



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

THE PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION WILL MEET IN A VIRTUAL MEETING. YOU CAN VIEW THE MEETING LIVE THRU THE VILLAGE WEBSITE BY CLICKING THE "WATCH LIVE" LINK UNDER THE TROLLWAY TV GRAPHIC ON THE HOME PAGE OF THE VILLAGE WEBSITE AT WWW.MOUNTHOREBWI.INFO. THE MEETING IS ALSO BROADCAST LIVE ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO CONNECT TO THE MEETING USING THE FOLLOWING:

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REVISED

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

WEDNESDAY, JUNE 24 2020

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb will hold a virtual meeting on the above date at 7:00pm. Agenda as follows:

- 1) Call to order – Roll call
- 2) Consider May 27, 2020 Plan Commission meeting minutes
- 3) Consider applications from Gorman & Co multi-family project
 - a) Specific Implementation Plan
 - b) Design Review
- 4) Consider Resolution 2020-16, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN" for proposed Kwik Trip development
- 5) Consider Resolution 2020-17, "RESOLUTION RECOMMENDING THE VILLAGE BOARD INITIATE AN URBAN SERVICE AREA AMENDMENT" for proposed Kwik Trip development
- 6) PUBLIC HEARING: To consider Conditional Use Permit application from Stan Olson, 214 E Lincoln Street, for a solar panel installation

- 7) Consider recommendation for Resolution 2020-14, "CONDITIONAL USE PERMIT SOLAR INSTALLATION 214 E LINCOLN STREET"
- 8) PUBLIC HEARING: To consider Conditional Use Permit application from Michael Barcheski to install an accessory building/storage shed at 800 Brookstone Crest
- 9) Consider recommendation for Resolution 2020-15, "CONDITIONAL USE PERMIT ACCESSORY BUILDING/STORAGE SHED 800 BROOKSTONE CREST"
- 10) PUBLIC HEARING: To change the maximum height of a front or corner side yard fence from 42" to 48" in residentially-zoned property
- 11) Consider recommendation for draft Ordinance 2020-09, "AN ORDINANCE TO AMEND CHAPTER 17.93 LOCATION AND HEIGHT OF FENCES AND HEDGES OF THE CODE OF ORDINANCES"
- 12) Consider extraterritorial jurisdiction Certified Survey Map application from Kameyt, LLC, Sections 34 and 35 in Town of Vermont
- 13) Consider extraterritorial jurisdiction Certified Survey Map application from Mark Friske, Section 14 in Town of Blue Mounds
 - a) Certified Survey Map
 - b) Proposed rezone comment, if any
- 14) Consider application from Jim Bourne for Zero lot line CSM
- 15) Introduction of Comprehensive Plan Amendment request for 959 Springdale Street
- 16) Plan Commission Chair report
- 17) Village Planner report
- 18) 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, MAY 27, 2020

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb met on the above date in a virtual meeting. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Destinee Udelhoven, Aaron Boehnen, Dave Hoffman, and Peggy Zalucha. Brent Yauchler and Norb Scribner 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 Deputy Clerk Chrissy Kahl.

Consider April 22, 2020 Plan Commission meeting minutes: Zalucha moved, Hoffman seconded to approve the April 22, 2020 minutes. Motion carried by unanimous voice vote.

PUBLIC HEARING: Conditional Use Permit Application for Indoor Commercial Entertainment, In Vehicle Sales and Service, and Outdoor Display for proposed Casey's General Store at the northwest corner of Lillehammer Lane and Springdale Street: The public hearing opened at 7:04pm. Owen gave an overview. Those who spoke were Brad Murphy-in favor, Mark Rooney-in favor, and Littel read a letter from John DeWitt-in favor. The public hearing closed at 7:07pm.

Consider recommendation for Resolution 2020-09, "CONDITIONAL USE PERMIT FOR PART OF LOT 2 CSM 11019 CASEY'S MARKETING COMPANY": Lauren Downing from Casey's General Store was available for questions. Hoffman moved, Zalucha seconded to recommend approval of Resolution 2020-09. Motion carried by unanimous voice vote.

Consider Design Review for proposed Casey's General Store to be located at the northwest corner of Lillehammer Lane and Springdale Street: Slavney reviewed his memo and waivers. Lauren Downing and Cory Bloom from Casey's General Store were available for questions. There were two requirements added; plant five arborvitae trees on the back elevation northwest corner to screen the utility boxes and paint the utility boxes a color to match the building, if allowed. Udelhoven moved, Zalucha seconded to recommend approval of the site plan and design review to include the Village Planner's comments and the two requirements. Motion carried by unanimous voice vote.

Consider Conditional Use Permit application for solar panels at 214 East Lincoln Street and set public hearing for June 24, 2020: Owen gave an overview of this item. Hoffman moved, Boehnen seconded to set the public hearing for June 24, 2020. Motion carried by unanimous voice vote.

Consider change in fence height ordinance and set public hearing for June 24, 2020: Owen spoke on this item. Hoffman moved, Udelhoven seconded to set the public hearing for June 24, 2020. Motion carried by unanimous voice vote.

Consider Conditional Use Permit application for a storage shed at 800 Brookstone Crest and set public hearing for June 24, 2020: Owen spoke on this item. Hoffman moved, Udelhoven seconded to set the public hearing for June 24, 2020. Motion carried by unanimous voice vote.

Consider Town of Blue Mounds rezone by Z & L Properties LLC for parcel 0606-134-8701-0 from A-1 Exclusive Agriculture District to Commercial: Owen reviewed this item. Slavney provided comments. James Leuzinger, owner of Premier Builders and Dennis Jelle from Town of Blue Mounds were available.

Plan Commission Chair Report: Littel introduced Rowan Childs, the new Village Economic Development Director.

Village Planner report: No report given.

Adjourn: Udelhoven moved, Zalucha seconded to adjourn the meeting at 8:09pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Deputy Clerk

DRAFT

Landsby Ridge

204 S Blue Mounds St, Mount Horeb
Parcel # 157/0606-114-4100-1





200 N. Main Street | Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

June 5, 2020

Letter of Intent & Project Description

Landsby Ridge: 400 W. Garfield Street

Gorman & Company is requesting approval of the Specific Implementation Plan for the Planned Development District located at 400 W. Garfield Street. A General Development Plan (GDP) for the project site and a rezone from I-1 Restricted Industrial to PD Planned Development District was approved by the Village Plan Commission on September 25, 2019. Gorman is making this request to facilitate the construction of Landsby Ridge, a 51-unit multifamily housing development. We are requesting a Plan Commission meeting date of June 24, 2020. The project team includes:

Applicant/ Gorman & Company, LLC
Developer: 200 N. Main Street
Oregon, WI 53575
608-835-3900
Contact: Ted Matkom
tmatkom@gormanusa.com

Architect: Gorman & Company, LLC
200 N. Main Street
Oregon, WI 53575
608-835-5227
Contact: Sarah Ponko
sponko@gormanusa.com

General Contractor: Gorman General Contractors, LLC
200 N. Main Street
608-835-3455
Oregon, WI 53575
Contact: Tom Jones
tjones@gormanusa.com

Civil: Wyser Engineering
312 E. Main Street
608-437-1980
Mount Horeb, WI 53572
Contact: Adam Watkins
adam.watkins@wyserengineering.com

Anticipated Construction Schedule:

03/2021 – Construction Commencement

07/2022 – Construction Completion

Project Description:

Landsby Ridge (“Landsby” translates to “village” in Norwegian) will consist of a 3-story new construction building with both underground and surface parking, a community room, a fitness room, energy efficient features, accessible design, and outdoor amenity space. The building will be comprised of a mix of one, two, and three-bedroom units. Gorman & Company has extensive architectural experience and Landsby Ridge will be designed to incorporate the Village’s aesthetic standards with high quality materials for both the interior and exterior. The exterior will include an outdoor amenity space on the north end of the building and a community garden at the southeast corner of the parking lot. The building will have exterior and interior bike parking, and a sidewalk connecting the northern/east entrances to the Military Ridge trail.

A majority of the units will be reserved for residents who make sixty percent (60%) or less of the County Median Income (CMI). Landsby Ridge will be partially financed through the WHEDA Low Income Housing Tax credit program and is aimed at addressing the housing needs of Mount Horeb’s workforce and residents. Landsby Ridge will include quality, affordable housing for families and employees that is not readily available in Mount Horeb currently.

Site & Building Details:

Site:

- 400 W. Garfield Street
- 2.59 Acres
- Approximately 112,891 SF
- Adjacent to Military Ridge Bike Trail
- Short walk to downtown Mount Horeb

Unit Mix & Parking:

- 51 total units
 - (14) One-Bedroom, (25) Two-Bedroom, (12) Three-Bedroom units
 - 46 affordable / 5 market rate
- Density = 19.69 units/acre
- Parking: 90 total (22 covered, 68 surface) = 1.76 stalls/unit

Location:

The location of Landsby Ridge is tailored to fit the Village of Mount Horeb's plans. The Village's future Economic Development Framework and Comprehensive Plan calls for infill redevelopment of underutilized sites along the Military Ridge State Trail. Landsby Ridge directly neighbors the Military Ridge State Trail, and is a short distance from downtown Mount Horeb. The Comprehensive Plan's Future Land Use Map considered this site to be "Planned Mixed Use," which supports industrial, commercial, and multi-family zoning.

Landsby Ridge is located within close proximity to the Mount Horeb public school system. The Primary Center is located a half mile away from the site, while the Middle and High schools are both within a mile from the site. The site provides quick access to multiple options for residents to stay healthy and get around town. The Military Ridge Bike Trail borders Landsby Ridge to the north, and Grundahl Park is just to the south. Other nearby amenities include the Mount Horeb Public Library and Miller and Sons grocery store.

Statement of Rationale:

Gorman & Company is requesting the Planned Development District zoning and flexibilities to Zoning Ordinance requirements, as outlined below, to provide enough units to make the project financially feasible and help fill the void of affordable dwelling units in the community. The proposed development will serve as a buffer between the industrial uses along Garfield Street/Blue Mounds Street and the residences to the north and southeast. Overall, the development will meet the intent of the Comprehensive Plan which encourages "compact uses and higher density residential housing" in the Planned Mixed-Use Areas, especially around the Military Ridge State Trail. Furthermore, granting of the flexibilities for density and intensity requirements for the R-3 zoning district will not be out of character nor impede existing or future development in the area.

The Comprehensive Plan's Future Land Use Map considered this site to be "Planned Mixed Use," which supports industrial, commercial, and multi-family zoning. This proposal and Planned Development rezoning will therefore not require any amendment to the Comprehensive Plan.

The baseline zoning district for comparison to PD is the R-3 Multi-Family zoning district. Specifically, the following flexibilities from the standards of the R-3 Multi-Family zoning district are being requested:

Land Use Exemptions (Chart 1 Lot, Yard, and Building Requirements of the Zoning Ordinance)

The proposed lot size for the development is 2.59 acres; this is a variance from the R-3 district, which requires 3.11 acres based on the number of proposed dwelling units.

Density & Intensity Exemptions (Section 17.39 of the Zoning Ordinance; Chart 1 Lot, Yard, and Building Requirements of the Zoning Ordinance)

We propose a 3-story multifamily residential apartment building with 51 units total in one building and underground parking. This is a variance from the R-3 district, which allows multi-family dwellings as a permitted use but with a maximum of 12 dwellings per building and max height of 2.5 stories.

The R-3 district specifies a maximum impervious surface area requirement of 40%. Due to the parking required and building size, we exceed that and show an impervious surface area of approximately 50%.

Parking (Section 17.132(a) of the Zoning Ordinance)

This design includes 90 total parking stalls (22 covered, 68 surface), totaling 1.76 stalls/unit. This just slightly varies from current ordinance, which specifies Residential Use at 1.5 stalls per 1BR unit, 2 stalls per 2BR & 3BR unit = 95 total stalls.

Landscaping

See General Landscape Treatment included on the Architectural Site Plan with this response. The R-3 district does not have specific landscaping standards; as requested by planning staff, we will exceed the minimum landscaping requirements currently set by ordinance.

Signage

Temporary signs during construction: The project will utilize printed fence wrap that will be installed over the construction safety fencing to identify the project as well as visually screen the construction activities from the adjacent properties. There will also be up to (3) temporary project signs, no larger than 4'x8' each, identifying key partners.

Permanent signage: The project will include a ground-mounted project sign on W. Garfield Street at the site entrance, which will include the project name.

Materials & Design

See Elevations included with this response.

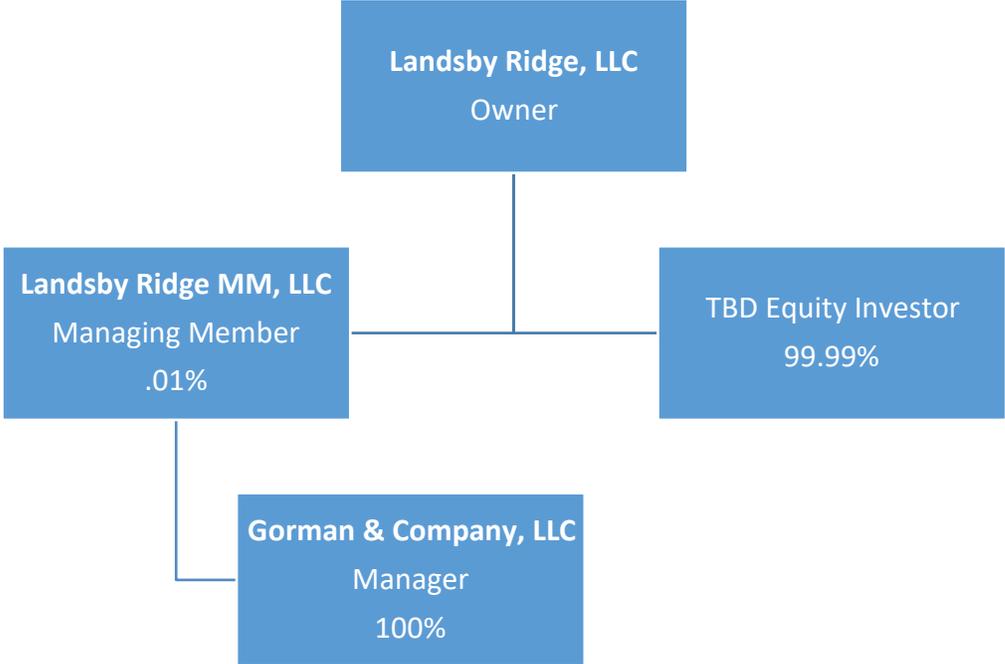
In addition to the request zoning district flexibilities, we would also like to request a variance at this time from the sidewalk connection recommendation in the GDP review letter dated September 25, 2019. Specifically, the following recommendation was provided by the Village Planner:

5. **Site Design:** *The proposed GDP shows a small sidewalk connection in the far northeast corner of the property from the “outdoor amenity area” to the Military Ridge Trail. This does not provide adequate pedestrian connections to, from, and through the proposed development. Instead, I support increased sidewalk connections along the eastern, southern, and western property lines. These connections will provide pedestrian throughout the development.*

I also recommend that the Village prioritize sidewalk connections from the proposed GDP site to the Mount Horeb Area Primary School and the Mount Horeb High School and Middle School complex. Garfield Street is a connector street through the neighborhood. It should have sidewalks running the entire length for children walking to school. Additionally, at the Military Ride Trail crossing at Blue Mounds Street, just north of the property, I also recommend that the Village place a pedestrian activated flashing beacon. As traffic increases along this stretch of Blue Mounds Street now and in the future, increased pedestrian and bicyclists safety measures will be needed at this crossing, and in the long-term, a traffic signal may be needed at the West Main Street and Blue Mounds Street intersection.

The SIP submittal includes additional sidewalk along Blue Mounds Street to connect the southeast building exit to the sidewalk connection in the far northeast corner of the property to the Military Ridge Trail. We would like to request a delay in construction of the remainder of the sidewalk along Blue Mounds Street and West Garfield Street when future development in the area dictates a necessary connection. The additional cost associated with installation and maintenance of these sidewalk hinder the financial feasibility of the project. If possible, the request would be to construct sidewalks by the Village at a later date with financing through an assessment payment plan.

Organizational Structure:



Project Need & Socioeconomic Impact

The Landsby Ridge development proposal is a direct result of feedback from the Village of Mount Horeb and the Mount Horeb Area Economic Development Corporation, who partnered to commission a recent housing study in 2017. Among other findings, the study indicated that the need for additional rental options has become even more acute and with growth in jobs in the Village, the need will continue to grow. With rental vacancy rates close to zero, local employees struggle to find any rental housing in the community. The housing study found a need for rental housing at a variety of price points that includes amenities attractive to local employees. Multifamily housing can also serve a wider variety of households, including younger and older households who may not be able to afford single family homes in Mount Horeb, or prefer rental housing.

Landsby Ridge will help meet this demand by providing affordable high-quality housing and amenities for families in the Mount Horeb area. Gorman & Company has extensive experience in designing, constructing, and managing mixed-income housing developments. Mount Horeb’s Comprehensive Plan and Housing Study called for a variety of housing options to accommodate the needs of residents of all income levels and age groups. The Landsby Ridge proposal aims to accomplish this by providing 46 affordable units reserved for individuals and families earning no more than 60% of the area median income. In 2019, that income limit is \$60,240 for a family of four and \$42,180 for an individual, and includes jobs with the school district, child care providers, restaurants, retailers, warehouses, bank tellers, customer service representatives, and more.

Additional Information

Gorman & Company will serve as Developer and Architect for the development and Gorman General Contractors, LLC will serve as General Contractor. Gorman is also the long-term owner and property manager. We believe this integrated approach is critical to a successful development. With accountability of design, construction, and long-term operations remaining within the Gorman & Company umbrella, we provide greater attention to detail and are able to support each phase of the development. We have extensive experience working with local contractors as well as emerging, minority-owned, and women-owned business. We would continue that work here in Mount Horeb and will connect with local subcontractors for this development.

Landsby Ridge will feature modern green technologies and sustainable design features. The building will be built to Wisconsin Green Built Home Standards, and a third-party certification confirming this standard will be received after construction. The reduction in energy consumption will come from enhancements to the lighting/electrical systems, building envelope, daylighting features, enhanced windows and plumbing systems. Energy Star rated appliances will be included in all apartments, along with compact florescent lighting in all units and common areas, low flow plumbing fixtures, energy efficient lighting, and high efficiency mechanical systems. In addition, the development's location in a very walkable and bikeable area of the Village lends itself to sustainable living.

DESIGN DEVELOPMENT
Issue Dates:

DATE	DESCRIPTION
2020.04.01	SCHEMATIC DESIGN
2020.05.27	DESIGN DEVELOPMENT

Project No.	19LANB-00-01
Plot Date:	6/2/2020 1:21:34 PM
Drawn by:	AJW
Checked by:	WPW
Approved by:	WPW

Sheet Title
SITE PLAN

Sheet No.
C100

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- DISTURBANCE LIMITS
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE/CMU RETAINING WALL
- LIMESTONE BOULDER RETAINING WALL
- STORMWATER TREATMENT FACILITY

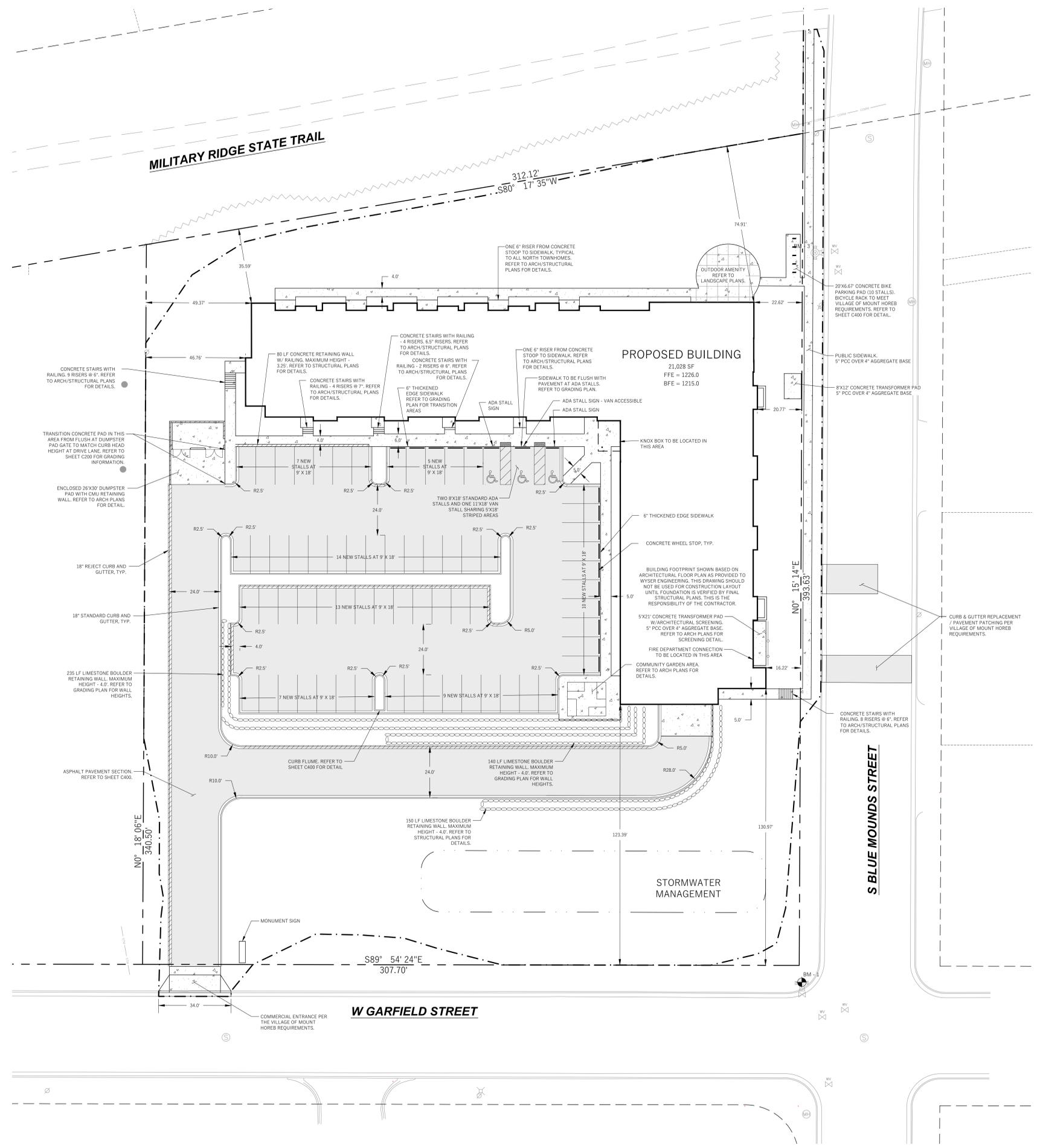


GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON AUGUST 9, 2019. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGES LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGES OF MOUNT HOREB STANDARD SPECIFICATIONS.

