HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB
E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

THE JULY 22, 2020 PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION MEETING WILL BE HELD VIRTUALLY. YOU CAN VIEW THE MEETING LIVE BY CLICKING THE "WATCH LIVE" LINK UNDER THE TROLLWAY TV GRAPHIC ON THE HOME PAGE OF THE VILLAGE WEBSITE AT WWW.MOUNTHOREBWI.INFO. THE MEETING IS ALSO BROADCAST ON MHTC CHANNEL 181 AND CHARTER CHANNEL 981. YOU CAN ALSO JOIN THE MEETING USING THE FOLLOWING:

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United States: +1 (786) 535-3211 **Access Code:** 922-966-261

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PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 22, 2020

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

1) Call to order – Roll call

2) Consider June 24, 2020 Plan Commission meeting minutes

3) PUBLIC HEARING: To consider Conditional Use Permit application from Michael Barcheski to install a 48" dark colored chain link fence at 800 Brookstone Crest

4) Consider recommendation for Resolution 2020-22 "CONDITIONAL USE PERMIT TO INSTALL CHAIN LINK FENCE 800 BROOKSTONE CREST"

5) PUBLIC HEARING: To consider request from Bourne Family Trust to rezone the following properties from R-2 Two Family Residential to PD Planned Development:

   a. 1601 Eggum Court, parcel 0607-182-4023-1 and 1605 Eggum Court, parcel 0607-182-4033-1 in Sutter's Prairie Ridge Subdivision
   b. 105/107 Temple Court, parcel 0606-131-6573-1 in Trotter Glen Subdivision

6) Consider recommendations for Bourne Family Trust application to rezone:

   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"

7) Consider Resolution 2020-21, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN" for Ed Moen and Callie Jo Gundlach, 959 Springdale Street

8) Consider rezone application from Ed Moen and Callie Jo Gundlach to change zoning on Lot 1 CSM 13262, parcel 0606-124-2273-1, from Planned Business to R-2 Two Family and set public hearing for August 26, 2020

9) Consider continuation of Design Review application for Gorman & Company LLC

10) Consider Design Review application from TJK Design for a façade remodel at 1225 Springdale Street

11) Consider Certificate of Appropriateness for Donna & Russel Craig, 205 W Main Street for proposed exterior alteration

12) Consider Conditional Use Permit Application for detached accessory building for Steve Erbe, 806 E Main St, and set public hearing for August 26, 2020

13) Consider extraterritorial jurisdiction Certified Survey Map for Deanna & Lyle Opsal, Section 3 Town of Blue Mounds

14) Plan Commission Chair report

15) Village Planner report

16) Adjourn

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

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

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JUNE 24, 2020

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

Consider May 27, 2020 Plan Commission meeting minutes: Zalucha moved, Boehnen seconded to approve the May 27, 2020 minutes. Motion carried by unanimous voice vote.

Consider applications from Gorman & Co multi-family project a) Specific Implementation Plan b) Design Review: Wade Wyse from Wyser Engineering, Sarah Ponko and Ted Matkom from Gorman & Co were available for questions. Wade Wyse gave an overview of the project. a) SIP Littel moved, Boehnen seconded to approve the SIP subject to any and all requirements indicated by Plan Commission to include approval of exterior colors, allow delay of Garfield Street sidewalk, require use of exterior materials on trash enclosure, landscape plan approval by staff and waivers as listed in the Village Planner's report. Motion carried by roll call vote as follows: Littel-yes, Udelhoven-no, Boehnen-yes, Zalucha-abstain. b) Design Review Littel moved, Boehnen seconded to approve the design contingent on staff approval of materials. The motion was then withdrawn by Littel and Boehnen. Littel moved, Zalucha seconded to table the Design Review until a special meeting prior to the Village Board meeting on July 1, 2020 to allow staff time to review building colors and materials. Motion carried by unanimous voice vote.

Consider Resolution 2020-16, "RESOLUTION RECOMMENDING AMENDMENT TO THE 2005 VILLAGE OF MOUNT HOREB COMPREHENSIVE PLAN, DANE COUNTY, WISCONSIN" for proposed Kwik Trip development: Owen gave an overview of this item. Zalucha moved, Boehnen seconded to recommend approval. Motion carried by unanimous voice vote.

Consider Resolution 2020-17, "RESOLUTION RECOMMENDING THE VILLAGE BOARD INITIATE AN URBAN SERVICE AREA AMENDMENT" for proposed Kwik Trip development: Owen gave an overview of this item. Littel moved, Zalucha seconded to recommend approval. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider Conditional Use Permit application from Stan Olson, 214 E Lincoln Street, for a solar panel installation: Owen gave an overview. The public hearing opened at 8:52pm. No one wished to speak on this item. The public hearing closed at 8:52pm.

DRAFT

Consider recommendation for Resolution 2020-14, "CONDITIONAL USE PERMIT SOLAR INSTALLATION 214 E LINCOLN STREET": Owen said staff will work on clarifying the property line for this land. Littel moved, Zalucha seconded to recommend approval. Motion carried by unanimous voice vote.

PUBLIC HEARING: To consider Conditional Use Permit application from Michael Barcheski to install an accessory building/storage shed at 800 Brookstone Crest: The public hearing opened at 8:57pm. Owen gave an overview of this item. Those who spoke in opposition were; Craig and Nicole Mueller, 616 Brookstone Court and Derek Dahlk, 608 Brookstone Court sent an email. Michael Barcheski, property owner, also spoke. The public hearing closed at 9:03pm.

Consider recommendation for Resolution 2020-15, "CONDITIONAL USE PERMIT ACCESSORY BUILDING/STORAGE SHED 800 BROOKSTONE CREST": Littel moved, Zalucha seconded to approve the resolution conditional that the shed color matches the house and the shingles match the house. Motion carried by unanimous voice vote.

PUBLIC HEARING: To change the maximum height of a front or corner side yard fence from 42" to 48" in residentially-zoned property: The public hearing opened at 9:09pm. Owen gave an overview of this item. No one wished to speak. The public hearing closed at 9:10pm.

Consider recommendation for draft Ordinance 2020-19, "AN ORDINANCE TO AMEND CHAPTER 17.93 LOCATION AND HEIGHT OF FENCES AND HEDGES OF THE CODE OF ORDINANCES": Littel moved, Zalucha seconded to recommend approval. Motion carried by unanimous voice vote.

Consider extraterritorial jurisdiction Certified Survey Map application from Kameyt, LLC, Section 34 and 35 In Town of Vermont: Owen reviewed this item. Wade Wyse, from Wyser Engineering, was available for questions. Zalucha moved, Littel seconded to approve the CSM. Motion carried by unanimous voice vote.

Consider extraterritorial jurisdiction Certified Survey Map application from Mark Friske, Section 14 in Town of Blue Mounds a) Certified Survey Map b) Proposed rezone comment, if any: Owen gave an overview of this item. a) Littel moved, Zalucha seconded to approve the CSM. Motion carried by unanimous voice vote. b) No comments. Mark Friske was available for questions.

DRAFT

Consider application from Jim Bourne for Zero lot line CSM: Owen gave an overview of this item. Jim Bourne was present. Littel moved, Zalucha seconded to table this item until the July Plan Commission meeting. The motion was then withdrawn by Littel and Zalucha. Littel moved, Zalucha seconded to recommend approval contingent that a Planned Development rezone application is submitted before the July 1, 2020 Village Board meeting. Motion carried by unanimous voice vote.

Introduction of Comprehensive Plan Amendment request for 959 Springdale Street: Owen gave an overview of this item.

Plan Commission Chair Report: No report given.

Village Planner report: No report given.

Adjourn: Little moved, Boehnen seconded to adjourn the meeting at 10:12pm. Motion carried by unanimous voice vote.

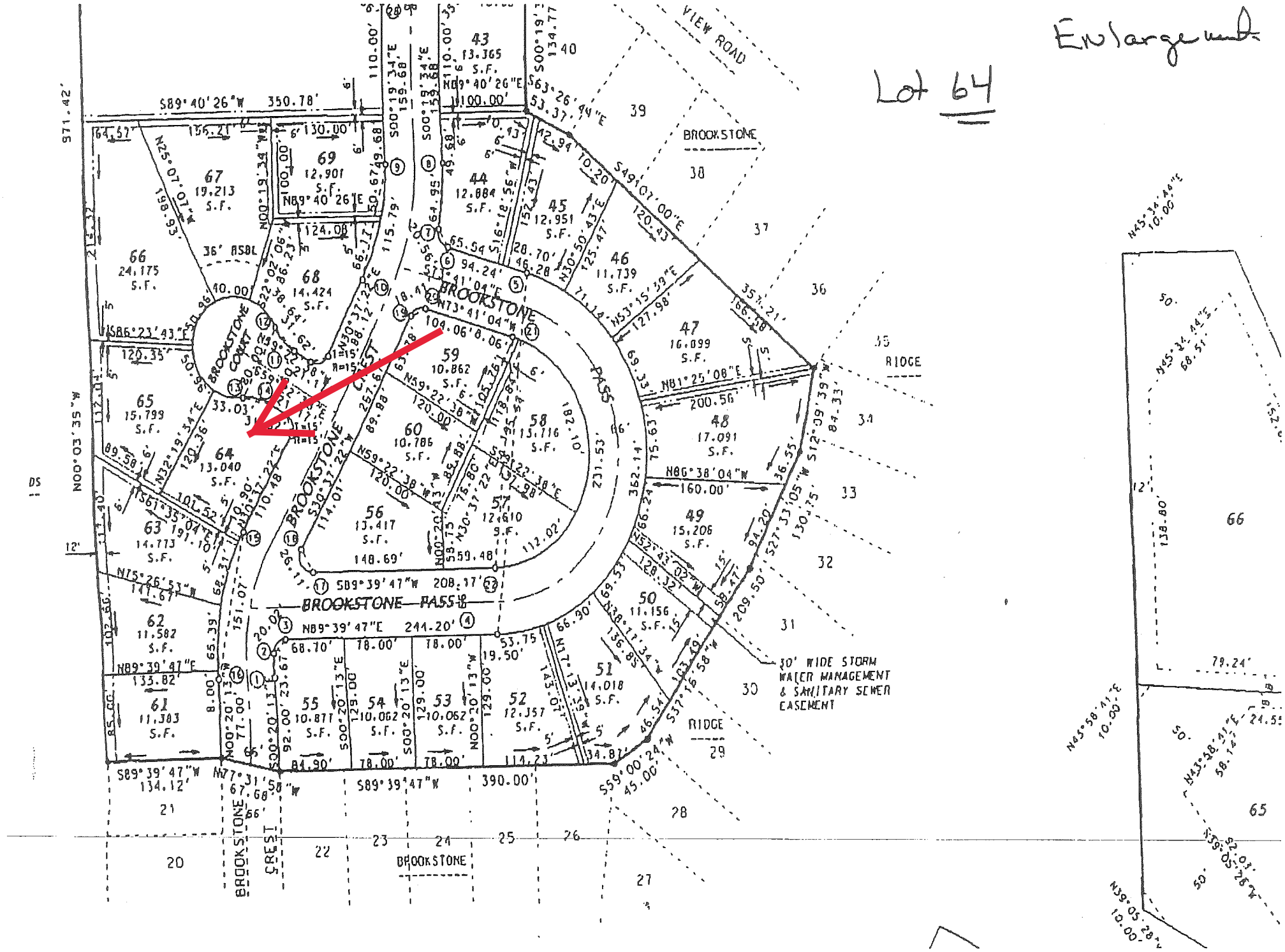
Minutes by Chrissy Kahl, Deputy Clerk

DRAFT

800 BROOKSTONE CREST FENCE REQUEST

Enlargement

Lot 64



ORDINANCE NO. 2019-03
VILLAGE OF MOUNT HOREB

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

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

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

17.16 ACCESSORY BUILDINGS AND USES

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

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

17.93 LOCATION AND HEIGHT OF FENCES AND HEDGES.

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

17.161 DEFINITIONS

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

Lot Line, Front. The front lot line in the case of a lot abutting upon only one street shall mean the line separating such lot from such street. In the case of any other lot, all lots lines abutting a street right-of-way shall be a front lot line. ~~the owner shall, for the purpose of this chapter, have the privileges of electing any street lot line to be the front lot line, providing that such choice, in the collective opinion of the Village Administrator and Building Inspector, will not be injurious to the existing development, or to the desirable future development, of adjacent properties.~~ (To note, this sentence is directly contradicting other parts of the Zoning Ordinance and long-standing administrative policy.)

Lot Line, Rear. The rear lot line shall mean that lot line which is opposite and most ~~distance~~ distant from the front lot line, except for corner lots as defined above. In the case of an irregular or triangular shaped lot, a line 10 feet in length entirely with the lot, parallel to and most distant from the front lot line shall be considered to be the rear lot line for the purposes of determining depth of rear yard. In cases where none of these definitions is applicable, the rear lot line shall be designated by either the Village Administrator or the Village Building Inspector. Corner lots shall have no rear lot line.

Lot Line, Side. The boundary of a lot which extends from the front lot line to the rear lot line, except for corner lots as defined above. Corner lots shall have two side lot lines, both of which are opposite the front lot lines.

Lot, Standard. A standard lot is any lot that is not defined as a corner lot. It shall have a front and rear yard with two side yards.

Chart 1 – Mount Horeb Lot, Yard and Building Requirements

Notes: Accessory buildings are not permitted to encroach upon any easement and are not permitted in the front yard except in zoning district A-1 with an 80-foot setback required or on certain corner lots with a Conditional Use Permit in the residential zoning districts per Section 17.16(8).

Chapter 18 of the Code of Ordinances is amended as follows: (Proposed removal of language is ~~crossed out~~.)

18.40 STREETS.

(1)(e) Whenever the proposed subdivision contains or is adjacent to a major street or highway, adequate protection of residential properties, limitation of access and separation of through and local traffic shall be provided ~~by reversed frontage~~, with screen planting contained in a nonaccess reservation along the rear property line or by the use of frontage streets.

18.44 LOTS.
(2) Double frontage ~~and reverse frontage~~ lots shall be prohibited, except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.

The foregoing ordinance was duly adopted by the Village Board of the Village of Mount Horeb at a meeting held on July 10, 2019.

APPROVED:

Randy J Littel, Village President

ATTEST:

Alyssa Gross, Village Clerk

ADOPTED: 7/10/2019

POSTED/PUBLISHED: 7/25/2019

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 _____.

_____
Randy J Littel, Village President

ATTEST:

_____
Alyssa Gross, Village Clerk

DRAFT

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 seperate 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: Carlton Bourne Date: 6/25/20

Date: _____ Fee: _____ Check# _____

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

Conditions: _____

CERTIFIED SURVEY MAP

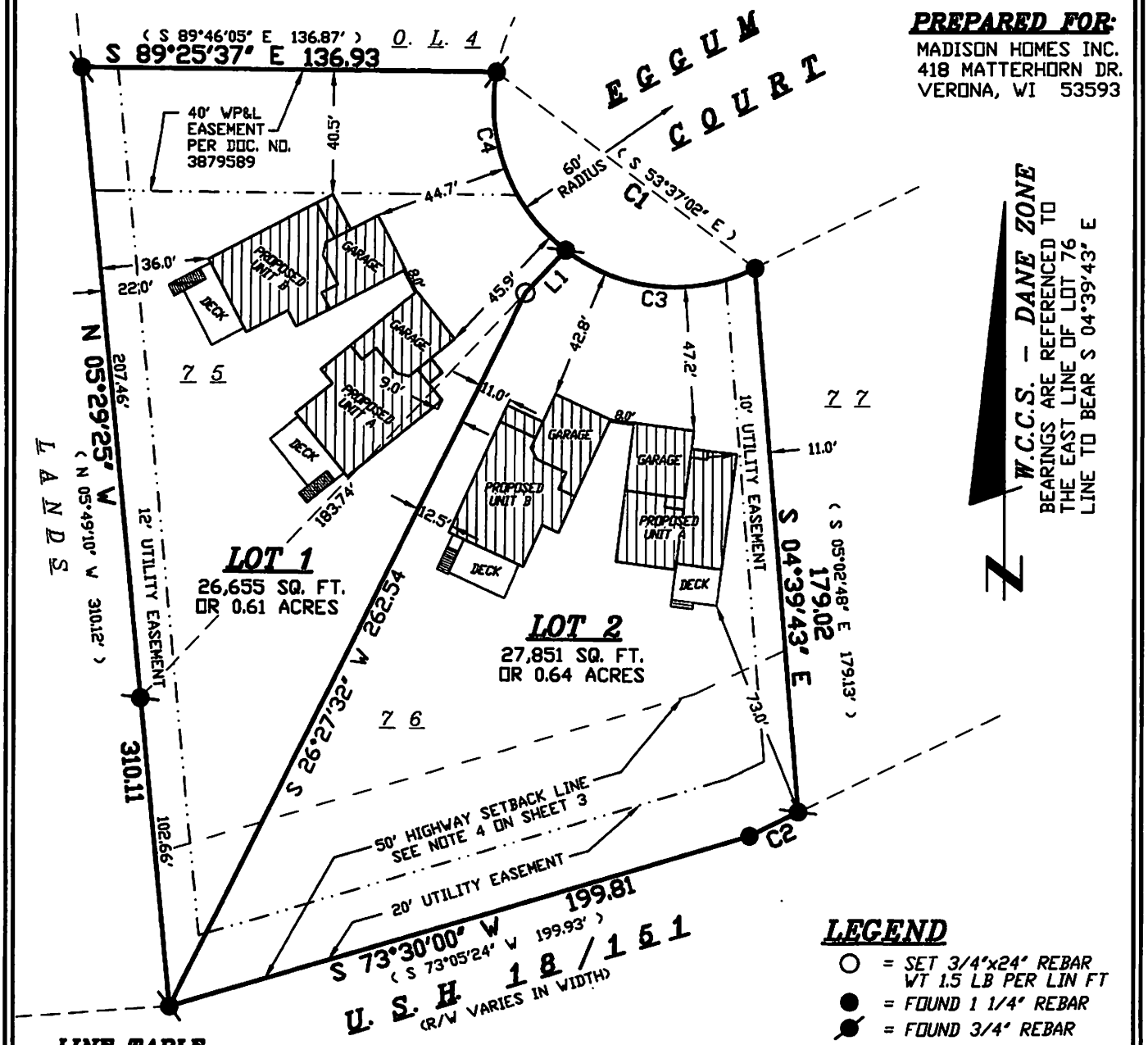
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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



