



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, JANUARY 22, 2020

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 December 18, 2019 Plan Commission meeting minutes
- 3) PUBLIC HEARING: To change zoning at 320 W Main Street from R-2 Residential to Main Street Business
- 4) Consider recommendation for Ordinance 2020-03, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM R-2 TWO FAMILY RESIDENTIAL TO MAIN STREET BUSINESS 320 W MAIN STREET"
- 5) Consider preliminary plat of Final Addition To Kara View Heights
- 6) Overview of upcoming Comprehensive Plan amendment request by Wyser Properties LLC
- 7) Plan Commission Chair report
- 8) Village Planner report
- 9) Adjourn

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

PLEASE NOTE THAT UPON REASONABLE NOTICE EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS OR SERVICES. TO REQUEST THIS SERVICE CONTACT ALYSSA GROSS, CLERK, AT (608) 437-9404.

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 23, 2019

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 Destinee Udelhoven, Norb Scribner, Brent Yauchler, Dave Hoffman, and Peggy Zalucha. Brenda Monroe was absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, and Deputy Clerk Chrissy Kahl.

Consider October 23, 2019 Plan Commission meeting minutes: Zalucha moved, Udelhoven seconded to approve the October 23, 2019 minutes. Motion carried by unanimous voice vote.

Consider Resolution 2019-19, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN" for MWP Ventures LLC project: Steve Grundahl, owner and Katherine Westaby from Vierbicher Engineers were present. Scribner moved, Yauchler seconded to recommend to the Village Board conditional upon getting the zoning change. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider zoning change from A-1 Agricultural to PI Planned Industrial and R-3 Multi-Family Residential for parcel 0606-141-9395-1 at the southern Village limits adjacent to Blue Mounds Street: The public hearing opened at 7:09pm. Brad Murphy, 712 S. 1st Street, spoke in support. The public hearing closed at 7:12pm.

Consider recommendation for Ordinance 2019-12, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION ON LOT 1 CSM 13799 FROM A-1 AGRICULTURAL TO PI PLANNED INDUSTRIAL AND R-3 MULTI FAMILY RESIDENTIAL": Hoffman moved, Scribner seconded to recommend to the Village Board contingent on approval of land use. Prior to vote additional discussion took place. Initial motion was not voted on. Owen reviewed a letter from Travis Beck, 928 S. Blue Mounds Street, in opposition. Steve Grundahl has been in contact with him to discuss. Hoffman has concerns about traffic at the Blue Mounds Street/Main Street intersection. A second motion was made by Yauchler, seconded by Scribner to consider recommendation of Ordinance 2019-12. Motion carried by unanimous voice vote.

Consider revision to Mount Horeb Dental’s Design Review application for 115 Brookwood

Drive: Denise Sinshack, Director of Operations for Mount Horeb Dental and Scott Kammer, Architect were present to discuss HVAC screening and sign placement. Slavney said the HVAC screening meets all requirements. The design of the sign on Springdale Street was reviewed and discussed. A directional sign proposed for the end of the driveway needs to be on their property only and not block the public right-of-way. Yauchler moved, Hoffman seconded to approve the revisions to the Design Review application. Motion carried by unanimous voice vote.

Consider Certified Survey Map application from Symdon Brothers LLC for CSM 11019 lots 1

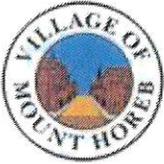
and 2: Owen reviewed this item. Easements need to be identified and recapture fees paid. Slavney would like Village Engineer’s suggestion for access limitations, if needed. Scribner moved, Zalucha seconded to approve the CSM. Motion carried by unanimous voice vote.

Plan Commission Chair Report: Littel gave the report.

Village Planner report: No report given.

Adjourn: Hoffman moved, Zalucha seconded to adjourn the meeting at 7:51pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Village Deputy Clerk



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

**Zoning Amendment/
 Conditional Use Permit
 Application & Fees**

The undersigned owner (agent) of the property herein described hereby requests to:

be granted the following specific conditional use: _____

amend the Mount Horeb Zoning Ordinance as follows: requesting a zoning change
from R-2 Residential to USB - Main St Business.

Applicant

Name: Kristin Vike-Steinich ; Bob Steinich ; Steinich Properties
 Address: 320 W. Main St
 City/St/Zip: Mt. Horeb, WI 53572 Phone: 608-576-3093

1) Address of property: 320 W. Main St.
 Tax Parcel ID Number: 157 CSM#: _____
 Lot: _____ Block: _____ Subdivision: _____
 Zoning: R1 R2 R3 R4 PO NB PB CB P1 I1 I2 A1 CO1 PD1 (circle one)
USB

- 2) Attach a plan, survey, map, or plat identifying the property under consideration
- 3) Application and plans must be submitted a minimum of 10 days prior to the Plan Commission meeting (meeting held on the 4th Wednesday of each month)

Applicant's interest in the property: Own, Running business Vike-Steinich
Family Chiropractic