SITE INFORMATION BLOCK:

SITE ADDRESS: 204 SOUTH BLUE MOUNDS STREET
SITE ACREAGE: 112.891 SQ. FT. (2.59 ACRES)
USE OF PROPERTY: APARTMENT BUILDING
PROPOSED ZONING: PLANNED DEVELOPMENT - (PD-1)
NUMBER OF UNITS: 51
PARKING STALLS PROVIDED: 90
TOTAL NUMBER OF SURFACE PARKING STALLS: 68
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3
TOTAL NUMBER OF UNDERGROUND PARKING STALLS: 22
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1
SURFACE BIKE PARKING STALLS PROVIDED: 10
EXISTING IMPERVIOUS SURFACE AREA: 2,230 SQ. FT.
NEW IMPERVIOUS SURFACE AREA: 56,555 SQ. FT.
ROOFTOP: 21,028 SQ. FT.
PAVED: 35,527 SQ. FT.
DISTURBANCE LIMITS: 112,426 SQ. FT.
PERCENT IMPERVIOUS ON LOT: 50.0%



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XX

D

C

C

B

B

A

A

A

C:\Temp\Cad\landsby ridge-v1 2020_mmeeks@gormanusa.com.rvt

DATE	DESCRIPTION
2020.04.01	SCHEMATIC DESIGN
2020.05.27	DESIGN DEVELOPMENT

Project No.	19LNB-00-01
Plot Date:	6/2/2020 12:34 PM
Drawn by:	AJW
Checked by:	WPW
Approved by:	WPW

Sheet Title
**GRADING & EROSION
CONTROL PLAN**

Sheet No.
C200



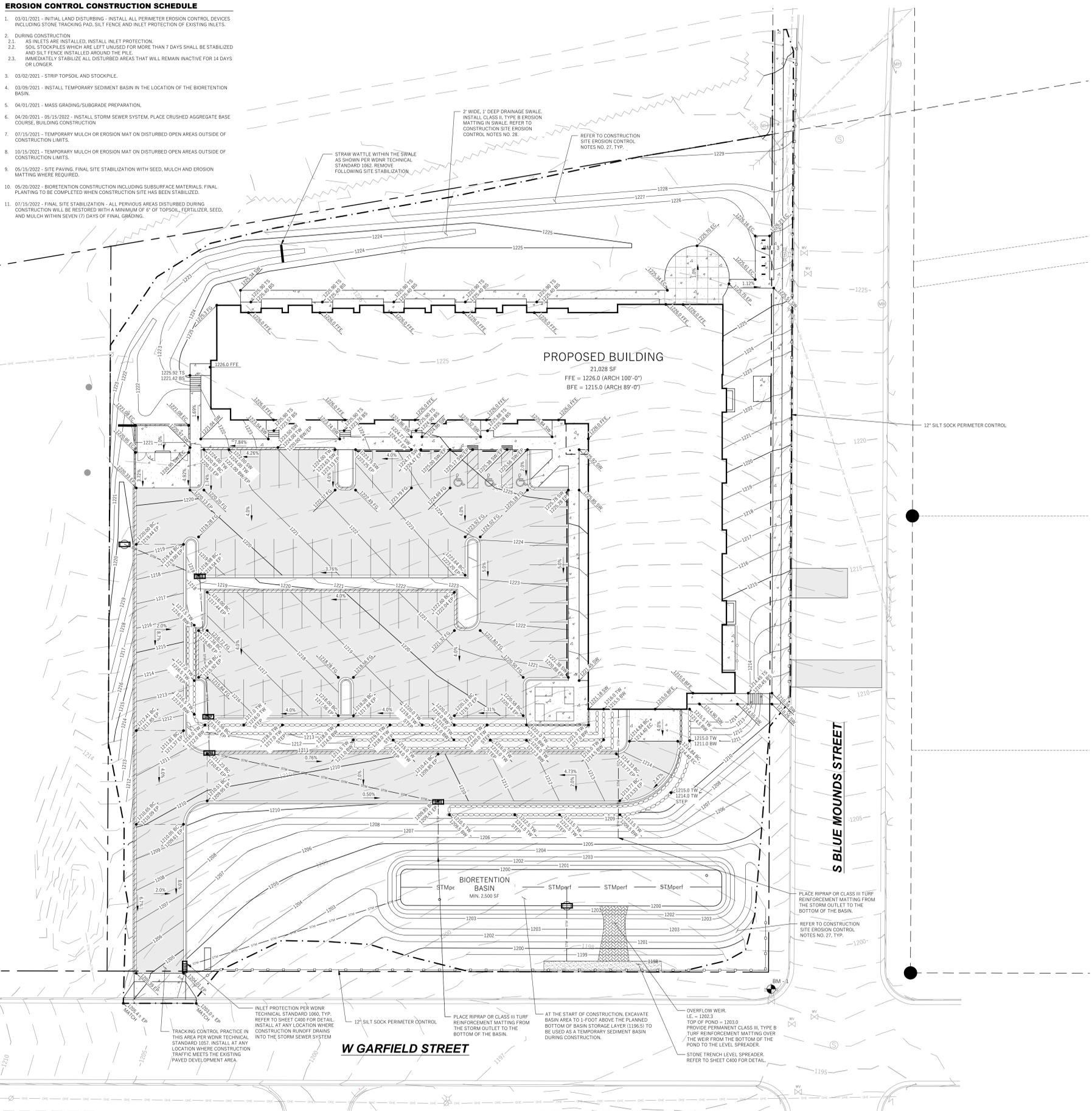
LEGEND (PROPOSED)

	PROPERTY BOUNDARY
	DISTURBANCE LIMITS
	BUILDING FOOTPRINT
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE/CMU RETAINING WALL
	LIMESTONE BOULDER RETAINING WALL
	MAJOR CONTOUR
	MINOR CONTOUR
	STORM SEWER
	SILT SOCK
	FRAMED INLET PROTECTION
	DITCH CHECK
	SPOT GRADE
	DRAINAGE GRADE BREAK
	DRAINAGE ARROW

NOTE:
SPOT GRADES ARE AS FOLLOWS:
BFE - BASEMENT FLOOR ELEVATION
FFE - FINISHED FLOOR ELEVATION
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TS = TOP STEP
BS = BOTTOM STEP
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

EROSION CONTROL CONSTRUCTION SCHEDULE

- 03/01/2021 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD, SILT FENCE AND INLET PROTECTION OF EXISTING INLETS.
- DURING CONSTRUCTION
 - AS INLETS ARE INSTALLED, INSTALL INLET PROTECTION.
 - SOIL STOCKPILES WHICH ARE LEFT UNSEED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
 - IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
- 03/02/2021 - STRIP TOPSOIL AND STOCKPILE.
- 03/09/2021 - INSTALL TEMPORARY SEDIMENT BASIN IN THE LOCATION OF THE BIORETENTION BASIN.
- 04/01/2021 - MASS GRADING/SUBGRADE PREPARATION.
- 04/20/2021 - 05/15/2022 - INSTALL STORM SEWER SYSTEM, PLACE CRUSHED AGGREGATE BASE COURSE, BUILDING CONSTRUCTION
- 07/15/2021 - TEMPORARY MULCH OR EROSION MAT ON DISTURBED OPEN AREAS OUTSIDE OF CONSTRUCTION LIMITS.
- 10/15/2021 - TEMPORARY MULCH OR EROSION MAT ON DISTURBED OPEN AREAS OUTSIDE OF CONSTRUCTION LIMITS.
- 05/15/2022 - SITE PAVING, FINAL SITE STABILIZATION WITH SEED, MULCH AND EROSION MATTING WHERE REQUIRED.
- 05/20/2022 - BIORETENTION CONSTRUCTION INCLUDING SUBSURFACE MATERIALS, FINAL PLANTING TO BE COMPLETED WHEN CONSTRUCTION SITE HAS BEEN STABILIZED.
- 07/15/2022 - FINAL SITE STABILIZATION - ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH WITHIN SEVEN (7) DAYS OF FINAL GRADING.



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON AUGUST 1, 2019. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGES LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST WDMR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WORK.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / VILLAGE OF MOUNT HOREB / WDMR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE TO SCHEDULE A MEETING A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDMR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDMR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dmr.wisconsin.gov/stormwater/standards/const_standards.html
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WORK TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #109 FOR ROCK CONSTRUCTION ENTRANCES.
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDMR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #100 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDMR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A LOW-HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDMR TECHNICAL STANDARD DEWATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO ANY LAND DISTURBING AND WASTE MANAGEMENT DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 820). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDMR TECHNICAL STANDARD SEDIMENT BASIN #1068 AND SEDIMENT TRAP # 1063.
- CONSTRUCT AND PROTECT THE BIOMIMETIC BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFER TO THE WDMR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1064.
- INSTALL AND MAINTAIN SILT FENCING PER WDMR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND
- SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DISCOMING STRAW BASKETS (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDMR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDMR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUNDING STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDMR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1066.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULLED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIALS NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HW BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDMR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDMR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 3 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDMR REDEMPTION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON HOREB BUREAU OF REMEDIATION AND DEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dmr.wi.gov/brtsw/>
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 823-F-13-006 <https://www3.epa.gov/rodspubs/pubs/concretewashout.pdf>. REQUIRE USE BY ALL CONSTRUCTION EQUIPMENT THAT WILL BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

BENCHMARK TABLE

BM - #	ELEVATION	DESCRIPTION
BM - 1	1200.57	TOP NUT OF HYDRANT AT NORTHWEST CORNER OF SOUTH BLUE MOUND STREET/WEST GARFIELD STREET INTERSECTION
BM - 2	1222.98	TOP NUT OF HYDRANT LOCATED NEAR MT HOREB CO-OP DRIVEWAY ENTRANCE
BM - 3	1229.29	TOP NUT OF HYDRANT LOCATED NEAR IN NORTHWEST CORNER OF SITE

DIGGERS HOTLINE
Toll Free (800) 242-8511 or - 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

XX

XX

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BRICK VENEER

MANUFACTURER

HEBRON BRICK

COLOR

CHAMPAGNE

PRODUCT INFO

Utility brick



COMPOSITE SIDING,
TYPE 1

MANUFACTURER

LP SMARTSIDE

COLOR

NAVY BLUE

PRODUCT INFO

76 Series Smooth Finish Lap (fiber), nominal 10" lap exposure



COMPOSITE SIDING,
TYPE 2

MANUFACTURER

LP CANEXCEL SYSTEM

COLOR

NATURAL WOOD LOOK FINISH

PRODUCT INFO

nominal 4.5" lap



METAL PANEL CLADDING,
TYPE 1

MANUFACTURER

PAC-CLAD PETERSON

COLOR

WHITE

PRODUCT INFO

Box Rib 1 profile



COMPOSITE SIDING,
TYPE 3

MANUFACTURER

LP SMARTSIDE

COLOR

LIGHT GREY

PRODUCT INFO

76 Series Smooth Finish Lap, nominal 10" lap exposure



COMPOSITE SIDING,
TYPE 4

MANUFACTURER

LP SMARTSIDE

COLOR

DARK GREY

PRODUCT INFO

76 Series Smooth Finish Lap, nominal 5" lap exposure



METAL PANEL CLADDING,
TYPE 2

MANUFACTURER

PAC-CLAD PETERSON

COLOR

WHITE

PRODUCT INFO

Box Rib 2 Profile



EXTERIOR ELEVATION MATERIALS LEGEND			
REFER TO SHEET G103 FOR ADDITIONAL INFORMATION ON THE FOLLOWING EXTERIOR MATERIALS			
BRICK VENEER	MECHANICAL LOUVER	COMPOSITE SIDING, TYPE 3	METAL PANEL CLADDING, TYPE 2
COMPOSITE SIDING, TYPE 1	COMPOSITE SIDING, TYPE 2	COMPOSITE SIDING, TYPE 4	ACCENT SOFFIT, TYPE 1
METAL PANEL CLADDING, TYPE 1	METAL SOFFIT, TYPE 2		



1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

LANDSBY RIDGE
400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572

DESIGN DEVELOPMENT	
Issue Dates:	
DATE	DESCRIPTION
05/27/2020	SIP Submittal
06/05/2020	SIP RE-Submittal

Project No.	19LANB-00-01
Plot Date:	6/5/2020 9:24:58 AM
Drawn by:	NM
Checked by:	
Approved by:	

Sheet Title
EXTERIOR BUILDING
ELEVATION

Sheet No.
201



2 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

\\oregon-design\cad\Projects\2019 Mount Horeb, WI - Landsby Ridge\REVIT\Landsby Ridge-V1 2020.rvt

NOT FOR
CONSTRUCTION

EXTERIOR ELEVATION MATERIALS LEGEND			
REFER TO SHEET G103 FOR ADDITIONAL INFORMATION ON THE FOLLOWING EXTERIOR MATERIALS			
BR-1	BRICK VENEER	L-1	MECHANICAL LOUVER
LS-1	COMPOSITE SIDING, TYPE 1	LS-3	COMPOSITE SIDING, TYPE 3
LS-2	COMPOSITE SIDING, TYPE 2	LS-4	COMPOSITE SIDING, TYPE 4
MP-1	METAL PANEL CLADDING, TYPE 1	MP-2	METAL PANEL CLADDING, TYPE 2
SO-1	ACCENT SOFFIT, TYPE 1	SO-2	METAL SOFFIT, TYPE 2

LANDSBY RIDGE
400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572

DESIGN DEVELOPMENT	
Issue Dates:	
DATE	DESCRIPTION
05/27/2020	SIP Submittal
06/05/2020	SIP RE-Submittal

Project No.	19LANB-00-01
Plot Date:	6/5/2020 9:27:41 AM
Drawn by:	NM
Checked by:	
Approved by:	

Sheet Title
EXTERIOR BUILDING
ELEVATIONS

Sheet No.
202



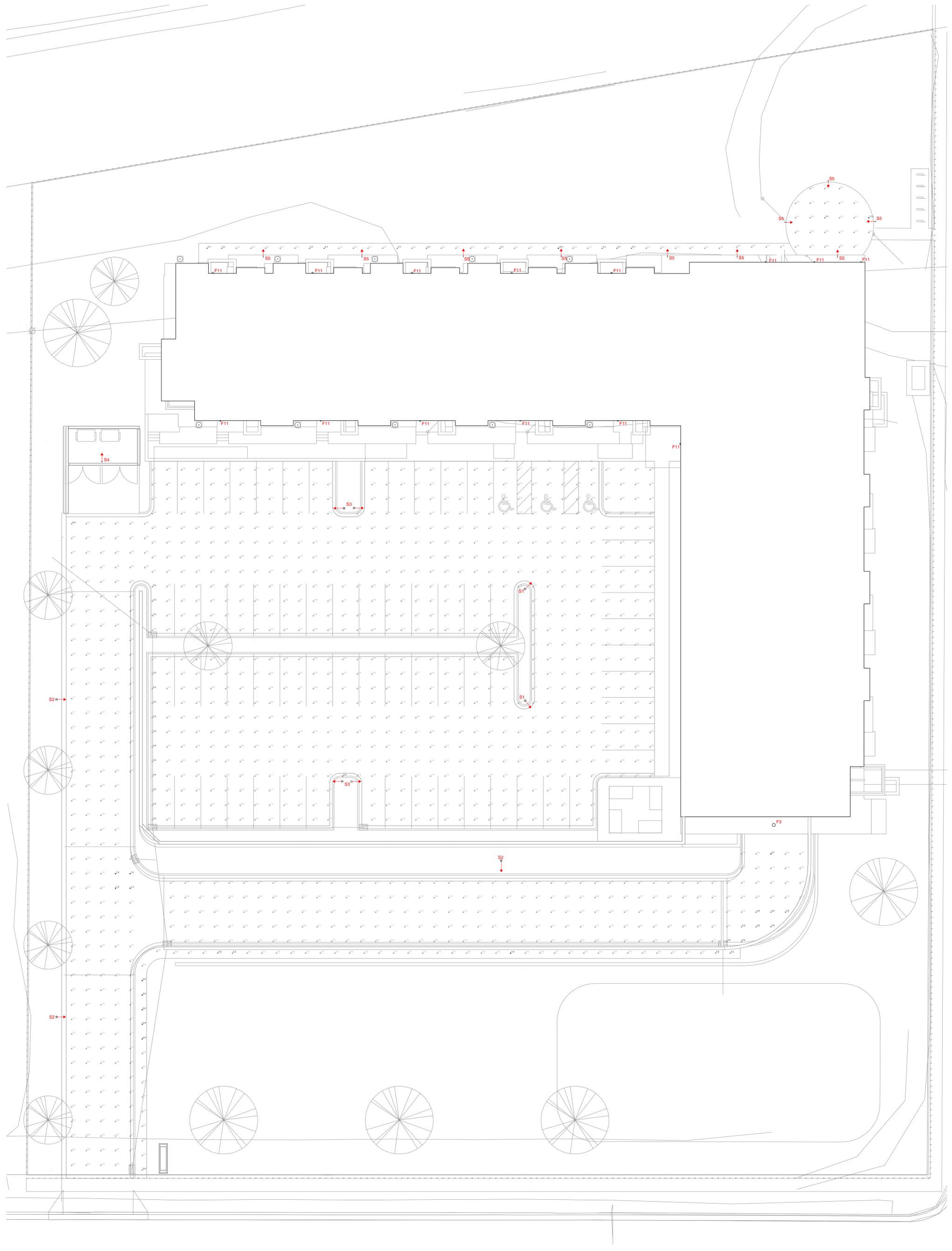
1 SOUTH EXTERIOR ELEVATION - A ENTITLEMENT
SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION - A ENTITLEMENT
SCALE: 1/8" = 1'-0"

XXX
MRM

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	Average (fc)	Maximum (fc)	Minimum (fc)	Max/Min	Avg/Min
Entrance Drive	0.9	1.2	0.4	3.0:1	2.3:1
Entrance Sidewalk	0.7	0.9	0.4	2.3:1	1.8:1
Parking Garage Drive	0.8	2.7	0.2	13.5:1	4.0:1
Parking Lot	0.9	2.3	0.3	7.7:1	3.0:1
Parking Garage Sidewalk	0.5	1	0.2	5.0:1	2.5:1
Boundary Line	0.1	0.5	0	N/A	N/A

Notes: All current designed exterior lights have been factored in to model. Some areas have not been added to calculation due to the nature of them being desired for security or decorative in nature. A light loss factor between .7 and .9 have been added to fixtures for calculation purposes.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLEON GALLEON LED

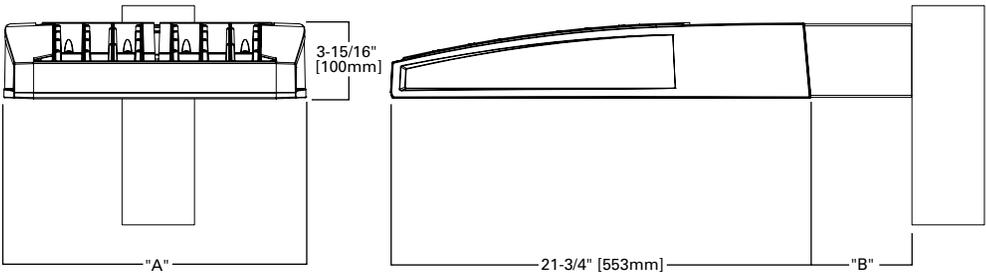
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



WaveLinx

DIMENSIONS

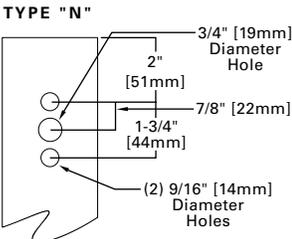


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



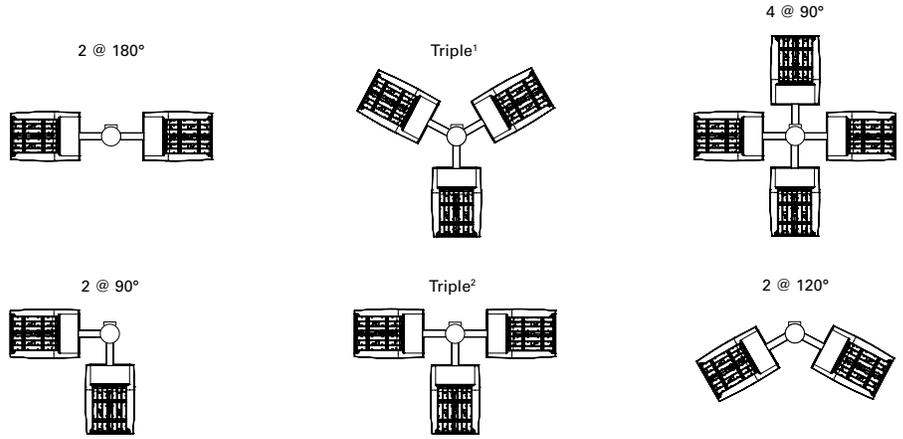
CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



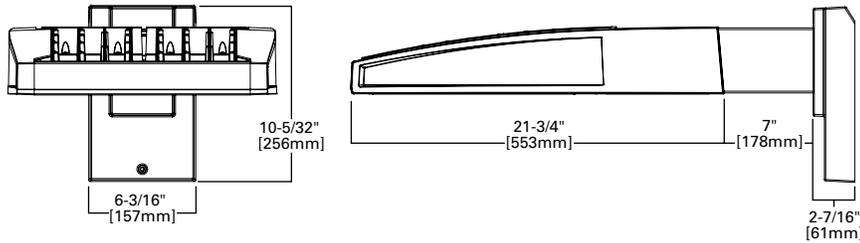
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

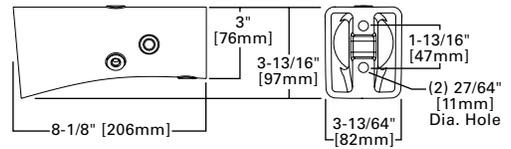


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

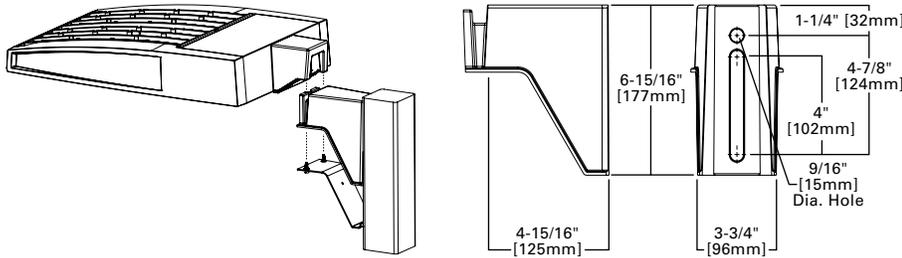
STANDARD WALL MOUNT



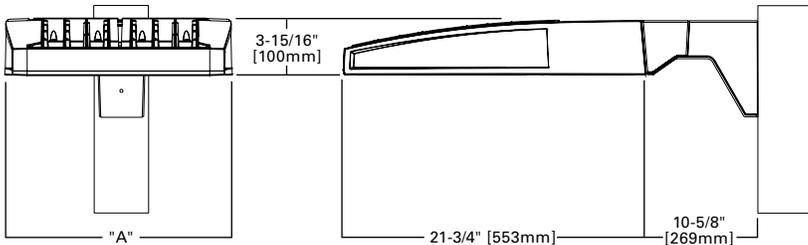
MAST ARM MOUNT



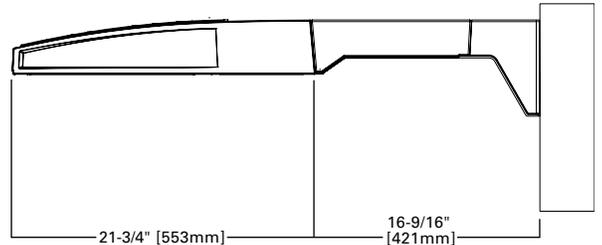
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	N/A	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.



TWR1 LED ALO

Adjustable Lumen Output



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

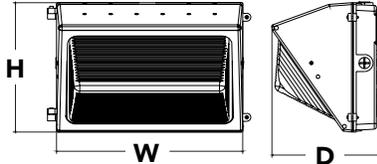
Specifications

Width: 12-15/16"
(32.9 cm)

Height: 9"
(22.9 cm)

Depth: 7-1/2"
(19 cm)

Weight: 11.95 lbs
(5.42kg)



Introduction

The TWR1 LED luminaire is powerful yet energy efficient, capable of replacing up to a 250W metal halide luminaire while saving up to 86% in energy costs. Offering an expected service life of more than 20 years, the TWR1 LED eliminates frequent lamp and ballast replacements associated with traditional technologies. The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWR1 LED ALO luminaires can replace anything from 70W to 250W metal halide luminaires.

Ordering Information

EXAMPLE: TWR1 LED ALO 50K MVOLT DDBTXD

TWR1 LED						
Series	Performance Package		Color Temperature	Voltage	Controls	Finish
TWR1 LED	ALO	1,100 to 6,200 lumens	40K 4000 K ¹ 50K 5000 K ¹	MVOLT ² 347	(blank) No controls PE Photo control	DDBTXD Textured dark bronze

NOTES

1. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

FEATURES & SPECIFICATIONS

INTENDED USE

The TWR1 LED combines traditional wall pack design with high-output LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing up to 250W MH fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR1 LED is ideal for outdoor applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION

Rugged cast-aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side so door swings out of the way during installation and service. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. MVOLT driver operates on any line voltage from 120-277V (50/60Hz). All luminaires have 6kV surge protection. Rated for outdoor installations, -40°C minimum ambient. Please consult factory for surge rating of photocells.

OPTICS

High-performance LEDs maintain up to 90% of light output at 100,000 hours of service life (L90/100,000 hours). Prismatic glass lens designed for superior lighting distribution, uniformity and fixture spacing. See Lighting Facts label and photometry reports for specific fixture performance.

INSTALLATION

Designed for wall mounting above four feet from ground. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of three convenient 1/2" threaded conduit entry hubs.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) Premium qualified product. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com
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TWR1 ALO LED
Rev. 09/13/19

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Outdoor General Purpose

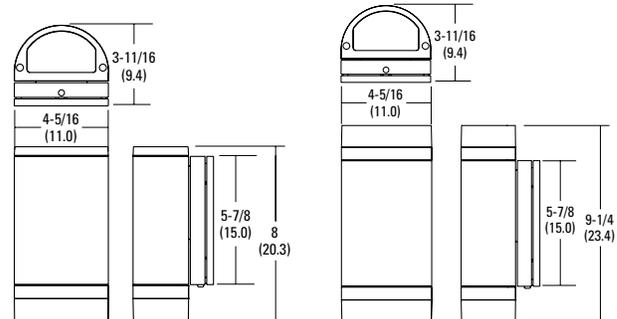
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DDB Dark bronze
OLLWU LED Up & downlight			120 120V ¹	WH White ²

Notes

1. Only available with OLLWU and in DDB.
2. Only available with OLLWU.



VANDEWALLE & ASSOCIATES INC.

