



Village of Mount Horeb

138 E Main St

Mount Horeb, WI 53572

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

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

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WEDNESDAY, JULY 26, 2017

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

- 1) Call to order – Roll call
- 2) Consider June 28, 2017 Plan Commission meeting minutes
- 3) Consider clarification and/or revision to Design Review application from Glacier Properties LLC for assisted living community at 325 N 8th Street
- 4) Consider recommendation on parkland improvement fee and fee in lieu of parkland for Glacier Properties LLC assisted living community
- 5) Consider Design Review submittal for proposed Public Safety Building on Blue Mounds Street
- 6) PUBLIC HEARING: To consider zoning change from A-1 Agricultural to R-1 Single Family Residential for proposed 15 lot Maple Ridge Subdivision
- 7) Consider recommendation of Ordinance 2017-05, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT PROPOSED MAPLE RIDGE SUBDIVISION"
- 8) Consider recommendation for preliminary/final plat for Maple Ridge Subdivision
- 9) Consider recommendation on parkland dedication/fee in lieu of parkland for proposed Maple Ridge Subdivision
- 10) Plan Commission Chair report
- 11) Village Planner report
- 12) Adjourn

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

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

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

WEDNESDAY, JUNE 28, 2017

The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Norb Scribner, Brad Murphy, and Dave Hoffman. Wally Orzechowski and Peggy Zalucha arrived during the meeting. Brenda Monroe was absent. Also present were Village Administrator Nic Owen, Village Assistant Administrator Kathy Hagen, Village Planner Mike Slavney, and Village Clerk/Deputy Treasurer Alyssa Gross.

Consider May 24, 2017 Plan Commission/Village Board meeting minutes: Scribner moved, Hoffman seconded to approve the May 24, 2017 minutes. Motion carried by unanimous voice vote.

Consider recommendation for Certified Survey Map application for part of Outlot 116 and 117 Assessor's Plat at 325 N 8th Street for proposed assisted living project: Murphy moved, Scribner seconded to approve the recommendation. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider zoning change requests: 1) for west 3.043 acres of Outlot 117 from A-1 Agriculture to R-4 Multi-Family followed by a change to PD-1 Planned Development, and 2) for Parcel 0606-121-4506-1 part of Outlot 116 from R-2 Two Family Residential to R-4 Multi-Family followed by a change to PD-1 Planned Development for proposed assisted living community: The Public Hearing opened at 7:04pm. Zalucha arrived to the meeting during the hearing. Project owners Nicole Imbus and Uriah Miller gave an overview of their plans. John Hughes, Joe Byrnes, and David Cox spoke during the hearing. Hughes questioned the zoning, setbacks, privacy and voiced his concerns about parking. He also asked what would happen to the property if it was no longer used as an assisted living facility. Byrnes asked about access to the property from the street. Cox asked about the nearby park staying intact and what the apartment buildings were going to be used for. The public hearing closed at 7:14pm.

Consider recommendation for Ordinance 2017-04, "AN ORDINANCE CHANGING ZONING CLASSIFICATIONS AT 325 N EIGHTH STREET FROM A-1 AGRICULTURE TO R-4 MULTI-FAMILY AND FURTHER TO PD-1 PLANNED DEVELOPMENT BASED ON R-4 STANDARDS FOR WEST 3.043 ACRES OF OUTLOT 117 PARCEL 0606-121-3157-6, AND FROM R-2 TWO FAMILY RESIDENTIAL TO R-4 MULTI-FAMILY AND FURTHER TO PD-1 PLANNED DEVELOPMENT BASED ON R-4 STANDARDS FOR PARCEL 0606-121-4506-1: Orzechowski arrived to the meeting during this item. Slavney spoke on the details of the project and the zoning changes, and addressed questions brought up during the public hearing. John Hughes asked a few more

questions about the project. Hoffman moved, Scribner seconded to approve the Ordinance, subject to the comments made by Slavney. Motion carried by unanimous voice vote.

Consider Design Review application for Glacier Properties LLC for proposed assisted living community at 325 N 8th Street: Todd Grunwaldt, architect for the project, spoke about the design details. Slavney asked about the emergency plan and refuse enclosure location. Hoffman moved, Zalucha seconded to approve the application, subject to the comments made by Hoffman and Zalucha. Motion carried by unanimous voice vote.

Plan Commission Chair Report: Littel stated that there will be a public hearing on July 26th at 7pm for an application from Encore Homes for a proposed 15 lot single family subdivision. He said the Food Emporium is moving along and looks impressive, and the Duluth site is mostly cleared. He also gave the building inspection report.

Village Planner report: No report given.

Adjourn: Scribner moved, Zalucha seconded to adjourn the meeting at 7:49pm. Motion carried by unanimous voice vote.

Minutes by Alyssa Gross, Clerk/Deputy Treasurer

GRUNWALDT & HALVERSON, LLC

Architects and Engineers

July 20, 2017

To whom it may concern:

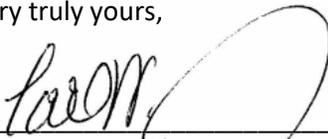
Beehive Homes, an assisted living facility as proposed to be located in Mount Horeb, Wisconsin is designed to be a home, in a home-like setting, in single family residential neighborhood. As such, the architectural elements of Beehive Homes is consistent with the surrounding homes in this area where it is proposed to be built. The surrounding homes were built in what appears to be 1950's and 1960's with very limited brick on only a few homes. Most homes look like vinyl or wood siding with very few architectural elements or accents.

I believe our Beehive Home designed with limited architectural elements such as the columns in the porch to the front and the brick accents on those columns, along with the full glass windows to the front make this building more suitable to the neighborhood. Features that make this home more contemporary are the contrasting dark siding with heavy white trim accents in a craftsman style, heavy white fascia and soffits and the white columns out front.

Another feature we have included is a wider base siding giving the building a heavier base appearance and helping to break up the proportion of scale to the building as a whole.

Too much brick can give this building the misconception that it is a dental or medical clinic, professional office building or other commercial business. That is not the intent here. It is common to design facilities of this size to blend into residential neighborhoods where the residents can feel living comfortably as possible in an un-institutionalized society.

Very truly yours,



Todd W. Grunwaldt, AIA



REVISIONS	BY

Elevations

Owner
COLUMBUS, WISCONSIN
PLATINUM COMMUNITIES
BROOKFIELD, WISCONSIN



DRAWN: Author
CHECKED: Checker
DATE: 11-8-16
SCALE: AS NOTED
JOB: Project Number

SHEET
Elev_



Kathy Hagen

From: Nicole Imbus [nic.imbus@outlook.com]
Sent: Thursday, July 06, 2017 10:44 PM
To: Kathy Hagen
Cc: Uriah Miller
Subject: request to waive park fees

July 6, 2017

Mount Horeb Village Board
Park, Recreation and Forestry Commission
138 E. Main St.
Mount Horeb, WI 53572

To whom it may concern,

Glacier Properties, LLC is purchasing approximately 3 acres at 325 N. 8th Street to build a 16-room assisted living facility. We understand that there are Playground Improvement Fees of \$867.00 and Fee in Lieu of Land Dedication for \$695.00 (total of \$1562.00 per unit). Our residents rarely use these facilities so we are asking if you would consider waiving these fees for our project. Please let us know if you have any further questions.

Sincerely,

Nicole Imbus & Uriah Miller

Glacier Properties, LLC

Kathy Hagen

From: Mike Slavney [mslavney@vandewalle.com]
Sent: Thursday, June 29, 2017 9:17 AM
To: Kathy Hagen
Subject: Park Fees and Senior Housing Land Uses

Hi Kathy

You asked me if park fees for land and improvements apply to senior housing development.

The typical approach I encounter is:

1. Park fees typically apply to age-restricted apartments and condos that will usually have active seniors living in them.
 - This includes apartment units within continuum-of-care complexes where residents can move from apartments to assisted living to nursing; and/or apartments where a menu of personal care services are available
 - These apartment units are physically distinguished by having full or partial-service kitchens, as well as a bedroom and bath and living area
 - These senior apartment residents have ready access to village parks, trails, and recreation programs.
2. Park fees typically do not apply to Institutional Residential land uses, including CBRFs.
 - Memory care, rehabilitation care, and nursing home facilities are examples of these uses
 - These units may be called “apartments” in that they have a bedroom and bath, but they are physically distinguished by having no kitchen (although they may have a sink and counter), and common dining and living areas.
 - These residents rarely use village recreation facilities or programs.

Please let me know if you have other questions about this.

Mike

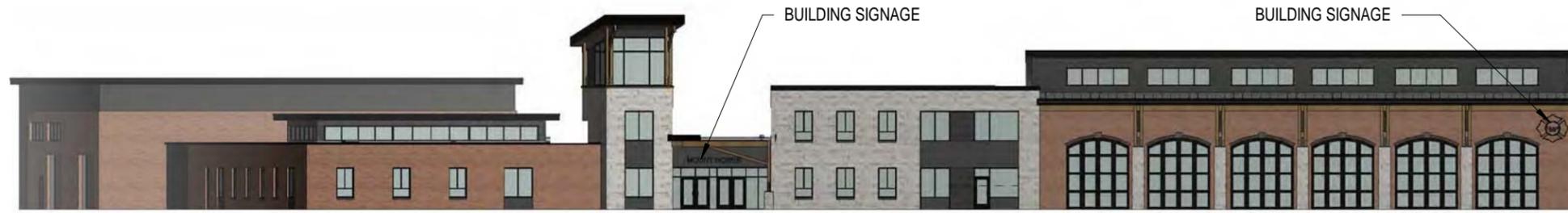


bray
architects
solid foundation. forward thinking.
Project #: 3277

FIRST FLOOR PLAN- VILLAGE SUBMITTAL
Scale: 3/64" = 1'-0"

MOUNT HOREB PUBLIC SAFETY
MOUNT HOREB, WISCONSIN
7/14/2017

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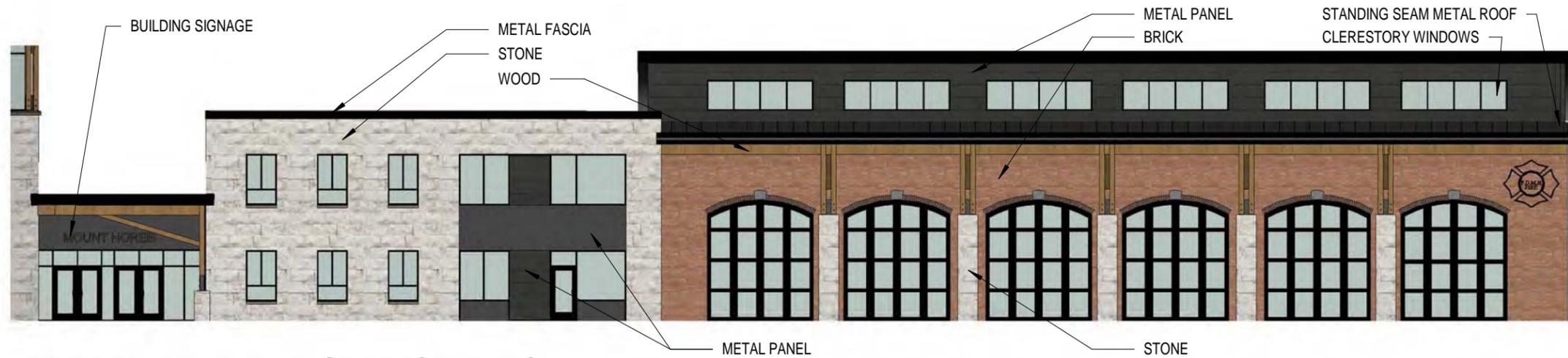
OVERALL EAST - PRESENTATION

