

Village of Mt. Horeb
138 East Main Street
Mt. Horeb Wisconsin 53572

APPLICATION FOR A CERTIFIED SURVEY MAP

Date: 2016/11/30

Fee: (Reimbursable Agreement) (see reverse side)

TO: THE VILLAGE PRESIDENT AND VILLAGE BOARD
138 E Main Street
Mt Horeb WI 53572

The undersigned owner (agent) of the property herein described hereby requests you to consider approval of a certified survey map for the following described property:

(1) Location of property (include street address, outlot, subdivision) _____
Lots 1 - 8 Carl Boeck's Survey and Plat (111 S First Street)

(2) Owner and Address Hoff Associates of Mt Horeb LLP
8500 Greenway Blvd #200
Middleton, WI 53562

(3) The survey contains 2 lots and 0.58 acres.

(4) The proposed zoning, if different, will be PD - 1

All the data required by Section 18.23 of the Subdivision Ordinance (has) (has not) been provided.

SIGNED: Wend P. Wy
(applicant)

Engineer
(applicant's interest in the property)

312 E. Main Street
Mt. Horeb, WI 53572

(applicant's address)

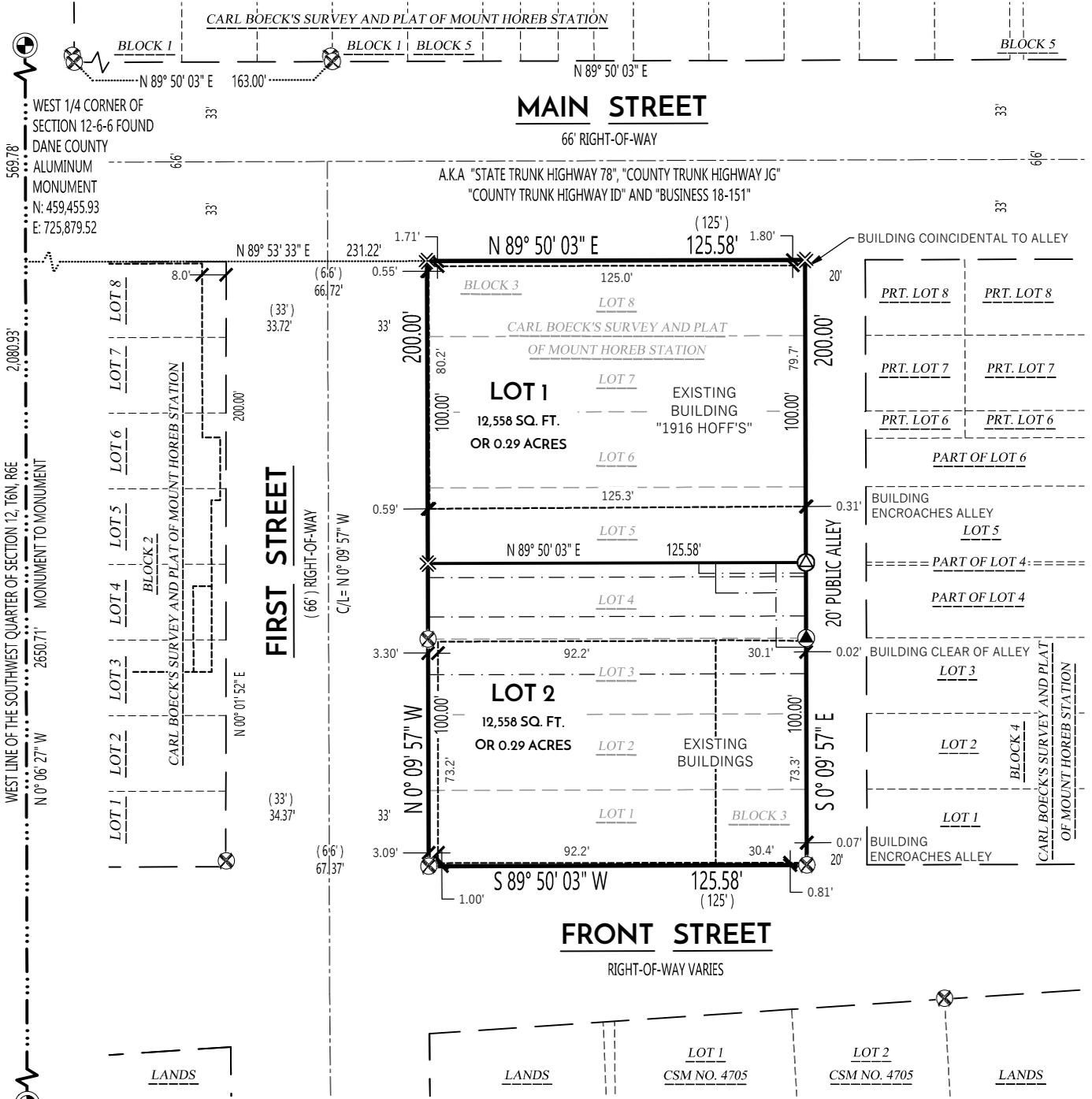
Applicant's Phone: (608) 843-3388

Referred to: _____ Date: _____ Approved: _____

Date of Village Board approval: _____

CERTIFIED SURVEY MAP NO. _____

REDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, WHICH MAKE UP ALL OF BLOCK 3 OF CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, RECORDED OCTOBER 31, 1883 IN VOLUME A BOOK OF PLATS ON PAGE 41, AS DOCUMENT NO. 157120, DANE COUNTY REGISTRY, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.



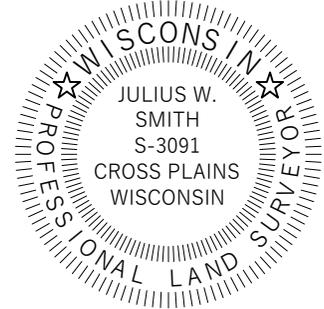
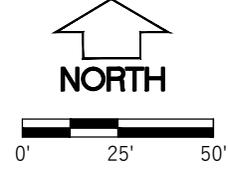
SOUTHWEST CORNER OF SECTION 12-6-6
 FOUND BRASS CAP IN CONCRETE MONUMENT
 N: 456,805.23 E: 725,884.50

LEGEND

- PLSS MONUMENT FOUND
- PK NAIL FOUND
- CUT CROSS FOUND
- PK NAIL SET
- CUT CROSS SET
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EASEMENT LINE
- EXISTING BUILDING
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 2ND AND 3RD, 2016 AND SEPTEMBER 8TH, 2016.
2. NORTH REFERENCE FOR THIS PLAT OF SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011) GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12 BEARS N 00°06' 27" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR EASEMENT DETAIL



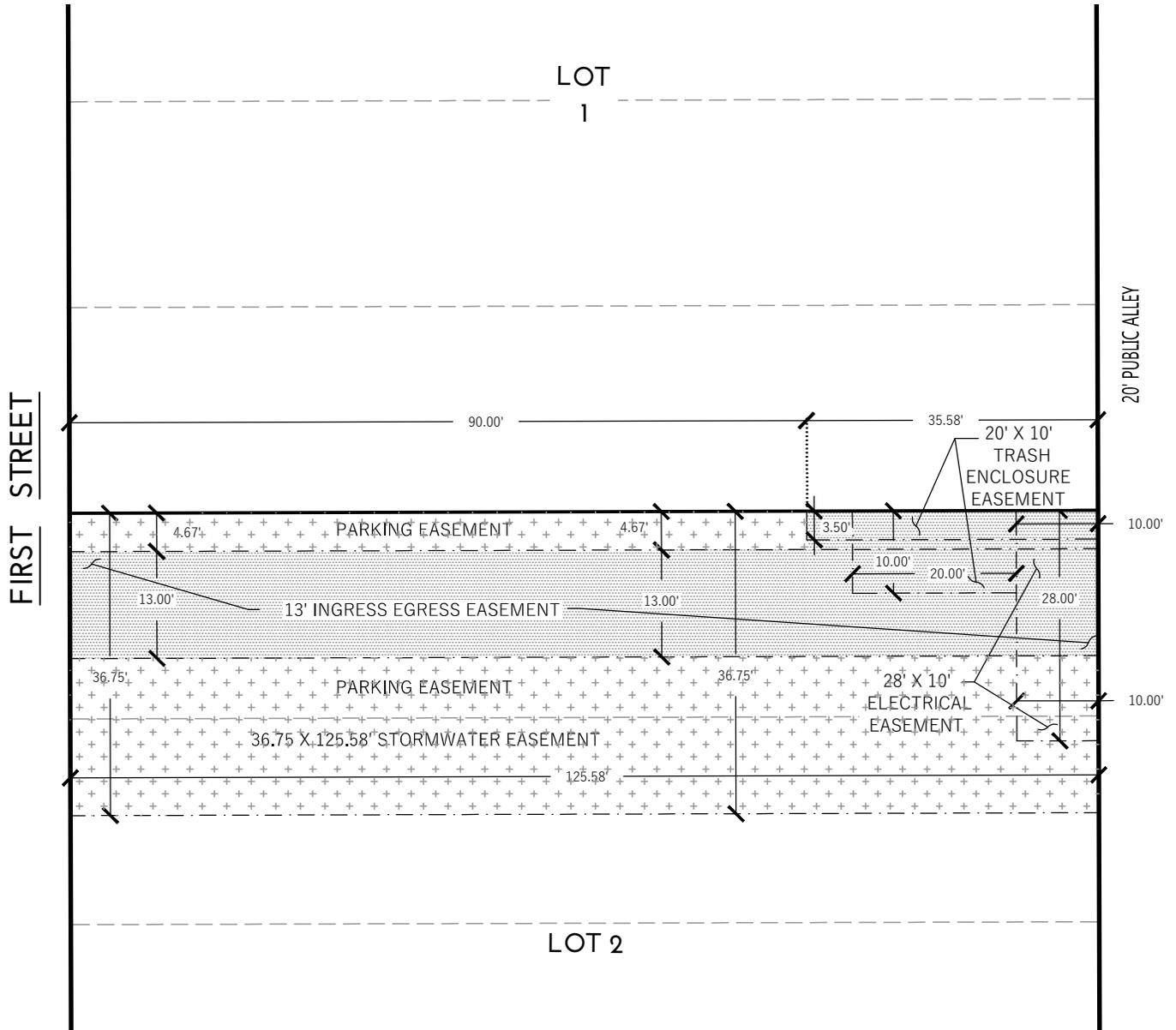
File: \\WYSER\SERVER\Wysier_Engineering\2016\160332_Gallina_CSM.dwg Layout: CSM 1 OF 4 User: Julie Plotted: Oct. 27, 2016 - 4:43pm

<p>WYSER ENGINEERING</p> <p>PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: GALLINA CORPORATION 101 EAST MAIN STREET SUITE 500 MOUNT HOREB, WI 53572</p>	<p>SURVEYED BY: JWS/BJK DRAWN BY: JWS APPROVED BY: JWS</p>	<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p>
<p>PROJECT NO: 160332</p> <p>SHEET NO: 1 of 4</p>			