Signature: [Signature] Date: 11-27-19

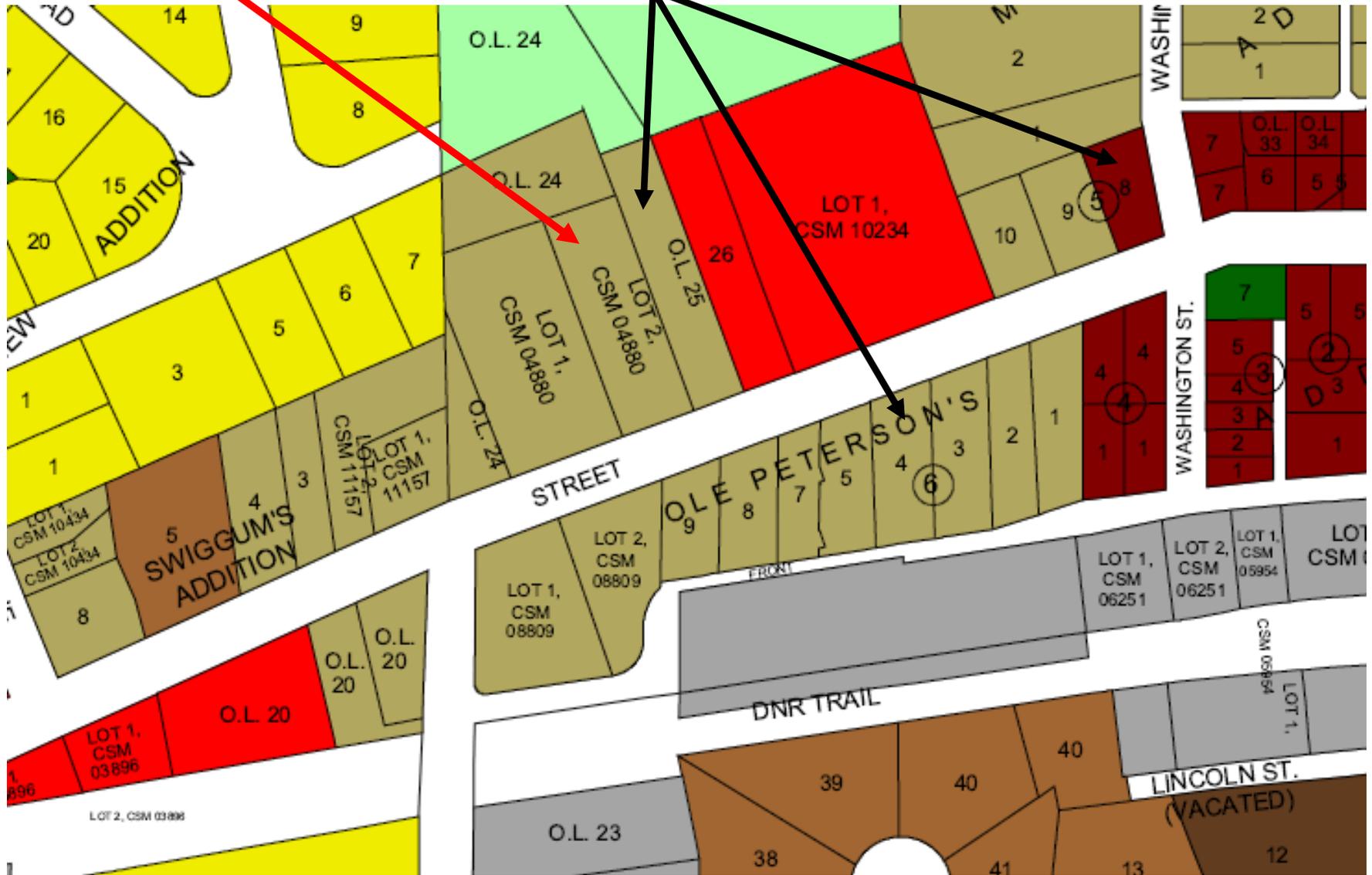
Date: 11-27-19 Fee: \$ 150⁰⁰ Check# _____

Date of Plan Commission approval: _____ Date of Village Board approval: _____

Conditions: _____

PROPOSED MAIN STREET
BUSINESS ZONING

CURRENTLY ZONED MAIN
STREET BUSINESS



**VILLAGE OF MOUNT HOREB
ORDINANCE 2020-03**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
FROM R-2 TWO FAMILY RESIDENTIAL TO MAIN STREET BUSINESS
320 W MAIN STREET

WHEREAS, Steinich Properties LLC is the owner of the property located at 320 W Main Street, Mount Horeb, Wisconsin, further described as parcel 0606-114-1064-1; Lot 2 CSM 4880; and

WHEREAS, Steinich Properties LLC has made application to the Village to request a change in zoning from R-2 Two Family Residential to Main Street Business for the above referenced parcel; and

WHEREAS, pursuant to sec. 62.23(7)(d), Stats., the Plan Commission/Historic Preservation Commission held a public hearing on the application on January 22, 2020, which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, after the public hearing, the Plan Commission/Historic Preservation Commission determined that changing the zoning classification of the above referenced property to Main Street Business 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 proposed use is consistent with the Comprehensive Plan; and

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

NOW THEREFORE, pursuant to sec. 62.23(7)(d), Stats., and Chapter 17.431 of the Village Code, the Village Board of the Village of Mount Horeb, Dane County, Wisconsin, do ordain as follows:

Section 1. Rezoning of the above referenced property shall take effect after passage and posting pursuant to law; and

Sections 2. Subject to above section, zoning classification of the above referenced property is hereby designated Main Street Business, and the Zoning Map of the Village shall be amended accordingly.

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at its regular meeting held on February 5, 2020.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____

DRAFT

**APPLICATION FOR A PRELIMINARY/FINAL
PLAT APPROVAL**

Date: 1/10/2020

Fee: \$1470⁰⁰ (see reverse side) Receipt 016301

Application for the approval of: Preliminary Plat
(preliminary)(final) plat

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

Herewith submitted is the Final Addition to Kara View Heights
(plat) NE 1/4 of the NE 1/4 of Section 12, T6N, R6E and
of the property located at Parcel 060707286651, in the NW 1/4 of the NW 1/4 of Section 7, T6N,
(address)(1/4 section)(subdivision) R7E, Village of Mount Horeb

For purpose of identification and reference, I submit the following information:

Owner and Address: Kara View LLC, Brian Durtschi
515 Reid Drive
Mount Horeb, WI 53572

Proposed land use by lot number: _____
LOTS 151-174 ARE TO BE REZONED R-1 RESIDENTIAL. OUTLOTS 1 & 2 ARE TO REMAIN A-1. OUTLOT 2,
MANOR DRIVE, WALTER COURT & NATE DRIVE ARE TO BE DEDICATED TO THE PUBLIC.

The proposed development contains 26 lots and 9.657 acres. The existing zoning is A-1. The proposed zoning is R-1.

All the data required by Chapter 18, Subdivision and Platting, of the Village Ordinances (has)(has not) been provided.

