

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, FEBRUARY 26, 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 January 22, 2020 Plan Commission meeting minutes
- 3) Consider Resolution 2020-04, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN" for Wyser Properties LLC
- 4) PUBLIC HEARING: To consider application from Wyser Properties LLC for a zoning change for Lot 144 First Addition to Sutter's Prairie Ridge Subdivision from R-2 Two Family Residential to PD-1 Planned Development
- 5) Consider recommendation for Ordinance 2020-04, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF SUTTER'S PRAIRIE RIDGE SUBDIVISION LOT 144 FROM R-2 TWO FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT"
- 6) Consider recommendation for preliminary plat of the Sixth Addition to Kara View Heights
- 7) PUBLIC HEARING: To consider application from Kara View LLC/Brian Durtschi for a zoning change from A-1 Agriculture to R-1 Single Family Residential and Conservancy for proposed Sixth Addition to Kara View Heights
- 8) Consider recommendation for Ordinance 2020-05, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FOR THE SIXTH ADDITION TO KARA VIEW HEIGHTS SUBDIVISION FROM A-1 AGRICULTURAL TO R-1 SINGLE FAMILY RESIDENTIAL AND CONSERVANCY"
- 9) Consider Sienna Hills Subdivision
 - a) Specific Implementation Plan for Lot 2
 - b) Final Plat Phase 1

- 10) Consider 100-foot public notification area
- 11) Plan Commission Chair report
- 12) Village Planner report
- 13) 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, JANUARY 22, 2020

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, Dave Hoffman, and Peggy Zalucha. Brenda Monroe and Brent Yauchler were absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, Delaney Mertz from the Youth In Government program, and Office Coordinator Niki Erickson.

Consider December 18, 2019 Plan Commission meeting minutes: Zalucha corrected the date on the minutes. Scribner moved, Zalucha seconded to approve the December 18, 2019 minutes. Motion carried by unanimous voice vote.

PUBLIC HEARING: To change zoning at 320 W Main Street from R-2 Residential to Main Street Business: The public hearing opened at 7:03 pm. Ken Beyer, 315 W. Main St., spoke in support and opposition. Scott Wright, 324 W. Main St., spoke in opposition. Wright submitted document with neighbors' signatures to oppose. Brian Durtschi spoke in support. The public hearing closed at 7:14 pm.

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": Hagen addressed the notification process. Hagen notified residences within 100' from all corners of 320 W Main Street per statute. Commission would like to change that to 300'. That would have to go to the Village Board as a change to the ordinance. Kristen Vike-Steinich, the chiropractor at 320 W Main Street was present. She would like her signage to be perpendicular with the street for better visibility. She plans on keeping the back of the building residential. Hoffman moved, Scribner seconded to approve and motion carried. The Village Board will now discuss the recommendation from the Plan Commission on February 5, 2020.

Consider preliminary plat of Final Addition to Kara View Heights: Brian Durtschi and Michael Rochon with Full Circle Engineering & Surveying reviewed the plat. Brian explained that a HOA (Homeowner Association) would be required for this development. HOA is not in the ordinance. Board would like to take the HOA off the table. Stormwater management was also discussed. Littel suggested that Rob Wright be present at the next meeting. Zoning has to be approved before final plat is approved. Discussion will be tabled until February's meeting. Public hearing will need to be held. Board will continue consideration of preliminary plat at the next Plan Commission meeting. Motion to continue by Zalucha, Scribner seconded and motion carried.

Overview of upcoming Comprehensive Plan amendment request by Wyser Properties LLC:

Wade Wyse with Wyser Engineering is looking for a permanent home for his business. He found Lot 144 on the east side of Lillehammer Lane. Wade wants to build and reviewed with the Commission what the building would possibly look like. Wade's vision is a pre designed metal building. Mike Slavney suggested to have the business look more like a house to better fit that area. Commission agrees with Wyse's comprehensive plan amendment.

Plan Commission Chair Report: No report given.

Village Planner report: No report given.

Adjourn: Zalucha moved, Scribner seconded to adjourn the meeting at 8:18 pm. Motion carried by unanimous voice vote.

Minutes by Niki Erickson, Office Coordinator

DRAFT

DEWITT

REAL ESTATE DEVELOPMENT

February 24, 2020

VIA EMAIL ATTACHMENT ONLY

Village of Mt. Horeb Board and Plan Commission
138 E. Main St.
Mt. Horeb, WI 53572

Re: Rezone and Comprehensive Plan change for Wyser Properties at Sutters Ridge

Dear Board and Commission Members,

This is to express the strong objection from County ID, LLC for the proposed rezoning of property contiguous to ours in North Cape Commons. I have attached a map for your assistance. The surrounding area north and west is all single family residential. We have two remaining lots to sell in this direct area, one literally kitty corner from the proposed rezone, Lot 94, and the other across the street from that, Lot 55. These lots are the last two lots in that phase. They have been on the market for some time and although the market has favored this area recently, these two lots remain unsold even though priced attractively in the mid \$70's. To have a business office directly opposite will be the death of these properties.

This is an inappropriate use of the land. I cannot understand why the Village would even consider dropping a single commercial smack dab in the middle of a single family neighborhood. The property should remain residential conforming to all of the surrounding uses. This will be a significant blow to the marketability of our property, an intrusion on the other owners and all for no purpose. There is plenty of land suitable for an engineering office (as I understand it) or any other commercial, retail or office use. We have land in the TIF district. It makes no sense to steer people away from the intended purpose of the TIF which is to attract just such uses. I don't know how the Village expects to fill the TID when it continues to steer users away. And of course, once rezoned, we have no assurance what a future use might be.

I hope you will take this objection seriously as I consider it a total misuse of the rezone process.

Sincerely,



John R. DeWitt, Managing Member
County ID, LLC

Enc.

Cc: Michael Slavney



January 6, 2020

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

Subject: Lot 144 First Addition to Sutter's Prairie Ridge Subdivision

Dear Mr. Owen:

Wyser Properties, LLC would like to request a Future Land Use Map Amendment and Rezone Request for Lot 144 First Addition to Sutter's Prairie Ridge Subdivision located on the Village's East side. The subject parcel is currently denoted as Single Family Residential in the Comprehensive Plan. This Request would amend the Comprehensive Plan to provide for the subject parcel to be Planned Business.

Thereafter the Comprehensive Plan has been amended, Wyser Properties, LLC would like to request the property be rezoned from the current Zoning designation of R-2 (Two-Family Residential) to PD-1 (Planned Development). The rezone request is being proposed to construct a commercial building to allow for Wyser Engineering to operate a Professional Civil Engineering and Professional Surveying business occupying the majority of the building footprint.

Thank you for your consideration. We look forward to the continued entitlement of the subject Parcel and continuing our business operations here in the Village of Mount Horeb.

Respectfully,

WYSER ENGINEERING, LLC

A handwritten signature in blue ink that reads "Wade P. Wyse".

Wade P. Wyse, P.E.
Principal

Attachments: Exhibit A – Property Requesting Future Land Use Map Amendment
Exhibit B – Proposed Future Land use Designation
Project Area
Proposed Land Use

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.

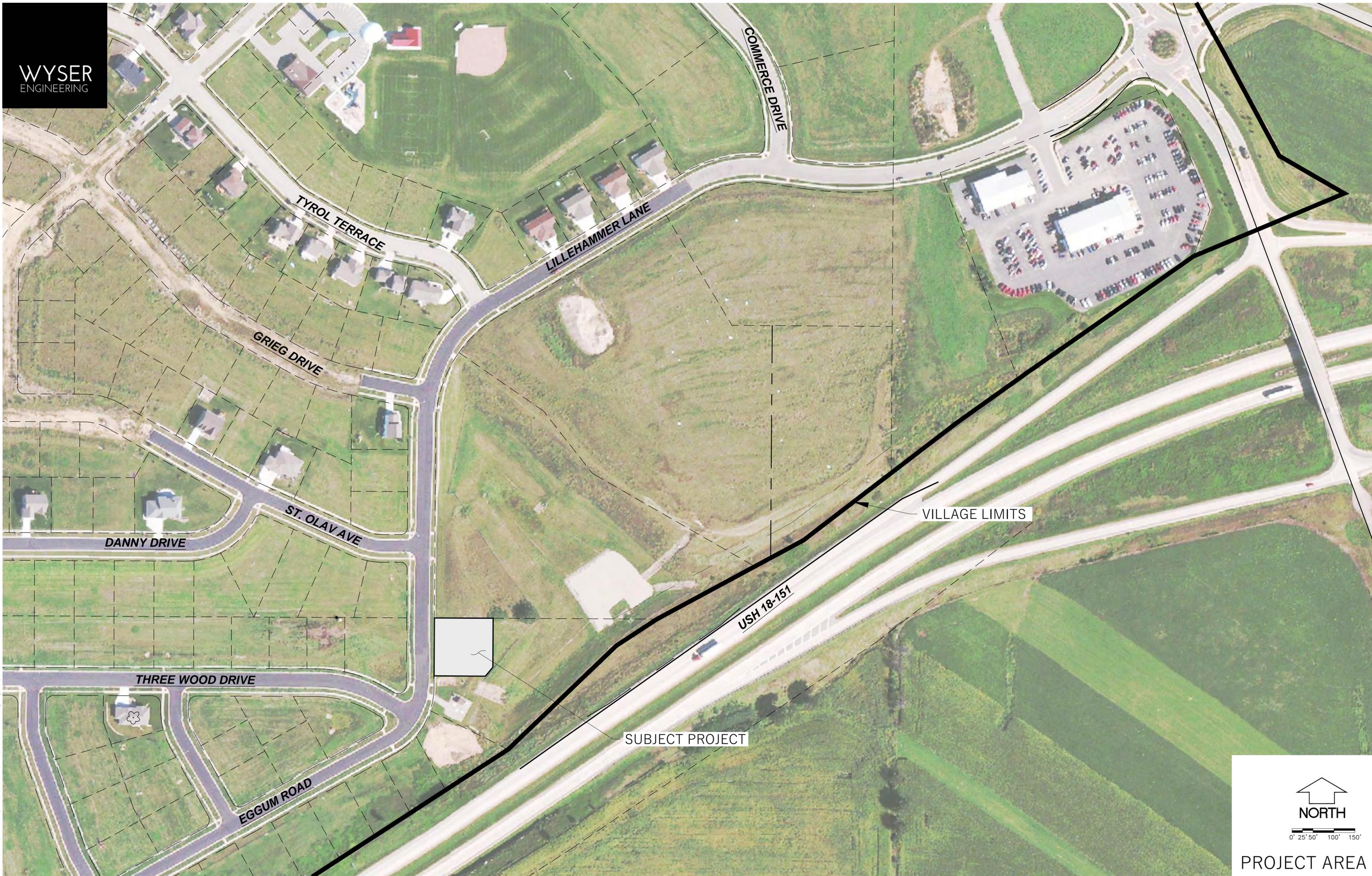
Mount Horeb, WI 53572

Email Address: wade.wyse@wyserengineering.com

Phone: (608) 437-1980

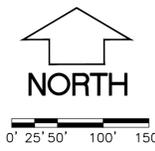
***In addition to the \$150 fee, each applicant shall reimburse the Village for all professional fees, including reasonable engineering, planning, and legal review fees, incurred by the Village in connection with this application. This fee may be waived if a Village of Mount Horeb Reimbursement Agreement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