CERTIFIED SURVEY MAP NO. _____

REDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, WHICH MAKE UP ALL OF BLOCK 3 OF CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, RECORDED OCTOBER 31, 1883 IN VOLUME A BOOK OF PLATS ON PAGE 41, AS DOCUMENT NO. 157120, DANE COUNTY REGISTRY, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

EASEMENT DETAIL



EASEMENT RECORDING INFORMATION

- EXISTING 28' X 10' ELECTRICAL EASEMENT BENEFITING LOT 1 RECORDED AS DOCUMENT NO. _____
- EXISTING 36.75' X 125.58' STORMWATER EASEMENT BENEFITING LOT 1 RECORDED AS DOCUMENT NO. _____
- EXISTING 20' X 10' TRASH ENCLOSURE EASEMENT BENEFITING LOT 1 RECORDED AS DOCUMENT NO. _____
- EXISTING 13' INGRESS EGRESS EASEMENT AND PARKING EASEMENT BENEFITING LOT 1 RECORDED AS DOCUMENT NO. _____

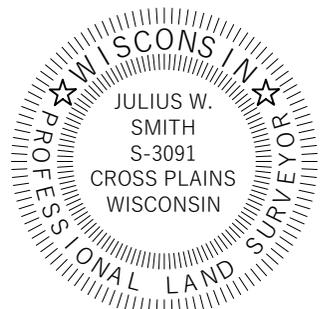


LEGEND

- CSM BOUNDARY
- PLATTED LINE
- EASEMENT LINE
- PARKING / STORMWATER AREA
- INGRESS EGRESS / STORMWATER AREA

NOTES:

1. NORTH REFERENCE FOR THIS PLAT OF SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011) GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12 BEARS N 00°06' 27" W
2. ALL EASEMENTS SHOWN ARE EXISTING AND ALL LINES ARE PARALLEL TO PREVIOUSLY PLATTED AND LOT LINES DEFINED IN THIS CSM. ALL EASEMENTS SHOWN BENEFITED LOTS 5-8 CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION WHICH IS THE LAND DESCRIBED AS LOT 1 OF THIS CSM.



File: W:\2016\160332_Gallina - Mt. Horeb Apartments.dwg\160332_Gallina CSM.dwg Layout: CSM 2 OF 4 User: Wade Plotted: Nov 02, 2016 -- 4:08pm

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: GALLINA CORPORATION 101 EAST MAIN STREET SUITE 500 MOUNT HOREB, WI 53572	SURVEYED BY: JWS/BJK DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 160332 SHEET NO: 2 of 4	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	WYSER ENGINEERING				

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LEGAL DESCRIPTION

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, WHICH MAKE UP ALL OF BLOCK 3 OF CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, RECORDED OCTOBER 31, 1883 IN VOLUME A BOOK OF PLATS ON PAGE 41, AS DOCUMENT NO. 157120, DANE COUNTY REGISTRY, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, AFORESAID; THENCE NORTH 00 DEGREES 06 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, 2,080.93 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 33 SECONDS EAST, 231.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF FIRST STREET AND THE NORTHWEST CORNER OF BLOCK 3 OF CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID BLOCK 3 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET NORTH 89 DEGREES 50 MINUTES 03 SECONDS EAST, 125.58 FEET TO THE EAST LINE OF SAID BLOCK 3 AND WEST LINE RIGHT-OF-WAY OF A 20' PUBLIC ALLEY;

THENCE ALONG SAID EAST LINE OF BLOCK 3 SOUTH 00 DEGREES 09 MINUTES 57 SECONDS EAST, 200.00 FEET TO THE SOUTH LINE OF SAID BLOCK 3 AND NORTH RIGHT-OF-WAY LINE OF FRONT STREET;

THENCE ALONG THE SAID NORTH RIGHT-OF-WAY OF FRONT STREET SOUTH 89 DEGREES 50 MINUTES 03 SECONDS WEST, 125.58 FEET TO THE WEST LINE OF SAID BLOCK 3 AND AFORESAID EAST RIGHT-OF-WAY LINE OF FRONT STREET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF FIRST STREET NORTH 00 DEGREES 09 MINUTES 57 SECONDS WEST, 200.00 FEET BACK TO THE POINT OF BEGINNING

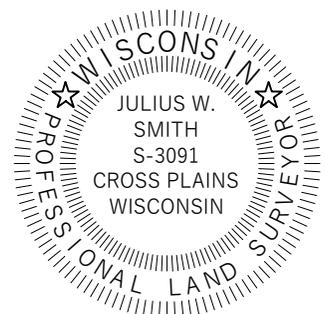
SAID PARCEL CONTAINS 25,116 SQUARE FEET OR 0.58 ACRES.

SURVEYOR'S CERTIFICATE

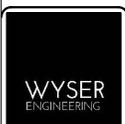
I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF GALLINA CORPORATION, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MOUNT HOREB AND DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
GALLINA CORPORATION
101 EAST MAIN STREET SUITE 500
MOUNT HOREB, WI 53572

SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 160332
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

November 1, 2016

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



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

Mr. Owen:

We are pleased to submit this SIP 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
enzenroth@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.

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 it's 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 construction of the project will occur in one phase. The demolition will begin in March 2017 and construction starting in June 2017. The building is planned to be completed by April 2018.

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-I 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

Social & Economic Impacts:

This development will have a positive social and economic impact. Many construction industry jobs will be supported and additional high-quality, energy efficient housing will be provided to the marketplace.