Scale: 1" = 30'-0"



POLICE DEPARTMENT - EAST PRESENTATION

Scale: 1/16" = 1'-0"



FIRE DEPARTMENT - EAST PRESENTATION

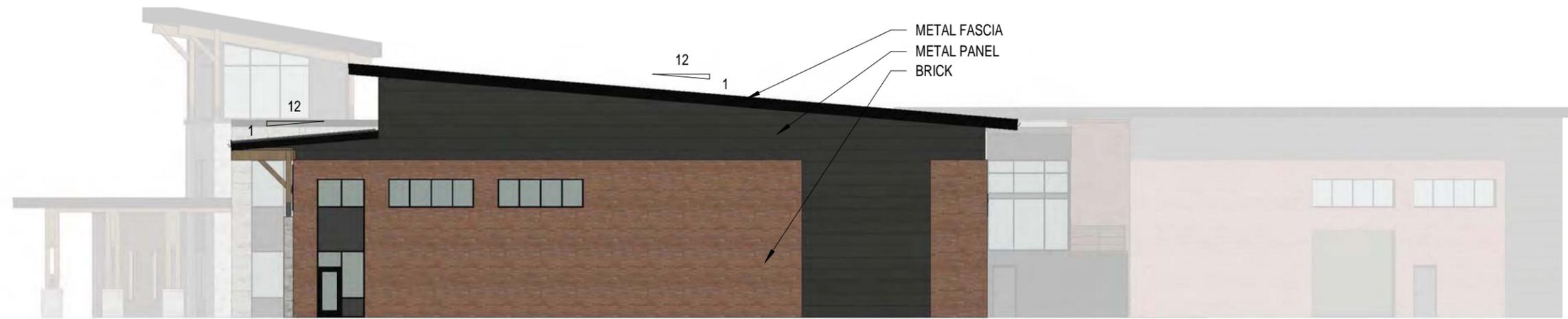
Scale: 1/16" = 1'-0"



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**MOUNT HOREB PUBLIC SAFETY
MOUNT HOREB, WISCONSIN**

7/14/2017



OVERALL NORTH - PRESENTATION

Scale: 1/16" = 1'-0"



OVERALL SOUTH - PRESENTATION

Scale: 1/16" = 1'-0"



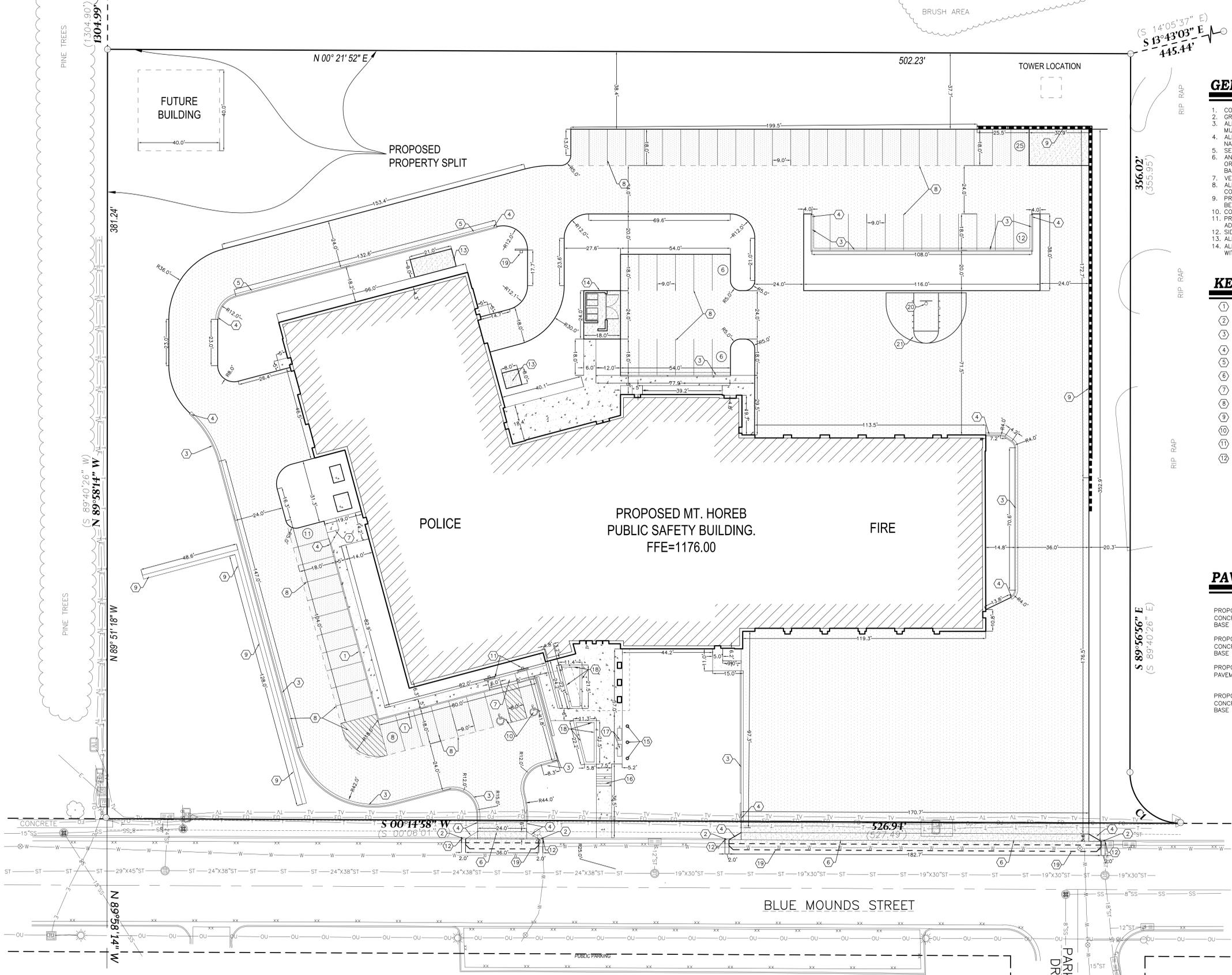
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MOUNT HOREB PUBLIC SAFETY
MOUNT HOREB, WISCONSIN

7/14/2017







GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C3.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- | | |
|------------------------------------|--|
| 1 THICKENED EDGE WALK | 13 CONCRETE EQUIPMENT PAD (SEE ELECTRICAL &/OR MECHANICAL PLANS) |
| 2 30" CONCRETE CURB & GUTTER | 14 DUMPSTER ENCLOSURE (18'x24' CONCRETE PAD) (SEE ARCHITECTURAL PLANS) |
| 3 24" CONCRETE CURB & GUTTER | 15 FLAG POLE (SEE ARCHITECTURAL PLANS) |
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| 6 DRIVE APRON | 18 CONCRETE PLANTER |
| 7 HANDI-CAP RAMP | 19 SAWCUT & REMOVE EXISTING BITUMINOUS PAVEMENT-REPLACE PAVEMENT TO MATCH EXISTING SECTION |
| 8 PARKING LOT STRIPING | 20 BASKETBALL STANDARD & HOOP |
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PAVEMENT HATCH PATTERNS:

- PROPOSED 5" ASPHALTIC CONCRETE PAVEMENT W/12" BASE COURSE
- PROPOSED 3" ASPHALTIC CONCRETE PAVEMENT W/9" BASE COURSE
- PROPOSED 4" CONCRETE PAVEMENT W/6" BASE COURSE
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT W/6" BASE COURSE

SITE STATISTICS:

TOTAL LOT = 191.575 S.F.	PARKING STALLS = 68 STALLS
CURRENT USE: VACANT	
PROJECTED USE: PUBLIC SAFETY FACILITY	
BUILDING 39,735 S.F. OR 20.7% OF SITE	CONCRETE WALKS & BITUMINOUS PAVEMENT 75,062 S.F. OR 39.2% OF SITE
GREEN SPACE 76,778 S.F. OR 40.1% OF SITE	TOTAL IMPERVIOUS SURFACE 114,797 S.F. OR 59.9% OF SITE

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

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FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

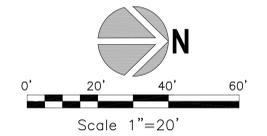
BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHEAST BOLT ON HYDRANT, LOCATED IN THE NORTHEAST CORNER OF BLUE MOUNDS STREET AND PARKWAY DRIVE.
ELEVATION = 1176.81

BENCHMARK #2
NORTHWEST BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF BLUE MOUNDS STREET AND BEING APPROXIMATELY 300 FEET SOUTH OF PARKWAY DRIVE.
ELEVATION = 1170.40

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20153510035)



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Point of Beginning
Land Surveying
Engineering
Landscape Architecture

5705 Winczy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (PH)
715.344.9922 (FX)



Project Title:
**Village of Mt. Horeb
Public Safety Building
S. Blue Mounds St.
Mt. Horeb, WI 53572**