MEMORANDUM

To: Village of Mount Horeb Plan Commission
From: Village Planner Michael A. Slavney, FAICP
Date: June 16, 2020
Re: Village Planner's Planned Development -- Specific Implementation Plan (SIP) and Design Review Comments for Proposed Landsby Ridge Affordable Housing Development for June Plan Commission Review

Introduction

Gorman and Company, LLC has submitted the Specific Implementation Plan (SIP) packet for the Landsby Ridge Affordable Housing development for Plan Commission review. The site is located on the northwest corner of Blue Mound and Garfield. This development received General Development Plan (GDP) zoning in the fall of 2019. The proposed SIP is generally consistent with the GDP and with the flexibilities from the requirements of the Zoning Ordinance approved in the GDP.

Landsby Ridge would provide a total of 51 dwelling units, of which 46 would be affordable units available to residents making up to 60% of Dane County's Median Income, and 5 would be available at market rates. A mix of one-, two-, and three-bedroom units are available.

The project will provide sidewalks from the east side of the building out to a new public sidewalk along the west side of Blue Mounds Street – running north to the north edge of the property to connect to the Military Ridge Bike Trail – which provides an excellent connection to the downtown and school campus.

To receive final Village approval, this project will need approval of the SIP as recommended by the Plan Commission and review for approval by the Village Board. Additionally, this project will also require Design Review approval by the Plan Commission. This report addresses the SIP first, followed by the Design Review.

Specific Implementation Plan Review

Gorman & Company have been working closely with Village Staff to design and refine a submittal to meet all zoning requirements, including the zoning *flexibilities* approved in the GDP. Flexibilities are departures from the Zoning Ordinance approved by the Plan Commission and Village Board through the Planned Development process – as distinguished from *variances* which are departures approved by the Board of Zoning Appeals through the variance process. Under Wisconsin Law, variances must be justified by unique site conditions based upon strict findings in statutes. In contrast, flexibilities must demonstrate that they make sense for the project, which provides other benefits to the community.

Specific SIP Flexibilities Consistent with the Approved GDP include:

1. Number of Units in Building: The GDP approved a building with up to 51 dwelling units. The SIP is consistent with the approved GDP number of units in the building.
2. Density: The GDP approval of 51 units equates to a density of 19.7 dwelling units per acre. This compares to a maximum density under conventional R-3 zoning of 16.4 dwelling units per acre. The SIP is consistent with the approved GDP density.
3. Building Height: The GDP approved a building of three residential floors, with the under-building parking area exposed along the east and south side of the building on this site which has significant slope downhill from the building pad to the stormwater basin and Garfield Street. The building has three floors exposed as viewed from the north, east, and west; and both a long three floor and short four floor exposure as viewed from the south. The SIP is consistent with the approved GDP building height.
4. Impervious Surface Coverage: The GDP approved an ISR of 50%, versus the limit of 40% under conventional R-3 zoning. The SIP is consistent with the approved GDP ISR.
5. Parking Ratio: The GDP approved a slightly reduced parking ratio of 1.76 spaces per dwelling unit, versus the required ratio of 1.86 spaces per dwelling unit – or 5 stalls under the conventional zoning requirement based on bedroom mix. The SIP is consistent with the approved GDP count of 90 parking stalls to serve the 51 dwelling units of mixed bedroom size.

Additional Item of Flexibility in the SIP. The SIP submittal is requesting one item of flexibility from the approved GDP. Specifically, the project is proposing to delay construction of the agreed-to public sidewalks along Garfield Street and along Blue Mounds Street between the southeastern building entrance southward to the corner until such time as “when future development in the area dictates a necessary connection”.

Planner’s Overall Recommendation for the Specific Implementation Plan:

I recommend the Plan Commission recommend the SIP for Landsby Ridge for approval by the Village Board, subject to several waivers and requirements addressed at the end of this report, as discussed and approved by the Plan Commission.

Design Review Requirements per Section 17-14:

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. 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 or add additional design requirements upon a finding that the additional design requirement would improve the project.

Generally, this project has been refined by working with Village Staff to comply with most Design Review requirements. I recommend the Plan Commission discuss the few remaining items highlighted in yellow, which require *subjective* Plan Commission review and approval, or require an *explicit waiver* by the Plan Commission.

In my following review of the Design Review requirements, I have signaled the need for Plan Commission discussion with an arrow bullet and yellow highlighting.

1. Site Grading:

- a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
 - The Grading Plan appears to address the significant elevation change on the property in an appropriate manner.
- b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
 - Same comment as 1.a., above.
- c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
 - Same comment as 1.a., above.

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.
 - There is an area of significant existing vegetation on the north edge of the site, where mature hardwood trees border the Military Ridge Bike Path. Most of these trees are located north of the subject property – within the Trail corridor. The southwestern area of this woodland is located on the subject property and may have to be removed to accommodate site grading to provide a gentle swale to allow stormwater to drain around the north side of the building.
- 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 Site Plan is designed to enable the Grading Plan to meet this requirement on this challenging site.

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.
 - This is a challenging site, with two public street frontages and a substantial grade change from high along the Bike Trail to low along Garfield Street. The development plan is well designed to create a level building pad for the east-west wing of the building, and efficiently accommodate access to the under-building parking at the south end of the north-south building wing. This arrangement allows for the main stormwater basin to effectively capture water from the building and parking area on the low, southern edge of the property, and for the building to present an attractive face to Blue Mounds Street.

- b. The general site layout shall result in an attractive appearance to all abutting streets, as determined by the Plan Commission.
 - Same as 3.a., above.

4. Building Setbacks:

- a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 4.b. and 4.c.
 - This requirement is met on all sides of the lot.
- 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 by compliance with the Planned Development-GDP Zoning District to allow a building of three floors over under-building parking at a maximum height of 50 feet.
- 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 the 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.
 - The building exceeds 5,000 square feet of gross floor area, and complies with all requirements for large developments.

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.
 - This requirement is met by regularly spaced building staggers along all facades.
- 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 by regularly spaced changes in materials, colors, and textures.
- 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.
- 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.

8. Exterior Building Materials:

- a. Exterior materials for multi-family, 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 met with the proposed wall materials, which include metal wall panels. The developer has proposed the use of metal panels on a relatively low percentage of the building façade area – labeled as “MP-1” on the elevation drawings – wrapping the northeast corner of the building for the north and east facades. *The Plan Commission will need to consider an exemption for the use of metal panels.*
- 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 on most of the lower walls of the building – where conventional siding extends to the concrete foundation. The use of siding below the first floor window sills will allow damage to the siding. *The Plan Commission will need to consider an exemption from this standard.*

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.
 - iii. High gloss paints and other exterior finishes are not permitted.
 - This requirement is met on all portions of the building.
 - iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
 - A variety of colors and materials are depicted on the building elevations – in some locations in an unconventional arrangement. *The Plan Commission should discuss whether 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 met.

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.
- 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.

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.
 - This requirement is met. The proposed flat roof of the building is typical of modern “urban” architecture in Dane County for multifamily structures exceeding two stories.
- 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.
- d. Rooftop mechanical equipment shall not exceed the elevation of the lowest point of the surrounding building parapet or roof.
 - It is not clear to me whether this requirement is met. This should be discussed with the developer during Plan Commission review.

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.
 - This requirement is met.

14. Awnings:

- a. Awnings, where approved by the Plan Commission, shall complement the character of the building.
 - Awnings are not proposed. This requirement is met.
- 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.
- c. Backlighting is prohibited.
 - This requirement is met.

15. Trash Containment Structures:

- a. Trash containment structures shall be designed to fully conceal trash storage.
 - The trash containment structure is located at the southwest end of the north wing of the building. This requirement is met.
- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.
 - It is not clear if this requirement is met. This should be discussed and confirmed with the developer.
- 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.
 - It is not clear if this requirement is met. This should be discussed and confirmed with the developer.

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. There is no freestanding canopy structure.
- 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.
- 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.

17. Other Structures:

- a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.
 - This requirement is met. There are not outbuildings.
- 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 is met.

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.
- 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.
- c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.
 - This requirement is met.
- d. Maximum lighting shall not exceed 10.0 footcandles on the site, except in areas serving in-vehicle uses such as drive-up windows and fueling areas. In such locations, maximum lighting shall not exceed 25.0 footcandles.
 - This requirement is met.
- e. Freestanding light fixtures shall not exceed a total height of 20 feet.
 - It is not clear whether this requirement is met. This should be discussed with the developer.

19. Exterior Signage:

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.
 - The Village Sign Regulations make no provisions for a permanent development sign within any residential zoning district. However, County-wide, such a sign would be typical. The approved GDP depicted a freestanding sign at the proposed location. The proposed location of the monument sign at the driveway entrance to the site is appropriate. I recommend allowing a monument sign – not to exceed 8 feet in height and 40 square feet in area. These rules apply to the Neighborhood Business zoning district and to the Main Street Business District. The Plan Commission should consider what size and height maximums should apply for this project.
- 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.
 - No sign design detail has been provided. This requirement should be discussed with the developer.

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. Other than within the trash enclosure, there are no areas of outdoor display depicted or approved anywhere else on the site.
- 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. Other than within the trash enclosure, there are no areas of outdoor display depicted or approved anywhere else on the site.

21. Pavement Materials:

- a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.
 - This requirement is met throughout the site.
- b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.
 - This requirement is met.

22. Pedestrian Facilities:

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.
 - A delay in meeting this requirement has been requested. This request should be discussed by the Plan Commission. Please see the discussion of this issue on the bottom of page 2 and in the SIP submittal text. If a delay is acceptable to the Plan Commission, the trigger event(s) for sidewalk construction should be identified.
- 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 met for connections to Blue Mounds Street. A connection is not provided to Garfield Street. The Plan Commission should discuss whether a sidewalk should be provided along the west side of the main access driveway from the trash enclosure to Garfield Street.
- c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.
 - This requirement is met.

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, including the minimum 25-foot deep entry before encountering a vehicle exiting a parking space.
- 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 requirement is not applicable. The subject property is not located within the CTH ID corridor.

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.
 - A detailed Landscaping Plan has not been provided. I recommend that this requirement be met between the stormwater basin and the paved central portion of the site.
- b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, parking shall not be located along a street frontage unless an exception is granted through the conditional use process.
 - This standard is not applicable to the subject property.
- c. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding the prohibition of parking adjacent to street rights-of-way.
 - This requirement is met, there is no parking adjacent to street rights-of-way.
- 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.

25. Building Foundation Landscaping:

- a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.
 - This requirement is met along all sides of the building.
- b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.
 - This requirement is met.
- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - A detailed Landscaping Plan has not been provided. I recommend that this requirement be met.

26. Street Frontage Landscaping:

- a. A minimum 10-foot wide landscaped area shall be provided adjacent to the frontage of all streets and drives, except within the downtown area.
 - This requirement is met.

b. This area shall be landscaped appropriately as determined by the Plan Commission. At minimum, one canopy-type street tree (maple, oak, hickory, ginkgo, honey locust or similar species) shall be required for every 50 feet of street or drive frontage, except within the downtown area. Said trees shall be a minimum 2-inch to 2.5-inch caliper.

➤ A detailed Landscaping Plan has not been provided. I recommend that this requirement be met along both street frontages.

27. Parking Lot Landscaping:

a. Parking lot landscaping shall comply with the requirements of §17.136

➤ A detailed Landscaping Plan has not been provided. I recommend that this requirement be met.

b. Subsection 24.a., above, shall also apply along street and drive frontages.

➤ A detailed Landscaping Plan has not been provided. I recommend that this requirement be met.

c. Subsection 24.c., above, shall also apply along CTH ID.

- This requirement is not applicable.

Note that all landscaping will be inspected for compliance in the summer of 2021. All landscaping depicted on the Landscaping Plan shall be permanently maintained, and shall be replaced within one year where plants die, are diseased, or are removed.

Village Planner's Recommendations:

I recommend the Plan Commission consider and approve the following requirements for the approval of the Specific Implementation Plan for Landsby Ridge:

1. A recommendation to the Village Board that the Specific Implementation Plan for Landsby Ridge be approved, subject to any and all requirements identified by the Plan Commission under Design Review;
2. A recommendation to the Village Board that the Site Plan packet be approved, subject to any and all requirements identified by the Plan Commission under Design Review; and,
3. Design Review as submitted to the Village for the June 2020 packet, including waivers from the Design Review requirements approved by the Plan Commission, including:
 - a. 8.a. for use of the metal panels on the building exterior, as depicted;
 - b. 8.b. for use of conventional siding on the building exterior below 40" above grade, as depicted;
 - c. 9.a.iv. for use of proposed exterior building colors, as depicted;
 - d. 12.d. for use of parapet heights as depicted;

Continued on the following page.

4. Additional Design Review requirements as approved by the Plan Commission, including:
 - a. Require the use of exterior building materials and colors on the trash enclosure structure per Design Review requirement 15.a.;
 - b. Require the use of wood or faux wood gates on the trash enclosure per Design Review requirement 15.b.;
 - c. Limit exterior light fixture mounting heights to 20 feet per Design Review requirement 18.c.;
 - d. Limit the area and height of the permanent development identification sign to a monument sign configuration with a maximum area of 40 square feet and a maximum height of 8 feet per Design Review requirements 19.a.;
 - e. Require the delayed installation of the sidewalk along Blue Mounds Street between the southeast building entrance and Garfield Street, and along Garfield Street, and from the trash enclosure to Garfield Street to be completed by June 30, 2025 per Design Review requirement 22.
 - f. Require the Village Staff approval of a Detailed Landscaping Plan complying with all requirements of Design Review requirements 24, 25, 26, and 27 to be completed prior to issuance of the Building Permit for Landsby Ridge; and furthermore, require the installation all landscaping approved in the Detailed Landscaping Plan by June 30, 2021.

MEMORANDUM

To: Village of Mount Horeb Plan Commission

From: Gorman & Company, in conjunction with Wyser Engineering

Re: Village Planner's Planned Development – Specific Implementation Plan (SIP) and Design Review Comments for Proposed Landsby Ridge Affordable Housing Development for June Plan Commission Review

Date: June 22, 2020

This memo is intended to be a comprehensive response to review comments received for the proposed Landsby Ridge Affordable Housing Development as completed by the Village Planner (Vandewalle & Associates, Inc.) and email design recommendations from the Village Engineer (SmithGroup). It is further intended to be used as reference for discussion at the June 24, 2020 Plan Commission meeting. The review memorandum from Vandewalle & Associates was dated June 16, 2020 and the email design recommendations from SmithGroup were provided on June 19, 2020. Specifically, please note the following responses in *italics*:

Village Planner Memorandum Comments**8. Exterior Building Materials**

- a. Exterior materials for multi-family, 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 met with the proposed wall materials, which include metal wall panels. The developer has proposed the use of metal panels on a relatively low percentage of the building façade area – labeled as “MP-1” on the elevation drawings – wrapping the northeast corner of the building for the north and east facades. *The Plan Commission will need to consider an exemption for the use of metal panels.*

Response: We ask for an exception through the conditional use process for the inclusion of the building materials listed below.

The materials in question are proposed at principle architectural locations and are considered premium cladding products for multifamily building of such caliber.

Metal Panel Cladding (MP-1) which appears are the building projection at the north east building corner.

Metal Panel Cladding (MP-2) which appears along portions of the east-facing building elevation.

- 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 on most of the lower walls of the building – where conventional siding extends to the concrete foundation. The use of siding below the first floor window sills will allow damage to the siding. *The Plan Commission will need to consider an exemption from this standard.*

Response: In accordance with Village requirements, durable brick veneer is shown on the south-facing and north-facing building entry points, where most pedestrian traffic will occur. It is at these two locations that the building cladding should be most durable, given the considerable pedestrian traffic at these points of entry.

We ask for an exception to this through the conditional use process for the remaining building perimeter conditions.

Given the reduced pedestrian traffic to the exterior townhome entry points occurring on the south- and north-facing elevations of the north building wing, we believe the composite siding cladding shown is adequately durable and appropriate for the application, which is similar in feel, scale, and use as a single family dwelling.

The grade along the east- and west-facing elevations of the south building wings is sloping. Due to the sloping grade, there is increasing exposure of the foundation wall as the building stretches to the south. The foundation wall will be faced with an insulated cementitious panel, a durable product frequently used at the foundation wall-to-grade intersection. Furthermore, pedestrian traffic will not occur directly against these base of wall locations. Landscaping beds at the base of wall locations will, very importantly, provide a natural barrier against pedestrians and lawn mowing equipment.

9. Exterior Building Colors

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

➤ A variety of colors and materials are depicted on the building elevations – in some locations in an unconventional arrangement. *The Plan Commission should discuss whether this requirement is met on all portions of the building.*

Response: The palette of exterior cladding is actually limited to (3) product types: Clay Brick Veneer (BR-1), Metal Panel Cladding (MP-1, MP-2), and Composite Siding (LS-1, LS-2, LS-3, LS-4).

There is a single brick veneer product proposed.

The Metal Panel Cladding will be the same color. The difference between MP-1 and MP-2 will be the flute pattern only.

The various Composite Siding designations reflect different colors, but the same product material and manufacturer. There are (4) colors proposed within the Composite Siding palette.

Additional materials shown in the Exterior Elevation Materials Legend include Accent Soffit (SO-1) and Metal Soffit (SO-2). It should be noted that BOTH of these soffit materials will be Composite material and will be complimentary to the Composite Siding cladding. There are proposed (2) soffit colors.

12. Roofs

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

➤ It is not clear to me whether this requirement is met. This should be discussed with the developer during Plan Commission review.

Response: Rooftop equipment will include residential condensing units. We are proposing that all rooftop equipment be set back from the parapet a minimum of 10'. Where the height of rooftop equipment exceeds the height of the nearest parapet, we will carefully consider this condition and inset that equipment sufficiently such that the elements are not visible from fronting roads.

15. Trash Containment Structures

- b. Trash containment structures shall be constructed in the same materials and colors as the ground floor of the principal building.

➤ It is not clear if this requirement is met. This should be discussed and confirmed with the developer.

Response: We propose that the trash enclosure be built of concrete bricks, the appearance of which will match the Brick Veneer (BR-1) in color and texture.

- 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.

➤ It is not clear if this requirement is met. This should be discussed and confirmed with the developer.

Response: We propose a steel tube gate for durability and longevity. The proposed gate panel will be opaque such that the containers within are not visible.

18. Exterior Lighting

- e. Freestanding light fixtures shall not exceed a total height of 20 feet.

➤ It is not clear whether this requirement is met. This should be discussed with the developer.

Response: The provided site photometric reflected site pole design height of 25'. The electrical engineer will adjust the site pole light height to comply with the Village's 20' maximum height requirement. A revised site photometric can be provided upon request.

19. Exterior Signage

- a. Exterior signage shall complement the design of the overall site, as determined by the Plan Commission.

➤ The Village Sign Regulations make no provisions for a permanent development sign within any residential zoning district. However, County-wide, such a sign would be typical. The approved GDP depicted a freestanding sign at the proposed location.

The proposed location of the monument sign at the driveway entrance to the site is appropriate. I recommend allowing a monument sign – not to exceed 8 feet in height and 40 square feet in area. These rules apply to the Neighborhood

Business zoning district and to the Main Street Business District. The Plan Commission should consider what size and height maximums should apply for this project.

Response: A monument style building sign is being proposed for the location reflected on the site plan. The sign will not exceed 8' in height, nor be larger than 40 sf in area.

- 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.

➤ No sign design detail has been provided. This requirement should be discussed with the developer.

Response: The proposed building sign comprises an illuminated box sign supported on a masonry plinth. We propose using the same concrete brick that is proposed for the trash enclosure walls.

22. Pedestrian Facilities

- a. Public sidewalks or multipurpose paths shall be required along all street frontages, per Village standards.

➤ A delay in meeting this requirement has been requested. This request should be discussed by the Plan Commission. Please see the discussion of this issue on the bottom of page 2 and in the SIP submittal text. If a delay is acceptable to the Plan Commission, the trigger event(s) for sidewalk construction should be identified.

Response: We will await discussion from the Plan Commission regarding acceptability of delay and identification of trigger event(s) for sidewalk construction.

- 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 met for connections to Blue Mounds Street. A connection is not provided to Garfield Street. The Plan Commission should discuss whether a sidewalk should be provided along the west side of the main access driveway from the trash enclosure to Garfield Street.

Response: Site grading limitations will create difficulty in construction of a sidewalk along the west property line to connect the trash enclosure to Garfield Street. Additional retaining walls would likely be required. We would like to request that this sidewalk connection be reconsidered.

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.

➤ A detailed Landscaping Plan has not been provided. I recommend that this requirement be met between the stormwater basin and the paved central portion of the site.

Response: A detailed landscape plan has not been provided, but will address this concern.

25. Building Foundation Landscaping

- c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.
 - A detailed Landscaping Plan has not been provided. I recommend that this requirement be met.

Response: A detailed landscape plan has not been provided, but will address this concern.

26. Street Frontage Landscaping

- 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.
 - A detailed Landscaping Plan has not been provided. I recommend that this requirement be met along both street frontages.

Response: A detailed landscape plan has not been provided, but will address this concern.

27. Parking Lot Landscaping

- a. Parking lot landscaping shall comply with the requirements of §17.136
 - A detailed Landscaping Plan has not been provided. I recommend that this requirement be met.
- b. Subsection 24.a., above, shall also apply along street and drive frontages.
 - A detailed Landscaping Plan has not been provided. I recommend that this requirement be met.

Response: A detailed landscape plan has not been provided, but will address this concern.

Village Engineer Recommendations

Due to surcharging of sanitary sewer below this project on Bluemound, we recommend upsizing of a section of sewer to be determined while working with the sewer utility.

Response: It is our understanding that the sanitary sewer surcharging was a Village of Mount Horeb sewer utility issue prior to this proposed development. Therefore, we would like to request clarification regarding project cost implications; is the Village requesting that the proposed development provide funds for upsizing the public sanitary sewer?

We recommend that storm sewer is extended north on Bluemound to the project site in order to pick up offsite stormwater from their detention or retention system to prevent water from continuously flowing across the intersection.

Response: The current design includes a level spreader device at the stormwater facility outfall to dissipate velocity and reduce continuous flows into the intersection. It is also a similar outfall condition as that provided by the MHTC development to the west. Again, we would like to request clarification regarding project cost implications; is the Village requesting that the proposed development provide funds for extension of the public storm sewer in Blue Mounds Street?

From: [Robert Wright](#)
To: [Kathy Hagen](#)
Cc: [Nic Owen](#)
Subject: RE: Landsby Ridge - Gorman GDP Submittal
Date: Friday, June 19, 2020 11:32:17 AM
Attachments: [image001.png](#)

Hi Kathy –

We offer the following comments:

Erosion control and Stormwater management report and permit application to be submitted.

Due to surcharging of sanitary sewer below this project on Bluemound, we recommend upsizing of section of sewer to be determined while working with the sewer utility.

We recommend that storm sewer is extended north on Bluemound to the project site in order to pick up offsite stormwater from their detention or retention system to prevent water from continuously flowing across the intersection.

ROBERT WRIGHT

PE
Principal | Civil Engineer

T 608.327.4433 C 608.212.1063
robert.wright@smithgroup.com

smithgroup.com



April 2, 2020

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

Subject: Lot 1 Certified Survey Map 14813

Dear Mr. Owen:

Kwik Trip, Inc. would like to request a Future Land Use Map Amendment and Rezone Request for Lot 1 Certified Survey Map 14813 located on the Village's East side; more specifically, the parcel is located in the southeast quadrant of Ridgeview Road and Springdale Street/Business 18/151. The subject parcel is currently denoted as Agriculture and Vacant 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, Kwik Trip, Inc. would like to request an amendment to the Official Zoning Map that would allow the subject parcel to be zoned as Planned Business. The amendment request is being proposed to construct a convenience store/fueling station and car wash.

Thank you for your consideration. We look forward to the continued entitlement of the subject Parcel.

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 se Designation
Project Area
Proposed Land Use

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Date: 04/02/2020

Fee: \$150.00*

The undersigned owner/agent of the described property hereby requests an amendment to the Village of Mount Horeb Comprehensive Plan as follows:

Kwik Trip, Inc. requests consideration by the Village to amend the Comp Plan for Lot 1 Certified Survey Map 14813 from Agricultural and Vacant to Planned Business.