Village Board approval date: _____ Denial date: _____



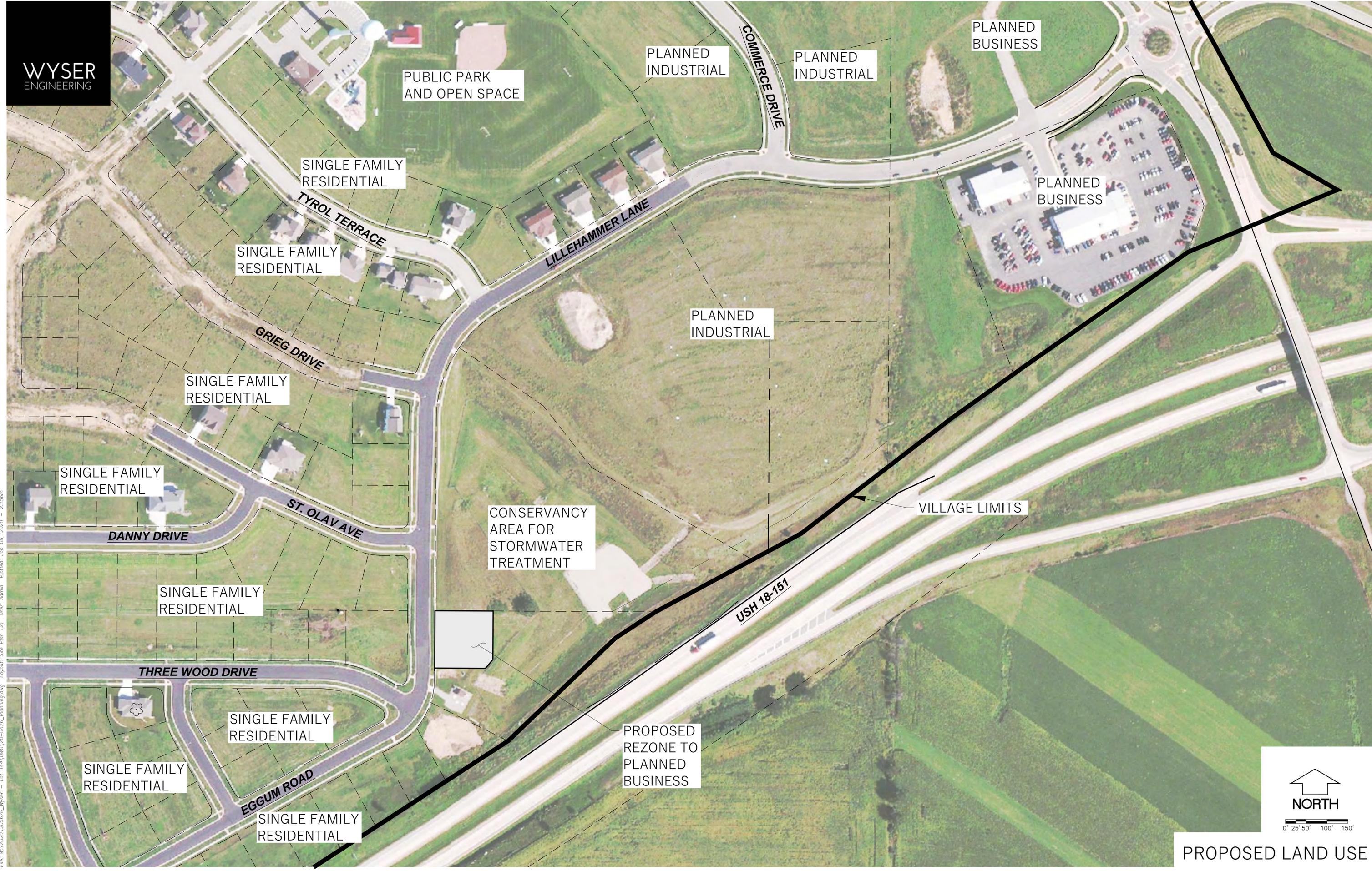
VILLAGE LIMITS

SUBJECT PROJECT



PROJECT AREA

File: W:\2020\200676_Wyser - Lot 144\DWG\20-0676_Planning.dwg Layout: Site Plan (2) User: Admin Plotted: Jan 06, 2020 - 2:15pm



PUBLIC PARK
AND OPEN SPACE

PLANNED
INDUSTRIAL

PLANNED
INDUSTRIAL

PLANNED
BUSINESS

SINGLE FAMILY
RESIDENTIAL

SINGLE FAMILY
RESIDENTIAL

PLANNED
BUSINESS

SINGLE FAMILY
RESIDENTIAL

PLANNED
INDUSTRIAL

SINGLE FAMILY
RESIDENTIAL

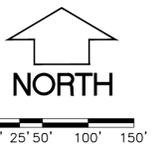
CONSERVANCY
AREA FOR
STORMWATER
TREATMENT

VILLAGE LIMITS

SINGLE FAMILY
RESIDENTIAL

SINGLE FAMILY
RESIDENTIAL

PROPOSED
REZONE TO
PLANNED
BUSINESS



PROPOSED LAND USE

Exhibit A: Properties Requesting Future Land Use Map Amendment

 Properties Requesting Amendments

Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

-  Village of Mount Horeb Boundary (2009)
-  Town Boundaries
-  Potential Future Urban Service Area Boundary
-  Natural Barriers to Development (e.g. slopes, waterways, viewsheds)
-  Right of Way
-  Potential Future Roads
-  Surface Water

- Land Use Categories
-  Agriculture and Vacant
 -  Single-Family Residential (Unsewered)
 -  Single-Family Residential (Sewered)
 -  Two-Family Residential
 -  Multi-Family Residential
 -  Elderly Housing Residential
 -  Planned Neighborhood



-  Central Business
-  Main Street Business
-  Neighborhood Business
-  Planned Business
-  Recreation Business
-  Planned Office
-  Planned Mixed Use
-  Planned Industrial and Business Park
-  General Industrial
-  Government and Institutional
-  Extraction
-  Public Park and Open Space
-  Conservancy
-  Environmental Corridor

Development throughout this area is constrained by utility capacity. Gross densities are limited to a maximum of 2.25 dwelling units per acres, unless alternative utility arrangements are approved by the Village, financed by the developer, and installed and approved by the Village.

Property Requesting Amendment

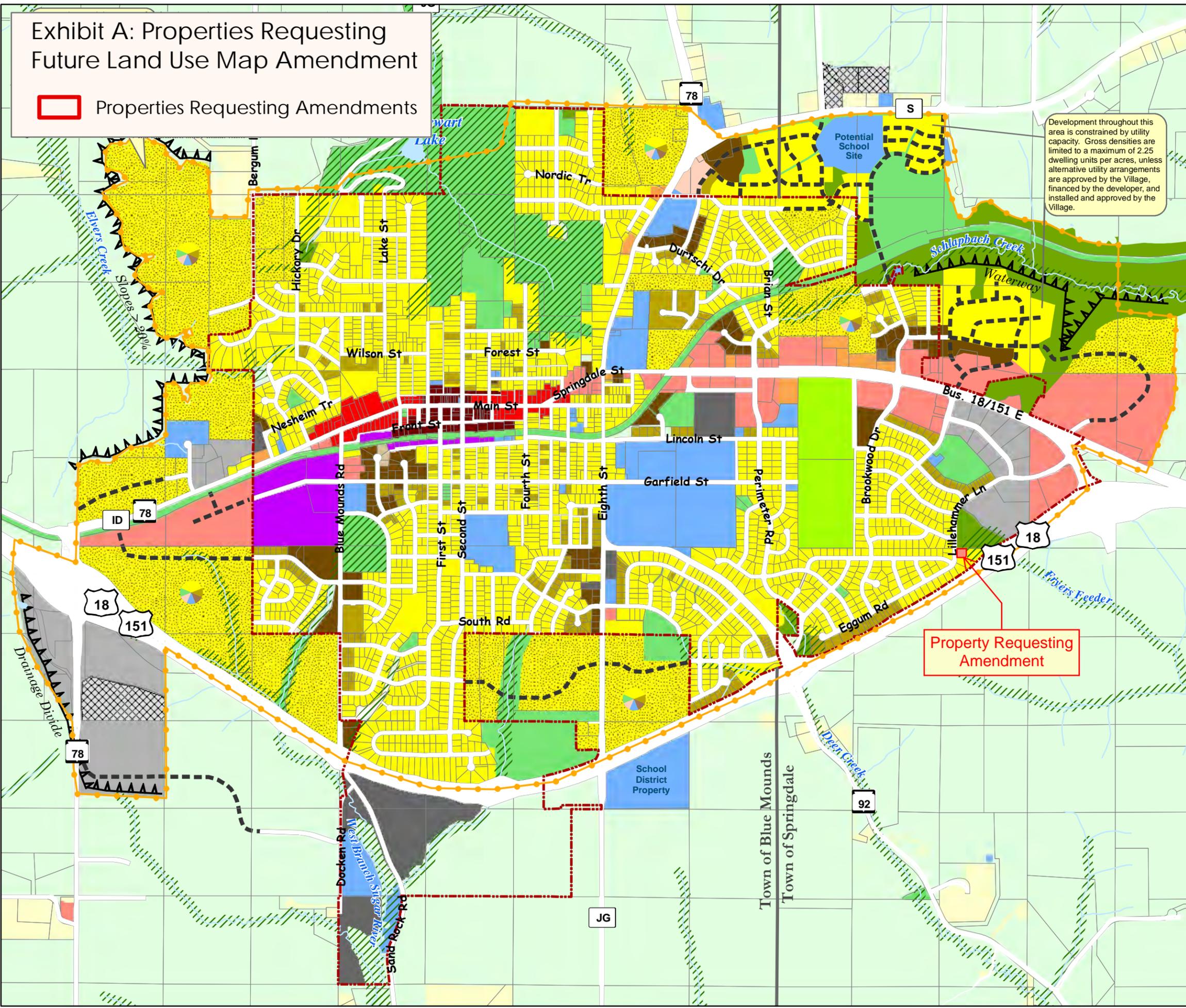


Exhibit B: Proposed Future Land Use Designation

 Properties Requesting Amendments

Future Land Use Village View

Mount Horeb Comprehensive Plan

-  Village of Mount Horeb Boundary (2009)
-  Town Boundaries
-  Potential Future Urban Service Area Boundary
-  Natural Barriers to Development (e.g. slopes, waterways, viewsheds)
-  Right of Way
-  Potential Future Roads
-  Surface Water

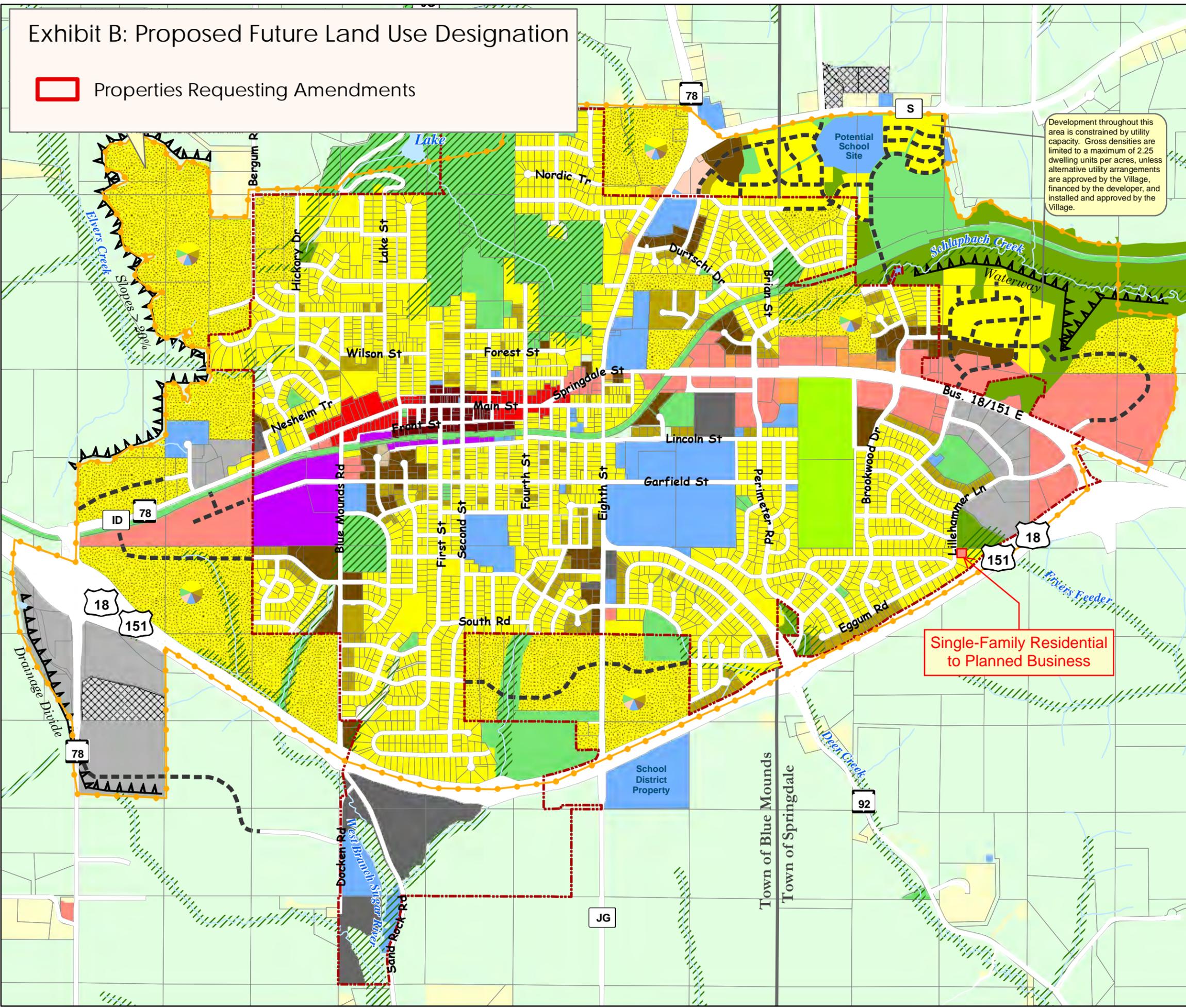
- Land Use Categories
-  Agriculture and Vacant
 -  Single-Family Residential (Unsewered)
 -  Single-Family Residential (Sewered)
 -  Two-Family Residential
 -  Multi-Family Residential
 -  Elderly Housing Residential
 -  Planned Neighborhood



-  Central Business
-  Main Street Business
-  Neighborhood Business
-  Planned Business
-  Recreation Business
-  Planned Office
-  Planned Mixed Use
-  Planned Industrial and Business Park
-  General Industrial
-  Government and Institutional
-  Extraction
-  Public Park and Open Space
-  Conservancy
-  Environmental Corridor

Development throughout this area is constrained by utility capacity. Gross densities are limited to a maximum of 2.25 dwelling units per acres, unless alternative utility arrangements are approved by the Village, financed by the developer, and installed and approved by the Village.