LEGEND

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

SEE PAGE 3 FOR NOTES

LINE TABLE

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

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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☐ 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: 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 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: Carrol Bourne Date: 6/25/20

Date: _____ Fee: _____ Check# _____

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

Conditions: _____

CERTIFIED SURVEY MAP

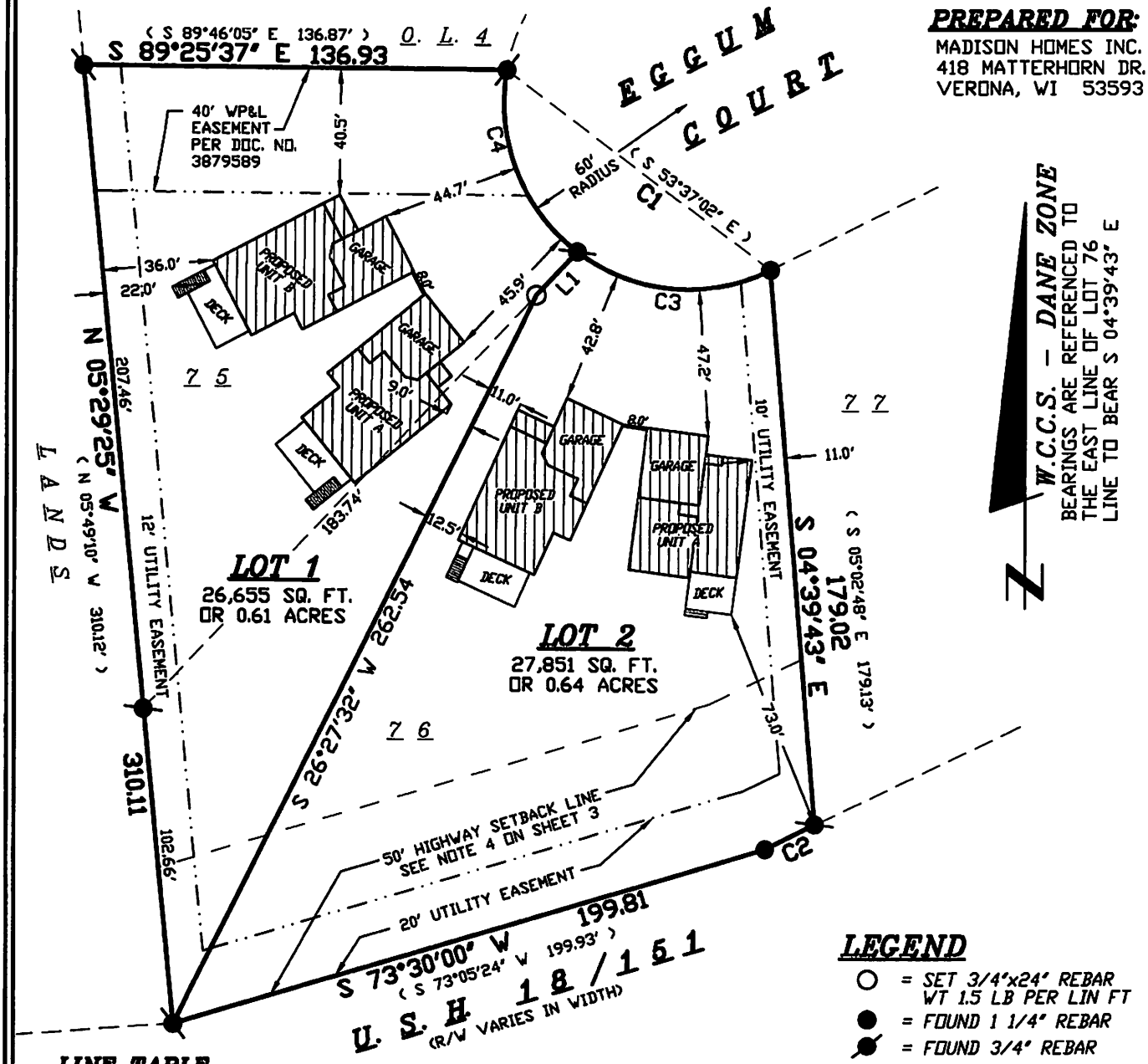
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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



LEGEND

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- ● = FOUND 1 1/4" REBAR
- ⊘ = FOUND 3/4" REBAR
- (##) = RECORDED AS

SEE PAGE 3 FOR NOTES

LINE TABLE

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

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

APPLICATION FOR
ZONING ORDINANCE AMENDMENT / CONDITIONAL USE PERMIT

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☒ be granted the following specific conditional use: Change duplex lot to a Planned Development Zoning with 2 seperate 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: 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: Earnest Bourne Date: 6/25/20

Date: _____ Fee: _____ Check# _____

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

Conditions: _____

WILLIAMSON SURVEYING & ASSOCIATES, LLC

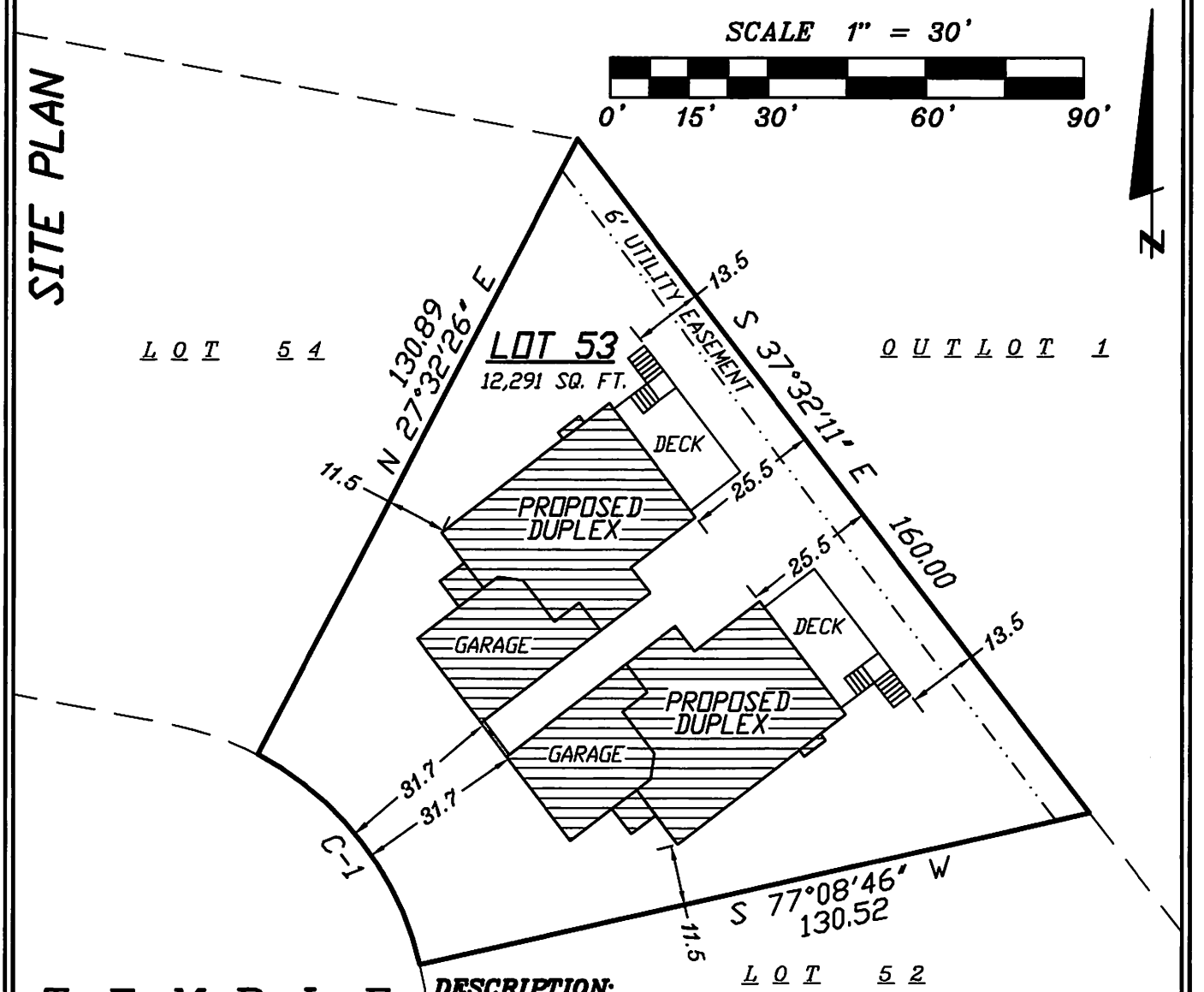
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

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

SITE PLAN



TEMPLE CIRCLE

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 SE ¼ of the NE ¼ of Section 13, T6N, R6E, Village of Mount Horeb, Dane County, Wisconsin.

PREPARED FOR:

MADISON HOMES
418 MATTERORN DRIVE
VERONA, WI 53593

SETBACKS:

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

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA

VANDEWALLE & ASSOCIATES INC.

To: Village of Mount Horeb Plan Commission

From: Village Planner Michael A. Slavney, FAICP

Date: July 17, 2020

Re: Proposed Planned Development General Development Plan (GDP) Zoning Map Amendment, and Specific Implementation Plan (SIP), for Twin Home Development at 1605/1607 Temple Court

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Background

Project Overview:
Mr. Jim Bourne of Madison Homes is proposing to divide a duplex building and lot at 1605/1607 Temple Court to create two Twin Home dwelling units, using a Certified Survey Map (CSM) land division. 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 these already constructed units, the Village Planner suggested using a Planned Development to make the current construction fully legal, and therefore able to be split into two separate lots for a Twin Home development.

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. To address the current non-conforming rear yard setback for the building, a second item of zoning flexibility should be considered.

The proposed CSM 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 an existing duplex building, and because a CSM land division has been submitted for this project, I believe this is a very simple Planned Development.

Requested Zoning Flexibilities: The two flexibilities from the requirements of the R-2 Two-Family Zoning District 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 Map which will be approved in conjunction with 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) <u>Character and Intensity of Land Use.</u> 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.

Village Planner's Recommendations Regarding the GDP:
If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for GDP submittals and approval have been met, and that also forwards the proposed GDP Zoning Map Amendment to the Village Board, with the recommendation to grant the requested flexibility for the variable interior side yard setback, and with no additional Planned Development zoning requirements over the remaining R-2 Zoning District requirements.

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

Village Planner's Review and Recommendations Regarding the SIP:
If acceptable to the Plan Commission, the Village Planner recommends the Plan Commission make, consider, and adopt a motion which makes a finding that the criteria for this SIP have been met, in the form of the proposed Certified Survey Map (CSM). 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 building as it exists now and as depicted on the June 2020 CSM, 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 recommendation will approve the SIP and enable the approval of the CSM lot split.

VILLAGE OF MOUNT HOREB
ORDINANCE 2020-11

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOTS 1 AND 2 CSM 15165 SUTTER'S PRAIRIE RIDGE SUBDIVISON, 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 would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification of the property be changed; 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 the requirements, 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.

DRAFT

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

APPROVED:

_____
Randy J Littel, Village President

ATTEST:

_____
Alyssa Gross, Village Clerk

APPROVED:_____
PUBLISHED:_____

DRAFT

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 property from R-2 Two Family Residential to PD-1 Planned Development would promote the public health, safety, and general welfare of the Village and would allow appropriate use of the property, and therefore recommends that the zoning classification of the property be changed; 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 the requirements, the zoning classification of the above referenced property is hereby designated PD-1 Planned Development, and the Zoning Map of the Village shall be amended accordingly.

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

DRAFT

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

APPROVED:

_____
Randy J Littel, Village President

ATTEST:

_____
Alyssa Gross, Village Clerk

APPROVED:_____
PUBLISHED:_____

DRAFT

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Date: June 4, 2020 Fee: **$150.00***

The undersigned owner/agent of the described property hereby requests an amendment to the Village of Mount Horeb Comprehensive Plan as follows:
change the zoning classification from PB Planned Business to R2 Residential.

Property Parcel Number: 157 | 0606-124-2273-1

Property Address: 959 Springdale Street

Property Owner Name: Ed Moen + Callie Jo Gundlach

Address: 715 Madison Street
Mineral Point, WI, 53565

Email Address: edmoen54@gmail.com

Phone: (608) 445-0110

SIGNED: Callie J. Gundlach
(property owner)

Applicant Name (if different from owner):

Address:

Email Address:

Phone:

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

****

Village Board approval date:_____ Denial date: _____

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

Zoning Amendment/ Conditional Use Permit Application & Fees

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

☐ **be granted the following specific conditional use:** _____

☒ **amend the Mount Horeb Zoning Ordinance as follows:** From PB zoning to R2 zoning

Applicant

Name: Ed Moen and Callie Jo Gundlach
Address: 715 Madison Street
City/St/Zip: Mineral Point, WI, 53565 Phone: 608-445-0110

1) Address of property: 959 Springdale St.
Tax Parcel ID Number: 157 0606 124 2273 1 CSM#: 13262
Lot: 3 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: owners

Signature: _____ Date: _____

Date: _____ Fee: _____ Check# _____

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

Conditions: _____

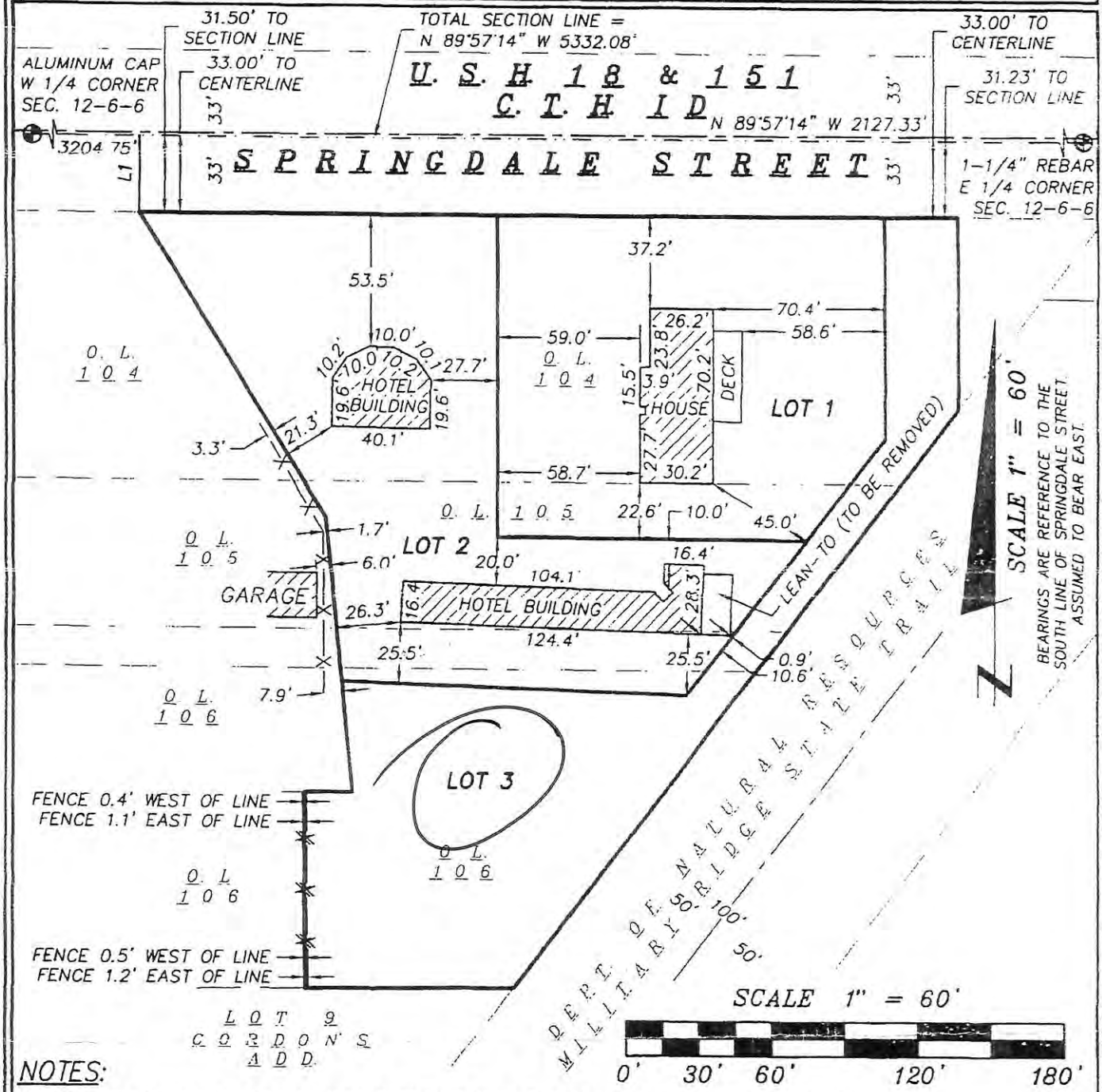
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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



NOTES:

1.) THIS CERTIFIED SURVEY MAP WAS PREPARED WITH BENEFIT OF A TITLE COMMITMENT. COMMITMENT NO. B-11024164, PREPARED BY DANE COUNTY TITLE COMPANY ON JUNE 9, 2011.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

4.) PARCEL SUBJECT TO WATER RIGHTS SET FORTH IN DEED DATED SEPTEMBER 27, 2001 AND RECORDED OCTOBER 3, 2001 AS DOCUMENT NO. 3380839. ie: 'THE RIGHT TO HAVE THE MUNICIPAL WATER PASS THROUGH AND UNDER THE GRANTORS PROPERTY AND TO HAVE ANY NECESSARY REPAIRS OR MAINTENANCE MADE THERON TO CONTINUE SUCH RIGHTS'

5.) P.U.E. = PUBLIC UTILITY EASEMENT IS IN REGARDS TO WATER MAINS, SANITARY SEWER, STORM SEWER AND ELECTRIC OR COMMUNICATION LINES.