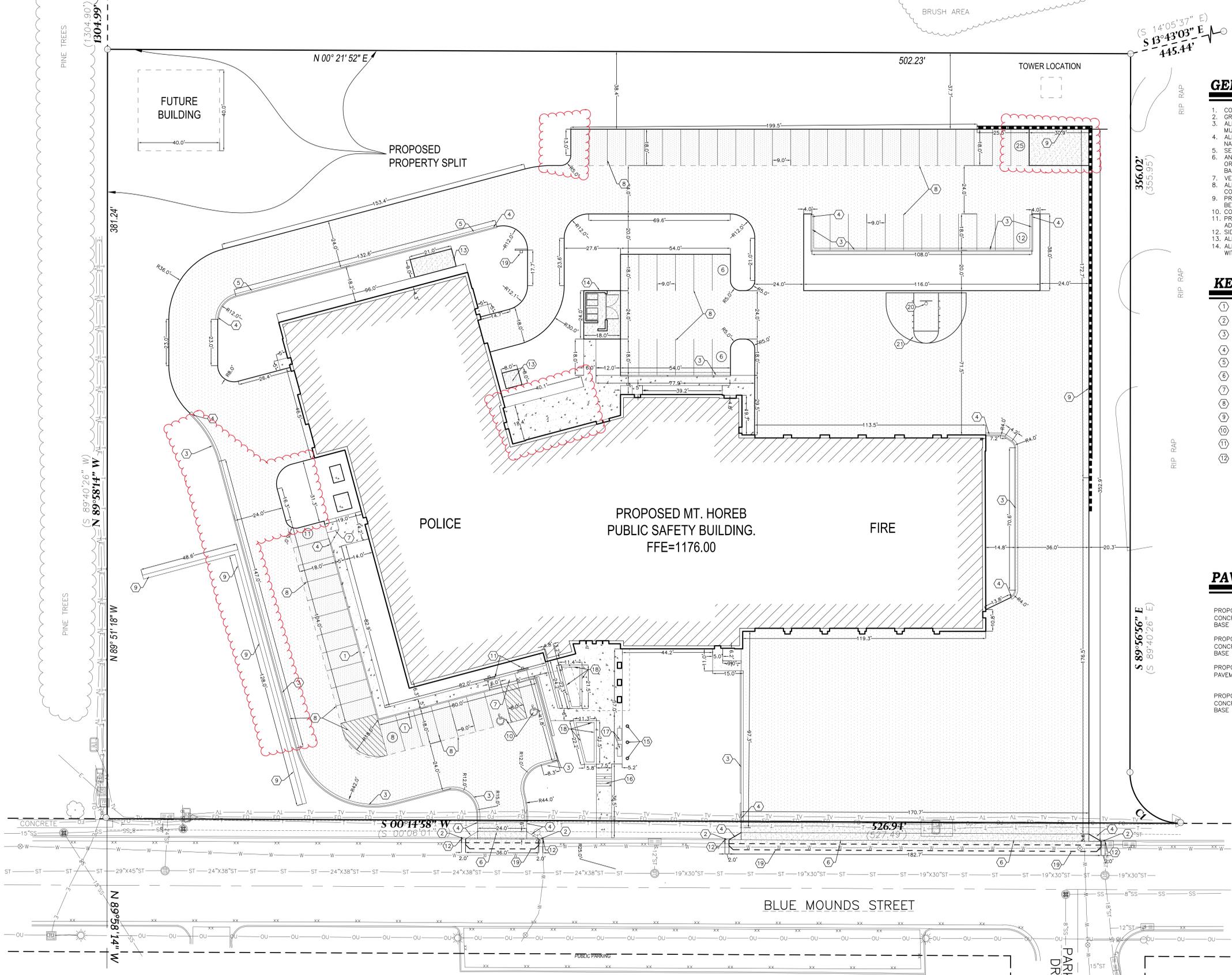
Project Number:
3277

Issued For:
**REVIEW
PLANS**

Issue Dates:
7/21/2017

Sheet Title:
**LAYOUT
PLAN**

Sheet Number:
C1.0



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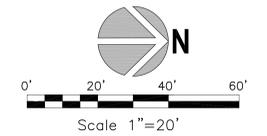
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5705 Winczy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (PH)
715.344.9922 (FX)

POP

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Public Safety Building
S. Blue Mounds St.
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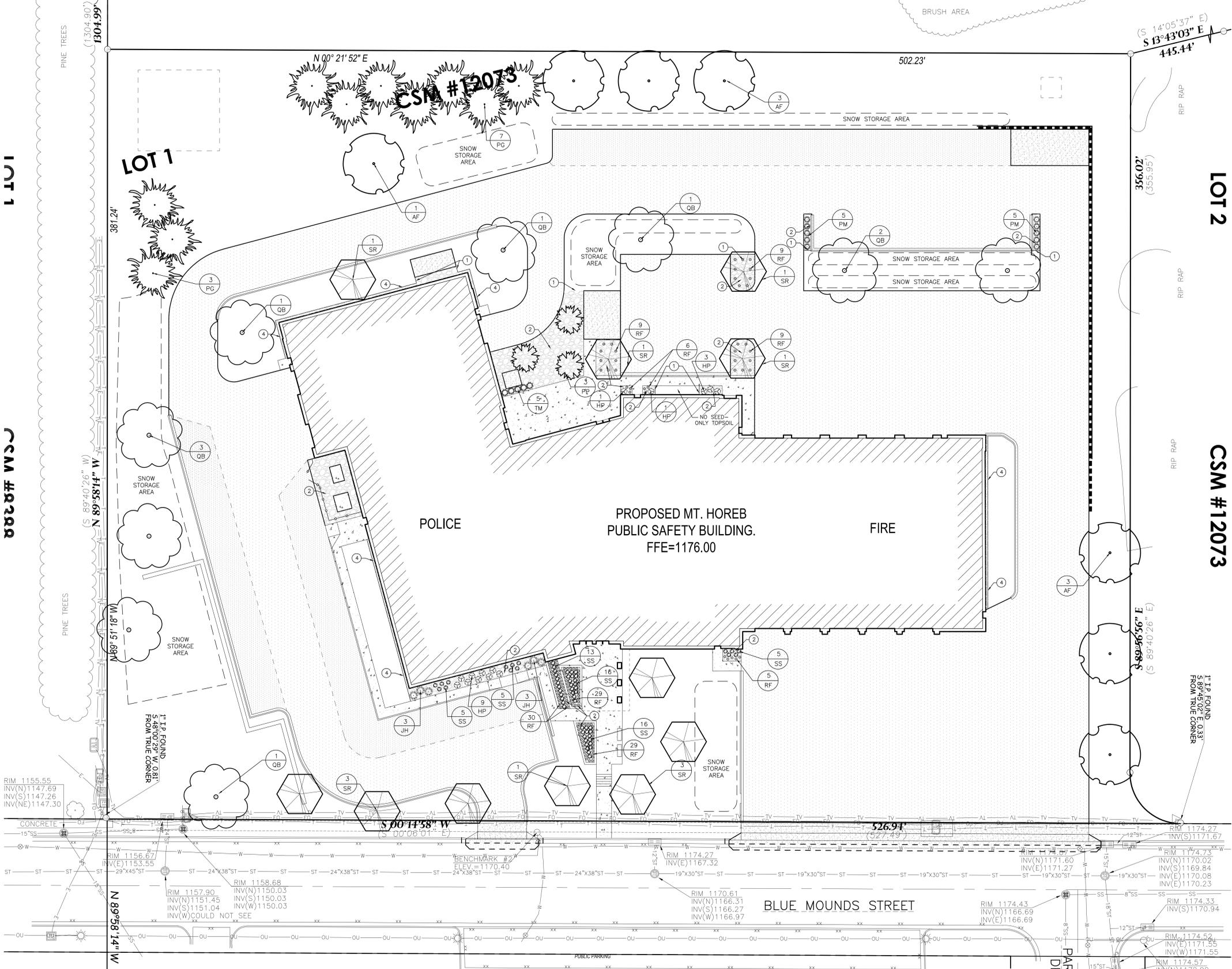
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LAYOUT PLAN

Sheet Number:
C1.0



- GENERAL NOTES:**
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
 - 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
 - SEED/FERTILIZER/GRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
 - ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
 - ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
 - ALL TREES IN THE TURF AREA SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH.
 - CURV-RITE LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
 - 3" DEPTH OF 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL PLANTING BEDS. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED, GRADUATION FROM 1" TO 1-1/2" MAXIMUM, MISSISSIPPI RIVER ROCK OR APPROVED EQUAL. PROVIDE SAMPLE OF STONE TO OWNER FOR REVIEW PRIOR TO PLACEMENT.
 - FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
 - COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AF		ACER X FREMANNI 'SIENNA GLEN'	SIENNA GLEN MAPLE	2 1/2" CAL.	60"X40"W	7
PG		PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO SPRUCE	4T	30"X15"W	3
PG		PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	4T	40"X20"W	10
QB		QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	60"X60"W	9
SR		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5T	25"X20"W	11

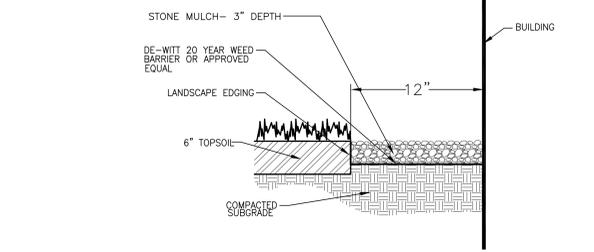
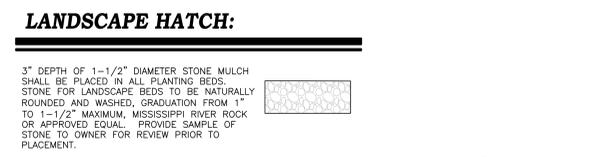
SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HP		HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	3 GAL.	4"TXW	14
JH		JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN ANDORRA JUNIPER	3 GAL.	1"TXW	6
PM		PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	3 GAL.	3"TX3"W	10
TM		TAXUS X MEDIA 'HICKSII'	HICKS YEW	3 GAL.	10"TX4"W	5

ORNAMENTAL GRASS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
SS		SCHIZACHYRIUM SCOPARIUM 'MINNBLUE A'	BLUE HEAVEN LITTLE BLUESTEM	2 GAL.	3"TX2"W	60

PERENNIALS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
RF		RUBRICKA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	1 GAL.	24"TX24"W	126

- LANDSCAPE REQUIREMENTS:**
- REQUIREMENT: PROVIDE ONE CANOPY TREE FOR EVERY 12 PARKING SPACES
 87 PARKING SPACES / 12 = 8 CANOPY TREE REQUIRED
 PROPOSED: 8 TREES
- REQUIREMENT: PROVIDE 15 PTS OF LANDSCAPING PER PARKING SPACE
 87 PARKING SPACES X 15 = 1,305 PTS
 PROPOSED: 1,315 PTS
- 8 CANOPY TREES (75) = 600 PTS
 - 13 EVERGREEN TREES (30) = 390 PTS
 - 11 ORNAMENTAL TREES (20) = 220 PTS
 - 35 SHRUBS (3) = 105 PTS

- KEYNOTES:**
- LANDSCAPE EDGING
 - 3" DEPTH LANDSCAPE ROCK
 - SEED
 - STONE MOW STRIP



UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGER'S HOTLINE FOR LOCATIONS.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

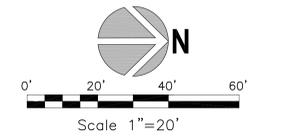
UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGER'S HOTLINE. (TICKET #20153510035)

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
 NORTHEAST BOLT ON HYDRANT, LOCATED IN THE NORTHEAST CORNER OF BLUE MOUNDS STREET AND PARKWAY DRIVE.
 ELEVATION = 1176.81

BENCHMARK #2
 NORTHWEST BOLT ON HYDRANT, LOCATED ON THE WEST SIDE OF BLUE MOUNDS STREET AND BEING APPROXIMATELY 300 FEET SOUTH OF PARKWAY DRIVE.
 ELEVATION = 1170.40



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Project Title:
 Village of Mt. Horeb
 Public Safety Building
 S. Blue Mounds St.
 Mt. Horeb, WI 53572