SIGNED: Brian W. Durtschi
BRIAN DURTSCHI (applicant)
OWNER

(applicant's interest in the property)

515 Reid Drive
Mount Horeb, WI 53572
(address)

Phone # 608-235-9896

Referred to: _____ Date: _____ Approved: _____

Date of Village Board approval: _____



Manor Drive

Proposed Final Plat of Kara View Heights

© 2019 Google

Google Earth

2000

Imagery Date: 10/3/2018 43°01'00.16" N 89°43'09.11" W elev 1193 ft eye alt 2859 ft

PRELIMINARY PLAT OF FINAL ADDITION TO KARA VIEW HEIGHTS

Being part of Outlot 118, Revised and Consolidated Assessor's Plat, Village of Mount Horeb, in the NE 1/4 of the NE 1/4 of Section 12, T6N, R6E and in the NW 1/4 of the NW 1/4 of Section 7, T6N, R7E, Village of Mount Horeb, Dane County, Wisconsin, to wit:

BEGINNING at the NW corner of said Section 7;
 thence S 89°48'18" E, 976.71' along the north line of the NW 1/4 of said Section 7;
 thence S 18°55'10" W, 312.43' along the west line of the 5th Addition to Kara View Heights;
 thence S 54°23'47" W, 85.22' along the west line of the 5th Addition to Kara View Heights;
 thence N 66°35'04" W, 43.81' along the north line of the 4th Addition to Kara View Heights;
 thence S 59°17'45" W, 339.90' along the north line of the 4th Addition to Kara View Heights;
 thence S 62°20'19" W, 235.00' along the north line of the 4th Addition to Kara View Heights;
 thence N 36°57'45" W, 361.98' along the east line of the 4th Addition to Kara View Heights;
 thence N 41° 00' 05" W, 162.44';
 thence N 11°59'51" W, 67.68' along the east line of the 4th Addition to Kara View Heights;
 thence N 1°06'39" E, 136.71' along the east line of the 4th Addition to Kara View Heights;
 thence S 89°11'34" E, 70.14' along the north line of the NE 1/4 of said Section 12 to the POINT OF BEGINNING; containing 9.657 acres, more or less.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed and mapped the parcel of land hereon and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code and this map is a correct representation of all existing land divisions and features and that I have fully complied with the provisions of Mount Horeb Ordinance Chapter 18 to the best of my knowledge and belief.

Michael G. Rochon
 Michael G. Rochon, S-2767
 1/20/2020
 Date



FULLCIRCLE
 ENGINEERING & SURVEYING
 3462 Spring Valley Road | Dodgeville, WI 53533
 608-935-0294 | www.fullcirclees.com

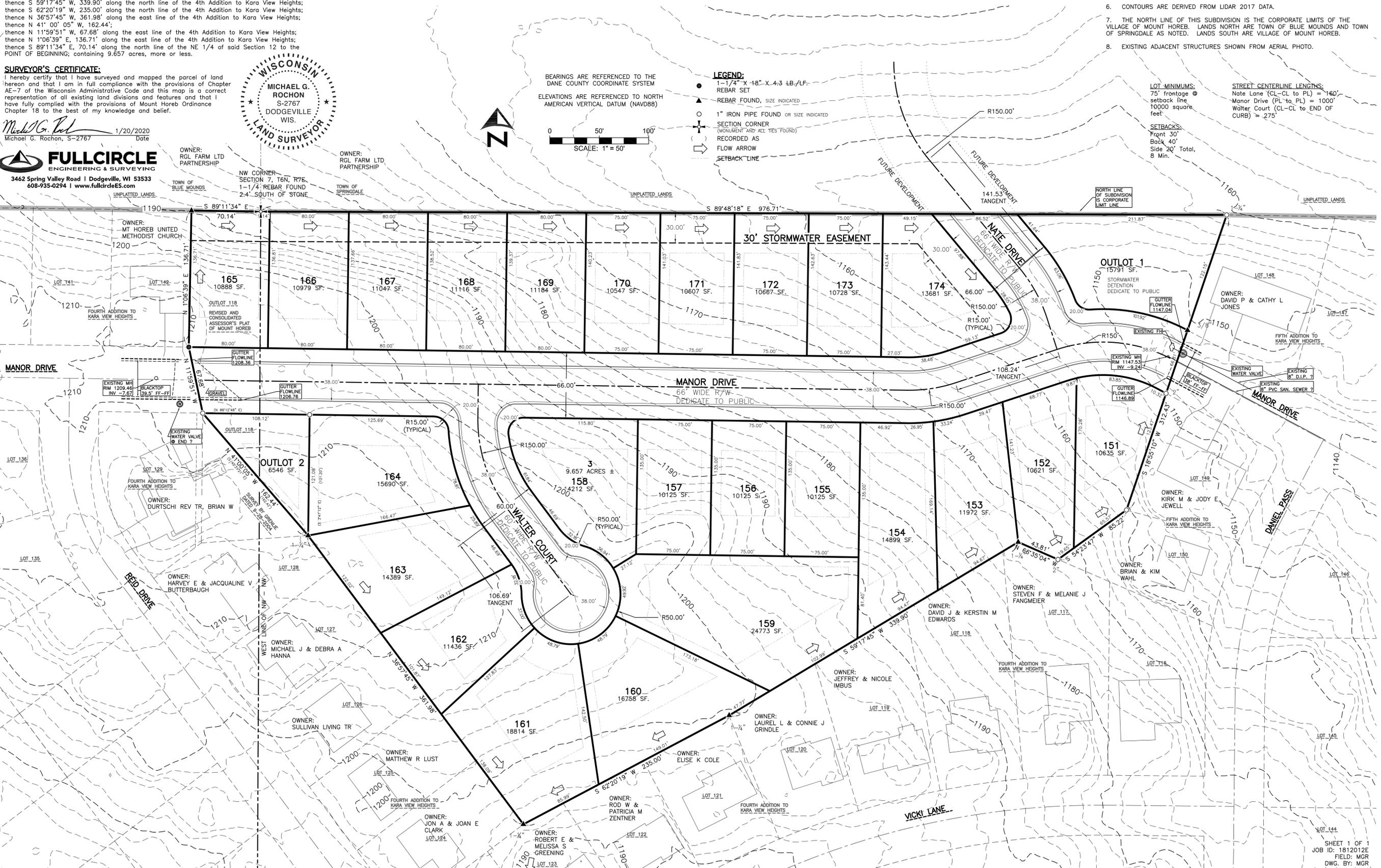
OWNER:
 KARA VIEW LLC
 515 REID DRIVE
 MOUNT HOREB, WI 53572

