



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

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Mount Horeb, WI 53572
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THE VILLAGE BOARD WILL HOLD ITS AUGUST 5, 2020 MEETING VIRTUALLY. YOU CAN WATCH THE MEETING LIVE VIA THE VILLAGE WEBSITE BY CLICKING "WATCH LIVE" UNDER THE TROLLWAY TV GRAPHIC ON THE RIGHT SIDE OF THE HOME PAGE AT WWW.MOUNTHOREBWI.INFO. THE MEETING IS ALSO BROADCAST LIVE ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO JOIN THE MEETING USING THE FOLLOWING:

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REVISED
VILLAGE BOARD
WEDNESDAY, AUGUST 5, 2020

The Village Board of the Village of Mount Horeb will meet virtually on the above date at 7:00pm. Agenda as follows:

- 1) Call to order
Roll call
- 2) Consent Agenda:
 - a) July 1 and July 15, 2020 Village Board minutes
 - b) Operator's License: Brady Gallagher, Melinda Thomas, Alice Aschliman, Madeline Cook, Michael Betts, Christian Dieck, Sophie Krone, Zachary Gearhart, Kelly Caluori
 - c) Appointment of Beth Hill to Utility Commission to replace Aaron Boehnen
 - d) Appointment of John Kuse to Library Board to replace David Boyden
 - e) Employee Handbook Social Media Policy 600-12
 - f) Resolution 2020-22, "CONDITIONAL USE PERMIT TO INSTALL CHAIN LINK FENCE 800 BROOKSTONE CREST"
 - g) Extraterritorial jurisdiction Certified Survey Map for Deanna & Lyle Opsal, Section 3 Town of Blue Mounds
- 3) Consider Specific Implementation Plan for Gorman Multi-Family Project

- 4) Consider rezone applications for Bourne Family Trust:
 - a) Ordinance 2020-11, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOTS 1 AND 2 CSM 15165 SUTTER'S PRAIRIE RIDGE SUBDIVISION, FROM R-2 TWO-FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT"
 - b) Ordinance 2020-12, "AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 53 TROTTER GLEN SUBDIVISION FROM R-2 TWO-FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT"
- 5) Authorize Staff to Pursue Raze Order
- 6) Consider Charter Ordinance 2020-01, "A CHARTER ORDINANCE TO AMEND CHAPTER 1.01 ELECTED OFFICIALS OF THE MUNICIPAL CODE OF THE VILLAGE OF MOUNT HOREB"
- 7) Consider revised Resolution 2020-11, "A RESOLUTION CREATING THE COMMUNITY DEVELOPMENT AUTHORITY OF THE VILLAGE OF MOUNT HOREB"
- 8) Consider revisions to Ordinance 12.05 Regulating Direct Sellers and set public hearing for September 2, 2020
- 9) Village President's report
- 10) Village Administrator's report
- 11) Village Clerk/Deputy Treasurer's report
- 12) Adjourn

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GROSS, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

VILLAGE OF MOUNT HOREB
VILLAGE BOARD MEETING MINUTES
JULY 1, 2020

The Village Board met in regular session via virtual meeting due to the COVID-19 pandemic.

Call to Order/Roll Call: Village President Randy Littel called the meeting to order at 7:00pm. Present were Trustees Jackson, Fendrick, Czyzewski, Boehnen, Hill, and Scott. Also present were Administrator Nic Owen, Assistant Administrator Kathy Hagen, and Clerk/Deputy Treasurer Alyssa Gross.

Consent Agenda: Fendrick moved, Czyzewski seconded to approve the following consent agenda items: June 3, 2020 Village Board minutes; Operator Licenses for Approval: Kathleen Murphy and Joslyn Olson; Ordinance 2020-09, **"AN ORDINANCE TO AMEND CHAPTER 17.93 LOCATION AND HEIGHT OF FENCES AND HEDGES OF THE CODE OF ORDINANCES"**; Resolution 2020-14, **"CONDITIONAL USE PERMIT SOLAR INSTALLATION 214 E LINCOLN STREET"**, Resolution 2020-15, **"CONDITIONAL USE PERMIT ACCESSORY BUILDING/STORAGE SHED 800 BROOKSTONE CREST"**; Resolution 2020-13, **"AMENDMENT TO SECTION 125 FLEXIBLE BENEFIT PLAN"**; Eggum Court zero lot line CSM for Madison Homes Inc; Extraterritorial Jurisdiction Certified Survey Map from Kameyt, LLC, sections 34 and 35 in Town of Vermont; Extraterritorial Jurisdiction Certified Survey Map from Mark Friske, Section 14 in Town of Blue Mounds. Motion carried by unanimous voice vote. Czyzewski moved, Boehnen seconded to table the Public Amusements and Shows application and the Temporary Premise Description Amendment for Skal Public House, 209 East Main Street. Motion carried by unanimous voice vote.

Discussion with Chief Doug Vierck on police policies: Chief Vierck spoke about the **"8 Can't Wait" policy and the other procedures the police department has implemented.**

Consider appointments to Community Development Authority: Owen explained this item. Scott moved, Hill seconded to appoint the presented list of members to the Community Development Authority. Motion carried by unanimous voice vote.

Consider Comprehensive Plan Amendment request from Ed Moen and Callie Jo Gundlach: Owen explained the request. Scott moved, Jackson seconded to approve Resolution 2020-20, **"ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR COMPREHENSIVE PLAN AMENDMENT"**. Motion carried by unanimous voice vote. Fendrick moved, Boehnen seconded to set the public hearing for September 2, 2020. Motion carried by unanimous voice vote.

Consider Charter Ordinance 2020-01, "A CHARTER ORDINANCE TO AMEND CHAPTER 1.01 ELECTED OFFICIALS OF THE MUNICIPAL CODE OF THE VILLAGE OF MOUNT HOREB": Owen explained the charter ordinance. The board decided they would like more clarification on the term transitions. Fendrick moved, Scott seconded to table this item. Motion carried by unanimous voice vote.

Consider regulating food trucks: Owen explained this item. A long discussion ensued. Scott moved, Czyzewski seconded to approve Ordinance 2020-08, "AN ORDINANCE TO CREATE SECTION 12.055 OF THE MUNICIPAL CODE REGARDING MOBILE FOOD VENDORS". Motion carried by unanimous voice vote. Fendrick moved, Boehnen seconded to approve Resolution 2020-19, RESOLUTION ESTABLISHING FEES ASSOCIATED WITH MUNICIPAL CODE CHAPTER 12.055 MOBILE FOOD VENDOR". Motion carried by unanimous voice vote.

PUBLIC HEARING: To gather input on a proposed amendment request to the Village Comprehensive Plan from Kwik Trip Inc. for lands adjacent to the eastern Village limits in the Town of Springdale: The public hearing opened at 7:57pm. Owen explained the amendment request. John Rosenbaum, William Garfoot, Steve Gauger, Mike Fagan, and Ed Eloranta spoke in opposition of the amendment request. Owen reminded everyone of the email received from Ben Vondra in opposition. Troy Mleziva from Kwik Trip addressed concerns and asked for support. The public hearing closed at 8:13pm.

Consider Ordinance 2020-10, "AN ORDINANCE TO ADOPT AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF MOUNT HOREB WISCONSIN" for proposed Kwik Trip development": Owen explained the process of the amendment and addressed board member questions. Hill moved to approve Ordinance 2020-10, "AN ORDINANCE TO ADOPT AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF MOUNT HOREB WISCONSIN" for proposed Kwik Trip development. Czyzewski asked if the motion could be amended to remove the wording "for proposed Kwik Trip development", in which Hill agreed. Fendrick seconded the motion as amended. Motion carried by unanimous voice vote.

Consider Resolution 2020-18, "RESOLUTION TO INITIATE AN URBAN SERVICE AREA AMENDMENT" for proposed Kwik Trip development: Scott moved, Boehnen seconded to approve Resolution 2020-18, "RESOLUTION TO INITIATE AN URBAN SERVICE AREA AMENDMENT". Motion carried by unanimous voice vote.

Village President's report: Littel gave an update on the new order concerning the pandemic. He also wished everyone a happy 4th of July.

Village Administrator's report: Owen urged everyone to support local businesses and also wished everyone a happy 4th of July.

Village Clerk/Deputy Treasurer's report: Gross stated that in-person absentee voting for the August 11 Partisan Primary will start on July 28th.

Adjournment: There being no further business before the Board, Hill moved, Czyzewski seconded to adjourn the meeting at 8:37pm. Motion carried by voice vote.

Minutes by Alyssa Gross, Clerk/Deputy Treasurer

DRAFT

VILLAGE OF MOUNT HOREB
VILLAGE BOARD SPECIAL MEETING MINUTES
WEDNESDAY, JULY 15, 2020

The Village Board of the Village of Mount Horeb met on the above date via virtual meeting, due to the COVID-19 pandemic.

Call to Order/Roll Call: Village President Randy Littel called the meeting to order at 7:00pm. Present were Village Board Trustees Ryan Czyzewski, Jessica Jackson, Cathy Scott, Aaron Boehnen, and Jason Fendrick. Trustee Hill was absent. Also present were Administrator Nic Owen, Assistant Administrator Kathy Hagen, and Clerk/Deputy Treasurer Alyssa Gross.

Consider Award of 2020 Street Reconstruction Contract: Scott moved, Czyzewski seconded to award the bid to S&L Underground, Inc. Motion carried by unanimous voice vote.

Consider Expanded Sidewalk Café Program and Grant Program for Equipment: Owen explained the program. The board discussed the items that could be reimbursable through the grant program. Fendrick moved, Boehnen seconded to approve the Expanded Sidewalk Café Program. All aye with the exception of Jackson, who abstained. Motion carried. Boehnen moved, Czyzewski seconded to approve the Grant Program for the Sidewalk Café equipment. All aye with the exception of Jackson, who abstained. Motion carried.

Adjournment: There being no further business before the Board, Czyzewski moved, Littel seconded to adjourn the meeting at 7:27pm, carried by voice vote.

Minutes by Alyssa Gross, Clerk/Deputy Treasurer

VILLAGE APPOINTMENTS AS OF 08/05/2020

	MUN. CODE REF.	TERM	DATE APPOINTED	TERM EXPIRES	CURRENT APPOINTMENT
APPOINTED OFFICIALS					
Assessor	1.02	2 yr	01/01/20	12/31/20	Accurate Appraisal
Attorney	1.02	1 yr	05/01/20	05/01/21	Stafford Rosenbaum
Prosecuting Attorney	1.02	1 yr	05/01/20	05/01/21	Stafford Rosenbaum
Building Inspector	1.02	1 yr	05/01/20	05/01/21	General Engineering Co.
Electrical Inspector	1.02	1 yr	05/01/20	05/01/21	General Engineering Co.
Commercial Electrical Inspector	1.02	1 yr	05/01/20	05/01/21	General Engineering Co.
Plumbing Inspector	1.02	1 yr	05/01/20	05/01/21	General Engineering Co.
Emergency Government Director	1.02	1 yr	05/01/20	05/01/21	Fire Chief
Health Officer	1.02	1 yr	05/01/20	05/01/21	Chief of Police
Fire Inspector	1.16	indef.	na	na	Fire Chief
Weed Commissioner	8.11	1 yr	05/01/20	05/01/21	Jeff Gorman
Village Engineer-Admin.	na	1 yr	05/01/20	05/01/21	Smithgroup JJR
VILLAGE BOARD ADVISORY COMMITTEES * =Chair					
FINANCE/PERSONNEL COMMITTEE					
Trustee	1.19				Cathy Scott*
Trustee					Beth Hill
Trustee					Ryan Czyzewski
Citizen		1 yr	05/01/20	05/01/21	Mark Nortman
Citizen		1 yr	05/01/20	05/01/21	Dave Hoffman
PUBLIC WORKS COMMITTEE					
Trustee	1.19				Ryan Czyzewski*
Trustee					Jason Fendrick
Trustee					Beth Hill
Citizen		1 yr	05/01/20	05/01/21	Rob Vandomelen
Citizen		1 yr	05/01/20	05/01/21	Nate Gauger
PUBLIC SAFETY COMMITTEE					
Trustee	1.19				Jessica Jackson
Trustee					Cathy Scott
Trustee					Jason Fendrick*
Citizen		1 yr	05/01/20	05/01/21	Mike McNall
Citizen		1 yr	05/01/20	05/01/21	Steve Holum
BOARDS AND COMMISSIONS					
BOARD OF HEALTH					
Village Board	1.21	N/A			
LIBRARY BOARD					
Village Trustee	1.22				Aaron Boehnen
Citizen		3 yr	07/01/20	07/01/23	James Leary
Citizen		3 yr	07/01/20	07/01/23	John Kuse
Citizen		3 yr	07/01/19	07/01/22	Steve Salerno
Citizen		3 yr	07/01/18	07/01/21	Linda Bullette
Citizen		3 yr	07/01/18	07/01/21	Karla Ott
Citizen		3 yr	07/01/19	07/01/22	Paula Craft

VILLAGE APPOINTMENTS AS OF 08/05/2020

	MUN. CODE REF.	TERM	DATE APPOINTED	TERM EXPIRES	CURRENT APPOINTMENT
BOARD OF REVIEW					
Village President	1.23				Randy Littel
Village Clerk					Alyssa Gross
Finance Committee Chairman					Cathy Scott
Citizen		1 yr	05/01/20	05/01/21	Nathan Lockwood
Citizen		1 yr	05/01/20	05/01/21	John Zimmel
Alternate		1 yr	05/01/20	05/01/21	Tom Orshall
Alternate		1 yr	05/01/20	05/01/21	Diane Rothamer
Alternate		1 yr	05/01/20	05/01/21	Mark Johnson
UTILITY COMMISSION					
Trustee	1.24/13.01				Beth Hill
Trustee					Ryan Czyzewski
Citizen		7 yr	10/01/20	10/01/27	Terri Vierima
Citizen		7 yr	06/01/14	10/01/21	Mike McNall
Citizen		7 yr	10/01/15	10/01/22	Ed Glover
Citizen		7 yr	10/01/16	10/01/23	Jack Temby*
Citizen		7 yr	10/01/19	10/01/26	Jack Lyle
ZONING BOARD OF APPEALS					
Citizen	1.25	3 yr	05/01/19	05/01/22	Steve Haroldson
Citizen		3 yr	05/01/18	05/01/21	Pam Lunder
Citizen		3 yr	05/01/20	05/01/23	Norb Scribner*
Citizen		3 yr	05/01/20	05/01/23	Jack Lyle
Citizen		3 yr	05/01/20	05/01/23	Bill Faltz
Citizen-Alternate #1		3 yr	05/01/18	05/01/21	Mike Grudzinski
Citizen-Alternate #2		3 yr	05/01/18	05/01/21	Steve Knuteson
PLAN COMMISSION					
Village Trustee	1.26				Randy Littel*
Village Trustee					Aaron Boehnen
Citizen		3 yr	05/01/20	05/01/23	Destinee Udelhoven
Citizen		3 yr	05/01/18	05/01/21	Peggy Zalucha
Citizen		3 yr	05/01/20	05/01/23	David Hoffman
Citizen		3 yr	09/04/19	05/01/21	Brent Yauchler
Citizen		3 yr	05/01/19	05/01/22	Norb Scribner
PARKS, RECREATION & FORESTRY COMMISSION					
Village Trustee	1.27				Jason Fendrick*
Village Trustee					Jessica Jackson
Citizen		3 yr	05/01/20	05/01/23	Ryan Smith
Citizen		3 yr	05/01/20	05/01/23	Tom Shay
Citizen		3 yr	05/01/19	05/01/22	Mark Webber

VILLAGE APPOINTMENTS AS OF 08/05/2020

	MUN. CODE REF.	TERM	DATE APPOINTED	TERM EXPIRES	CURRENT APPOINTMENT
REVOLVING LOAN FUND COMMITTEE					
Village President	1.29				Randy Littel*
Village Trustee					Aaron Boehnen
Village Administrator (ex-officio, non-voting)			NA	NA	Nic Owen
Citizen		3 yr	05/01/19	05/01/22	Mark Nortman
Citizen		3 yr	05/01/20	05/01/23	Larry Hefty
Citizen		3 yr	05/01/18	05/01/21	Brian Durtschi
CABLE TV COMMITTEE					
Citizen	1.30	3 yr	05/01/20	05/01/23	Adam Mertz
Citizen		3 yr	05/01/20	05/01/23	Rob Chappell
Citizen		3 yr	05/01/19	05/01/22	Mark Shilling
Citizen		3 yr	05/01/19	05/01/22	Nate Gauger
Citizen		3 yr	05/01/18	05/01/21	VACANT
HISTORIC PRESERVATION COMMISSION					
Plan Commission	1.31	N/A			
POLICE COMMISSION					
Citizen	1.325	5 yr	05/01/17	05/01/22	Mac McNall
Citizen		5 yr	05/01/18	05/01/23	Bill Thousand
Citizen		5 yr	05/01/19	05/01/24	Dave Hoffman
Citizen		5 yr	05/01/20	05/01/25	Rollie Schraepfer
Citizen		5 yr	05/01/16	05/01/21	Tom Schmit
JOINT FIRE DEPT REPRESENTATIVES					
Rep#1	1.33	2 yr	05/01/20	05/01/22	Jim Buechner
Rep#2		2 yr	05/01/19	05/01/21	Cathy Scott
				Alternate	Ryan Czyzewski
TOURISM COMMISSION					
Village Trustee	3.1	1 yr	05/01/20	05/01/21	Jessica Jackson
Citizen-owner/operator rep of local lodging		1 yr	05/01/20	05/01/21	Rachel LaCasse-Ford
Citizen		1 yr	05/01/20	05/01/21	Dennis Brass
Citizen		1 yr	05/01/20	05/01/21	Mark Johnson
Citizen		1 yr	05/01/20	05/01/21	Jason Anderson
COMMUNITY DEVELOPMENT AUTHORITY					
Village President/Trustee		1 yr	07/01/20	05/01/21	Randy Littel
Village Trustee		1 yr	07/01/20	05/01/21	Aaron Boehnen
Citizen		1 yr	07/01/20	05/01/21	Brian Durtschi
Citizen		1 yr	07/01/20	05/01/21	Casey Koenig
Citizen		2 yr	07/01/20	05/01/22	Karen Tetzlaff
Citizen		3 yr	07/01/20	05/01/23	Brad Murphy
Citizen		4 yr	07/01/20	05/01/24	Brenda Monroe