Single-Family Residential to Planned Business



RESOLUTION 2020-04
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF
MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN

WHEREAS, on November 2, 2005, the Village Board of the Village of Mount Horeb adopted the *Village of Mount Horeb Comprehensive Plan* (**hereinafter "Plan"**) **as the Village's comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said Plan** including procedures for annual consideration of amendments to it; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the Village of Mount Horeb Plan Commission/Historic Preservation Commission has the authority to recommend amendments to the *Plan* to the Village Board, under Section 66.1001(4)(b); and

WHEREAS, on February 26, 2020 the Plan Commission/Historic Preservation Commission considered a request to amend the *Plan* to change the land use designation for Sutter's Prairie Ridge Subdivision Lot 144, parcel 0607-181-2584-1, from Single-Family Residential use to Planned Business use.

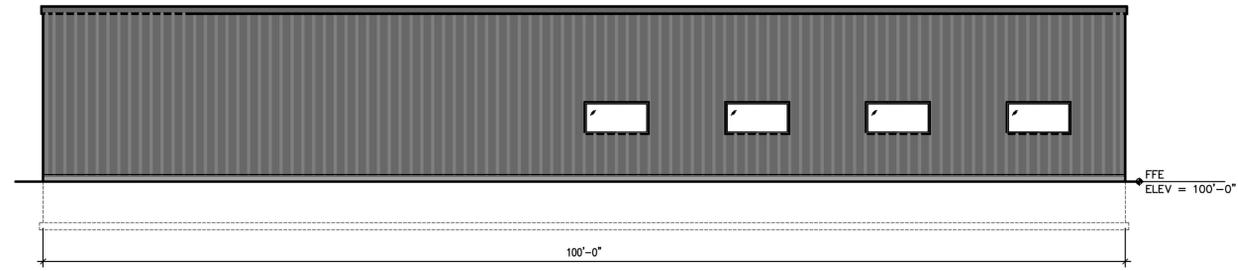
NOW, THEREFORE, BE IT RESOLVED that the Plan Commission/Historic Preservation Commission of the Village of Mount Horeb hereby recommends that, following the required public hearing, the Village Board adopt an ordinance to constitute official Village approval of the proposed amendment to the *Village of Mount Horeb Comprehensive Plan* as recommended for approval at the February 26, 2020 Plan Commission/Historic Preservation Commission meeting.

Resolution adopted this 26th day of February, 2020.

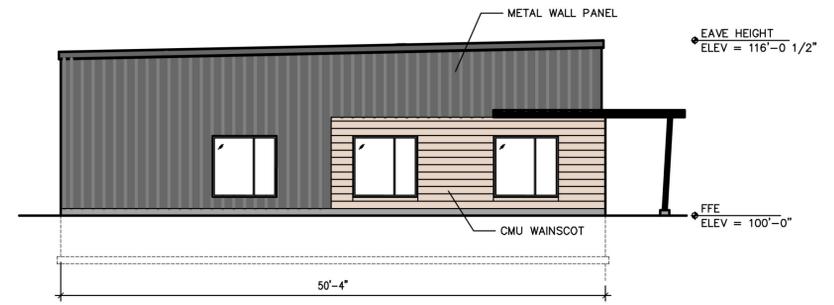
Randy J Littel, Chair
Plan Commission/Historic Preservation Commission

Attest:

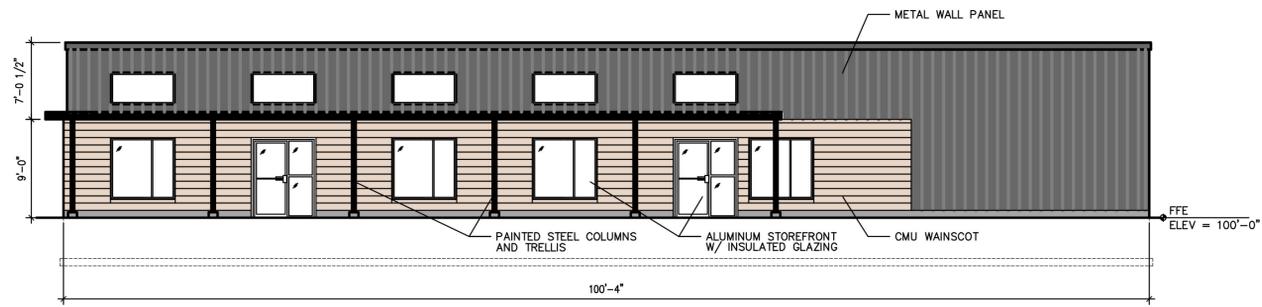
Alyssa Gross, Village Clerk



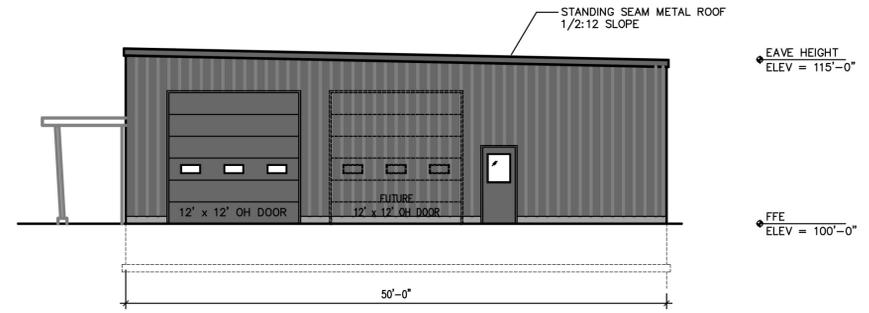
1 EAST ELEVATION
A100 1/8" = 1'-0"



3 NORTH ELEVATION
A100 1/8" = 1'-0"



2 WEST ELEVATION
A100 1/8" = 1'-0"



4 SOUTH ELEVATION
A100 1/8" = 1'-0"

VILLAGE OF MOUNT HOREB
ORDINANCE 2020-04

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF SUTTER'S
PRAIRIE RIDGE SUBDIVISION LOT 144 FROM R-2 TWO FAMILY
RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT

WHEREAS, Emerald Ridge Developers LLC is the owner of Sutter's Prairie Ridge Subdivision Lot 144, further described as parcel 0607-181-2584-1 in the Village of Mount Horeb; and

WHEREAS, Wyser Properties LLC has made application to request the zoning classification of the above referenced property be changed from R-2 Two Family Residential to PD-1 Planned Development; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on February 26, 2020 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission determined that changing the zoning classification of the above referenced property from R-2 Two Family Residential to PD-1 Planned Development would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification of the property be changed as requested; and

WHEREAS, the proposed use is consistent with an amendment to the Comprehensive Plan running concurrently with this rezone; and

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

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

Section 1. The zoning classification of the above referenced property is hereby designated PD-1 Planned Development and the Zoning Map of the Village shall be amended accordingly.

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

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its regular meeting held on March 4, 2020.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED/POSTED: _____

DRAFT

PRELIMINARY PLAT OF SIXTH ADDITION TO KARA VIEW HEIGHTS

Being part of Outlot 118, Revised and Consolidated Assessor's Plat, Village of Mount Horeb, located in 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, 122.15' along the west line of the 5th Addition to Kara View Heights to the beginning of a curve, concave to the south, having a central angle of 45°52'36", a radius of 182.88', and whose long chord bears N 85°05'57" W, 142.65'; thence along the arc of said curve 146.53'; thence S 71°57'45" W, 42.24'; thence N 18°02'15" W, 123.39'; thence N 89°48'18" W, 162.44' along the north line of the NW 1/4 of said Section 7; thence S 0°48'27" W, 142.63'; thence S 21°27'56" W, 70.54'; S 0°48'27" W, 265.44'; thence S 59°17'45" W, 56.92' 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 301,441 square feet or 6.920 acres, more or less.

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 151-167 & OUTLOT 2 ARE TO BE REZONED R-1 RESIDENTIAL. OUTLOT 1 IS TO BE REZONED CONSERVANCY.
 - OUTLOT 1, MANOR DRIVE & WALTER COURT ARE TO BE DEDICATED TO THE PUBLIC.
 - ZONING OF NEIGHBORING PARCELS WEST & SOUTH ARE R-1 RESIDENTIAL. ZONING OF LAND TO EAST IS A-1. 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.
 - LOTS 155-157 WILL BE REQUIRED BY RESTRICTIVE COVENANT TO BUILD FIRST FLOOR HOME ELEVATIONS ABOVE THE FLOW LINE OF THE CURB AND DRAIN ALL DRIVEWAY AND ROOF WATER TO THE STREET.
 - 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.

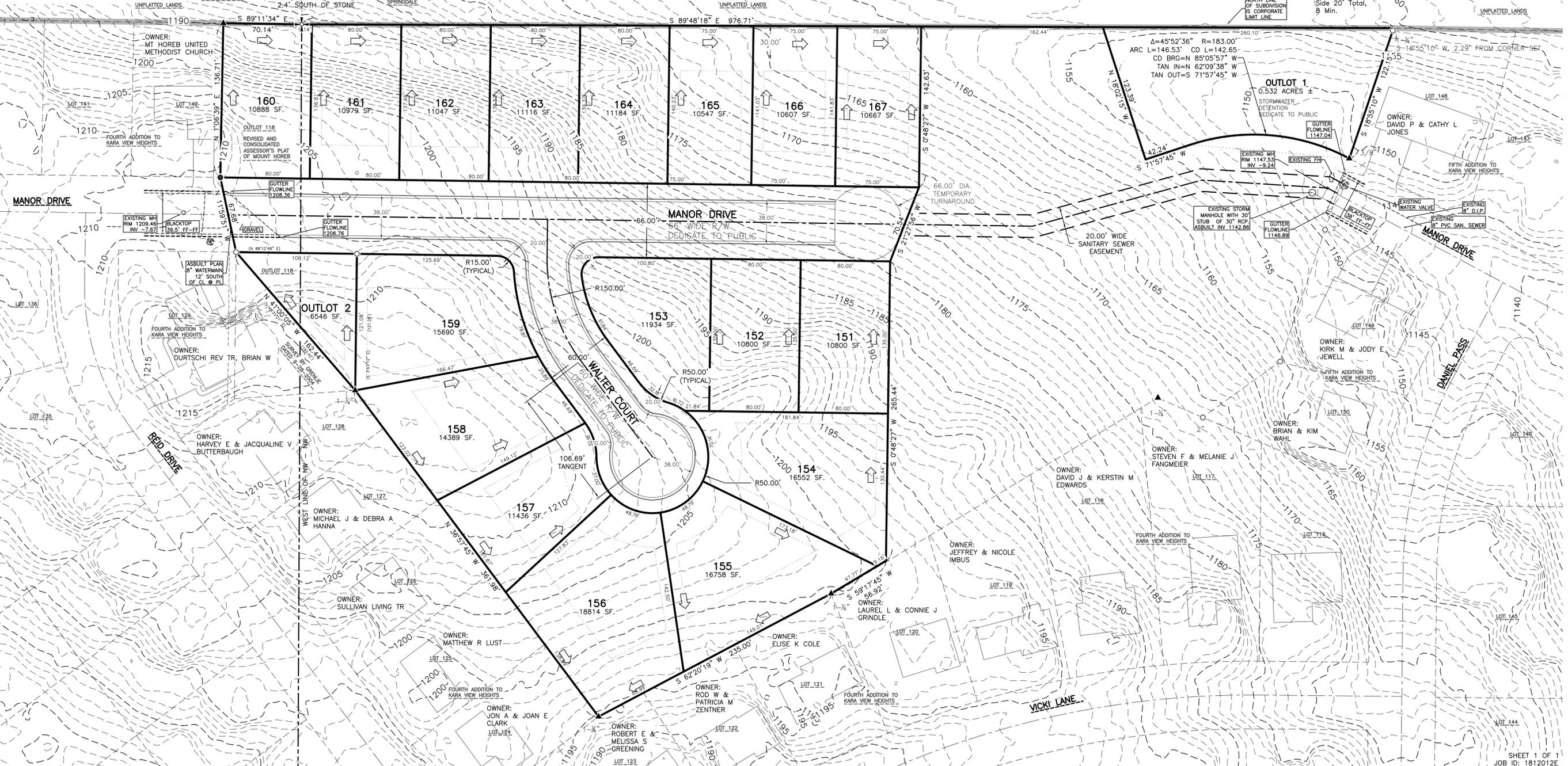
SURVEYOR'S CERTIFICATE:

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
2/24/2020
Date



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



SMITHGROUP

February 21, 2020

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

Re 6th 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 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 (conservancy).
 - 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. Outlot 1 is to be used for Stormwater Management and listed on the face of the drawing to be dedicated to the Public.
 - ii. Outlot 2, by General Note, is to be R-1 and is a non-conforming lot.
 - iii. A remnant lot/parcel is not included within the plat leaving a situation where this is not a contiguous plat. Dedications across this non-included lot will not be possible (easements etc.) as part of this plat and will be required thru separate dedication. We are assuming that this area is to remain as A-1.
 1. Dedication of Manor Drive thru the entire plat with Outlots to the north and south may be a simple solution to be proposed by the Developer.
 - e. ENVIRONMENTAL CORRIDORS, STEEP SLOPES, AND WOODED AREAS
 - i. Outlot 1 of the Plat is shown as dedicated for stormwater management.
 - ii. Wooded areas are not shown on the plat.
5. OFFICIAL MAP: STREETS, REGIONAL STORMWATER BASINS, GREENWAYS
 - a. This Plat would extend but not connect Manor Drive within this 6th Addition. A future connection is currently shown as generally proposed streets on the Village's Official Map.
 - b. The Official Map shows a proposed stormwater basin located near the proposed Outlot 1.
6. SANITARY SEWER AND PUMPING STATIONS
 - a. Existing sanitary sewer invert and rim elevations are depicted

SMITHGROUP

- b. Add proposed sanitary sewers and invert/rim elevations of the sewers that will serve the plat are to be added.
- 7. WATER MAIN SIZING AND LOOPING
 - a. Preliminary engineering plans have not been included with the P-plat submission at this time.
 - b. Village Engineer has completed performing fire flow testing to confirm water main sizing.
 - c. Looping will not be required for this phase.
- 8. DRAINAGE AND STORM SEWER
 - a. Submit the Application Checklist that details the required elements to be included on a Stormwater Management Plan
- 9. STREET AND INTERSECTION LAYOUT
 - a. Roadway widths are dimensioned on the drawings.
 - b. Temporary turn around has been included on the east end of Manor Nate. As curb and gutter and final roadway across lots 151 and 167 will not be made by the developer as shown, fees payable to the Village Road Improvement fund may be required in order to remove and complete further phases of Manor Drive that are outside of this 6th Addition.
 - i. We recommend that the Turnaround be reviewed by Fire/EMS.
 - ii. The currently depicted turn around is similar to other areas of the village for phased plats.
- 10. STREET GRADES
 - a. Not included
- 11. 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.
 - b. Building setback lines are shown.
- 12. EXISTING UTILITIES AND EASEMENTS
 - a. Existing are shown on the P-Plat.
- 13. RECAPTURE COSTS, AREA FEES, AND ASSESSMENTS
 - a. RW-5 – West Lukken Collecting Sewer Fee
 - i. 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.
- 14. 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.
- 15. PARK FEES AND STREET TREES
 - a. 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.

SMITHGROUP

- b. 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.
- 16. Section 18.50(3)(j) requires a Master Site Grading Plan to be submitted with the Final Plat.
- 17. 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 are draining against the topography. (Lots 155 and 156)
- 18. 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.
- 19. NEW UTILITY EASEMENT
 - a. Stormwater management area and drainage channel along Lots 160 thru 167 will require new easements (to Village and/or HOA) and are shown on the drawings. The easement as shown to the east of Lot 167 is unrecordable in its current depiction.
 - b. Sanitary sewer easements across the non-included lot will be required to be dedicated by the Developer.
 - c. 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.
 - d. MG&E, Charter Communications, and MHTC shall also review the plat.

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

Sincerely,



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, Fullcirle Engineering & Surveying
Brian Durtschi, Community Developers
Mike Slavney, Vandewalle & Associates, Inc.

VILLAGE OF MOUNT HOREB
ORDINANCE 2020-05

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FOR THE
SIXTH ADDITION TO KARA VIEW HEIGHTS SUBDIVISION FROM A-1
AGRICULTURAL TO R-1 SINGLE FAMILY RESIDENTIAL AND CONSERVANCY

WHEREAS, Kara View LLC is the owner of the above referenced property further described as parcel 0607-072-8665-1 in the Village of Mount Horeb; and

WHEREAS, Kara View LLC has made application to request the zoning classification of Lots 151-167 and Outlot 2 of the above referenced property be changed from A-1 Agricultural to R-1 Single Family, and Outlot 1 be changed from A-1 Agricultural to Conservancy; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on February 26, 2020 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission determined that changing the zoning classification of Lots 151-167 and Outlot 2 from A-1 Agricultural to R-1 Single Family, and Outlot 1 from A-1 Agricultural to Conservancy would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification of the property be changed as requested; and

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

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

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

Section 1. The zoning classification for Lots 151-167 and Outlot 2 of the above referenced property is changed from A-1 Agricultural to R-1 Single Family, and Outlot 1 is changed from A-1 Agricultural to Conservancy and the Zoning Map of the Village shall be amended accordingly.

Section 2. Ordinance shall take effect upon approval of the final plat for the Sixth Addition to Kara View Heights Subdivision by the Village Board, and approved final plat is recorded with the Register of Deeds for Dane County, Wisconsin.

Section 3. Ordinance shall take effect after passage and posting pursuant to law, subject to *Sections 1 and 2*.

The foregoing ordinance was duly adopted by the Village Board of the Village Mount Horeb at its regular meeting held on _____

APPROVED:

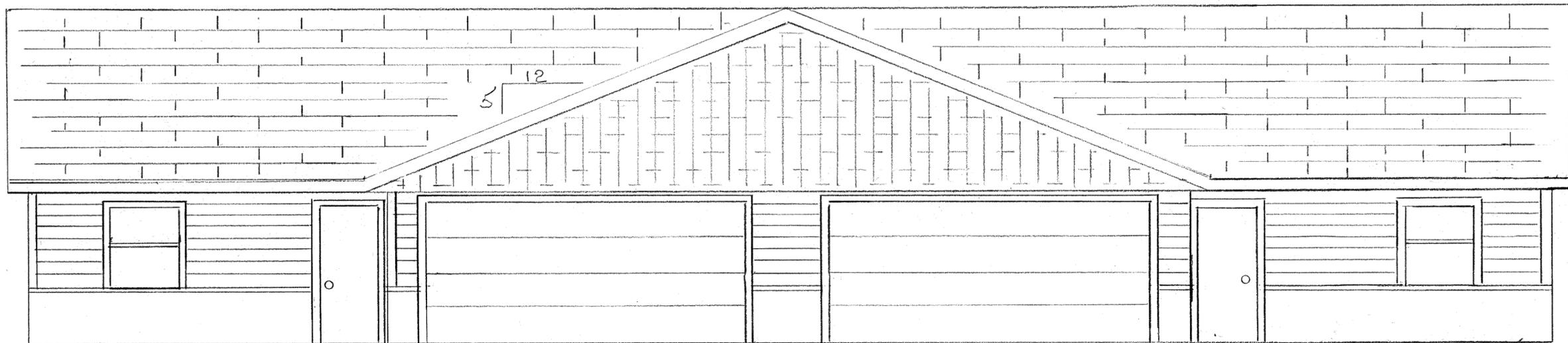
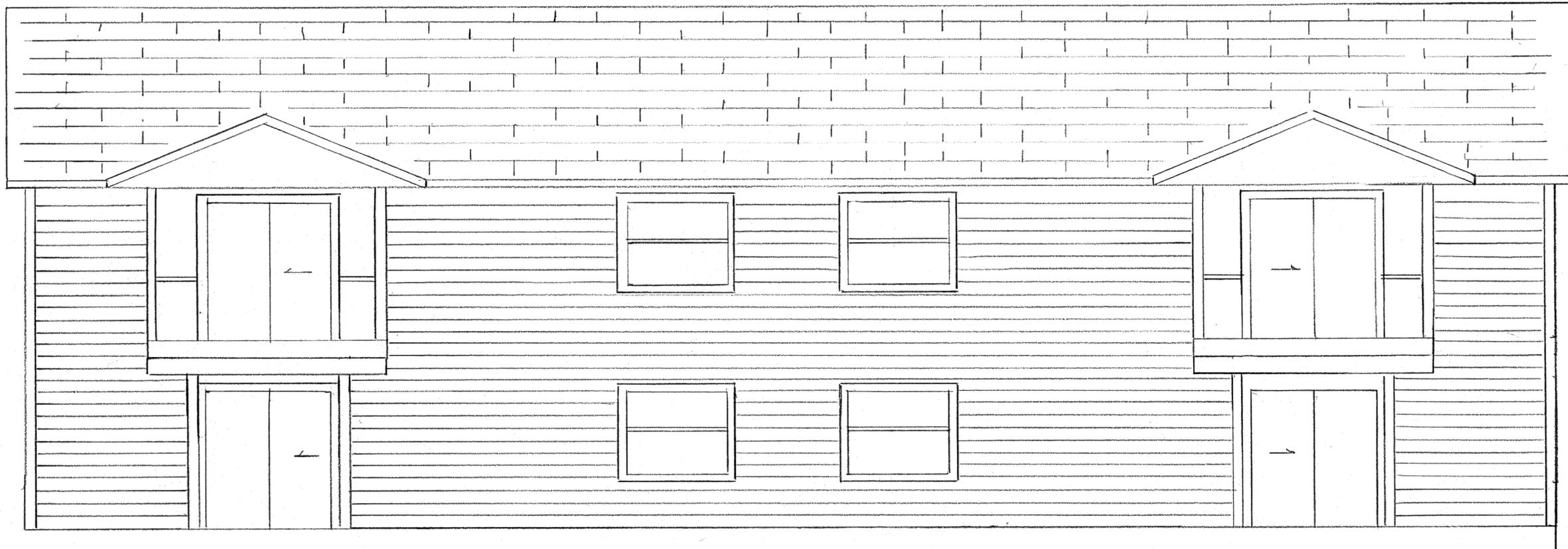
Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