SURVEYORS SEAL

WISCONSIN NOA PRIEVE S-2499 LODI, WI LAND SURVEYOR

4-9-12

Parcel Number - 157/0606-124-2273-1

Current

Parcel Summary

Municipality Name	VILLAGE OF MOUNT HOREB
Parcel Description	LOT 3 CSM 13262 CS 85/236-239 4/24/2012 ...
Owner Name	VILLAGE INN MOTEL LLC
Primary Address	959 SPRINGDALE ST
Billing Address	951 SPRINGDALE ST MT HOREB WI 53572

Current Year Assessment

Assessment Year	2017
Valuation Classification	G2
Assessment Acres	0.460
Land Value	$120,000.00
Improved Value	$0.00
Total Value	$120,000.00

Assessment Contacts

Assessment Contact Information
For questions or to schedule an appointment contact:

Assessor ACCURATE APPRAISAL LLC
Phone 920-749-8098
Email INFO@ACCURATEASSESSOR.COM

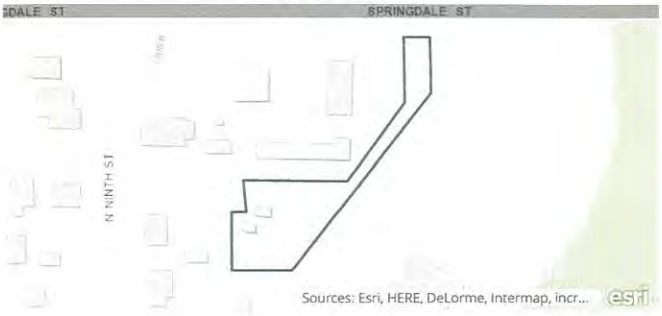
Clerk ALYSSA GROSS
Phone 608-437-6884
Email ALYSSA.GROSS@MOUNTHOREBWI.INFO

Open Book/Board Of Review Dates

Zoning Information

Contact your local city or village office for municipal zoning information.

Parcel Map



Current Year Taxes (2016)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
$120,000.00	$0.00	$120,000.00
Taxes:		$2,366.91
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$2,366.91

Districts

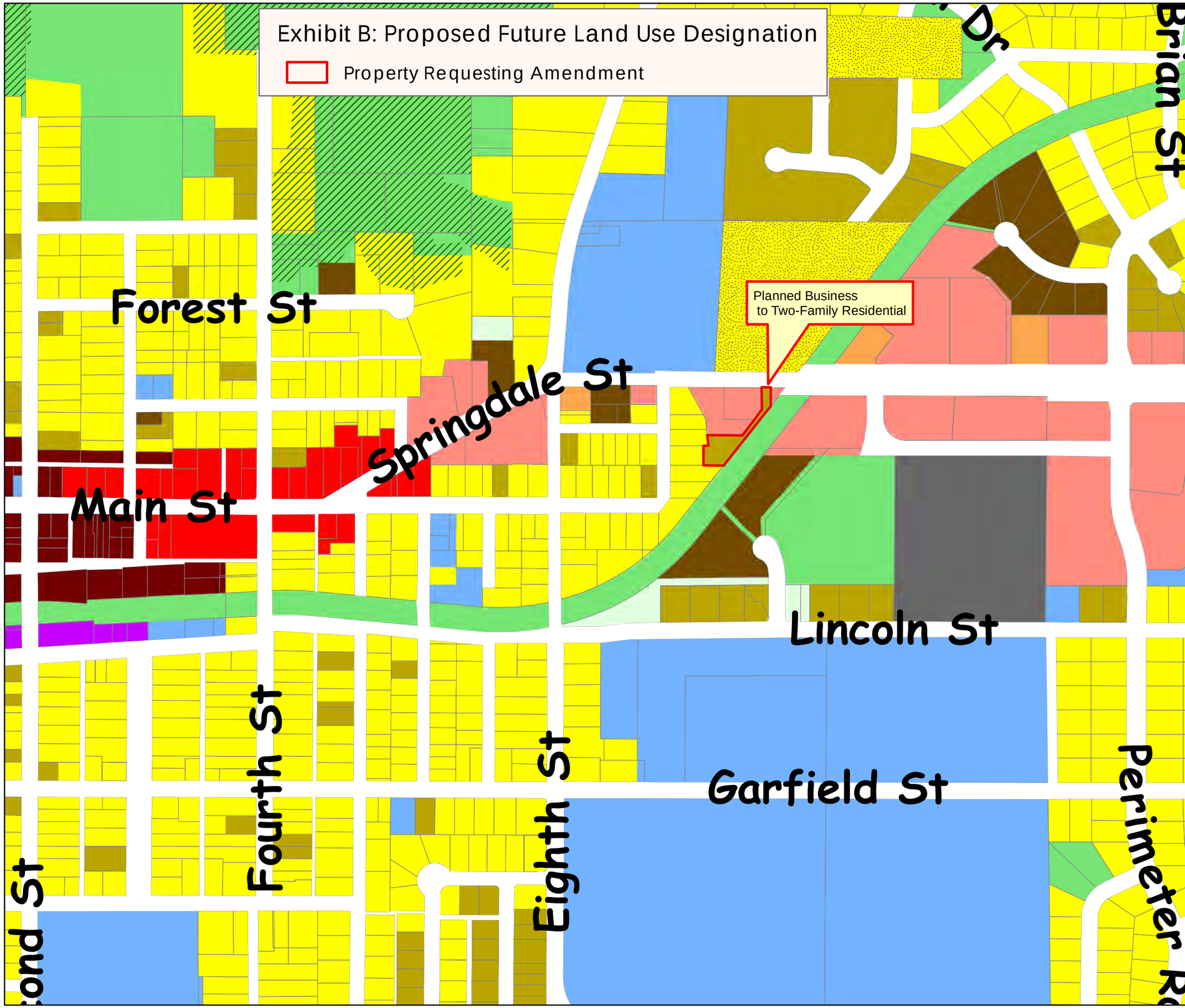
Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	10/03/2001	3380839		
LC	04/29/1998	2963077		
	07/15/1996		638	272
	07/15/1996		638	270

Exhibit B: Proposed Future Land Use Designation

Property Requesting Amendment



Future Land Use
Village View

4b

Mount Horeb Comprehensive Plan

- Village of Mount Horeb Boundary
- Town Boundaries
- Extraterritorial Jurisdiction Boundary
- Current Urban Service Area Boundary
- Potential Future Urban Service Area Boundary
- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

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

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

Planned Mixed Use may include:
1. Planned Industrial
2. Planned Business
3. Multi-Family Residential
4. Government and Institutional
5. Public Park and Open Space
6. Planned Office

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

0 470 940 Feet

N

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: July 17, 2020

Data Source: Dane County LIO, V&A, Capitol Area RPC

RESOLUTION 2020-21
PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION

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

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

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

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

WHEREAS, on July 22, 2020 the Plan Commission/Historic Preservation Commission considered a request from Ed Moen and Callie Jo Gundlach to amend the *Plan* to change the land use designation for Lot 3 CSM 13262, parcel 0606-124-2273-1, from Planned Business to Two Family Residential.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission/Historic Preservation Commission of the Village of Mount Horeb hereby recommends that, following the required public hearing, the Village Board adopt an ordinance to constitute official Village approval of the proposed amendment to the *Village of Mount Horeb Comprehensive Plan* as recommended for approval at the July 22, 2020 Plan Commission/Historic Preservation Commission meeting.

Resolution adopted this 22nd day of July, 2020.

_____
Randy J Littel, Chair
Plan Commission/Historic Preservation Commission

Attest:

_____
Alyssa Gross, Village Clerk

GORMAN & CO MULTI-FAMILY PROJECT

From: Adam Watkins
To: Kathy Hagen
Cc: Nic Owen; Ted Matkom; Marti Meeks; Ted McMillan; Sarah Ponko; "Mike Slavney"; Wade Wyse
Subject: RE: Material Samples
Date: Wednesday, July 15, 2020 7:48:57 AM
Attachments:
2020.07.14 Landsby ridge material and elevation.pdf
2020.07.13 Site Lighting Calculations.pdf
Exterior Lighting Cut Sheets.zip
20200629_Lansby Ridge Civil Check Set.pdf

Good Morning Kathy,

As a follow up to Sarah's email, please see attached for the digital files mentioned below (Revised Color Building Elevations and Cladding Materials Board, Revised Site Photometric Plan & Cutsheets). The following is a summary of the revisions to the previous submittal:

Material Board revisions:

1. Adjusted the color representation of each material to be more accurately presented.
2. Add F-1, insulated foundation wall panel.
3. Changed LS-2 product information. The previously specified panel is not available in the US (it is largely a Canadian product).

Color Building Elevations revisions:

1. Adjusted the color representation of each material to more be more accurately be presented.
2. Added F-1 to exposed foundation wall at East, South, and West elevations.
3. Added color to the architectural metal screen at the meters on East elevation. Color preference previously expressed by commission was blue.
4. Added a canopy above building entrance on North elevation.
5. Modified the canopy above building entrance on West elevation. It is now a suspended canopy, rather than post-supported.
6. Added representational shrubs at the base of foundation wall around building perimeter. These are representational only. A detailed landscape plan is to follow.
7. Added South building elevation showing the parking garage entry.
8. Added West building elevation show the western most elevation.
9. Modified the graphic representation of grade at the South and West building elevations in order to illustrate the sloping site, a sloping parking lot, position of retaining walls.
10. Add vent penetration locations at building elevations, as we understand them at this time. These are represented by small squares (8" across) and relate to bathroom, kitchen, and laundry vents. All vent covers will be painted to blend in with adjacent materials.

Site Lighting Plan revisions:

1. Maximum mounting height adjusted to 20'-0".
2. Fixtures/locations revised to meet Village requirements.

We have also attached current civil plans for reference, although significant changes have not been made to these plans. We do understand that previous Plan Commission discussions indicated a requirement to extend the public S Blue Mounds Street sidewalk; these updates do not include that revision as we are awaiting final Plan Commission / Village Board discussion and conditions of approval.

As mentioned below, we will forward the detailed landscaping plan as soon as we are able.

Please let us know if there are any questions.

Thank you,

-Adam

Adam Watkins,
P.E.
Project Engineer

WYSER ENGINEERING
312 East Main Street
Mount Horeb, WI
53572

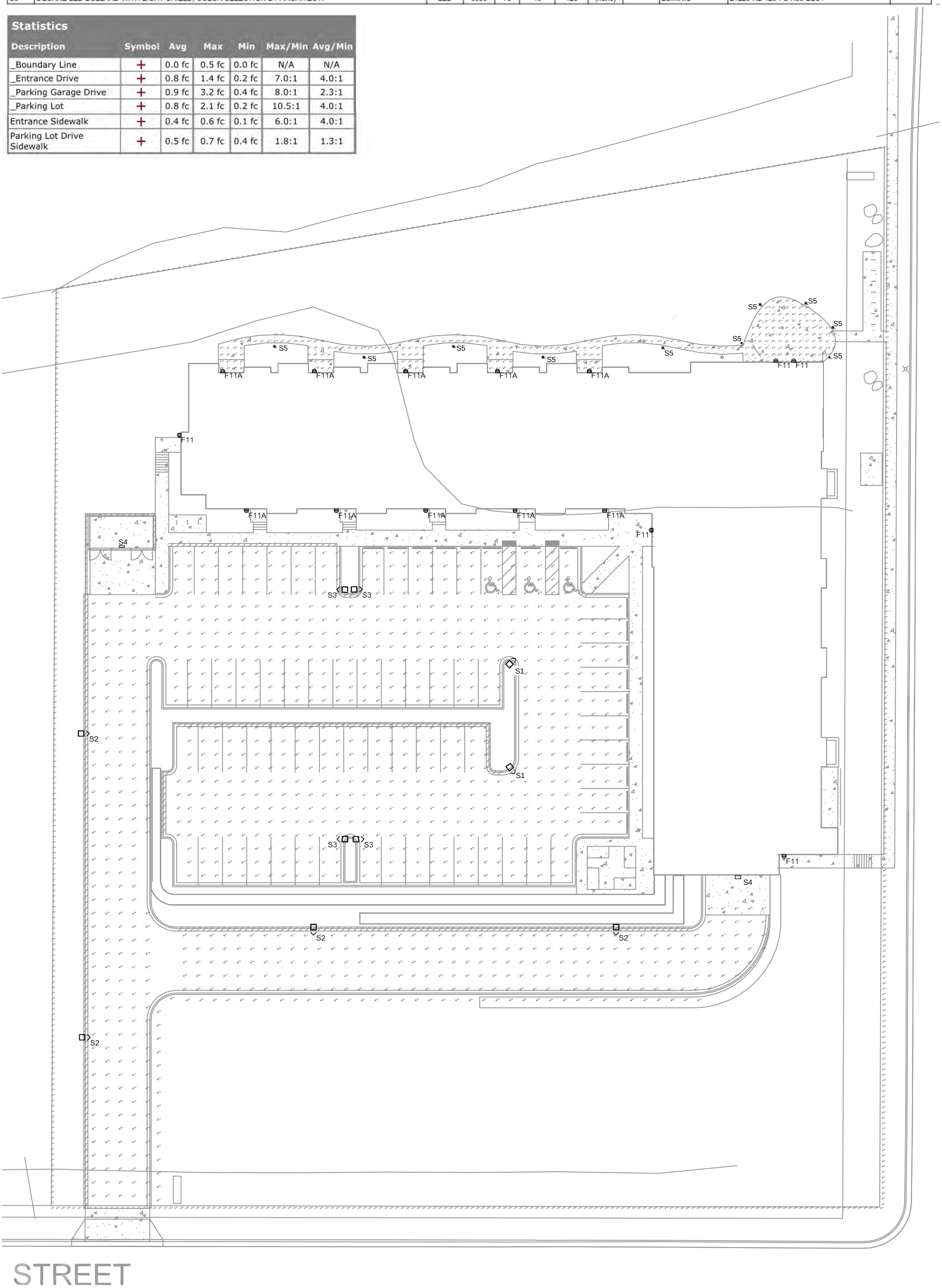
Office: (608) 437-1980
Cell: (608) 513-6718
adam.watkins@wyserengineering.com
www.wyserengineering.com

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	FIXTURE TYPE	LIGHT SOURCE K	LIGHT SOURCE CRI	INPUT WATTS	VOLTS	MOUNTING TYPE	MOUNTING HEIGHT	SPECIFIED FIXTURE MANUFACTURER	SPECIFIED FIXTURE MODEL NO.	OPTIONS
F11	EXTERIOR CYLINDER UP/DOWN LED LIGHT	LED	4000	80	15	120	W	7' 0"	LITHONIA	OLLWD LED-P1-40K-120-DDB	
F11A	EXTERIOR CYLINDER DOWN LED LIGHT	LED	4000	80	10	120	W	7' 0"	LITHONIA	OLLWDU LED-P1-40K-120-DDB	
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



