almost 60 years old and is well beyond the life expectancy of a concrete pool structure.

The Mount Horeb Village Board, the Parks, Recreation and Forestry Commission, Village staff and residents need to begin working on a plan to outline the best course of action to determine whether or not this facility will continue to meet the needs of the community for the decades to come.

There has been discussion about the possibility of building a new swimming pool to replace the old pool and “enclosing” it to make it a year-around facility. There are several reasons why I believe the Village should not enclose a new pool at this facility:

1. Limited room for construction.

2. Limited parking available.
3. A large, indoor, year-around facility should not be built in a residential area.
4. The new pool enclosure would require an expensive HVAC system.
5. The existing bathhouse is a seasonal building. Converting it to a year-around facility would require insulating the building and installing a new HVAC system.
6. The limited size of the indoor facility would limit programming opportunities which would limit revenue generating potential.
7. Cost

Based on my experience and talking to experts in the aquatics industry, I would strongly recommend that the Village of Mount Horeb hire a professional pool designing and engineering firm to accomplish the following:

1. Assess the current condition and functionality of the entire aquatic center, especially the old swimming pool and all its' systems.
2. Conduct a feasibility study, using public input, to determine what new facilities are possible and what facilities are desired given the space available. This may also include information on what type of fundraising campaigns may be possible.
3. Construction estimates for all options.

Furthermore, I believe this process should begin within the next year since the entire planning process and possible fundraising can take considerable time.

<u>RECOMMENDED IMPROVEMENTS</u>		
<u>Recommendation</u>	<u>Priority</u>	<u>Probable Cost Range</u>
Paint wading pool and plunge pool	2-3 yrs.	\$5,000-8,000
Replace sand filters	2-3 yrs.	\$35,000-45,000
Repair skimmer housings for wading and plunge pools	1-5 yrs.	\$5,000
Replace wading pool heater	2-4 yrs.	\$10,000-12,000
Replace water slide and features circulation pumps & motors	2-4 yrs.	\$6,000-7,000
Replace main pool and wading pool circulation pumps & motors	4-5 yrs.	\$7,000-9,000
Replace main pool structure with similar sized lap pool. Possibly re-use stainless steel gutters.	4-6 yrs.	\$1,000,000