DEVELOPER:
 BRIAN DURTSCHI
 515 REID DRIVE
 MOUNT HOREB, WI 53572

LAND SURVEYOR:
 HALVERSON LAND SURVEYING
 JOHN M. HALVERSON
 6381 COON ROCK ROAD
 ARENA, WI 53503

ENGINEER:
 FULL CIRCLE ENGINEERING & SURVEYING
 MICHAEL G. ROCHON
 3462 SPRING VALLEY ROAD
 DODGEVILLE, WI 53533

- Notes:
- ZONING OF THIS PARCEL IS CURRENTLY A-1 AG. LOTS 151-174 ARE TO BE REZONED R-1 RESIDENTIAL. OUTLOTS 1 IS TO BE REZONED CONSERVANCY. OUTLOT 2 IS TO REMAIN A-1.
 - OUTLOT 1, MANOR DRIVE, WALTER COURT & NATE DRIVE ARE TO BE DEDICATED TO THE PUBLIC.
 - ZONING OF NEIGHBORING PARCELS WEST, SOUTH & EAST ARE R-1 RESIDENTIAL. ZONING OF LAND TO NORTH IS RURAL ZONING AT-35, AGRICULTURAL TRANSITION, Rezone Number: DCPREZ-2019-00023
 - ARROWS INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE PATTERNS SHALL BE MAINTAINED BY THE LOT OWNER, UNLESS WRITTEN APPROVAL FOR MODIFICATION IS OBTAINED FROM THE VILLAGE.
 - DIGGERS HOTLINE TICKET #20193716298, SEPTEMBER 17, 2019 USED FOR TEST PIT EXCAVATION.
 - CONTOURS ARE DERIVED FROM LIDAR 2017 DATA.
 - THE NORTH LINE OF THIS SUBDIVISION IS THE CORPORATE LIMITS OF THE VILLAGE OF MOUNT HOREB. LANDS NORTH ARE TOWN OF BLUE MOUNDS AND TOWN OF SPRINGDALE AS NOTED. LANDS SOUTH ARE VILLAGE OF MOUNT HOREB.
 - EXISTING ADJACENT STRUCTURES SHOWN FROM AERIAL PHOTO.



LOT MINIMUMS:
 75' frontage @
 setback line
 10000 square
 feet

STREET CENTERLINE LENGTHS:
 Note Lane (CL-CL to PL) = 160'
 Manor Drive (PL to PL) = 1000'
 Walter Court (CL-CL to END OF CURB) = 275'

SETBACKS:
 Front 30'
 Back 40'
 Side 20' Total,
 8 Min.

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January 16, 2020

Nic Owen
Village Administrator
VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb, WI 53572

Re Final Addition to Kara View Preliminary Plat - Review Comments

Dear Nic,

As requested, we have reviewed the above referenced preliminary plat and have the following comments:

1. VILLAGE LIMITS
 - a. The existing Village Limits are not shown on the Plat.
2. URBAN SERVICE AREA
 - a. This Plat is included within the adopted urban service area boundary per CARPC.
 - i. Sewer Contribution was allocated for this development with the Brookwood Pumping Station Sewer Service Area consistent with R-1 development.
3. MASTER PLAN
 - a. The Final Addition to Kara View Heights (Kara View) Plat falls within the existing Village limits per the Mount Horeb Comprehensive Plan and Official Map.
4. ZONING
 - a. Current zoning for this Plat is A-1 Agricultural.
 - b. Proposed zoning to be R-1 for all lots other the Outlots 1 and Outlots 2.
 - c. Proposed zoning and land use shown on the Plat and for the residential units is consistent with the Mount Horeb Comprehensive Plan – Future Land Use Map, which shows this area as Planned Neighborhood.
 - d. Outlots:
 - i. Outlots are currently shown to remain as A-1 and is inconsistent with standard zoning of these type of parcels. Normally, Conservancy zoning classification would be used.
 - ii. Outlot 1 is to be used for Stormwater Management and listed on the face of the drawing to be dedicated to the Public.
 - iii. Outlot 2, by General Note, is to be dedicated to the Public.
 1. Is this a parkland or other required dedication?
 2. It is unclear of the use/intent of Outlot 2 as it is to remain as A-1 on the proposed development.
 3. Should this be rezoned as a non-conforming R-1 lot for future Administrative CSM approval?
5. ENVIRONMENTAL CORRIDORS, STEEP SLOPES, AND WOODED AREAS
 - a. Outlot 1 of the Plat is shown as dedicated for stormwater management. There is potential for Outlot 1 to be designated as an environmental corridor.
6. OFFICIAL MAP: STREETS, REGIONAL STORMWATER BASINS, GREENWAYS
 - a. This Plat would extend and connect Manor Drive and is currently shown as generally proposed streets on the Village's Official Map.

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- b. The Official Map shows a proposed stormwater basin located within proposed Outlot 1 and combined with the proposed plat to the north (outside of the current Village Limits).
7. SANITARY SEWER AND PUMPING STATIONS
- a. The following are items to be addressed on the Preliminary Plat - Plans for Kara View Heights:
 - i. Add existing sanitary sewer invert and rim elevations
 - ii. Add proposed sanitary sewer invert and rim elevations
 - iii. Verify depths of sanitary sewers will be able to serve all lots via gravity service from the basement.
 - iv. Depict laterals on drawings.
8. WATER MAIN SIZING AND LOOPING
- a. The following are items to be addressed on the Preliminary Plat Plans for Kara View Heights:
 - i. Review Village of Mt Horeb Standards for installation of water mains (i.e. spacing of valves to fittings)
 - ii. It appears that the horizontal separation between the sanitary sewer and water main may not meet the minimum required (10 feet) by §18.50(3)(d)(4), as dimensions were not provided.
 - iii. Dimension and label minimum depth of cover on water main in profile and offset to sanitary sewers.
 - iv. Dimension water and sewer main crossings in profile to determine adequate separation.
 - v. Show and label water service length, size, and curb stop to all lots.
 - vi. Dead end/blowoff hydrants shall be provided on Nate Drive at the plat line.
 - vii. Valves at all intersections to be added.
 - viii. Watermain layout between Lots 156 and 152 on Manor Drive to be reviewed further due to crossing of sewer mains @Sta 7+00
 - ix. Hydrants, valves, fittings and dead end main temporary hydrants shall be reviewed and approved by Village engineer at such a time that more complete plans are supplied by the Developer.
 - b. Village Engineer has completed performing fire flow testing to confirm water main sizing.
9. DRAINAGE AND STORM SEWER
- a. Submit the Application Checklist that details the required elements to be included on a Stormwater Management Plan. Notable areas that were missing with the submittal include
 - i. Narrative
 - ii. Responsible Party
 - iii. Maps showing drainage areas, Tc flow routes and calculations, and flow directions for each watershed.
 - b. As currently submitted, the road grades, plat grading, and storm sewer layout does not support the collection and treatment of all events up to and including the 100-year event as has been depicted on the model.
 - c. Storm water management facility outfall appears to daylight to the Manor Drive curb line at the southeast corner of Outlot 1. This will create a hazard to the existing Manor Drive roadway and existing residents regarding discharges during cold weather events. Delayed, extended and constant discharge during warm weather months will be detrimental to the roadway longevity. We strongly recommend requiring the Developer to install an extension of storm sewer capable of discharging the 10-year event in the