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

LANDSBY RIDGE, 400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572
7/1/2020

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

LANDSBY RIDGE, 400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572
7/1/2020

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

GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

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

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

LANDSBY RIDGE

400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572

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

MRM

C:\TempCAD\Landsby Ridge-V1 2020_nmathew2UKW5.rvt

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

GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

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

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

LANDSBY RIDGE

400 WEST GARFIELD STREET
MOUNT HOREB, WI 53572

CONSTRUCTION DOCUMENTS

Issue Dates:

DATE	DESCRIPTION
2020.06.05	SIP SUBMITTAL
2020.06.27	SIP SUBMITTAL
2020.07.22	SIP SUBMITTAL

Project No.	19LAN8-00-01
Plot Date:	7/13/2020 1:30:45 PM
Drawn by:	NM
Checked by:	
Approved by:	

Sheet Title
EXTERIOR BUILDING ELEVATIONS- ENTITLEMENTS

Sheet No.
202

MRM

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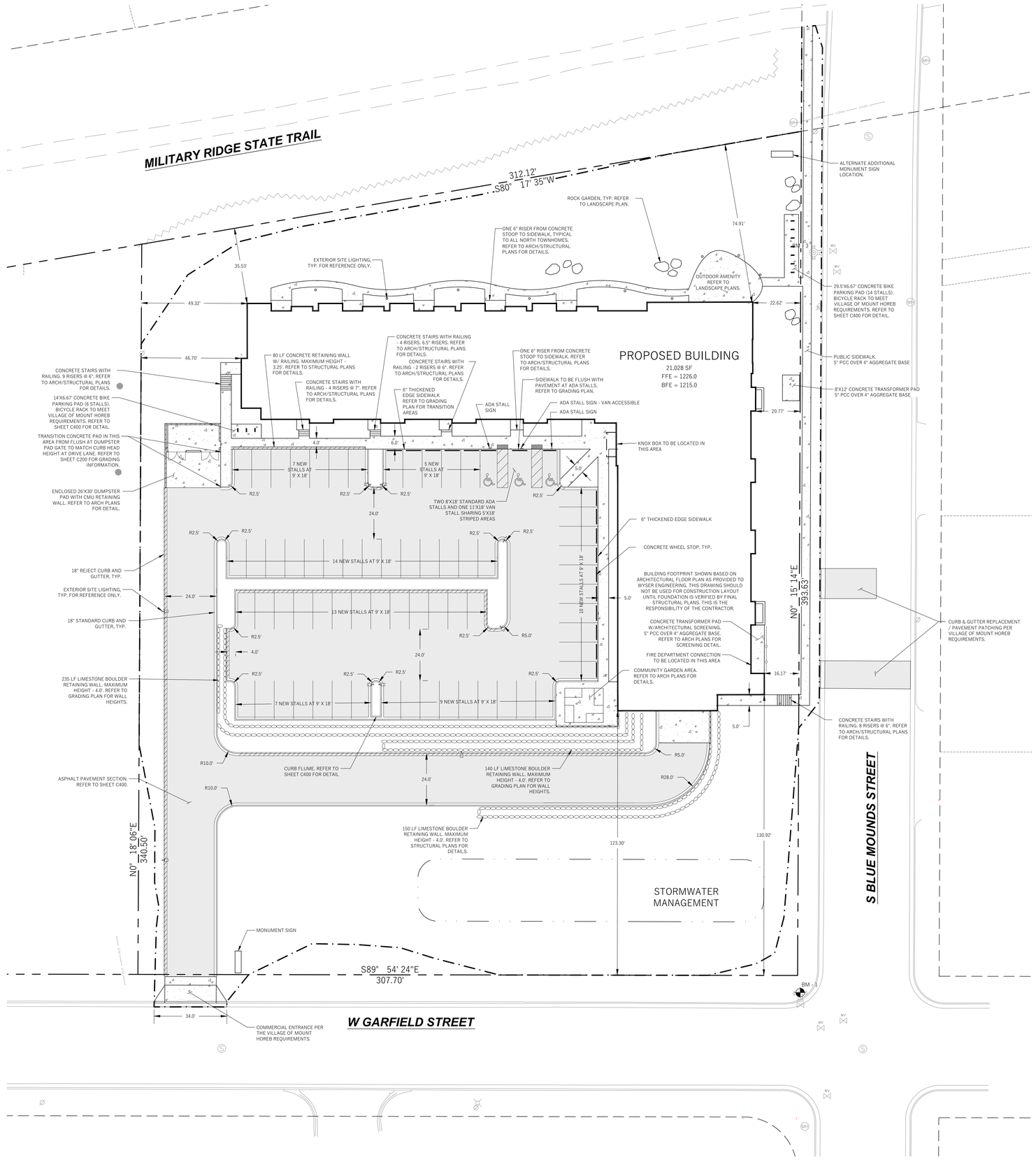

LEGEND (PROPOSED)

- 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

NORTH
1" = 20' ON 30"X42"
NTS ON 11"X17"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON AUGUST 5, 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.
2. 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.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. 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.
5. 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.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE 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%

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Hearing Impaired TDD (800) 542-2289
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200 N. MAIN STREET
OREGON, WI 53575

Seal

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

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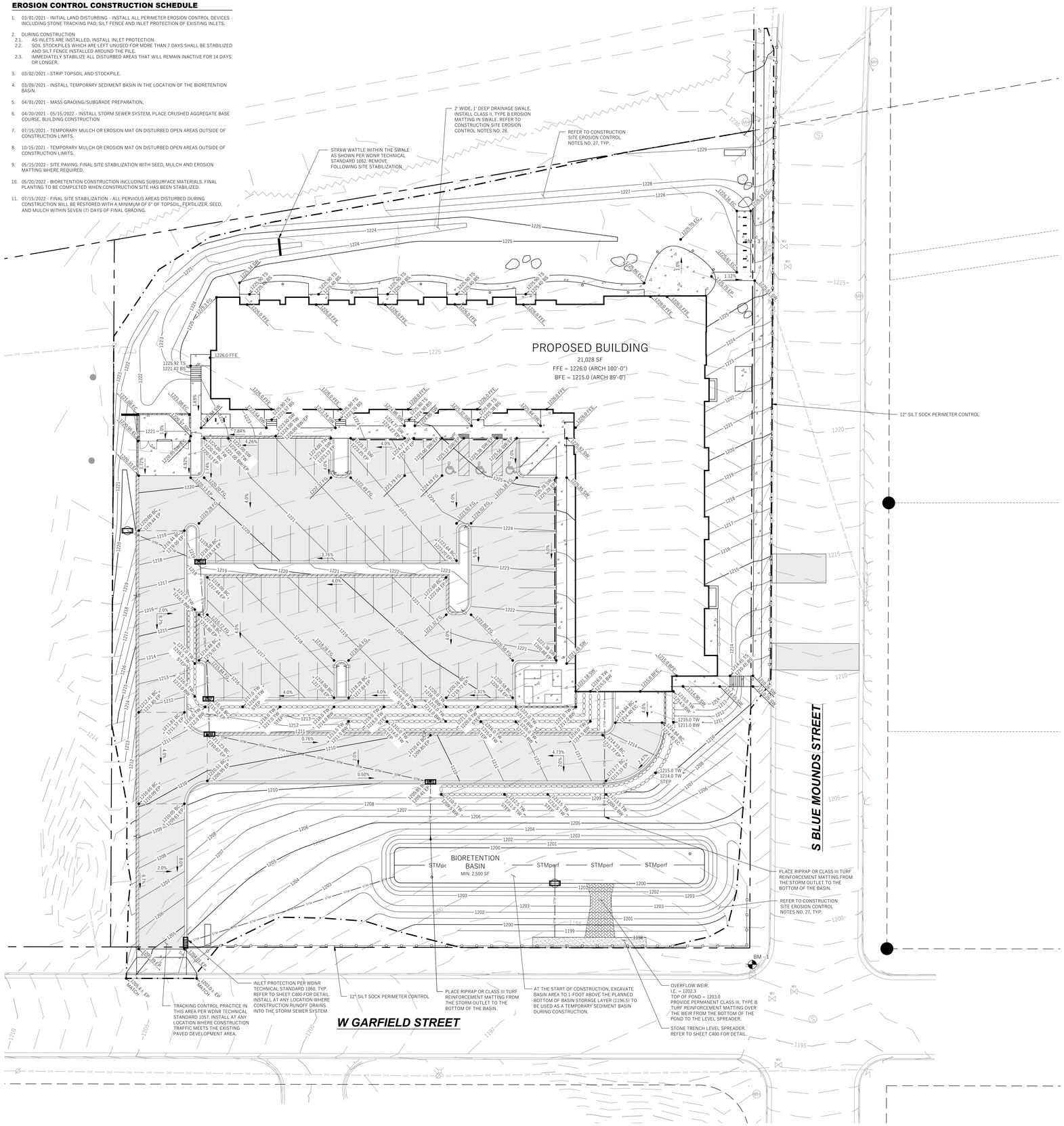
EROSION CONTROL CONSTRUCTION SCHEDULE

1. 03/01/2021 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD, SILT FENCE AND INLET PROTECTION OF EXISTING INLETS.
2. DURING CONSTRUCTION
   - 2.1. AS INLETS ARE INSTALLED, INSTALL INLET PROTECTION.
   - 2.2. SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
   - 2.3. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
3. 03/02/2021 - STRIP TOPSOIL AND STOCKPILE.
4. 03/09/2021 - INSTALL TEMPORARY SEDIMENT BASIN IN THE LOCATION OF THE BIORETENTION BASIN.
5. 04/01/2021 - MASS GRADING/SUBGRADE PREPARATION.
6. 04/20/2021 - 05/15/2022 - INSTALL STORM SEWER SYSTEM, PLACE CRUSHED AGGREGATE BASE COURSE, BUILDING CONSTRUCTION
7. 07/15/2021 - TEMPORARY MULCH OR EROSION MAT ON DISTURBED OPEN AREAS OUTSIDE OF CONSTRUCTION LIMITS.
8. 10/15/2021 - TEMPORARY MULCH OR EROSION MAT ON DISTURBED OPEN AREAS OUTSIDE OF CONSTRUCTION LIMITS.
9. 05/15/2022 - SITE PAVING, FINAL SITE STABILIZATION WITH SEED, MULCH AND EROSION MATTING WHERE REQUIRED.
10. 05/20/2022 - BIORETENTION CONSTRUCTION INCLUDING SUBSURFACE MATERIALS. FINAL PLANTING TO BE COMPLETED WHEN CONSTRUCTION SITE HAS BEEN STABILIZED.
11. 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.



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)

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
- 1220 MAJOR CONTOUR
- 1221 MINOR CONTOUR
- STM STORM SEWER
- SILT SOCK
- FRAMED INLET PROTECTION
- DITCH CHECK
- 1225.18 FG SPOT GRADE
- 1.0% DRAINAGE GRADE BREAK
- DRAINAGE ARROW

NORTH
1" = 20' ON 30"X42"
NTS ON 11"X17"

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
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6. 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

1. 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 WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. 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.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. 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.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. 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.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. 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 DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL 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 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
16. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
17. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
18. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
19. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
20. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
21. 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.
22. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
23. 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 SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
25. 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.
26. 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 HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
27. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
28. 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.
29. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
30. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION 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 WDNR'S BUREAU OF REMEDIATION AND DEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
4. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
5. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
6. 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.
7. 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)
8. 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.
9. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
   - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
10. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

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

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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
GRADING & EROSION CONTROL PLAN

Sheet No.
C200

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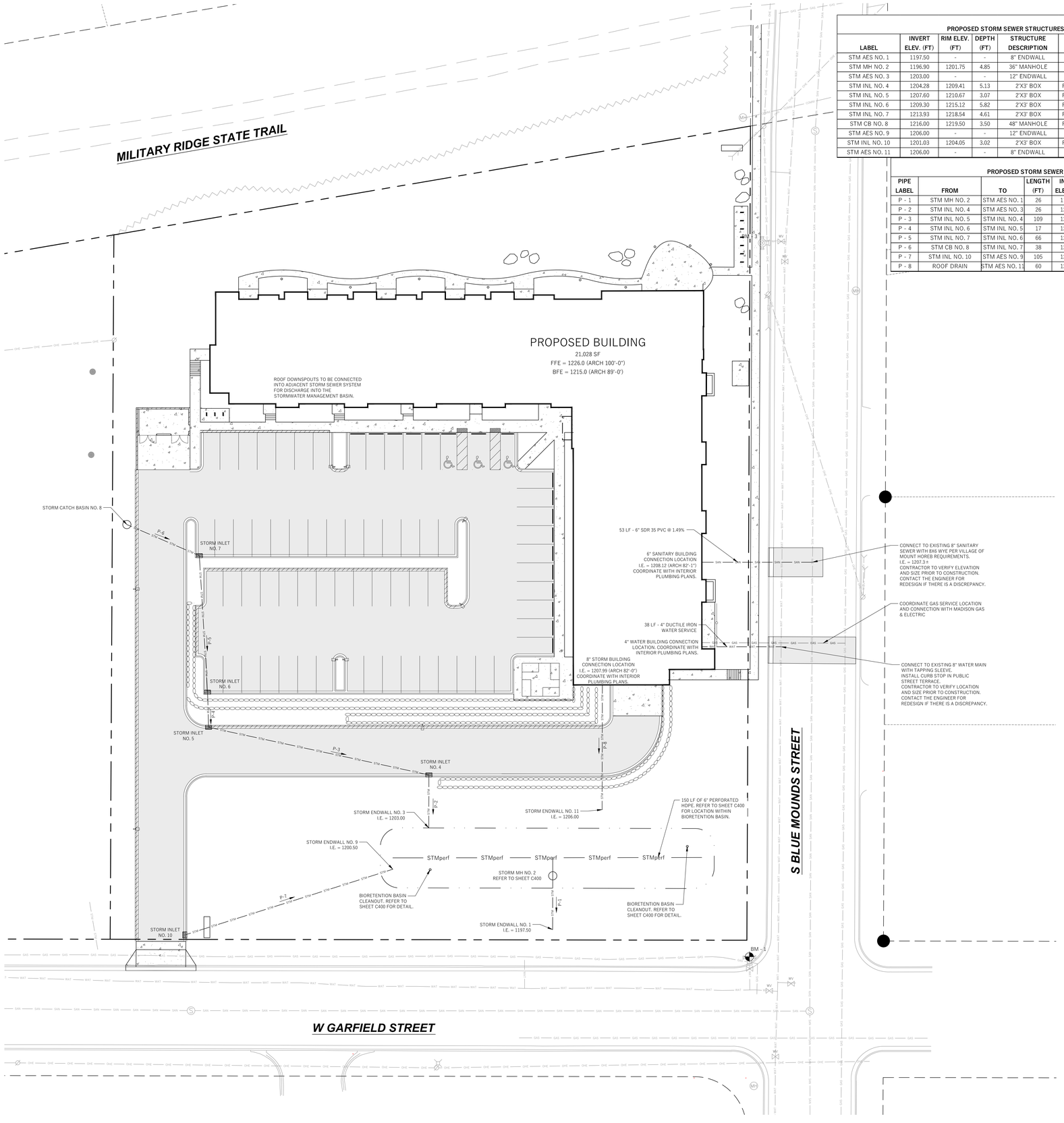

PROPOSED STORM SEWER STRUCTURES SCHEDULE

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 PS36-44S
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

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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT — WATER MAIN
- SAN — SANITARY SEWER
- STM — STORM SEWER
- GAS — GAS SERVICE (DESIGN BY OTHERS)
- E — ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY

NORTH

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NTS ON 11"X17"

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3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. 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.
5. 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.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF MOUNT HOREB STANDARD SPECIFICATIONS.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. 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 NOTIFYING 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.
9. 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.
10. 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 30 FEET OF EXISTING UTILITIES.
11. 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.
12. 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.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. 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.
15. ALL, EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. 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.
20. 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 THINK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
21. NO BLASTING SHALL OCCUR WITHIN 30 FEET OF ANY EXISTING UTILITIES
22. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
23. 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.