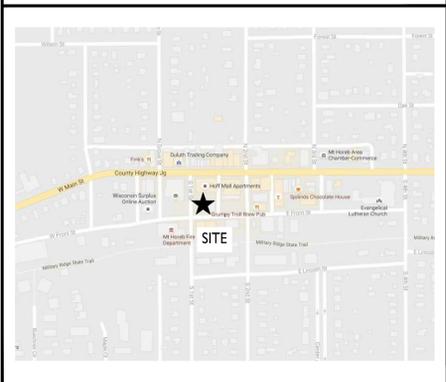
Sincerely,



J. Randy Bruce, AIA
Managing Member

HOFF MALL EXPANSION

30 UNIT APARTMENT BUILDING
111 S. FIRST STREET
MT. HOREB, WISCONSIN

ABBREVIATIONS	GRAPHIC SYMBOLS	PROJECT INFO	CONTACTS	SHEET INDEX
<p>@ AT A.B. ANCHOR BOLT A/C AIR CONDITIONER ACCESS. ACCESSIBLE ACT ACOUSTICAL CEILING TILE ADJ. ADJACENT ADJ. R. & S. ADJUSTABLE ROD AND SHELF A.F.F. ABOVE FINISH FLOOR AL ALUMINUM ALT. ALTERNATE ALUM ALUMINUM APPROX. APPROXIMATE B## BASE CABINET BD. BOARD BIT. BITUMINOUS BLDG. BUILDING BRG. BEARING CAB. CABINET CJ CONTROL JOINT CLG. CEILING CMU CONCRETE MASONRY UNIT COL. COLUMN COMM. COMMUNICATION CONT. CONTINUOUS CORR. CORRIDOR CPT CARPET CT CERAMIC TILE D DRYER DB## DRAWER BASE CABINET D.F. DRINKING FOUNTAIN DIA. DIAMETER DIM. DIMENSION DN DOWN D.S. DOWN SPOUT D.T. DRAIN TILE DW DISHWASHER EA. EACH ELEC. ELECTRIC ELEV. ELEVATION OR ELEVATOR EJ EXPANSION JOINT EQ. EQUAL E.W.C. ELECTRIC WATER COOLER EXIST. EXISTING EXP. EXPANSION EXT. EXTERIOR F.E. FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET F.D. FLOOR DRAIN FIN. FINISHED FLR. FLOOR FNDN. FOUNDATION F.O.C. FACE OF CONCRETE F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD F.R.P. FIBERGLASS REINFORCED PANEL FT. FOOT OR FEET FTG. FOOTING GA. GAUGE G.C. GENERAL CONTRACTOR G.T. GIRDER TRUSS G.W.B. GYPSUM WALL BOARD GYP. GYPSUM H.B. HOSE BIB HCW HOLLOW CORE WOOD HGT. HEIGHT H.M. HOLLOW METAL HORZ. HORIZONTAL HR. HOUR HTG. HEATING HVAC HEATING/VENTILATION/AIR CONDITIONING IBC INTERNATIONAL BUILDING CODE IFC INTERNATIONAL FIRE CODE IMC INTERNATIONAL MECHANICAL CODE INSUL. INSULATION INT. INTERIOR INV. INVERT JT. JOINT LAV. LAVATORY</p> <p>LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LS## LAZY SUSAN LVP LUXURY VINYL PLANK LVT LUXURY VINYL TILE MATL. MATERIAL MAX. MAXIMUM MC. MEDICINE CABINET MECH. MECHANICAL MFR. MANUFACTURER(S) MH. MANHOLE MIN. MINIMUM M.O. MASONRY OPENING MOD. MODULE M.R. MOISTURE RESISTANT MTL. METAL N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE O.C. ON CENTER O.D. OVERFLOW DRAIN O.S.B. ORIENTED STRAND BOARD OPP. OPPOSITE HAND P.C. PRECAST CONCRETE P.D.F. POWER DRIVEN FASTENER PLBG. PLUMBING P.T. PRESSURE TREATED PLWD. PLYWOOD PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH Q.T. QUARRY TILE ##R NUMBER OF STAIR RISERS R.D. ROOF DRAIN REIN. REINFORCING OR REINFORCED REM. REMOVABLE REQ'D. REQUIRED R.O. ROUGH OPENING R. & S. ROD AND SHELF SB## SINK BASE CABINET SCW SOLID CORE WOOD SF SQUARE FEET SH. SHELF OR SHELVES SIM. SIMILAR S.M. SHEET METAL SPEC.S. SPECIFICATIONS SQ. SQUARE STD. STANDARD STL. STEEL STOR. STORAGE S.V. SHEET VINYL FLOORING ##T NUMBER OF STAIR TREADS T&B TOP AND BOTTOM T&G TONGUE AND GROOVE T.B. TOP OF BEAM TBM TRAFFIC BEARING MEMBRANE T.O.A. TOP OF COLUMN T.O.CMU TOP OF CMU T.O.F. TOP OF FOOTING T.O.L. TOP OF LEDGE T.O.P. TOP OF PIER T.O.W. TOP OF WALL THRU. THROUGH TWF THROUGH WALL FLASHING TYP. TYPICAL UNEXC. UNEXCAVATED U.N.O. UNLESS NOTED OTHERWISE VB## VANITY BASE CABINET VCT VINYL COMPOSITION TILE VERT. VERTICAL VWC VINYL WALL COVERING W. WASHER W## WALL CABINET WC## WALL CORNER CABINET W. WITH WD. WOOD WD. STACKED WASHER / DRYER W.H. WATER HEATER W/O. WITHOUT WP. WATERPROOF WT. WEIGHT W.W.F. WIRE WELDED FABRIC</p>	<p> NORTH ARROW</p> <p> INTERIOR ELEVATIONS</p> <p> DETAIL CALLOUT</p> <p> SECTION CUT</p> <p> EXTERIOR ELEVATION</p> <p> COLUMN REFERENCE GRID</p> <p> WALL TYPE</p> <p> DOOR TAG</p> <p> WINDOW TAG</p> <p> ALUM. / WOOD WINDOW TAG</p> <p> REVISION CLOUD & TAG</p> <p> EXTERIAL FINISH MATERIAL TAG</p>	<p>PROJECT: # 1616 HOFF MALL EXPANSION ADDRESS: 111 S FIRST STREET, MT. HOREB, WI WORK DESCRIPTION: 4-STORY, 30 UNIT APARTMENT BUILDING W/ FIRST FLOOR PARKING</p> <p>APPLICABLE CODES AND STANDARDS: SPS 361-366 WISCONSIN COMMERCIAL BUILDING CODE INTERNATIONAL BUILDING CODE (IBC) 2009 ICC/ANSI A117.1-2009</p> <p>BUILDING SUMMARY: 4 STORIES ABOVE GRADE, FIRST FLOOR LEVEL PARKING, SEPARATED USES ENTIRE BUILDING 5A CONSTRUCTION FLOORS 2-4, DWELLING UNITS: RESIDENTIAL, GROUP R-2, SPRINKLERED PER NFPA 13R FLOOR 1, PARKING GARAGE: GROUP S-2, SPRINKLERED PER NFPA 13 2 HOUR OCCUPANCY SEPARATION AT SECOND FLOOR BETWEEN R-2 AND S-2</p> <p>BUILDING HEIGHT & AREAS: R-2 MODIFIED ALLOWABLE HEIGHT (VA) = 4 STORIES BUILDING HEIGHT = 4 STORIES R-2 MODIFIED ALLOWABLE AREA (VA) = 21,000 SF S-2 MODIFIED ALLOWABLE AREA = 36,750 SF</p> <p>FLOOR AREAS: FIRST FLOOR (S-2) = 7,200 SF SECOND FLOOR (R-2) = 7,807 SF THIRD FLOOR (R-2) = 7,807 SF FOURTH FLOOR (R-2) = 7,807 SF TOTAL AREA (INCL. PARKING) 30,621 SF</p> <p>FIRE RATINGS: STRUCTURAL FRAME = 1 HR EXTERIOR WALLS = 1 HR IF < 30' FROM LOT LINE BEARING WALLS = 1 HR FLOOR CONSTRUCTION = 1 HR ROOF CONSTRUCTION = 1 HR STAIR ENCLOSURES = 2 HR ELEVATOR SHAFT = 2 HR CORRIDOR WALLS = 1/2 HR MIN. UNIT SEPARATIONS = 1 HR</p> <p>ACCESSIBILITY: TOTAL DWELLING UNITS = 30 TYPE A ACCESSIBLE UNITS (2%) = 1 ALL OTHER DWELLING UNITS TO BE TYPE B ACCESSIBLE SEE SHEETS A-7.1 FOR ADDITIONAL REQUIREMENTS</p>	<p>ARCHITECT: Knothe & Bruce Architects, LLC 7601 University Avenue, Suite 201 Middleton, WI 53562 Contact: Kevin Burow Phone: (608) 836-3690 E-mail: kburow@knothebruce.com</p> <p>DEVELOPER: Gallina Corporation 101 E. Main Street Mt. Horeb, WI 53572 Contact: Craig Enzenroth Phone: (608) 437-8301 E-mail: cenzenroth@gallinacos.com</p> <p>CIVIL ENGINEER: Wyser Engineering 312 E. Main Street Mt. Horeb, WI 53572 Contact: Wade Wyse Phone: (608) 843-3388 E-mail: wade.wyse@wyserengineering.com</p> <p>LANDSCAPE DESIGNER: Skidmore Property Services, LLC 13 Red Maple Trail Madison, WI 53717 Contact: Paul Skidmore Phone: (608) 826-0032 E-mail: paulskidmore@tds.net</p>	<p>T-1.1 TITLE SHEET</p> <p>ARCHITECTURAL</p> <p>A-1.1 FIRST FLOOR PLAN A-1.2 SECOND - FOURTH FLOOR PLANS</p> <p>A-2.1 EXTERIOR ELEVATIONS A-2.2 EXTERIOR ELEVATIONS</p> <p>V001 SITE SURVEY C1.0 SITE PLAN C1.1 DEMOLITION PLAN C1.2 GRADING AND EROSION CONTROL PLAN C1.3 UTILITY PLAN C1.4 SITE DETAILS</p> <p>L-1.1 LANDSCAPE PLAN</p>
		<p>VICINITY MAP</p>		
				

ISSUED
SIP Submittal - November 1, 2016

PROJECT TITLE
**Hoff Mall
Expansion**

111 S. First Street
Mt. Horeb, WI
SHEET TITLE
TITLE SHEET

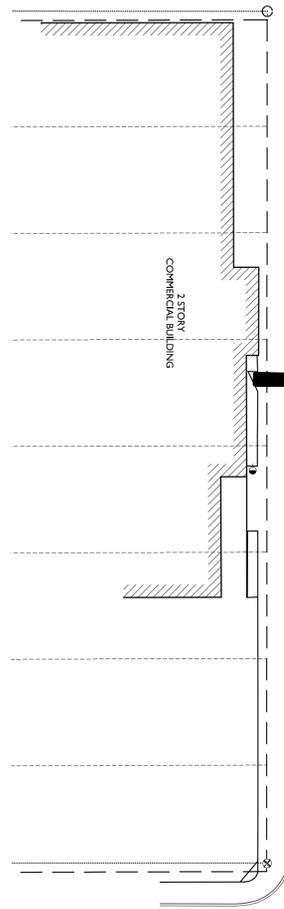
SHEET NUMBER

T-1.1

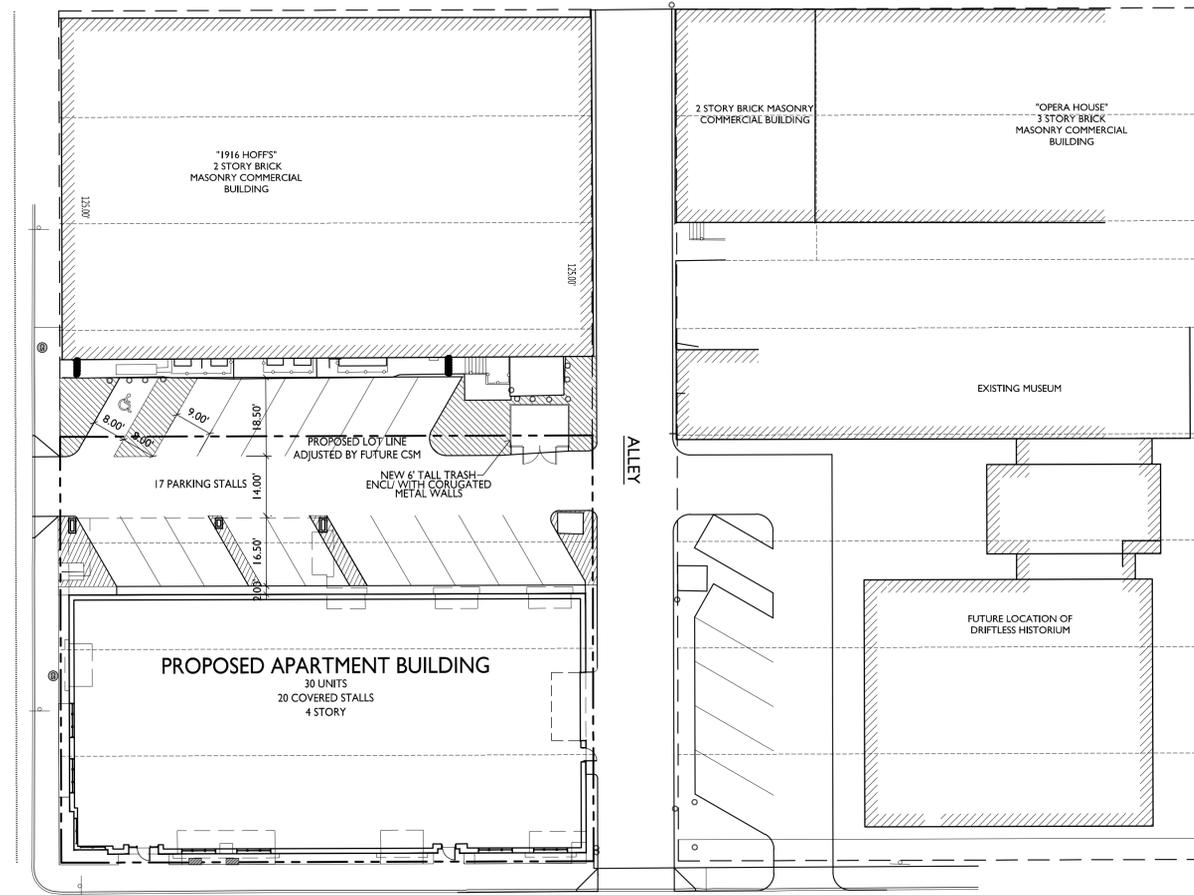
PROJECT NO. **1616**
© Knothe & Bruce Architects, LLC