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existing Manor Drive (east) and discharge to the easterly stub of Manor Drive by daylighting the pipes to a stable outfall location.

- d. An open channel of size and grade to accommodate the 100-year storm event is required per §18.46(6) and the storm sewer shall be sized to accommodate the collection and treatment of all these storm events.
- e. Runoff Curve Numbers (CN) for the site shall be lowered one permeability class soil class in the post construction model
 - i. Type D spoils shall remain as Type D
 - ii. Type B soils shall be lowered to Type C
 - iii. Verify maximum CN for predevelopment conditions.
- f. Prior to approval of the final plat, an updated Final Stormwater Design Report should be provided and approved by the Village. Concerns noted in the initial review of the 1/10/2020 report are noted as follows:
 - i. Maps detailing the flow routes and drainage areas to be provided. Maps shall show existing and proposed grading to verify collection and treatment of all stormwater and runoff as well as stormwater unable to be collected/ off the project site untreated or detained.
 - ii. Any offsite drainage shall be conveyed thru the project site, rerouted, or accounted for in the model by over-detaining the water with reduced outfall discharge rates or other acceptable methods
 - iii. Maps and calculations to further support the detention and release of stormwater at the facility in the model. Include the following:
 1. Existing drainage paths, slopes and Tc calculations along with maps depicting drainage areas.
 - a. Sheet flow – limit to 75-ft
 - b. Shallow concentrated flow – from end of Sheet Flow to the to a swale or ditch.
 - c. Channel Flow – ditch flow to end of property
 2. Proposed grading, drainage paths, overflow routes and Tc calculations along with maps depicting the drainage areas.
 - a. Time of concentrations:
 - i. Sheet flow – limit to 75-ft
 - ii. Shallow concentrated flow – from end of Sheet Flow to the roadway curbs or to a swale or ditch.
 - iii. Channel Flow – ditch or pipe flow
 - iv. All pipes shall be Reinforced Concrete Pipe. CMP will not be approved for installation at the outfall of the proposed basin.
 - v. Offsite drainage to be included in the maps and report to verify impact to the facilities as well as adjoining/abutting properties.
 - vi. Drainage not being detained/treated shall be detailed in the report and the impacts to adjacent properties documented.
 - vii. Overland flow from the discharge of this treatment facility was discussed earlier and it is our opinion that events up to and including the 10-year event shall be discharged thru a pipe to the end of the existing Manor Drive to avoid potential hazards on Manor Drive.
 - viii. Safe design of overflow from large events from the treatment facility must be detailed and approved.
 - ix. Infiltration:

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1. Potential infiltration in this area of high bedrock and groundwater must be further discussed along with the potential impacts to adjacent property owners.
2. We suggest a joint meeting with WiDNR to discuss the suitability of the site.
3. Assessment of the site shall follow DNR technical Standard 1002.
 - a. Was a soil infiltration test or dual ring infiltrometer used to determine rates?
4. Was ground water mounding modeled to verify impacts to adjacent properties?
5. If infiltration will be required by WiDNR/CARPC Proof of non-impact of adjacent properties from the infiltrated groundwater shall be submitted for review.
6. Separation from bedrock and groundwater must meet WiDNR Technical Standards. If infiltration is to be required by CARPC or WiDNR, proper separation will be required by over excavation and installation of suitable filter material (bio-retention soil mixes) or other approved methods.
- x. Within the model, potential infiltration volumes at the bottom of the facility have been discarded. This potential infiltration shall not be excluded from the peak volume/ flows and discharges from the basin in order to understand a worst-case scenario of the infiltration practice failing.
- xi. Water Quality modeling shall be further modeled using WinSLAMM or other approved methodology that accurately accounts for stormwater not reaching the basin to determine overall practice efficiency.
 1. Additional protection of the outlet shall be made to limit short circuiting of the flow paths from the outfalls to the control structure. The use of gabions or stone weepers has been and appropriate method in the past.
 2. Has there been any thought to sediment resuspension or how to address that issue?
- xii. Thermal Control
 1. Report notes that they have met thermal throw the use of 100% disconnected impervious surfaces. Further information on how that was arrived at is to be submitted and reviewed for comment.
- xiii. Velocities in ditches and swales to be calculated to determine adequacy of erosion control practices. The ditch bottoms may require Class II, Type B erosion mat.
- xiv. Storm frequencies and precipitation rates used within the model shall match Dane County Ordinance.
 1. 2-year 2.84 inches
 2. 10-year 4.09 inches
 3. 100-year 6.66 inches
- xv. Further detail of the proposed outlet structure shall be provided. Protection to the inlet and orifice shall be reviewed to prevent clogging or potential dangers to people.
- g. Per §18.50(3)(c)(11), all storm sewers shall be laid with a minimum 15 inches of cover from the subgrade. Profiles or added information on the storm sewer system has not been provided. It appears that revisions are needed.

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- h. Per §18.50(3)(c)(5), storm sewers and inlets shall be provided as necessary to limit the encroachment of stormwater towards the street centerline for the 10-year storm. Current inlets depicted on the plans will be inadequate to prevent the spread as well as inadequate to convey the 10-year event (or greater) to the detention pond.
- i. Lots 160-163 are shown to drain undetained to the south corner of Lot 161 and off the proposed plat thru Lot 123 of the 4th View of Kara View Heights.
- j. It is our recommendation that the Stormwater Management Facility located on Outlot 1 will be required to be maintained by Developer's HOA and will not be a public facility.