VILLAGE APPOINTMENTS AS OF 08/05/2020

	MUN. CODE REF.	TERM	DATE APPOINTED	TERM EXPIRES	CURRENT APPOINTMENT
OTHER APPOINTMENTS					
SENIOR OUTREACH COMMITTEE					
Village Representative	11.005	3 yr	05/01/20	05/01/23	Dorothy Handrick
WEDNESDAY NIGHT LIVE SUB-COMMITTEE					
Citizen	na	1 yr	05/01/20	05/01/21	Charlie Jefko
Village Board Rep MHASD Board	na				Aaron Boehnen
DANE COUNTY CITIES & VILLAGES ASSOC.					Jason Fendrick
MOUNT HOREB AREA CHAMBER OF COMMERCE REPRESENTATIVE					Ryan Czyzewski



Village of Mount Horeb

Policies & Procedures

<u>Policy:</u> Social Media Usage	<u>Number:</u> 600-12	<u>Effective:</u> August 5, 2020
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Scope: All Employees

Purpose: The Village of Mount Horeb recognizes that social media services, such as Facebook, Twitter and Instagram, have become increasingly common forms of communication among residents, media outlets, government agencies, business and others. Using this technology, the Village has additional avenues by which to share news releases, inform the public about initiatives and highlight events and positive media coverage. Additionally, social media provides the ability to share other information that supports the goals and mission of the Village. Social media also provides a two-way means by which to interact with residents, visitors, media, local business owners and people who work for the Village. We also recognize that many of our employees engage in social media sharing and commenting and identify themselves, or are identifiable as staff at the Village of Mount Horeb.

Policy

Section 1: Professional Use of Social Media

Prior to engaging in social media on behalf of the Village of Mount Horeb your access must be approved by the Village Administrator for each social media outlet you wish to post to.

Once authorized to use Village of Mount Horeb social media pages, you must:

- Disclose you are an employee or elected official of the Village of Mount Horeb and use only your identity.
- Disclose and comment only on non-confidential information. Confidential information is separately defined in this policy.
- Ensure that all content published is accurate and not misleading and complies with all village policies.
- Comment only on your area of expertise and authority.
- Ensure comments are respectful and refrain from posting or responding to material that is offensive, obscene, defamatory, threatening, harassing, bullying,

discriminatory, infringes copyright, breaches a Court order, or is otherwise unlawful.

- Refrain from making comments or posting material that creates a negative impact on the Village, its employees and/or operations.

Section 2: Content Restrictions and Right to Remove Content

The Village's social media accounts are limited public forums. The Village does not make its social media accounts available for general public discourse, but rather reserves and limits the topics that may be discussed on the social media accounts.

The Village reserves the right to reject or remove (if possible) any content that is deemed in violation of this policy or any applicable law. Village social media account content and comments containing any of the following forms of content shall not be allowed for posting and shall be subject to removal.

- Comments unrelated to the purpose and topical scope of the page.
- Defamatory, threatening or obscene language.
- Content that promotes, fosters, or perpetuates discrimination or a hostile environment on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, national origin, physical or mental disability or sexual orientation.
- Obscene content or links to obscene content.
- Solicitation of commerce.
- Personally, identifiable information of another, such as an address, phone number, social security number or other sensitive information.
- Information which may interfere with or compromise current investigations, police tactics or the safety or security of public safety staff and/or the public, or public systems.
- Explicit promotion or advertisement in favor of, or in opposition to a political campaign, ballot measure, or candidate.
- Conduct or encouragement of illegal activity.
- Distribution of copyrighted photographs, music, video, graphics or other content without the express permission of the copyright holder.

Content that is deemed not suitable for posting by the administrators of the Village's social media accounts based on the criteria defined above shall be retained by staff pursuant to the records retention schedule in the form of a screen capture along with a description of the reason the specific content was rejected. The comment will then be removed, as technology allows, from the Village social media account(s).

The Village's accounts are not monitored 24/7, and as such, posts and responses should not be immediately expected. Accounts are traditionally monitored during normal business hours.

Section 3: Personal Use of Social Media

The Village of Mount Horeb recognizes that you may wish to use social media in your own personal life. This policy does not intend to discourage or unduly limit your personal expression or online activities.

However, you should recognize the potential for damage caused (either directly or indirectly) to the Village of Mount Horeb in certain circumstances via your personal use of social media when you can be identified as an employee of the village. You are personally responsible for the content you publish in a personal capacity on any form of social media platform. Treat all posts as public and permanent regardless of your privacy settings because posts might be shared with a wider audience without your knowledge. When in doubt, you should seek guidance from your department head on how to comply with this policy. The Village of Mount Horeb reserves the right to read what you write or say publicly and make the determination if it conforms to this policy.

- Represent yourself accurately. Unless the Village of Mount Horeb has designated you to speak officially for the Village of Mount Horeb, you should not state that you write or speak on behalf of the village or that your viewpoints are the same as the village, and you should make this clear to those reading or listening to your points of view.
- Do not disclose private or confidential information about the Village of Mount Horeb or its employees, or about citizens that you obtained through your employment with the Village of Mount Horeb.
- If you chose to identify your work affiliation on a social media network, you should regard all communication on that network as you would in a professional network. Ensure your profile, photographs and related content is consistent with how you wish to present yourself with colleagues and clients.
- Employees who access social media during work hours or on Village of Mount Horeb owned equipment and/or network must comply with the Village of Mount Horeb's computer use standards. There is no right to privacy on Village of Mount Horeb equipment and/or network and the Village may view any social media communication made on such equipment and or using the Village's network.

Nothing in this policy shall be interpreted in a manner that unlawfully prohibits the right of employees to engage in protected concerted activity under the Wisconsin Municipal Employment Relations Act. The Village of Mount Horeb complies with its

obligations under the Wisconsin Municipal Employment Relations Act. Likewise, nothing in this policy shall be interpreted in a manner that unlawfully restricts an employee's rights under federal or state law or constitutions.

Violation of this policy may subject an employee to discipline, up to and including termination.

RESOLUTION 2020-22

CONDITIONAL USE PERMIT
TO INSTALL CHAIN LINK FENCE
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, property is currently zoned R-1 Single Family Residential in which the desired to install up to a 48" chain link fence 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 July 22, 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 a chain link fence at the above referenced property in the Village of Mount Horeb, Dane County, Wisconsin is hereby granted.

Introduced and passed this 5th day of August, 2020.

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

**APPLICATION
CERTIFIED SURVEY MAP
EXTRATERRITORIAL JURISDICTION**

Date: 06/30/2020 Fee: \$275 (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) Section 3, Town of Blue Mounds

Owner Name: Deanna & Lyle Opsal
Address: 2967 North Rd.
Blue Mounds WI 53517
Email Address: Dopsal@sbcp.bank
Phone: (608) 219-8306

The survey contains 1 lots and 10 acres.

Proposed zoning, if different, will be Residential

SIGNED: Robert A. Talarczyk
(applicant)
Land Surveyor
(applicant's interest in the property)

Applicant Name (if different from owner): Robert Talarczyk
Address: 517 2nd Ave.
New Glarus WI 53574
Email Address: bob@talarczyk-surveys.com
Phone: (608) 527-5216

Date of Plan Commission approval: _____

Date of Village Board approval: _____

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

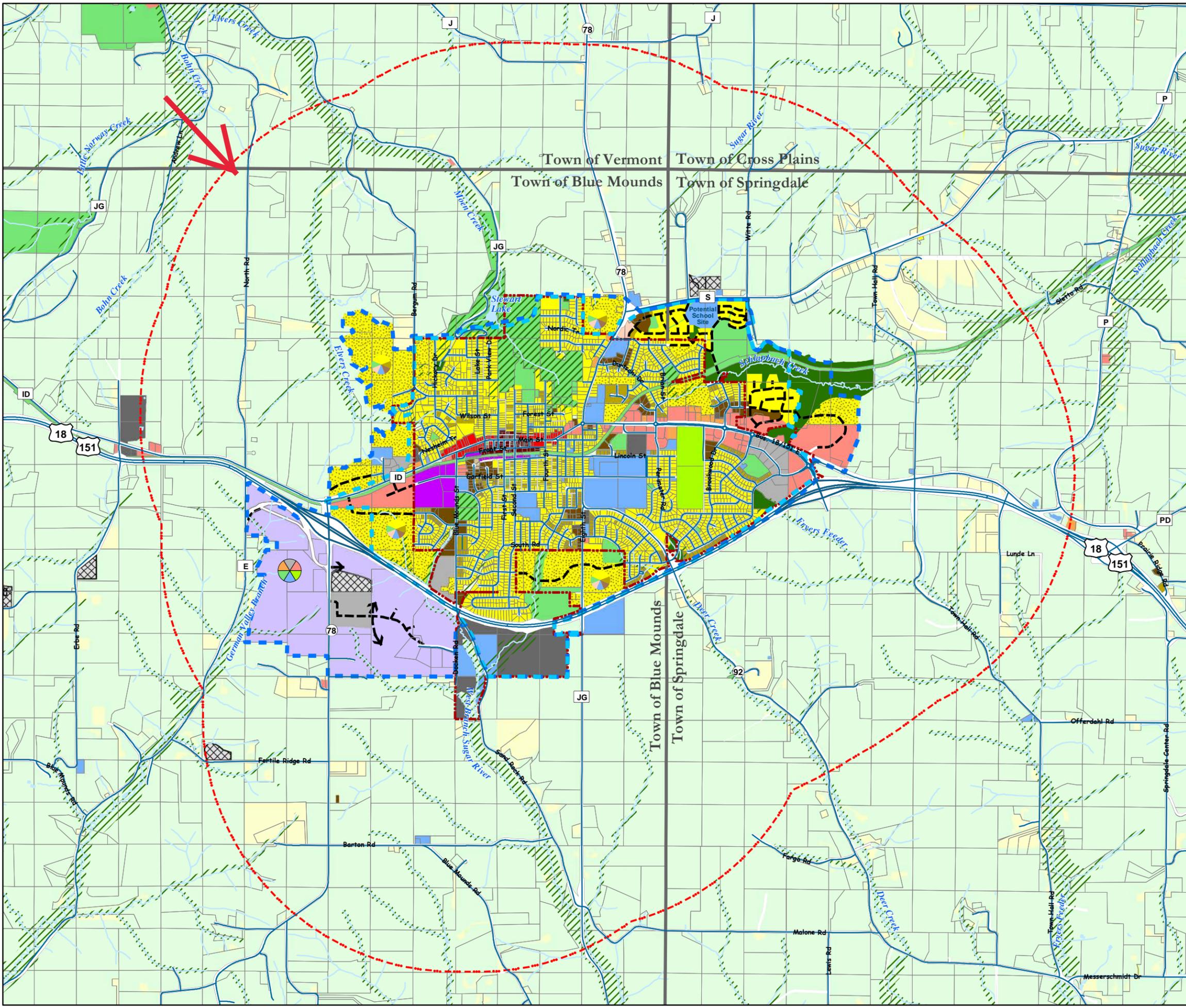
Each "Planned Neighborhood" may include a mix of:

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

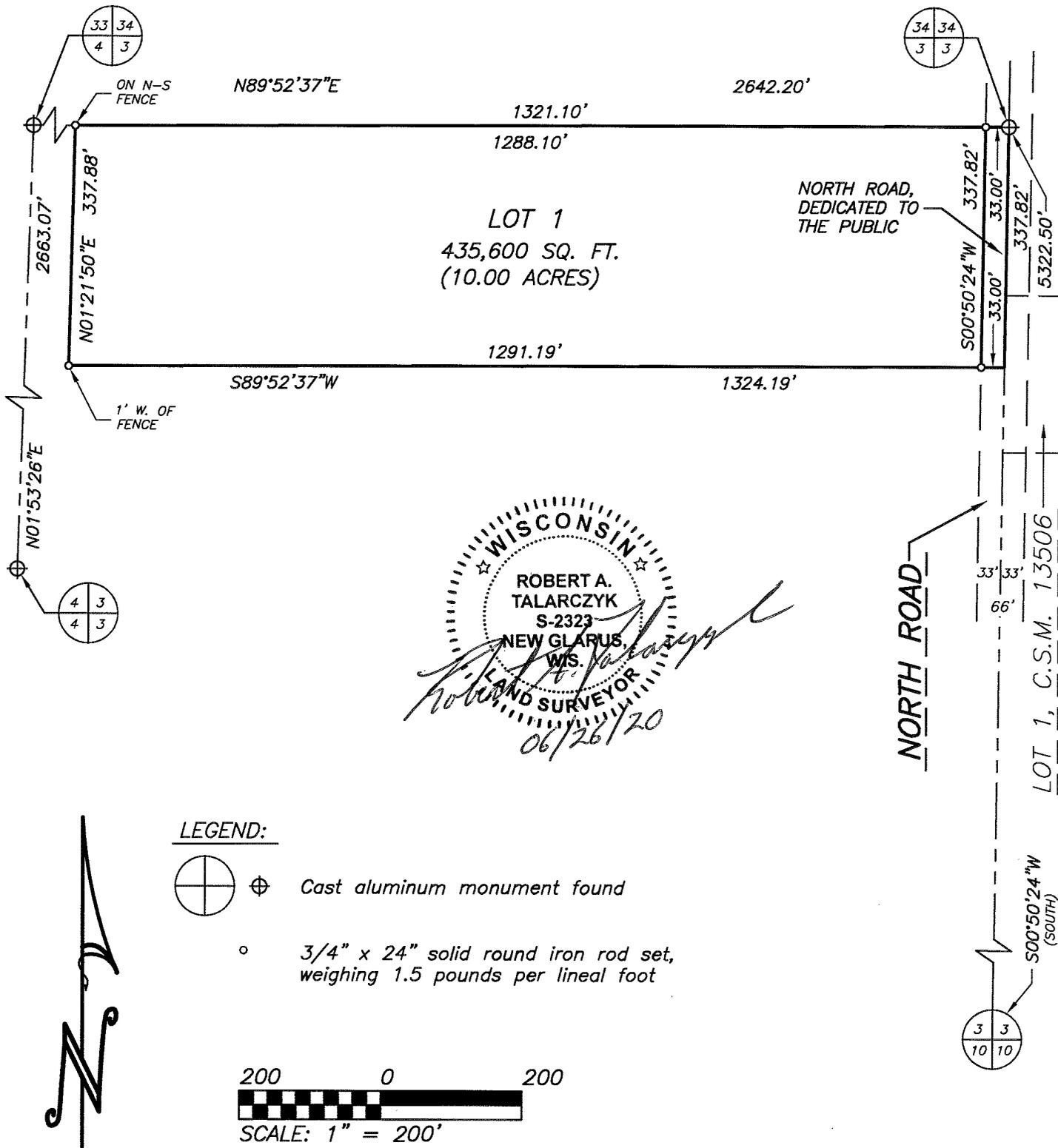
Business Park may include:

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



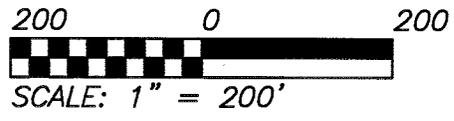
CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 6 North,
Range 6 East, Town of Blue Mounds, Dane County, Wisconsin.



LEGEND:

-  Cast aluminum monument found
-  3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot



NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 3 bears N89°52'37"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

PREPARED FOR:
Deanna & Lyle Opsal
2967 North Road
Blue Mounds, WI 53517
(608) 219-8306

 **TALARCZYK**
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

JOB NO. 20093
POINTS 18006
DRWG. 20093_1
DRAWN BY JMB

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 6 North, Range 6 East, Town of Blue Mounds, Dane County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 3; thence S00°50'24"W along the North-South 1/4 quarter section line of Section 3, 337.82'; thence S89°52'37"W, 1324.19' to the West line of the Northeast 1/4 of the Northwest 1/4 of Section 3; thence N01°21'50"E, 337.88' to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3; thence N89°52'37"E, 1321.10' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

June 26, 2020


Robert A. Talarczyk, P.L.S.

OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes to be submitted to the following for approval or objection: The Town of Blue Mounds, The Village of Mount Horeb.