MAIN STREET

MAIN STREET



FIRST STREET

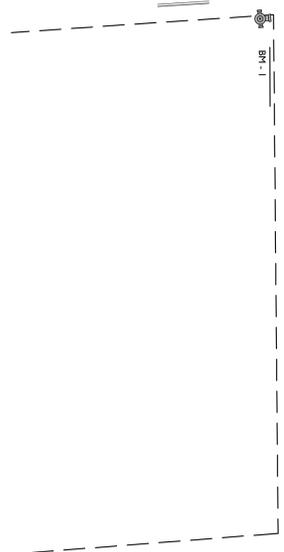


SECOND STREET

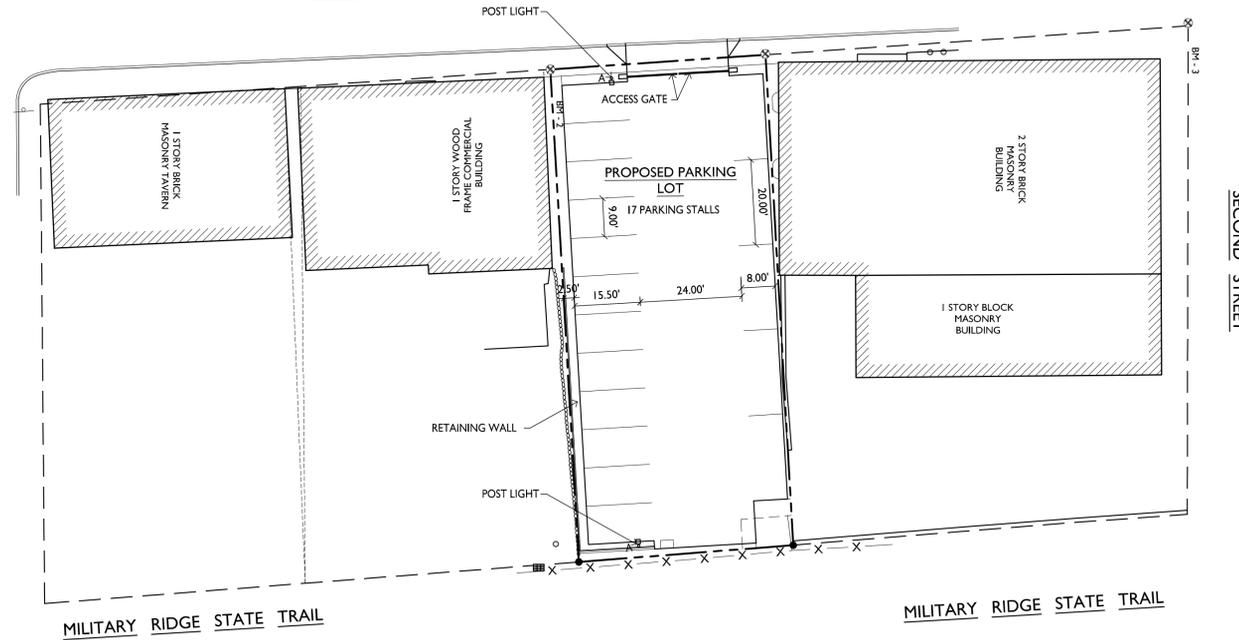
FRONT STREET

FRONT STREET

FRONT STREET

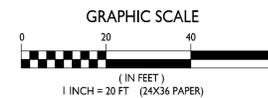


FIRST STREET



SECOND STREET

1 SITE PLAN
C-1.1 1" = 20'-0"



knothe • bruce
ARCHITECTS

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

ISSUED

Issued - July 7, 2016
Issued - August 17, 2016
SIP Submittal - November 1, 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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ARCHITECTS

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

ISSUED
SIP Submittal - November 1, 2016

PROJECT TITLE
Hoff Mall
Expansion

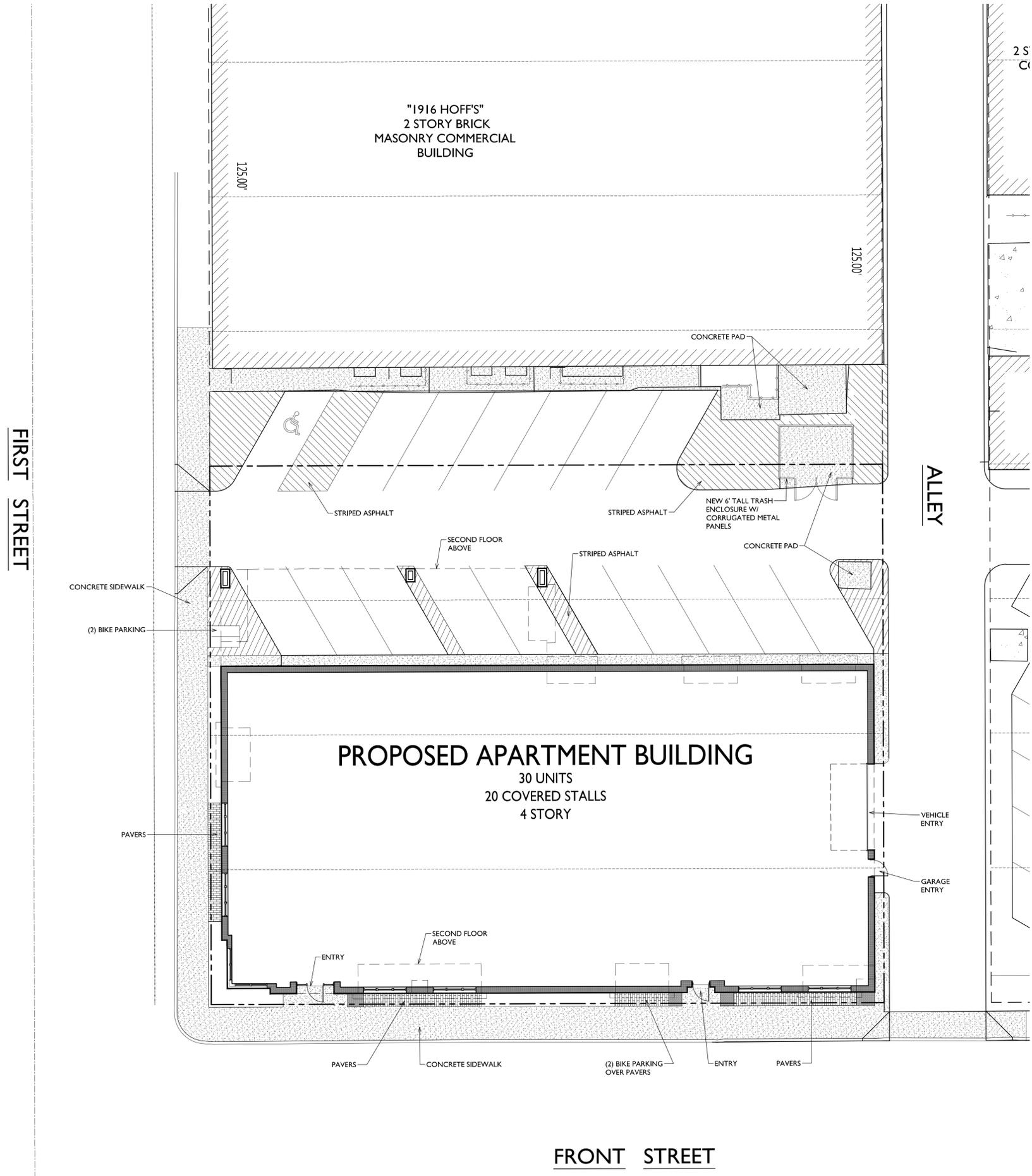
111 S. First Street
Mt. Horeb, WI
SHEET TITLE
Enlarged Site Plan

SHEET NUMBER

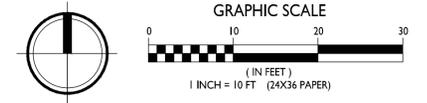
C-1.2

PROJECT NO. 1616

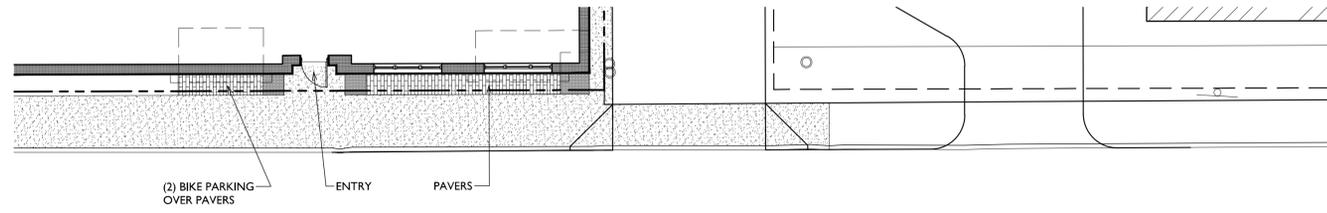
©Knothe & Bruce Architects, LLC



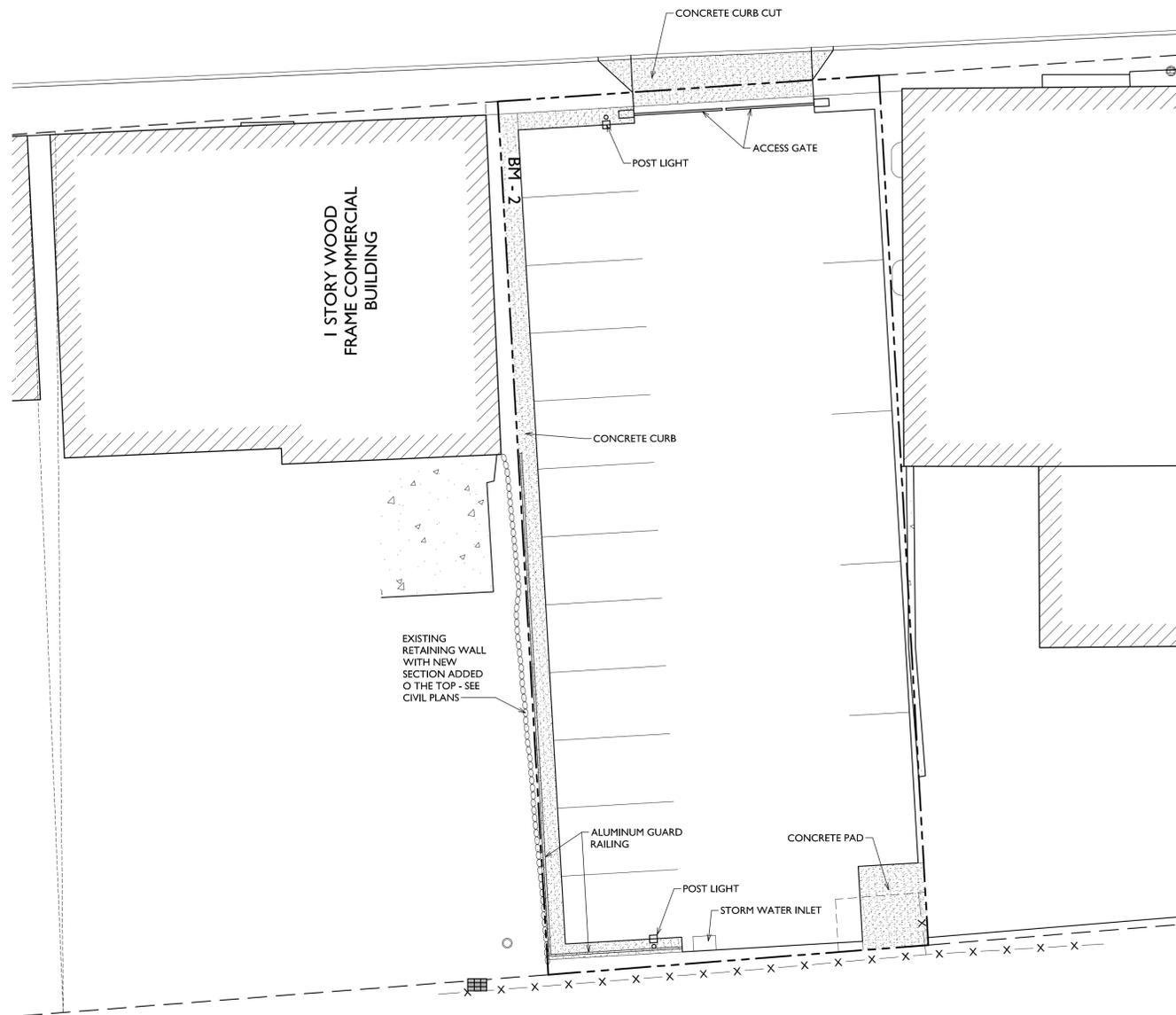
I ENLARGED SITE PLAN
C-1.2 1" = 10'-0"