Property Parcel Number: 0607-074-9520-0

Property Address: No Parcel Address (Southeast Quadrant Ridgeview Road and Springdale Street/Business 18/151)

Property Owner Name: Baker Trust, Elmer C & Norma J

Address: 200 S Brookwood Drive Apt 106
Mount Horeb, WI 53572

Email Address: _____

Phone: _____

SIGNED: _____
(property owner)

Applicant Name (if different from owner): Kwik Trip, Inc. (c/o Troy Mleziva)

Address: 1626 Oak Street (PO Box 2107)
La Crosse, WI 54602

Email Address: tmleziva@kwiktrip.com

Phone: (608) 792-7443

*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: _____

BUSINESS 18-151 EAST

PLANNED
BUSINESS

LILLEHAMMER LANE

PLANNED
BUSINESS

VILLAGE LIMITS

PROPOSED
REZONE TO
PLANNED
BUSINESS

RIDGEVIEW ROAD

PLANNED
BUSINESS

AGRICULTURE
AND VACANT

U.S. HIGHWAY 18 & 151



NORTH

0' 25' 50' 100' 150'

PROPOSED LAND USE

Exhibit B: Proposed Future Land Use Designation

 Property Requesting Amendment

Future Land Use Village View

4b

Mount Horeb Comprehensive Plan

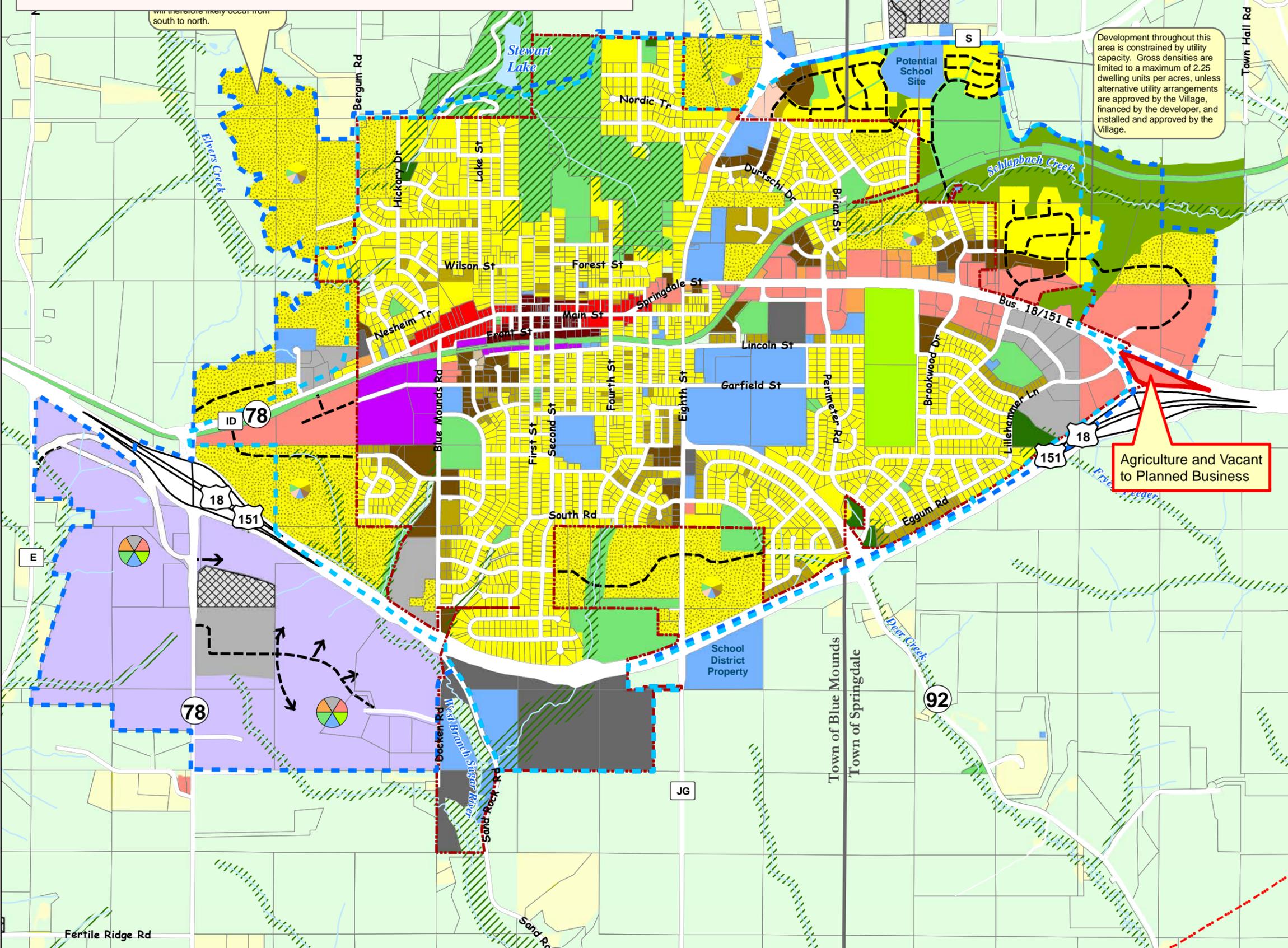
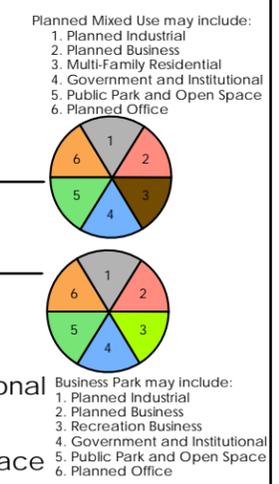
-  Village of Mount Horeb Boundary
-  Town Boundaries
-  Extraterritorial Jurisdiction Boundary
-  Current Urban Service Area Boundary
-  Potential Future Urban Service Area Boundary

-  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 Business Park
-  Planned Industrial
-  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.

Agriculture and Vacant to Planned Business

RESOLUTION 2020-16
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 June 24, 2020 the Plan Commission/Historic Preservation Commission considered a request from Kwik Trip, Inc. to amend the *Plan* to change the land use designation for Lot 1 CSM 14813, parcel 0607-074-9520-0, from Agricultural and Vacant 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 June 24, 2020 Plan Commission/Historic Preservation Commission meeting.

Resolution adopted this 24th day of June, 2020.

Randy J Littel, Chair
Plan Commission/Historic Preservation Commission

Attest:

Alyssa Gross, Village Clerk

RESOLUTION 2020-17
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

RESOLUTION RECOMMENDING THE VILLAGE BOARD INITIATE AN URBAN SERVICE
AREA AMENDMENT

Resolution regarding the recommendation of the Plan Commission to the Village Board to initiate an amendment to the Mount Horeb Urban Service Area to include the 5.56 acre property owned by the Elmer C. and Norma J. Baker Trust located on the south side of Ridgeview Road and the north side of U.S. Highway 151 (Parcel Number 060707495200), to accommodate a new business development site.

WHEREAS the Village of Mount Horeb has been approached by the property owners to develop a small portion of their agricultural property located adjacent to the east edge of the Village, on full public water and sanitary sewer services to accommodate business development; and,

WHEREAS the extension of the public water and sanitary sewer lines to serve the proposed business site will require an amendment of the Mount Horeb Urban Service Area to extend its boundary to include the business site; and,

WHEREAS the proposed development of the business site is consistent with the 2020 Village of Mount Horeb Comprehensive Plan, which depicts the area in the Planned Business land use category, which allows for high-quality business development; and,

WHEREAS the Capital Area Regional Planning Commission (CARPC), acting as the regional agent of the Wisconsin Department of Natural Resources, requires the Village Board to pass a resolution requesting the amendment of the Mount Horeb Urban Service Area; and,

WHEREAS the Village of Mount Horeb Plan Commission advises the Village Board on all development-related matters, as consistent with Wisconsin Statutes;

NOW THEREFORE, the Village Mount Horeb Plan Commission hereby recommends the Village Board pass the required Resolution to formally request the Capital Area Regional Planning Commission (CARPC) consider and approve the requested amendment to the Mount Horeb Urban Service Area to include within its boundary the 5.56 acre business site, located south of Ridgeview Road and north of U.S. Highway 151.

SO RESOLVED by action of the Mount Horeb Plan Commission on June 24, 2020.

Randy J Littel, Chair
Village of Mount Horeb Plan Commission

ATTEST:

Alyssa Gross, Village 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: Add solar panel on yard east of building

amend the Mount Horeb Zoning Ordinance as follows: _____

Applicant

Name: Stan Olson

Address: 5255 Dodge Rd

City/St/Zip: Dodgeville WI 52537 Phone: 608 437 3666

1) Address of property: 214 E Lincoln Mt Horeb
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)

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: Owner

Signature: [Signature] Date: 5-8-20

Date: _____ Fee: _____ Check# _____

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

Conditions: _____



42.3 ft

60.0 ft

42.3 ft

65.8 ft

RESOLUTION 2020-14

CONDITIONAL USE PERMIT
SOLAR INSTALLATION
214 E LINCOLN STREET

WHEREAS, Laura and Stan Olson are the property owner of 214 East Lincoln Street in the Village of Mount Horeb, further described as parcel 0606-123-8835-3; and

WHEREAS, said property is currently zoned CB Central Business in which the desired use to install solar panels is not a permitted use but rather an allowable conditional use; and

WHEREAS, an application for a Conditional Use Permit to allow the aforesaid desired use has been filed with the Village of Mount Horeb by Stan Olson; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on June 24, 2020, after due notice thereof as required by law; and

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the best interest of the general public to allow the desired use of said property, as hereinafter set forth, as a conditional use; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow the installation of solar panels for the above referenced property in the Village of Mount Horeb, Dane County, Wisconsin is hereby granted.

Introduced and passed this _____.

Randy J Littel, Village President

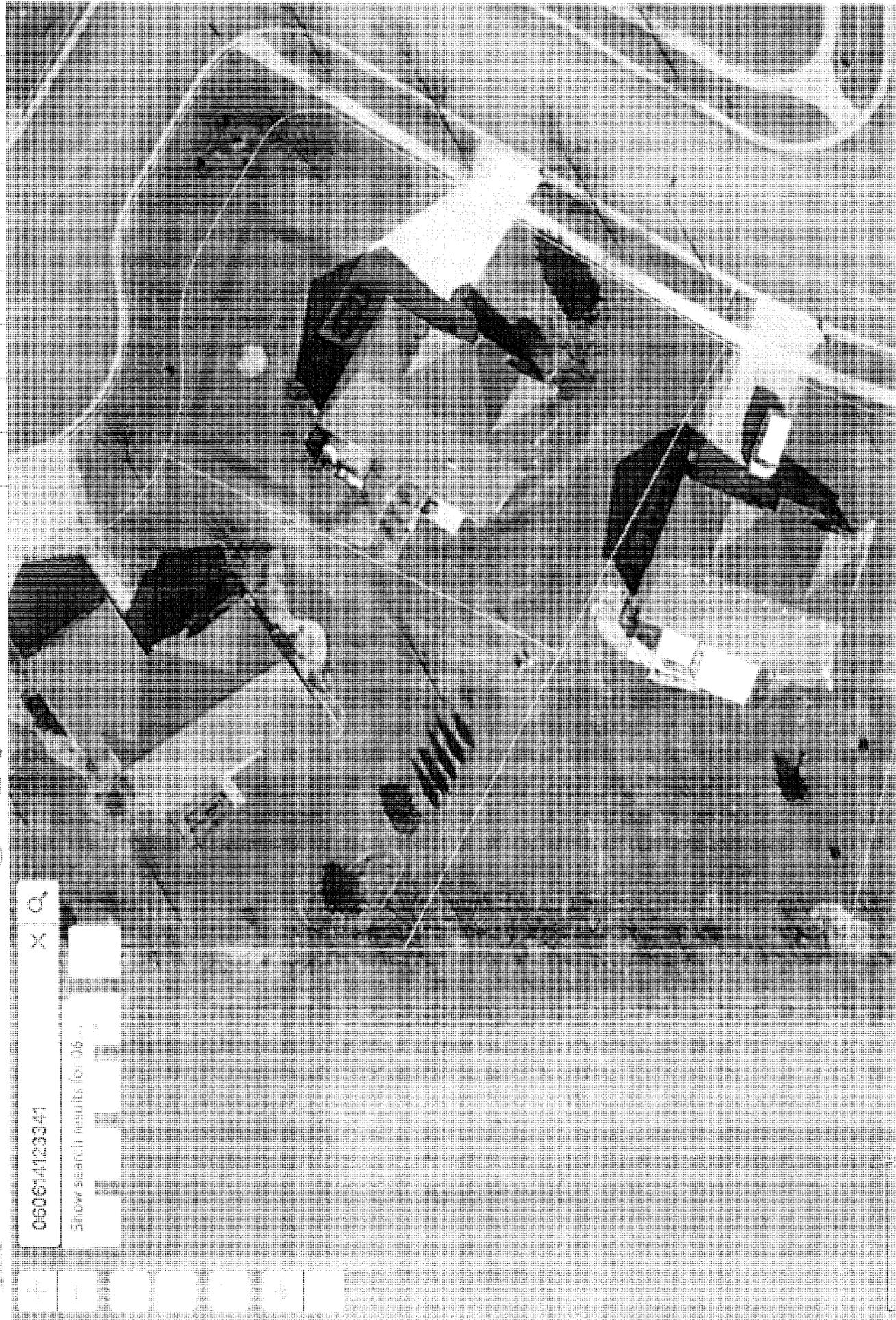
ATTEST:

Alyssa Gross, Village Clerk



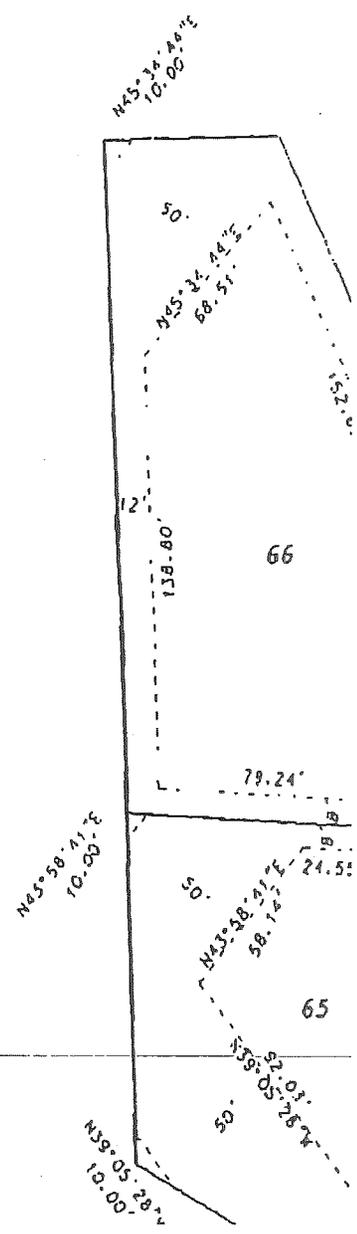
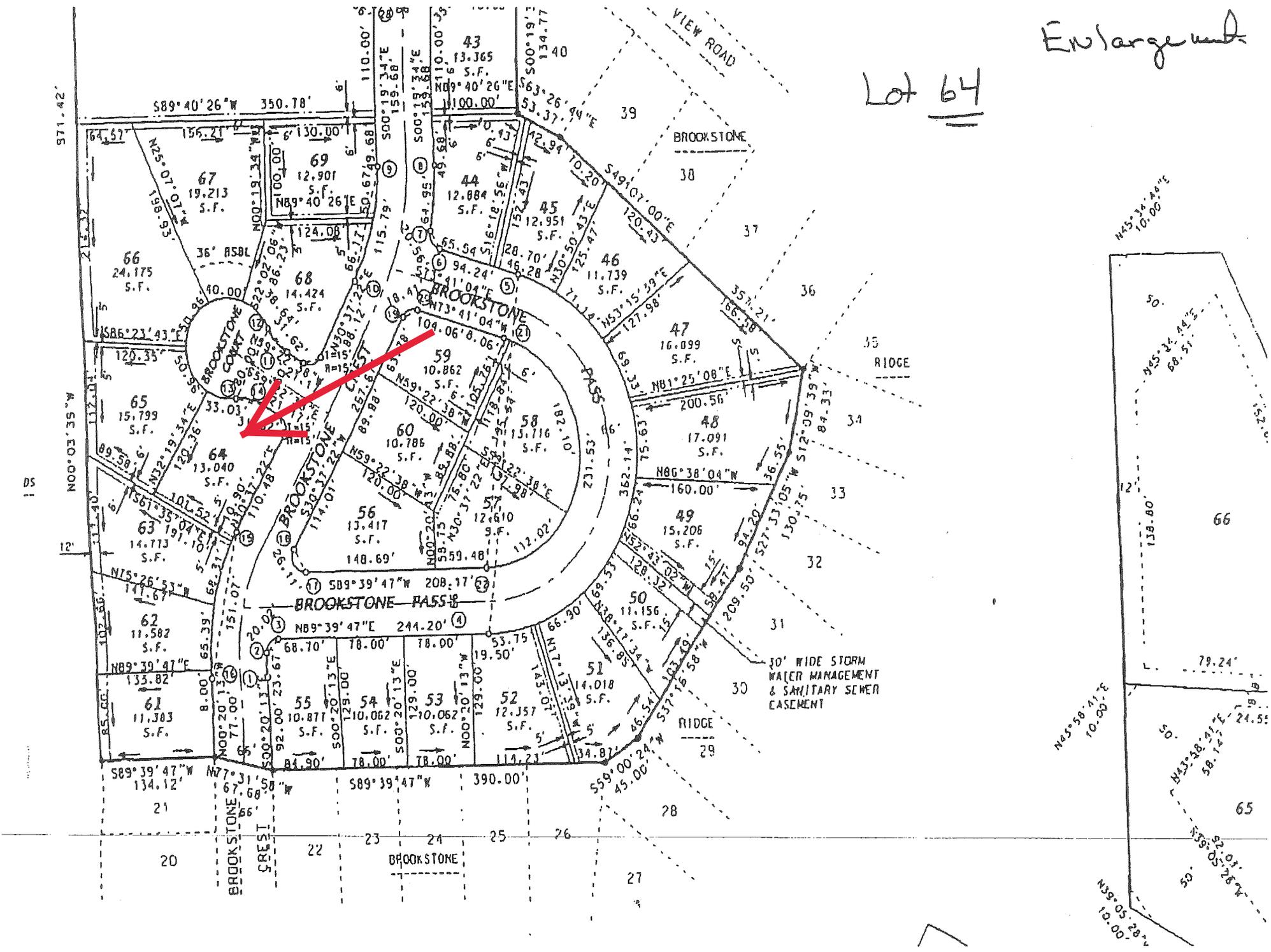
060614123341 X

Show search results for 060614123341



Enlarge unit

Lot 64





ORDINANCE NO. 2019-03
VILLAGE OF MOUNT HOREB

AN ORDINANCE TO AMEND CHAPTER 17 ZONING CODE AND
CHAPTER 18 SUBDIVISION AND PLATTING OF THE
CODE OF ORDINANCES RELATING TO CORNER LOTS

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

Chapter 17 of the Code of Ordinances is amended as follows: (All proposed new language is underlined; all proposed removal of language is ~~crossed-out~~.)

17.16 ACCESSORY BUILDINGS AND USES

(8) LOCATION ON CORNER LOTS. The following modifications may apply to Accessory Structures in the front yards of corner lots in any Residential District with the granting of a Conditional Use Permit:

- (a) Sheds or other storage buildings proposed to be located within the required front yard setback if the structure is a minimum of 20 feet from all rights-of-way. Shed structures enabled by this modification shall match the architecture, materials, and colors of the principal structure and be located entirely on a concrete pad that connects directly to a walk or driveway.
- (b) Decks proposed to be located within the front yard, if the entire structure is located a minimum of 30 feet from all rights-of-way.
- (c) Fences proposed to be located behind the front planes of the principal structure facing the front yards may be exempt from the prohibition against chain link fences in 17.93(d).

17.93 LOCATION AND HEIGHT OF FENCES AND HEDGES.

- (d) Only decorative fences are allowed in front or corner side yards, other than corner lots when a Conditional Use Permit has been granted per 17.16(8).

17.161 DEFINITIONS

Lot, Corner. A corner lot is a lot of which at least 2 adjacent sides ~~about~~ abut for their full lengths upon a street, provided that the interior angle at the intersection of such 2 sides is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangents to the curve at its point of beginning within the lot or at the points of intersection of the side lot lines with the street line intersect at an interior angle less than 135 degrees. All corner lots shall have two front yards, two sides yards, and no rear yard.

RESOLUTION 2020-15

CONDITIONAL USE PERMIT
ACCESSORY BUILDING/STORAGE SHED
800 BROOKSTONE CREST

WHEREAS, Sandra and Michael Barcheski are the property owners of 800 Brookstone Crest in the Village of Mount Horeb, further described as parcel 0606-141-2334-1; and

WHEREAS, said property is currently zoned R-1 Single Family Residential in which the desired use to install an accessory building/storage shed on a corner lot is not a permitted use but rather an allowable conditional use per Zoning Code 17.16(8); and

WHEREAS, an application for a Conditional Use Permit to allow the aforesaid desired use has been filed with the Village of Mount Horeb by Sandra and Michael Barcheski; and

WHEREAS, the matter was the subject of a public hearing before the Plan Commission/Historic Preservation Commission on June 24, 2020, after due notice thereof as required by law; and

WHEREAS, after due consideration and being fully advised in the premises, the Board of Trustees of the Village of Mount Horeb deems it to be in the best interest of the general public to allow the desired use of said property, as hereinafter set forth, as a conditional use; and

WHEREAS, the proposed use is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Mount Horeb, Dane County, Wisconsin, that a Conditional Use Permit to allow installation of an accessory building/storage shed at the above referenced property in the Village of Mount Horeb, Dane County, Wisconsin is hereby granted.

Introduced and passed this _____.

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

ORDINANCE 2020-09
VILLAGE OF MOUNT HOREB

AN ORDINANCE TO AMEND CHAPTER 17.93 LOCATION AND HEIGHT OF
FENCES AND HEDGES OF THE CODE OF ORDINANCES

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

Chapter 17.93 of the Code of Ordinances is amended as follows: (amendments in bold):

17.93 - LOCATION AND HEIGHT OF FENCES AND HEDGES.

- (a) A fence or wall may be erected, placed, or maintained along a lot line on residentially zoned property or adjacent thereto to a height not exceeding 6 feet above the ground level, except that no fence or wall that is located in a required front or corner side yard shall exceed a height of ~~42~~ 48 inches. Where such lot line is adjacent to a non-residentially zoned property, there shall be a ~~10~~ 10-foot limit on the height of a fence or wall along such lot line.
- (b) No fence or wall shall be erected, placed or maintained along a lot line on any business or industrially zoned property, adjacent to a residentially zoned property, to a height exceeding 10 feet.
- (c) In any residential district, no fence or wall shall be erected, constructed, or maintained to height exceeding 3 feet above the street grade nearest thereto, within 25 feet of the intersection of any street lines or of street lines project.
- (d) Only decorative fences are allowed in front or corner side yards other than corner lots when a Conditional Use Permit has been granted per 17.16(8).
- (e) All hedges are permitted, except that no hedge may be established and maintained so as to create a traffic visibility hazard for vehicles or pedestrians as determined by the Zoning Administrator or designee. Hedges that may adversely impede visibility which are located near public and private streets, drives, alleys, driveways, walks, paths, or other vehicle or pedestrian facilities, shall be trimmed to a height of 30 inches or less above the grade of the affected vehicle or pedestrian facility.

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

APPROVED:

Randy J. Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED: _____

DRAFT

**APPLICATION
CERTIFIED SURVEY MAP
EXTRATERRITORIAL JURISDICTION**

Date: 06/08/2020 Fee: \$425.00 (see attached)

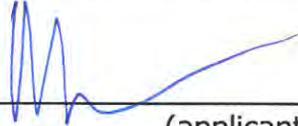
The undersigned owner/agent of the described property hereby requests approval of a certified survey map described as follows:

Location of property (town name and section) _____
Town of Vernon Sections 34, 35

Owner Name: Kameyt, LLC
Address: 3265 Bergum Road
Mount Horeb, WI 53572
Email Address: metathome@gmail.com
Phone: (334) 260-9135

The survey contains 3 lots and 25.68 acres.