WITNESS the hand and seal of said owners this _____ day of _____, 20____. In presence of:

Deanna L. Opsal

Lyle K. Opsal

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named Deanna L. Opsal and Lyle K. Opsal, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Blue Mounds.

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Mount Horeb.

Village Clerk

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____.M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Register of Deeds



TALARCZYK

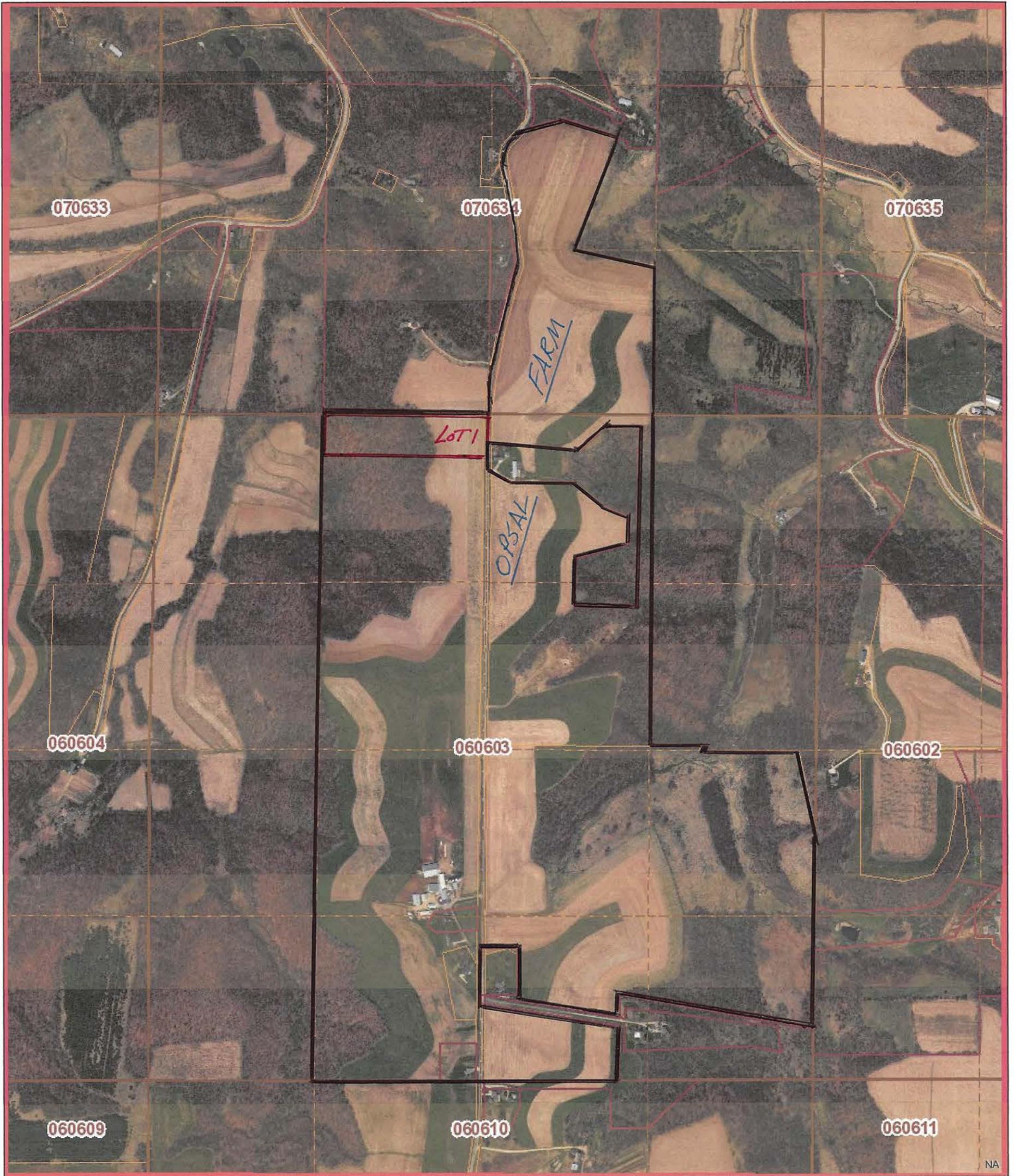
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POINTS 18006
DRWG. 20093_1
DRAWN BY JMB

Dane County Map



July 1, 2020

- ⋮ : QQ Sections
- ⋮ : Sections
- ⋮ : Plat Boundaries
- ⋮ : Within Plat
- ⋮ : Parcels

0 500 1,000 2,000 Feet





200 N. Main Street | Oregon, WI 53575

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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.

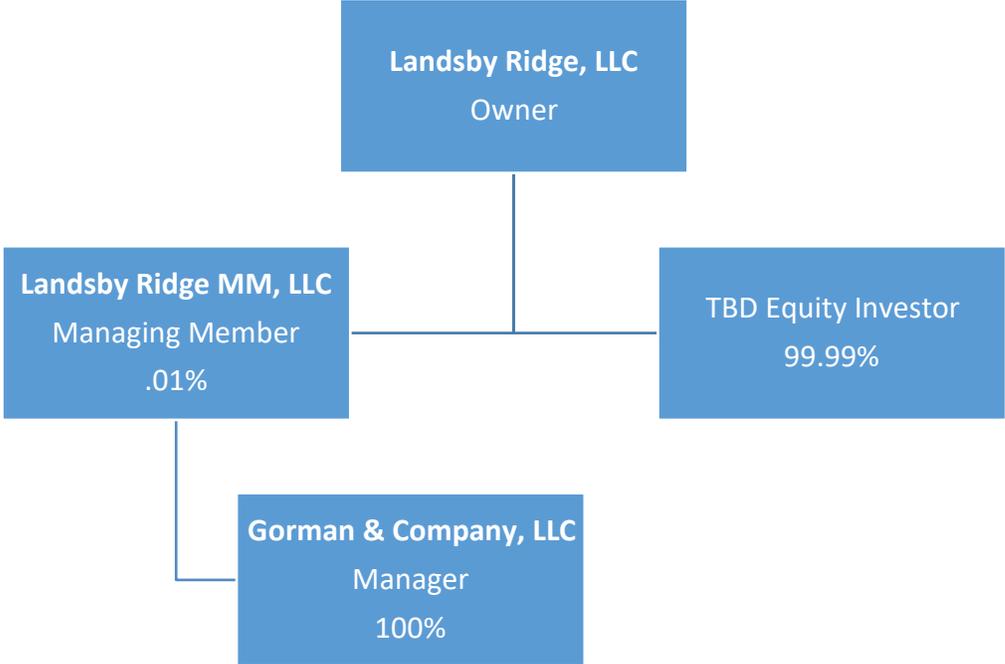
In addition to the request zoning district flexibilities, we would also like to request a variance at this time from the sidewalk connection recommendation in the GDP review letter dated September 25, 2019. Specifically, the following recommendation was provided by the Village Planner:

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 Ridge 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.



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.

From: [Mike Slavney](#)
To: [Adam Watkins](#)
Cc: [Nic Owen](#); [Kathy Hagen](#)
Subject: Landsby Ridge Approval of Design Review
Date: Monday, July 27, 2020 3:23:19 PM
Importance: High

Hi Adam

Here are my notes from Wednesday night.

My June Memo on the SIP identified 5 Zoning Flexibilities:

1. Granted up to 51 dwelling units
2. Granted a density of 19.7 dwelling units per acre
3. Granted 3 floors of living units above grade
4. Granted a Maximum Impervious Surface Ratio of 50%
5. Granted a parking ratio of 1.76 stalls per dwelling and a minimum of 90 stalls for the 51 dwelling units.

I believe that the Plan Commission's Consideration of the SIP last night and in June have resulted in the following:

6. The following waivers from the Design Review Requirements (DRRs):
 - a. DRR 8a: Waived the prohibition on exterior metal panels per building elevations approved last night
 - b. DRR 8b: Waived the requirement for hard and durable exterior materials such as brick or stone on lowest 40 inches of exterior wall, per building elevations approved last night
 - c. DRR 9a iv: Waived the requirement for the consistent use of color patterns, per the building elevations approved last night
 - d. DRR 12d: Waived the requirement for parapet heights as tall as tallest rooftop equipment, because equipment will be centered on building wings
 - e. DRR 19a: Waived the prohibition on freestanding signs for residential development to allow a sign height of 8 feet and sign area of 40 square feet
 - f. DRR 22a: Delay of public sidewalk along Garfield Street for five years after building occupancy. (Sidewalk along Blue Mounds Street to be installed prior to building occupancy.)
 - g. DRR 22b: Waived the requirement for an on-site pedestrian connection between the northwest and interior corner entrances of the building to Garfield Street.
 - h. DRR 24a: Waived the requirement for the continuous 40" landscaped hedge along the south and west edges of the parking lot per the Landscaping Plan submitted about a week ago and approved last night that was adjusted to provide substitute landscaping nearby.
7. The additional requirement to screen the bike rack area from the entry area with a low wall by consensus agreement of the Plan Commission.

Let me know if you have any questions.

Mike

MIKE SLAVNEY, FAICP

PRINCIPAL

VANDEWALLE & ASSOCIATES INC.

Shaping places, shaping change

120 E. Lakeside St.

Madison, WI 53715

Phone: 608.255.3988 (office) 608-320-2962 (mobile)

Email: m Slavney@vandewalle.com

www.vandewalle.com

**EXTERIOR ELEVATION
MATERIALS LEGEND**

REFER TO SHEET G103 FOR ADDITIONAL INFORMATION ON THE FOLLOWING EXTERIOR MATERIALS

BR-1	BRICK VENEER	F-1	FOUNDATION WALL PANEL, F-1
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	SOFFIT, TYPE 1	SO-2	SOFFIT, TYPE 2
SC	ARCHITECTURAL METAL FABRICATION TO SCREEN METERS : STEEL POSTS AND FRAME, LOUVERED INFILL		



B6 EAST EXTERIOR ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"

LANDSBY RIDGE
400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572



A6 NORTH EXTERIOR ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS

Issue Dates:

DATE	DESCRIPTION
2020.06.05	SIP SUBMITTAL
2020.06.27	SIP SUBMITTAL
2020.07.22	SIP SUBMITTAL

Project No. 19LANB-00-01
Plot Date: 7/13/2020 1:48:51 PM
Drawn by: NM
Checked by:
Approved by:

Sheet Title
EXTERIOR BUILDING
ELEVATION -
ENTITLEMENTS

Sheet No.
201

EXTERIOR ELEVATION MATERIALS LEGEND	
REFER TO SHEET G103 FOR ADDITIONAL INFORMATION ON THE FOLLOWING EXTERIOR MATERIALS	
BR-1 BRICK VENEER	F-1 FOUNDATION WALL PANEL, F-1
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 SOFFIT, TYPE 1	SO-2 SOFFIT, TYPE 2
SC ARCHITECTURAL METAL FABRICATION TO SCREEN METERS : STEEL POSTS AND FRAME, LOUVERED INFILL	



B6 SOUTH EXTERIOR ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"

LANDSBY RIDGE
400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572



A6 WEST EXTERIOR ELEVATION - ENTITLEMENTS
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS

Issue Dates:

DATE	DESCRIPTION
2020.06.05	SIP SUBMITTAL
2020.06.27	SIP SUBMITTAL
2020.07.22	SIP SUBMITTAL

Project No.	19LANB-00-01
Plot Date:	7/13/2020 1:30:45 PM
Drawn by:	NM
Checked by:	
Approved by:	

Sheet Title
EXTERIOR BUILDING
ELEVATIONS-
ENTITLEMENTS
Sheet No.

MRM

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BRICK VENEER

MANUFACTURER

HEBRON BRICK

COLOR

CHAMPAGNE

PRODUCT INFO

Utility brick



INSULATED FOUNDATION WALL PANEL

MANUFACTURER

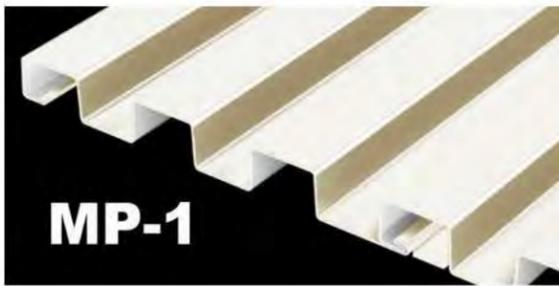
CLEAR CORPORATION

COLOR

GRAY CONCRETE

PRODUCT INFO

2' x 4' Panel size



METAL PANEL CLADDING, TYPE 1

MANUFACTURER

PAC-CLAD PETERSON

COLOR

BONE WHITE

PRODUCT INFO

Box Rib 1 profile



METAL PANEL CLADDING, TYPE 2

MANUFACTURER

PAC-CLAD PETERSON

COLOR

BONE WHITE

PRODUCT INFO

Box Rib 2 Profile





COMPOSITE SIDING,
TYPE 1

MANUFACTURER

LP SMARTSIDE

COLOR

RAPIDS BLUE

PRODUCT INFO

Smooth Finish Lap,
Nominal 10" lap exposure



COMPOSITE SIDING,
TYPE 2

MANUFACTURER

WOODTONE RUSTIC SERIES

COLOR

SUMMER WHEAT

PRODUCT INFO

Nominal 4.5" lap exposure



COMPOSITE SIDING,
TYPE 3

MANUFACTURER

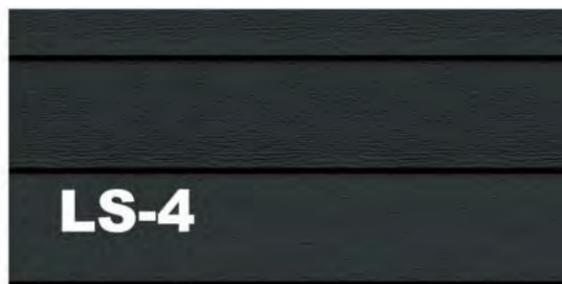
LP SMARTSIDE

COLOR

QUARRY GREY

PRODUCT INFO

Smooth Finish Lap,
Nominal 10" lap exposure



COMPOSITE SIDING,
TYPE 4

MANUFACTURER

LP SMARTSIDE

COLOR

ABYSS BLACK

PRODUCT INFO

Smooth Finish Lap,
Nominal 5" lap exposure



NOT FOR
CONSTRUCTION

Consultant

LANDSBY RIDGE
400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572

DESIGN DEVELOPMENT

Issue Dates:

DATE	DESCRIPTION
2020.04.01	SCHEMATIC DESIGN
2020.05.27	DESIGN DEVELOPMENT
2020.08.05	CONSTRUCTION DOCUMENT SET

Project No.	19LANB-00-01
Plot Date:	6/29/2020 7:32:29 AM
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

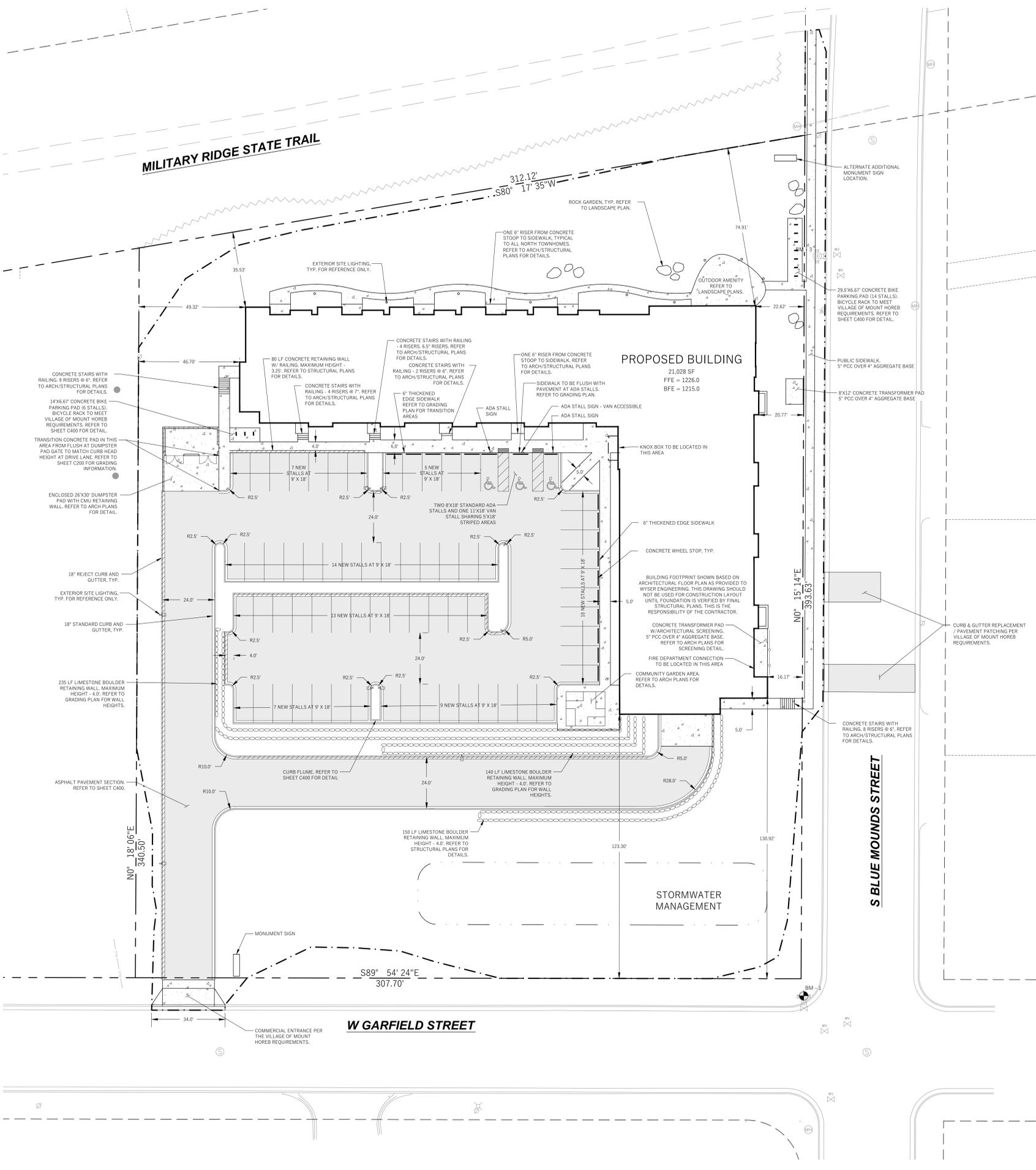


GENERAL NOTES

- 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: 20
 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%