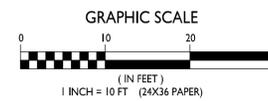
FRONT STREET



FRONT STREET



ENLARGED SITE PLAN
C-1.3 1" = 10'-0"



ISSUED
SIP Submittal - November 1, 2016

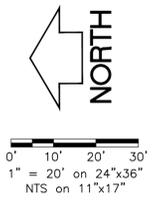
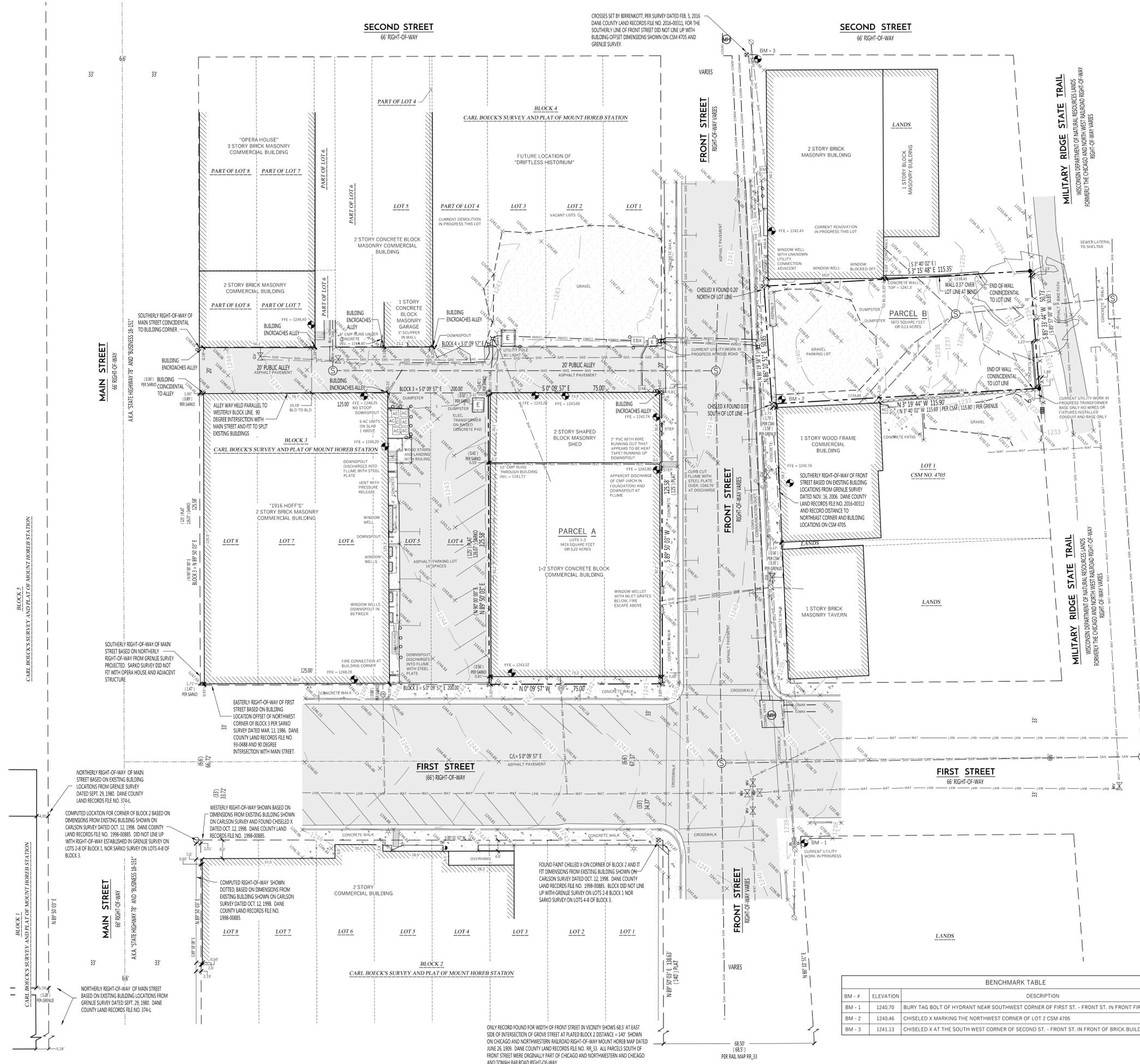
PROJECT TITLE
**Hoff Mall
Expansion**

111 S. First Street
Mt. Horeb, WI
SHEET TITLE
Enlarged Site Plan

SHEET NUMBER

C-1.3

PROJECT NO. **1616**
©Knothe & Bruce Architects, LLC



LEGEND

	FOUND 3/4" REBAR
	FOUND CUT CROSS
	CUT CROSS SET
	PK NAIL SET
	SIGN
	BOLLARD
	FLAG POLE
	SANITARY MANHOLE
	GAS METER
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	CURB STOP
	INLET
	LIGHTPOLE
	ELECTRICAL TRANSFORMER
	ELECTRICAL PANEL BOX
	UTILITY POLE
	ELECTRICAL METER
	AIR CONDITIONING UNIT
	COMMUNICATION MANHOLE
	COMMUNICATION PEDESTAL
	DECIDUOUS TREE

	PROPERTY LINE
	PLATTED LANE
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING FOOTPRINT
	EDGE OF CONCRETE
	EDGE OF ASPHALT
	FENCE LINE
	RAILING
	STONE WALL
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	NATURAL GAS LINE
	COMMUNICATION LINE
	ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	STEEL PLATE
	GRAVEL
	WASHED RIVER STONE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONTOUR MAJOR
	CONTOUR MINOR

- GENERAL NOTES**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 2ND AND 3RD, 2016.
 - NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, MAD 83 (2011) WISCONSIN, GRID NORTH. THE SOUTH LINE OF MAIN STREET BEARS N 89°50' 03" E
 - SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 111
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

LEGAL DESCRIPTION AS FURNISHED
 REFERRED TITLE COMPANY COMMITMENT FILE NO. 116040274 AMD 1 DATED: MAY 20TH, 2016
 PARCEL A:
 LOTS 1, 2 AND 3, BLOCK 3, CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.
 PARCEL B:
 LOT 2, CERTIFIED SURVEY MAP 4705, RECORDED IN VOL. 20 OF CERTIFIED SURVEY MAPS, PAGE 319, AS #1889171, IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.
 PARCEL NO.:
 157-0606-123-2131-6 (PARCEL A)
 157-0606-123-8735-4 (PARCEL B)

SURVEYORS CERTIFICATE
 I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

JULIUS W. SMITH, S-3091
 WISCONSIN PROFESSIONAL LAND SURVEYOR



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

BENCHMARK TABLE

BM - #	ELEVATION	DESCRIPTION
BM - 1	1240.70	BURY TAG BOLT OF HYDRANT NEAR SOUTHWEST CORNER OF FIRST ST. - FRONT ST. IN FRONT FIRE STATION
BM - 2	1240.46	CHISELED X MARKING THE NORTHWEST CORNER OF LOT 2 CSM 4705
BM - 3	1241.13	CHISELED X AT THE SOUTH WEST CORNER OF SECOND ST. - FRONT ST. IN FRONT OF BRICK BUILDING

PREPARED BY:
 201 1/4 EAST MAIN STREET
 MOUNT HOREB, WI 53572
 www.wyserengineering.com

PREPARED FOR:
 GALLINA CORPORATION
 101 EAST MAIN STREET SUITE 500
 MOUNT HOREB, WI 53572

BK/JMS
 JWS
 JWS

SURVEYED BY:
 DRAWN BY:
 APPROVED BY:

LOTS 1, 2 AND 3 CARL BOECK'S SURVEY AND PLAT OF MOUNT HOREB STATION AND LOT 2 CSM 4705 LOCATED IN NW 1/4 - SW 1/4 OF SECT. 12, T6N, R6E, VILLAGE OF MOUNT HOREB, DANE COUNTY, WI

Sheet Title:
 BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY

Revisions:

No.	Date	Description

Graphic Scale	
Wyser Number	16-0332
Set Type	EXCON SURVEY
Date Issued	06/08/2016
Sheet Number	V001