Proposed zoning, if different, will be RR-4, FP-1

SIGNED:  _____
(applicant)
Architect for the Owner
(applicant's interest in the property)

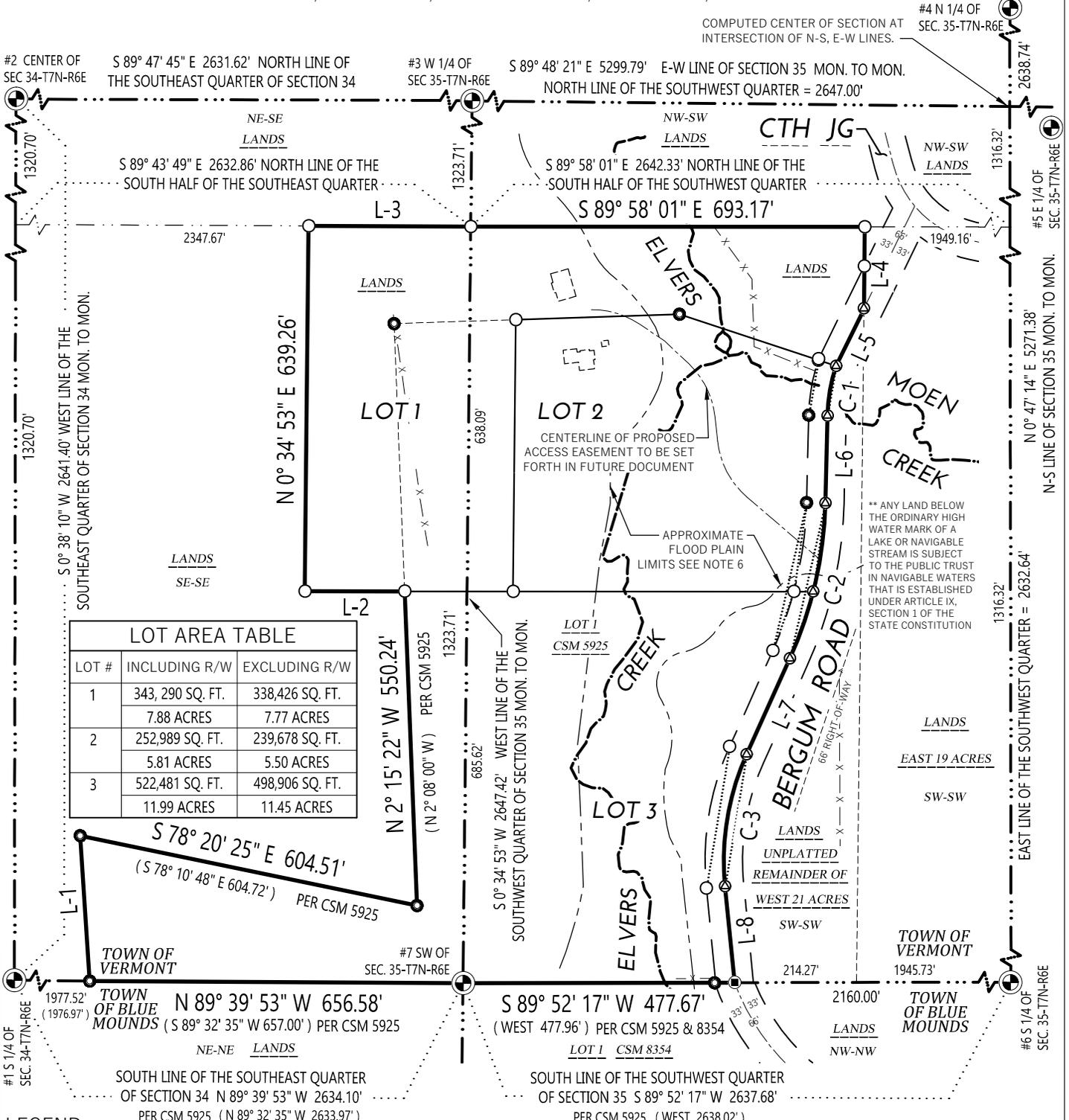
Applicant Name (if different from owner): Marc Schellpfeffer
Address: 4414 Regent Street, Suite 102
Madison, WI 53705
Email Address: marc@cas4arch.com
Phone: 608-215-2607

Date of Plan Commission approval: _____

Date of Village Board approval: _____

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5925 RECORDED ON AUGUST 29, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 114-115, AS DOCUMENT NO. 2158894 AND OTHER UNPLATTED LANDS BEING LOCATED IN SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, ALL IN TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



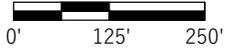
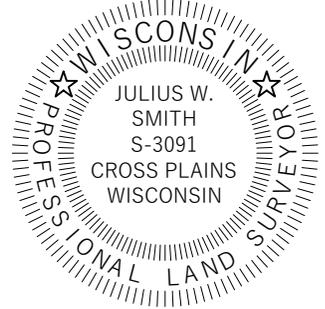
LOT AREA TABLE		
LOT #	INCLUDING R/W	EXCLUDING R/W
1	343,290 SQ. FT.	338,426 SQ. FT.
	7.88 ACRES	7.77 ACRES
2	252,989 SQ. FT.	239,678 SQ. FT.
	5.81 ACRES	5.50 ACRES
3	522,481 SQ. FT.	498,906 SQ. FT.
	11.99 ACRES	11.45 ACRES

** ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION

LOT AREA TABLE

- LEGEND**
- SECTION CORNER FOUND / RECOVERED
 - 1" IRON PIPE FOUND
 - RAILROAD SPIKE FOUND
 - 3/4" REBAR SET 2.55 LB/FT
 - MAG NAIL SET
 - CSM BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - QUARTER/QUARTER LINE
 - PLATTED LINE
 - FENCE LINE
 - CREEK CENTERLINE
 - FLOOD PLAIN LIMITS
 - RECORDED INFORMATION

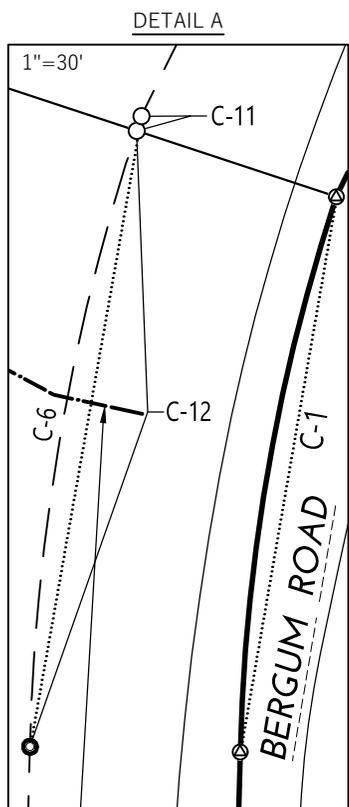
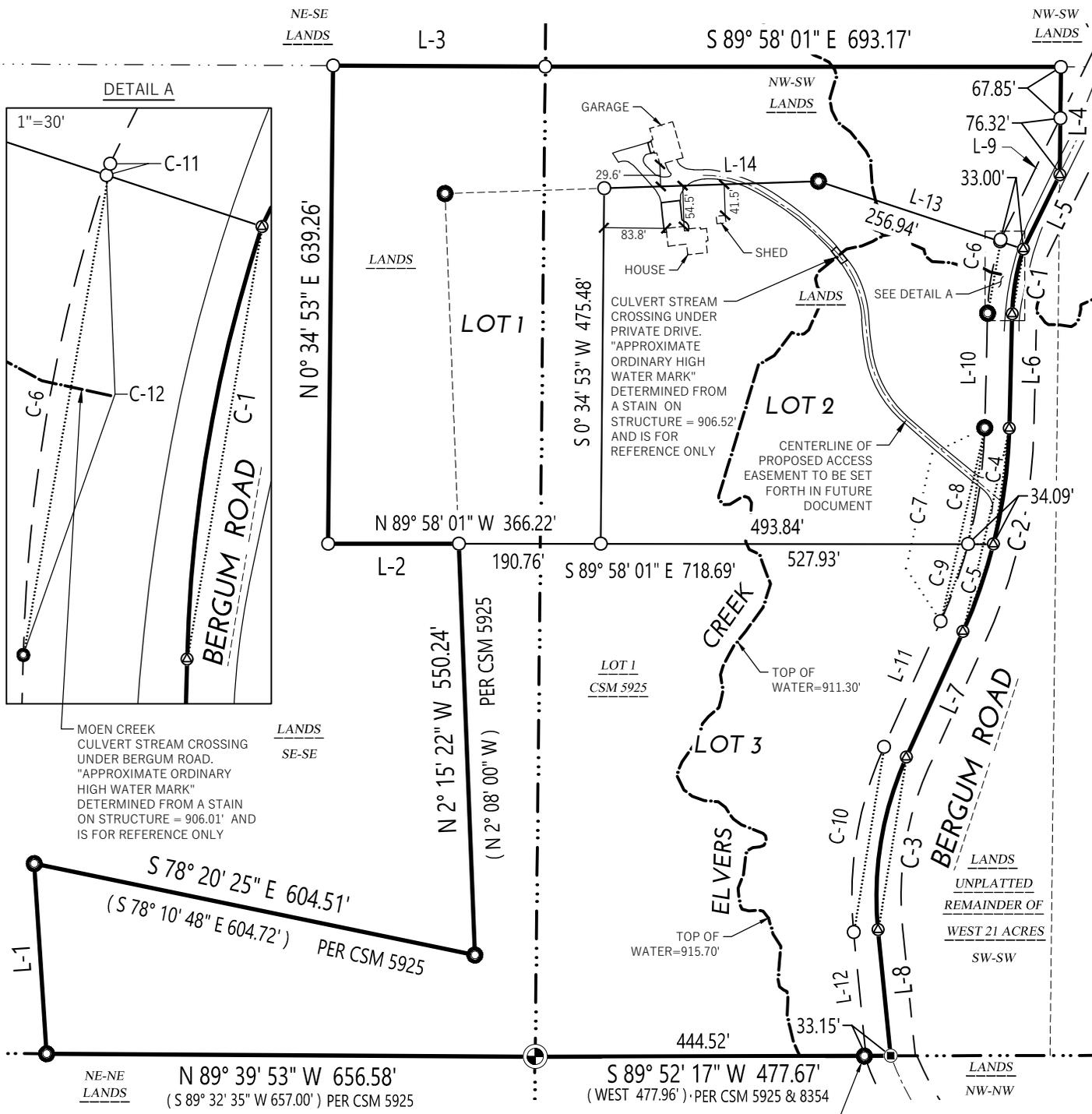
- NOTES:**
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 20TH, AND 27TH, AND FEBRUARY 3RD, 2020.
 2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, T7N, R6E, BEARS S 0°34' 53" E
 3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 4. SEE SHEETS 2 OF 5 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY, AND LOTS 1, 2 AND 3.
 5. SEE SHEET 3 OF 5 FOR SECTION CORNER MONUMENT COORDINATE TABLE, AND LINE AND CURVE TABLES.
 6. APPROXIMATE FLOOD PLAIN LIMITS, ZONE A WITHOUT BASE FLOOD ELEVATION, ARE SHOWN PER FLOOD INSURANCE RATE MAP 55025C0345G, WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.



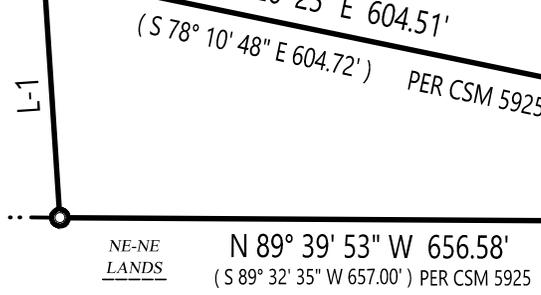
File: W:\2018\180512_CSM.dwg - Town of Vermont\18-0512_CSM.dwg Layout: CSM 1 OF 5 User: Zach Plotited: Feb 11, 2020 - 3:53pm

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5925 RECORDED ON AUGUST 29, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 114-115, AS DOCUMENT NO. 2158894 AND OTHER UNPLATTED LANDS BEING LOCATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, ALL IN TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

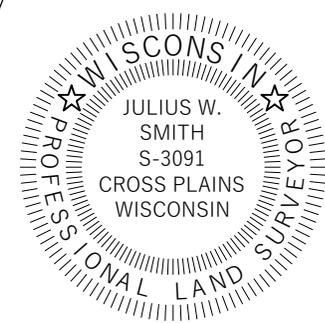


MOEN CREEK
CULVERT STREAM CROSSING
UNDER BERGUM ROAD.
"APPROXIMATE ORDINARY
HIGH WATER MARK"
DETERMINED FROM A STAIN
ON STRUCTURE = 906.01' AND
IS FOR REFERENCE ONLY



- LEGEND**
- SECTION CORNER FOUND / RECOVERED
 - 1" IRON PIPE FOUND
 - RAILROAD SPIKE FOUND
 - 3/4" REBAR SET 2.55 LB/FT
 - MAG NAIL SET
 - CSM BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - QUARTER/QUARTER LINE
 - PLATTED LINE

- NOTES:**
1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 2. SEE SHEET 3 OF 5 FOR SECTION CORNER MONUMENT COORDINATE TABLE, AND LINE AND CURVE TABLES.
 3. "APPROXIMATE ORDINARY HIGH WATER MARK" AND TOP OF WATER STREAM ELEVATIONS WERE SURVEYED BY WYSER ENGINEERING ON FEBRUARY 7, 2020.



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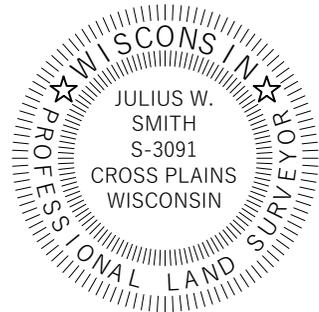
	PREPARED BY:	PREPARED FOR:	SURVEYED BY: ZR/MAL	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	KAMEYT, LLC 3265 BERGUM ROAD MOUNT HOREB, WI 53572	DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 180512 SHEET NO: 2 of 5

CERTIFIED SURVEY MAP NO. _____

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND ALUMINUM CAP MONUMENT S CORNER OF SECTION 34 - T7N - R6E	N: 467,426.72 E: 718,032.24
2	FOUND 1" PINCHED PIPE CENTER OF SECTION 34 - T7N - R6E	N: 470,067.95 E: 718,061.56
3	FOUND 3/4" REBAR W CORNER OF SECTION 35 - T7N - R6E	N: 470,058.58 E: 720,693.16
4	FOUND 1.25" IRON PIPE N CORNER OF SECTION 35 - T7N - R6E	N: 472,688.10 E: 723,376.40
5	FOUND 2" PIPE E CORNER OF SECTION 35 - T7N - R6E	N: 470,040.62 E: 725,992.92
6	FOUND 1" PIPE S CORNER OF SECTION 35 - T7N - R6E	N: 467,417.22 E: 723,303.97
7	FOUND ALUMINUM CAP MONUMENT SW CORNER OF SECTION 35 - T7N - R6E	N: 467,411.30 E: 720,666.30

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 3° 44' 09" W	254.71'
()	N 3° 31' 51" W	254.89'
L-2	N 89° 58' 01" W	175.46'
L-3	S 89° 43' 49" E	285.19'
L-4	S 0° 38' 07" E	144.17'
L-5	S 26° 15' 19" W	110.65'
L-6	S 1° 25' 13" W	153.16'
()	S 1° 33' 00" W	153.17'
L-7	S 24° 23' 33" W	184.48'
()	S 24° 31' 00" W	
L-8	S 5° 43' 26" E	169.26'
()	S 5° 36' 00" E	169.36'
L-9	S 26° 15' 19" W	181.70'
L-10	S 1° 25' 13" W	153.16'
()	S 1° 33' 00" W	153.17'
L-11	S 24° 23' 33" W	184.48'
()	S 24° 31' 00" W	
L-12	S 5° 43' 26" E	166.03'
()	S 5° 36' 00" E	166.13'
L-13	N 71° 46' 52" W	289.94'
()	N 71° 40' 00" W	290.15'
L-14	S 88° 06' 40" W	282.02'
()	S 88° 13' 19" W	



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	88.38'	300.00'	16° 52' 47"	S 9° 51' 36" W	88.06'	S 18° 17' 59" W	S 1° 25' 13" W
()	88.35'		16° 52' 26"	S 9° 59' 13" W	88.03'	NOT GIVEN	S 1° 33' 00" W
C-2	280.66'	700.00'	22° 58' 20"	S 12° 54' 23" W	278.78'	S 1° 25' 13" W	S 24° 23' 33" W
()			22° 58' 00"	S 13° 02' 00" W	278.72'	S 1° 33' 00" W	S 24° 31' 00" W
C-3	236.53'	450.00'	30° 07' 00"	S 9° 20' 03" W	233.82'	S 24° 23' 33" W	S 5° 43' 26" E
()				S 9° 27' 30" W		S 24° 31' 00" W	S 5° 36' 00" E
C-4	156.51'	700.00'	12° 48' 38"	S 7° 49' 32" W	156.20'	S 1° 25' 13" W	S 14° 13' 51" W
C-5	124.15'	700.00'	10° 09' 42"	S 19° 18' 42" W	124.01'	S 14° 13' 51" W	S 24° 23' 33" W
C-6	100.45'	333.00'	17° 17' 05"	S 10° 03' 45" W	100.07'	S 18° 42' 18" W	S 1° 25' 13" W
C-7	267.43'	667.00'	22° 58' 20"	S 12° 54' 23" W	265.64'	S 1° 25' 13" W	S 24° 23' 33" W
()	267.37'	667.00'	22° 58' 00"	S 19° 40' 28" W	109.71'	S 1° 33' 00" W	S 24° 31' 00" W
C-8	157.50'	667.00'	13° 31' 44"	S 8° 11' 05" W	157.15'	S 1° 25' 13" W	S 14° 56' 57" W
C-9	109.93'	667.00'	9° 26' 36"	S 19° 40' 15" W	109.83'	S 14° 56' 57" W	S 24° 23' 33" W
C-10	253.88'	483.00'	30° 07' 00"	S 9° 20' 03" W	250.97'	S 24° 23' 33" W	S 5° 43' 26" E
()				S 9° 27' 30" W		S 24° 31' 00" W	S 5° 36' 00" E
C-11	2.40'	333.00'	0° 24' 47"	S 18° 29' 54" W	2.40'	S 18° 42' 18" W	S 18° 17' 30" W
C-12	98.05'	333.00'	16° 52' 18"	S 9° 51' 22" W	97.70'	S 18° 17' 30" W	S 1° 25' 13" W
()	98.02'		16° 51' 54"	S 9° 58' 57" W	97.67'	NOT GIVEN	S 1° 33' 00" W

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

PREPARED FOR:
KAMEYT, LLC
3265 BERGUM ROAD
MOUNT HOREB, WI 53572

SURVEYED BY: ZR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 180512
SHEET NO: 3 of 5

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

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5925 RECORDED ON AUGUST 29, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 114-115, AS DOCUMENT NO. 2158894 AND OTHER UNPLATTED LANDS BEING LOCATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, ALL IN TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5925 RECORDED ON AUGUST 29, 1989 IN VOLUME 28 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 114-115, AS DOCUMENT NO. 2158894 AND OTHER UNPLATTED LANDS BEING LOCATED IN SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, ALL IN TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 35, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, NORTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, 656.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 5925 (CSM 5925); THENCE NORTH 03 DEGREES 44 MINUTES 09 SECONDS WEST, 254.71 FEET; THENCE SOUTH 78 DEGREES 20 MINUTES 25 SECONDS EAST, 604.51 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 22 SECONDS WEST, 550.24 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS WEST, 175.46 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 53 SECONDS EAST 639.26 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, SOUTH 89 DEGREES 43 MINUTES 49 SECONDS EAST, 285.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 58 MINUTES 01 SECONDS EAST, 693.17 FEET TO THE NORTHEAST CORNER OF THE WEST 21 ACRES OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35; THENCE ALONG THE EAST LINE OF SAID WEST 21 ACRES, SOUTH 00 DEGREES 38 MINUTES 07 SECONDS EAST, 144.17 FEET TO A POINT ON THE CENTERLINE OF BERGUM ROAD; THENCE ALONG SAID CENTERLINE OF BERGUM ROAD, SOUTH 26 DEGREES 15 MINUTES 19 SECONDS WEST, 110.65 FEET TO THE START OF A NON-TANGENT CURVE, ALSO BEING THE NORTHEAST CORNER OF SAID CSM 5925; THENCE CONTINUING SOUTHERLY ALONG SAID CENTERLINE 88.38 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, THE LONG CHORD BEARS SOUTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, 88.06 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 01 DEGREES 25 MINUTES 13 SECONDS WEST, 153.16 FEET TO THE START OF A CURVE; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTERLINE 280.66 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET, THE LONG CHORD BEARS SOUTH 12 DEGREES 54 MINUTES 23 SECONDS WEST, 278.78 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 24 DEGREES 23 MINUTES 33 SECONDS WEST, 184.48 FEET TO THE START OF A CURVE; THENCE CONTINUING SOUTHERLY ALONG SAID CENTERLINE 236.53 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, THE LONG CHORD BEARS SOUTH 09 DEGREES 20 MINUTES 03 SECONDS WEST, 233.82 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 05 DEGREES 43 MINUTES 26 SECONDS EAST, 169.26 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, SOUTH 89 DEGREES 52 MINUTES 17 SECONDS WEST 477.67 FEET TO THE POINT OF BEGINNING.

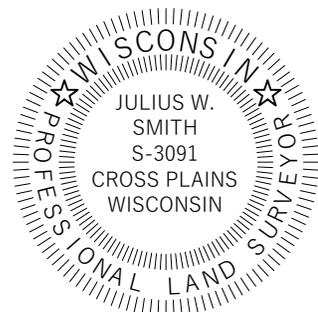
SAID PARCEL CONTAINS 1,118,759 SQUARE FEET OR 25.68 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF JOSEPH GALLINA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERMONT AND CHAPTER 75, LAND DIVISION AND SUBDIVISION REGULATIONS, DANE COUNTY CODE OF ORDINANCES, DANE COUNTY, WISCONSIN.

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

DATE



File: W:\2018\180512_Cos4 - Town of Vermont\dwg\18-0512_CSM.dwg Layout: CSM 4 OF 5 User: Zach Plotted: Feb 11, 2020 - 2:36pm



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

PREPARED FOR:
KAMEYT, LLC
3265 BERGUM ROAD
MOUNT HOREB, WI 53572

SURVEYED BY: ZR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 180512
SHEET NO: 4 of 5

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

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

KAMEYT, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE TOWN OF VERMONT THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

BY: _____
MANAGING MEMBER
KAMEYT, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED

MANAGING MEMBER FOR KAMEYT, LLC, _____ TO ME KNOWN TO BE THE
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

TOWN OF VERMONT APPROVAL

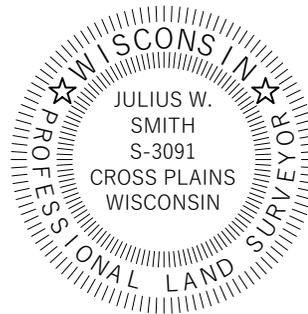
RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY ACKNOWLEDGED AND APPROVED BY THE TOWN OF VERMONT
ON THIS _____ DAY OF _____, 2020.

KATIE ZELLE DATE _____
TOWN CLERK

DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
ACTION, ON THIS _____ DAY OF _____, 2020.