W:\2019\190637_Gorman - Landsby Ridge.dwg\190637_Landsby Ridge Civil Design.dwg

DATE	DESCRIPTION
2020.04.01	SCHEMATIC DESIGN
2020.05.27	DESIGN DEVELOPMENT
2020.06.05	CONSTRUCTION DOCUMENT SET



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)

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 WDNR 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 / WDNR 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 WDNR 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 WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wisconsin.gov/topic/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 WDNR 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 WDNR TECHNICAL STANDARD STORM INLET PROTECTION FOR CONSTRUCTION SITES #108 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 WDNR 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 FLOOD DURING DEWATERING. PERFORM DEWATERING OR ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO ANY LAND-DISTURBING ACTIVITY. RUNOFF 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 826). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR 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 WDNR TECHNICAL STANDARD BIOMIMETIC BASIN INFILTRATION #1064.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1066. 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 DISCOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR 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 WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #106.
- 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 WDNR 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 WDNR 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 WDNR 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://dnr.wi.gov/brtsw/>
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 823-F-13-006 <https://www3.epa.gov/rodss/pubs/concretewashout.pdf>. REQUIRE USE BY ALL CONSTRUCTORS. TROUBLES MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

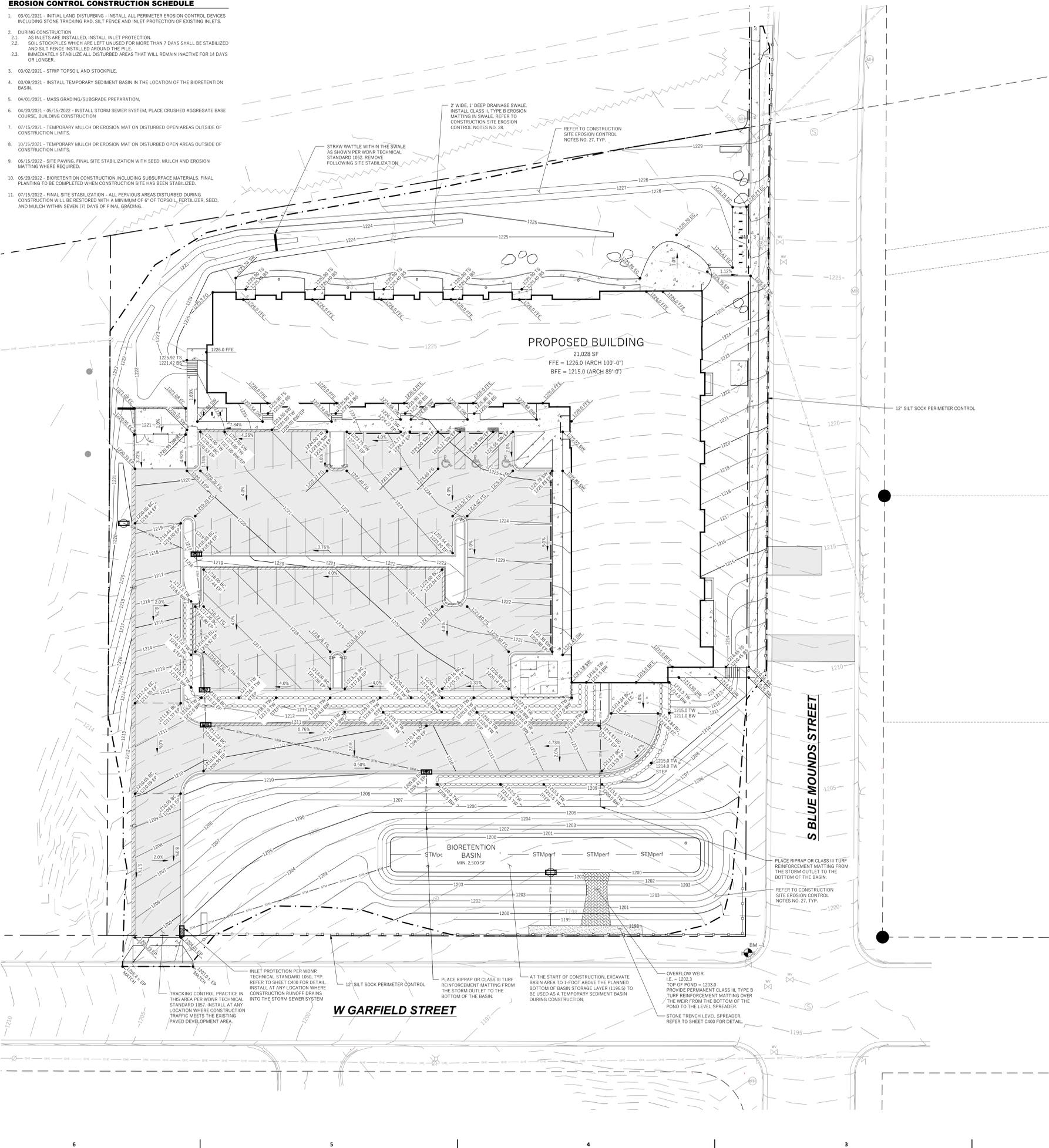
- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION 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		
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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



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.



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Issue Dates:

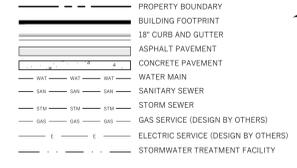
DATE	DESCRIPTION
2020.04.01	SCHEMATIC DESIGN
2020.05.27	DESIGN DEVELOPMENT
2020.06.05	CONSTRUCTION DOCUMENT SET

Project No.	19LANB-00-01
Plot Date:	6/29/2020 7:26:48 AM
Drawn by:	AJW
Checked by:	WPW
Approved by:	WPW

Sheet Title
UTILITY PLAN

Sheet No.
C300

LEGEND (PROPOSED)



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 UNLESS CONFIRMED.
- CONTRACTOR TO OBTAIN APPLICABLE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S 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 OUTFALLS AND STANDARD EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

UTILITY NOTES

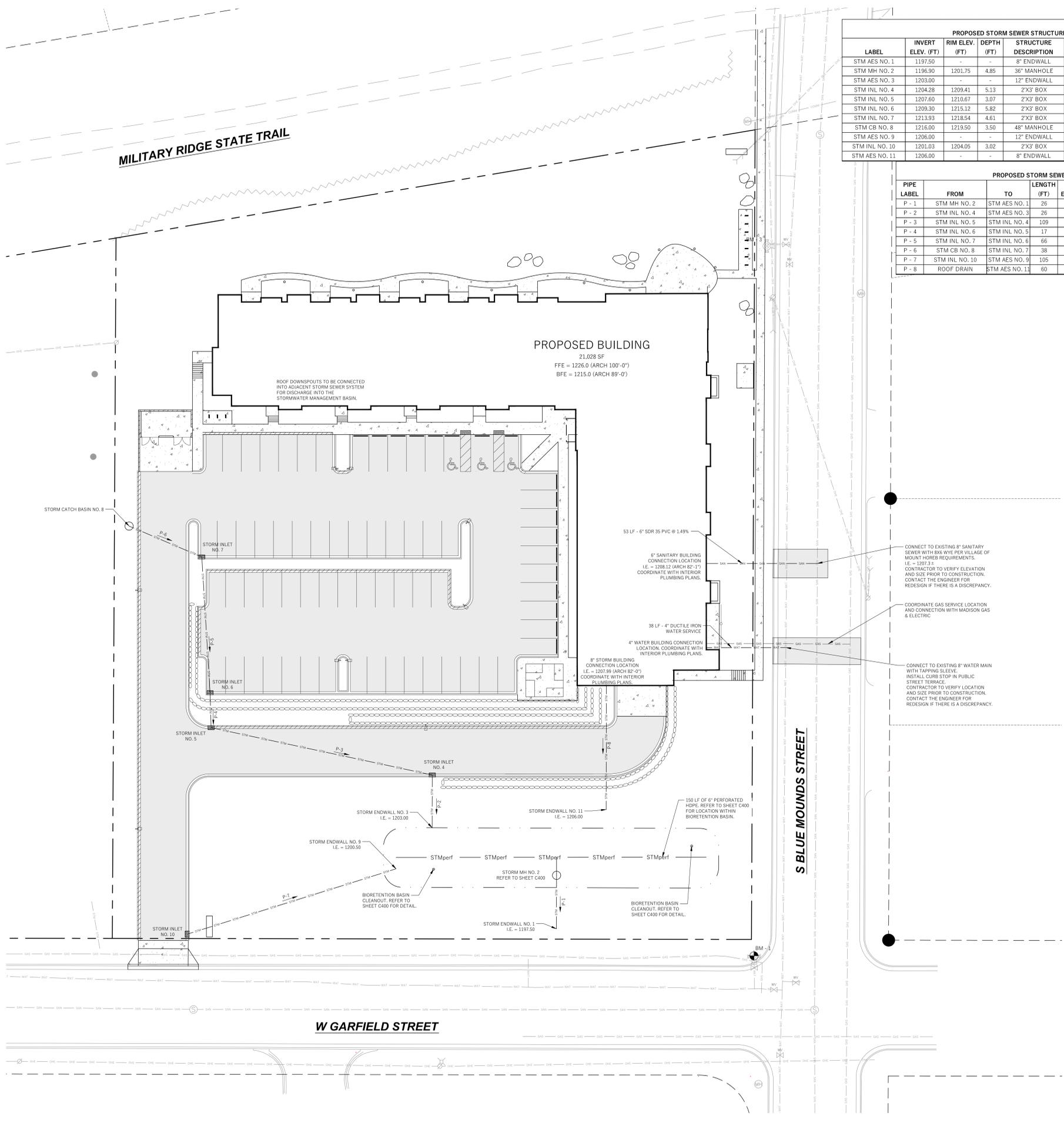
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDMR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND UTILITIES ENGINEER OF ANY DISCREPANCY, NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 50 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6.5" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE, TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(b) AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE NORTH BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTINGS. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
- NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE VILLAGE EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM AES NO. 1	1197.50	-	-	8" ENDWALL	-
STM MH NO. 2	1196.90	1201.75	4.85	36" MANHOLE	HAALA P536-44S
STM AES NO. 3	1203.00	-	-	12" ENDWALL	-
STM INL NO. 4	1204.28	1209.41	5.13	2'X3' BOX	R-3067 COMBINATION INLET FRAME TYPE R GRATE
STM INL NO. 5	1207.60	1210.67	3.07	2'X3' BOX	R-3067 COMBINATION INLET FRAME TYPE R GRATE
STM INL NO. 6	1209.30	1215.12	5.82	2'X3' BOX	R-3067 COMBINATION INLET FRAME TYPE R GRATE
STM INL NO. 7	1213.93	1218.54	4.61	2'X3' BOX	R-3067 COMBINATION INLET FRAME TYPE R GRATE
STM CB NO. 8	1216.00	1219.50	3.50	48" MANHOLE	R-3067 COMBINATION INLET FRAME TYPE R GRATE
STM AES NO. 9	1206.00	-	-	12" ENDWALL	-
STM INL NO. 10	1201.03	1204.05	3.02	2'X3' BOX	R-3067 COMBINATION INLET FRAME TYPE R GRATE
STM AES NO. 11	1206.00	-	-	8" ENDWALL	-

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE
P - 1	STM MH NO. 2	STM AES NO. 1	26	1197.89	1197.50	1.50%	8"PVC
P - 2	STM INL NO. 4	STM AES NO. 3	26	1204.28	1203.00	5.00%	12"PVC
P - 3	STM INL NO. 5	STM INL NO. 4	109	1207.60	1204.33	3.00%	12"PVC
P - 4	STM INL NO. 6	STM INL NO. 5	17	1209.30	1207.60	10.00%	12"PVC
P - 5	STM INL NO. 7	STM INL NO. 6	66	1213.93	1209.30	7.00%	12"PVC
P - 6	STM CB NO. 8	STM INL NO. 7	38	1216.00	1214.10	5.00%	10"PVC
P - 7	STM INL NO. 10	STM AES NO. 9	105	1201.03	1200.50	0.50%	12"PVC
P - 8	ROOF DRAIN	STM AES NO. 11	60	1207.99	1206.00	3.30%	8"PVC



BENCHMARK TABLE

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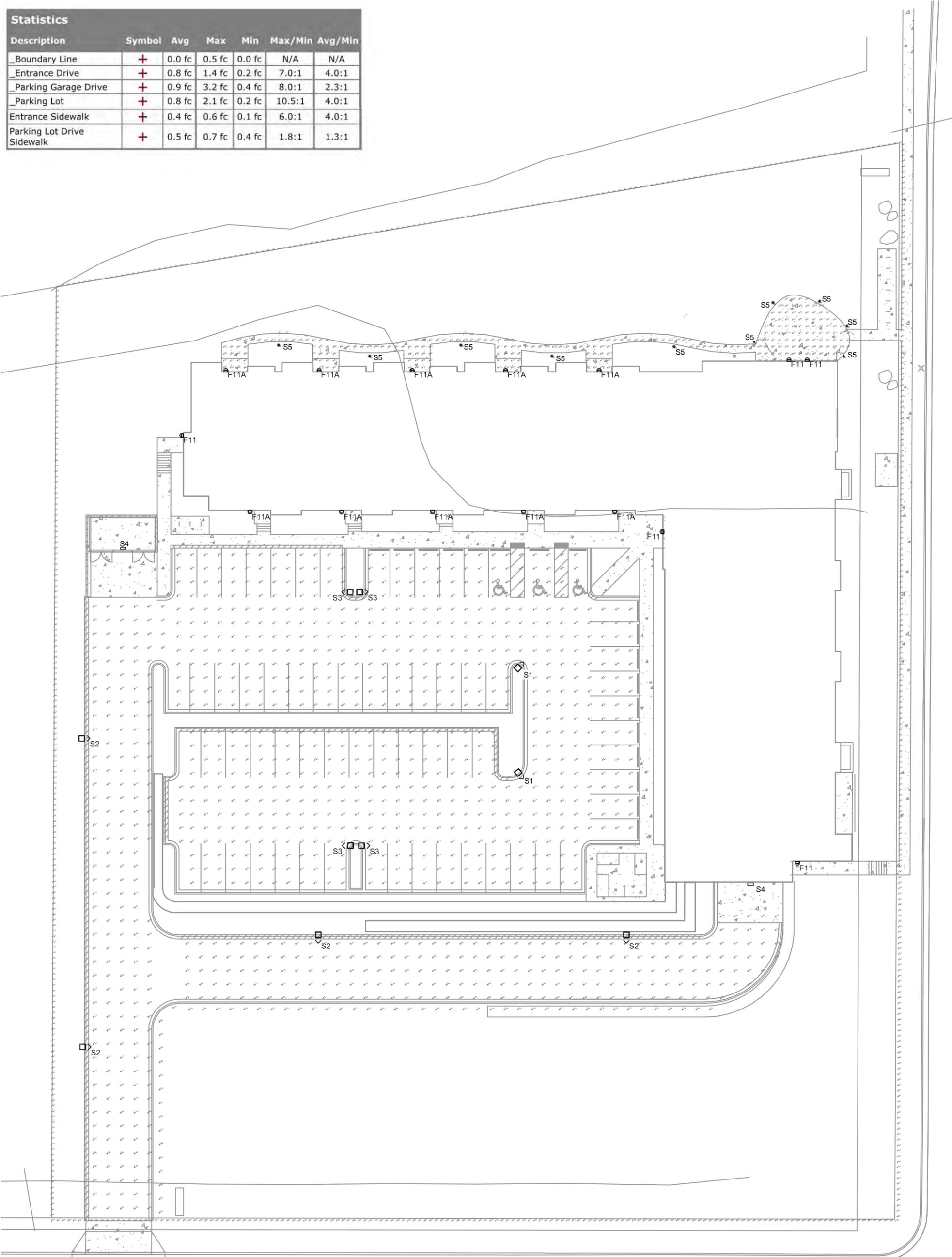
DIGGERS HOTLINE
Toll Free (800) 242-8511 or 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	FIXTURE TYPE	LIGHT SOURCE		INPUT WATTS	VOLTS	MOUNTING		SPECIFIED FIXTURE		OPTIONS
			K	CRI			TYPE	HEIGHT	MANUFACTURER	MODEL NO.	
F11	EXTERIOR CYLINDER UP/DOWN LED LIGHT	LED	4000	80	15	120	W	7' 0"	LITHONIA	OLLWD LED-P1-40K-120-DOB	
F11A	EXTERIOR CYLINDER DOWN LED LIGHT	LED	4000	80	10	120	W	7' 0"	LITHONIA	OLLWU LED-P1-40K-120-DOB	
S1	POLE MOUNTED SINGLE HEAD FIXTURE WITH CAST IRON HEAD, AND TYPE 4 DISTRIBUTION. ROUND ALUMINUM 20' POLE WITH HANDHOLE AND VIBRATION DAMPNER.	LED	4000	80	73	208	(none)	20' 0"	COOPER	GAP-AF-01-LED-U-T4FT-600	
S2	POLE MOUNTED SINGLE HEAD FIXTURE WITH CAST IRON HEAD, AND TYPE 2 DISTRIBUTION AND GLARE SHIELD. ROUND ALUMINUM 25' POLE WITH HANDHOLE AND VIBRATION DAMPNER.	LED	4000	70	73	208	(none)	20' 0"	COOPER	GAP-AF-01-LED-U-SL2-600-HSS	
S3	POLE MOUNTED DUAL HEAD FIXTURE WITH CAST IRON HEAD, AND TYPE 4 DISTRIBUTION. ROUND ALUMINUM 20' POLE WITH HANDHOLE AND VIBRATION DAMPNER.	LED	4000	70	73	208	(none)	20' 0"	COOPER	GAP-AF-01-LED-U-T4FT-600	
S4	OUTDOOR LED WALLPACK WITH EM BACKUP DRIVER, COLOR SELECTION BY ARCHITECT.	LED	4000	70	17	208	(none)	12' 0"	LITHONIA	WDGE2-LED-P2-40K-80CRI-VW-MVOLT-SRM-E10WH	
S5	SQUARE LED BOLLARD WITH LIGHT SHIELD, COLOR SELECTION BY ARCHITECT.	LED	3500	70	19	120	(none)		LUMINIS	L1L20-R2-120-FS-K35-BLC1	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary Line	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
Entrance Drive	+	0.8 fc	1.4 fc	0.2 fc	7.0:1	4.0:1
Parking Garage Drive	+	0.9 fc	3.2 fc	0.4 fc	8.0:1	2.3:1
Parking Lot	+	0.8 fc	2.1 fc	0.2 fc	10.5:1	4.0:1
Entrance Sidewalk	+	0.4 fc	0.6 fc	0.1 fc	6.0:1	4.0:1
Parking Lot Drive Sidewalk	+	0.5 fc	0.7 fc	0.4 fc	1.8:1	1.3:1