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GORMAN ARCHITECTURAL
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CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

Seal

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 7:26:48 AM
Drawn by:	AJW
Checked by:	WPW
Approved by:	WPW

Sheet Title
UTILITY PLAN

Sheet No.
C300

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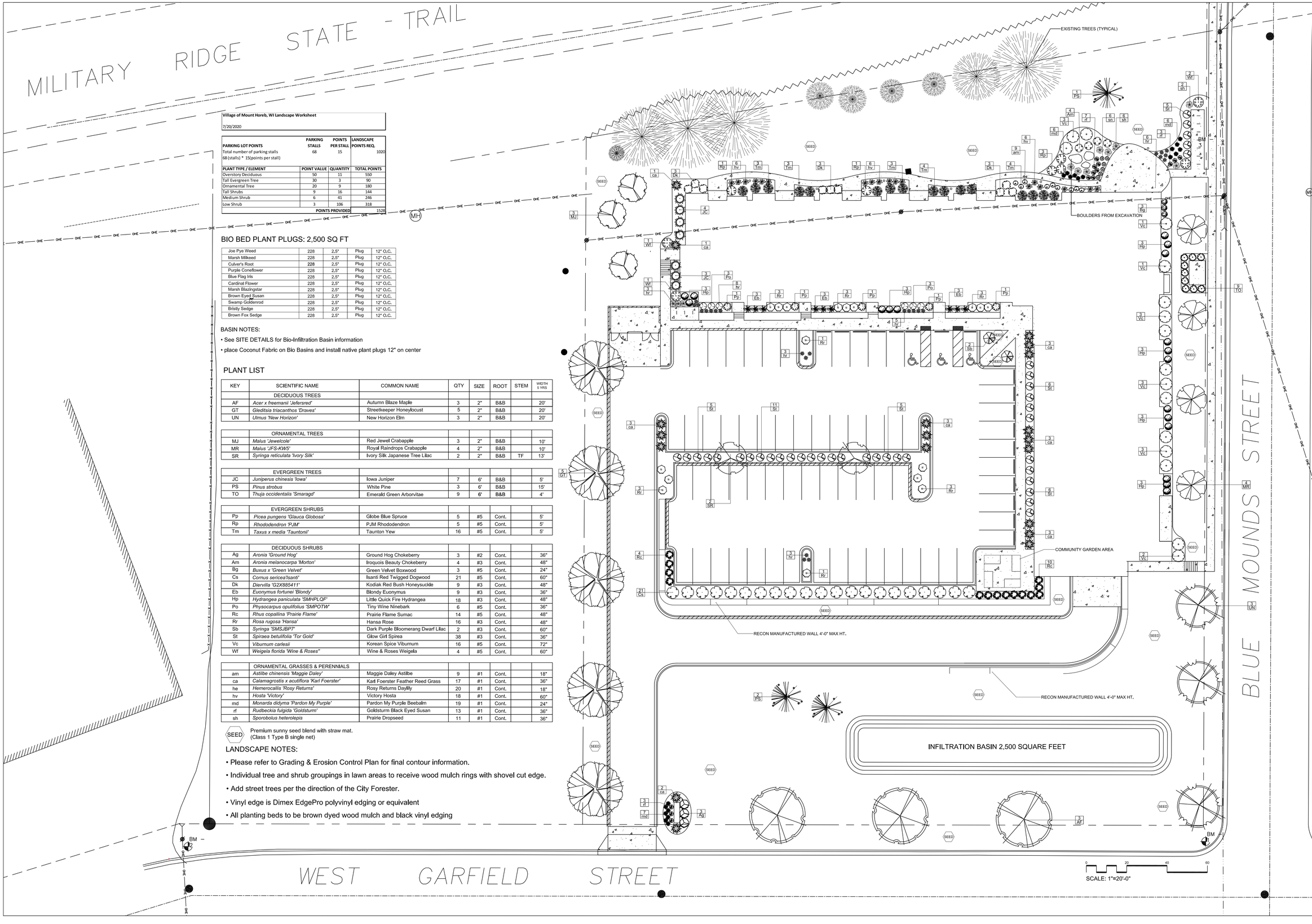

Village of Mount Horeb, WI Landscape Worksheet
7/20/2020

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 Shrubs	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 Milkeed	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 5 YRS
	DECIDUOUS TREES						
AF	*Acer x freemanii 'Jefersred'*	Autumn Blaze Maple	3	2"	B&B		20'
GT	*Gleditsia triacanthos 'Draves'*	Streetkeeper Honeylocust	5	2"	B&B		20'
UN	*Ulmus 'New Horizon'*	New Horizon Elm	3	2"	B&B		20'
	ORNAMENTAL TREES						
MJ	*Malus 'Jewelcole'*	Red Jewel Crabapple	3	2"	B&B		10'
MR	*Malus 'JFS-KW5'*	Royal Raindrops Crabapple	4	2"	B&B		10'
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	2	2"	B&B	TF	13'
	EVERGREEN TREES						
JC	*Juniperus chinesis 'Iowa'*	Iowa Juniper	7	6'	B&B		5'
PS	*Pinus strobus*	White Pine	3	6'	B&B		15'
TO	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae	9	6'	B&B		4'
	EVERGREEN SHRUBS						
Pp	*Picea pungens 'Glauca Globosa'*	Globe Blue Spruce	5	#5	Cont.		5'
Rp	*Rhododendron 'PJM'*	PJM Rhododendron	5	#5	Cont.		5'
Tm	*Taxus x media 'Tauntonii'*	Taunton Yew	16	#5	Cont.		5'
	DECIDUOUS SHRUBS						
Ag	*Aronia 'Ground Hog'*	Ground Hog Chokeberry	3	#2	Cont.		36"
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Chokeberry	4	#3	Cont.		48"
Bg	*Buxus x 'Green Velvet'*	Green Velvet Boxwood	3	#5	Cont.		24"
Cs	*Cornus sericea'Isanti'*	Isanti Red Twigged Dogwood	21	#5	Cont.		60"
Dk	*Diervilla 'G2X68541'1'*	Kodiak Red Bush Honeysuckle	9	#3	Cont.		48"
Eb	*Euonymus fortunei 'Blondy'*	Blondy Euonymus	9	#3	Cont.		36"
Hp	*Hydrangea paniculata 'SMHPLQF'*	Little Quick Fire Hydrangea	18	#3	Cont.		48"
Po	*Physocarpus opulifolius 'SMPOTW'*	Tiny Wine Ninebark	6	#5	Cont.		36"
Rc	*Rhus copalina 'Prairie Flame'*	Prairie Flame Sumac	14	#5	Cont.		48"
Rr	*Rosa rugosa 'Hansa'*	Hansa Rose	16	#3	Cont.		48"
Sb	*Syringa 'SMSJBP7'*	Dark Purple Bloomerang Dwarf Lilac	2	#3	Cont.		60"
St	*Spiraea betulifolia 'Tor Gold'*	Glow Girl Spirea	38	#3	Cont.		36"
Vc	*Viburnum carlesii*	Korean Spice Viburnum	16	#5	Cont.		72"
Wf	*Weigela florida 'Wine & Roses'*	Wine & Roses Weigela	4	#5	Cont.		60"
	ORNAMENTAL GRASSES & PERENNIALS						
am	*Astilbe chinensis 'Maggie Daley'*	Maggie Daley Astilbe	9	#1	Cont.		18"
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	17	#1	Cont.		36"
he	*Hemerocallis 'Rosy Returns'*	Rosy Returns Daylily	20	#1	Cont.		18"
hv	*Hosta 'Victory'*	Victory Hosta	18	#1	Cont.		60"
md	*Monarda didyma 'Pardon My Purple'*	Pardon My Purple Beebalm	19	#1	Cont.		24"
rf	*Rudbeckia fulgida 'Goldsturm'*	Goldsturm Black Eyed Susan	13	#1	Cont.		36"
sh	*Sporobolus heterolepis*	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

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Verona, WI 53593
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FAX: (608) 827-9402
WEB: www.olsontoon.com

LANDSBY RIDGE

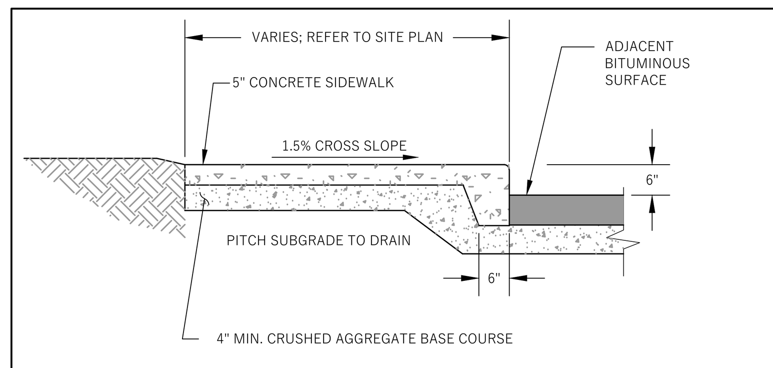
400 West Garfield Street
Mount Horeb, Wisconsin 53572

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

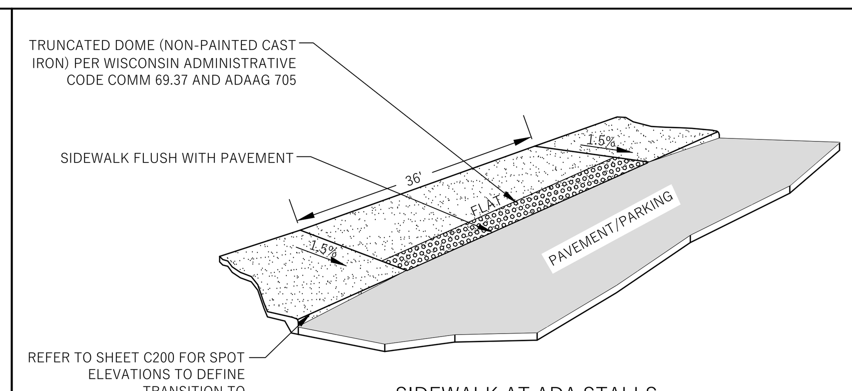
Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:
7-21-2020

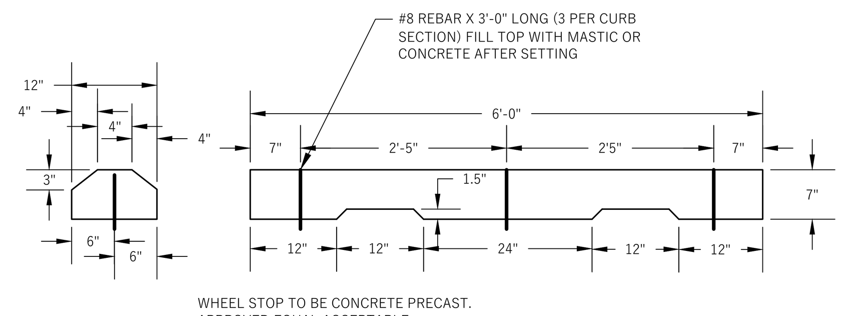
Reference Name:
GORMAN



THICKENED EDGE SIDEWALK

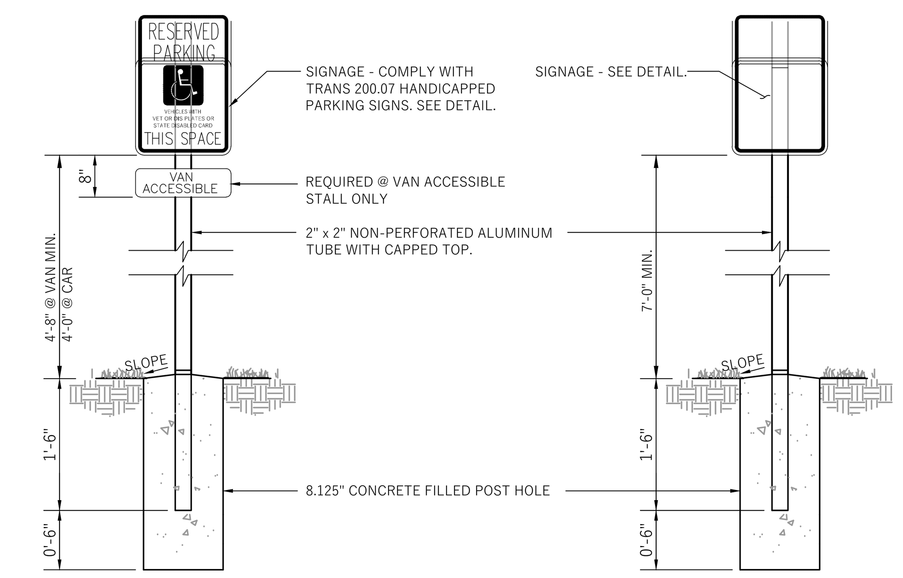


SIDEWALK AT ADA STALLS



WHEEL STOP TO BE CONCRETE PRECAST. APPROVED EQUAL ACCEPTABLE.

CONCRETE WHEEL STOP

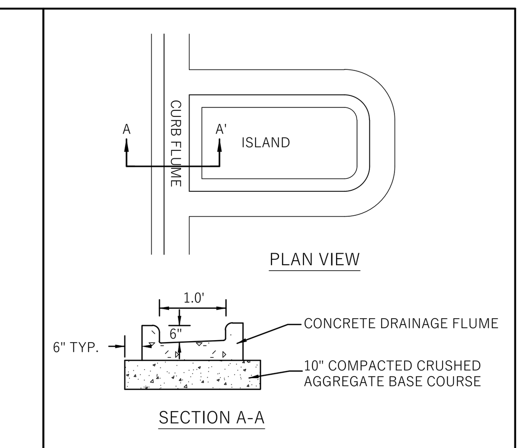


GENERAL NOTES:
- ALL SIGNS TO MEET THE CRITERIA OUTLINED WITHIN THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND WISCONSIN DOT, AS APPLICABLE.
- EXCAVATION BY GENERAL CONTRACTOR
- POST SHALL BE SET BY CONCRETE CONTRACTOR
- SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CARPENTER
- WIPE CLEAN EXCESS CONCRETE FROM POST BY CONCRETE CONTRACTOR
- CARPENTER TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT.

12" X 18"

12" X 6"

SITE SIGNAGE

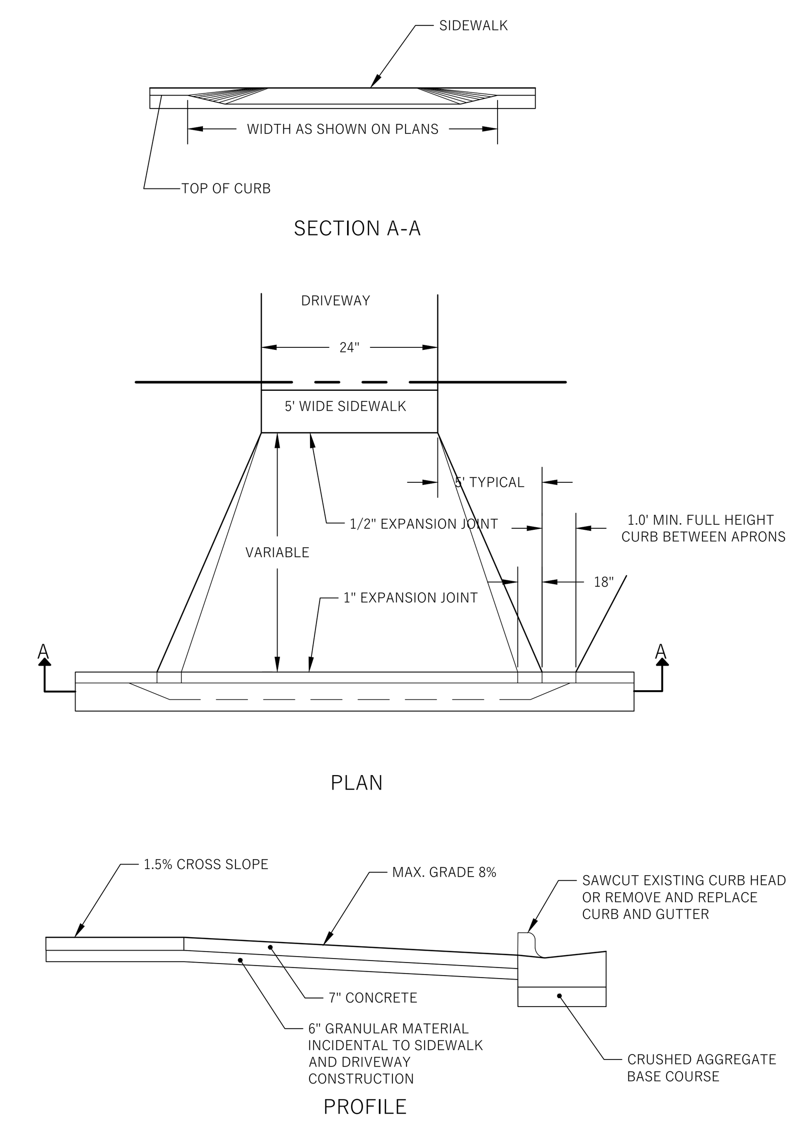


CURB FLUME

MATERIAL	THICKNESS	SPECIFICATION
BITUMINOUS UPPER LAYER	1.75"	SECTION 460, TABLE 460-1, 9.5 MM
BITUMINOUS LOWER LAYER	2.25"	SECTION 460, TABLE 460-1, 12.5 MM
DENSE GRADED BASE	10.0"	SECTION 301 AND 305, 31.5 MM
TOTAL THICKNESS	14.0"	

1. IF ANY DISCREPANCY BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT IS FOUND, THE GEOTECHNICAL REPORT HOLDS.
2. CAR PARKING REFERS TO THE STRIPED PARKING AREAS ONLY. ALL OTHER AREAS ARE CONSIDERED DRIVE LANES.
3. REFERENCED SPECIFICATION IS WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING SECTION 460.3.2 RELATING LAYER THICKNESS TO AGGREGATE SIZE.
4. COMPACTION REQUIREMENTS
   4.1. BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   4.2. BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
5. MIXTURE TYPE LT 58-28 S BITUMINOUS PAVEMENT IS RECOMMENDED, REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.