DANIEL EVERSON, DATE: _____
AUTHORIZED REPRESENTATIVE



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



File: W:\2018\180512_Cas4 - Town of Vermont\dwg\18-0512_CSM.dwg Layout: CSM 5 OF 5 User: Zach Plotted: Feb 10, 2020 - 12:25pm

PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KAMEYT, LLC 3265 BERGUM ROAD MOUNT HOREB, WI 53572	SURVEYED BY: ZR/MAL DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 180512 SHEET NO: 5 of 5
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Future Land Use ETJ View

4a

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary

- 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

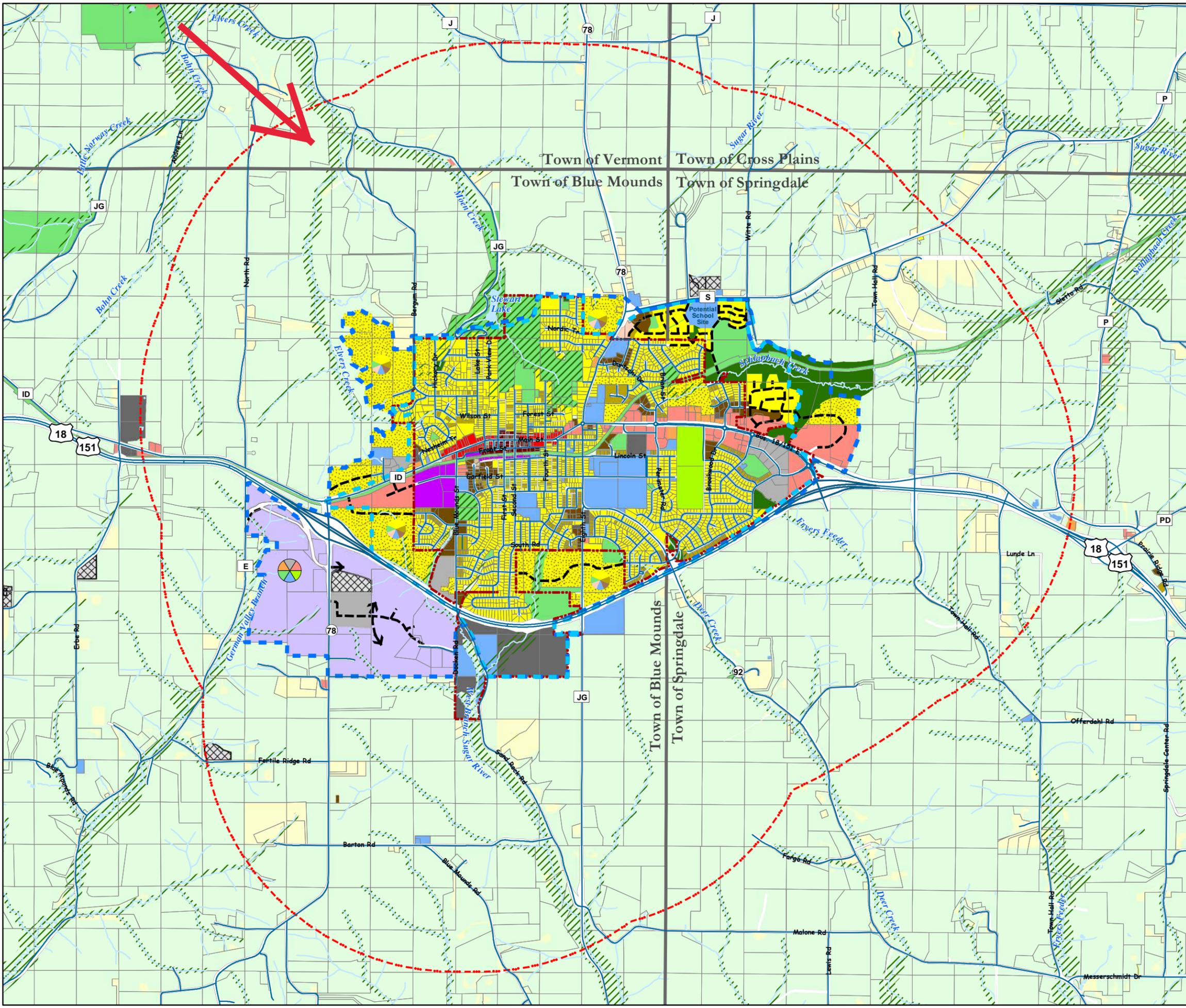
Each "Planned Neighborhood" may include a mix of:

1. Single-Family (Sewered) - predominate land use
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Business
6. Public Park and Open Space

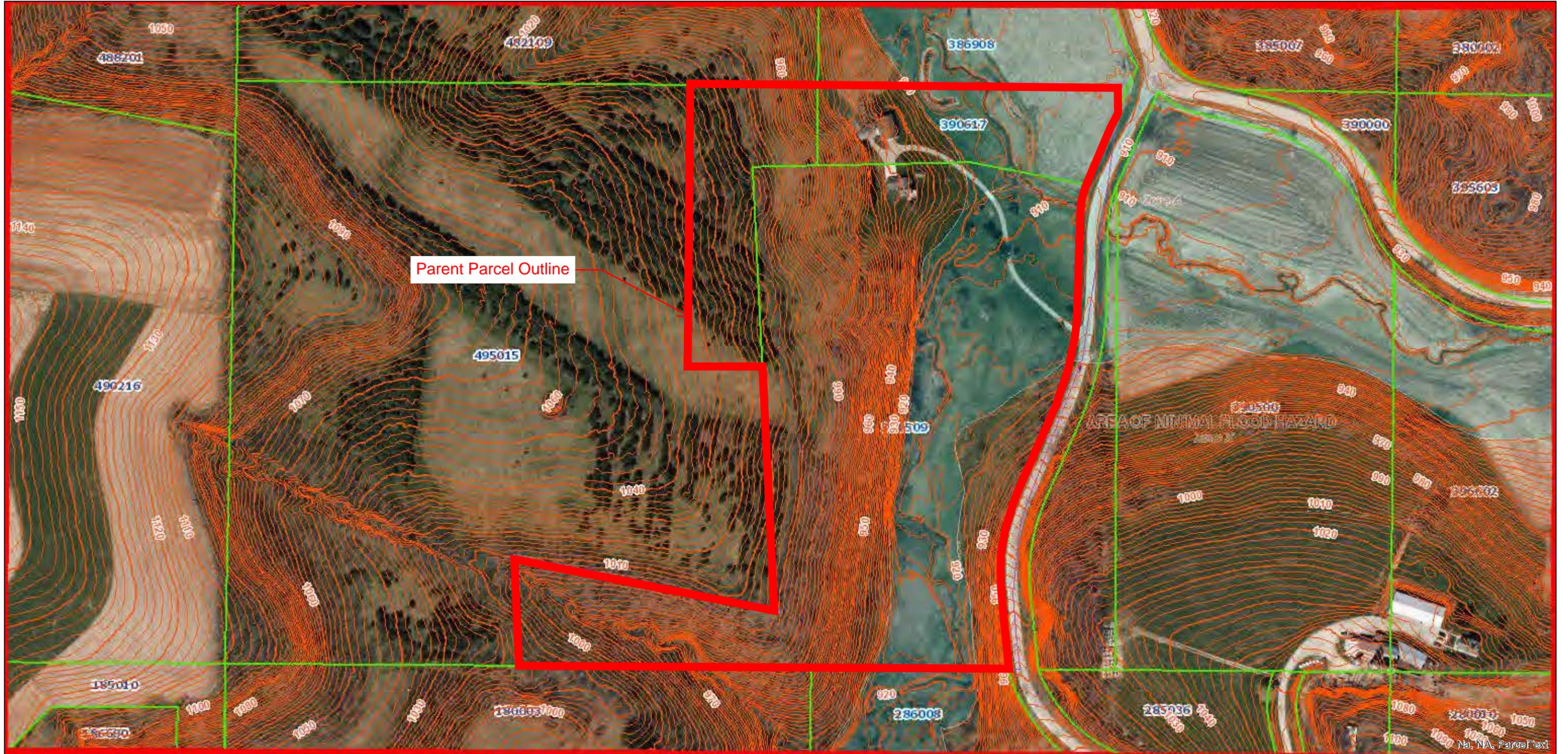
- Central Business
- Main Street Business
- Neighborhood Business
- Planned Business
- Recreation Business
- Planned Office
- Planned Mixed Use
- Planned Business Park
- Planned Industrial
- General Industrial
- Government and Institutional
- Extraction
- Public Park and Open Space
- Conservancy
- Environmental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

Business Park may include:

1. Planned Industrial
2. Planned Business
3. Recreation Business
4. Government and Institutional
5. Public Park and Open Space
6. Planned Office



Thompson ETJ Map



June 8, 2020

Full CSM Outline (2) - Full CSM Outline

Tax Parcels

10 foot Intervals

- Index
- Index Depression

2 foot Intervals

- Intermediate

Intermediate Depression

Base Flood Elevations

Flood Hazard Boundaries

- Other Boundaries
- Limit Lines
- SFHA / Flood Zone Boundary

Flood Hazard Zones

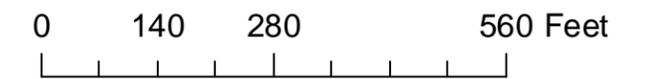
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

Dane County Mask

- Dane County Mask
- Parcel Number



DANE COUNTY CERTIFIED SURVEY MAP # _____

All of Lot 4, CSM No.12948, DOC.4969250 as located in part of the E 1/2 of the SW 1/4, part of the W 1/2 of the SE 1/4, and part of the NE 1/4 of the SE 1/4 of Section 14, T6N R6E, Town of Blue Mounds, Dane County, WI.

FOR:
MARK FRISKE
408 FAIRWAY STREET
MOUNT HOREB, WI 53572

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of Mark Friske, I have surveyed, divided and mapped the following described parcel of land:

All of Lot 4, CSM No.12948, DOC.4969250 as located in part of the E 1/2 of the SW 1/4, part of the W 1/2 of the SE 1/4, and part of the NE 1/4 of the SE 1/4 of Section 14, T6N R6E, Town of Blue Mounds, Dane County, WI.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767 Date

TOWN OF BLUE MOUNDS CERTIFICATE

The Town of Blue Mounds hereby accepts the lands dedicated to the public and accepts this CSM for recording.

MICHAEL FREITAG - CLERK Date

CERTIFICATE OF DANE CO. REGISTER OF DEEDS

Received for recording this ____ day of _____, 2020 at ____ o'clock __M, and recorded in Volume ____ of Certified Survey Maps, on Page(s) _____.

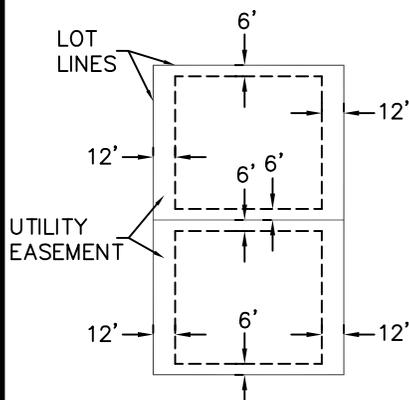
KRISTI CHLEBOWSKI, DANE CO. REGISTER OF DEEDS

VILLAGE OF MOUNT HOREB CERTIFICATE

The Village of Mount Horeb accepts this CSM for recording.

ALYSSA GROSS - CLERK Date

TYPICAL UTILITY EASEMENT



ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT OF 6' ON EACH SIDE OF ALL INTERIOR LOT LINES AND 12' ALONG EXTERIOR BOUNDARY AND ROAD LINES.

PUBLIC UTILITY INCLUDES TELEPHONE, POWER, GAS, CABLE AND TELEVISION.



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 2 OF 3
JOB ID: 1902261C
FIELD CREW: MGR

DANE COUNTY CERTIFIED SURVEY MAP # _____

All of Lot 4, CSM No.12948, DOC.4969250 as located in part of the E 1/2 of the SW 1/4, part of the W 1/2 of the SE 1/4, and part of the NE 1/4 of the SE 1/4 of Section 14, T6N R6E, Town of Blue Mounds, Dane County, WI.

FOR:
MARK FRISKE
408 FAIRWAY STREET
MOUNT HOREB, WI 53572

OWNERS CERTIFICATE

As owner, I certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on this certified survey map.

MARK R. FRISKE, Owner Date

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this ____ day of _____, 2020,
the named MARK R. FRISKE
to me known to be the person who executed the
foregoing instrument and acknowledged the same.

NOTARY PUBLIC, _____, WI.

MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE

As owner, I certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on this certified survey map.

SCOTT A. FRISKE, Owner Date

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this ____ day of _____, 2020,
the named SCOTT A. FRISKE
to me known to be the person who executed the
foregoing instrument and acknowledged the same.

NOTARY PUBLIC, _____, WI.

MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE

As owner, I certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on this certified survey map.

KATHLEEN M. CARSON, Owner Date

STATE OF WISCONSIN)
ROCK COUNTY) SS

Personally came before me this ____ day of _____, 2020,
the named KATHLEEN M. CARSON
to me known to be the person who executed the
foregoing instrument and acknowledged the same.

NOTARY PUBLIC, _____, WI.

MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE

As owner, I certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on this certified survey map.

KARLEEN J. McSHERRY, Owner Date

STATE OF WISCONSIN)
IOWA COUNTY) SS

Personally came before me this ____ day of _____, 2020,
the named KARLEEN J. McSHERRY
to me known to be the person who executed the
foregoing instrument and acknowledged the same.

NOTARY PUBLIC, _____, WI.

MY COMMISSION EXPIRES _____



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 3 OF 3
JOB ID: 1902261C
FIELD CREW: MGR

Future Land Use ETJ View

4a

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary

- 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

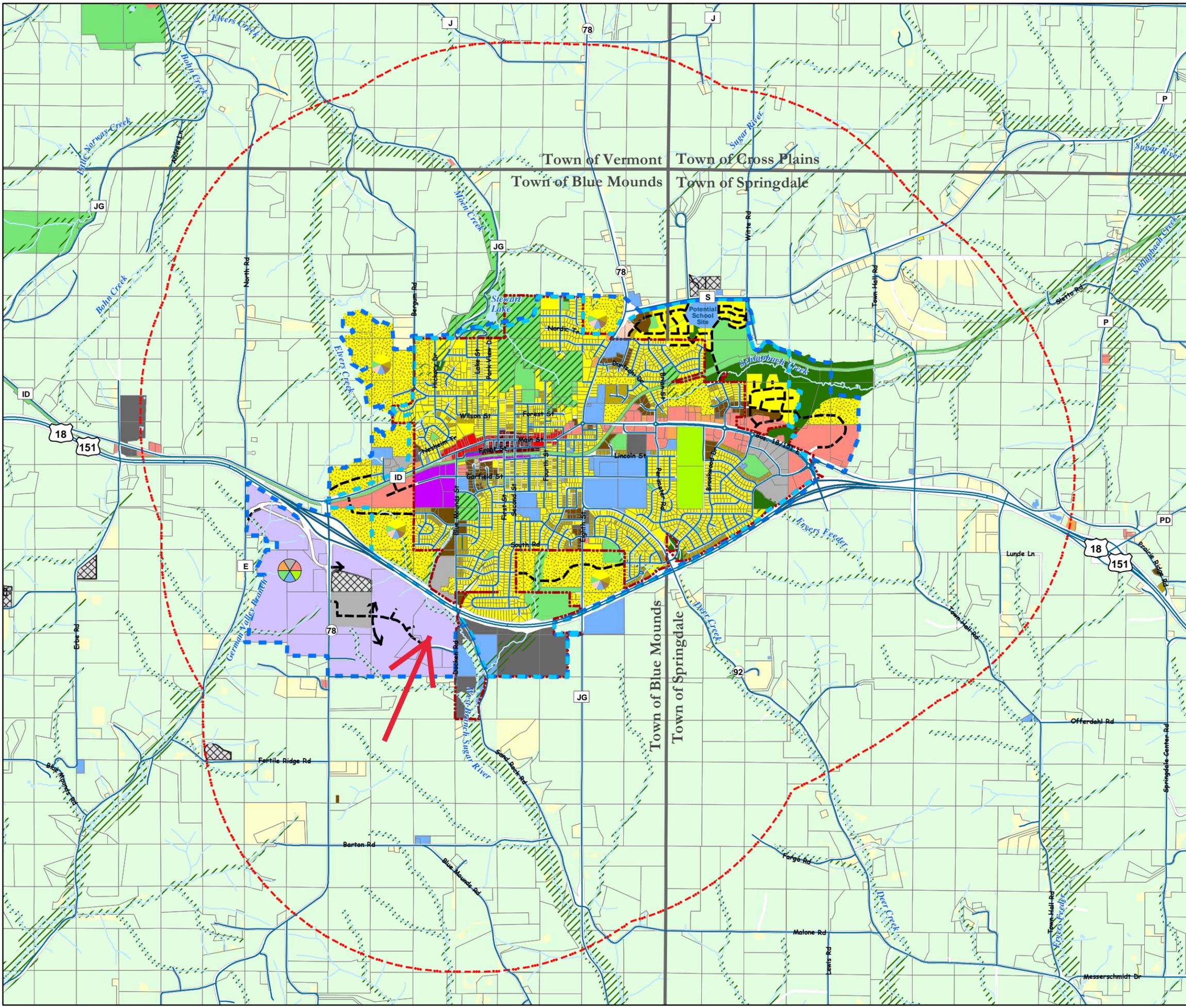
Each "Planned Neighborhood" may include a mix of:

1. Single-Family (Sewered) - predominate land use
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Business
6. Public Park and Open Space

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

Business Park may include:

1. Planned Industrial
2. Planned Business
3. Recreation Business
4. Government and Institutional
5. Public Park and Open Space
6. Planned Office



PRELIMINARY 6/26/2019

DANE COUNTY CERTIFIED SURVEY MAP # _____

All of Lot 4, CSM No.12948, DOC.4969250 as located in part of the E 1/2 of the SW 1/4, part of the W 1/2 of the SE 1/4, and part of the NE 1/4 of the SE 1/4 of Section 14, T6N R6E, Town of Blue Mounds, Dane County, WI.

FOR:
MARK FRISKE
408 FAIRWAY STREET
MOUNT HOREB, WI 53572



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 1902261C
FIELD CREW: MGR



TOWN OF BLUE MOUNDS

• DANE COUNTY, WISCONSIN •

ORGANIZED APRIL 4, 1848

10566 Blue Vista Road
Blue Mounds, WI 53517
608-437-8722

townofbluemounds@gmail.com

June 9, 2020

Per Wis Statutes 60.61, we are required to make notice to neighbors of a property that is scheduled to be rezoned. You are receiving this notice because you are adjacent or near a property that is owned by Mark Friske, Kathleen M Carson, Karleen McSherry and Scott Friske, which is described as follows:

Parcel #0606-144-9160-0

Parcel Description:

LOT 4 CSM 12948 CS82/241&243-7/28/2010 DESCR AS SEC 14-6-6 PRT E1/2 SW1/4, PRT W1/2 SE1/4, PRT NE1/4SE1/4 (38.023 ACRES INCLUDING R/W)

The Land Use Committee will make a site visit to the property June 27, 2020 at 8 am.

The petition is to rezone and divide the property, a total of approximately 38.023 acres from A-2 Agricultural District (Legacy Zoning) in the following manner: three parcels to be created with the SFR-Single Family Residence zoning designation as shown on the enclosed preliminary CSM. Parcel sizes to be 11.725 acres, 12.072 acres and 13.275 acres respectively.

This petition complies with the 1980 Land Use Plan, the 2017 Zoning Code, and the updated 2017 Comprehensive Plan of the Town of Blue Mounds.

If you have questions, you may call 437-8722. This petition will be on the July 13, 2020, 7:00 p.m. Town Board meeting agenda for public hearing and disposition.

Madison Homes, Inc.
418 Matterhorn Dr.
Verona, WI 53593

This letter constitutes an appeal to the denial of the granting of zero lot line dwelling status to 1601/1603 Eggum Ct. and 1605/1607 Eggum Ct. by Nicholas Owen, Administrator, Village of Mt. Horeb. The reasons given are as follows:

Your application for a zero lot line dwelling has been denied because it does not meet the definition in Village code 17.161 Dwelling, Two-Family (c): A zero lot line dwelling, which is a dwelling that is part of a single structure consisting of 2 residential dwelling units, each situation on its own lot and each having a common property line where the residential dwelling units meet and are attached. Footnote 4 from Chart 1 on building setbacks reads: "The lot line adjacent to a common wall shall be 0 feet from the side yard." In our review, the common footing does not meet the definition for a common wall. A common is a wall that physically divides two dwelling units, similar to that picture of the existing duplex I sent

By a plain reading of 17-161(c), I believe I have met the definition given, which I note is mutually exclusive from (a) and (b). I did build a single structure consisting of two residential dwelling units which are attached.

17.161(c) Dwelling, Two-Family. (Am. #2006-08) A structure designed exclusively for human habitation containing 2 dwelling units, with each dwelling unit having its own entrance, not accessible from the entrance of the other dwelling unit. Two-family dwellings include:

(a) A duplex, which is a structure situated on one lot where the dwelling units are separated by a vertical wall;

(b) A 2-flat, which is a structure situated on one lot where one dwelling unit is a floor above the second dwelling unit; and

(c) A zero lot line dwelling, which is a dwelling that is part of a single structure consisting of 2 residential dwelling units, each situated on its own lot and each having a common property line where the residential dwelling units meet and are attached.

I note “common wall” is not defined in the Village Code, and have maintained there is in fact a wall that attaches the units, and it at one point is on the zero lot line and thus zero feet from the side yard at that point. I have provided information from the Wisconsin State authority that what Mr. Own wishes to call a “common footing” is in fact a wall. I also note 17-161(c) actually doesn’t mention a common wall, only that the dwelling units meet and are attached.

I believe Mr. Owens is unfairly imposing the 17-161 (a) standard against me, especially when he forwarded me a representation of a tradition duplex. I believe I have complied with 17-161(c) as written, and to deny that just because I didn’t do it the traditional way would cause undue hardship upon my company and my client.

If the Village wishes to modify 17-161(c) it can do so for future dwellings and applications, but it is unfair to decline my application which meets the requirements as stated. I believe the dwellings I have designed, especially on those large and unique lots, will be a benefit to the Village and people who own or rent them.

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

CSM - Zero Lot Line
Application & Procedure

Date: May 7th, 2020

Parcel # 157/0607-182-4023-1
(Parcel Number Search 157/060X-XXX-XXXX-X)

APPLICANT: Name: MAISON Homes, INC - Jim Bourne

Address: 418 Matterhorn Dr.

City ST Zip: Verona, WI 53593

Phone: 608-220-3355 Email: jim@NewMadisonhomes.com

OWNER: Name: Bourne Family Trust

Address: 418 Matterhorn Dr.

City ST Zip: Verona, WI 53593

Phone: 608-220-3355 Email: jim@NewMadisonhomes.com

I, the undersigned owner (agent) of the property herein described hereby requests consideration of a certified survey map for the following described property:

1601/1603 Eggum Ct

LOT 1 CSM 15165 CS 107/267#269

Location of Property (street address)

Block, Lot, Subdivision

SIGNED:

James J. Bourne
(Applicant)

Contractor

(Applicant's interest in the property)

Office Use:

Fee Paid \$ 275.00 Date: 5/7/2020 Receipt # _____

Professional Fees charged: _____

Certified CSM Received

Deposit Refund \$ _____ Date: _____ Signed _____

**Village of Mount Horeb
Building & Zoning Department**

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

CSM - Zero Lot Line
Application & Procedure

Date: May 7th, 2020

Parcel # 157/0607-182-4033-1
([Parcel Number Search](#) 157/060X-XXX-XXXX-X)

APPLICANT: Name: MAISON Homes, INC - Jim Bourne

Address: 418 Matterhorn Dr.

City ST Zip: Verona, WI 53593

Phone: 608-220-3355 Email: jim@NewMadisonhomes.com

OWNER: Name: Bourne Family Trust

Address: 418 Matterhorn Dr.

City ST Zip: Verona, WI 53593

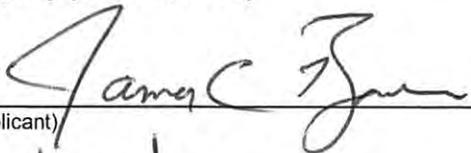
Phone: 608-220-3355 Email: jim@NewMadisonhomes.com

I, the undersigned owner (agent) of the property herein described hereby requests consideration of a certified survey map for the following described property:

1605/1607 Eggum Ct. LOT 2 CSM 15165 CS 107/2670269

Location of Property (street address)

Block, Lot, Subdivision

SIGNED: 

(Applicant)

Contractor

(Applicant's interest in the property)

Office Use:

Fee Paid \$ 275.00 Date: 5/7/2020 Receipt # _____

Professional Fees charged: _____

Certified CSM Received

Deposit Refund \$ _____ Date: _____ Signed _____

PROCEDURE FOR CSM - ZERO LOT LINE

1. Property Owner (PO) submits application to the Building Department to determine if the lot conforms.

18.25 CERTIFIED SURVEY MAP PROCEDURE FOR ZERO LOT LINE DWELLING. (Cr. #2006-08) Chapter 18.25

No certified survey map purporting to create lots to accommodate zero lot line dwellings may be recorded unless the Zoning Administrator first determines that the lots are zoned R-2 or R-3 Residential District, conform to the minimum standards in Chapters 17 and 18 of this Code, and properly show existing easements, dedications and restrictions

2. Lot conforms. PO submits the following to the Building Inspector:

- a. Preliminary CSM

The Certified Survey must display the following paragraphs somewhere on the survey:

"When attached dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, use, and maintenance, shall be dealt with by private covenants and deed restrictions and the approving authorities shall not be held responsible for the same."

"Both lots subject to a perpetual easement along and 6 ft either side of the existing water and sewer laterals for the purpose of maintaining, improving and repairing the same."

- b. FEES Chapter 18.61 (Check Payable to the Village of Mount Horeb)

Certified Survey Maps

1. A nonrefundable administrative fee of \$100. ✓
2. A deposit toward engineer review fees of \$100, plus \$75 per lot created.

\$ 275.00

Professional Fees. In addition to the fees required above, 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 such application.

3. Preliminary CSM approved, the PO submits the original CSM (*signed by licensed surveyor, owner and notarized*) to the Building Inspector for final review and village clerk signature.
4. PO submits signed CSM to Dane County for certification.
5. PO submits a copy of the CERTIFIED CSM to the Building Inspector.
6. Village Clerk returns any remaining deposit.

These guidelines are informational only. Village, County, and State ordinances are the final authority.

May 7, 2020

Nic,

Attached is the application for a zero lot. As we have been working on for the past several weeks, the duplex and lot do meet all the requirements for the Village Zoning Ordinance for a zero lot line. The questions that you had were even confirmed by the State of Wisconsin UDC Engineering Consultant, Lenny Kanter. I have also attached his email for your convenience. The common wall, which is a wall, and a common wall as confirmed by the State of Wisconsin, is 0 feet from the side wall of each dwelling.