FIRST STREET

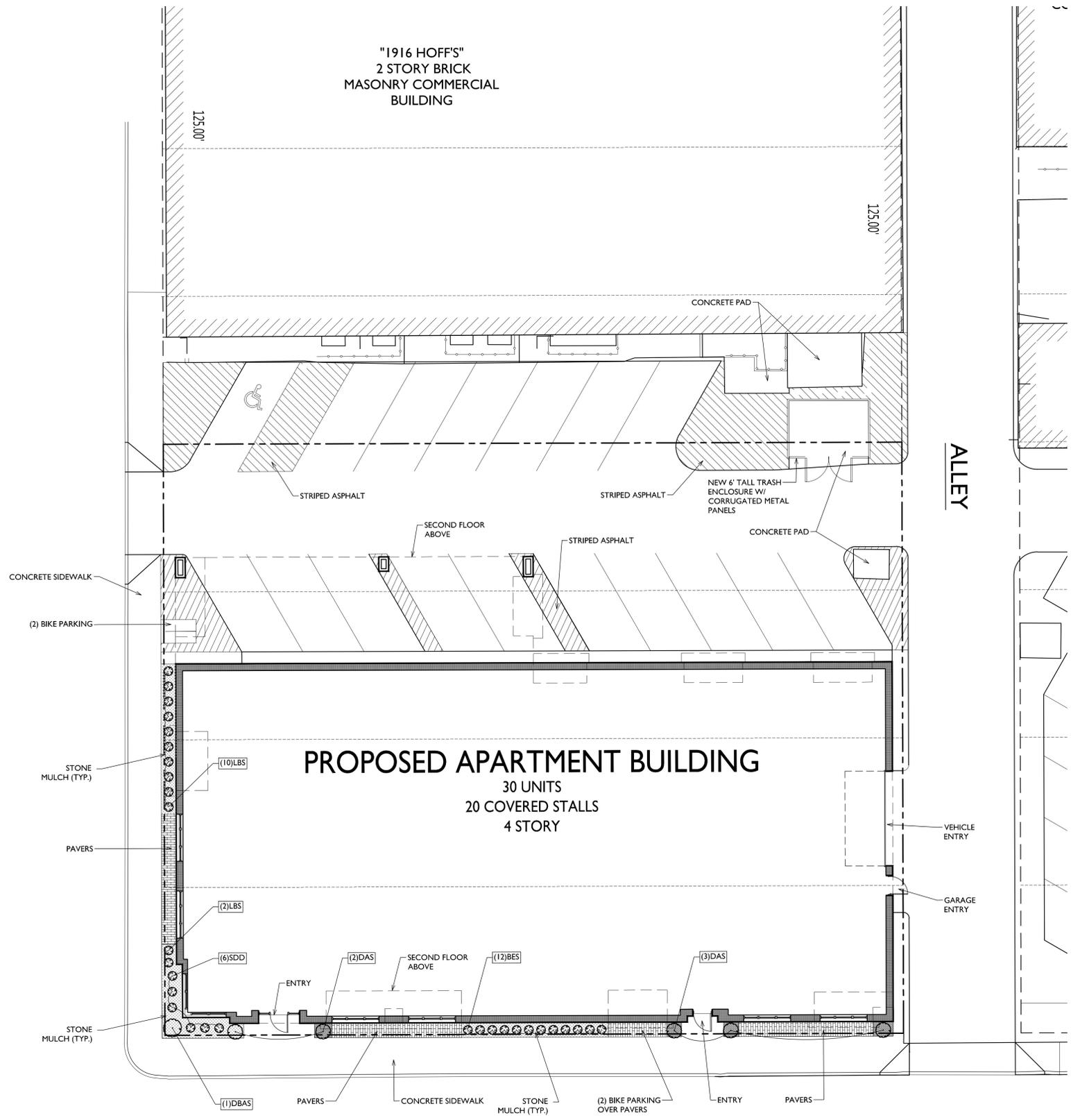
ALLEY

FRONT STREET

PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
(6) Evergreen Shrubs				
DABS 1	36"		Dwarf Blue Alberta Spruce	Pot
DAS 5	24"		Dwarf Alberta Spruce	Pot
(130) Perennials				
BES 12	1 G		Black Eyed Susan	Con
LBS 12	1 G		Little Bluestem	Con
SDD 6	1 G		Stella De Oro Day Lily	Con

NOTES:

- Planting beds to be mulched with #1 washed stone spread to a depth of 3" over weed barrier fabric.
- Owner will be responsible for landscape maintenance after completion and acceptance of the project.





knothe • bruce
ARCHITECTS

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

ISSUED
Issued - July 7, 2016
Issued - August 17, 2016
SIP Submittal - November 1, 2016

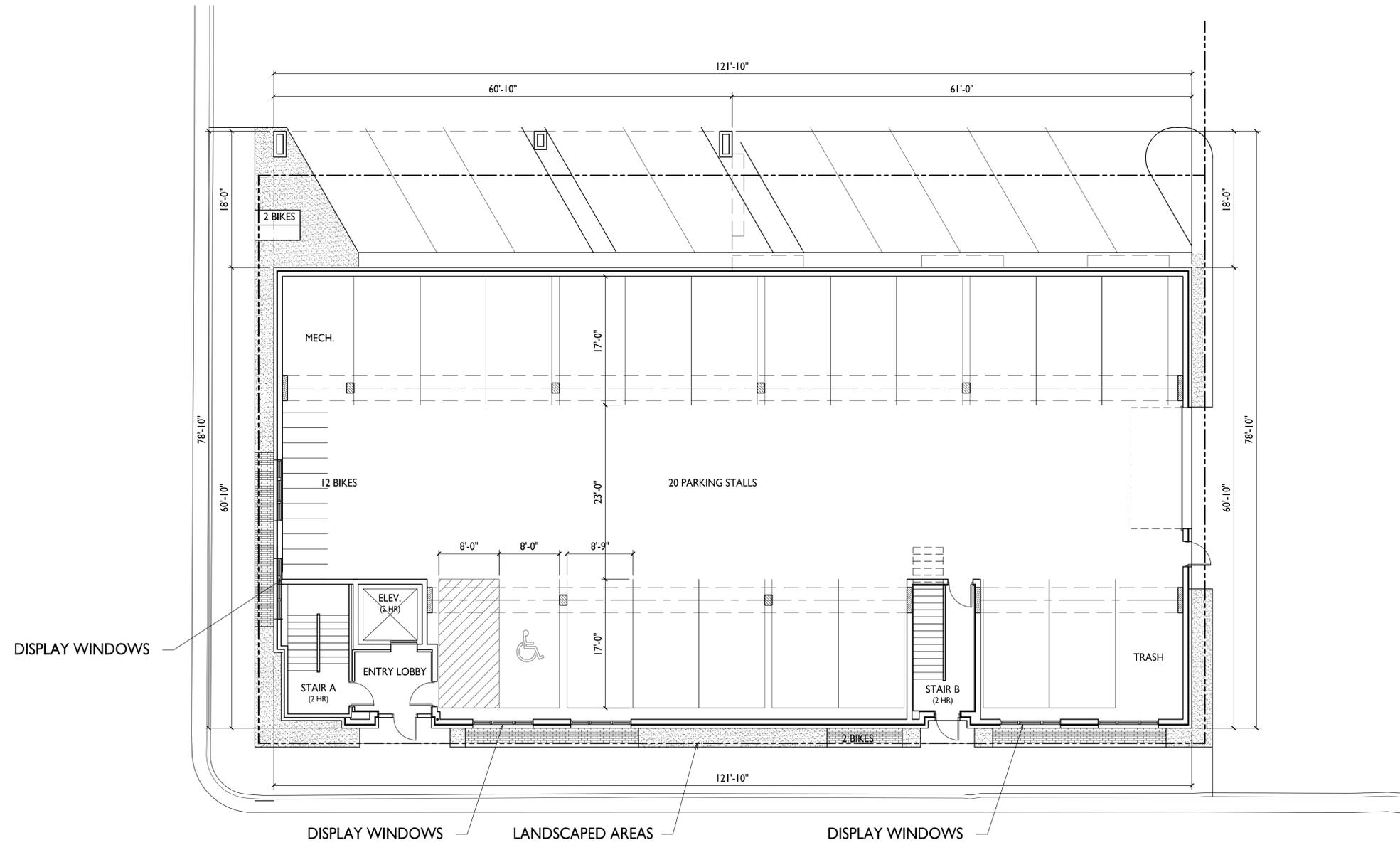
PROJECT TITLE
**Hoff Mall
Expansion**

111 S. First Street
Mt. Horeb, WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

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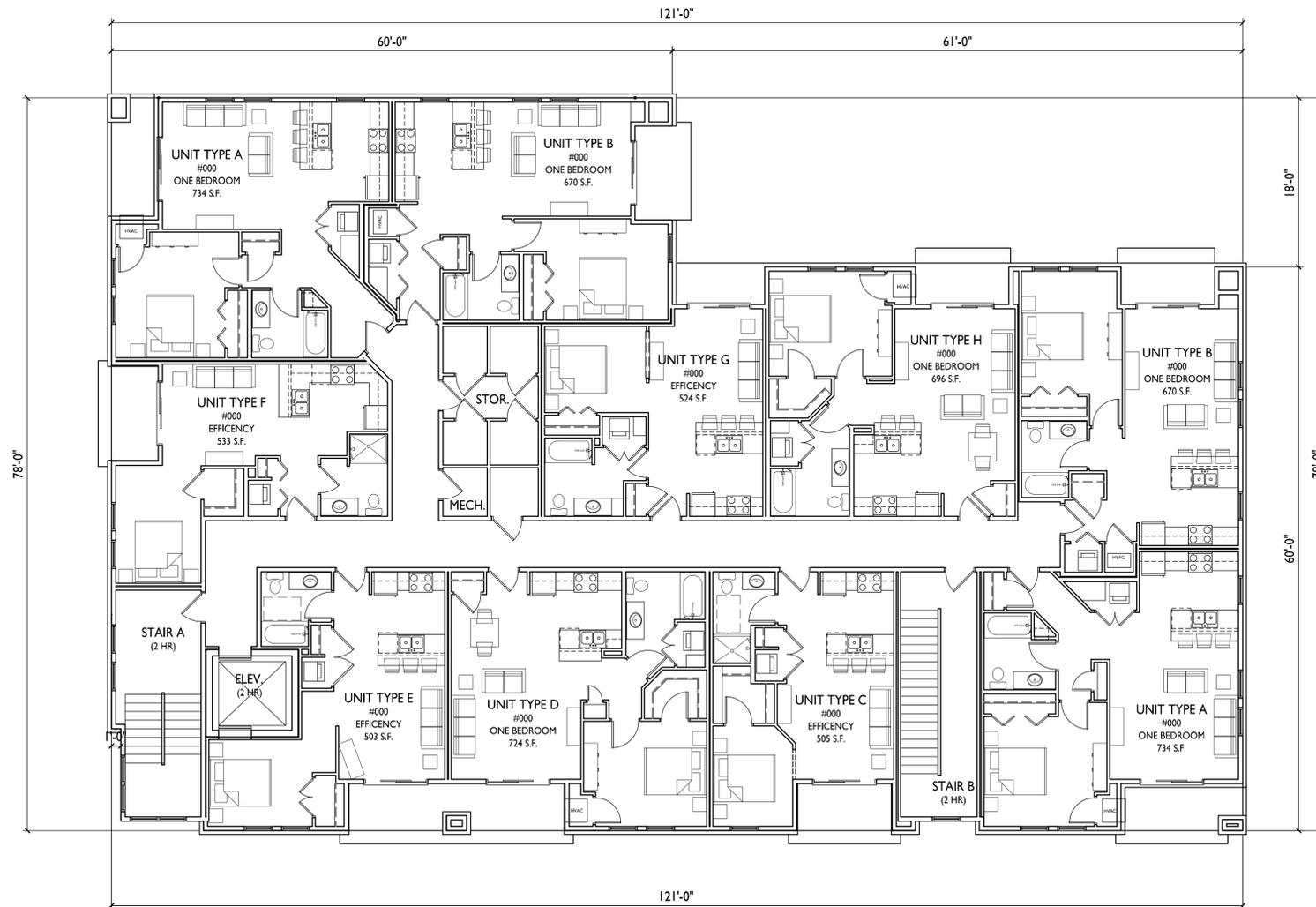
1 FIRST FLOOR PLAN
A-1.1 1/8"=1'-0"





knothe • bruce
ARCHITECTS

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



ISSUED
Issued - July 7, 2016
Issued - August 17, 2016
SIP Submittal - November 1, 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. **1616**
© Knothe & Bruce Architects, LLC



1 ELEVATION ALONG FRONT STREET
A-2.1 1/8"=1'-0"



EXISTING HOFF MALL

PROPOSED APARTMENT BUILDING

2 ELEVATION ALONG FIRST STREET
A-2.1 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
SIP Submittal - November 1, 2016

PROJECT TITLE
**Hoff Mall
Expansion**

111 S. First Street
Mt. Horeb, WI
SHEET TITLE
Elevations

SHEET NUMBER

A-2.2

PROJECT NO. **1616**
© Knothe & Bruce Architects, LLC

Village of Mount Horeb

138 East Main Street
Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: Gallina Corporation / Hoff Associates of Mt. Horeb, LLP

Address: 101 E. Main St. Suite 500 - Mt. Horeb, WI

Telephone Number (daytime): 608-437-8300

Address of project if different: 111 S. First St & 109 E. Front St

Zoning Classification of project: PD

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

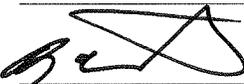
Plan Submittal Checklist attached: see attached

Landscape Plan Submittal Checklist attached: see attached

Design Review Parking Lot Application Required: see attached

Design Review Parking Lot Application Submitted: _____

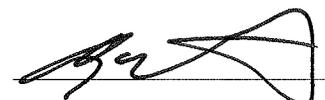
Project Description: 4 story, 30 unit apartment building, with 20 under building parking,
off site parking with 17 stalls, 17 stalls shared parking between 101 E. Main and 111 S. First St
buildings. This is an expansion of the the existing Hoff Mall project.