PAVEMENT SECTIONS



COMMERCIAL ENTRANCE

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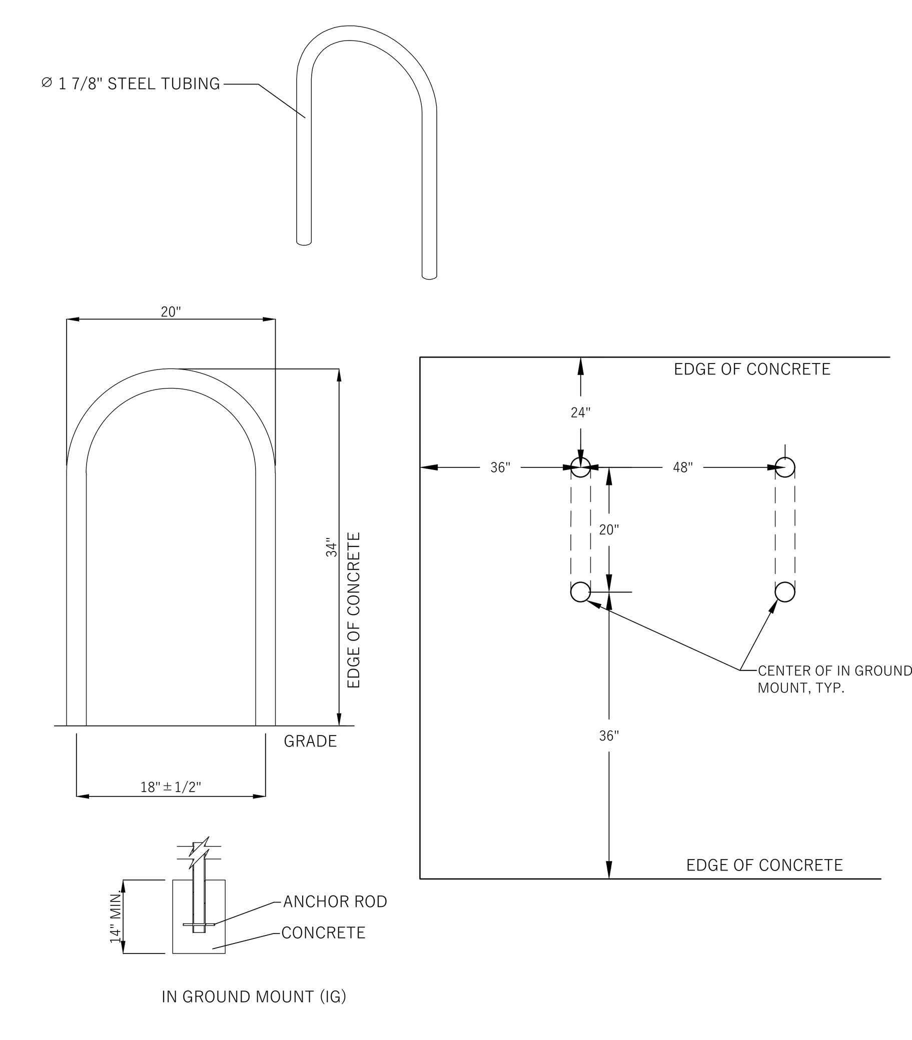

PRODUCT: U190-IG(SF)
DESCRIPTION: 'UP' BIKE RACK
2 BIKE, IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

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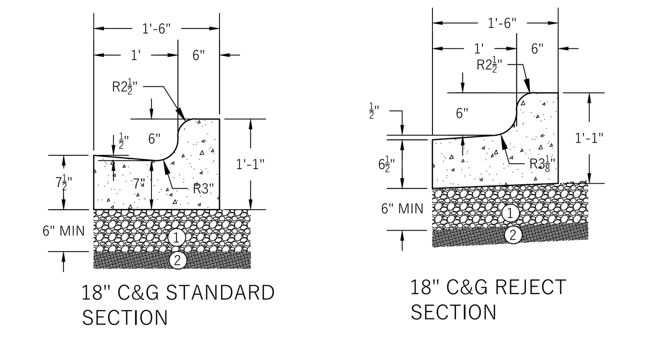
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. FINISH TO BE BLACK POWDER COATED.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

BIKE RACKS

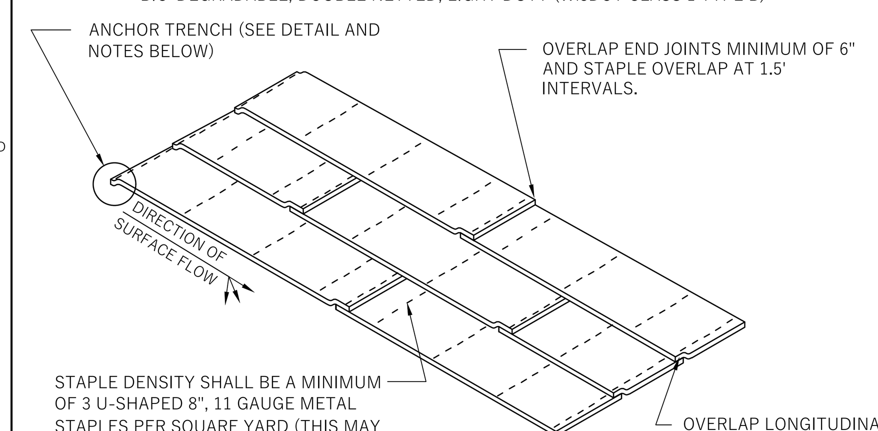


① DENSE GRADED BASE 1-1/4" (TYP.), SHALL BE PROVIDED 18" BEYOND THE BACK OF CURB

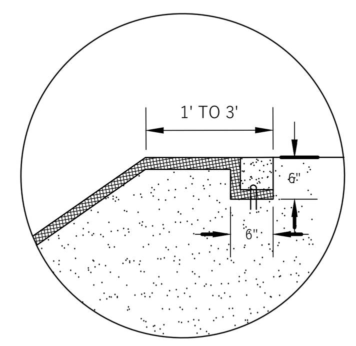
② COMPACTED SUB BASE

18" CURB AND GUTTER

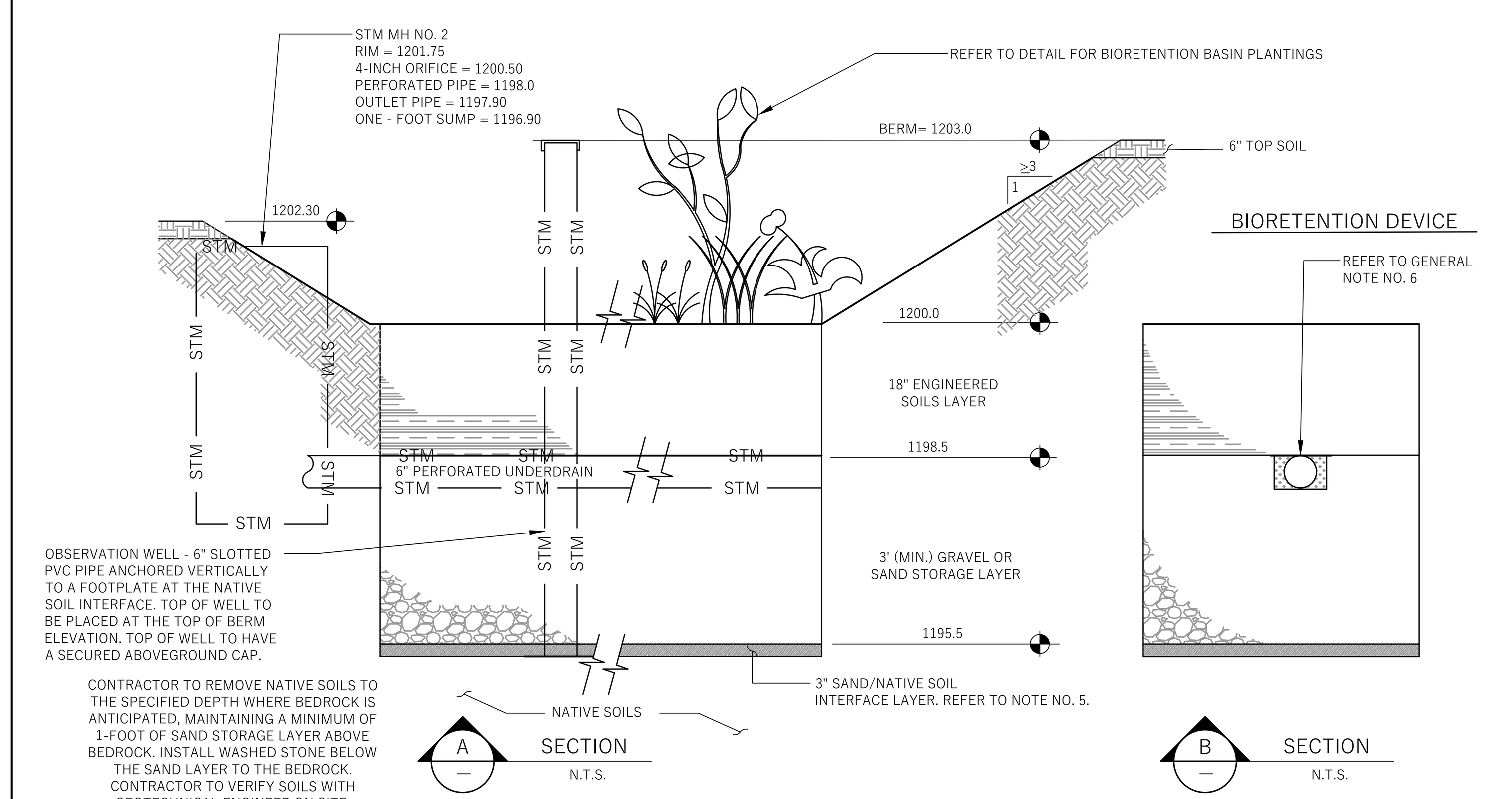
EROSION CONTROL BLANKET(SEEDED AREAS) ON SIDE SLOPES OF 3:1 OR GREATER.
BIO-DEGRADABLE, DOUBLE NETTED, LIGHT DUTY (WisDOT CLASS 1 TYPE B)



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH



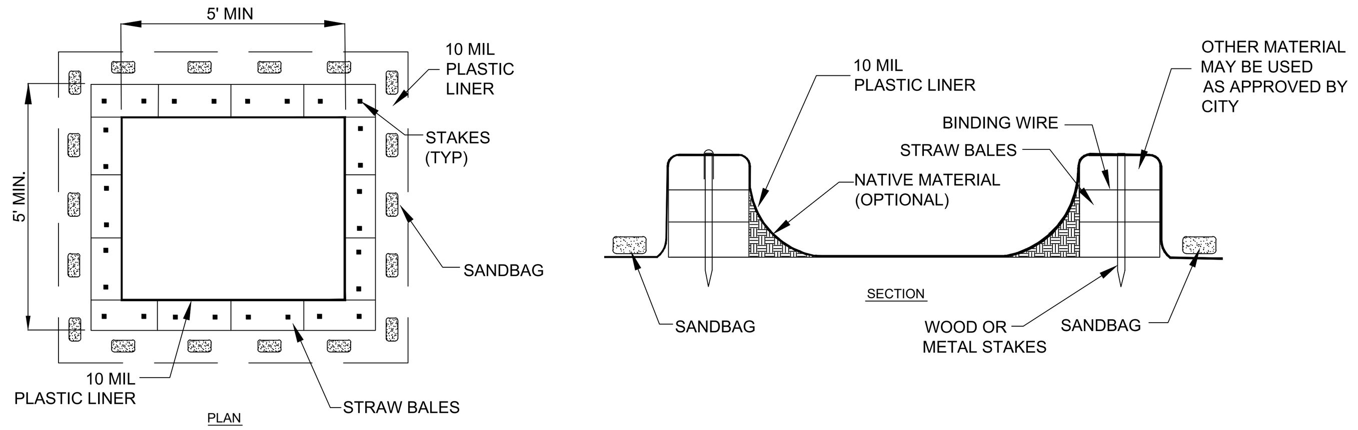
EROSION CONTROL BLANKET INSTALLATION



GENERAL NOTES:
1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL SEED THE BASIN WITH NATIVE SEEDS AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6" LONG HARDWOOD STAKES). CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
3. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C33 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
4. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, PH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
5. SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
6. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
7. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
8. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
9. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

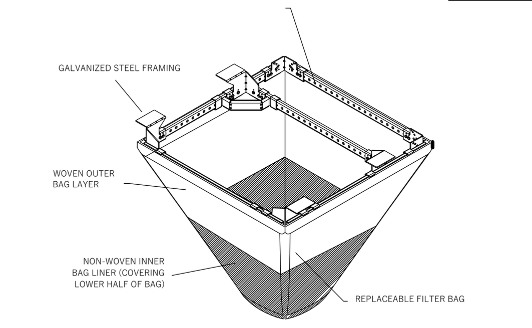


WASHOUT NOTES

1. ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
2. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
3. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
4. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT

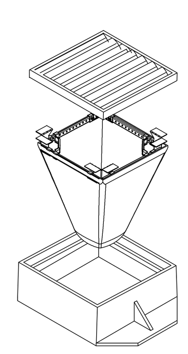
FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



(HB) HYBRID FILTER BAG SPECIFICATIONS:

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS) HB (Hybrid Bag)	Flow Ratings (CFS) Bypass	ADS P/N
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB



Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag

FLEXSTORM INLET FILTERS
CATCH IT

SIZE C | DRAWN BY | DWG NO IPP Flexstorm HD Specifications | REV A | SCALE | SHEET 1 OF 1

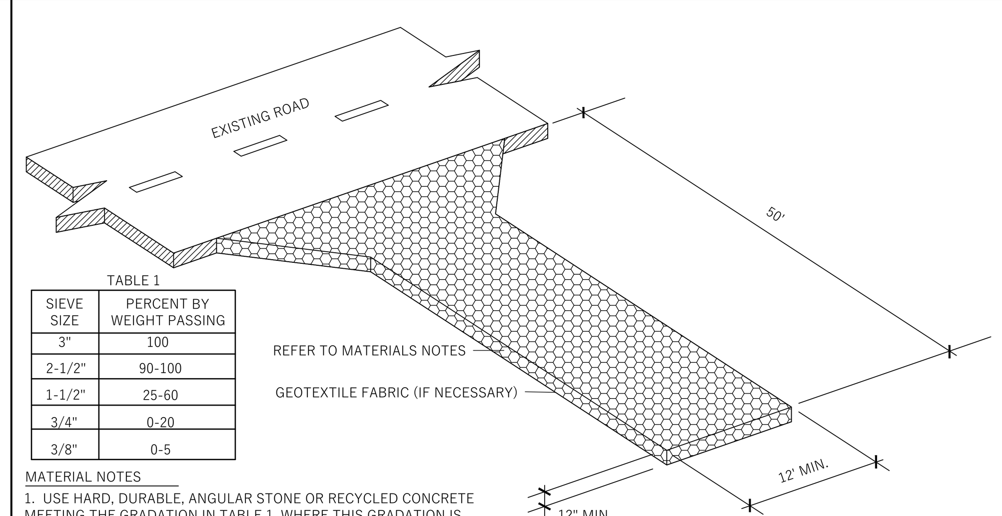


TABLE 1

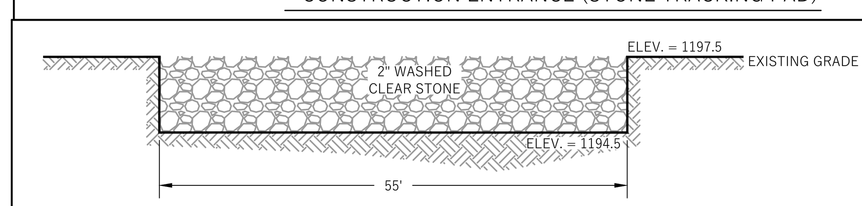
SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

MATERIAL NOTES
1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES
1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.
5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.
6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

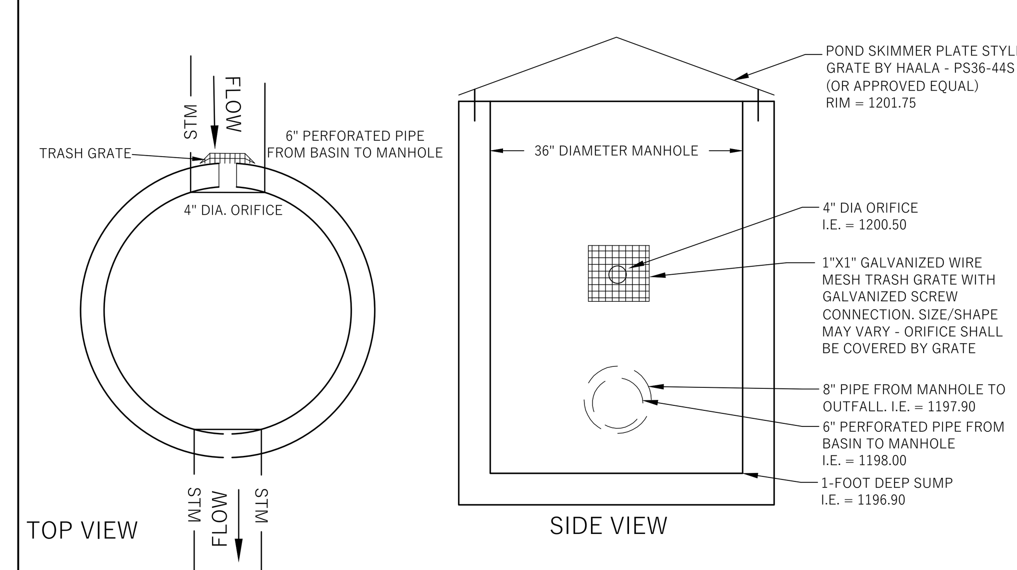
INSPECTION & MAINTENANCE NOTES
1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)

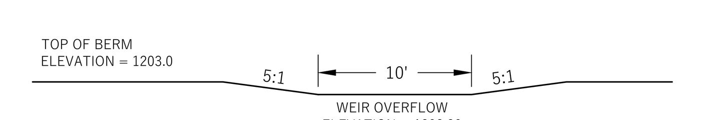


NOTE: TRENCH TO HAVE A 5' WIDE FLUSH TOP AT ELEVATION 1197.5

STONE TRENCH LEVEL SPREADER



BIORETNTION BASIN OUTLET
NTS



NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INTALLED PER MANUFACTURER'S RECOMMENTDATIONS.