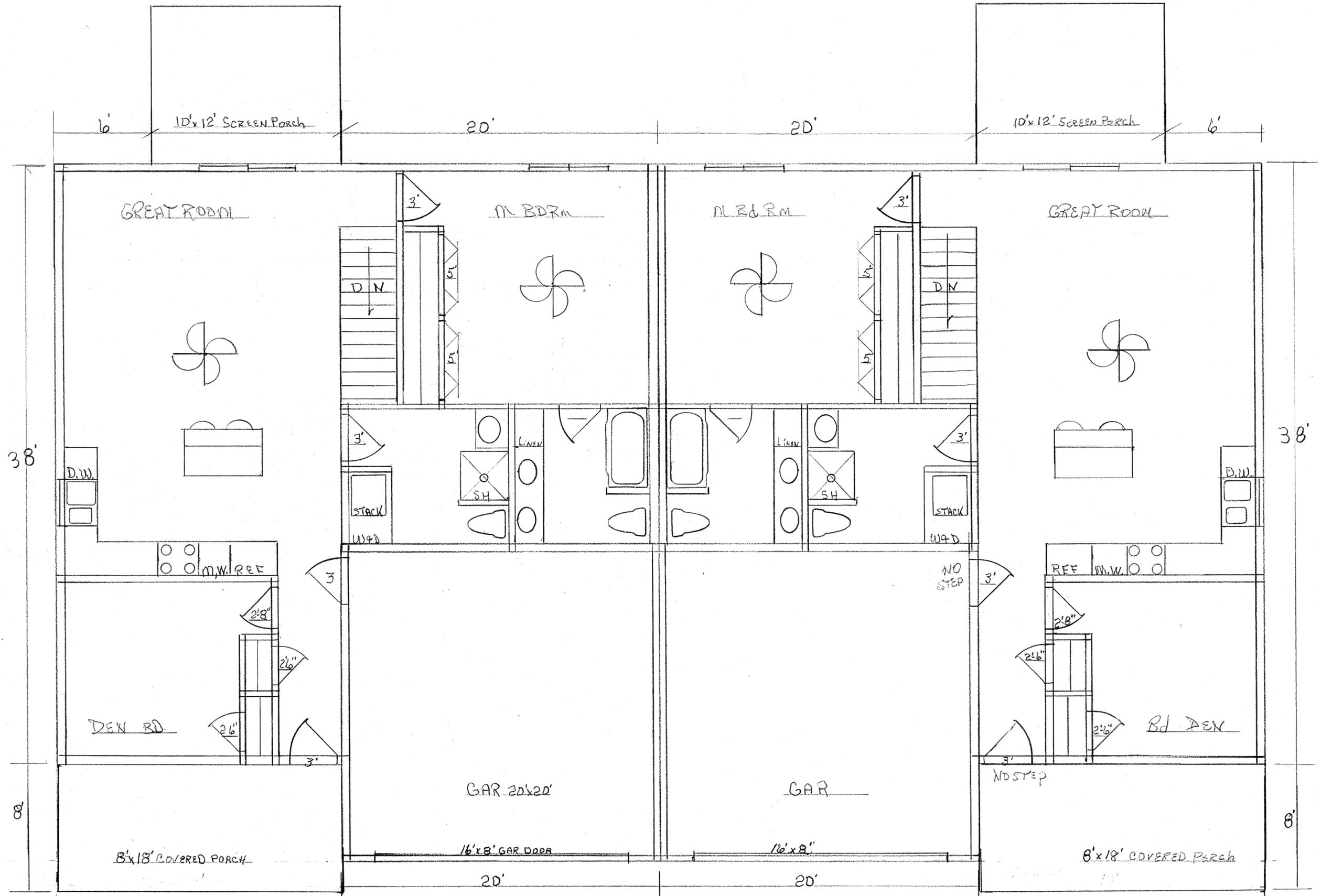
APPROVED: _____

PUBLISHED/POSTED: _____



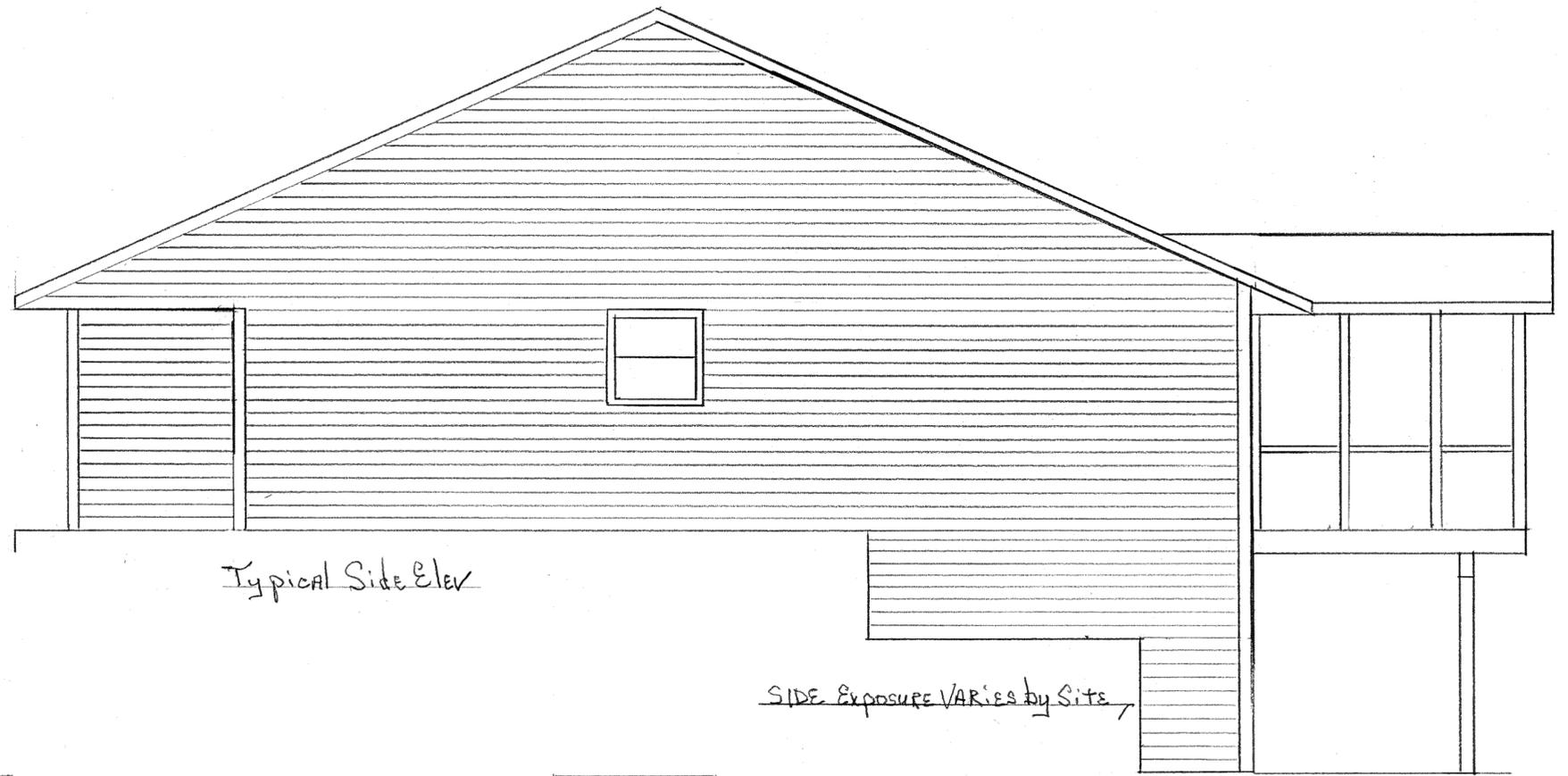
FRONT ELEV

SIENNA HILLS HOMES		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: R.A.G.
DATE: 8-1-19		REVISED
DIT HOMES 101		
		DRAWING NUMBER



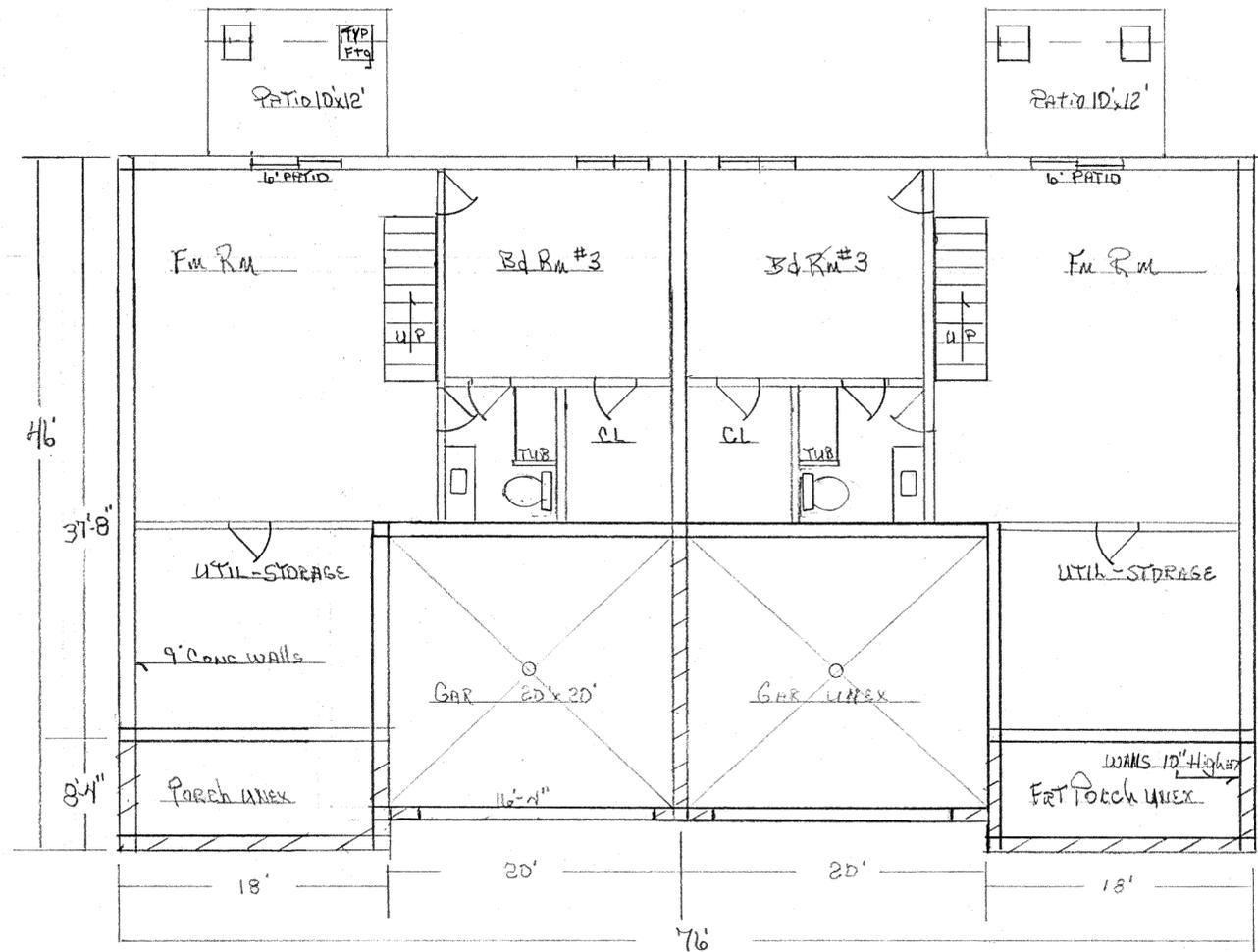
2

<i>Sienna Hills Homes</i>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: <i>K.A.S.</i>
DATE: 2-1-19		REVISED:
		DRAWING NUMBER



Typical Side Elev

SIDE EXPOSURE VARIES BY SITE



Foundation & Lower Level plan 1/8" = 1'

3

Sienna Hills Homes		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER



VANDEWALLE & ASSOCIATES INC.

MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Michael A. Slavney, FAICP
Date: February 25, 2020
Re: Specific Implementation Plan and Design Review for Proposed Sienna Hills Homes, Two-Family Planned Development

Background

The Village of Mount Horeb has recently reviewed a request for Specific Implementation Plan - Design Review for the Sienna Hills Planned Development, consisting of nine two-family buildings. Each of the proposed new two-family buildings has the same floor plan and floor area – a ranch-style two-bedroom / two-bathroom unit with a walk-out basement that can be finished-out with a family room, third bedroom, and third bathroom. Each unit is proposed to contain 3,118 square feet. Each unit will provide a two-car attached garage, with a garage door located approximately five feet forward of the main plane of the dwelling unit. However, the 8' x 18' covered front porch will have its front plane about two feet forward of the garage door. Each unit will also be provided with a screen porch on the rear of the unit, which covers a lower level patio for units with walk-out basements.

The developer is proposing the same exterior design for each of the nine buildings. The main gable roof will have a 5:12 pitch and will run lengthwise between the side walls, with smaller perpendicular gables highlighting the screened porches. A large front gable will straddle the adjacent double garage doors. From the provided elevation, it is not clear to me how the covered front porch area will be roofed.

The developer proposes to clad the buildings with the same pattern of horizontal siding, with a wainscot below the front windowsills. This pattern extends through the front porch and across the garage. The roof, siding, and trim colors will vary with three combination of earth tone colors. Each of the color combinations will cover three of the nine buildings.

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance. Design Review is required for all development projects in the Village, except residential development with three or fewer dwelling units. However, *all* Planned Developments are subject to Design Review under the Specific Implementation Step, (which is the final step), of the Planned Development process.

The first task of the Design Review process is to confirm that all requirements of the General Development Plan (GDP) Zoning District have been met. This is the case for this project, with the submitted SIP Site Plan enlarging several of the building separations approved in the GDP.

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. The Plan Commission may also 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 as to whether 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 decision is required, my recommendation is in *italic font*.

Village Planner's Comments on Compliance with the Requirements of the GDP Zoning District

All requirements of the GDP Zoning District for the Sienna Hills Two-Family Planned Development 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 February 24, 2020.

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. An arrow symbol indicates my recommendation for the Plan Commission to discuss the standard.

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 the Grading Plan, the development proposal has significant grades to contend with on this site. The Grading Plan proposes to terrace the site to provide the walk-out option that is desired. In such instances, the Site Plan will use the two-family buildings as the main retaining wall for the building pad, resulting in a stair-stepped layout that will provide views to the north from the family rooms and screened porches. To the extent possible on this site, I believe the existing grade has been preserved and this requirement is met. I recommend that the Village Engineer provide a final approval of the Grading Plan prior to final Village Board approval.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - ✓ The Grading Plan has proposed site grades matching existing grades around the entire perimeter of the subject property. This requirement is met through use of the proposed terraced grading approach.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - ✓ The Grading Plan will result in three tiers of buildings ascending the slope from the low point along Eastwood Way to the high points along the south property line. The Developer has worked with Village Staff to consider many site layout plans. I believe the SIP proposal provides the best layout for the nine proposed buildings. To provide greater building separation, or more consistent building orientations, would result in the loss of two or more buildings. Such a loss will affect the affordability of these units.