10. STREET AND INTERSECTION LAYOUT

- a. Sidewalks are not currently shown on Manor Drive or Nate Drive. It is our understanding that the Village Board and/or Plan Commission have allowed this deviation from Village Standard.
- b. A typical roadway section was not provided that details roadway widths and construction of pavements and curbs.
- c. Roadway widths are not dimensioned on the drawings.
- d. Tangents on the centerline on Manor Drive between the reverse curves near Nate Drive shall be labeled and shall be a minimum of 150-ft (§18.41(4)(b)).
- e. Temporary turn around or other improvements to be included on Nate Drive at the connection to the un-platted lands outside of the Village to the north. Fees payable to the Village Road Improvement fund may be required in order to remove and complete further phases of Nate Drive that are outside of the Village Limits.
- f. Roadway Vertical Curves on Walter Court do not meet minimum value of 20 (§18.50(3)(e)).
- g. At intersections, vertical curves shall be provided on the side streets when the absolute value of the intersecting grade of the side street is greater than 3 percent. The minimum length of the vertical curve in feet shall be 10 times the intersecting grade of the side street or 50 feet, whichever is greater. (see attached sketch)
- h. Curb radius grades at intersections shall be computed to provide smooth transitions between intersecting streets. Radius grades shall be indicated on the construction plans. Vertical curves and curb transitions may be required in order to make these smooth transitions.

11. STREET GRADES

- a. Walter Court appears to exceed maximum allowable street grade (6%) for last 50 feet of pavement per §18.50(3)(e)(6).
- b. Vertical curves to be provided on side streets at intersections where the absolute value of the intersecting grades is greater than 3 percent per §18.50(3)(e)(3). To be further refined during final plan review (attached sketch).
- c. For typical street sections, the centerline elevation shall match the top of curb elevation; pavement slope to be adjusted.

12. LOT LAYOUT AND SIZE

- a. Lots in the R-1 district must have a minimum area of 10,000 square feet. All lots must have a minimum width of 75 feet at the building setback line. This plat appears to conform to these requirements. It is noted that the minimum lot width has been used by the Developer on this Plat.
- b. Building setback lines are not shown and should be added.

13. EXISTING UTILITIES AND EASEMENTS

- a. Existing storm sewer, culverts, and sanitary sewer sizes and invert elevations are shown on the Plat.

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- b. Existing water, sewer, and gas main sizes need to be shown on the Plat.
 - c. Existing water and sanitary main is depicted on the Preliminary Plat but are not labeled or shown on the profiles.
 - d. Existing hydrants are shown on the existing portion of Manor Drive, but water main is not shown.
14. RECAPTURE COSTS, AREA FEES, AND ASSESSMENTS
- a. RW-5 – West Lukken Collecting Sewer Fee
 - i. Our files discuss recapture for Durtschi and the Village as each pay one half of the improvement costs.
 - ii. Durtschi to recover his costs through lands as they are developed in accordance with the Village Ordinance on Recapture. In this instance – he would be paying himself the \$374 per acre.
15. SEWER AND WATER CONNECTION AND IMPACT FEES
- a. All lots within the plat are subject to the payment of a Water Impact Fee at the time building permits are issued in accordance with the Village Water Impact Fee Ordinance.
 - b. All lots within the plat are subject to the payment of a sewer connection fee at the time building permits are issued.
 - c. This plat is subject to the following Connection Fees payable to the Village:
 - i. Village to recover their costs through Area Connection Fees:
 - 1. RW-5 West Lukken Interceptor = \$1,344.96/acre
 - 2. RW-23 Valley Interceptor = \$679.66/acre
 - 3. RW-24 East Side Force Main = \$417.14/acre
 - 4. RW-25 Brookwood Pumping Station (NE Quadrant PS) = \$107.88/acre
 - ii. Plat lands listed to be 9.657 acres on the face of the Preliminary Plat.
16. PARK FEES AND STREET TREES
- a. All lots within the plat are subject to the payment of a park improvement fee at the time building permits are issued and is out of the scope of this document.
 - b. This plat is subject to park land dedication or fees or a combination of land and fees to be determined by the Park Committee and is out of the scope of this document.
 - c. This plat is subject to a fee for street trees. The total fee will be determined at the time the final plat is submitted for review.
17. Section 18.50(3)(j) requires a Master Site Grading Plan to be submitted with the Final Plat.
18. Arrows indicating direction of drainage flows will be required on the Final Plat. Arrows as currently shown on selected proposed Lots on the preliminary plat drain offsite and need to be further discussed on potential impact to adjacent property owners.
19. The Developer shall be responsible for the cost of relocating any existing utilities or installation of any new utilities necessary for the improvements of this plat.
20. NEW UTILITY EASEMENT
- a. Stormwater management area and drainage channel along Lots 165 thru 174 will require new easements (to Village and/or HOA) and are shown on the drawings.
 - b. This plat shall be submitted to the electric utility for the determination of utility easements. The requested utility easements shall be shown on the preliminary plat.
 - c. MG&E, Charter Communications, and MHTC shall also review the plat.
21. The following is a list of items required on Preliminary Plats per §18.30 that need to be added:
- a. Owners of record for adjacent “Lands” are not shown.
 - b. Type and width of existing street pavements are not labeled.
 - c. Not all existing structures and drives on adjacent residential lots are shown:
 - d. Corporate limit lines are not shown.

SMITHGROUP

- e. When requested by the Village, a draft of a protective covenant whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.
 - i. Outlot 1
- f. Geotechnical report outlining suitability of the site for infiltration and other engineering analysis to be submitted.

If you have any questions regarding the above comments, please contact us.