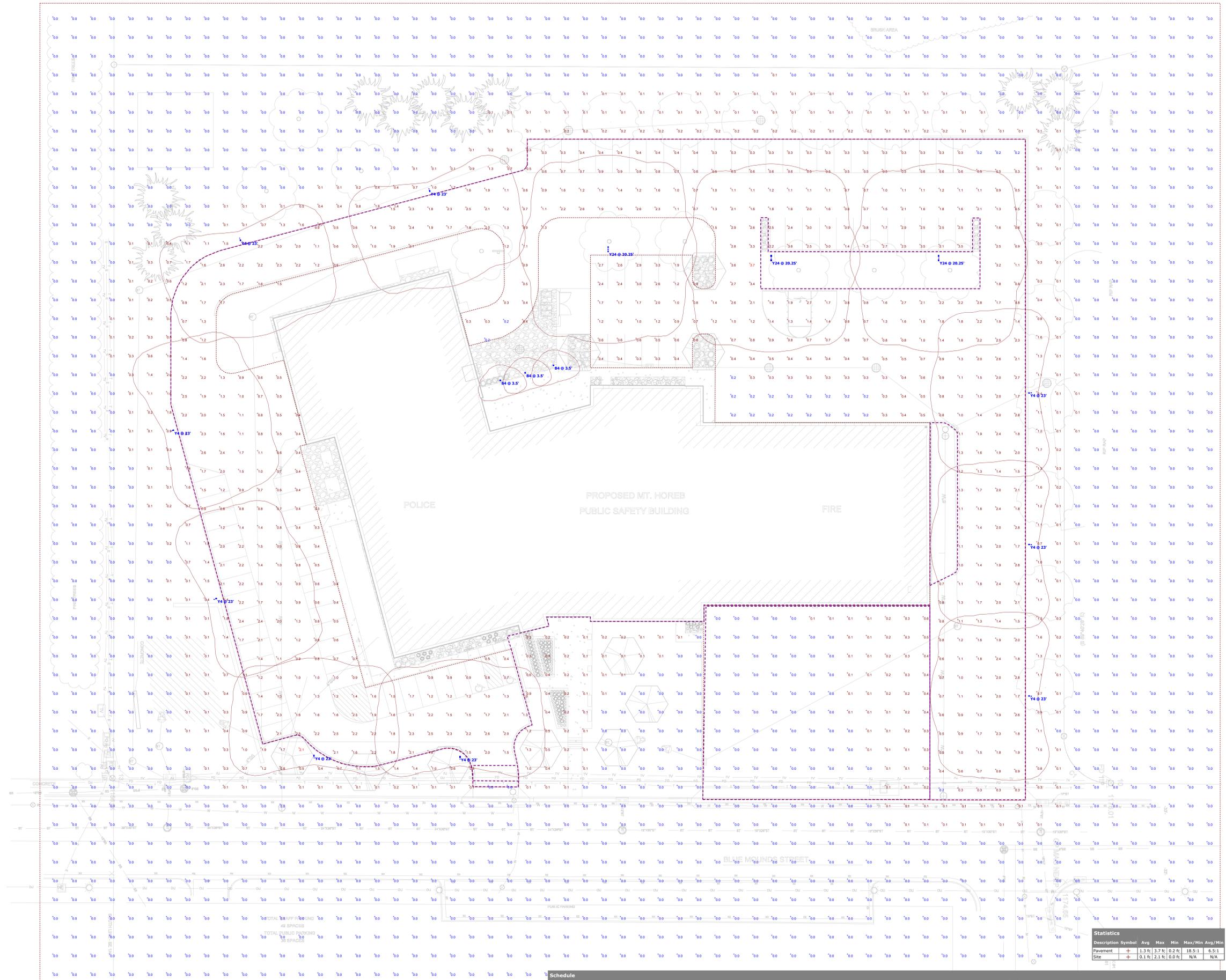
Project Number:
 3277

Issued For:
 REVIEW PLANS

Issue Dates:
 7/14/2017

Sheet Title:
 LANDSCAPE PLAN

Sheet Number:
 L1.0



Plan View
Scale - 1" = 20'

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pavement	+	13.6	3.7	0.2	18.5:1	65:1
Site	+	0.1	2.1	0.0	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	Y4	9	CREE, INC.	For use with Series E Edge, Edge High Output, 228, 304 and LEDway luminaires.	Edited from CAST GRAY PAINTED METAL HOUSING WITH CAST GRAY PAINTED METAL ACCESS DOOR, CAST GRAY PAINTED METAL FORWARD HOUSING PIECE, EXTRUDED DIFFUSE FINISHED METAL HEAT SINK, 3 CIRCUIT BOARDS EACH WITH 20 LEDs AND CAST GRAY PAINTED METAL TRIM PLATE, 1 CLEAR NON-INTEGRAL PLASTIC LENS BELOW EACH LED, 1 SMALL RUBBER HOUSE SIDE SHIELD BELOW EACH LED.	SIXTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	1	4MB-E.IES	9015	0.9	132.8
□	Y24	3	CREE, INC.	For use with Series E Edge, Edge High Output, 228, 304 and LEDway luminaires.	Edited from CAST GRAY PAINTED METAL HOUSING WITH CAST GRAY PAINTED METAL ACCESS DOOR, CAST GRAY PAINTED METAL FORWARD HOUSING PIECE, EXTRUDED DIFFUSE FINISHED METAL HEAT SINK, 3 CIRCUIT BOARDS EACH WITH 20 LEDs AND CAST GRAY PAINTED METAL TRIM PLATE, 1 CLEAR NON-INTEGRAL PLASTIC LENS BELOW EACH LED, 1 SMALL RUBBER HOUSE SIDE SHIELD BELOW EACH LED.	SIXTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	1	4MB-E.IES	9015	0.9	265.6
○	B4	3	Cree Inc	PWY-EDG-3M-xx-02-E-UL-350-40K-000K/000K	Cree Edge Pathway Luminaire, Type III Medium, 18 LEDs, 120V-27V, 350mA	Eighteen type XP-G2 LEDs	1	PWY-EDG-3M-xx-02-E-UL-350-40K_P00698-001.IES	1470	0.9	21.2

Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

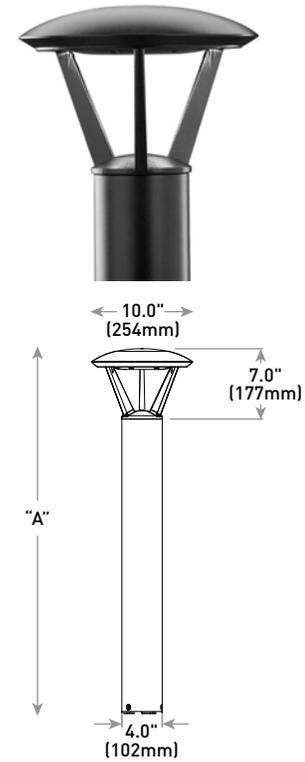
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm) XA-XBP8RSV XA-XBP8RWH XA-XBP8RBK XA-XBP8RBZ



Model	Dim. "A"	Weight*
Landscape (P0)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P3)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

PWY-EDG			02	E					
Product	Optic	Mounting	LED Count (x9)	Series	Voltage	Color Options	Drive Current	Options	
PWY-EDG	2M Type II Medium 3M Type III Medium 5M Type V Medium 5S Type V Short	P0 13" (330mm) landscape P1 18" (457mm) landscape P3 36" (914mm) pathway P4 42" (1067mm) pathway P8 96" (2438mm) pedestrian	02	E	UL Universal 120-277V UH* Universal 347-480V - Available with P3, P4, and P8 mounts only 12 120V 27 277V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA - Available with P1, P3, P4, and P8 mounts only	F Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options HL Hi/Low (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Refer to HL spec sheet for details - Sensor not included TL Two-Level (175/525 w/integrated sensor control) - Available with 12 or 27 voltages only - Refer to TL spec sheet for details TL2 Two-Level (0/350 w/integrated sensor control) - Available with 12 or 27 voltages only - Refer to TL spec sheet for details TL3 Two-Level (0/525 w/integrated sensor control) - Available with 12 or 27 voltages only - Refer to TL spec sheet for details WB Welded Base Plate - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire	

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table



Rev. Date: V5 08/11/2016



US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

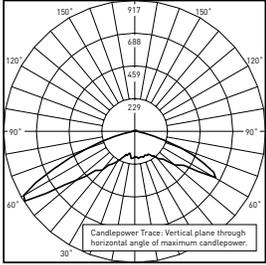
Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

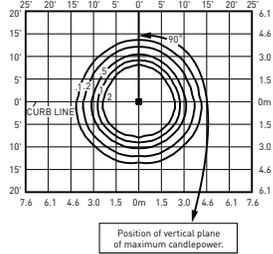
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/bollards-and-pathway/cree-edge-pathway>

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RESTL Test Report #: PL5759-001
 PWY-EDG-5S-**-02-E-UL-350-40K
 Initial Delivered Lumens: 1,897

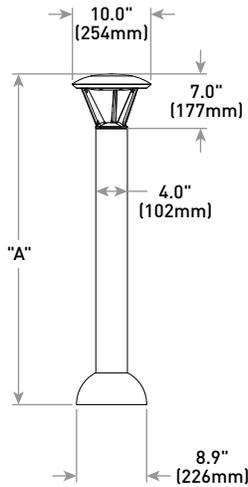


PWY-EDG-5S-**-02-E-UL-350-40K
 Mounting Height: 3' [0.9m] A.F.G.
 Initial Delivered Lumens: 1,868
 Initial FC at grade

Type V Short Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,868	B1 U2 G1	1,940	B1 U2 G1
525mA				
02	2,615	B1 U2 G1	2,716	B1 U2 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

with Welded Base



Model	Dim. "A"	Weight*
Pathway (P3)	36" [914mm]	17.9 lbs. [8.1kg]
Pathway (P4)	42" [1068mm]	18.6 lbs. [8.4kg]
Pedestrian (P8)	96" [2438mm]	28.4 lbs [12.9kg]

* Add 4.5 lbs. [2.0kg] for 347-480V

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3–6" (76–152mm) square or round pole. Luminaire is secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers.

Applications: Auto dealerships, parking lots, campuses, facade lighting, and general site lighting

Performance Summary

- Utilizes BetaLED® Technology
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI:** Minimum 70 CRI
- CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	Backlight Control Shields XA-20BLS-4 - Four-pack - Unpainted stainless steel

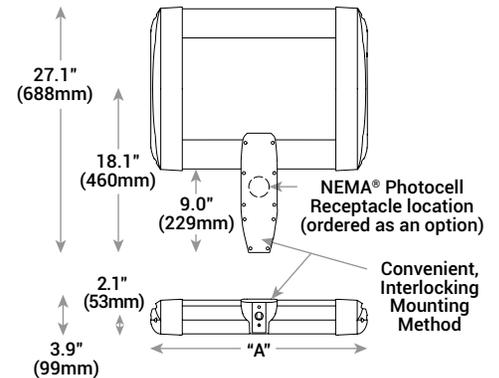
Ordering Information

Example: ARE EDG 2M AA 12 E UL SV 700

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options					
ARE EDG	1S Type I Short	2SB Type II Short w/BLS	4M Type IV Medium	AA Adjustable Arm	02	E	UL Universal 120-277V	SV Silver 350 350mA 525 525mA - Available with 20-160 LEDs 700 700mA - Available with 20-60 LEDs	40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt				
	2M Type II Medium	2SP Type II Short w/Partial BLS	4MB Type IV Medium w/BLS	DA Direct Arm	04								
	2MB Type II Medium w/BLS	3M Type III Medium	4MP Type IV Medium w/Partial BLS	DL Direct Long Arm	06								
	2MP Type II Medium w/Partial BLS	3MB Type III Medium w/BLS	5M Type V Medium	R3 Spider, Center Tenon, 2-3/8" to 3" OD	08								
	2S Type II Short	3MP Type III Medium w/Partial BLS	5S Type V Short	R4 Spider, Center Direct, 4" Square	10								
				R4 Spider, Center Direct, 4" Square	12								
				R4 Spider, Center Direct, 4" Square	14								
				R4 Spider, Center Direct, 4" Square	16								
				R4 Spider, Center Direct, 4" Square	20								
				R4 Spider, Center Direct, 4" Square	24								
	FLD EDG	15 15' Flood	40 40' Flood	SN Sign	SA Side Arm								P Photocell - Refer to ML spec sheet for availability with ML options - Must specify voltage UL or 34 R NEMA® Photocell Receptacle - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options - Available with UL voltage only PML Programmable Multi-Level - Refer to PML spec sheet for details - Intended for downlight application at 0° tilt
		25 25' Flood	70 70' Flood	N6 NEMA 6									