Thank you for working with me on this project that is exciting and making the Village of Mount Horeb a better place with affordable housing for its future families.



Jim Bourne



James C Bourne

418 Matterhorn Drive

Verona, WI 53593

608-848-2500

608-848-4441 fax

608-220-3355 cell

Jim Bourne

From: Jim Bourne
Sent: Wednesday, April 22, 2020 2:44 PM
To: 'Nic Owen'
Cc: 'David Geraths'
Subject: RE: Jim Bourne
Attachments: ASCE Fire-Concrete-Struc-sei-08.pdf

Hi Nic.

The lot line adjacent to the common wall is 0 feet from the side yard as the plan reflect and was built. By definition the common wall as build is a wall and the State of Wisconsin UDC verifies that it does comply per SPS 321.08(2)(d). Please see email below from the state as well as attachment.

Please let me know if you have any concerns.

Thank you,

Jim

From: DSPS SB UDC Tech [<mailto:DSPSSBUDCTech@wisconsin.gov>]
Sent: Wednesday, April 22, 2020 11:38 AM
To: Jim Bourne
Subject: FW: Fire Resistance of Concrete Walls SPS 321.08

Jim,

Thank you for contacting the Department of Safety and Professional Services (DSPS).

A wall/partition/barrier 8 inches thick, 12 inches long, constructed of poured concrete meets the minimum fire rating of $\frac{3}{4}$ hour on both sides of the wall per SPS 321.08(2)(d).

FYI: Attached is a document published by the American Society of Civil Engineers (ASCE) that addresses in a general manner, the characteristics of concrete for fire resistance.

FYI: Definition from Merriam-Webster online dictionary

https://www.merriam-webster.com/dictionary/wall?utm_campaign=sd&utm_medium=serp&utm_source=jsonld

Definition of wall (Entry 1 of 3)

- 1 **a** : a high thick masonry structure forming a long rampart or an enclosure chiefly for defense — often used in plural
- b** : a masonry fence around a garden, park, or estate
- c** : a structure that serves to hold back pressure (as of water or sliding earth)
- 2 : one of the sides of a room or building connecting floor and ceiling or foundation and roof
- 3 : the side of a footpath next to buildings
- 4 : an extreme or desperate position or a state of defeat, failure, or ruin
// the surrounded troops had their backs against the wall
- 5 : a material layer enclosing space
// the wall of a container
// heart walls
- 6 : something resembling a wall (as in appearance, function, or effect)
especially : something that acts as a barrier or defense
// a wall of reserve
// tariff wall

Thank you again for contacting the DSPS on this issue, and I hope you find this information helpful. If the above response does not answer your question(s) or prompts an additional or follow up question(s) simply reply to this email with any additional question(s) you may have. Please contact the DSPS again if we can provide additional information or answer any other questions. For more information on this DSPS program, please see the departments UDC One and Two Family Dwelling program homepage at <https://dsps.wi.gov/Pages/Programs/UDC/Default.aspx>

Regards,

Lenny Kanter
UDC Engineering Consultant
Industry Services Division
Department of Safety and Professional Services

608-225-1855 cell

The Department offers an e-mail subscription service that provides electronic notification of news and/or notices that may be of interest to you. To sign up for this service, [click here](#) .

The DSPS is committed to service excellence. Please visit our [Customer Survey](#) to evaluate your experience with the DSPS.

The information and response presented above is a general code answer based on the question submitted. This response should not be construed as a formal code interpretation.

From: Nic Owen [<mailto:Nic.Owen@mounthorebwi.info>]

Sent: Wednesday, April 22, 2020 9:10 AM

To: Jim Bourne

Cc: 'David Geraths'
Subject: RE: Jim Bourne

https://library.municode.com/wi/mount_horeb/codes/code_of_ordinances?nodetid=CO_CH17ZOCORERE98-16_CHART_1MOHOLOYABUREAM2000-052006-082006-232007-012008-022009-182013-102016-01

Jim,

The link above is to Chart 1 of Village code showing set back requirements. If you look at the line for zero-lot lines it references footnote 4.
“⁴ The lot line adjacent to a common wall shall be 0 feet from side yard.”

From Dave and my review we do not see how the shared footing of the duplex units meets this requirement.

Nic

From: Jim Bourne <jim@newmadisonhomes.com>
Sent: Wednesday, April 22, 2020 8:51 AM
To: Nic Owen <Nic.Owen@mounthorebwi.info>
Subject: Jim Bourne

Hi Nic,

Give me a call when you get a chance on zero lot line applications for Eggum Court. I talk to Dave and he mentioned it does not comply as there is not a common wall, but there is a common wall. He said to give you a call. Please call me on my cell when you get a chance, please use my cell 608.220.3355

Thanks

Jim



James C Bourne
418 Matterhorn Drive
Verona, WI 53593

Exhibit A

From: Nic Owen [mailto:Nic.Owen@mounthorebwi.info]

Sent: Wednesday, June 03, 2020 2:05 PM

To: Jim Bourne

Cc: Bryan Kleinmaier (bkleinmaier@staffordlaw.com)

Subject: RE: Temple Circle

Jim,

I think the best example of a common wall that we would approve for a zero lot line development is the example I sent you on May 26th. Another way to think about it would be if you lived in a duplex with one unit upstairs and one down stairs, if you turned that on its side that would be what is required for a duplex to be zero lot lined. A common wall dividing the residential units.

Nic

Nicholas Owen
Administrator
Village of Mount Horeb
138 E Main Street
608-437-9409

Exhibit B

From: Nic Owen [mailto:Nic.Owen@mounthorebwi.info]
Sent: Thursday, May 28, 2020 8:55 AM
To: Jim Bourne; David Geraths
Cc: Bryan Kleinmaier
Subject: RE: Temple Circle

Jim,

Your application for a zero lot line dwelling has been denied because it does not meet the definition in Village code 17.161 Dwelling, Two-Family (c): A zero lot line dwelling, which is a dwelling that is part of a single structure consisting of 2 residential dwelling units, each situation on its own lot and each having a common property line where the residential dwelling units meet and are attached. Footnote 4 from Chart 1 on building setbacks reads: "The lot line adjacent to a common wall shall be 0 feet from the side yard." In our review, the common footing does not meet the definition for a common wall. A common is a wall that physically divides two dwelling units, similar to that picture of the existing duplex I sent. As mentioned previously if you don't agree with this you can appeal this zoning decision to the Zoning Board of Appeals.

I do not see a basis for your claims that we are discriminating against you. We only have the ability to enforce and apply our current codes, we do not have the ability to go outside of them. As I said before, I do like you plan and I think it would be a good addition to our code for affordable housing options, however I just don't see how we can allow it at this time.

Regarding the Temple Circle lot, we cannot give you 10 feet from the detention pond, that land was donated to the Village for storm water management purposes, we do not have the ability to add that to a lot. As you mentioned in your email you do have the right to apply for a variance and if you are unwilling or unable to change your building layout that would likely be your best option.

At this point, with the allegations and threats of litigation you have made against the Village I am most comfortable communicating through email so there is a written record.

Nic

Nicholas Owen
Administrator
Village of Mount Horeb
138 E Main Street

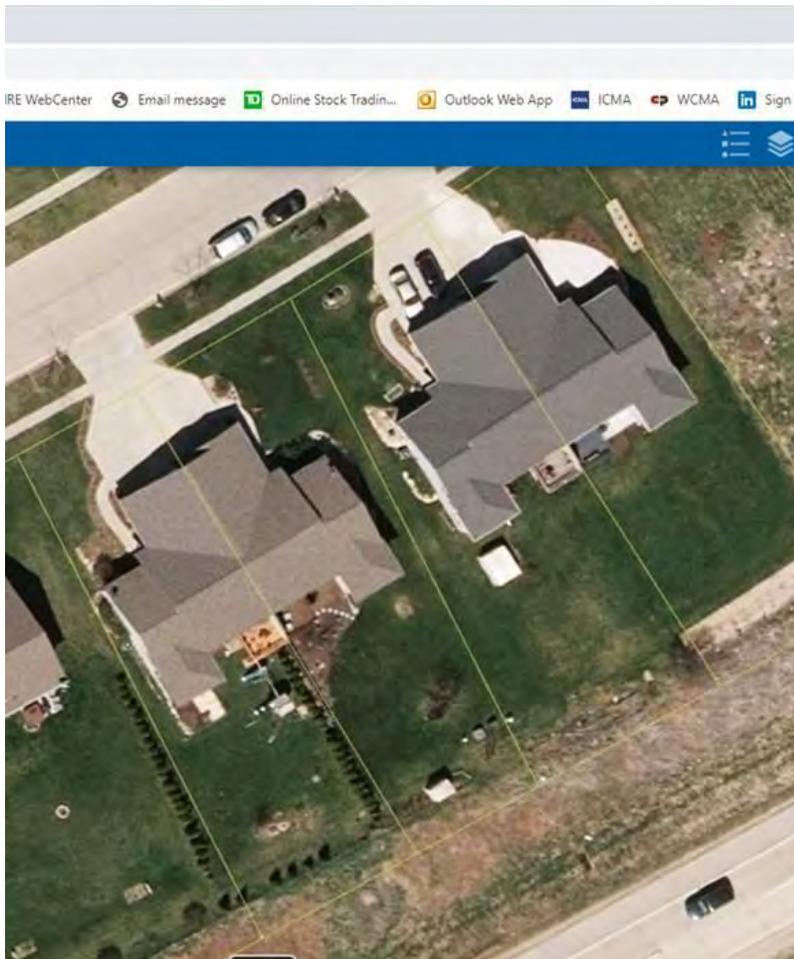
608-437-9409

Jim,

I am open tomorrow afternoon to discuss Temple Circle.

With the zero lot line, we are denying your application for a zero lot line CSM because it does not meet our code requirements. Below are two examples of duplexes that have been CSM'd to zero lot line. You can file an appeal on this decision to the zoning board of appeals, the process is outlined in chapter 17.21 of our Municipal code.

I am copying Village attorney Bryan Kleinmaier on my response so you have his email.



Nicholas Owen
Administrator

Exhibit C

From: Nic Owen [mailto:Nic.Owen@mounthorebwi.info]
Sent: Tuesday, May 05, 2020 8:46 AM
To: Jim Bourne
Cc: David Geraths
Subject: RE: Jim Bourne

Jim,

Dave and I met this morning to discuss your request to zero lot line your duplex lots on Eggum Ct. After reviewing code as well as other material we do not see how these duplexes would meet the requirements to become a zero lot line development. The key component to the zero-lot line CSM's is the common wall which is a shared wall between the two housing units, your buildings do not have that common wall. Allowing you to "zero-lot" line your parcels would just create small, sub-standard lots which are not permitted at this time.

While this doesn't help you immediately, the Village has formed a task force that will begin meeting this fall to address the gaps in our housing market. I think including a zoning district to allow smaller lots is a likely outcome to address affordable housing in the Village.

Thank you.

Nic

Nicholas Owen
Administrator
Village of Mount Horeb
138 E Main Street
608-437-9409

Exhibit D

From: Jim Bourne

Sent: Wednesday, June 03, 2020 12:32 PM

To: Nic Owen <Nic.Owen@mounthorebwi.info> (Nic.Owen@mounthorebwi.info)

Cc: Bryan Kleinmaier (bkleinmaier@staffordlaw.com)

Subject: FW: Temple Circle

Nic –

What do you call a wall? I need specifications so I can be done with this. I can not appeal something that I do not know what I didn't comply with, even though the state of Wisconsin agrees with as done google, the dictionary and the building profession.

What is the criteria so I can build the thing.

Jim

Exhibit E

From: Jim Bourne
Sent: Sunday, May 31, 2020 9:45 PM
To: 'Nic Owen'
Cc: 'Bryan Kleinmaier'
Subject: RE: Temple Circle

Dear Nic:

Thank you for the prompt response. I am addressing each numbered issue separately below for clarity.

1. **Temple Ct., aka Lot 53 Trotter Glen.** I firmly believe there is a substantial liability issue as my engineer confirmed that note 10 applied to this specific lot and that was a basis why the owner bought it, in reliance that only 25 feet was needed for the back yard. I am trying to be reasonable for what you are calling a mistake which was not of the owner's doing, and which is a design the engineer confirmed with your office would work prior to the closing on the lot. It appears that any mistake was made by the Village. You tell me that just 10' of the storm area when an easement is given back is not an option to rectify the situation, so; I ask for prompt assistance on a solution as I want to resolve this issue as soon as possible/ Options;
 - a. What about a variance to clean this up? Would you endorse it and approve that?
 - b. What about a re-zoning of the lot to make that specific lot comply with note 10 as your office advised my engineer it did originally?
 - c. **What is my client's best avenue to resolve this promptly and avoid litigation? What else do you suggest or recommend in resolving this issue?**
2. **Eggum Ct.** Thank you for your compliment about my design and plan, as it does meet code. Without degrading any other builder, critiquing their plan or giving any discredit to anyone else, and based on some of the cookie-cutter plans out there, I humbly state that such older, primitive, non-desirable plans, similar to what I built 30 years ago when I was construction manager/COO for Midland Builders, do not have the curb appeal, layout, features, and design desired in this market. I find the pictures you forwarded to me to not to be comparable to my designs. Also that has nothing to do with meeting the criteria of a zero lot line. What matters for approval is:

- a. My plan is in fact a duplex.
- b. The plan meets all zoning criteria of Village code 17.161 Dwelling, Two-Family (c): A zero lot line dwelling, which is a dwelling that is part of a single structure consisting of 2 residential dwelling units, each situated on its own lot and each having a *common property line where the residential dwelling units meet and are attached (emphasis added)*. Footnote 4 from Chart 1 on building setbacks reads: "The lot line adjacent to a common wall shall be 0 feet from the side yard." I have provided you evidence the common footing as you call it, does in fact meet the definition for a wall, and is a common wall. A common is a wall that physically divides two dwelling units.
- c. You questioned me on the word common wall and called it a footing. I provided you this evidence it is a common wall, and actually a footing is a wall as I have educated, shown and proved to you. Please note:
 - i. The State of Wisconsin per my built plan is calls the common wall a wall
 - ii. The Webster Dictionary defines it as a wall
 - iii. Google calls it a wall
 - iv. The building professionals call it a wall in common terminology of the industry, which I have been working in for over 30 years, and have a bachelor's degree in Construction Administration from UW Madison.
 - v. I provided you with a letter from the State of Wisconsin verifying it is a wall
 - vi. You should recall I told you I spoke with Wisconsin state code officials to verify it is a wall, and the State Official did verify this and you also talked with the state verifying it
 - vii. I have provided clear evidence it is a wall, and you have not refuted this with any citations to authority, and certainly not any overruling the State
- d. I don't think I can or should have to appeal something when my evidence was not refuted, and there are not really any facts or specifications given against my design, my engineers' work, the State officials and State code, the common usage meaning, the industry terminology meaning... nothing, except the zoning administrator basically seems to like another builder's plan which he sends to me, a plan which I also consider inferior to my own as I have laid out here in detail.

If you are not familiar with my experience as a builder, I am a past president of the Madison Area Builders' Association (MABA), having served on numerous committees, including when we re-wrote the code of ethics, numerous contracts and standards for residential construction of the construction industry for the Madison Area Builders Association with Attorney Loren Paulson. I am a former board member of the Wisconsin Builders Association as well as having been a director for almost a decade on the National Builders'

Associations. I specialized in code issues as I told you when we met in person. I am following code and the ordinance which my design and my engineer agree. I understand emails can appear to people differently, but I am following code and the zoning code and would happily meet with you in person again to go over it. You mentioned to me numerous times that no one else has built my plan, and all can say with a smile as I tell everyone at the realtors association, new home buyers, seminars, Builder's Associations functions or whatever – I always add my 2 words to start my speech (which you might have already heard).... I do not today build home like we used to.... and THANK GOD for that, there have been many improvements.. Madison has a proud history of Frank Lloyd Wright influence, new technology, and the endless techniques seeking to improve home designs. My residential designs are a new generation, and I take pride in that. Frankly I think owners and renters will also, as should the Village of Mt. Horeb, because I am putting forth a better product. I call building to code the absolute minimum, as what the worst a builder must do that as acceptable. I seek to exceed the minimum, and do better for the owner and/or renter.

Again, I wish to seek resolution to these serious issues which will have a substantial and unfair detrimental financial impact upon my client, which I can not allow to happen. I await your prompt responses as time is of the essence.

Thank you,

Jim Bourne



James C Bourne
418 Matterhorn Drive
Verona, WI 53593
608-848-2500
608-848-4441 fax
608-220-3355 cell

Exhibit F

From: Jim Bourne
Sent: Wednesday, April 22, 2020 2:44 PM
To: 'Nic Owen'
Cc: 'David Geraths'
Subject: RE: Jim Bourne

Hi Nic.

The lot line adjacent to the common wall is 0 feet from the side yard as the plan reflect and was built. By definition the common wall as build is a wall and the State of Wisconsin UDC verifies that it does comply per SPS 321.08(2)(d). Please see email below from the state as well as attachment.

Please let me know if you have any concerns.

Thank you,

Jim

From: DSPS SB UDC Tech [mailto:DSPSSBUDCTech@wisconsin.gov]
Sent: Wednesday, April 22, 2020 11:38 AM
To: Jim Bourne
Subject: FW: Fire Resistance of Concrete Walls SPS 321.08

Jim,

Thank you for contacting the Department of Safety and Professional Services (DSPS).

A wall/partition/barrier 8 inches thick, 12 inches long, constructed of poured concrete meets the minimum fire rating of $\frac{3}{4}$ hour on both sides of the wall per SPS 321.08(2)(d).

FYI: Attached is a document published by the American Society of Civil Engineers (ASCE) that addresses in a general manner, the characteristics of concrete for fire resistance.

FYI: Definition from Merriam-Webster online dictionary

https://www.merriam-webster.com/dictionary/wall?utm_campaign=sd&utm_medium=serp&utm_source=jsonld

Definition of wall (Entry 1 of 3)

- 1 **a** : a high thick masonry structure forming a long rampart or an enclosure chiefly for defense —often used in plural
- b** : a masonry fence around a garden, park, or estate
- c** : a structure that serves to hold back pressure (as of water or sliding earth)
- 2 : one of the sides of a room or building connecting floor and ceiling or foundation and roof
- 3 : the side of a footpath next to buildings
- 4 : an extreme or desperate position or a state of defeat, failure, or ruin
// the surrounded troops had their backs against the wall
- 5 : a material layer enclosing space
// the wall of a container
// heart walls
- 6 : something resembling a wall (as in appearance, function, or effect)
especially : something that acts as a barrier or defense
// a wall of reserve
// tariff wall

Thank you again for contacting the DSPS on this issue, and I hope you find this information helpful. If the above response does not answer your question(s) or prompts an additional or follow up question(s) simply reply to this email with any additional question(s) you may have. Please contact the DSPS again if we can provide additional information or answer any other questions. For more information on this DSPS program, please see the departments UDC One and Two Family Dwelling program homepage at <https://dsps.wi.gov/Pages/Programs/UDC/Default.aspx>

Regards,

Lenny Kanter
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Industry Services Division
Department of Safety and Professional Services

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Fire and Concrete Structures

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Abstract

After the 9-11 attack on the World Trade Center, interest in the design of structures for fire greatly increased. Some engineers have promoted the use of advanced analytical models to determine fire growth within a compartment and have used finite element models of structural components to determine temperatures within a component by heat transfer analysis. Following the calculation of temperatures, the mechanical properties at various times during the period of the fire must be determined. This paper provides structural engineers with a summary of the complex behavior of structures in fire and the simplified techniques which have been used successfully for many years to design concrete structures to resist the effects of severe fires.

Introduction

One of the advantages of concrete over other building materials is its inherent fire-resistive properties; however, concrete structures must still be designed for fire effects. Structural components still must be able to withstand dead and live loads without collapse even though the rise in temperature causes a decrease in the strength and modulus of elasticity for concrete and steel reinforcement. In addition, fully developed fires cause expansion of structural components and the resulting stresses and strains must be resisted.

In the design of structures, building code requirements for fire resistance are sometimes overlooked and this may lead to costly mistakes. It is not uncommon, to find that a concrete slab floor system may require a smaller thickness to satisfy ACI 318 strength requirements than the thickness required by a building code for a 2-hour fire resistance. For sound and safe design, fire considerations must, be part of the preliminary design stage.

Determining the fire rating for a structure member, can vary in complicity from extracting the relevant rating using a simple table to a fairly complex and elaborate analysis. In the United States, structural design for fire safety is based on prescriptive approach. Attempts are being made to develop performance based design approach for structural design for fire. State and municipal building codes throughout the country regulate the fire resistance of the various elements and assemblies comprising a building structure. The 2006 International Building Code (IBC) (1) contains prescriptive requirements for building elements in Section 720. This section is based on ACI 216.1 "Standard Method for Determining Fire Resistance of Concrete and Masonry Construction Assemblies and contains tables describing various assemblies of building materials and finishes that meet specific fire ratings.

Effect of Fire on Building Materials

A relatively new method for determining fire exposure used by fire protection engineers is to first calculate the fire load density in a compartment. Then, based on the ventilation conditions and an assumed source of combustion determine the compartment temperature at various times. Another factor considered in the analysis is the effect of active fire protection systems e.g. sprinklers or fire brigades on the growth of the fire. The size and timing of the fire growth determined by fire analysis is sensitive to changes in the fuel load over time and changing ventilation conditions during the fire. This method of fire analysis requires special software and extensive training and is used only in very large or unusual buildings.

Once the temperature time relationship is determined using a standard curve or from the method described above, the effect of the rise in temperature on the structure can be determined. The rise in temperature causes the free water in concrete to change from a liquid state to a gaseous state. This change in state causes changes in the rate with which heat is transmitted from the surface into the interior of the concrete component.

The rise in temperature causes a decrease in the strength and modulus of elasticity for both concrete and steel reinforcement. However, the rate at which the strength and modulus decrease depends on the rate of increase in the temperature of the fire and the insulating properties of concrete. Note that concrete does not burn.

Concrete

The change in concrete properties due to high temperature depends on the type of coarse aggregate used. Aggregate used in concrete can be classified into three types: carbonate, siliceous and lightweight. Carbonate aggregates include limestone and dolomite. Siliceous aggregate include materials consisting of silica and include granite and sandstone. Lightweight aggregates are usually manufactured by heating shale, slate, or clay.

Figure 1 shows the effect of high temperature on the compressive strength of concrete. The specimens represented in the figure were stressed to 40% of their compressive strength during the heating period. After the designated test temperature was reached, the load was increased gradually until the specimen failed. The figure shows that the strength of concrete containing siliceous aggregate begins to drop off at about 800 °F and is reduced to about 55% at 1200°F. Concrete containing lightweight aggregates and carbonate aggregates retain most of their compressive strength up to about 1200 °F. Lightweight concrete has insulating properties, and transmits heat at a slower rate than normal weight concrete with the same thickness, and therefore generally provides increased fire resistance.

Figure 2 shows the effect of high temperature on the modulus of elasticity of concrete. The figure shows that the modulus of elasticity for concretes manufactured of all three types of aggregates is reduced with the increase in temperature. Also, at high temperatures, creep and relaxation for concrete increase significantly.

Steel

Reinforcing steel is much more sensitive to high temperatures than concrete. Figure 3 shows the effect of high temperature on the yield strength of steel. Figure 4 shows the effect on the modulus of elasticity. As indicated in the figures, hot-rolled steels (reinforcing bars) retain much of their yield strength up to about 800 °F, while cold-drawn steels (prestressing strands) begin to lose strength at about 500 °F. Fire resistance ratings therefore vary between prestressed and nonprestressed elements, as well as for different types of concrete.

Fire Resistance Rating

Fire resistance can be defined as the ability of structural elements to withstand fire or to give protection from it (2). This includes the ability to confine a fire or to continue to perform a given structural function, or both. Fire Resistance Rating (or fire rating), is defined as the duration of time that an assembly (roof, floor, beam, wall, or column) can endure a “standard fire” as defined in ASTM E 119 (3).

Fire Endurance of Structures

Figure 5 shows the effect of fire on the resistance of a simply supported reinforced concrete slab. If the bottom side of the slab is subjected to fire, the strength of the concrete and the reinforcing steel will decrease as the temperature increase. However, it can take up to three hours for the heat to penetrate through the concrete cover to the steel reinforcement. As the strength of the steel reinforcement decreases, the moment capacity of the slab decreases. When the moment capacity of the slab is reduced to the magnitude of the moment caused by the applied load, flexural collapse will occur. It is important to point out that duration of fire until the reinforcing steel reaches the critical strength depends on the protection to the reinforcement provided by the concrete cover.