Sincerely,

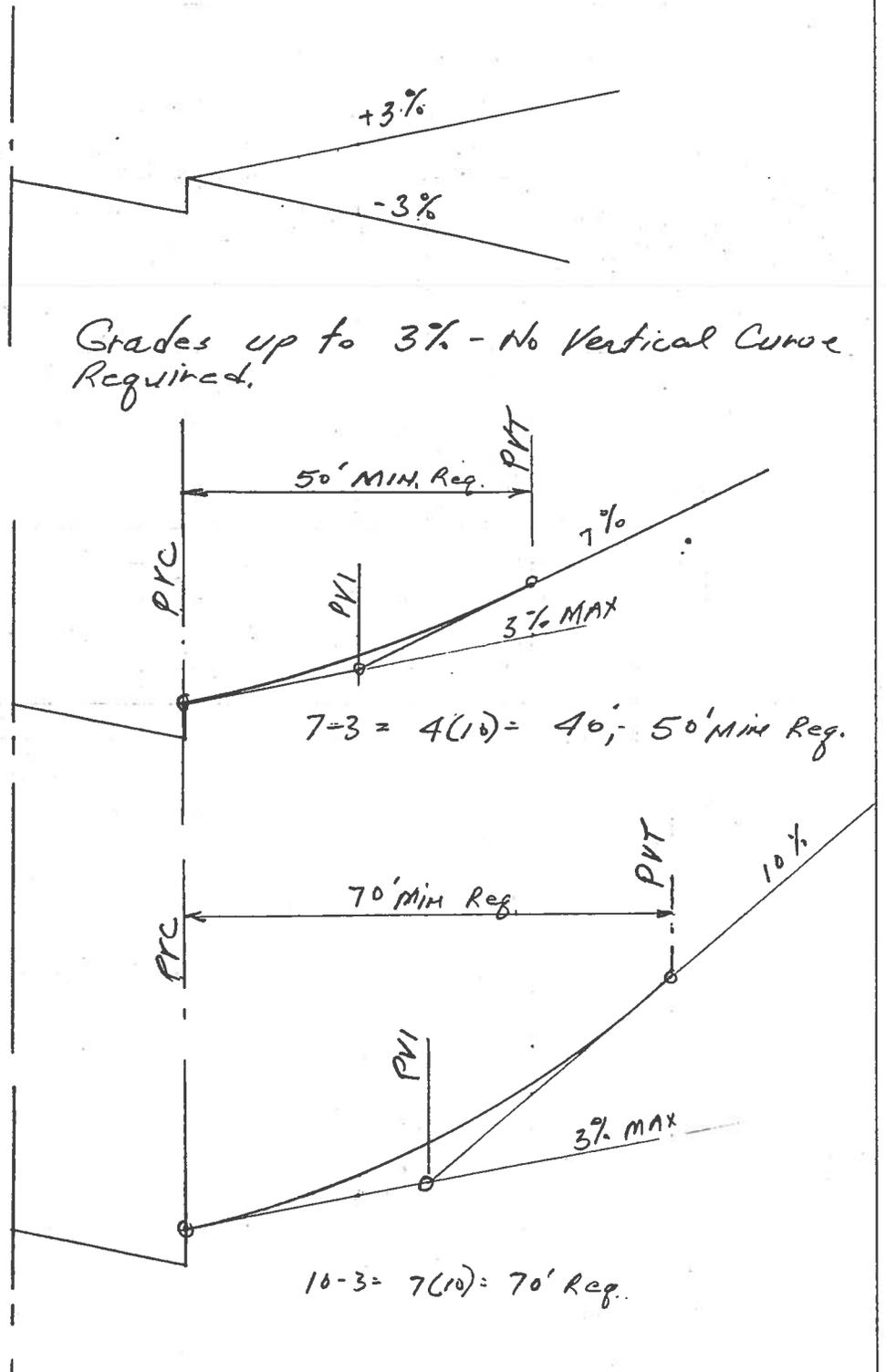
A handwritten signature in black ink, appearing to read "R. S. Wright", with a long horizontal flourish extending to the right.

Robert Wright, PE
Village Engineer
SmithGroup, Inc.

cc: Kathy Hagen, Village of Mount Horeb
Nic Owen, Village of Mount Horeb
Jeff Gorman, Village of Mount Horeb
Dave Herfel, Village of Mount Horeb
Michael Rochon, Fullcircle Engineering & Surveying
Brian Durtschi, Community Developers
Mike Slavney, Vandewalle & Associates, Inc.

Attachment: Intersection grading

Vertical Curve Transitions Required at Intersections

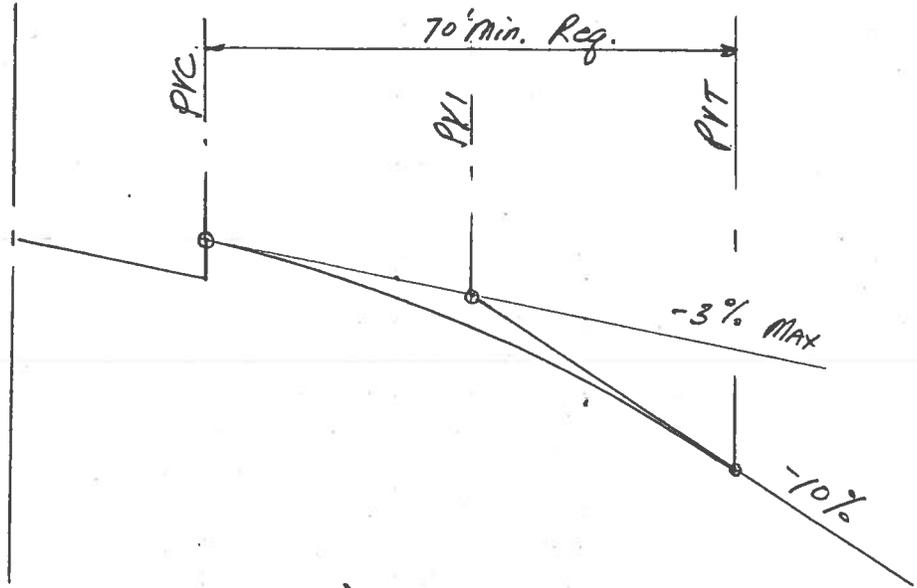


SUBDIVISION AND PLATTING 18.50(3)(e)3.

3. At intersections, vertical curves shall be provided on the side streets when the absolute value of the intersecting grade of the side street is greater than 3%. The minimum length of the vertical curve in feet shall be 10 times the intersecting grade of the side street or 50', whichever is greater.