† See www.cree.com/lighting/products/warranty for warranty terms

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	
04	12.1" (306mm)	
06	14.1" (357mm)	
08	16.1" (408mm)	
10	18.1" (459mm)	
12	20.1" (510mm)	
14	22.1" (560mm)	
16	24.1" (611mm)	
20	28.1" (713mm)	
24	32.1" (814mm)	



Rev. Date: R3 01/06/2015



US: www.cree.com/lighting

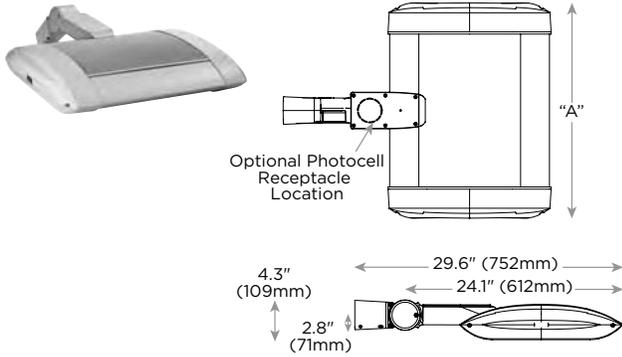
T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

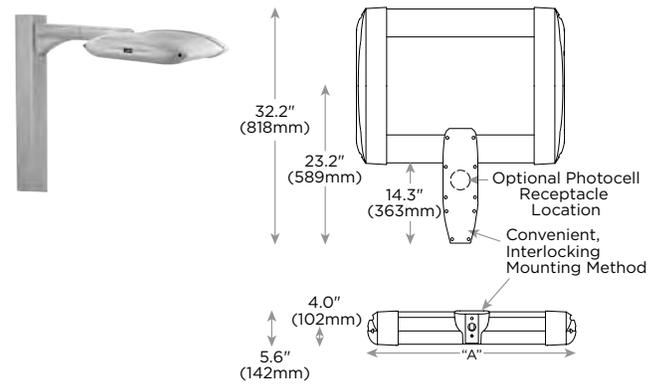
T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Area/Flood Luminaire

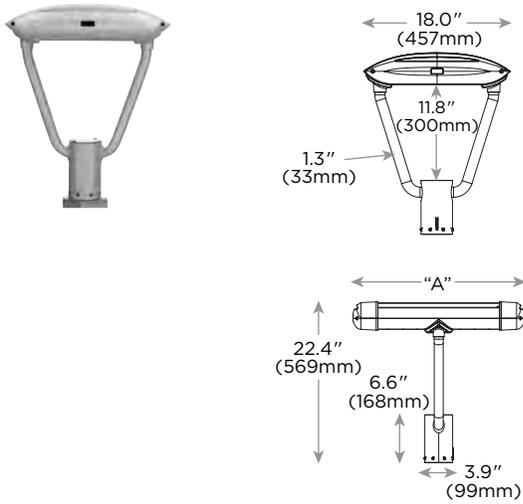
AA Mount



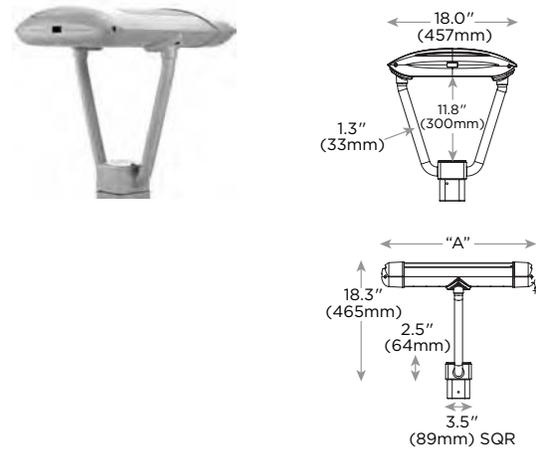
DL Mount



R3 Mount



R4 Mount



PS Series

Crown-Weld® Square Straight Steel Poles

Product Description

Non-tapered square steel poles are supplied with a welded base with cover, four galvanized anchor bolts, masonite mounting template and pole cap (except tenon mount). Each anchor bolt is provided with two washers and two nuts. Steel pole base has slotted holes. Per National Electrical Code requirements, pole is standard with a 2" x 6" hand hole, located 18" above the bottom of pole base. A #10-32 stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole. A hand hole cover is supplied but shipped separately. In addition, 4' x 27" and 4' x 30' poles include an internal 5/16" steel reinforced sleeve welded inside the bottom 24" of the pole, as well as a reinforcement welded around the hand hole for added strength. The hand hole location on reinforced poles is 12" above the bottom of the pole base.

CONSTRUCTION & MATERIALS

- Square, non tapered pole of structural steel tubing (ASTM A 500) with a minimum yield of 46,00 p.s.i.
- Welded to a formed carbon steel base plate with a minimum yield strength of 36,000 p.s.i.
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion

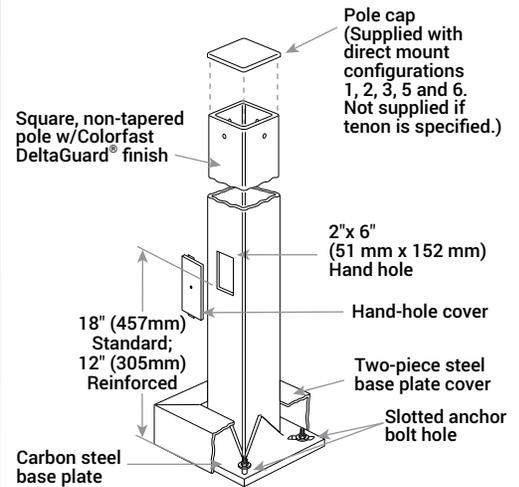
REGULATORY & VOLUNTARY QUALIFICATIONS

- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength

LIMITED WARRANTY*

- 7 years on pole/7 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms



Accessories

Field-Installed	
GFI Outlet Accessory – 120V	
REC-GFIBZ - Bronze Finish	REC-GFIWH - White Finish
REC-GFIBK - Black Finish	REC-GFISV - Silver Finish

Ordering Information

Example: PS3S10C1BK

Product	Mounting Configuration	Color Options
PS3S10C 10' x 3" x 0.125" PS3S15C 15' x 3" x 0.125" PS3S20C 20' x 3" x 0.125" PS4S10C 10' x 4" x 0.125" PS4S12C 12' x 4" x 0.125"	1 Single ¹ 2 Twin @ 180° 3 Twin @ 90° ¹ 5 Triple ¹ 6 Quad ¹ T Tenon ²	BK Black BZ Bronze SV Silver WH White
PS4S15C 15' x 4" x 0.125" PS4S17C 17' x 4" x 0.125" PS4S20C 20' x 4" x 0.125" PS4S22C 22' x 4" x 0.125" PS4S22S 22' x 4" x 0.188"		
PS4S25C 25' x 4" x 0.125" PS4S25S 25' x 4" x 0.188" PS4S27R 27' x 4" x 0.125" PS4S30R 30' x 4" x 0.125"		
PS4S30H 30' x 4" x 0.188" PS5S25S 25' x 5" x 0.188" PS5S30S 30' x 5" x 0.188" PS6S30S 30' x 6" x 0.188"		

¹ Direct mount pole configuration. N/A for Cree Edge™ High Output luminaires

² Order tenon separately. Refer to [Bracket and Tenons spec sheet](#) for additional information





VANDEWALLE & ASSOCIATES INC.

MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Michael A. Slavney, FAICP
Date: 18 July 2017
Re: Design Review for the Mount Horeb Public Safety Building Project.

Background

The Village of Mount Horeb has recently reviewed a request for Design Review for the proposed Public Safety Building on Blue Mounds Street. The proposed project is generally consistent with the concept plan presented to the Plan Commission at its June meeting, and responds positively to suggestions by the Plan Commission at that meeting. The subject property is in the Restricted Industrial (I-1) zoning district. Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance, and is required for all development projects in the Village, except residential development with three or fewer dwelling units.

The first task of the Design Review process is to confirm that all requirements of the I-1 zoning district have been met. This is the case, including the depicted Impervious Surface Percentage which complies with the maximum 60% limit, and all building setback and height requirements.

The Design Review requirements in Section 17.14(4)(b) identify 27 Design Directives. The Plan Commission has the ability to waive any Design Directive, and add additional design requirements upon a finding that the additional design requirement would improve the project.

At the conclusion of the design review process, I recommend that the Plan Commission make a finding that the design of the project (including all waivers of design directives and all additional design requirements) makes the development a positive asset to the visual appearance of the community, and a positive contribution to the growth and stability of the community tax base.

Where a specific Plan Commission action is required, my recommendation is in *italic font*.

Village Planner's Comments on Compliance with the Requirements of the (I-1) Zoning District

All requirements of the I-1 Zoning District have been met for land use, development density/intensity, as well as all standards of the Zoning Ordinance not addressed by the Design Review process, as depicted on the Site Plan dated 7/21/2017.

Village Planner's Comments on the Design Directives

The following analysis is arranged to match the presentation of Design Directives in Section 17.14(4)(b) of the Zoning Ordinance. My review comments are presented in the bulleted paragraphs following each directive. The check symbol indicates my review opinion that the design directive has been met.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - ✓ As shown on Sheet C2.0, the Grading Plan has preserved existing grades to the extent possible. Significant grading is required at the rear (west) of the site – due to the need for drive-through vehicle bays combined with the need for circulation drives around the large building, and in the center of the site to raise a swale running from the northwest corner of the site, to southeast corner of the site.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - ✓ As shown on Sheet C2.0, the Grading Plan has proposed site grades matching existing grades around the entire perimeter of the subject property.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - ✓ As shown on Sheet C2.0, the Grading Plan has closely matched the front (east side) of the site and the building elevation to the elevation of Blue Mounds Street. The grades on the south side of the site closely match the existing grades on the property to the south. Thus, proposed site grading will create an attractive site appearance.

2. Existing Site Vegetation and Other Natural Features:

- a. The grading and development plans shall preserve, protect, and maintain important existing site vegetation as identified by the Plan Commission. Examples include hedgerows, groves and individual specimen trees.
 - ✓ As shown on Sheet C1.0, the Layout Plan, and Sheet C2.0, the Grading Plan, the proposed development and grading affects about 95% of the subject property. However, the subject property is historically farmed, and has no significant vegetation. The double-row spruce buffer to the south is located on the adjoining property, and will not be affected by the proposed development. Curbs will be used along the south side of the paved area to guide stormwater to basins in the southeast corner of the subject property.
- b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
 - ✓ As shown on Sheet C2.0, the Grading Plan, the proposed grading is designed to use the topsoil from the site following site grading.