BIORETENTION BASIN
OVERFLOW WEIR
NTS

GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

Seal

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 7:26:48 AM
Drawn by:	AJW
Checked by:	WPW
Approved by:	WPW

Sheet Title
DETAILS

Sheet No.
C400

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

ADA compliant.

OPTICS

4000K CCT LEDs.

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

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

ELECTRICAL

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

Operating temperature -30ºC to 40ºC.

1KV surge protection standard.

INSTALLATION

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

LISTINGS

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

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

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

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

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

Specifications subject to change without notice.

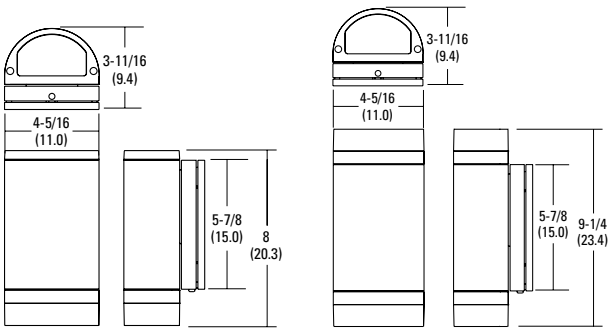
Outdoor General Purpose

OLLWD & OLLWU

LED WALL CYLINDER LIGHT

Specifications

All dimensions are inches (centimeters)



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

Example: OLLWD LED P1 40K MVOLT DDB

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

Notes

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

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

ADA compliant.

OPTICS

4000K CCT LEDs.

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

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

ELECTRICAL

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

Operating temperature -30ºC to 40ºC.

1KV surge protection standard.

INSTALLATION

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

LISTINGS

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

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

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

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

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

Specifications subject to change without notice.

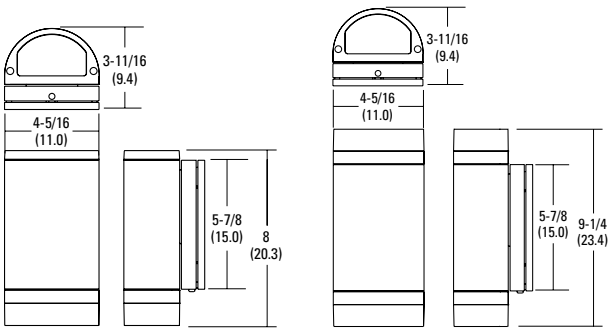
Outdoor General Purpose

OLLWD & OLLWU

LED WALL CYLINDER LIGHT

Specifications

All dimensions are inches (centimeters)



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

Example: OLLWD LED P1 40K MVOLT DDB

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

Notes

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

DESCRIPTION

The Galleon™ Pedestrian Companion LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate a variety of pole configurations and mounting heights, allowing it to be offered as a pedestrian or site lighting solution. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity.

Optics
Choice of sixteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Pedestrian LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option.

Mounting
The innovative quick mounting arm attaches to new or existing 4-5" round or square poles with 1-1/2" to 4-7/8" drilling patterns without re-drilling. The mast arm adapter fits horizontal 2-3/8" tenon.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

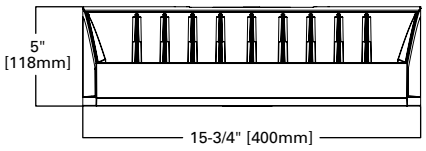
GAP GALLEON PEDESTRIAN COMPANION

1-2 Light Squares

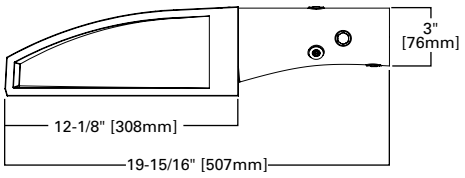
Solid State LED

AREA/SITE LUMINAIRE

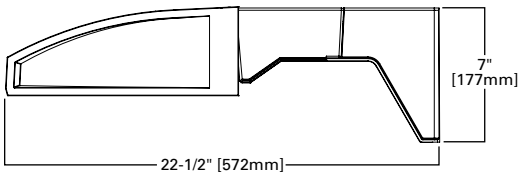
DIMENSIONS



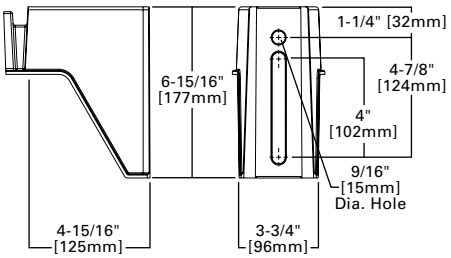
MAST ARM MOUNT



QUICK MOUNT ARM (OVERALL DIMENSIONS)



QUICK MOUNT ARM (POLE MOUNTING DETAILS)



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001

ENERGY DATA

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

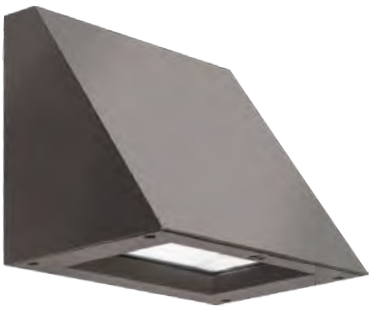
EPA

Effective Projected Area: (Sq. Ft.)
Mast Arm Mount: 2.4
Quick Mount Arm: 2.9

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

EATON
Powering Business Worldwide



WDGE2 LED

Architectural Wall Sconce

Catalog Number

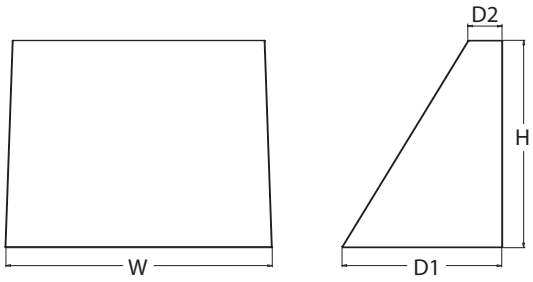
Notes

Type

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

Specifications

Depth (D1): 7″
Depth (D2): 1.5″
Height: 9″
Width: 11.5″
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting			
									Shipped included		Shipped separately	
WDGE2 LED	P1[1]	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	SRM	Surface mounting bracket	AWS	3/8inch Architectural wall spacer
	P2[1]	P2SW	30K	3000K	90CRI	VW	Visual comfort wide	347[3]	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]	BBW	Surface-mounted back box
	P3[1]	P3SW	35K	3500K				480[3]			PBBW	Premium surface-mounted back box (top, left, right conduit entry)
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K								
	P5[1]		50K[2]	5000K								

Options

E4WH	Emergency battery backup, CEC compliant (4W, 0°C min)
E10WH	Emergency battery backup, CEC compliant (10W, 5°C min)
E20WC	Emergency battery backup, CEC compliant (18W, -20°C min)
PE[4]	Photocell, Button Type
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG[6]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7″

H = 11″

W = 11.5″

PBBW – Premium Back Box

D = 1.75″

H = 9″

W = 11.5″

BBW – Standard Back Box

D = 1.5″

H = 4″

W = 5.5″

AWS – 3/8inch Architectural Wall Spacer

D = 0.38″

H = 4.4″

W = 7.5″

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8″ Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

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

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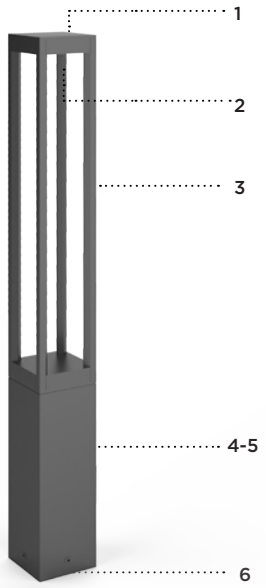
LQ627 SERIES
Lumiquad - LED
6” BOLLARD

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:								
	FIXTURE	SUFFIX	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



1- Heavy cast aluminum top cover.
2- Optical system assembly.
3- 4x extruded aluminum struts.
4- Cast aluminum driver housing.
5- 6” (152mm) x 6” (152mm) extruded aluminum square body.
6- Cast aluminum mounting base.

LQ627

MATERIALS
Lumiquad bollard is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperatures of -40ºC/-40ºF to 55ºC/131ºF, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

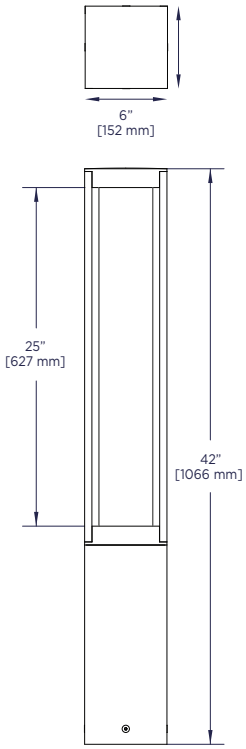
LED Standard 4000K CCT/80 CRI. Optional 2700K, 3000K and 3500K.

LIFE
60,000hrs $L_{70}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data).
Up to 70,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

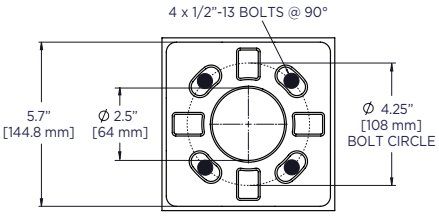
FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Lumen depreciation in accordance with IESNA LM80 standards.
Rated IP65.

MOUNTING
Mounts with a set of 4 x 1/2”-13 x 18” lg. galvanized anchor bolts.



LQ627



June 2020 Rev.0

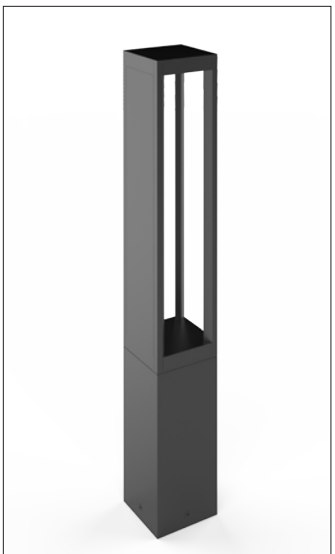
LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement without prior notice.

OPTIONS

ACCESSORIES



BLC
Blockout shield available on up to three sides.

LVR
Glare control louvers.

LUMINIS®

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

Luminaires may be altered for design improvement without prior notice.

Village of Mount Horeb

138 East Main Street
Mount Horeb Wisconsin 53572

DESIGN REVIEW APPLICATION

Applicant Name: JOHN BIENO - TJK DESIGN BUILD

Address: 612 WEST MAIN STREET STE 201 MADISON, WI 53703

Telephone Number (daytime): 608 257 1090

Address of project if different: 1225 BUSINESS 18 & 151 E

Zoning Classification of project: PB

Fee paid ($100-see back side of application): _____

Plan Submittal Checklist attached: _____

Landscape Plan Submittal Checklist attached: _____

Design Review Parking Lot Application Required: _____

Design Review Parking Lot Application Submitted: _____

Project Description: WE ARE PROPOSING TO DO A FACADE REMODEL TO AN OLD CONVENIENCE STORE. THE DRIVE THRU WILL BE MAINTAINED. SLIGHT SITE MODIFICATIONS/IMPROVEMENTS WITH CURB, SIDEWALK, MENU BOARD AND A FENCED AREA FOR OUTDOOR EATING. THE INTERIOR WILL BE REVITALIZED TO ACCOMMODATE (2) TENANTS.

6.4.20

Applicant Date Zoning Administrator Date

I HEREBY ACKNOWLEDGE RECEIPT OF WRITTEN PLAN COMMISSION APPROVAL FOR THE ABOVE PROJECT, AND AGREE TO MEET THE CONDITIONS INCLUDED IN THE APPROVAL.

SIGNED: _____ DATE: _____

PROPOSED FACILITY FOR:

DUNKIN' DONUTS - MOUNT HOREB

SITE ADDRESS:

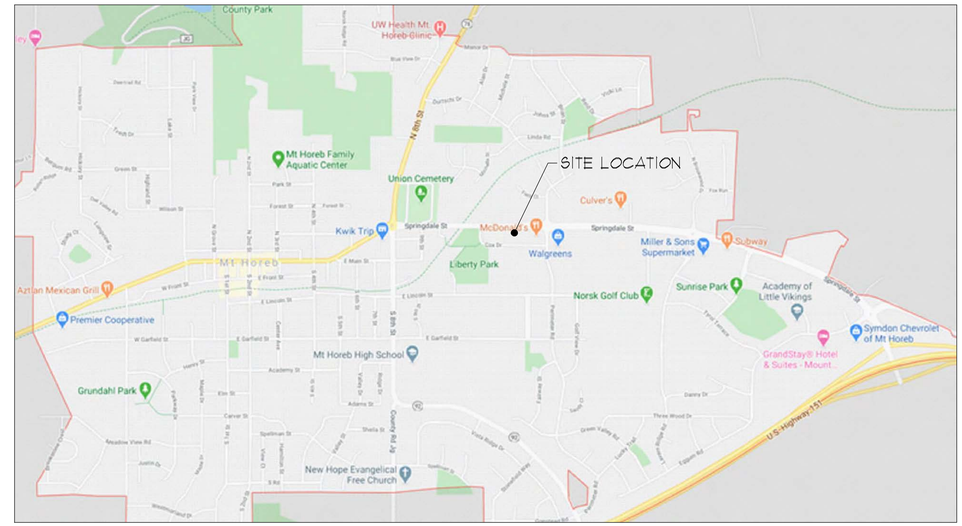
1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

TJK DESIGN BUILD

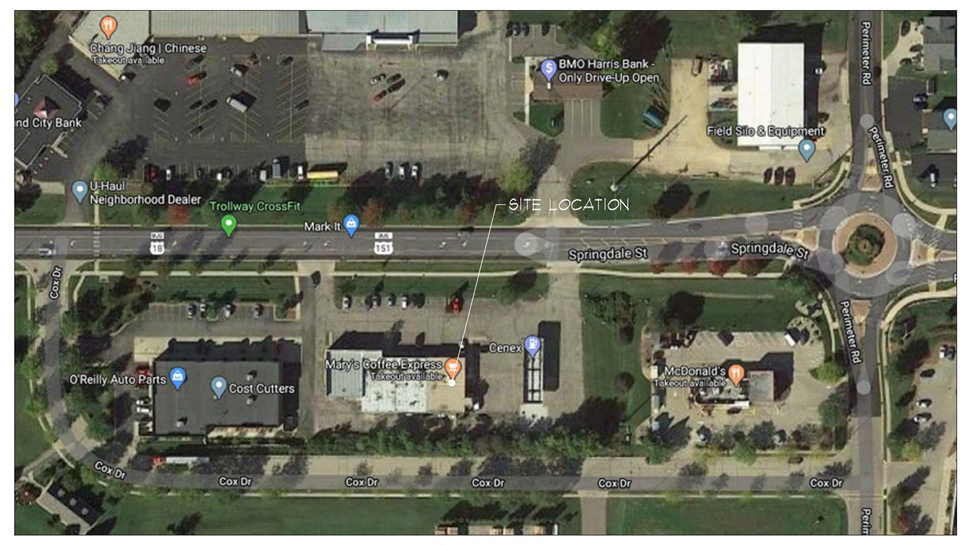
TJK Design Build
612 W. Main
Madison, WI 53703
608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