STREET

MILITARY RIDGE STATE TRAIL

Village of Mount Horeb, WI Landscape Worksheet
7/20/2020

PARKING LOT POINTS	PARKING STALLS	POINTS PER STALL	LANDSCAPE POINTS REQ.
Total number of parking stalls 68 (stalls) * 15 (points per stall)	68	15	1020

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	50	11	550
Tall Evergreen Tree	30	3	90
Ornamental Tree	20	9	180
Tall Shrub	9	16	144
Medium Shrub	6	41	246
Low Shrub	3	106	318
POINTS PROVIDED			1528

BIO BED PLANT PLUGS: 2,500 SQ FT

Joe Pye Weed	228	2.5"	Plug	12" O.C.
Marsh Milkweed	228	2.5"	Plug	12" O.C.
Culver's Root	228	2.5"	Plug	12" O.C.
Purple Coneflower	228	2.5"	Plug	12" O.C.
Blue Flag Iris	228	2.5"	Plug	12" O.C.
Cardinal Flower	228	2.5"	Plug	12" O.C.
Marsh Blazingstar	228	2.5"	Plug	12" O.C.
Brown Eyed Susan	228	2.5"	Plug	12" O.C.
Swamp Goldenrod	228	2.5"	Plug	12" O.C.
Bristly Sedge	228	2.5"	Plug	12" O.C.
Brown Fox Sedge	228	2.5"	Plug	12" O.C.

BASIN NOTES:

- See SITE DETAILS for Bio-Infiltration Basin information
- place Coconut Fabric on Bio Basins and install native plant plugs 12" on center

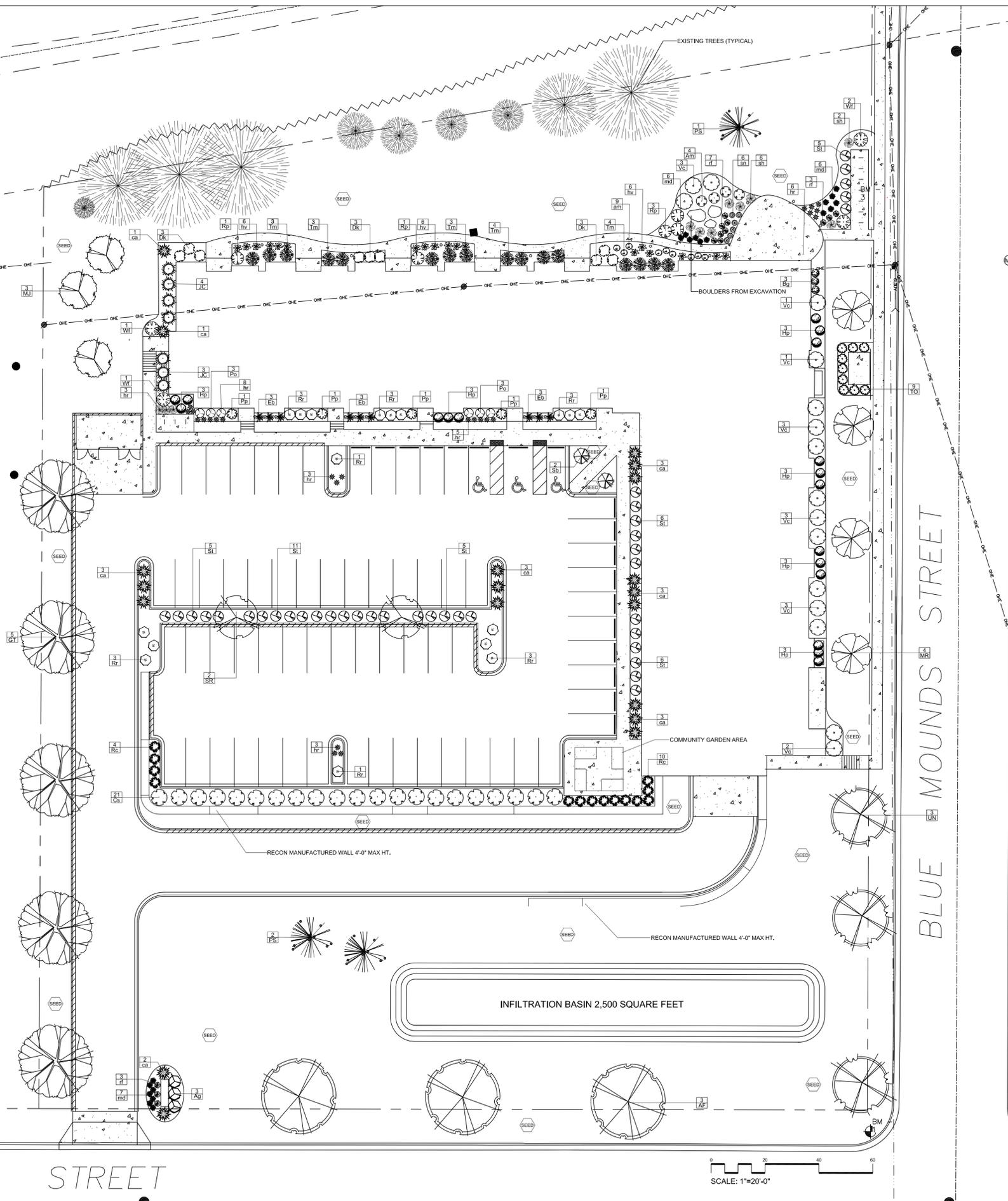
PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM	WIDTH @ 15'
DECIDUOUS TREES							
AF	<i>Acer x freemanii 'Jefersred'</i>	Autumn Blaze Maple	3	2"	B&B		20'
GT	<i>Gleditsia triacanthos 'Draves'</i>	Streetkeeper Honeylocust	5	2"	B&B		20'
UN	<i>Ulmus 'New Horizon'</i>	New Horizon Elm	3	2"	B&B		20'
ORNAMENTAL TREES							
MJ	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	3	2"	B&B		10'
MR	<i>Malus 'JFS-KWS'</i>	Royal Raindrops Crabapple	4	2"	B&B		10'
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	2	2"	B&B	TF	13'
EVERGREEN TREES							
JC	<i>Juniperus chinensis 'Towa'</i>	Iowa Juniper	7	6"	B&B		5'
PS	<i>Pinus strobus</i>	White Pine	3	6"	B&B		15'
TO	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	9	6"	B&B		4'
EVERGREEN SHRUBS							
Pp	<i>Picea pungens 'Glauca Globosa'</i>	Globe Blue Spruce	5	#5	Cont.		5'
Rp	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	5	#5	Cont.		5'
Tm	<i>Taxus x media 'Tauntanii'</i>	Taunton Yew	16	#5	Cont.		5'
DECIDUOUS SHRUBS							
Ag	<i>Aronia 'Ground Hog'</i>	Ground Hog Chokeberry	3	#2	Cont.		36"
Am	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Chokeberry	4	#3	Cont.		48"
Bg	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood	3	#5	Cont.		24"
Cs	<i>Cornus sericea 'taant'</i>	Isanti Red Twigged Dogwood	21	#5	Cont.		60"
Dk	<i>Diervilla 'G2X885411'</i>	Kodiak Red Bush Honeysuckle	9	#3	Cont.		48"
Eb	<i>Euonymus fortunei 'Blondy'</i>	Blondy Euonymus	9	#3	Cont.		36"
Hp	<i>Hydrangea paniculata 'SMPLQF'</i>	Little Quick Fire Hydrangea	18	#3	Cont.		48"
Po	<i>Physocarpus opulifolius 'SMPOTW'</i>	Tiny Wine Ninebark	6	#5	Cont.		36"
Rc	<i>Rhus copallina 'Prairie Flame'</i>	Prairie Flame Sumac	14	#5	Cont.		48"
Rr	<i>Rosa rugosa 'Hansa'</i>	Hansa Rose	16	#3	Cont.		48"
Sb	<i>Syringa 'SMSJBPT'</i>	Dark Purple Bloomerang Dwarf Lilac	2	#3	Cont.		60"
St	<i>Spiraea betulifolia 'Tor Gold'</i>	Glow Girl Spirea	38	#3	Cont.		36"
Vc	<i>Viburnum carlesii</i>	Korean Spice Viburnum	16	#5	Cont.		72"
Wf	<i>Weigela florida 'Wine & Roses'</i>	Wine & Roses Weigela	4	#5	Cont.		60"
ORNAMENTAL GRASSES & PERENNIALS							
am	<i>Astilbe chinensis 'Maggie Daley'</i>	Maggie Daley Astilbe	9	#1	Cont.		18"
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	17	#1	Cont.		36"
he	<i>Hemerocallis 'Rosy Returns'</i>	Rosy Returns Daylily	20	#1	Cont.		18"
hv	<i>Hosta 'Victory'</i>	Victory Hosta	18	#1	Cont.		60"
md	<i>Monarda didyma 'Pardon My Purple'</i>	Pardon My Purple Beebalm	19	#1	Cont.		24"
rf	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Black Eyed Susan	13	#1	Cont.		36"
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	11	#1	Cont.		36"

SEED Premium sunny seed blend with straw mat.
(Class 1 Type B single net)

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with shovel cut edge.
- Add street trees per the direction of the City Forester.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent
- All planting beds to be brown dyed wood mulch and black vinyl edging



Date: July 17, 2020
Scale: 1" = 20'-0"
Designer: kms
Job #

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:
7-21-2020



VILLAGE OF MOUNT HOREB

**138 East Main Street
Mount Horeb WI 53572**

www.mounthorebwi.info

**APPLICATION FOR
ZONING ORDINANCE AMENDMENT / CONDITIONAL USE PERMIT**

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

be granted the following specific conditional use: Change duplex lot to a Planned Development zoning with 2 separate parcel numbers per plan commission Recommendation on 6/24/20

amend the Mount Horeb Zoning Ordinance as follows: _____

Applicant

Name: Bourne Family Trust
Address: 418 Matterhorn Drive
City/St/Zip: Verona, WI 53593 Phone: 608-220-3355

1) Address of property: 1601/1603 Eggum Ct.
Tax Parcel ID Number: ~~157~~ 0607 182 4023 1 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: Carol Bourne Date: 6/25/20

Date: _____ Fee: _____ Check# _____

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

Conditions: _____



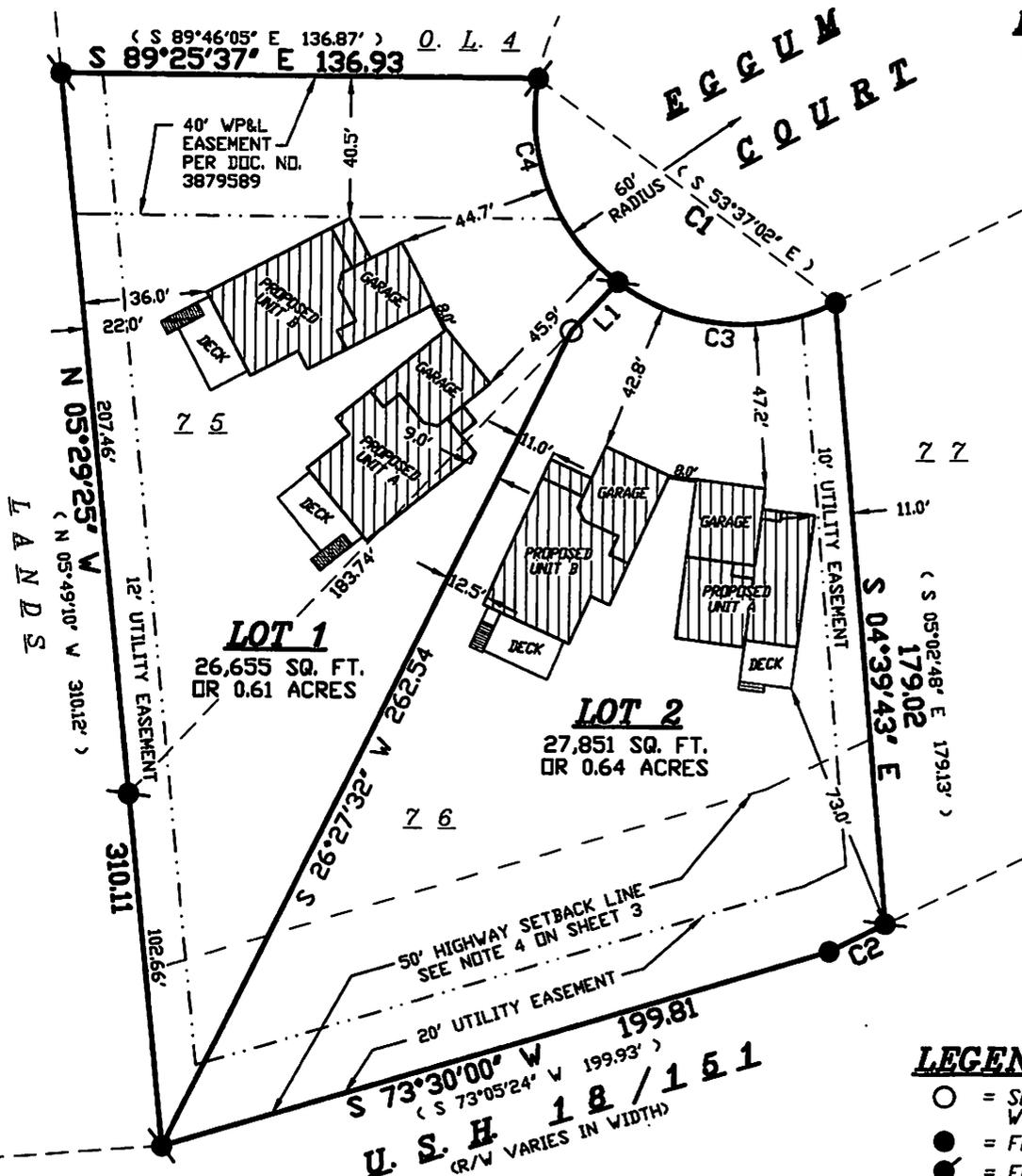
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SW 1/4 of the NW 1/4 of Section 18, T6N, R7E, Village of Mt. Horeb, Dane County, Wisconsin. Including all of Lots 75 and 76 of Sutter's Prairie Ridge Subdivision, Vol. 57-196B Plats, Page 830, recorded as Doc. No. 3532458.