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.
 - *The Plan Commission should discuss this. The proposed Grading Plan will be unable to preserve the mix of trees and shrubs located along the south, east, and west property lines of Lot 2, in order to achieve the required site terracing. The result will be a predominantly cleared site that will resemble the former farm fields that comprise the rest of the Sienna Hills Plat. This requirement is not met. I believe the Plan Commission should waive this standard.*
- 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.
 - ✓ The proposed grading is designed to use the topsoil from the site to top the planned site terracing. This requirement is met.

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.
 - ✓ The building quality and design, parking, and landscaping will meet all Village standards in the vicinity and throughout the community. The proposed two-unit buildings are bordered to the south and west by commercial development, to the east by multi-family development, and to the north and northwest by proposed single-family development within the Sienna Hills plat. The physical nature of the development will be an asset to the surrounding area. The proposed land use is compatible with the “Planned Neighborhood” designation on the Future Land Use Map in the Comprehensive Plan. I believe this requirement is met.
- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - *The Plan Commission should consider the proposed site layout. The buildings abutting the south side of Eastwood Way have their rear or side elevations facing the street. Normally, this is not the most attractive approach. However, for this site, this orientation will allow for walkout basements and nice views to the north. The alternative would be raised ranch style buildings, which require the garage in the basement level and a climb to the kitchen on the second floor. I believe the proposed orientation will better serve the likely Empty Nester market. I believe this requirement is met.*

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.
 - ✓ This requirement is met, as the proposed SIP layout is fully consistent with the reduced setbacks approved through the General Development Plan (GDP).
- 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.
 - ✓ This requirement is met. The proposed building heights are in full compliance with the R-2 Zoning District, and well under the permitted maximum of 35 feet. The tallest portion of the building reaches about 26 feet to its sloped-roof midpoint on the walkout side of the terraced units.
- 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.

6. Building Mass:

- a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
 - *These requirements are intended to apply to multi-family and non-residential structures, and not to two-family dwellings. I believe the Plan Commission should waive this requirement.*

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 Plan Commission should discuss this. Is the single large gable over the dual two-car garage front wall acceptable? Many similar two-unit buildings employ a staggered double gable to create a smaller gable and avoid the large triangle facing forward.*
 - *Secondly, for the buildings backing up to Eastwood Way, I believe a more attractive rear elevation should be provided, or alternatively, a relatively dense low hedge located about ten feet south of the Eastwood Way right-of-way to provide a more private backyard.*

- 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.
 - ✓ This requirement is met. Each of the proposed façades of the building employ regularly-spaced windows, doors and decorative elements.
- 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. The upper story window and door patterns are essentially identical to the ground floor.
- 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 located in the specified area.
- 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 not met with the proposed siding on the side and rear walls. However, two-family units would normally be allowed horizontal siding in these locations. The fronts of the buildings meet this requirement, once the garage doors are subtracted from the façade area. I believe this requirement is met.

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 using calm, neutral colors.
- iii. High gloss paints and other exterior finishes are not permitted.
 - ✓ This requirement is met. No such prohibited finishes are proposed.
- 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.

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.
- 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.

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.
 - *The Plan Commission should discuss this. This requirement may be considered met on all portions of the building using the mid-pitched gable roof – similar to surrounding buildings. Would the Plan Commission like to require a double gable roof form over the garage doors?*
- 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 met.
- c. Roof forms shall be designed to accommodate the requirements in subparagraphs 5.c. and 7.d., above.
 - ✓ This requirement is met using the mid-pitch gable roof.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - ✓ This requirement is met. There will be no roof-mounted mechanical equipment.

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.
 - *Downspouts are not depicted. Their color and placement should be confirmed by the applicant.*

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - ✓ This requirement is met. Awnings are not proposed on the building.
- b. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation may be used. Metal canopies are prohibited.
 - ✓ This requirement is met. Awnings are not proposed on the building.
- c. Backlighting is prohibited.
 - ✓ This requirement is met. Awnings are not proposed on the building.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - ✓ This requirement is met. Trash containment structures are not depicted on the Site Plan. Garages have sufficient depth for indoor trash containment.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - ✓ This requirement is met. Trash containment structures are not depicted on the Site Plan.
- 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.
 - ✓ This requirement is met. Trash containment structures are not depicted on the Site Plan.

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 met, 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 met, 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 met 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.
 - ✓ This requirement is met as no other structures are proposed.
- 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.
 - *This requirement should be discussed with the applicant. Specific details on the retaining walls is not provided.*

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.
 - ✓ This requirement is met. Only standard residential fixtures and yard lights will be used.
- 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.
 - ✓ This requirement is met. Only standard residential fixtures and yard lights will be used.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - ✓ This requirement is met. Only standard residential fixtures and yard lights will be used.
- 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. Only standard residential fixtures and yard lights will be used.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - ✓ This requirement is met. Only standard yard light fixtures are proposed.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - ✓ Exterior freestanding signage is not yet proposed. The sign permit process will ensure compliance with this design standard.
- 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 freestanding 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.
 - ✓ This requirement is met. No outdoor storage areas proposed.
- 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.
 - ✓ This requirement is met. 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.
 - *The proposed pavement surface is not specified. This should be discussed with the applicant. Asphalt or concrete will be required for all walks and driveways.*

- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized to reduce stormwater runoff.
 - ✓ This suggestion is not applicable to the sloping nature of this site.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - *The Plan Commission should discuss this requirement. A public sidewalk is not proposed along the north side of this lot, abutting Eastwood Way. Rather, a sidewalk is proposed along the north side of Eastwood Way. Should a sidewalk be provided along this lot?*
- 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 requirement is not applicable for these two-family buildings.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - ✓ This requirement is not applicable. Pedestrian connections do not cross the proposed driveway.

23. Traffic Circulation:

- a. Traffic circulation patterns shall be safe and understandable by vehicle operators, as determined by the Plan Commission.
 - ✓ This requirement is met for the simple traffic flow.
- 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 met.
- 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 requirement is met.
- 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 met, the subject property is not located in the specified area.

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.
 - ✓ This requirement is met by having a standard driveway connecting the public street to the garages.

- 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 met, the subject property is not located in the specified area.
- 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 requirement is met, the subject property is not located in the specified area.
- 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.
 - ✓ This requirement is met. Bicycle parking is provided within the garages.

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.
 - *The Plan Commission should discuss this. Should the Village require a Detailed Landscaping Plan for this project? It is not typical to require two-family units to provide a landscaping plan. However, it is typical to require a Landscaping Plan for Planned Developments.*
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - *The Plan Commission should discuss this. Should the Village require a Detailed Landscaping Plan for this project? It is not typical to require two-family units to provide a landscaping plan. However, it is typical to require a Landscaping Plan for Planned Developments.*
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - *The Plan Commission should discuss this. The Plan Commission should discuss this. Should the Village require a Detailed Landscaping Plan for this project? It is not typical to require two-family units to provide a landscaping plan. However, it is typical for Planned Developments.*

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 requirement is not met. Landscaping should be provided along the lot frontage facing the public street.*
- 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 requirement is not met. The required landscaping should be added to the Site Plan and should be installed within one year of building occupancy.*

27. Parking Lot Landscaping:

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - ✓ This requirement is met. There is no parking lot.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.

- The Plan Commission should discuss this. This requirement is not met. There is no landscaping provided along the private drives. Should this requirement be complied with or waived?
- c. Subsection 24.c., above, shall also apply along CTH ID.
 - ✓ This requirement is not applicable, the property is not in the specified area.

Village Planner’s Recommendations Regarding the Specific Implementation 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 Specific Implementation 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 the following conditions of approval, below:

1. Compliance with the Village Engineer’s comments.
2. Compliance with Plan Commission direction regarding:
 - Design Requirement 1.a.: Village Engineer approval of the Grading Plan.
 - Design Requirement 2.a.: Waive the requirement to preserve significant existing vegetation on the site.
 - Design Requirement 3.b.: Waive the requirement for all buildings to avoid backing-up to a public street.
 - Design Requirement 6.a.: Waive the requirement to comply with requirements for Large Developments.
 - Design Requirement 7.a.1.: Consider whether the front of each unit is sufficiently articulated. Is the requirement met, waived, or does the front of each unit require a modification?
 - Design Requirement 7.a.2.: Consider whether the rear side of the units backing up to Eastwood Way is sufficiently articulated. Is the requirement met, waived, or does the rear of these lots require additional landscape screening?
 - Design Requirement 12.a.: Consider whether the roof form sufficiently articulated along the front elevation. Is the requirement met, waived, or should a more articulated roof form be required?
 - Design Requirement 13.a.: Confirm that downspout colors will complement the color of the adjacent part of the building.
 - Design Requirement 17.b.: Confirm that the proposed retaining wall design is acceptable.
 - Design Requirement 21.a.: Confirm that the pavement for the drives will be asphalt and the driveways be concrete.

- Design Requirement 22.a. Consider whether a sidewalk is required along the Eastwood Way frontage of the planned development. Is this requirement waived or should a sidewalk be required in that location?
 - Design Requirement 25: Consider whether building foundation landscaping is required. Is this requirement waived, or should it be required, per Village Staff approval?
 - Design Requirement 26: Consider whether building street frontage landscaping is required along Eastwood Way. Is this requirement waived, or should it be required, per Village Staff approval?
 - Design Requirement 27: Consider whether building street frontage landscaping is required along the private drives. Is this requirement waived, or should it be required, per Village Staff approval?
3. Village Staff approval of a revised Plan Set fully responding to 1. and 2., above.
 4. Any additional requirements identified by Village Staff, the Village Engineer, or the Plan Commission.

Kathy Hagen

From: Rich Eberle <richeberle7@gmail.com>
Sent: Friday, February 7, 2020 3:02 PM
To: Kathy Hagen
Subject: Re: Specific Implementation Plan

Please review all submitted drawing applications. Also I have addressed the items listed below "A development schedule indicating:"

- a) Starting the model on Eastwood March of 2020(construction start date)
- b) Approximately another twin every four (4) to six (6) weeks(next stage)
- c) Another twin approximately four (4) to six (6) weeks(rate of development)
- d) October 1, 2021 (approximate completion date for each stage)
- e) This will vary as to which site is started. (size/location of common/open area)

All Condo Docs will be completed and submitted.

Below is a list of the exterior colors for the Duplex lots:

Units/Buildings: 1,4,9 (The Sierra) color series

Roof: Beachwood
Siding: Premium Sierra
Trim: Musket Brown

Units/Buildings: 2,6,8 (The Pebblestone) color series

Roof: Beachwood
Siding: Designer Collection Myrtle
Trim: Pebblestone

Units/Buildings: 3,5,7 (The Summer Sand) color series

Roof: Beachwood
Siding: Designer Collection Maverick Brown
Trim: Wicker

Thank you.

Regards,
Rich Eberle

On Wed, Feb 5, 2020 at 1:18 PM Kathy Hagen <Kathy.Hagen@mounthorebwi.info> wrote:

Hi Rich,

We received your email with attachments. Please review the Specific Implementation Plan attachment copied from our Planned Development ordinance which you previously received. It lists requirements needed for approval of your SIP.