Applicant Date
Craig Enzenroth - President Gallina Corp.

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:  _____

DATE: 11/1/16

17.14 DESIGN REVIEW

(3) ADMINISTRATION

- (a) The Building Inspector or the Village Administrator, or his/her designee, shall advise applicants when they apply for building permits or land disturbing activity permits or other approvals or permits whether design review applies. If design review applies, the applicant will be given checklists, application forms and timetables. These documents shall have prior Plan Commission approval as to format and content. Applicants may request and have pre-application conferences with staff.
- (b) Completed applications and supporting materials must be filed in the Village office at least 20 days prior to a scheduled Plan Commission meeting so as to allow sufficient time for review by staff prior to placement on the Plan Commission agenda. Staff must be satisfied that a complete packet of information will be available to the Plan Commission prior to the commencement of the Plan Commission meeting at which the item is set for design review.
- (c) Each application shall be accompanied by a fee of \$100, payable to the Village Treasurer. In addition, each applicant under this subsection shall reimburse the Village for all professional fees, including reasonable engineering and legal review fees, incurred by the Village in connection with each application.
- (d) The Plan Commission will review a design application at a meeting set for such purpose. Following such review, discussions with applicants and agents, and discussion with the Plan Commission and with staff, the Commission shall, within 45 days of its initial review meeting, render a decision of approval, conditional approval or rejection. Decisions shall be in writing and shall identify those elements of the approved design which the Commission intends to be mandatory. Applicants shall sign acknowledgments of receiving the written Plan Commission design review decision prior to being issued a building or land disturbing activity permit. Failure to render a decision within the required time period shall be deemed a rejection for the application. The Plan Commission may, in cases requiring additional time for review, extend, for no more than 45 additional days, the time within which to render its decision.
- (e) A project that has had design review and that has a building or land disturbing activity permit is approved for execution only in accord with the directives included in the design review approval. Construction or execution that deviates from directives may not occur within terms of this chapter without prior Village approval. The Village Administrator, or his/her designee, is responsible for determining whether to give staff approval to such deviations on a finding that they are minor variations as to the Plan Commission's decision or whether full Plan Commission review and approval is needed upon a finding that the deviations are major.
- (f) An approved Design Review application shall be valid for a three (3) year period from the date of approval. A building permit for the improvement or change approved by the Design Review application must be issued before the three year period has expired. After the period has expired, the applicant must start the approval process over and resubmit a new Design Review application.

PLAN SUBMITTAL CHECKLIST

Project: _____

Submitted by: _____

Dated submitted: _____

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.

X 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.

X 2. Show square footage of:

- X a. Lot or parcel
- X b. Existing impervious surface
- X c. Proposed total impervious
- X d. Existing building
- X e. Proposed total building
- X f. Existing parking and pavement
- X g. Proposed total parking and pavement

X 3. Show all relevant dimensions including:

- x a. Buildings
- X b. Parking stalls
- x c. Driveway widths
- X d. Setbacks to buildings and other improvements
- x e. Parking lot aisles, turnarounds, turning radii, etc.
- X f. Distance from driveway to street corner if under 200 feet
- x g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
- x h. Widths of abutting R.O.W.'s, roadways, and terraces.

X 4. Show dimensions and bearings of property lines.

X 5. Show North Arrow and scale of drawing.

x 6. Show Village bench mark location and elevation to NGS datum.

x 7. Show all existing and proposed surface materials (grass, bituminous, concrete, etc.).

- N/A8. Show total number of required and proposed parking stalls.
- X 9. Show handicap parking stall and ramp locations.
- N/A10. Show up or down arrows on loading or other ramps.
- X 11. Show existing, proposed, and adjoining driveway approaches.
- X 12. Show removal and replacement to Village Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- X 13. Show rim and invert elevations of all drainage structures.
- X 14. Design surface drainage to bypass dumpster locations.
- X 15. Indicate proposed direction of roof drainage and show location of all roof gutter downspouts.
- X 16. Show all existing and proposed public and private utility locations on and adjacent to site.
- X 17. Show location of nearest existing Village of Mt. Horeb fire hydrants and proposed Village and private fire hydrants.
- X 18. Show location and screening of refuse containers.
- X 19. Show how recyclable materials will be handled.
- TBD20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- X 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- N/A22. Include elevation view of rooftop mechanicals and required screening design materials and colors.
- X 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.

Village of Mount Horeb
Building & Zoning Department
138 E Main Street
Mount Horeb, WI 53572
Phone (608) 437-6884 / Fax (608) 437-3190
mhbuildinginspector@mounthorebwi.info
www.mounthorebwi.info

CERTIFICATE OF APPROPRIATENESS
APPLICATION & INSTRUCTIONS *(no fee)*

Parcel ID Number# 0606-123-2131-6 & 0606-123-8735-4

Address of Property: 111 S. First St & 109 E. Front St

Property Owner:

Name: Developer - Gallina Corp. / Owner - Hoff Associates of Mt Horeb, LLP

Street Address: 101 E. Main St., Suite 500

City: Mt. Horeb State: WI Zip: 53572

Daytime telephone number: (608) 437-8300

Email: cenzenroth@gallinacos.com

Applicant (if different from owner): _____

Street Address: _____

City: _____ State: _____ Zip: _____

Daytime telephone number: (____) _____

Email: _____

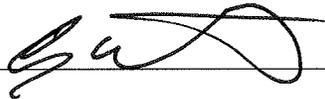
Description of Project

A. Describe proposed work, materials to be used, and impact on existing feature:

4 story 30 unit apartment building with 20 under building parking stalls,
17 on site and 17 off site shared parking stalls

B. List any attachments (photos, sketches, floor plans, etc.):

see attached plans

Signature of applicant:  Date: 11/1/16

Return to: Zoning Administrator, 138 E. Main Street, Mount Horeb WI 53572

PLAN COMMISSION REVIEW

Date of Review _____ Application: Approved: _____ Denied: _____

Specific conditions of approval: _____

Instructions:

To receive approval for renovations in the Central Business District (CB) and designated or historic structure sites and districts, it is necessary for the applicant to complete the enclosed application form and return it with a copy of the plans, drawings, specifications, and if necessary, supplemental materials. This application is to be filed with the Zoning Administrator at least seven (7) days before the meeting of the Plan Commission at which the application is to be reviewed. In general, documentation submitted with the application is non-returnable, with the exception of historic photographs, etchings, lithographs, original blueprints and drawings, or other special materials. Any alterations to designated historic structures or structures within a designated site shall comply fully with Chapter 17.17 of the Mount Horeb Municipal Code. Any alterations to structures within the CB Zoning District shall comply with Chapter 17.43 of the Mount Horeb Municipal Code.

1. NAME AND MAILING ADDRESS OF OWNER

Provide the name, address, and telephone number of the owner. If there are multiple owners of real interest, include all parties using a separate sheet of paper if necessary. Provide the name, address, and telephone number of the applicant if different from the owner.

2. ATTACHMENTS

Provide a copy of the plans, renderings, drawings, and written specifications of the alteration. To supplement your application, you may also wish to submit photographs, slides, material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Commission and staff the effect of the proposed change.

3. DESCRIPTION OF PROJECT

Complete a separate item for each type of exterior architectural feature affected, such as windows, roofs, porches, cornices, or masonry. Briefly describe the feature or materials and give the approximate date that it was constructed if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

4. SIGNATURE OF APPLICANT

All applications must be signed and dated.

If you have any questions or need assistance in completing this form, please contact the Village Administrator at (608) 437-6884.

Kathy Hagen

From: Robert Wright [Robert.Wright@smithgroupjrr.com]
Sent: Friday, November 18, 2016 3:41 PM
To: Kathy Hagen; Michael Slavney
Cc: Nic Owen
Subject: RE: Hoff Mall Expansion- SIP Submittal

Kathy:

1. SW/EC and storm sewer piping
 - a. We are reviewing the separate SW/EC submission and it appears as though the Developer is meeting the intent of the Village ordinance.
 - b. The annex lot will be connected to a storm sewer located in the ROW of the WiDNR path. The surveyor has developed easement descriptions for these items. A discussion regarding Ownership of the easements and pipes will be required.
 - c. Piping located within the alley west of the proposed building is depicted as PVC and located within the public alley. This should be clearly noted as a private lateral and required maintenance of the lateral within the Public Alley is the responsibility of the Developer
 - d. Signed and recorded long term maintenance agreement required for storm water filters/ catch basin/ and piping
 - e. Storm water from the annex lot is directed to the storm sewer located in the municipal lot. Easements from WiDNR are required. We suggest that these new pipes are considered private laterals and maintained by the developers.
2. Water
 - a. Existing water, shall abandoned at the main by turning off the connection at the main/corporation stop and removal of the service.
3. Sanitary sewer – abandonment of the existing sewer lateral shall be at the main and the lateral shall be abandoned by removal or filling of the pipe.
4. Roadway:
 - a. Additional discussions regarding timing of replacement of Front Street Storm storm sewer and the potential reconstruction of the sidewalks and curbs is required. It may be wise to install new curb at this location as part of a Village Contract with the stormwater and allow for the developer to finalize the sidewalk installation at their cost to Village specification. This will allow for the grades and slopes of the walks are constructed to match the new building and it will prevent damage to the wals during building construction.