PREPARED FOR:
 MADISON HOMES INC.
 418 MATTERHORN DR.
 VERONA, WI 53593



W.C.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO
 THE EAST LINE OF LOT 76
 LINE TO BEAR S 04°39'43" E

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" REBAR
- = FOUND 3/4" REBAR
- (##) = RECORDED AS

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 43°40'44" W	19.24'

SEE PAGE 3 FOR NOTES

CURVE TABLE

CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE

SURVEYORS SEAL



VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb WI 53572
 www.mounthorebwi.info

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Applicant

Name: Bourne Family Trust
 Address: 418 Matterhorn Drive
 City/St/Zip: Verona, WI 53593 Phone: 608-220-3355

1) Address of property: 1605/1607 Eggum Ct.
 Tax Parcel ID Number: 157 0607 182 4033 1 CSM#: _____
 Lot: _____ Block: _____ Subdivision: _____
 Zoning: R1 R2 R3 R4 PO NB PB CB P1 II 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: Carol Bourne Date: 6/25/20

Date: _____ Fee: _____ Check# _____

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

Conditions: _____



CERTIFIED SURVEY MAP

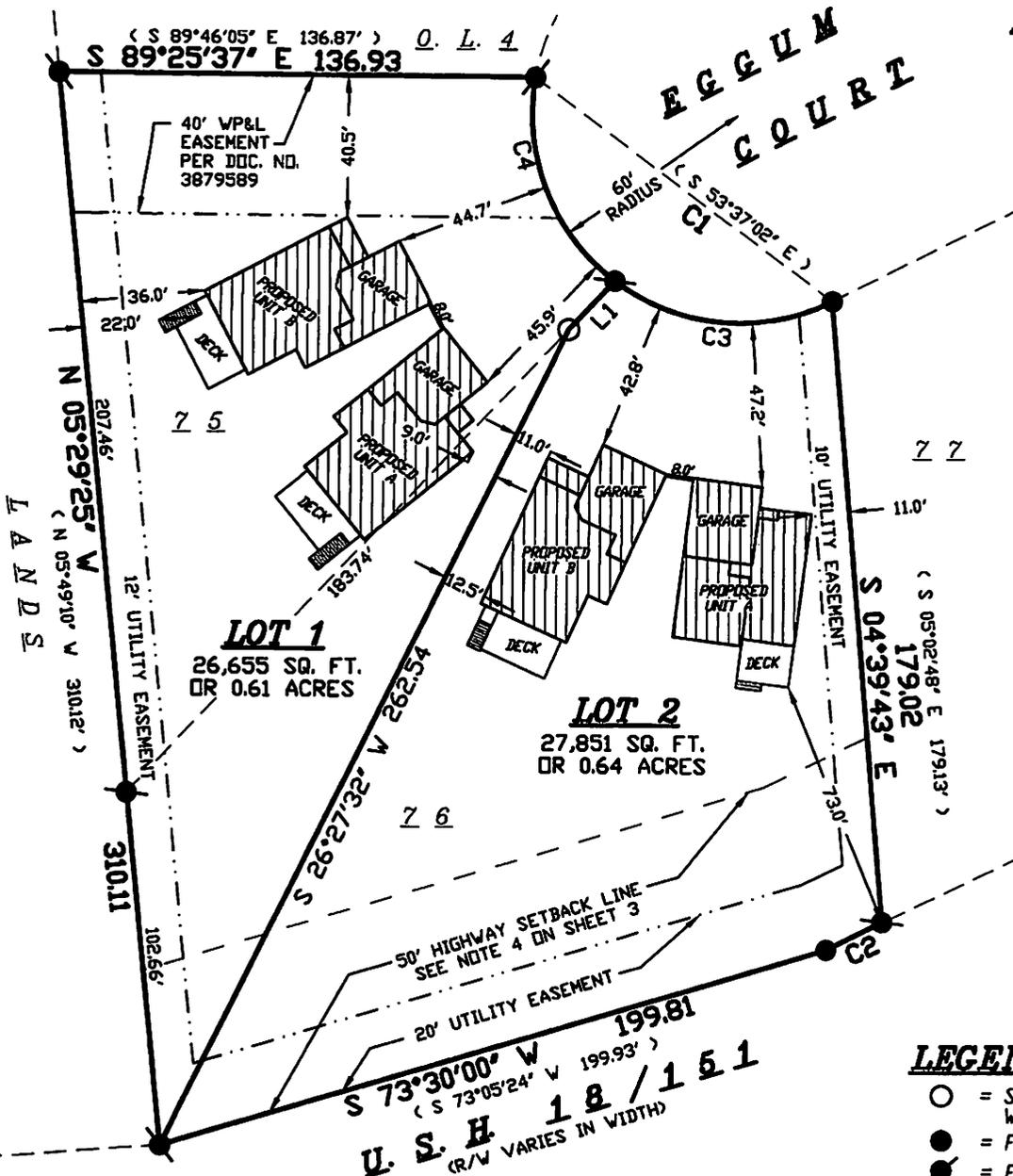
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PREPARED FOR:
MADISON HOMES INC.
418 MATTERHORN DR.
VERONA, WI 53593



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SEE PAGE 3 FOR NOTES

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CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE

SURVEYORS SEAL



VILLAGE OF MOUNT HOREB
138 East Main Street
Mount Horeb WI 53572
 www.mounthorebwi.info

**APPLICATION FOR
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amend the Mount Horeb Zoning Ordinance as follows: _____

Applicant

Name: Bourne Family Trust
 Address: 418 Matterhorn Drive
 City/St/Zip: Verona, WI 53593 Phone: 608-220-3355

1) Address of property: 105/107 Temple Cr.
 Tax Parcel ID Number: 157 0606 131 6573 1 CSM#: _____
 Lot: 53 Block: _____ Subdivision: Trotter Glen
 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: Carol Bourne Date: 6/25/20

Date: _____ Fee: _____ Check# _____

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

Conditions: _____



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SITE PLAN

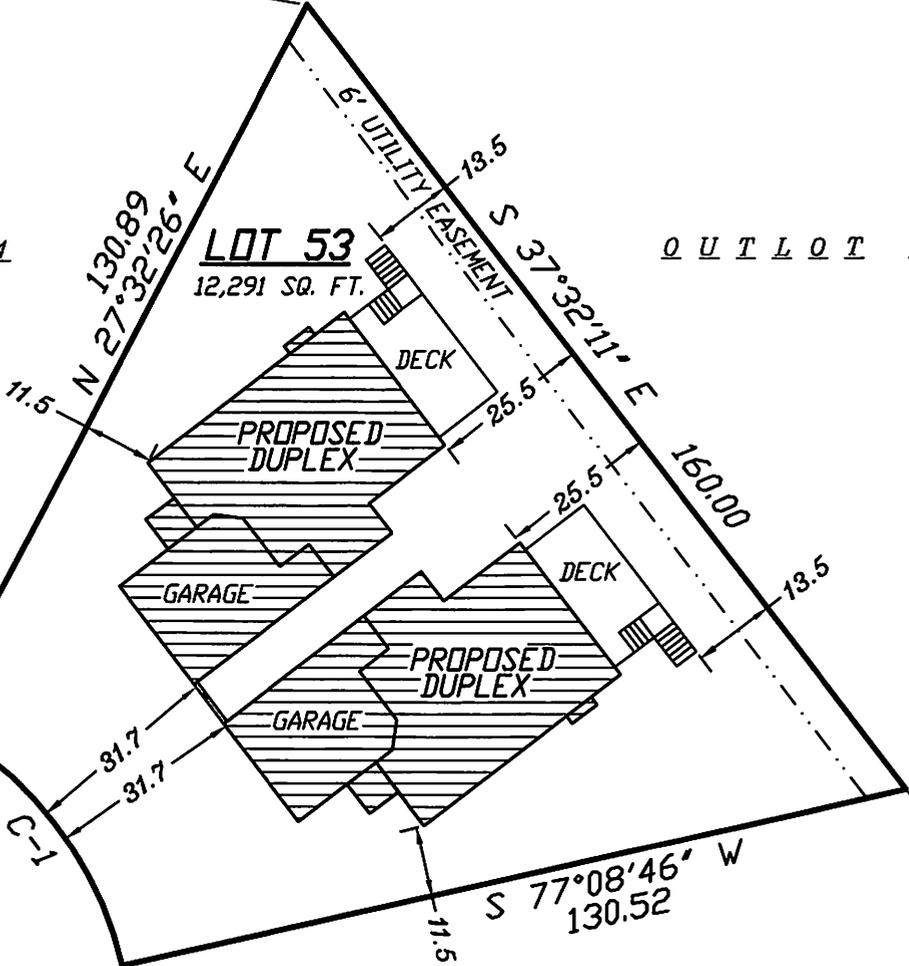
SCALE 1" = 30'



LOT 54

LOT 53
12,291 SQ. FT.

OUTLOT 1



**T E M P L E
C I R C L E**

DESCRIPTION:

Lot 53 Trotter Glen Plat, recorded in the Dane County Register of Deeds Office in Volume 58-049A of Plats, Pages 261 and 262, as Document No. 3914756. Located in the NE ¼ of the NE ¼ of Section 13, T6N, R6E, Village of Mount Horeb, Dane County, Wisconsin.

PREPARED FOR:

MADISON HOMES
418 MATTERDORN DRIVE
VERONA, WI 53593

SETBACKS:

FRONT = 30'
SIDE = 8' MINIMUM TOTAL 20'
REAR = 20'. DECKS CAN ENCRDACH
37 1/2% INTO THE REAR SETBACK.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	31.7			

VILLAGE OF MOUNT HOREB
ORDINANCE 2020-11

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOTS 1
AND 2 CSM 15165 SUTTER'S PRAIRIE RIDGE SUBDIVISION, FROM
R-2 TWO-FAMILY RESIDENTIAL TO PD-1 PLANNED DEVELOPMENT

WHEREAS, Bourne Family Trust is the owner of Lot 1 CSM 15165, parcel 0607-182-4023-1, and Lot 2 CSM 15165, parcel 0607-182-4033-1, located in Sutter's Prairie Ridge Subdivision in the Village of Mount Horeb; and

WHEREAS, Bourne Family Trust (the "applicant") made application to request the zoning classification of the above referenced properties be changed from R-2 Two-Family Residential to PD-1 Planned Development; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on July 22, 2020 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission determined that changing the zoning classification of the above referenced properties from R-2 Two Family Residential to PD-1 Planned Development, and per the attached recommendations included in Village Planner Mike Slavney's memo dated July 27, 2020, would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification, General Development Plan, and Specific Implementation Plan of and for the property be approved; and

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

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

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

Section 1. Having met requirements and per attached recommendations, the zoning classification of the above referenced properties is hereby designated PD-1 Planned Development, and the Zoning Map of the Village shall be amended accordingly.

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

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

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____

PUBLISHED: _____



VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Village Board
From: Village Planner Michael A. Slavney, FAICP
Date: July 27, 2020
Re: Proposed Planned Development General Development Plan (GDP) Zoning Map Amendment, and Specific Implementation Plan (SIP), for Twin Home Developments at 1601 Eggum Court and 1605 Eggum Court (Lots 1 and 2 CSM 15165 Sutter's Prairie Ridge Subdivision); and at 105/107 Temple Circle (Lot 53 Trotter Glen Subdivision)

Background

Project Overview:

Mr. Jim Bourne of Madison Homes is proposing to divide each of three duplex lots into a pair of lots (to accommodate Twin Home dwelling units on each), using Certified Survey Map (CSM) land divisions. These are unusual duplex buildings in that the dwelling units in each duplex building have only a single point of connection at the front of each building and then spread apart to eliminate the common wall – with the two dwelling units arranged like a V. As constructed – with the common lot line proposed to not be placed along a continuous common wall dividing the units, but rather through the point of foundation commonality at the front of the structures and then splitting the ever-widened open area between the two units, the Village is unable to approve the lot split due to non-compliance with the required interior side yard setback of zero feet.

To solve this issue for this building design, the Village Planner suggested using a Planned Development to make the construction fully legal, and therefore able to be split into two separate lots for a Twin Home development – where each dwelling unit (each half of the duplex building) is located on its own separate lot.

The main item of requested zoning flexibility would be to allow for a variable interior side yard setback, ranging from zero feet at the front of the building to the increasing setback as depicted on the Certified Survey Map. All other requirements for the R-2 Zoning District twin home option would be met – with one exception: to address the current non-conforming rear yard setback for one of the buildings, a second item of zoning flexibility should be considered for a reduced rear yard setback.

The proposed CSMs would serve as the Specific Implementation Plan (SIP) for the Planned Development, thereby imposing no additional restrictions on development – beyond those of the R-2 zoning district.

Background on Planned Developments

A Planned Development is a unique zoning district which is specific to a particular project or area. In addition to enabling flexibilities from zoning requirements, Planned Developments also enable the imposition of higher standards for design and operation, and/or requirements related to timing. With the resulting combination of customized flexibility *and* control, every Planned Development is reviewed on its relation to the subject property, nearby properties, and the community as a whole.

Every Planned Development has three steps:

- Conceptual discussion to identify project concepts and concerns (held at the June 24, 2020 Plan Commission meeting);
- General Development Plan (GDP) to establish the unique zoning district; and,
- Specific Implementation Plan (SIP) to approve design and operation details

Planned Developments also allow for the developer and municipality to establish the zoning for multi-phased projects through the GDP step, while allowing expensive engineering and architecture plans to be submitted later as a sequence of SIPs, as the need for each building or phase evolves. There is no need for phasing on this Planned Development.

To further protect the public interest, Mount Horeb's zoning requirements for Planned Developments require the applicant to explicitly list items of requested zoning flexibility from the existing district regulations, in addition to clearly depicting them on submittal drawings. These are the interior side yard flexibility, and rear yard setback flexibility on this Planned Development, as depicted on the CSM.

Village Planner's Review

Because this request entails surveyed CSMs, which have been submitted for this project, I believe this is a very simple Planned Development. The Plan Commission recommended Village Board approval of the GDPs and SIPs at its meeting on July 22, 2020.

Requested Zoning Flexibilities: The two flexibilities from the requirements of the R-2 Two-Family Zoning District for this planned development are:

1. to allow for a variable interior side yard setback ranging from zero feet at the front of the building to an increasing setback, and;
2. to allow a reduced rear yard building setback to match the current provided setback, and to restrict such flexibility to only the current building footprint and not for additional rear yard setback reductions from the requirements of the R-2 District for future building additions

Both items of flexibility would apply to the building as depicted on the June 2020 Certified Survey Maps which will be approved in conjunction with, and immediately following this Planned Development. All other requirements for the R-2 Zoning District twin home option would be met under the Planned Development.

Criteria for GDP Review & Approval:

The Zoning Ordinance requires that the Plan Commission and Village Board apply the following review criteria to all GDPs:

- (a) Character and Intensity of Land Use. In a Planned Development District, the uses proposed and their intensity and arrangement on the site shall be of a visual and functional character which:
1. Is compatible with the physical nature of the site with particular concern for preservation of natural features and open space.
 2. Produces an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality, and complies with the Master Plan, including any residential density limitations, for the area as established by the Village.
 3. Will not adversely affect the anticipated provision for school or other municipal services.
 4. Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.
- (b) Economic Feasibility and Impact. The petitioner shall provide evidence satisfactory to the Village Board that the proposed development is economically feasible, that the developer has adequate available financing, and that the development will not adversely affect the economic prosperity of the Village or the values of surrounding properties.
- (c) Engineering Design Standards. The width of street rights-of-way, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage, or other similar environmental engineering considerations shall be based on determinations approved by the Village Engineer as to the appropriate standards necessary to implement the specific function in the specific situation provided, however, in no case shall such standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
- (d) Preservation and Maintenance of Open Space. In a Planned Development District, not less than 15% of the total land area of such District shall be designated as open space and adequate provision shall be made for the permanent preservation and maintenance of such open space either by private reservation or dedication to the public.
1. In the case of private reservation, areas of open space shall be protected against building development by conveying to the Village, as a condition for project approval, an open space easement over such open areas restricting any future building or use except as is consistent with such easement.
 2. Provision shall be made to landscape open space for the aesthetic and recreational benefit of the development.
 3. The care and maintenance of such privately reserved open space shall be assured by establishment of appropriate management organization. The manner of assuring maintenances shall be included in the title to each property in the development.

Planner's Review of GDP Criteria.

I believe all of the GDP Review Criteria are met or exceeded by this proposal for all of the properties concerned.

Village Planner's Recommendations Regarding the GDPs:

As found by the Plan Commission, and if acceptable to the Village Board, the Village Planner recommends the Village Board make, consider, and adopt a motion which:

1. Makes a finding that the criteria for GDP submittals and approval have been met;
2. Makes a finding that the Village Board should grant the requested flexibility for the variable interior side yard setback and for the reduced rear yard per the CSM;
3. Makes a finding that no additional Planned Development zoning requirements differing from the remaining R-2 Zoning District requirements are granted for all of the properties concerned; and,
4. Makes a motion that the proposed GDPs should be approved for all of the subject properties.

If the GDP is approved, the approval of the Certified Survey Maps (CSMs) reviewed at the June 24, 2020 Plan Commission meeting will then be enabled by zoning. The CSMs will serve also as the Specific Implementation Plan (SIP) step of the Planned Development process for all properties concerned.