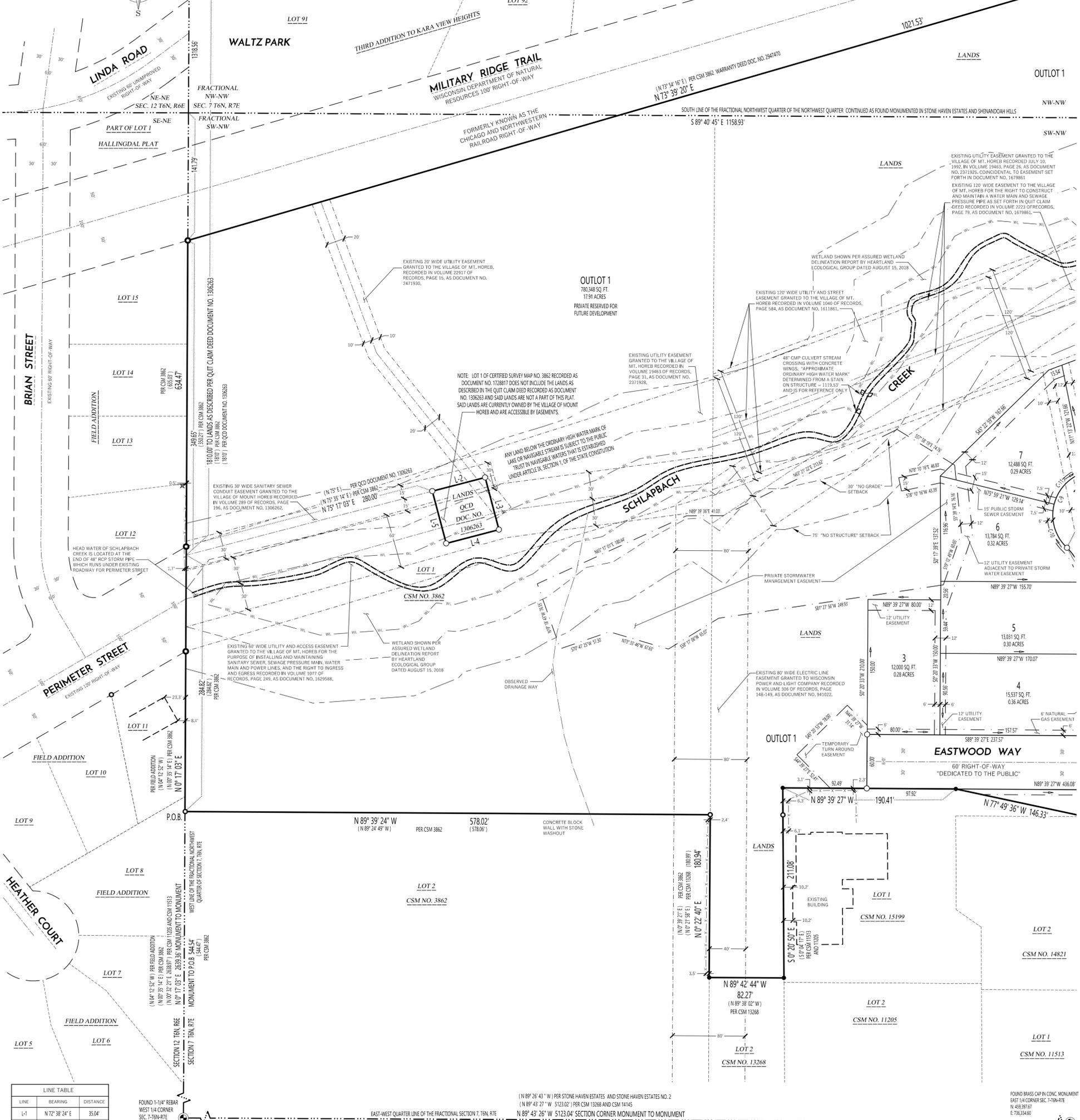
SIENNA HILLS

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3862 RECORDED DECEMBER 31, 1981 IN VOLUME 16 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGE 57 AS DOCUMENT NO. 1728817 AND OTHER UNPLATTED LANDS, BEING A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, LOCATED IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE ZONE, (WISCONSIN DANE) NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 7 BEARS N 00° 17' 03" E

GRID NORTH

SCALE: 1 INCH = 60 FEET



LINE	BEARING	DISTANCE
L-1	N 72° 30' 24" E	35.04'
(*)	(N 72° 55' 58" E)	(35.00')
(**)	(N 72° 42' 57" E)	(60.00')
L-2	N 75° 17' 03" E	60.00'
(***)	(N 75° E)	(60')
(****)	(N 75° 35' 14" E)	(60')
L-3	S 14° 42' 57" E	60.00'
(***)	(S 15° E)	(60')
(****)	(S 15° 35' 14" E)	(60')
L-4	S 75° 17' 03" W	60.00'
(***)	(S 75° W)	(60')
(****)	(S 75° 35' 14" W)	(60')
L-5	N 14° 42' 57" W	60.00'
(***)	(N 15° W)	(60')
(****)	(N 15° 35' 14" W)	(60')
L-6	S 0° 20' 33" W	12.24'

SEE SHEET 3 OF 3 FOR CURVE TABLE



NOTES

- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST TWO SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 14TH, MARCH 4TH AND 25TH, AND APRIL 8TH AND 22ND, 2015.
- ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR = 1.55 LBS./LIN. FT.
- 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.
- OUTLOT 1 IS PRIVATE AND RESERVED FOR FUTURE DEVELOPMENT WITH STORMWATER MANAGEMENT EASEMENTS BEING GIVEN OVER A PORTION OF IT.
- UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVE THE RIGHT TO SERVE THE AREA. THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, HIS AGENT OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
- ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
- ZONING FOR LOTS 1 AND 2 IS R-2 TWO - FAMILY RESIDENTIAL, AND R-1 SINGLE FAMILY RESIDENTIAL FOR ALL OTHER LOTS. ZONING FOR OUTLOT 1 A-1 AGRICULTURAL.
- SEE SHEET 3 OF 3 FOR CURVE TABLE

LEGEND

- FOUND PLSS SECTION MONUMENT NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND 1" IRON PIPE UNLESS NOTED
- 1-1/4" REBAR SET
- RECORDED AS
- DRAINAGE INDICATOR
- PLAT BOUNDARY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- EXISTING EASEMENT
- EASEMENT CREATED WITH THIS PLAT
- WETLAND 30' NO GRADE SETBACK
- WETLAND 75' NO STRUCTURE SETBACK
- DELINEATED WETLAND
- EDGE OF STREAM
- EXISTING DRAINAGE SWALE
- EXISTING FENCE LINE



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SIENNA HILLS

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3862 RECORDED DECEMBER 31, 1981 IN VOLUME 16 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGE 57 AS DOCUMENT NO. 1728817 AND OTHER UNPLATTED LANDS, BEING A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, LOCATED IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER OF SECTION 7, T6N, R7E
FOUND ALLUMINUM CAP
N 462.053.20 E 733.716.02

FOUND 1-1/4" REBAR
NORTHWEST CORNER
SEC. 7-T6N-R7E
N 462.053.67
E 733.724.70

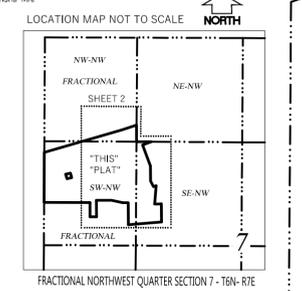
NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 7, T6N, R7E
(37.50 CHAINS = 2475') PER ORIGINAL PLS TOWNSHIP MAP
(N 85° 42' 42" E 2491.72') PER RIFTH ADDITION TO KARA VIEW HEIGHTS
(N 89° 48' 18" W 2491.33') SECTION CORNER MONUMENT TO MONUMENT

1160.96'
(17.50 CHAINS = 1155') PER ORIGINAL PLS TOWNSHIP MAP

GRID NORTH
SCALE: 1 INCH = 60 FEET



- ### LEGEND
- FOUND PLS SECTION MONUMENT NOTED
 - FOUND 3/4" REBAR
 - FOUND 1-1/4" REBAR
 - FOUND 1" IRON PIPE UNLESS NOTED
 - 1-1/4" REBAR SET
 - RECORDED AS
 - PLAT BOUNDARY LINE
 - PLATTED LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - EXISTING EASEMENT
 - EASEMENT CREATED WITH THIS PLAT
 - WETLAND 30' NO GRADE SETBACK
 - WETLAND 75' NO STRUCTURE SETBACK
 - EDGE OF STREAM
 - EXISTING DRAINAGE SWALE
 - EXISTING FENCE LINE



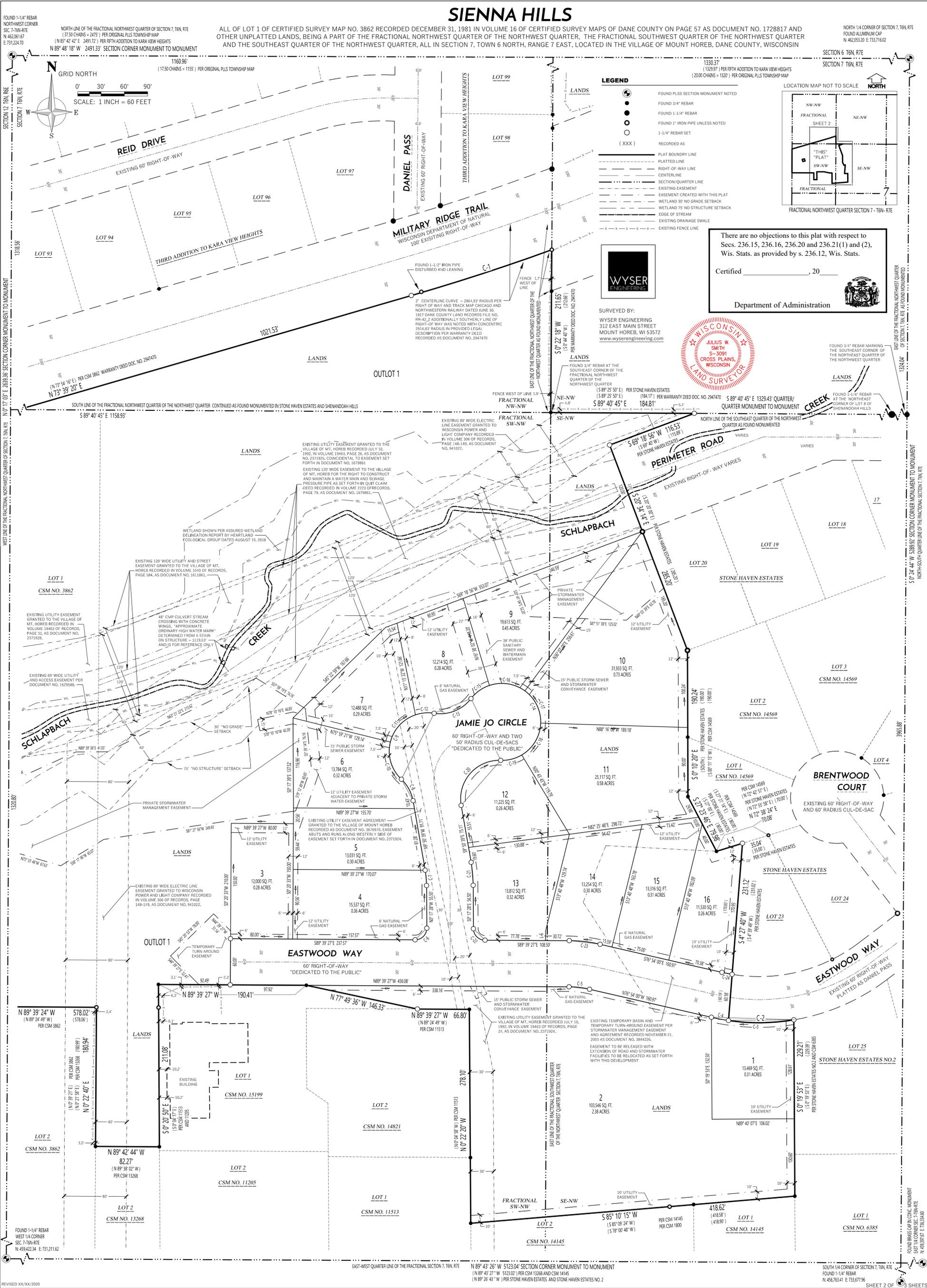
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com



SIENNA HILLS

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CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, AMY HALL, BEING THE DULY APPOINTED, QUALIFIED AND ACTING VILLAGE TREASURER OF THE VILLAGE OF MOUNT HOREB, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF,

THIS _____ DAY OF _____, 20____, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF MAPLE RIDGE.

DATE _____ AMY HALL, VILLAGE TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF MAPLE RIDGE.

DATE _____ ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF VILLAGE CLERK, VILLAGE BOARD RESOLUTION

STATE OF WISCONSIN)
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS SIENNA HILLS, LOCATED AS BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3862 RECORDED DECEMBER 31, 1981 IN VOLUME 16 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGE 57 AS DOCUMENT NO. 1728817 AND OTHER UNPLATTED LANDS, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, LOCATED IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, WAS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF MOUNT HOREB.

I, ALYSSA GROSS, DO HEREBY CERTIFY THAT I AM THE DULY APPOINTED, QUALIFIED AND ACTING CLERK OF THE VILLAGE OF MOUNT HOREB, AND THAT THIS PLAT WAS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF MOUNT HOREB, DANE COUNTY WISCONSIN, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID SIENNA HILLS FOR PUBLIC USE BY:

RESOLUTION NO. _____, ADOPTED ON THIS _____ DAY OF _____, 20____.

DATE _____ ALYSSA GROSS, VILLAGE CLERK

OWNER'S CERTIFICATE OF DEDICATION

SIENNA HILLS LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
VILLAGE BOARD, VILLAGE OF MOUNT HOREB
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____,
IN PRESENCE OF:

BY: RICHARD A. EBERLE
MEMBER SIENNA HILLS, LLC

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED MEMBER OF SIENNA HILLS, LLC, RICHARD A. EBERLE TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____.

CONSENT OF MORTGAGEE

I, JOHN R. DEWITT, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

ON THIS _____ DAY OF _____, 20____.