3. Site Layout Relation to Abutting Streets:

- a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
 - ✓ Although larger, the building quality and design, parking, and landscaping will meet or exceed all Village standards in the vicinity and throughout the community. The physical nature of the development (as well as its protective services base) will be an asset to the surrounding area. The proposed land use is compatible with the school bus facility to the north, the park to the east, residential development to the south, and planned mixed use development to the west.
- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - ✓ The proposed site layout and building will result in an attractive appearance on all four sides, including from Blue Mounds Street, which is currently the only abutting street.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs b. and c.
 - ✓ The proposed building/ pavement setbacks are in full compliance with the I-1 zoning district: Minimum 10-foot front yard; 30-foot side yard; 20-foot rear yard; and 10 foot paved area setback.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.
 - ✓ This requirement is not applicable, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.
 - ✓ This requirement is not applicable, as the subject property is not located in the specified area.

5. Building Height:

- a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.
 - ✓ The proposed building heights are in full compliance with the I-1 zoning district: The vehicle bay portion of the building is just below the permitted maximum of 35 feet. The tower portion of the building reaches 41 feet to its sloped-roof midpoint, which is below the maximum of 45 feet (10 feet over the district maximum of 35) for a decorative tower.

- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, building heights shall be a minimum of 20 feet and shall be a minimum of 2 stories, unless an exception is granted through the conditional use process.
 - ✓ This requirement is not applicable, as the subject property is not located in the specified area.
- c. Within the CTH ID corridor between STH 78 and USH 151, building heights shall provide a functional or decorative building tower or related architectural feature that exceeds the height of majority of the building facade by at least 7 feet, unless an exception is granted through the conditional use process. Roofs, and roof appurtenances such as cupolas, shall not count toward this requirement.
 - ✓ This requirement is not applicable, as the subject property is not located in the specified area. However, said decorative building tower is provided.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - ✓ All large development requirements are met, with the following exceptions:
 - A bicycle rack should be provided near the front entrance. *I recommend the Plan Commission require the provision of rack space for a minimum of ten bikes.*
 - The trash receptacle enclosure should match one or more materials and colors on the building exterior. A cedar, or cedar-look, gate should be provided. *I recommend the Plan Commission require a cedar gate, as has been required on all other development projects subject to Design Review.*

7. Building Facades:

- a. Long building facades shall be visually broken up and variegated with staggers and offsets as determined appropriate by the Plan Commission.
 - ✓ The proposed building provides facades that are well-articulated, particularly along the front façade, the only side of the building that faces a public street.
- b. All building facades facing streets, drives or parking areas shall provide regularly spaced openings for windows and doors, and regularly spaced decorative elements such as piers and columns. The size and spacing of these features shall be compatible with nearby structures that meet this requirement, as determined by the Plan Commission.
 - ✓ The proposed front façade of the building that faces Blue Mounds Street, and the south façade of the building faces a parking area, both employ regularly-spaced windows, doors and decorative elements. The stone piers located between the bay doors are particularly notable.

- c. All building facades facing streets, drives or parking areas shall provide a pattern of upper story openings that is compatible with the pattern established by the ground floor, as determined by the Plan Commission.
 - ✓ This requirement is met. Specifically, it applies to clearstory windows, which are centered above the bay doors; the Fire Department administrative office area, in which the second floor repeats the ground floor window pattern; and to the window areas on the upper stories of the tower, which are centered above the ground floor windows.
- d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
 - ✓ This requirement is not applicable, as the subject property is not located in the specified area.

8. Exterior Building Materials:

- a. Exterior materials for multifamily, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.
 - ✓ This requirement is not applicable, as the subject property is not one of the specified land uses.
- b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
 - ✓ This requirement is met on all portions of the building.

9. Exterior Building Colors:

- a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
 - i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
 - ✓ This requirement is not applicable, as the subject property is not located in the specified area.
 - ii. Throughout the rest of the Village primary colors, including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.
 - ✓ This requirement is met on all portions of the building, and the color scheme provides a good transition between the bus facility to the north to the residential areas to the east and south.
 - iii. High gloss paints and other exterior finishes are not permitted.
 - ✓ This requirement is met on all portions of the building. The safety railings along the top of the retaining walls on the south side of the site are likely to have an enamel paint surface. *I recommend the Plan Commission waive this prohibition for this application. Enamel paint will reduce the need for repainting on the metal railing.*

iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.

✓ This requirement is met on all portions of the building.

10. Exterior Doors:

a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.

✓ This requirement is met on all portions of the building, by using glass doors within high-quality metal frames which match other building trim.

11. Windows:

a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.

✓ This requirement is met on all portions of the building. None of these materials are proposed.

b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.

✓ This requirement is met on all portions of the building. Continual compliance is required after building occupancy.

12. Roofs:

a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.

✓ I believe this requirement is met on all portions of the building, particularly in relation to the bus facility to the north, which is of a similar land use and zoning district.

b. Metal roofs shall not be used for multifamily, office or commercial buildings, unless an exception is granted through the conditional use process.

✓ This requirement is not applicable, as the land use is not one of the specified uses.

c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.

✓ This requirement is not applicable, as the subject property is not located in the downtown or CTH ID corridor.

d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.

✓ Rooftop mechanical equipment is not used on this building. All mechanicals are ground-mounted.

13. Exterior Building Appurtenances:

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

✓ Said appurtenances are not depicted on the building elevations. I cannot determine if this requirement is met. *Compliance with this requirement will need to be confirmed by the applicant.*

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - ✓ Awnings are not proposed on the building. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - ✓ Roof extensions are proposed over the equipment bay and the main entrance, and use the same design motif used on the tower. I do not consider them to be metal canopies, which by common architectural definition are supported by poles. This requirement is met.
- c. Backlighting is prohibited.
 - ✓ Awnings are not proposed on the building. This requirement is not applicable.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - ✓ This requirement is not met. As discussed above, I recommend the Plan Commission waive this requirement.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - ✓ The trash containment structure uses attractive, high-quality and durable materials found on the ground floor of the building. This requirement is met.
- c. Wood or synthetic wood gates shall be used, and shall be arranged in a pattern to provide complete opacity. Metal panel gates and metal fence gates with strips are prohibited.
 - ✓ No gates are proposed on the trash enclosure – due to its hidden location behind the building, and the north-facing orientation of the enclosure. *I recommend this requirement not be waived by the Plan Commission. It has been required for all projects subject to Design Review.*

16. Freestanding Canopy Structures:

- a. Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building, as determined by the Plan Commission.
 - ✓ This requirement is not applicable, as no freestanding canopy structure is proposed.
- b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.
 - ✓ This requirement is not applicable, as no freestanding canopy structure is proposed.
- c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - ✓ This requirement is not applicable, as no freestanding canopy structure is proposed.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - ✓ There are no details proposed for any outbuildings at this time. *This requirement will be applicable to the “Future Building”, should it be undertaken.*
- b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.
 - ✓ The two retaining walls on the south side of the site employ high-quality decorative block which complements the building.

18. Exterior Lighting:

- a. All exterior lighting shall use decorative fixtures, as approved by the Plan Commission. Such fixtures shall be consistent in design theme throughout the site.
 - ✓ All exterior fixtures are high-quality, contemporary design LED fixtures in gray, which are consistent with the design theme of the site.
- b. All exterior light bulbs shall not be visible from beyond any property line. Directional or cutoff fixtures shall be used to meet this requirement.
 - ✓ The mounting height of the pole-mounted fixtures is 23 feet, and poles are located 25 feet or more from all property lines. The full cutoff design of the fixture will result in this requirement being met.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - ✓ This requirement is met.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - ✓ This requirement is met.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - ✓ 19. This requirement is not met. Mounting heights are 23 feet. The Village has consistently enforced this requirement. *I recommend that mounting heights be reduced to the maximum 20-foot mounting height standard.*

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - ✓ Exterior signage is not yet proposed. The sign permit process will ensure compliance with this design standard. Individual metal letters would be typical for on-building signage. A single freestanding monument sign, with a maximum height of 15 feet, and a maximum area of 250 square feet, would also be typical.
- b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.
 - ✓ Exterior signage is not yet proposed. The sign permit process will ensure compliance with this design standard.

20. Outdoor Display or Storage:

- a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.
 - ✓ No outdoor storage areas are labeled. The long-term parking of operable, licensed, vehicles is parking, not storage. This would include squad cars, and other police, fire, ambulance, and other vehicles regularly used by the facility.
- b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.
 - ✓ No outdoor storage areas are proposed.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - ✓ This requirement is met throughout the site.
- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - ✓ This suggestion is not applicable to the heavy vehicle traffic expected on this site. With the very low impervious surface maximum of the I-1 zoning district (60%), the greenspace provided on this site is more effective than porous pavement.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - ✓ *A public sidewalk will be required to be installed along the entire frontage of Blue Mounds Street, as part of this project.*
- b. Paved pedestrian connections are required between all street frontage pedestrian facilities and public doorways. Said connections shall be a minimum of 5 feet wide.
 - ✓ This is provided to the main door of the building.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - ✓ *The site plan is designed so that such a crosswalk is not needed, although pavement markings along the sidewalk in front of the equipment bay driveway is advised.*

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - ✓ I believe the circulation pattern to be very safe and understandable.
- b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area,

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

- ✓ This requirement is unnecessary.
- c. No traffic circulation shall be permitted within 10 feet of a street or drive right-of-way or easement, nor within 5 feet of any other property line, except within the downtown area, or as approved as through the conditional use process.
 - ✓ This standard is met throughout the site.
- d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.
 - ✓ This standard is not applicable to the subject property.

24. Parking:

- a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.
 - ✓ All parking is located behind the required building setback. This standard is inapplicable to the Site Plan.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - ✓ This standard is not applicable to the subject property.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - ✓ This standard is not applicable to the subject property.
- d. Bicycle parking shall be provided at a rate of one bicycle space for every 10 vehicle parking spaces up to a total of 20 bicycle spaces.
 - ✓ *A ten-space bike rack should be provided near the main entrance of the building.*

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
 - ✓ This standard is met.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - ✓ This standard is met.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - ✓ This standard is met.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - ✓ This standard is met.
- b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.
 - ✓ This standard is met.

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - ✓ This standard is met.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - ✓ This standard is met.
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - ✓ This standard is not applicable.