Village Planner's Review and Recommendations Regarding the SIPs:

If acceptable to the Village Board, the Village Planner recommends the Village Board make, consider, and adopt a motion which:

1. Makes a finding that the criteria for this SIPs have been met, in the form of the proposed Certified Survey Maps (CSMs); and,
2. Makes a motion that the proposed SIPs be approved.

This approach will enable the requested zoning flexibility for a variable width interior side yard setback, and for the reduced rear yard setback for the single building as it exists now and as depicted on the June 2020 CSMs, shall retain all other rules of the R-2 Zoning District, and shall not impose additional zoning requirements other than the rules of the Zoning Ordinance that apply to regular Twin Home development in the R-2 Zoning District – (as examples, including but not limited to requirements for exterior building materials, colors, landscaping, or site plan review). If approved by the Plan Commission and Village Board, this motion will approve the SIP and enable the approval of the CSM lot splits as a separate agenda item with a separate motion.

VILLAGE OF MOUNT HOREB
ORDINANCE 2020-12

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 53
TROTTER GLEN SUBDIVISION FROM R-2 TWO-FAMILY RESIDENTIAL
TO PD-1 PLANNED DEVELOPMENT

WHEREAS, Bourne Family Trust is the owner of Lot 53 located in Trotter Glen Subdivision in the Village of Mount Horeb; and

WHEREAS, Bourne Family Trust (the "applicant") made application to request the zoning classification of the above referenced property be changed from R-2 Two-Family Residential to PD-1 Planned Development; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission held a public hearing regarding the zoning request on July 22, 2020 which was preceded by publication of a class 2 notice under ch. 985, Stats.; and

WHEREAS, the Village Plan Commission/Historic Preservation Commission determined that changing the zoning classification of the above referenced properties from R-2 Two Family Residential to PD-1 Planned Development, and per the attached recommendations included in Village Planner Mike Slavney's memo dated July 27, 2020, would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification, General Development Plan, and Specific Implementation Plan of and for the property be approved; and

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APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____
PUBLISHED: _____



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2. to allow a reduced rear yard building setback to match the current provided setback, and to restrict such flexibility to only the current building footprint and not for additional rear yard setback reductions from the requirements of the R-2 District for future building additions

Both items of flexibility would apply to the building as depicted on the June 2020 Certified Survey Maps which will be approved in conjunction with, and immediately following this Planned Development. All other requirements for the R-2 Zoning District twin home option would be met under the Planned Development.

Criteria for GDP Review & Approval:

The Zoning Ordinance requires that the Plan Commission and Village Board apply the following review criteria to all GDPs:

- (a) Character and Intensity of Land Use. In a Planned Development District, the uses proposed and their intensity and arrangement on the site shall be of a visual and functional character which:
1. Is compatible with the physical nature of the site with particular concern for preservation of natural features and open space.
 2. Produces an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality, and complies with the Master Plan, including any residential density limitations, for the area as established by the Village.
 3. Will not adversely affect the anticipated provision for school or other municipal services.
 4. Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.
- (b) Economic Feasibility and Impact. The petitioner shall provide evidence satisfactory to the Village Board that the proposed development is economically feasible, that the developer has adequate available financing, and that the development will not adversely affect the economic prosperity of the Village or the values of surrounding properties.
- (c) Engineering Design Standards. The width of street rights-of-way, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage, or other similar environmental engineering considerations shall be based on determinations approved by the Village Engineer as to the appropriate standards necessary to implement the specific function in the specific situation provided, however, in no case shall such standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
- (d) Preservation and Maintenance of Open Space. In a Planned Development District, not less than 15% of the total land area of such District shall be designated as open space and adequate provision shall be made for the permanent preservation and maintenance of such open space either by private reservation or dedication to the public.
1. In the case of private reservation, areas of open space shall be protected against building development by conveying to the Village, as a condition for project approval, an open space easement over such open areas restricting any future building or use except as is consistent with such easement.
 2. Provision shall be made to landscape open space for the aesthetic and recreational benefit of the development.
 3. The care and maintenance of such privately reserved open space shall be assured by establishment of appropriate management organization. The manner of assuring maintenances shall be included in the title to each property in the development.

Planner's Review of GDP Criteria.

I believe all of the GDP Review Criteria are met or exceeded by this proposal for all of the properties concerned.

Village Planner's Recommendations Regarding the GDPs:

As found by the Plan Commission, and if acceptable to the Village Board, the Village Planner recommends the Village Board make, consider, and adopt a motion which:

1. Makes a finding that the criteria for GDP submittals and approval have been met;
2. Makes a finding that the Village Board should grant the requested flexibility for the variable interior side yard setback and for the reduced rear yard per the CSM;
3. Makes a finding that no additional Planned Development zoning requirements differing from the remaining R-2 Zoning District requirements are granted for all of the properties concerned; and,
4. Makes a motion that the proposed GDPs should be approved for all of the subject properties.

If the GDP is approved, the approval of the Certified Survey Maps (CSMs) reviewed at the June 24, 2020 Plan Commission meeting will then be enabled by zoning. The CSMs will serve also as the Specific Implementation Plan (SIP) step of the Planned Development process for all properties concerned.

Village Planner's Review and Recommendations Regarding the SIPs:

If acceptable to the Village Board, the Village Planner recommends the Village Board make, consider, and adopt a motion which:

1. Makes a finding that the criteria for this SIPs have been met, in the form of the proposed Certified Survey Maps (CSMs); and,
2. Makes a motion that the proposed SIPs be approved.

This approach will enable the requested zoning flexibility for a variable width interior side yard setback, and for the reduced rear yard setback for the single building as it exists now and as depicted on the June 2020 CSMs, shall retain all other rules of the R-2 Zoning District, and shall not impose additional zoning requirements other than the rules of the Zoning Ordinance that apply to regular Twin Home development in the R-2 Zoning District – (as examples, including but not limited to requirements for exterior building materials, colors, landscaping, or site plan review). If approved by the Plan Commission and Village Board, this motion will approve the SIP and enable the approval of the CSM lot splits as a separate agenda item with a separate motion.



Engineers • Consultants • Inspectors

**PROPERTY CONDITION ASSESSMENT
FOR
VILLAGE OF MOUNT HOREB
JULY 2020**



Prepared by:

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
Phone: (608) 742-2169

Location:

**800 E. MAIN STREET
MOUNT HOREB, WI**

General Engineering Company
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Engineers • Consultants • Inspectors

July 02, 2020

Village of Mount Horeb
138 E. Main Street
Mount Horeb, WI 53572

Re: Condition Assessment – Detached Garage
Property Having the Physical Address of: 800 E. Main Street, Mount Horeb, WI
Tax Parcel ID Number: 06061246016

1.0 BACKGROUND AND GENERAL INFORMATION

- 1.1 At the request of the Village of Mount Horeb a non-destructive, visual inspection of the detached garage associated with the above referenced address was performed on May 28, 2020.
- 1.2 The purpose of the inspection was to assess the overall condition of the structure in question as it pertains to Wisconsin State Statutes §66.0413 and applicable Village of Mount Horeb Ordinances regarding property maintenance standards and public safety.
- 1.3 The inspection was part of ongoing efforts by the Village to investigate complaints by neighboring property owners and address concerns by City officials regarding observed prolonged deterioration of the structure in question.
- 1.4 It should be noted that observations were made from the public street and sidewalk. The garage in question and associated grounds were not entered during the course of the inspection.
- 1.5 The structure in question is a residential, wooden framed, detached garage. The structure's primary claddings are composed of wooden siding and asphalt based shingles. The structure is estimated to be 80-100 years old. Per Village assessment records, the garage in question is approximately 440 square feet in size.
- 1.6 The weather at the time of the inspection was rainy with temperatures of approximately 65-70 degrees.



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



- 1.7 The following defined terms are used to describe the condition of the components and systems reviewed:

Satisfactory – Performing its intended function with no major defects noted.

Serviceable – Performing its intended function, but has visible defects or is aging. Minor to moderate repairs will be required.

Fair – Barely performing its intended function and has visible defects or is aging and will require moderate to major repairs in the short term.

Poor – Not properly performing its intended function; at or beyond its useful life. Component requires major repair or replacement.

- 1.8 The inspection was performed by Michael E. Parrott of General Engineering Company.

2.0 INSPECTION

2.1 Grounds

- 2.1.1 The condition of the grounds is included in this report only to accurately represent the condition of the property as a whole and any potential associated hazards associated with the grounds. Any potential cleanup costs associated with them were not considered when assessing the statutory presumption for reasonableness of repair as explained in section 3.5.

- 2.1.2 Generally speaking the grounds directly surrounding the garage was found to be in only Fair condition overall. Bushes/trees, grass and weeds were found to be overgrown and in need of trimming. A lawn mower and a wheelbarrow were being stored outside of the garage and had the appearance of having been in their location for an extended period of time. Additionally, the asphalt paving located between the sidewalk and garage was observed to have become deteriorated.

2.2 Garage

- 2.2.1 The garage was observed to have been left open with doors unsecured and non-functioning. Various items were observed to be stored in a garage. The open garage and its contents are likely to attract children and/or other persons who may be unable to appreciate the potential risks posed. In my professional opinion, the garage is an "attractive nuisance". As such I recommend immediate measures be taken to secure the garage.

- 2.2.2 The structures exterior painted wooden surfaces were all observed to be in Poor condition overall and suffering from a prolonged period of deferred maintenance resulting in chipped, cracked and deteriorated (rotted) components. Painted surfaces include but may not be limited to: soffit and fascia boards, siding, window and window opening components, miscellaneous trim and doors.

- 2.2.3 The roof is clad in asphalt based shingles which were observed to be chipped, cracked and curled with portions of the shingles missing. The shingles were observed to be in Poor overall condition and in need of immediate replacement. Additionally, based on the

- condition of the shingles, it is highly likely that the roof is actively leaking and sections of the roof deck shall require replacement.
- 2.2.4 Overall the Weatherization characteristics of the garage were found to be in Poor condition.
- 2.2.5 As previously mentioned, the lack of general maintenance and painting has allowed the siding to become heavily weathered with some areas observed to have become rotted. Not only has this negatively affected the aesthetics of the garage but, it has negatively impacted the structural integrity of the structure.
- 2.2.6 In addition to acting as a primary weatherization component, the siding for this particular structure acts as a major structural component providing lateral and longitudinal bracing. The siding has become rotted in some areas and the nailing has become loose resulting in a structure that is substantially out of plumb and leaning heavily indicating significant structural deficiencies. Without extensive repairs the building's condition will continue to degrade until such a time as it collapses completely or in part. Overall the garage was observed to be overall Poor structural condition.
- 2.2.7 Additionally, due to the cracked and peeling paint, deteriorated siding, missing doors, structural deficiencies and the structure's general unkempt appearance, the building is, in my professional opinion, in overall Poor condition Aesthetically speaking.

3.0 SUMMARY AND CONCLUSIONS

- 3.1 As has been discussed in the body of this report, the garage in question has multiple deficiencies which have negatively impacted its overall condition. Areas of concern include, but may not be limited to structural integrity, weatherization characteristics and general aesthetics. These deficiencies are primarily the result of a prolonged period of deferred maintenance and have resulted in a structure that is in overall Poor condition.
- 3.2 The overall unkempt condition and appearance of the garage and associated grounds is not in keeping with surrounding neighborhood and therefore, in my professional opinion, represents a blighting influence on the neighborhood and is consequently a public nuisance as defined in the Village of Mount Horeb's Code of Ordinances.

Chapter 10, Section 10.02 (5):

A public nuisance is a thing, act, occupation, condition or use of property which continues for such a length of time as to:

(5) Be deleterious to the general aesthetics and property values of persons residing in the vicinity of such property.

Chapter 10, Section 10.6 (1)(a)

(a) Blighting influence. A condition having an adverse effect on surrounding properties.

Chapter 10, Section 10.6 (2)(b),(d),(e)

(b) Storing personal property, which is not debris, junk or rubbish, outside the home, garage, other permanent building in any residential district, unless concealed from public

view by a suitable enclosure so as not to have a blighting influence upon surrounding properties.

(d) Deteriorating fences or paved areas.

(e) Buildings or fences in need of paint or other preservative necessary for an attractive appearance.

3.3 The garage was found to be old, dilapidated, and out of repair. Additionally, the garage was observed to be unsafe and otherwise unfit for human habitation. Furthermore, the garage is in my professional opinion to be considered an attractive nuisance.

3.4 Per the Village of Mount Horeb's Code of Ordinances, dilapidated buildings represent a public nuisance affecting peace and safety.

Specifically Chapter 10, Section 10.5 (5), (6):

(5) DAMAGED BUILDINGS. All buildings, walls and other structures which have been damaged by fire, decay or otherwise to an extent exceeding ½ their original value and which are so situated to endanger the safety of the public.

(6) DILAPIDATED BUILDINGS. All buildings or structures so old, dilapidated or out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation.

3.5 According to Wis. Stat. s. 66.0413(1)(c), there is a statutory presumption that repairs are unreasonable if the municipality determines that the cost of repairs would exceed 50% of the assessed value (\$600) divided by the ratio of the assessed value (.9247) to the recommended value as last published by the Village of Mount Horeb. The formulaic statutory threshold for the building in question is \$324.43. The cost of repairs is conservatively estimated to exceed \$7,740. The building in question surpasses the statutory presumption; therefore, the structure is unreasonable to repair and is eligible to be razed.

Respectfully,



Michael E. Parrott
Buildings/Inspections
MEP/If

PHOTOGRAPH APPENDIX



CHARTER ORDINANCE NO. 2020-01
VILLAGE OF MOUNT HOREB

A CHARTER ORDINANCE TO AMEND CHAPTER 1.01 ELECTED OFFICIALS
OF THE MUNICIPAL CODE OF THE VILLAGE OF MOUNT HOREB

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

1. **This Charter Ordinance is enacted pursuant to the Village Board's authority under Wis. Stat. §§ 66.0101 and 61.195.**
2. Chapter 1.01 of the Code of Ordinances is amended as follows: (amendments in bold):
 - (1) ENUMERATED. (Am. #98-19; #2013-07) The elected officials of the Village shall be a Village President, 6 trustees and a Municipal Judge. ~~Three~~ Two trustees shall be elected annually at the spring election for 3 ~~2~~-year terms. The Village President shall be elected at the spring election every 3 years ~~in odd numbered years~~ for terms of 3 ~~2~~ years. The Municipal Judge shall be elected at the spring election for a term of 4 years.
 - (2) TRANSITION. To transition to the 3-year terms identified in subsection (1):
 - (a) In the spring election in 2021, two trustees will be elected for 2-year terms and one Trustee and the Village President will be elected for 3-year terms. The trustee candidate with the highest vote totals will be elected to a 3-year term. The 2 trustee candidates with the second and third highest vote totals will be elected to 2-year terms.
 - (b) In the spring election in 2022, one trustee will be elected to a 2-year term and two trustees will be elected to 3-year terms. The 2 trustee candidates with the highest vote totals will be elected to 3-year terms. The trustee candidate with the third highest vote totals will be elected to a 2-year term.
 - (c) In the spring election in 2023 and thereafter, two trustees will be elected for 3-year terms.

(~~2~~ 3) PRIMARY. The Village hereby elects not to be governed by §8.05(1), Wis. Stats. Candidates for elective Village offices shall be nominated by a nonpartisan primary conducted under §8.05(4), Wis. Stats. Each candidate shall file with his or her nomination papers a declaration that he or she will qualify for the office to which he or she may be elected.

3. This Charter Ordinance shall take effect sixty (60) days after its passage and publication, unless within such sixty (60) days a referendum petition as provided by Wis. Stat. § 66.0101(5) shall be filed, in which event this Charter Ordinance shall not take effect until it is submitted to a referendum and approved by a majority of the electors voting in the referendum.

4. The Village Clerk is directed to publish and file this Charter Ordinance as required by Wis. Stat. § 66.0101(3).

The foregoing charter ordinance was duly adopted by a two-thirds (2/3) majority vote of the elected members of the Village Board of the Village of Mount Horeb at a regular meeting held on August 5, 2020.