BY: _____
JOHN R. DEWITT

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED JOHN R. DEWITT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	190.31'	2914.93'	3° 44' 27"	N 71° 47' 07" E	190.28'	N 73° 39' 20" E	N 69° 54' 54" E
(****)		(2914.93')		(N 72° 09' 56" E)	(176.94')		
C-2	84.40'	270.00'	17° 54' 40"	N 89° 23' 41" E	84.06'	S 81° 38' 59" E	N 80° 26' 21" E
(')		(270.00')					
(****)		(270.00')		(N 89° 38' 48" E)	(84.04')		
C-3	106.79'	270.00'	22° 39' 40"	N 88° 13' 50" W	106.09'	S 80° 26' 21" W	N 76° 54' 00" W
C-4	22.38'	270.00'	4° 45' 00"	N 79° 16' 30" W	22.38'	N 81° 38' 59" W	N 76° 54' 00" W
C-5	26.72'	120.00'	12° 45' 27"	N 83° 16' 43" W	26.66'	N 76° 54' 00" W	N 89° 39' 27" W
C-6	23.73'	15.00'	90° 38' 02"	N 45° 01' 32" E	21.33'	N 0° 17' 28" W	S 89° 39' 27" E
C-7	20.01'	120.00'	9° 33' 11"	N 5° 04' 04" W	19.98'	N 0° 50' 39" W	N 0° 17' 28" W
C-8	32.18'	50.00'	36° 52' 12"	N 28° 16' 45" W	31.62'	N 46° 42' 51" W	N 0° 50' 39" W
C-9	127.13'	50.00'	145° 40' 58"	N 28° 07' 38" E	95.55'	N 46° 42' 51" W	S 81° 01' 52" E
C-10	52.99'	50.00'	60° 43' 29"	N 16° 21' 06" W	50.55'	N 14° 00' 39" E	N 46° 42' 51" W
C-11	49.76'	50.00'	57° 01' 14"	N 42° 31' 16" E	47.73'	N 71° 01' 52" E	N 14° 00' 39" E
C-12	24.36'	50.00'	27° 56' 15"	N 85° 00' 00" E	24.14'	S 81° 01' 52" E	N 71° 01' 52" E
C-13	53.80'	50.00'	61° 39' 14"	N 68° 08' 31" E	51.24'	N 37° 18' 54" E	S 81° 01' 52" E
C-14	204.66'	50.00'	234° 31' 15"	S 25° 25' 29" E	88.89'	N 37° 18' 54" E	N 88° 09' 51" W
C-15	29.55'	50.00'	33° 51' 56"	N 54° 14' 52" E	29.12'	N 71° 10' 50" E	N 37° 18' 54" E
C-16	47.94'	50.00'	54° 56' 11"	S 81° 21' 05" E	46.13'	S 53° 53' 00" E	N 71° 10' 50" E
C-17	48.53'	50.00'	55° 36' 51"	S 26° 04' 34" E	1133.89'	S 1° 43' 52" W	S 53° 53' 00" E
C-18	50.21'	50.00'	57° 32' 25"	S 30° 30' 04" W	1133.95'	S 59° 16' 17" W	S 1° 43' 52" W
C-19	28.42'	50.00'	32° 33' 52"	S 75° 33' 13" W	28.04'	N 88° 09' 51" W	S 59° 16' 17" W
C-20	88.73'	50.00'	101° 40' 48"	S 40° 59' 45" W	77.54'	S 9° 50' 39" E	N 88° 09' 51" W
C-21	30.01'	180.00'	9° 33' 11"	S 9° 04' 04" E	29.98'	S 0° 17' 28" E	S 9° 50' 39" E
C-22	23.40'	15.00'	89° 21' 58"	S 44° 58' 28" E	21.10'	S 89° 39' 27" E	S 0° 17' 28" E
C-23	40.08'	180.00'	12° 45' 27"	S 83° 16' 43" E	40.00'	S 76° 54' 00" E	S 89° 39' 27" E
C-24	13.33'	210.00'	3° 38' 11"	S 78° 43' 05" E	13.33'	S 80° 32' 10" E	S 76° 54' 00" E

* PER STONE HAVEN ESTATES

**** PER WARRANTY DEED DOCUMENT NO. 2947470

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS IN CHAPTER 238 SUBDIVISION AND PLATTING OF THE VILLAGE OF MOUNT HOREB - CODE OF ORDINANCES AND UNDER THE DIRECTION OF SIENNA HILLS, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED SIENNA HILLS, THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NW-1/4 OF THE NW-1/4, THE SW-1/4 OF THE NW-1/4 AND THE SE-1/4 OF THE NW-1/4 OF SECTION 7, T6N, R7E, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN, CONTAINING 27.19 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

ALL OF LOT 1 CERTIFIED SURVEY MAP NO. 3862 RECORDED DECEMBER 31, 1981 IN VOLUME 16 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGE 57 AS DOCUMENT NO. 1728817, AND OTHER UNPLATTED LANDS BEING A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 7, TOWN 6 NORTH, RANGE 7 EAST, LOCATED IN THE VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 3862 (CSM 3862) PLATTED AROUND AND EXCLUDES THE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED ON OCTOBER 3, 1971 IN VOLUME 289 OF RECORDS ON PAGE 197 AS DOCUMENT NO. 1306263.

SAID LANDS INCLUDED IN THIS PLAT ARE MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER OF AFORESAID SECTION 7; THENCE ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 7 NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 544.54 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 1 OF CSM 3862 ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST QUARTER LINE ALSO BEING THE WEST LINE OF SAID LOT 1 OF CSM 3862 NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 634.47 FEET TO THE SOUTHERLY LINE OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES RIGHT-OF-WAY FOR MILITARY RIDGE TRAIL, FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY MILITARY RIDGE TRAIL RIGHT-OF-WAY NORTH 73 DEGREES 39 MINUTES 20 SECONDS EAST, 1021.53 FEET TO A POINT OF TANGENT CURVE IN SAID RIGHT-OF-WAY; THENCE CONTINUING NORTHEASTERLY 190.31 FEET ALONG SAID MILITARY RIDGE TRAIL RIGHT-OF-WAY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2914.93 FEET AND LONG CHORD THAT BEARS NORTH 71 DEGREE 47 MINUTES 07 SECONDS EAST, FOR 190.28 FEET TO A POINT ON THE NON-TANGENT EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE ALONG SAID EAST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 00 DEGREES 22 MINUTES 18 SECONDS WEST, 211.65 FEET TO THE NORTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 89 DEGREES 40 MINUTES 45 SECONDS EAST, 184.81 FEET TO A POINT OF INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERIMETER ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PERIMETER ROAD SOUTH 69 DEGREES 18 MINUTES 56 SECONDS WEST, 116.53 FEET TO THE WESTERLY RIGHT-OF-WAY LIMITS OF PERIMETER ROAD; THENCE ALONG SAID WESTERLY LIMITS AND CONTINUING ALONG THE WEST LINE OF LOT 20 OF STONE HAVEN ESTATES RECORDED IN VOLUME 52 OF PLATS OF DANE COUNTY ON PAGE 32 AS DOCUMENT NO. 1655591 SOUTH 20 DEGREES 34 MINUTES 14 SECONDS EAST, 285.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE CONTINUING ALONG THE SAID WESTERLY LIMITS OF SAID STONE HAVEN ESTATES ALSO BEING THE WESTERLY LIMITS OF CERTIFIED SURVEY MAP NO. 14569 (CSM 14569) RECORDED IN VOLUME 100 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 290-293 AS DOCUMENT NO. 5346042 SOUTH 00 DEGREES 10 MINUTES 20 SECONDS EAST, 190.24 FEET; THENCE CONTINUING ALONG SAID WESTERLY LIMITS SOUTH 27 DEGREES 23 MINUTES 46 SECONDS EAST, 79.98 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM 14569; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 OF CSM 14569 NORTH 72 DEGREES 38 MINUTES 24 SECONDS EAST, 36.04 FEET TO THE NORTHWEST CORNER OF LOT 23 OF AFORESAID STONE HAVEN ESTATES; THENCE ALONG THE WEST LINE OF SAID LOT 23 OF STONE HAVEN ESTATES AND CONTINUING SOUTH 04 DEGREES 27 MINUTES 40 SECONDS WEST, 231.12 FEET TO THE CURVING SOUTHERLY RIGHT-OF-WAY LINE OF EASTWOOD WAY PLATTED AS DANIEL PASS AT POINT OF NON-TANGENT CURVE ON SAID RIGHT-OF-WAY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVING SOUTHERLY RIGHT-OF-WAY OF EASTWOOD WAY ON A CURVE TO THE LEFT 84.40 FEET, HAVING A RADIUS ON 270.00 FEET AND A LONG CHORD THAT BEARS NORTH 89 DEGREES 23 MINUTES 41 SECONDS EAST, 84.06 FEET TO THE NORTHWEST CORNER OF LOT 25 OF STONE HAVEN ESTATES NO. 2 RECORDED IN VOLUME 53 OF PLATS ON PAGE 57, DANE COUNTY REGISTRY AS DOCUMENT NO. 1733514; THENCE ALONG THE WEST LINE OF SAID LOT 25 AND CONTINUING SOUTH 00 DEGREES 19 MINUTES 53 SECONDS EAST, 229.21 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 14145 (CSM 14145) RECORDED IN VOLUME 95 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 219-221 AS DOCUMENT NO. 5206181; THENCE ALONG THE NORTH LINE OF SAID CSM 14145 SOUTH 85 DEGREES 10 MINUTES 15 SECONDS WEST, 418.62 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID CSM 14145, ALSO BEING A POINT ON THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 11513 (CSM 11513) RECORDED IN VOLUME 70 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 121-123 AS DOCUMENT NO. 4105511; THENCE ALONG SAID EAST LINE OF LOT 1 OF CSM 11513 AND CONTINUING NORTH 00 DEGREES 22 MINUTES 20 WEST, 278.10 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 14821 (CSM 14821) RECORDED IN VOLUME 103 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 312-317 AS DOCUMENT NO. 5413820; THENCE ALONG THE NORTH LINE OF SAID LOT 2 OF CSM 14821 NORTH 89 DEGREES 39 MINUTES 27 SECONDS WEST, 66.80 FEET; THENCE NORTH 77 DEGREES 49 MINUTES 36 SECONDS WEST, 146.33 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 27 SECONDS WEST, 190.41 FEET TO A NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 OF SAID CSM 14821; THENCE ALONG SAID NORTHERLY EXTENSION AND CONTINUING ALONG SAID WEST LINE OF LOT 1 OF CSM 14821 SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, 211.08 FEET TO THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 13268 (CSM 13268) RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 259-261 AS DOCUMENT NO. 4863525; THENCE ALONG SAID NORTH LINE OF LOT 1 OF CSM 13268 NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST, 82.27 FEET TO A POINT ON THE EAST LINE OF LOT 2 OF AFORESAID CSM 3862; THENCE ALONG SAID EAST LINE OF SAID LOT 2 OF CSM 3862 NORTH 00 DEGREES 22 MINUTES 40 SECONDS EAST, 180.94 FEET TO THE SOUTH LINE OF AFORESAID LOT 1 OF CSM 3862; THENCE ALONG SAID SOUTH LINE OF LOT 1 OF CSM 3862 NORTH 89 DEGREES 39 MINUTES 24 SECONDS WEST, 578.02 FEET BACK TO THE POINT OF BEGINNING

ABOVE DESCRIBED AREA CONTAINS 1,184.461 SQUARE FEET OR 27.19 ACRES AND EXCLUDES THE LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED ON OCTOBER 3, 1971 IN VOLUME 289 OF RECORDS ON PAGE 197 AS DOCUMENT NO. 1306263.

DATED THIS 28TH DAY OF JANUARY, 2018.

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

REVISED THIS XXTH DAY OF XXXXXXXX, 2020.



PREPARED FOR:
SIENNA HILLS, LLC
6354 COUNTY HIGHWAY DM
MOUNT HOREB, WI 53572

SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com



There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



OFFICE OF THE REGISTER OF DEEDS	
COUNTY, WISCONSIN	
RECEIVED FOR RECORD	_____
20____ AT _____ O'CLOCK _____ M AS	_____
DOCUMENT #	_____
IN VOL. _____ OF PLATS,	_____
ON PAGE(S) _____.	_____
REGISTER OF DEEDS	_____

100 foot notification area

300 foot notification area



Village of Mount Horeb
Building Inspection Dept

Building Inspector's Report
January 2020

Month to Date

- 1) 12 building permits have been issued for general construction since January 1st.
- 2) 2 new UDC permits

Year to Date

- 1) 12 general permits since Jan. 1st
- 2) 1 new UDC single family home since Jan. 1st
- 3) 1 new duplex

Large Commercial projects currently active

- 1) Dental Office
- 2) Co-Op Addition/remodel
- 3) Summit Credit Union
- 4) Six-unit apartment building Eastwood Way

Respectfully submitted

Dave Geraths
Building Inspector