ASTM E119 Standard Fire Test

The fire-resistive properties of building components and structural assemblies are determined by fire test methods. The most widely used and nationally accepted test procedure is that developed by the American Society of Testing and Materials (ASTM). It is designated as ASTM E 119, Standard Methods of Fire Tests of Building Construction and Materials. A standard fire test is conducted by placing a full size assembly in a test furnace. Floor and roof specimens are exposed to a controlled fire from beneath, beams are exposed from the bottom and sides, walls from one side, and columns are exposed to fire from all sides. The temperature is raised in the furnace over a given period of time in accordance with ASTM E 119 standard time-temperature curve shown in Figure 6. This specified time-temperature relationship provides for a furnace temperature of 1000°F at five minutes from the beginning of the test, 1300°F at 10 minutes, 1700°F at one hour, 1850°F at two hours, and 2000°F at four hours. The end of the test is reached and the fire endurance of the specimen is established when any one of the following conditions first occurs:

1. For walls, floors, and roof assemblies, the temperature of the unexposed surface rises an average of 150°F above its initial temperature of 325°F at any location. In addition, walls

achieving a rating classification of one hour or greater must withstand the impact, erosion and cooling affects of a hose steam test.

2. Cotton waste placed on the unexposed side of a wall, floor, or roof system is ignited through cracks or fissures which develop in the specimen during the test.
3. The test assembly fails to sustain the applied service load.
4. For certain restrained and all unrestrained floors, roofs and beams, the reinforcing steel temperature rises to 1100°F.

The complete requirements of ASTM E 119 and the conditions of acceptance are much more detailed than summarized above. Experience shows that concrete floor/roof assemblies and walls usually fail by heat transmission (item 1); and columns and beams by failure to sustain the applied loads (item 3), or by beam reinforcement failing to meet the temperature criterion (item 4).

Advanced Analytical Models

Recently some engineers have suggested using 3D finite element software to calculate the change in spatial temperatures over time in structural components using as input the time, temperature, and pore pressure data from the fire analysis described in previous sections. The software has to be able to model the non-linear non-isotropic behavior of reinforcement steel and concrete including crack development and crushing of the concrete. In addition to the external service loads, the model has to be able to include the following: (1) internal forces due to restraints that prevent free expansion, (2) internal forces due to pore pressure changes, (3) internal forces due to redistribution due to degradation of the mechanical properties of the steel reinforcement and concrete, (4) internal forces due to second order effects from the interaction of external loads and the deformations due to the three types of internal forces mentioned above.

CTLGroup performed a 3D analysis using the software DIANA for the Portland Cement Association and was able to obtain a fair correlation to actual ASTM E119 tests on high strength concrete columns. Needless to say, this type of analysis is very complex and expensive and therefore is not suitable for general structural design.

ACI 216 Method

Although testing according to ASTM E 119 is probably the most reliable method, the time and expense required to build and test the assemblies makes this method impractical and is actually unnecessary for most situations. The methods contained in ACI 216.1 (2) are based on fire research performed from 1958 through 2005 and are by far the most commonly used in typical design situations. The fire resistance (based on the heat transmission end point) of a concrete member or assembly is found by calculating the equivalent thickness for the assembly and then finding the corresponding rating in the charts and tables provided. The equivalent thickness of solid walls and slabs with flat surfaces is the actual thickness. The equivalent thickness of walls and slabs that have voids, undulations, ribs, or multiple layers of various materials (for example, a sandwich of concrete, insulation, and concrete) must be calculated using equations found in ACI 216.1.

An analytical method of calculating fire resistance for flexural members is contained in ACI 216.1 (4). This method involves estimating the actual temperatures of the concrete and reinforcing steel and using the properties of the materials at those temperatures in the analysis. The method assumes that the bottom, positive moment steel will reach elevated temperatures and begin to weaken before the top concrete and reinforcement. This allows the moment in the member to be redistributed from the weaker, positive moment region to the negative moment region where little reduction in strength will have occurred.

Once it is established that the member or the assembly has enough equivalent thickness to satisfy the heat transmission end point, it must also be determined whether there is enough cover on the reinforcing steel to prevent excessive heat from reducing the yield strength to the point where it can no longer carry the loads. The cover requirements for slabs are functions of the required fire rating, aggregate type, restrained or unrestrained construction, and prestressed or non-prestressed reinforcement.

The Code Approach

State and municipal building codes throughout the country regulate the fire resistance of the various elements and assemblies comprising a building structure. Structural frames (columns and beams), floor and roof systems, and load bearing walls must be able to withstand the stresses and strains imposed by fully developed fires and carry their own dead loads and superimposed loads without collapse for the specified duration. The 2006 International Building Code (IBC) (1) contains prescriptive requirements for building elements in Section 720. This section contains tables describing various assemblies of building materials and finishes that meet specific fire endurance ratings. The tables in the 2006 IBC are compatible with the tables in ACI 216.1 except for the provisions for the use of high strength concrete columns found in ACI 216.1-07.

Thickness Requirements

Test results show that fire resistance in concrete structures will vary in relation to the type of aggregate used. Table 1 shows a summary of the minimum thickness requirements for floor slabs and cast in place walls for different concrete types and for different fire resistance ratings. Table 2 summarizes the minimum column dimensions for different concrete types and different fire resistance ratings. Tables 1 and 2, show that there may be economic benefits to be gained from the selection of the type of concrete to be used in construction. The designer is encouraged to evaluate use of the alternative materials.

Cover Requirements

Another factor to be considered in complying with fire-resistive requirements is the minimum thickness of concrete cover for the reinforcement. The concrete protection specified in ACI 318 for cast-in-place concrete will generally equal or exceed the ACI 216.1 minimum cover requirements, but there are a few exceptions at the higher fire ratings. The minimum concrete cover to the positive moment reinforcement is given in Table 3 for one-way or two-way slabs with flat undersurfaces. The minimum concrete cover to the positive moment reinforcement (bottom steel) in reinforced concrete beams is shown in Table 4.

Conclusion

Concrete's excellent fire resistance has been proven by many tests performed for over 60 years. The American Concrete Institute and various building codes have developed prescriptive and analytical methods based on the fire tests on concrete components of structures. These methods provide architects and engineer a relatively easy way to select member proportions and reinforcement requirements for all but the very unusual structures. For the very unusual structures, alternate methods are available to adequately model or to test the complex behavior of reinforced concrete components subject to fire.

References

1. 2006 International Building Code, International Code Council, Inc., Falls Church, VA, 2006, pp. 109-155.
2. Joint ACI-TMS Committee 216, "Standard Method for Determining Fire Resistance of Concrete and Masonry Construction Assemblies (ACI 216.1-07/TMS 0216.1-07)," American Concrete Institute, Farmington Hills, MI, 2007, 28 pp.
3. ASTM E 119-00a, "Standard Test Methods for Fire Tests of Building Construction and Materials," ASTM International, West Conshohocken, PA, 2000, 21 pp.
4. JACI Committee 216R, "Guide for Determining the Fire Endurance of Concrete Elements," American Concrete Institute, Farmington Hills, MI, 2001, 48 pp.
5. Lotfi, Hamid and Munshi, Javeed, "Preliminary Analytical Investigation of High Strength Concrete Column Structural Performance Under Fire Loading" unpublished report, Construction Technologies Laboratories, Inc. June 2001

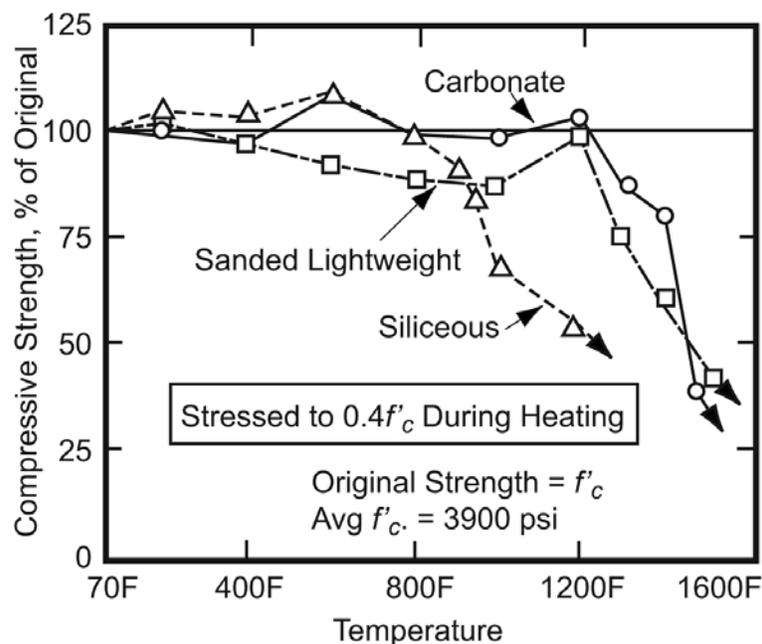


Figure 1 Effect of high temperature on the compressive strength of concrete

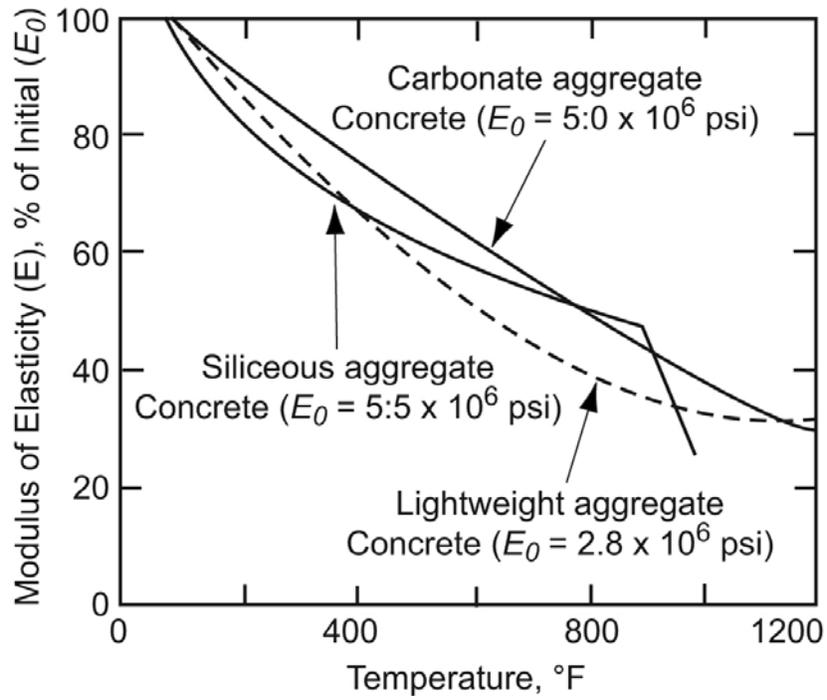


Figure 2 Effect of high temperature on the modulus of elasticity of concrete

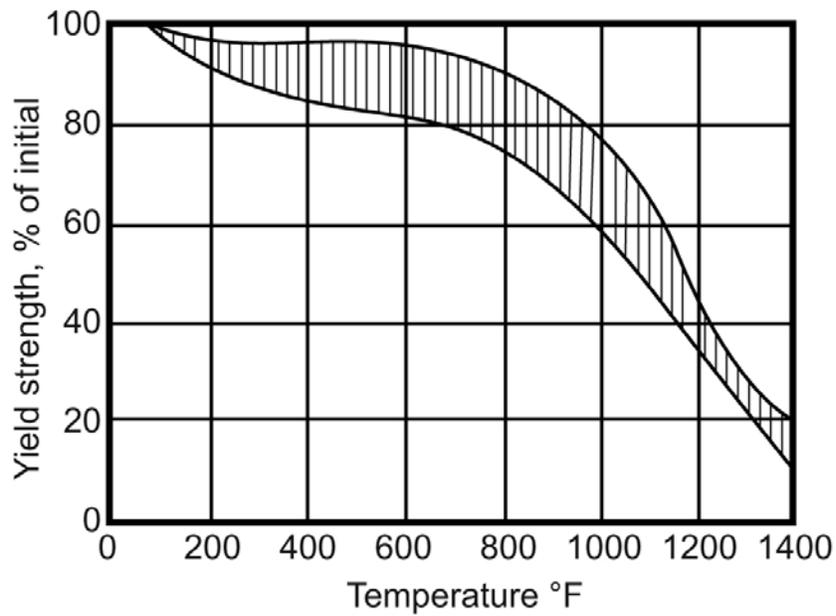


Figure 3 Effect of high temperature on the yield strength of steel

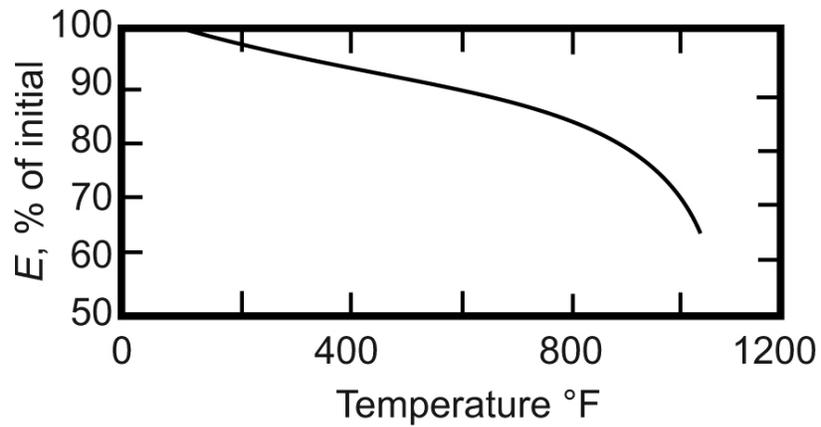


Figure 4 Effect of high temperature on the modulus of elasticity of steel

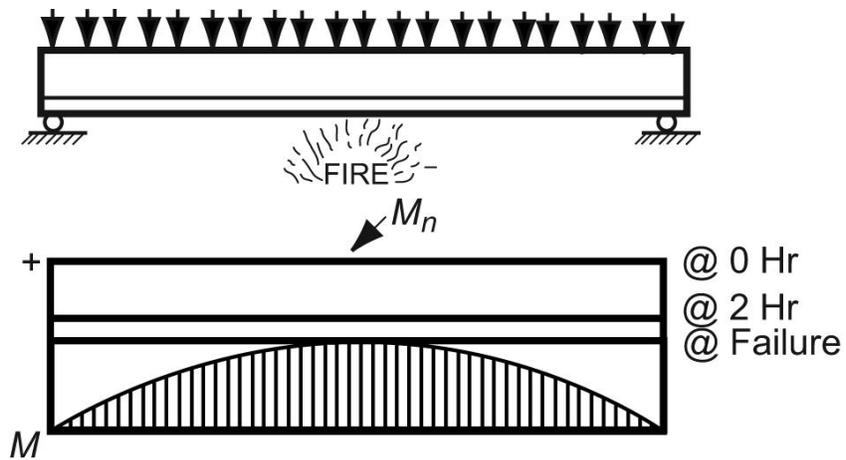


Figure 5 Effect of fire on the resistance of a simply supported reinforced concrete slab

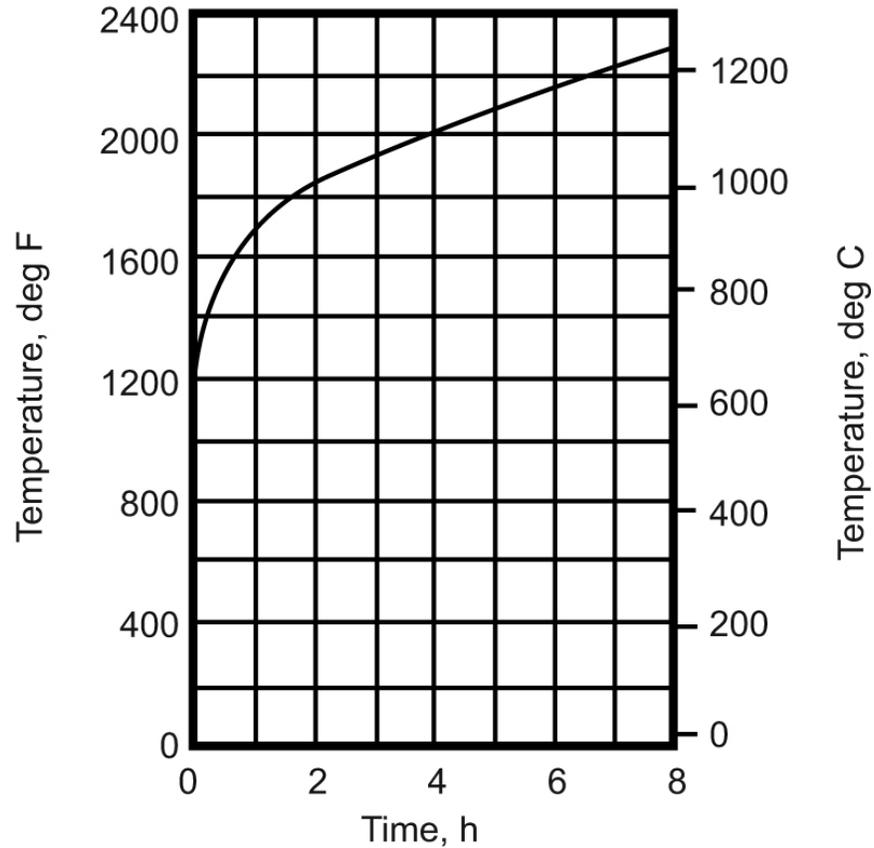


Figure 6 ASTM E 119 Time temperature curve

Table 1 Minimum thickness for cast in place floor and roof slabs, in.

Concrete type	Fire resistance rating				
	1 hr.	1.5 hr.	2 hr.	3 hr	4 hr.
Siliceous aggregate	3.5	4.3	5.0	6.2	7.0
Carbonate aggregate	3.2	4.0	4.6	5.7	6.6
Sand-lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.6	4.4	5.1

Table 2 Minimum concrete column dimensions, in.

Concrete type	Fire resistance rating				
	1 hr.	1.5 hr.	2 hr.	3 hr	4 hr.
Siliceous aggregate	8	9	10	12	14
Carbonate aggregate	8	9	10	11	12
Sand-lightweight	8	8.5	9	10.5	12

Table 3 Minimum cover for floor and roof slabs, in.

Concrete type	Fire resistance rating					
	Unrestrained					Restrained
	1 hr.	1.5 hr.	2 hr.	3 hr	4 hr.	4 hr. or less
Siliceous aggregate	0.75	0.75	1	1.25	1.625	0.75
Carbonate aggregate	0.75	0.75	0.75	1.25	1.25	0.75
Sand-lightweight	0.75	0.75	0.75	1.25	1.25	0.75

Table 4 Minimum cover requirements to main reinforcement in beams (All types), in.

Restrained or unrestrained	Beam width, in.	Fire resistance rating				
		1 hr.	1.5 hr.	2 hr.	3 hr	4 hr.
Restrained	5	0.75	0.75	0.75	1	1.25
	7	0.75	0.75	0.75	0.75	0.75
	≥ 10	0.75	0.75	0.75	0.75	0.75
Unrestrained	5	0.75	1	1.25	-	
	7	0.75	0.75	0.75	1.75	3
	≥ 10	0.75	0.75	0.75	1	1.75

* Minimum cover for reinforcement in columns, for all aggregate types, is the smaller of, 1 in. times the number of hours of required fire resistance, or 2 in. (Reference 1)

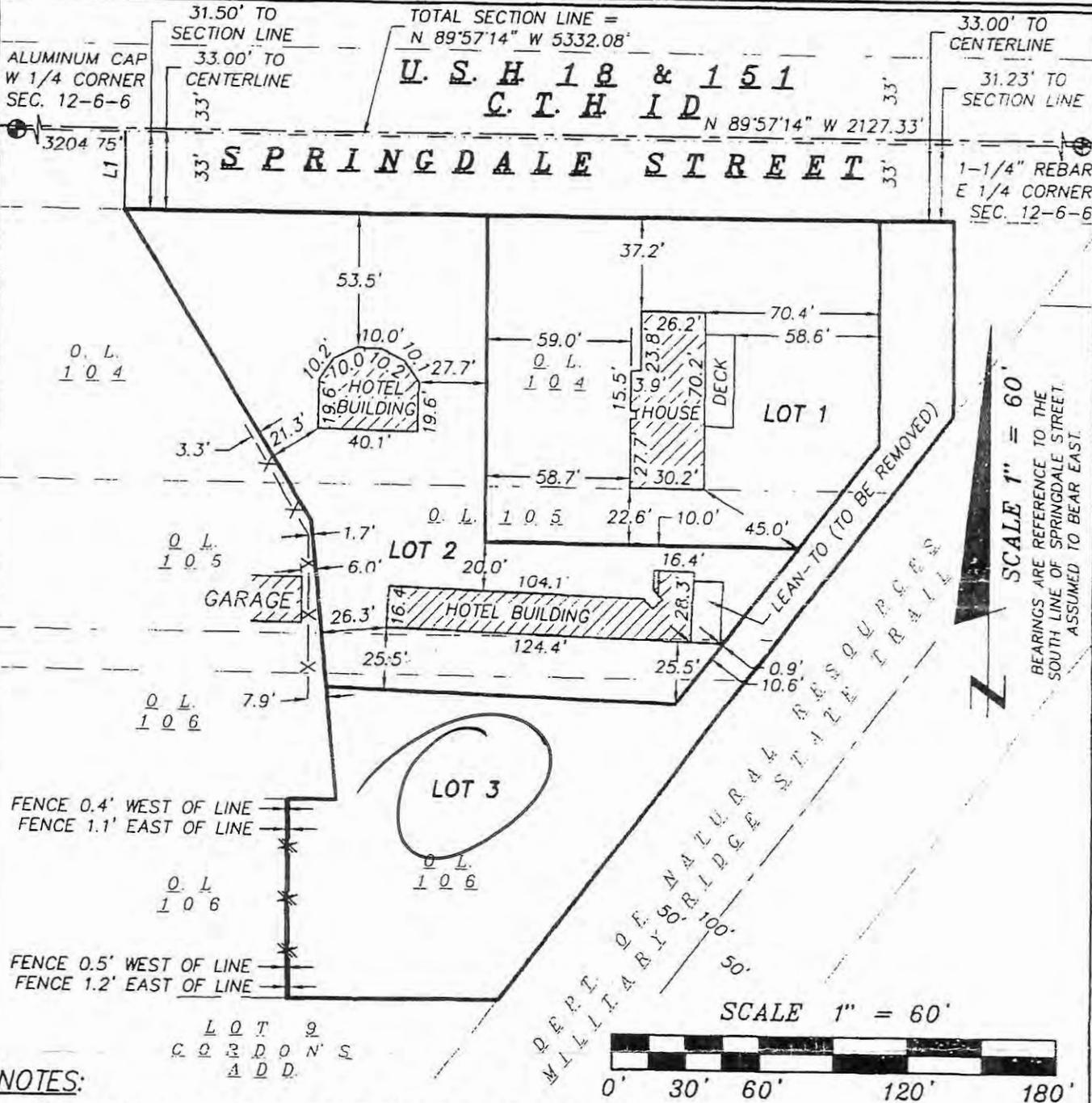


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Part of Outlots 104-106 and a vacated alley, Revised and Consolidated Assessor's Plat of Mt. Horeb, located in the NW 1/4 of the SE 1/4 of Section 12, T6N, R6E, Village of Mt. Horeb, Dane County, Wisconsin.



NOTES:

- 1.) THIS CERTIFIED SURVEY MAP WAS PREPARED WITH BENEFIT OF A TITLE COMMITMENT. COMMITMENT NO. B-11024164, PREPARED BY DANE COUNTY TITLE COMPANY ON JUNE 9, 2011.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) PARCEL SUBJECT TO WATER RIGHTS SET FORTH IN DEED DATED SEPTEMBER 27, 2001 AND RECORDED OCTOBER 3, 2001 AS DOCUMENT NO. 3380839, ie: 'THE RIGHT TO HAVE THE MUNICIPAL WATER PASS THROUGH AND UNDER THE GRANTORS PROPERTY AND TO HAVE ANY NECESSARY REPAIRS OR MAINTENANCE MADE THERON TO CONTINUE SUCH RIGHTS'
- 5.) P.U.E. = PUBLIC UTILITY EASEMENT IS IN REGARDS TO WATER MAINS, SANITARY SEWER, STORM SEWER AND ELECTRIC OR COMMUNICATION LINES.

SURVEYORS SEAL

NOA
PRIEVE
S-2499
LODI,
WI

9-12

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
May 2020

Month to Date

- 1) 28 building permits have been issued for general construction since May 1st.
- 2) 1 new UDC permit

Year to Date

- 1) 85 general permits since Jan. 1st
- 2) 3 new UDC single family homes since Jan. 1st
- 3) 2 new duplex permits

Large Commercial projects currently active

- 1) Premier Co-op Addition/remodel
- 2) 6 unit apartment building on Eastwood Way

Respectfully submitted

Dave Geraths
Building Inspector