Village Planner's Recommendations Regarding the Site Plan and Design Review:

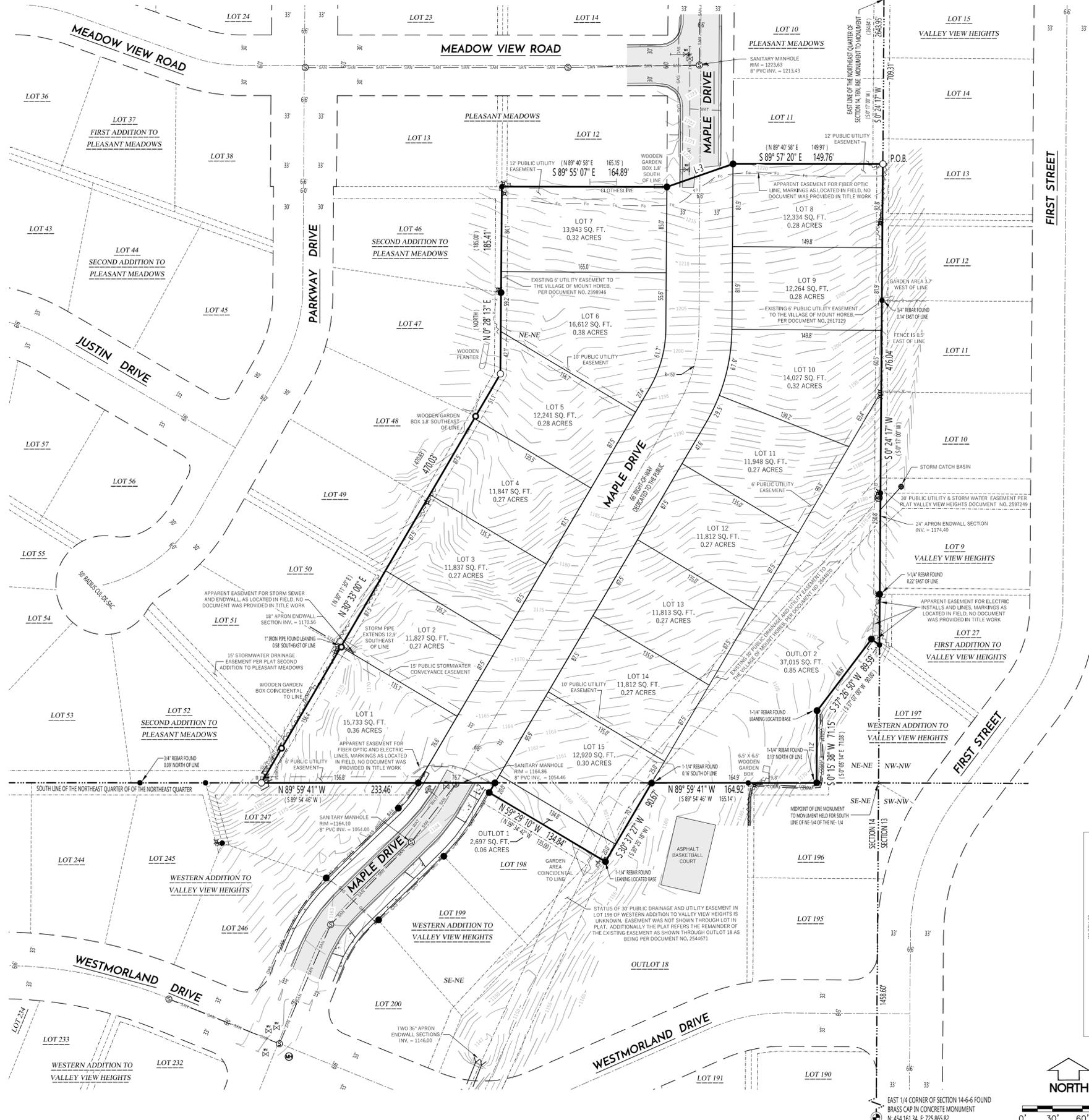
If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion that finds the proposed Site Plan and Project Design to be fully consistent with the requirements of the Zoning Ordinance., inclusive of full and continuous compliance with the submittal documents, and with any conditions identified by Village Staff and the Plan Commission, and 1-4, below:

- 1. Compliance with the Village Engineer's comments.
- 2. Waiver to allow enamel paint on the retaining wall railings.
- 3. The enclosure shall provide a cedar gate, or use cedar replicating materials.
- 4. All exterior light fixtures shall be mounted to comply with the 20-foot mounting height limit, rather than at 23 feet as proposed.
- 5. A standard public sidewalk shall be provided along the full frontage of Blue Mounds Street.
- 6. Pavement markings shall be provided where said public sidewalk crosses the main equipment driveway.
- 7. Any additional requirements identified by Village Staff, the Village Engineer, or the Plan Commission.

PRELIMINARY PLAT of MAPLE RIDGE

A PART OF OUTLOT 125, REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, AS DESCRIBED IN A WARRANTY DEED RECORDED NOVEMBER 9, 2004 AS DOCUMENT NO. 3988572, ALL IN TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

NORTHEAST CORNER OF SECTION 14-6-6
FOUND BRASS CAP IN CONCRETE MONUMENT
N: 456,805.23 E: 725,884.50



LEGEND	
	FOUND PLSS SECTION MONUMENT NOTED
	FOUND 3/4" REBAR
	FOUND 1-1/4" REBAR
	FOUND 1" IRON PIPE
	2" REBAR SET
	EXISTING SANITARY MANHOLE
	EXISTING STORM CATCH BASIN
	UNIDENTIFIED MANHOLE
	FIRE HYDRANT
	WATER VALVE
	ELECTRICAL TRANSFORMER/BOX
	UTILITY VAULT
	UTILITY PEDESTAL
	RECORDED AS
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	TREE LINE
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING ELECTRIC
	EXISTING COMMUNICATION
	EXISTING FENCE LINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONTOUR MAJOR
	CONTOUR MINOR

- ### NOTES
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF JUNE 12TH, 2017.
 - NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14 BEARS S 00° 24' 17" W.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012b ADJUSTMENT (NAVD88(12b)).
 - SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
 - CONTOUR INTERVAL IS 1 FOOT AND HAVE BEEN DETERMINED BY SURVEY FIELD DATA.
 - SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER REGIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 55025C03656 AND 55025C0530G DATED JANUARY 02, 2009.
 - CURRENT PARCEL ZONING IS A-1 AGRICULTURAL FOR THE ENTIRE PARCEL, ALL OTHER ADJACENT LOTS DEPICTED ARE ZONED R-1 SINGLE FAMILY RESIDENTIAL, THE ADJACENT OUTLOT 18 IS ZONED CONSERVANCY.
 - OUTLOT 1 AND 2 ARE TO BE DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND RECREATIONAL PURPOSES.

LEGAL DESCRIPTION (AS FURNISHED)

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 6 EAST, IN THE VILLAGE OF MT. HOREB, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED IN A WARRANTY DEED RECORDED NOVEMBER 9, 2004 AS DOCUMENT NO. 3988572, AND OUTLOT ONE HUNDRED TWENTY-FIVE (125), REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB, IN THE VILLAGE OF MT. HOREB, DANE COUNTY, WISCONSIN, EXCEPT THE FOLLOWING:

EXCEPT THAT PART CONVEYED IN VOLUME 1090 OF RECORDS, PAGE 623, AS DOCUMENT NO. 1636430.

EXCEPT THE PLATS OF PLEASANT MEADOWS, FIRST ADDITION TO PLEASANT MEADOWS AND SECOND ADDITION TO PLEASANT MEADOWS.

EXCEPT THAT PART CONVEYED IN VOLUME 5793 OF RECORDS, PAGE 58, AS DOCUMENT NO. 1838687; ALSO EXCEPT THAT PART CONVEYED IN VOLUME 5793 OF RECORDS, PAGE 60, AS DOCUMENT NO. 1838688.

EXCEPT CERTIFIED SURVEY MAP NO. 8327, RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS, PAGE 103, AS DOCUMENT NO. 2790969.

EXCEPT THAT PART CONVEYED IN A WARRANTY DEED RECORDED NOVEMBER 9, 2004 AS DOCUMENT NO. 3988571.

LEGAL DESCRIPTION (AS SURVEYED)

A PART OF OUTLOT 125, REVISED AND CONSOLIDATED ASSESSOR'S PLAT OF MT. HOREB, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, AS DESCRIBED IN A WARRANTY DEED RECORDED NOVEMBER 9, 2004 AS DOCUMENT NO. 3988572, ALL IN TOWN 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF FORESAID SECTION 14; THENCE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 A DISTANCE OF 709.31 FEET TO THE SOUTHWEST CORNER OF LOT 11, PLEASANT MEADOWS AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST QUARTER LINE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS WEST, 476.04 FEET TO THE NORTHEASTLY LINE OF LOT 197; WESTERN ADDITION TO VALLEY VIEW HEIGHTS; THENCE ALONG SAID NORTHEASTLY LINE OF LOT 197 NORTH 54 DEGREES 44 MINUTES 28 SECONDS WEST, 9.81 FEET TO THE NORTH CORNER OF SAID LOT 197; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 197, SOUTH 37 DEGREES 26 MINUTES 50 SECONDS WEST, 89.59 FEET TO THE WESTERLY CORNER OF LOT SAID LOT 197; THENCE ALONG THE WESTERLY LINE OF SAID LOT 197, SOUTH 00 DEGREES 15 MINUTES 38 SECONDS WEST, 71.35 FEET TO THE SOUTH LINE OF THE FORESAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 ALSO BEING THE NORTHERLY LINE OF LOT 196, OF SAID WESTERN ADDITION TO VALLEY VIEW HEIGHTS; THENCE ALONG SAID SOUTH QUARTER QUARTER LINE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST, 164.92 FEET TO THE NORTHWESTERLY LINE OF LOT 197; THENCE ALONG SAID WESTERLY ADDITION TO VALLEY VIEW HEIGHTS; THENCE ALONG SAID NORTHWESTERLY LINE OF LOT 197, SOUTH 30 DEGREES 37 MINUTES 20 SECONDS WEST, 90.67 FEET TO THE NORTHEASTLY LINE OF LOT 198, OF SAID WESTERLY ADDITION TO VALLEY VIEW HEIGHTS; THENCE ALONG SAID NORTHWESTERLY LINE OF LOT 198, NORTH 89 DEGREES 29 MINUTES 10 SECONDS WEST, 134.84 FEET TO THE EASTERLY RIGHT-OF-WAY OF MAPLE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 30 DEGREES 37 MINUTES 27 SECONDS EAST, 11.12 FEET TO THE FORESAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14; THENCE ALONG SAID QUARTER QUARTER LINE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST, 233.46 FEET TO THE SOUTHEASTLY LINE OF SECOND ADDITION TO PLEASANT MEADOWS; THENCE ALONG SAID SOUTHEASTLY LINE NORTH 30 DEGREES 33 MINUTES 00 SECONDS EAST, 470.03 FEET TO THE EASTERLY LINE OF SAID SECOND ADDITION TO PLEASANT MEADOWS; THENCE ALONG SAID EASTERLY LINE NORTH 00 DEGREES 28 MINUTES 13 SECONDS EAST, 185.41 FEET TO THE SOUTHWEST CORNER OF LOT 12, PLEASANT MEADOWS; THENCE ALONG THE SOUTH LINE OF SAID LOT 12, SOUTH 89 DEGREES 59 MINUTES 07 SECONDS EAST, 164.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAPLE DRIVE; THENCE NORTH 71 DEGREES 00 MINUTES 57 SECONDS EAST, 69.97 FEET TO THE EASTERLY RIGHT-OF-WAY OF MAPLE DRIVE AND SOUTHWEST CORNER OF LOT 11 OF PLEASANT MEADOWS; THENCE ALONG THE SOUTH LINE OF SAID LOT 11, SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 149.76 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 276,619 SQUARE FEET OR 6.35 ACRES

LINE	BEARING	DISTANCE
L-1	N 54° 44' 28" W	9.81'
()	N 52° 53' 00" W	10.00'
L-2	N 30° 37' 27" E	11.12'
()	N 30° 25' 18" E	
L-3	N 71° 00' 57" E	69.97'
()	N 70° 58' 26" E	69.83'



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 ALL OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN CHAPTER 18 - SUBDIVISION AND PLATTING OF THE VILLAGE OF MOUNT HOREB - CODE OF ORDINANCES.