APPROVED:

Randy J. Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____

PUBLISHED: _____

REVISED
VILLAGE OF MOUNT HOREB
RESOLUTION NO. 2020-11

A RESOLUTION CREATING THE COMMUNITY DEVELOPMENT AUTHORITY OF THE
VILLAGE OF MOUNT HOREB

Recitals

- A. The Village of Mount Horeb is authorized pursuant to Section 66.1335 of the Wisconsin Statutes to create, by resolution, a Housing and Community Development Authority, to be known as the Community Development Authority of the Village of Mount Horeb.
- B. The Village finds that there is a need for blight elimination, slum clearance, urban renewal and community development programs and projects, and housing projects in the Village.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Mount Horeb that:

- 1. Creation. The Community Development Authority of the Village of Mount Horeb is hereby created pursuant to Wis. Stat. §66.1335. The Community Development Authority shall be a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects, and housing projects. The Community Development Authority shall have the powers set forth in Wis. Stat. §66.1335, except as limited by Paragraph 5 of this Resolution.
- 2. Findings and Declaration of Necessity. The Village finds and declares that there exists within the Village the need for blight elimination, slum clearance, urban renewal and community development programs and projects, and housing projects.
- ~~3. Members. The members of the Community Development Authority shall be appointed and confirmed pursuant to the process identified in Wis. Stat. §66.1335. The Community Development Authority shall annually elect a chairperson and vice chairperson from among its members. Vacancies occurring in the office of a chairperson or vice chairperson shall be from among the members for the unexpired portion of the members term. Whenever the Village Board President is appointed and confirmed by the Village Board as a member of~~

~~the Community Development Authority, the Village Board President shall act as chairperson of the Community Development Authority.~~

4. Meetings; quorum; bylaws. Meetings of the Community Development Authority shall be held in compliance with the Wisconsin Open Meetings Law, Wis. Stat. §§19.81-19.98. Four (4) members shall constitute a quorum of the Community Development Authority for the purpose of conducting its business and exercising its powers and for all other purposes. Action may be taken by the Community Development Authority upon the affirmative vote of the majority of members present at any meeting at which a quorum is present. No vacancy in the membership of the Community Development Authority shall impair the right of a quorum to exercise the powers and perform functions of the Community Development Authority. The Community Development Authority may adopt, and from time to time amend or repeal, bylaws and other rules and regulations not inconsistent with applicable law, as it deems necessary in the performance of its functions, subject to the approval of the Village Board.
5. Powers and Duties.
 - a. The Community Development Authority shall have all powers, duties and functions of a housing authority as set forth in Wis. Stat. §66.1201. As to all housing projects initiated by the Community Development Authority, it shall proceed under Wis. Stat. §66.1201. Notwithstanding the preceding sentences, the Community Development Authority must receive approval from the Village Board for each project on a project-by-project basis before the Community Development Authority exercises its powers, duties and functions under Wis. Stat. §66.1201.
 - b. The Community Development Authority shall have all the powers, duties and functions of a redevelopment authority as set forth in Wis. Stat. §66.1333. As to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs, the Community Development Authority shall proceed under Wis. Stat. §§66.1105, 66.13(1), to 66.1329, 66.1329, 66.1331, 66.1333 or 66.1337, as determined appropriate by the Village Board on a project-by-project basis. Notwithstanding the preceding sentences, the Community Development Authority must receive approval from the Village Board for each project on a project-by-project basis before the Community Development Authority exercises its powers, duties and functions under Wis. Stat. §66.1333.
 - c. The Community Development Authority is authorized to act as agent for the Village in planning and carrying out community development

programs and activities approved by the Village Board under the Federal Housing and Community Development Act of 1974, as amended.

- d. The Community Development Authority is authorized to act as agent for the Village to perform acts (except the development of the general plan of the Village) which may be otherwise performed by the Village Plan Commission under Wis. Stat. §§66.1105, 66.1301 to 66.1329; 66.1331 or 66.1337.
 - e. Except as limited by this Paragraph 5, the Community Development Authority shall have all powers as authorized by Wis. Stat. §66.1335. In addition, the Community Development Authority shall have such other powers, duties and functions as conferred on it from time to time by the Village Board.
6. **Wisconsin Statutes. References to the "Wisconsin Statutes" or "Wis. Stat." mean** the Wisconsin Statutes in effect at the time this Resolution is adopted and all subsequent amendments thereto.
7. **Severability.** The invalidity of one or more of the phrases, sentences, clauses or sections contained in this Resolution shall not affect the validity of the remaining portions of this Resolution. The Village Board hereby declares that it would have enacted the remainder of this Resolution even without any such phrase, sentence, clause or section.

Resolution adopted this 5th day of August, 2020.

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

Note: Originally approved at the June 3, 2020 Village Board meeting

VILLAGE OF MOUNT HOREB
ORDINANCE 2020-13

AN ORDINANCE TO AMEND SECTION 12.05 OF THE
MUNICIPAL CODE REGULATING DIRECT SELLERS

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

Chapter 12.05 of the Village of Mount Horeb Code of Municipal Ordinances is amended as follows:

12.05 - REGULATING DIRECT SELLERS.

(1) REGISTRATION REQUIRED. No direct seller shall engage in direct sales within the Village without being registered for that purpose as provided herein.

(2) DEFINITIONS.

(a) Charitable Organization. Shall include any benevolent, philanthropic, patriotic or eleemosynary person, partnership, association or corporation, or one purporting to be such. the terms of the agreement, the amount paid in advance whether full, partial or no advance payment is made, the name, address and telephone number of the seller, the delivery or performance date and whether a guarantee or warranty is provided and, if so, the terms thereof.

(b) Clerk. The Village Clerk or any authorized deputy of such Clerk.

(c) Direct Seller. Any individual who, for ~~himself~~ ~~themselves~~ or for another person, or a firm, association, partnership, association or corporation, solicits or offers for sale, or sells or attempts to sell, goods, or takes sales orders for the later delivery of goods, or offers to schedule or solicits any appointment or follow-up visit, telephone call, or electronic communication of any nature, with the intent of said appointment, follow-up visit, telephone call, or electronic communication to include a solicitation or offering of goods for sale, or to sell or attempt to sell goods, or take a sales order for the later deliver of goods, at any location other than the permanent business place or residence of such ~~individual, partnership~~ person, firm, association, partnership or corporation, and shall include, but not be limited to, peddlers, solicitors and transient merchants. The sale of goods includes donations required by the direct seller for the retention of goods by a donor or prospective customer.

(d) Goods. Shall include personal property of any kind and shall include goods provided incidental to services offered or sold.

(e) Permanent Merchant. A direct seller who, for at least one year prior to the consideration of the application of this provision to such merchant has continuously:

1. Operated an established place of business in the Village.
2. Resided in the Village and now does business from his residence.

(3) EXEMPTIONS. The following shall be exempt from all provisions of this chapter:

- (a) Any person delivering newspapers, fuel, dairy products or bakery goods to regular customers on established routes.
- (b) Any person selling goods at wholesale to dealers in such goods.
- (c) Any person selling agricultural products which such person has grown.
- (d) Any permanent merchant or employee thereof who takes orders away from the established place of business for goods regularly offered for sale by such merchant within this Village and who delivers such goods in their regular course of business.
- (e) Any person who has an established place of business where the goods being sold are offered for sale on a regular basis, and in which the buyer has initiated contact with, and specifically requested a home visit by, such person.
- (f) Any person who has had, or one who represents a company which has had, a prior business transaction, such as a prior sale or credit arrangement, with the prospective customer.
- (g) Any person selling or offering for sale a service unconnected with the sale or offering for sale of goods.
- (h) Any person holding a sale required by statute or order of any court and any person conducting a bona fide auction sale pursuant to law.

†(i) Any student enrolled in the Mount Horeb Area School District, or enrolled in a private school or licensed child care, day care, or early learning facility located within the boundaries of the Mount Horeb Area School District, who engages in direct sales for or on behalf of the school or facility or any organization, group, or team organized by, recognized by, or operated by the school or facility.

(j) Any employee, officer or agent of a charitable organization who engages in direct sales for or on behalf of such organization, provided that there is submitted to the Clerk proof that such charitable organization is registered under §440.41, Wis. Stats. Any charitable organization not registered under

§440.41, Wis. Stats., or which is exempt from that statute's registration requirements, shall be required to register under this chapter.

(k) Any person who claims to be a permanent merchant, but against whom complaint has been made to the Clerk that such person is a transient merchant; provided that there is submitted to the Clerk proof that such person has leased, for at least one year, or purchased the premises from which he is conducting business, or proof that such person has conducted such business in this Village for at least one year prior to the date complaint was made.

(4) REGISTRATION.

(a) Applicants for registration shall complete and return to the Clerk a registration form furnished by the Clerk which shall require the following information:

1. Name, permanent address and telephone number, and temporary address, if any.
2. Age, height, weight, color of hair and eyes.
3. Name, address and telephone number of the person, firm, association, partnership or corporation that the direct seller represents or is employed by, or whose merchandise is being sold.
4. Temporary address and telephone number from which business will be conducted, if any.
5. Nature of business to be conducted and a brief description of the goods and any services offered.
6. Proposed method of delivery of goods, if applicable.
7. Name, model and license number of any vehicle to be used by applicant in the conduct of his business.
8. Last cities, villages, towns, not to exceed 3, where applicant conducted similar business.
9. Place Address and telephone number where applicant can be contacted while conducting business in this Village and for at least 7 days after leaving this cessation of business activities in the Village.
10. Statement as to whether applicant has been convicted of any crime or ordinance violation related to applicant's transient merchant business

within the last 5 ~~yrs~~years.; the nature of the offense and the place of conviction.

(b) Applicants shall present to the Clerk for examination:

1. A driver's license or some other proof of identity as may be reasonably required.
2. A State certificate of examination and approval from the sealer of weights and measures where applicant's business requires use of weighing and measuring devices approved by State authorities.
3. A State health officer's certificate where applicant's business involves the handling of food or clothing and is required to be certified under State law; such certificate to state that applicant is apparently free from any contagious or infectious disease, dated not more than 90 days prior to the date the application for license is made.

(c) At the time the registration application is returned submitted to the Clerk, the fee prescribed in §12.01 of this chapter shall be paid to the Clerk to cover the cost of processing such registration. ~~Such fee may be waived by the Clerk and the Chief of Police where they deem no investigation is necessary.~~

~~1. Application.~~ The applicant shall sign a statement appointing the Clerk as hisan agent to accept service of process in any civil action brought against the applicant or the person, firm, association, partnership or corporation that the applicant represents, is employed by, or whose merchandise is being sold, arising out of any sale or service performed by the applicant in connection with the direct sales activities of the applicant, if the applicant or the person, firm, association, partnership or corporation that the applicant represents, is employed by, or whose merchandise is being sold cannot, after reasonable effort, be served personally.

~~2.(d)~~ Upon payment of such fee and the signing of such statement, and upon the satisfactory completion of the investigation specified in subsection (5), the Clerk shall register the applicant as a direct seller and date the entry ~~and shall provide to the direct seller proof of registration with the Clerk containing the following information:~~

1. Full legal name of the registered direct seller.
2. Name, address and telephone number of the person, firm, association, partnership or corporation that the direct seller represents or is employed by, or whose merchandise is being sold.

3. The date that the registration of the direct seller is effective, and the date that the registration of the direct seller expires.

4. The seal of the Village and the signature of the Clerk.

Such registration shall be valid for a period of one year from the date of entry, ~~subject to subsequent refusal as provided in sub. (5)(b).~~

(5) INVESTIGATION.

(a) Upon receipt of each application, the Clerk shall refer it immediately to the Chief of Police who shall make and complete an investigation of the statements made in such ~~registration~~application within 72 ~~hrs~~hours.

(b) The Clerk ~~shall~~may refuse to register the applicant if it is determined, ~~pursuant to by~~ the ~~investigation above,~~Clerk or the Chief of Police that: ~~the~~

1. The application contains any material omission or materially inaccurate statement; complaints

2. Complaints of a material nature have been received against the applicant, or the person, firm, association, partnership or corporation represented by the applicant, by authorities in the last cities, villages and towns, not exceeding 3, in which the applicant conducted similar business; ~~the or, in the case of an application submitted by a direct seller previously registered by the Clerk in the past two years, or another direct seller on behalf of a person, firm, association, partnership, or corporation with a previous direct seller registered by the Clerk in the past two years, said complaints, or complaints of violations of subsection (7), have been received by the Clerk or the Chief of Police during any prior period of registration;~~

3. The direct seller, or another direct seller on behalf of the person, firm, association, partnership, or corporation represented by the direct seller has previously been convicted of violations of this §12.05;

4. The applicant was convicted of a crime, statutory violation or ordinance violation within the last 5 ~~yrs.~~years, the nature of which is directly related to the applicant's fitness to engage in direct selling; or ~~the applicant failed to comply with any applicable provision of sub. (4)(b).~~

5. The applicant failed to comply with any applicable provision of subsection (4).

(c) If registration is refused, the Clerk shall provide notice of refusal in writing to the applicant and shall state the specific grounds for refusal.

(6) APPEAL. Any person denied registration may appeal to the Village Board by filing a written statement therewith within 14 days after the date registration was refused setting forth the grounds for appeal. The Village Board shall notify the applicant, at least 48 ~~hrs~~-hours prior to the hearing date of the time and place set for the hearing, such notice to be sent to the address given by the appellant in his statement of appeal or served personally on appellant.

(7) REGULATION OF DIRECT SELLERS.

(a) Prohibited Practices.

1. A direct seller shall be prohibited from: ~~calling~~
 - a. Calling at any dwelling or other place between the hours of 5 p.m. and 9 a.m. except by prior appointment; ~~calling requested by the usual occupant of the dwelling or place;~~
 - b. Calling on Sundays and legal holidays; ~~calling~~
 - c. Calling at any dwelling or other place where a sign is displayed bearing the words "No Peddlers," "No Solicitors," or words of similar meaning; ~~calling~~
 - d. Calling at the rear door of any dwelling place; ~~or remaining~~
 - e. Refusing to display or provide for inspection upon request by any police officer or citizen the proof of registration of the direct seller provided by the Clerk pursuant to subsection (4); or,
 - f. Remaining on any premises after being asked to leave by the owner, occupant or other person having authority over such premises.
2. A direct seller shall not misrepresent or make false, deceptive or misleading statements concerning the quality, quantity or character of any goods offered for sale, the purpose of his visit, his identity or the identity of the organization he represents. ~~A~~
3. A direct seller on behalf of a charitable organization; ~~direct seller~~ shall specifically disclose what portion of the sale price of goods being offered will actually be used for the charitable purpose for which the organization is soliciting. Such portion shall be expressed as a percentage of the sale price of the goods.
- ~~34~~. No direct seller shall impede the free use of sidewalks and streets by pedestrians and vehicles. Where sales are made from vehicles, all traffic and parking regulations shall be observed.

45. No direct seller shall make any loud noises or use any sound amplifying device to attract customers if the noise produced is capable of being plainly heard outside a 100' radius of the source.

56. No direct seller shall allow rubbish or litter to accumulate in or around the area in which he is conducting business.

(b) Disclosure Requirements.

1. After the initial greeting, and before any other statement is made to a prospective customer, a direct seller shall expressly disclose his name, the name of the company or organization he is affiliated with, if any, and the identity of goods or services he offers to sell. Upon request by any police officer or citizen, the direct seller shall provide for inspection the proof of registration of the direct seller provided by the Clerk pursuant to subsection (4).
2. If any sale of goods is made by a direct seller, or any sales order for the later delivery of goods is taken by the seller, the buyer shall have the right to cancel such transaction if it involves the extension of credit or is a cash transaction of more than \$25, in accordance with the procedure as set forth in §423.203(1)(a), (b), (c), (2) and (3), Wis. Stats.
3. If the direct seller takes a sales order for the later delivery of goods, he shall, at the time the order is taken, provide the buyer with a written statement containing the terms of the agreement, the amount paid in advance, whether full, partial or no advance payment is made, the name, address and telephone number of the seller, the delivery or performance date and whether a guarantee or warranty is provided and, if so, the terms thereof.

(8) RECORDS. The Chief of Police shall report to the Clerk all convictions for violation of this provision and the Clerk shall note any such violation on the record of the registrant convicted. Convictions of violations of this §12.05 shall bar the direct seller, or the person, firm, association, partnership, or corporation represented by the direct seller, from registration in the Village as a direct seller for a period of two (2) years, and may be used by the Clerk to determine fitness for registration in any subsequent application for registration received after said two-year period.

(9) REVOCATION OF REGISTRATION.

- (a) Registration may be revoked by the ~~Village Board after notice and hearing~~Clerk if the registrant made any material omission or materially inaccurate statement in the application for registration, made any fraudulent,

false, deceptive or misleading statement or representation in the course of engaging in direct sales, violated any provision of this section or was convicted of any crime or ordinance or statutory violation which is directly related to the registrant's fitness to engage in direct selling. The Clerk may revoke all registrations of direct sellers operating on behalf of a person, firm, association, partnership or corporation based upon the actions of any direct seller operating on behalf of said person, firm, association, partnership or corporation.

(b) Written Notice of revocation shall be in writing and shall state the specific grounds for revocation. The revocation shall be effective once notice of the hearing be served is personally served on a direct seller by the registrant Clerk, the Chief of Police, or any police officer subordinate to the Chief of Police. If the direct seller cannot be located for personal service, the clerk shall deliver the notice by first-class U.S. mail, postage prepaid, to the addresses listed by the direct seller in the application submitted pursuant to subsection (4) and the Clerk shall affirm, in writing, that the notice was duly mailed.

(c) Any direct seller whose registration has been revoked by the Clerk may appeal to the Village Board by filing a written statement therewith within 14 days after the date registration was revoked setting forth the grounds for appeal. The Village Board shall notify the appellant at least 7248 hours prior to the hearing date of the time and place set for the hearing, such notice shall contain to be sent to the time and place of hearing and a address given by the appellant in the statement of the acts upon which the hearing will be based appeal, or served personally on appellant.

(10) PENALTY. The penalty for violation of any provision of this section shall be a Class III penalty as provided in §25.04 of this Municipal Code. Each violation shall constitute a separate offense.

This ordinance shall take effect and be in full force after its passage and publication as required by law.

Introduced and passed this _____ day of _____

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

APPROVED: _____

PUBLISHED/POSTED: _____