If you have any questions, please call or email. thanks

Robert Wright, PE
Associate | Civil Engineer

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: Friday, November 4, 2016 8:36 AM
To: Robert Wright <Robert.Wright@smithgroupjrr.com>; Michael Slavney <msslavney@vandewalle.com>
Cc: Nic Owen <Nic.Owen@mounthorebwi.info>
Subject: FW: Hoff Mall Expansion- SIP Submittal



VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission
From: Village Planner Michael A. Slavney, FAICP
Date: 21 November 2016
Re: Proposed Specific Implementation 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

The Village of Mount Horeb has recently approved General Development Plan (GDP) zoning for the subject property. The proposed Specific Implementation Plan (SIP) is fully consistent with the GDP zoning, including all required conditions attached to the GDP. The following description of the project reflects the additional details required by the SIP, as provided in the application.

Zoning and Planning

Both sites are currently zoned GDP, and were previously 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 two- to four-story buildings, upper story residential uses, masonry exteriors on the visible façades 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 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; 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.

The requested Gallina Corporation proposal is to request a Specific Implementation Plan (SIP) to enable the project as proposed. Only one flexibility from the zoning requirements of the CB zoning district was requested and granted by the GDP – 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.

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 Specific Implementation Plan (SIP)

Fully consistent with the approved GDP, the Gallina Corporation is proposing a Planned Development SIP 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 (SIP) Review:

Requested Flexibility from Zoning Ordinance Requirements:

The proposed SIP 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 zoning 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 zoning district.

Village Planner's Review of the Specific Implementation Plan (SIP)

I have the following observations:

1. **Consistency with the General Development Plan:** The proposed SIP is fully consistent with the approved GDP. It 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. **Building Configuration and Format:** The proposed building configuration and format is identical to the approved GDP. A high-quality building design, fully consistent with downtown design requirements, is provided. Specifically, a four-story downtown building, placed very close to the sidewalks and rights-of-way is provided, with regularly-spaced window and door openings, and an urban roof and parapet format.
3. **Exterior Building Materials:** The proposed exterior building materials and colors are fully consistent with those suggested in the approved GDP. High-quality exterior materials, fully consistent with downtown design requirements, are provided. Specifically, the exterior will be comprised of a brick exterior, elaborated by a cast stone base, banding, and sills. Balconies will be provided with black aluminum railings. A single vertical bay, comprised of horizontal corrugated metal siding will be employed on the south (Front Street) façade to highlight the eastern stairs, and help reduce the horizontal mass of the building. On the southwest corner of the building, the western stairway will be highlighted by large glass windows on both façades, capped by a decorative low horizontal cap. On the ground floor, regularly-spaced display windows with canvas awnings will be placed along the Front Street and First Street façades to conceal the parking level and provide a storefront appearance.

4. **Proposed Landscaping:** The proposed landscaping is fully consistent with the concept depicted in the approved GDP. Shrubs and perennials will be planted and maintained along the base of the foundation in a stone mulch area located along the First Street and Front Street façades. The off-site parking lot will not be provided with landscaping.
5. **Proposed Exterior Lighting:** Exterior lighting is not proposed at this time. No exterior lighting may be placed within the two sites comprising the SIP without Plan Commission approval under the Site Plan review process.
6. **Proposed Exterior Signage:** Building identification signage is proposed for the west and south façades of the ground floor near the corner of First Street and Front Street. The depicted sign area is well below the permitted sign area maximum. However, sign details are not provided in the SIP submittal. No exterior signage may be placed within the two sites comprising the SIP without Plan Commission approval under the Site Plan review process.
7. **Proposed Display Window Contents:** The use of display windows was approved along the Front Street and First Street façades along the ground floor. These are depicted in the SIP submittal. However, no details in regard to display area contents are provided in the SIP submittal. No exterior display may be placed within the display areas depicted in the SIP without Plan Commission approval under the Site Plan review process.
8. **Site Engineering and Public Works Details:** Detailed Erosion Control and Stormwater Control plans have been submitted along with the SIP. The Village's consulting engineer has indicated the need for several conditions of approval that are procedural in nature. Any recommendation on the part of the Plan Commission and any action by the Village Board regarding the SIP should incorporate Mr. Wright's email comments from November 18th.

Village Planner's Recommendations Regarding the SIP:

If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion that finds the proposed SIP to be fully consistent with the requirements of the GDP, that also recommends approval of the proposed SIP 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, and 1-4, below:

1. Compliance with the Village Engineer's email comments from November 18, 2016.
2. The parallel parking spaces in the off-site parking area be reserved for visitor parking only.
3. 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.
4. Any additional requirements identified by Village Staff, the Village Engineer, the Plan Commission, or the Village Board.



Oak Ridge Mount Horeb

Outlot 109 @

Cox Drive & Springdale Street

Site Plan – Oak Ridge Mount Horeb

BUILDING DATA								PARCEL SIZE = 1.60 ACRES (TO BE VERIFIED BY SURVEY)			
FL	UNITS							PARKING			
	ST	1BR	1BR+	2BR	3BR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIO
3	0	6	1	6	0	13	19	16	8		
2	0	6	1	8	0	15	23	16	8		
1	0	6	0	6	0	12	18	14	6		
T.	0	18	2	20	0	40	60	46	22	68	1.7/UNIT
	0%	43%	5%	52%	0%						1.13/BR



Conceptual Elevations



JLA
ARCHITECTS

MT. HOREB DEVELOPMENT

CONCEPT IMAGERY – COX DR PERSPECTIVE

NOVEMBER 18, 2016

Conceptual Elevations



JLA
ARCHITECTS

MT. HOREB DEVELOPMENT

CONCEPT IMAGERY – SPRINGDALE STREET PERSPECTIVE

NOVEMBER 18, 2016

Project Summary

- **Unit Mix – 40 units**
 - **19** - 1-Bedrooms
 - **21** - 2-Bedrooms
- **Density**
 - **1.6 Acres** approximately 69,710 Sq. Ft.
 - **25 Units/acre**
- **Parking – 68 Total Stalls**
 - **22** Surface level stalls
 - **46** Underground stalls
 - **1.7** Spaces/unit

Unit Mix Breakdown

Max % of County Median Income	# of Units	Rent
1 BR 50%	15	\$700
1 BR 60%	4	\$775
2 BR 50%	15	\$800
2 BR Mkt	6	\$1050

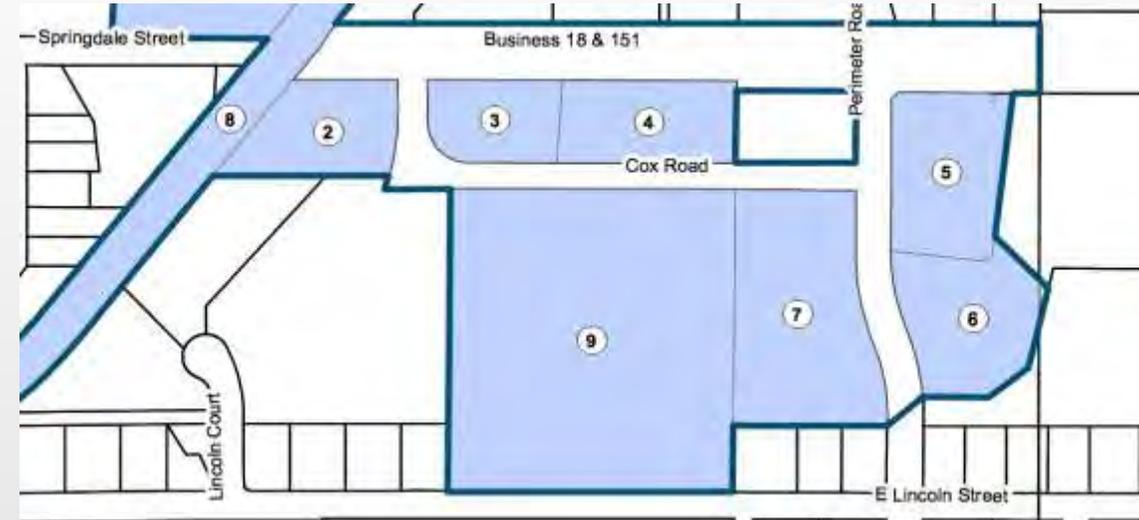
Affordability & Income Targeting

- **34 “Affordable” Units**
 - **34 Units** – Reserved for no more than 60% of Area Median Income (AMI)
- **8/34 Affordable Units** – reserved for individuals or veterans with permanent disabilities who require supportive services
- **6 Units** – Market Rate- No income restrictions

Oak Ridge Mt. Horeb

VILLAGE PLANNING & COMMUNITY SUPPORT

The Mt. Horeb Comprehensive Plan specifically identifies senior housing as a strong use for the vacant properties along the Military Ridge State Trail. As part of the Comprehensive Plan Mt. Horeb Residents echoed support for the same through Community Focus Groups. Three years later, the Village of Mt. Horeb created TID#4 to help fund the development of the vacant or underutilized properties – our site is labeled #2 on TID#4's map to the right.



Meadow Ridge Middleton

Project Highlights

- **95 Units** – Family Affordable to be completed March 2017
- **19 units** reserved for individuals or veterans with permanent disabilities who require supportive services
 - Partnering with the Community Action Coalition of South Central Wisconsin (CAC) to help connect with veterans in need of these services and ensure consistent occupancy for reserved units



8Twenty Park

Workforce Housing

Project Highlights

- **95 Units** - workforce housing, currently under construction, and to be completed by October 2017
 - Located at the old church supplies store, on South Park Street, just south of St. Mary's, in Madison
- **19 units** reserved for individuals or veterans with permanent disabilities who require supportive services (CAC Partner)
- Redeveloping Blighted Single Family Properties, while restoring and relocating quality houses currently on site



Stagecoach Trail Apartments - Middleton Market Rate & Workforce Housing

Project Highlights

- **96 Units** of high quality, market rate housing to begin construction in April 2017
 - Redeveloping a string of blighted single family properties on Century Avenue, across from the Stamm House and adjacent to the Pheasant Branch Conservancy Trail
 - Will include a trailhead for the Conservancy that includes shared parking for Conservancy visitors,



Developed by Jacob Klein as Vice President of MSP Development



- **56 Units** of mixed income independent senior apartments in Middleton, WI
- One, 4-story building with all units leased within 2 months of opening in October 2012.

Developed by Jacob Klein
as Director of
Development for MSP
Real Estate, Inc.

- **122 Units** of affordable independent senior apartments in West Allis



- Daily activities, outings, and transportation



Developed by Jacob Klein
as Director of
Development for MSP
Real Estate, Inc.

- One 4-story building with **88 units** of affordable independent senior apartments
- Won right to develop through an RFP in which City conveyed land for \$1.00
- Craftsman exterior finishes, including split-face block, brick, stone, and cement board siding





Thanks for your time!

Check out our website at:
www.jtklein.com

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
October 2016

Month to Date

1. 16 building permits were issued for general construction since October 1.
2. 1 new UDC permit was issued for a single family homes

Year to Date

1. 169 general permits since Jan. 1st
2. 13 new UDC permits for 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