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

DATE _____



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

SUBDIVIDER: ENCORE HOMES, INC
6800 SCHNEIDER ROAD
MIDDLETON, WI 53562

OWNER: COMMUNITY DEVELOPERS, INC
PO BOX 104
MOUNT HOREB, WI 53572

**VILLAGE OF MOUNT HOREB
ORDINANCE 2017-05**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY FROM A-1
AGRICULTURAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED MAPLE RIDGE SUBDIVISION

WHEREAS, an application from Encore Homes, Inc/Chad Wuebben to rezone the property described as Outlot 125 of the Revised and Consolidated Assessor's Plat of Mount Horeb, parcel 0606-141-0434-1, has been filed with the Village of Mount Horeb; and

WHEREAS, the applicant is requesting that the zoning classification of the above described property be changed from A-1 Agricultural District to R-1 Single Family Residential District to allow for proposed 15 lot single family Maple Ridge Subdivision; and

WHEREAS, pursuant to sec. 62.23(7) Stats., the Village Plan Commission held a public hearing regarding the zoning request on July 26, 2017, which was preceded by the publication of a class 2 notice under ch. 985, Stats.; and

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

WHEREAS, after the public hearing, the Village Plan Commission determined that changing the zoning classification of the property from A-1 Agricultural District to R-1 Single Family Residential District would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommended that the zoning classification of the property be changed; and

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

NOW THEREFORE, pursuant to sec. 62.23(7) Stats., and Chapter 17 of the Village Code, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. Subject to Sections 2 and 3, the zoning classification of the above referenced property is hereby designated R-1 Single Family Residential District, and the Zoning Map of the Village shall be amended accordingly.

Section 2. Ordinance shall take effect upon approval by the Village Board of the final plat for Maple Ridge Subdivision, and approved plat is recorded with the Register of Deeds for Dane County, Wisconsin; and

Section 3. Ordinance shall take effect following full transfer of ownership of the above referenced property to Encore Homes, Inc/Chad Wuebben.

The above and foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at its regular meeting held on Wednesday, August 2, 2017.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____

DRAFT

Kathy Hagen

From: Robert Wright [Robert.Wright@smithgroupjjr.com]
Sent: Monday, July 17, 2017 6:33 PM
To: Kathy Hagen; Nic Owen
Cc: Chad Wuebben (cwuebben@encorebuildsmadison.com); 'Wade Wyse'
Subject: Maple Ridge Plat: Review Comments
Attachments: Maple Ridge Design Plans - SGJJR Comments.pdf

We offer the following comments regarding the Plat and construction drawings for the Maple Ridge Plat.

Construction drawings:

1. Shot rock used as trench backfill shall meet the Mt Horeb Standard Specs.
2. Silt fence or erosion berms and weepers shall be placed on drawings for erosion control measures. They should be seeded and mulched
3. Ditch checks should be added in the berms
4. Label typical slopes on grading
5. Sewer and water laterals may be better suited to be installed in the lower 1/3 of the lot to allow for basement exposure.
6. Label Station offsets and tapers on P-2 of the connection to the North end. Tapers should be at 10:1 maximum
7. Sheet P-3 – consider connection with a pipe between STM MH NO. 3 to the existing storm sewer on the west side of the plat. Because the pipe is out of the traveled way, N12 or PVC ultra-rip may be used in lieu of RCP pipe. If possible shift STM MH NO. 3 to be located on the intersection of the common lot line of Lots ½
8. Verify manhole size of STM MH NO.2
9. Standard sidewalk width in residential areas is 4-ft
10. Dimension distances between Sewers and water main on plan and profile sheets.
11. A water valve may be required to be installed at connection to existing main at 107+40 for testing and to limit service interruptions
12. Will Outlot 1 have a paved trail or a hard surface for access to the existing park?

Preliminary Plant and final Plat:

Preliminary Plat:

1. Plat is located with the Village limits
2. Plat is located within the Urban Service Area
3. Plan conforms to the intent of the master Plan
4. Zoning is currently A-1, proposed is R-1
5. Scattered small areas of steep slopes are on the parcel, but should not prohibit development.
6. Greenways and streets are consistent with Official Map
7. Sanitary sewer will be gravity flow to south
8. Water main installation will complete the loop
9. Drainage and stormwater to be thru regional detention (recapture required). Storm sewer is the responsibility of the developer.
10. Lot Layouts and size consistent with ordinance
11. Existing utilities and easements shown
12. Recapture costs:
 - a. RW-1 Mickelson Stormwater Basin
 - i. \$21,860.16 Payable to the Village of Mt. Horeb

- ii. \$1,253.44 Payable to Monson
- b. RW-6 Southwest Interceptor Sewer
 - i. \$10,646.97 payable to Monson
- 13. Park and Street Trees fees required.
- 14. Drainage arrows and master site grading plan required.
- 15. Verify utility easements with Village and other public utilities

Final Plat:

- 1. Drainage arrows required.
- 2. Additional language regarding utility easements and the purpose and intent should be added to the face of the plat.
- 3. Master site grading plan is required.

Robert Wright, PE
Principal | Civil Engineer

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Madison, WI 53703

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Robert.Wright@smithgroupjjr.com

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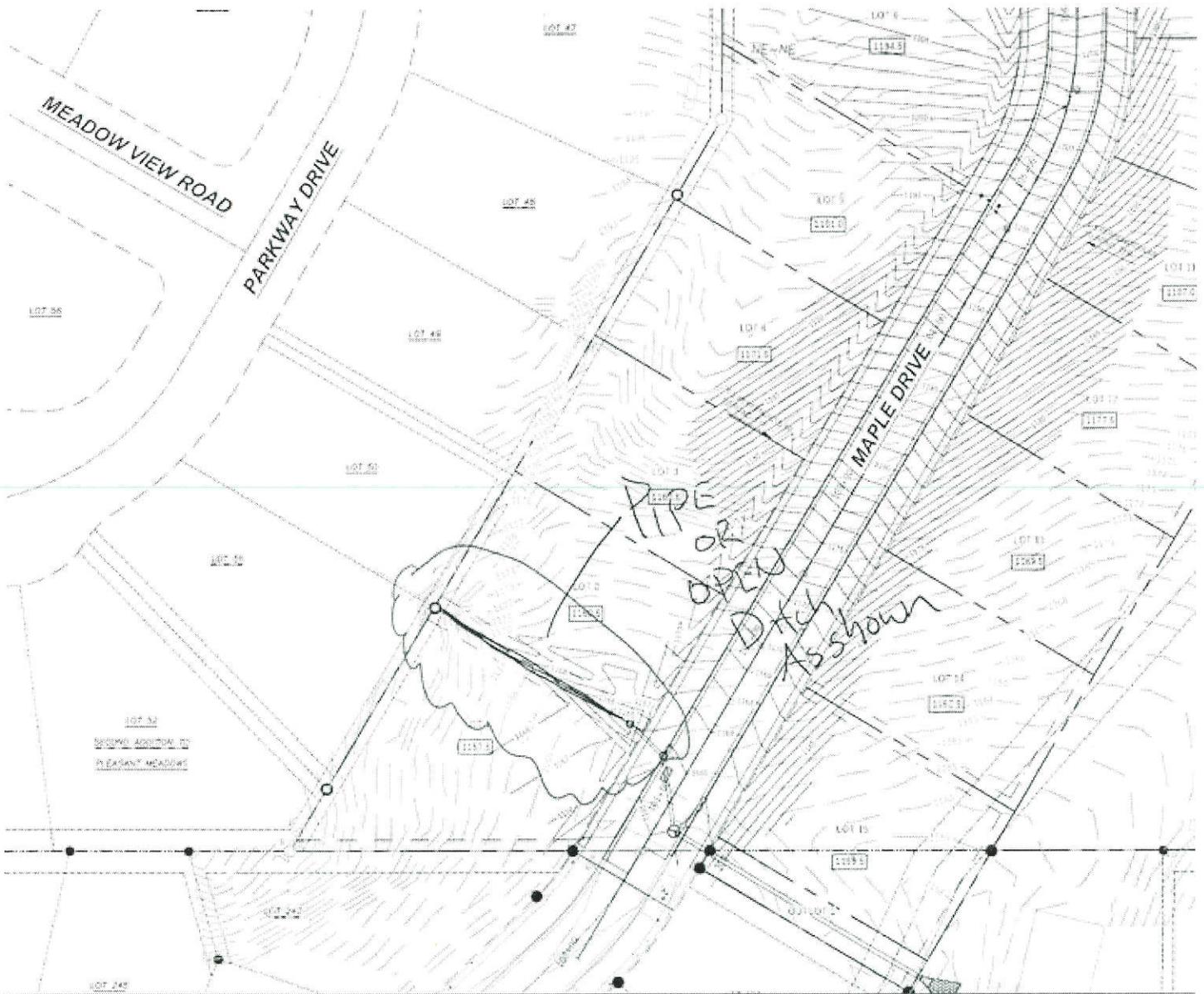
Kathy Hagen

From: Robert Wright [Robert.Wright@smithgroupjjr.com]
Sent: Thursday, July 20, 2017 5:17 PM
To: Kathy Hagen
Cc: 'Wade Wyse'
Subject: RE: Maple Ridge Plat: Review Comments

Hi Kathy,

It appears that many of the comments were taken care of in this 85% submittal. The one comment that should be discussed by the Village is the open drainage ditch (located with a drainage easement to the Village) that is between Lots 1 and 2 on the west side of the roadway. This ditch picks up a storm sewer outfall that is between lots 50/51 on the plat to the west. I had previously noted that the developer may want to look at a yard inlet in this location near the road instead of a rip rap ditch with apron end wall or potentially piping it. This submission changes this area to a yard inlet as was suggested as one of the two potential changes that could be made. Fully piping this may be a better solution for the adjoin lots as the drainage way could be a maintenance issue for both the village and owners of the lots.

Also, a Master Site Grading Plan is still required.



Robert Wright, PE
Principal | Civil Engineer

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Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
June 2017

Month to Date

1. 36 Building permits have been issued for general construction since June 1st.
2. 2 new UDC permits were issued for a single family homes

Year to Date

1. 137 General permits since Jan. 1st
2. 16 New UDC single family homes since Jan. 1 (Total for all of 2016 was 14)

Large Commercial projects currently active

1. Duluth Office building
2. Hoff Mall Expansion
3. North Cape Apartments Building B
4. The Food Emporium

Respectfully submitted

Dave Geraths
Building Inspector