42.381 50 SHEETS 5 SQUARE
 42.382 100 SHEETS 5 SQUARE
 42.383 200 SHEETS 5 SQUARE





$$10 - 3 = 7(10) = 70' \text{ Req.}$$

42 SHEETS 5 SQUARE
43 SHEETS 5 SQUARE
44 SHEETS 5 SQUARE



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Date: 01/06/2020

Fee: **\$150.00*** *Reimbursement Agreement*

The undersigned owner/agent of the described property hereby requests an amendment to the Village of Mount Horeb Comprehensive Plan as follows:
Wyser Properties, LLC requests consideration by the Village to amend the Comp Plan for Lot 144 First Addition to Sutter's Prairie Ridge Subdivision from Single Family Residential to Planned Business.

Property Parcel Number: 060718125841

Property Address: 409 Lillehammer Lane

Property Owner Name: Emerald Ridge Developers, LLC

Address: 109 Agnes Court (P.O. Box 416)

Mount Horeb, WI 53572

Email Address: jasutter2299@aol.com

Phone: 608.225.7751

SIGNED: _____

(property owner)

Applicant Name (if different from owner): Wyser Propoerties, LLC

Address: 312 E. Main St.

Mount Horeb, WI 53572

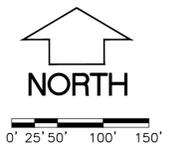
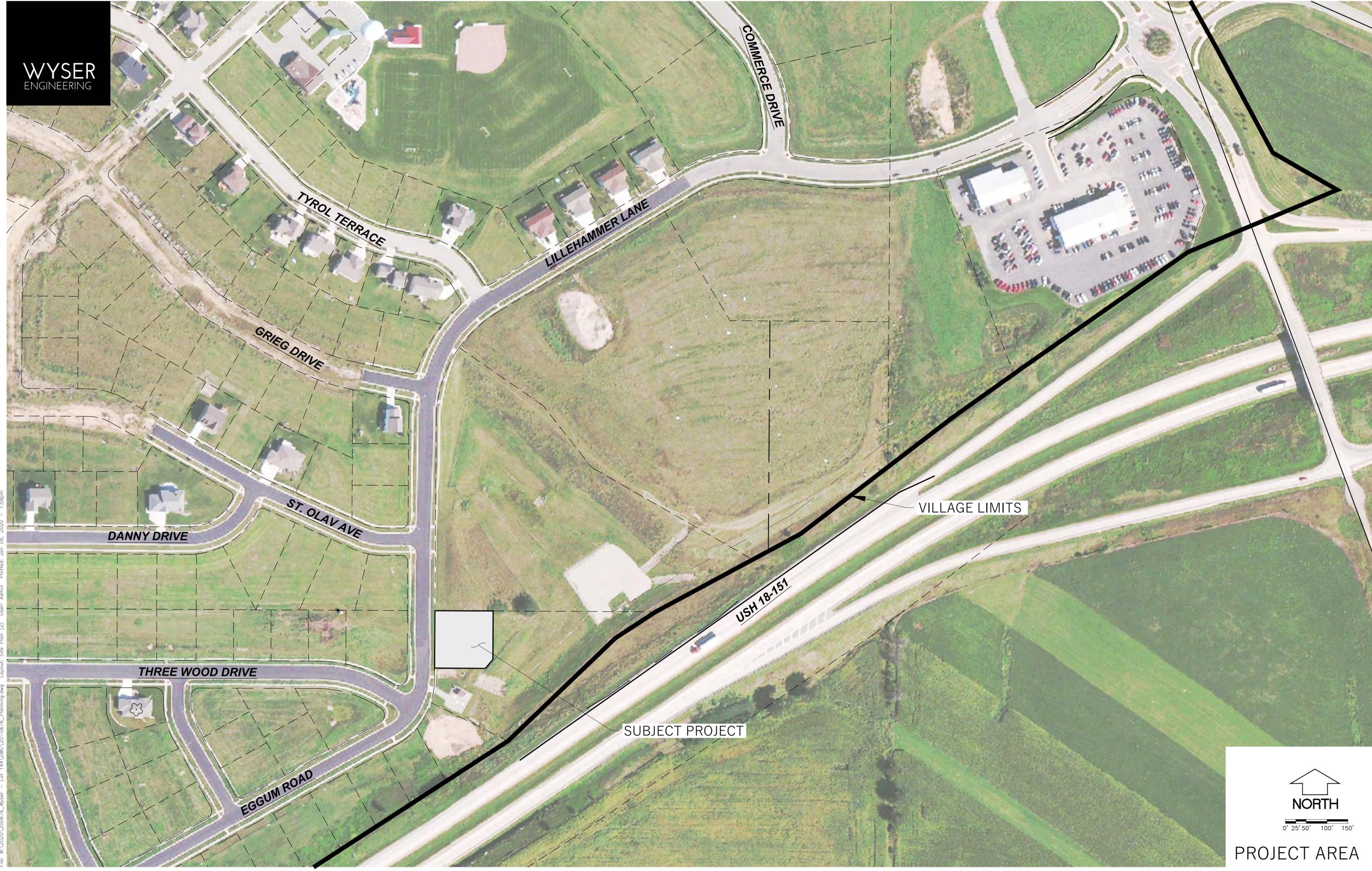
Email Address: wade.wyse@wyserengineering.com

Phone: (608) 437-1980

***In addition to the \$150 fee, each applicant shall reimburse the Village for all professional fees, including reasonable engineering, planning, and legal review fees, incurred by the Village in connection with this application. This fee may be waived if a Village of Mount Horeb Reimbursement Agreement which includes this request is executed.**

Village Board approval date: _____ Denial date: _____

File: W:\2020\200676_Wyser - Lot 144\DWG\20-0676_Planning.dwg Layout: Site Plan (2) User: Admin Plotted: Jan 06, 2020 1:58pm



PROJECT AREA

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
December 2019

Month to Date

- 1) 10 building permits have been issued for general construction since December 1
- 2) 0 new UDC permits

Year to Date

- 1) 244 general permits since Jan. 1 (compared to 205 in 2018)
- 2) 17 new UDC single family homes since Jan. 1 (compared to 34 in 2018)
- 3) 3 new duplexes (compared to 5 in 2018)

Large Commercial Projects Currently Active

- 1) Dental Office
- 2) Premier Co-Op Addition/remodel
- 3) Summit Credit Union
- 4) 6 Unit Apartment Bldg. Eastwood Way

Respectfully submitted

Dave Geraths
Building Inspector