SHEET #	SHEET TITLE
GN-1.0	EXTERIOR FINISHES
GN-1.1	EXTERIOR FINISHES
C-1.1	SITE PLAN
A-1.1	FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS



MAP LOCATION



MAP LOCATION

PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB

EXTERIOR METAL PAINTED COATINGS

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PC-01	PAINTED COATING	SHERWIN WILLIAMS	**CONCRETE FINISH**	SW 7064 "PASSIVE WHITE"	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5176 EMAIL: MARK.T.WEINER@SHERWIN.COM
	PAINTED COATING	POWDER COAT	**CONCRETE FINISH**	SW 7064 "PASSIVE WHITE"	
PC-02	PAINTED COATING	MATTHEWS PAINT	**CHARCOAL FINISH**	COLOR: MP10269 DARK SLATE FINISH LVS SATIN V2.0	
	PAINTED COATING	SHERWIN WILLIAMS	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
	PAINTED COATING	POWDER COAT	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
PC-03	NOT USED				
	NOT USED				
PC-04	PAINTED COATING	MATTHEWS PAINT	**OFF WHITE FINISH**	**COLOR MATCH PMS COOL GREY 1C** MAP ULTRA LOW V.O.C.	
	PAINTED COATING	SHERWIN WILLIAMS	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
	PAINTED COATING	POWDER COAT	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
PC-05	PAINTED COATING	SHERWIN WILLIAMS	**MID-TONE FINISH**	SW 7066 "GRAY MATTERS"	
	PAINTED COATING	POWDER COAT	**MID-TONE FINISH**	SW 7066 "GRAY MATTERS"	
PC-06	NOT USED	N/A			
	NOT USED	N/A			
PC-07	PAINTED COATING	SHERWIN WILLIAMS	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
	PAINTED COATING	POWDER COAT	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
PC-08	PAINTED COATING	SHERWIN WILLIAMS	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
	PAINTED COATING	POWDER COAT	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
PC-09	PAINTED COATING	SHERWIN WILLIAMS	**WALK-IN**	SW 7064 "PASSIVE"	
	PAINTED COATING	POWDER COAT	**WALK-IN**	SW 7064 "PASSIVE"	
PC-10	PAINTED COATING	SHERWIN WILLIAMS	**MID-TONE FINISH #2**	SW 6255 "MORNING FOG"	
	PAINTED COATING	POWDER COAT	**MID-TONE FINISH #2**	SW 6255 "MORNING FOG"	
	PAINTED COATING		**LINEN WHITE**	**COLOR MATCH WILSONART PLAM "LINEN"** MAP ULTRA LOW V.O.C.	
	PAINTED COATING	POWDER COAT	**LINEN WHITE**	**COLOR MATCH WILSONART PLAM "LINEN"** MAP ULTRA LOW V.O.C.	
PC-12	PAINTED COATING	MATTHEWS PAINT	**DD PINK FINISH**	**COLOR MATCH PMS 219 C** COLOR: MP79206 R161426 FINISH: LVS SATIN V1.0 OVER MP55898 WHITE BASECOAT	
	PAINTED COATING	SHERWIN WILLIAMS	**DD PINK FINISH**	**COLOR MATCH PMS 219 C**	
	PAINTED COATING	POWDER COAT	**DD PINK FINISH**	**COLOR MATCH PMS 219 C**	
PC-13	PAINTED COATING	MATTHEWS PAINT	**DD ORANGE FINISH**	**COLOR MATCH PMS 165C** COLOR: MP797700 R161426 FINISH: LVS SATIN V1.0 OVER MP55898 WHITE BASECOAT	
	PAINTED COATING	SHERWIN WILLIAMS	**DD ORANGE FINISH** COLOR # 5059990	Blended At: Sherwin Williams Product Finishes, Lowell MA Product: LV3 - Genesis Low VOC Satin GT1039 Orange Toner 785.97g / .19gal GT1511 Low VOC Gloss Clear 529.21g / .12gal GT1043 Autumn Orange 194.04g / .05gal GT1011 Artic White 137.20g / .02gal GR1088 Reducer 442.38g / .13gal GT1510 Low VOC Flat Clear 2157.21g / .49gal	
	PAINTED COATING	POWDER COAT	**DD ORANGE FINISH**	**COLOR MATCH PMS 165C**	
PC-14	NOT USED	SHERWIN WILLIAMS			
	NOT USED	POWDER COAT			

EXTERIOR METAL TRIM

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
TR-01	METAL	TAMLYN	EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	**PINK ACCENT BAND** SEE SF03 (PINK)	TAMLYN - XTREME TRIM IAN DANIELS 713-446-3075; idaniels@tamlyn.com OR HORACIO'S SHEET METAL MICHAEL TAVERES P: 508-985-9940; mike@horacios.com OR AGI RANDY KERR 800-877-3810 EXT. 3248; rkerr@agi.net
	METAL	HORACIO			
	METAL	AGI			
TR-02	METAL	TAMLYN	EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	**OFF WHITE ACCENT BAND** SEE SF04 (WHITE)	
	METAL	HORACIO			
	METAL	AGI			
TR-03	NOT USED				
TR-04	METAL	TAMLYN	(XOCLP34) OUTSIDE CORNER TRIM. USED AT TOWER ELEMENT	TO MATCH FIBER CEMENT LAP SIDING PS-03	TAMLYN - XTREME TRIM IAN DANIELS 713-446-3075; idaniels@tamlyn.com
TR-05	METAL	TAMLYN	(XS516) BOTTOM "STARTER" TRIM. USED AT TOWER ELEMENT	CLEAR ANODIZIED	
TR-06	METAL	TAMLYN	(JMH34) VERTICAL TERMINATION TRIM-TYP. USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
TR-07	METAL	TAMLYN	(JMH716) TOP TRIM USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
TR-08	METAL	JAMES HARDIE	JH SURROUND VERTICAL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS, USED WITH JAMES HARDIE REVEAL PANELS	JEFF HARVEY 774-287-6278 JEFFERY.HARVEY@JAMESHARDIE.COM
TR-09	METAL	JAMES HARDIE	JH SURROUND HORIZONTAL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS, USED WITH JAMES HARDIE REVEAL PANELS	
TR-10	METAL	JAMES HARDIE	JH SURROUND OUTSIDE CORNER TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS, USED WITH JAMES HARDIE REVEAL PANELS	
TR-11	METAL	JAMES HARDIE	JH SURROUND J-CHANNEL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS, USED WITH JAMES HARDIE REVEAL PANELS. NOTE: CAN BE USED VERTICALLY & HORIZONTALLY @ PENETRATION OR TRANSITION W/ OTHER MATERIALS	
TR-12	NOT USED				

NOTE:
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TJK DESIGN BUILD
CELEBRATING 25 YEARS
612 WEST MAIN STREET
MADISON, WI 53703
608-257-1090
FAX 608-257-1092

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REV	DATE

PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB
1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

GN-1.0

7.2.20

EXTERIOR EIFS

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EIFS-01	EIFS	DRYVIT	**CONCRETE PATTERN**	"CONCRETE" EIFS; DRYVIT #DUDO 29 2745 ST: MATCH SW 7064 PASSIVE WHITE; LIMESTONE FINISH	ROBERT DAZEL C: 734-276-0404 BOB.DAZEL@DRYVIT.COM
EIFS-02	EIFS	DRYVIT	**CHARCOAL PATTERN**	"CHARCOAL" EIFS; DRYVIT #DUDO 312736S: MATCH SW 7069 IRON ORE; SANDPEBBLE FINE	
EIFS-02 BR	EIFS	DRYVIT	**CHARCOAL BRICK PATTERN**	"BRICK" EFIS; DRYVIT NEWBRICK; MODULAR WIRE CUT; GATE HOUSE; IRON SPOT AND FLASHED	
EIF-03	NOT USED		**WOOD PATTERN**	SEE WOODTONES PS-03	
EIFS-04	EIFS	DRYVIT	**OFF WHITE PATTERN**	"WHITE" EIFS; DRYVIT #DUDO 23 2736S ST: MATCH SW 7063 NEBULOUS WHITE; SANDPEBBLE FINE	
EIFS-05	EIFS	DRYVIT	**MID-TONE CLADDING**	"MIDDLE GREY" EFIS; DRYVIT COLOR: #DUDO 362736S, SANDPEBBLE FINE	
EIFS-06	NOT USED				
EIFS-07	NOT USED				
EIFS-08	NOT USED				
EIFS-09	NOT USED		**WALK -IN BOX**	SEE EXTERIOR PAINT PTE-09	
EIFS-10	NOT USED		**SECONDARY MID-TONE FINISH**		
EIFS-11	NOT USED		**LINEN WHITE**	SEE SPEC FOR METAL PAINT PC-10	
EIFS-12	EIFS	DRYVIT	**PINK BAND**	COLOR: PINK – DUDO 33 1413 S NOTE: STRATOTONE COLORANT	
EIFS-13	EIFS	DRYVIT	**ORANGE BAND**	ORANGE – DUDO 34 1413 S NOTE: STRATOTONE COLORANT	
EIFS – 14	NOT USED				

EXTERIOR FIBER CEMENT SIDING AND PANELS

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PS-01	NOT USED				
PS-01 LP	FIBER CEMENT PANEL	JAMES HARDIE	**CONCRETE FINISH**	COLOR:"PEARL GRAY" SURFACE: REVEAL PANEL DIMENSION: (48"X96"PANEL).	JEFF HARVEY 774-287-6278 JEFFERY.HARVEY@JAMESHARDIE.COM
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	**CHARCOAL FINISH**	COLOR:"IRON GRAY" SURFACE: HARDIE SIDING DIMENSION: 7 1/4" X 12' X 5/16" THK WITH 6" SIDDING EXPOSURE	
PS-02 LP	FIBER CEMENT PANEL	JAMES HARDIE	**CHARCOAL FINISH**	COLOR:"IRON GRAY" SURFACE: REVEAL PANEL DIMENSION: (48"X96"PANEL).	
PS-03	FIBER CEMENT SIDING	WOODTONE	**WOOD FINISH** RUSTIC SERIES WOODTONE	COLOR:"HONEY GLAZE" WOOD PATTERN SURFACE: WOOD PATTERN PLANK DIMENSION: 7 1/4" X 12' X 5/16" THK WITH 6" SIDDING EXPOSURE NOTE: NAILS TO MATCH WOOD FINISH	FOR WOODTONE PRODUCTS: PAUL ADOLPHE P. 800 663 9844 X1124 PAUL@WOODTONE.COM
PS-04	NOT USED				
PS-04 LP	FIBER CEMENT PANEL	JAMES HARDIE	**OFF WHITE FINISH LARGE FORMAT PANEL**	COLOR:"COBBLESTONE" SURFACE: REVEAL PANEL DIMENSION: (48"X96"PANEL).	
PS-05	FIBER CEMENT SIDING	JAMES HARDIE	**MID-TONE FINISH**	COLOR:"GRAY SLATE" SURFACE: HARDIE SIDING DIMENSION: 7 1/4" X 12' X 5/16" THK WITH 6" SIDDING EXPOSURE	
PS-05 LP	FIBER CEMENT PANEL	JAMES HARDIE	**MID-TONE FINISH**	COLOR:"GRAY SLATE" SURFACE: REVEAL PANEL DIMENSION: (48"X96"PANEL).	
PS-06	NOT USED				
PS-07	NOT USED				
PS-08	NOT USED				

EXTERIOR FIBER-CEMENT CLADDING SYSTEMS

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PP-01	FIBER-CEMENT CLADDING	NICHIHA	**CONCRETE FINISH** INDUSTRIAL BLOCK EPC601F	COLOR:"CONCRETE" SURFACE: STANDARD Dimension: 17 7/8"H x119 5/16"L x 5/8"TH TRIM: NICHIHA MTCK-01 METAL TRIM CORNER KEY COLOR: CLEAR ANNODIZED DIMENSION 10'-0" X 3'-1/2" RETURNS	**Scott Landi** Account Order Manager: P: 678.296.9537 Email:dunkindonuts@nichiha.com **Matt Stephenson** Project Manager C: 770-789-8228 Email:mstephenson@nichiha.com
PP-02	FIBER-CEMENT CLADDING	NICHIHA	**CHARCOAL FINISH** TUFFBLOCK "STEEL" EPF644F	COLOR:"STEEL" SURFACE:STANDARD Dimension: 17 7/8"H x119 5/16"L x 5/8"TH TRIM: NICHIHA REPF644FM COLOR: TUFF BLOCK "STEEL" DIMENSION: 1'-6" F83X 3'-1/2" RETURNS	
PP-03	NOT USED		**WOOD FINISH**	SEE FIBER CEMENT LAP SIDING FINISH PS-03	
PP-04	FIBER-CEMENT CLADDING	NICHIHA	**OFF WHITE FINISH** ILLUMINATION SERIES-ED680-G09 AWP 1818 SMOOTH	COLOR: "ELDER WHITE" TEXTURE / SURFACE: DIMENSION: 17 7/8"H x 71 9/16"L x 5/8"TH TRIM: NICHIHA RED420-G09	
PP-05	FIBER-CEMENT CLADDING	NICHIHA	**MID-TONE FINISH** TUFFBLOCK "PEWTER" EPF641F	COLOR: "PEWTER" FINISH: STANDARD DIMENSION: 17 7/8"H x 71 9/16"L x 5/8"TH NOTE: ONLY USED WHEN A MID TONE IS NEEDED TO ADDRESS A DESIGN ISSUE ON A SECONDARY	
PP-06	NOT USED				
PP-07	NOT USED				
PP-08	NOT USED				

EXTERIOR PAINT

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PTE-01	PAINT	SHERWIN WILLIAMS	**CONCRETE FINISH**	SW 7064 "PASSIVE WHITE"	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5176 EMAIL: MARK.T.WEINER@SHERWIN.COM
PTE-02	PAINT	SHERWIN WILLIAMS	**CHARCOAL FINISH**	SW 7069 "IRON ORE"	
PTE-03	NOT USED		**WOOD PATTERN**	SEE FIBER CEMENT LAP SIDING PS-03	
PTE-04	PAINT	SHERWIN WILLIAMS	**OFF WHITE FINISH**	SW 7063 "NEBULOUS WHITE"	
PTE-05	PAINT	SHERWIN WILLIAMS	**MID-TONE FINISH**	SW 7066 "GRAY MATTERS"	
PTE-06	NOT USED				
PTE-07	NOT USED				
PTE-08	NOT USED				
PTE-09	PAINT	SHERWIN WILLIAMS OR FACTORY FINISH TO MATCH SW COLOR	**WALK -IN BOX**	SW 7064 "PASSIVE"	
PTE-10	PAINT	SHERWIN WILLIAMS	**SECONDARY MID-TONE FINISH**	SW 6255 "MORNING FOG"	
PTE-11	NOT USED		**LINEN WHITE**	SEE SPEC FOR METAL PAINT PC-10	
PTE-12	PAINT		**DD PINK**	**COLOR MATCH PMS 219 C** MAP ULTRA LOW V.O.C.	
PTE-13	PAINT		**DD ORANGE**	**COLOR MATCH PMS 165C** MAP ULTRA LOW V.O.C.	
PTE-14	NOT USED				

TRAFFIC STRIPING PAINT

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	VENDOR CONTACTS
TP-01	PAINT	SHERWIN WILLIAMS	PRO PARK	"WHITE": B97WD2434	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5176 EMAIL: MARK.T.WEINER@SHERWIN.COM
TP-02	PAINT	SHERWIN WILLIAMS	PRO PARK	"BLUE": B97LD2022	
TP-03	PAINT	SHERWIN WILLIAMS	PRO PARK	"YELLOW": B97YD2467	
TP-04	PAINT	SHERWIN WILLIAMS	PRO PARK	"ORANGE": CUSTOM MIX B97YD2467 CCE* COLORANT 0Z 32 64 128 W1-WHITE - 6 1 — R4-NEW RED 4 53 1 — Y3-DEEP GOLD - 06 - 1	
TP-05	PAINT	SHERWIN WILLIAMS	PRO PARK	"PINK": CUSTOM MIX B97RD2012 CEE* COLORANT 0Z 32 64 128 W1-WHITE 6 -- -- -- L1- BLUE -- 6 -- --	
TP-06	NOT USED				

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TJK DESIGN BUILD

CELEBRATING 25 YEARS

612 WEST MAIN STREET
MADISON, WI 53703
608-257-1090
FAX 608-257-1092

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REV	DATE

PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB

1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

GN-1.1

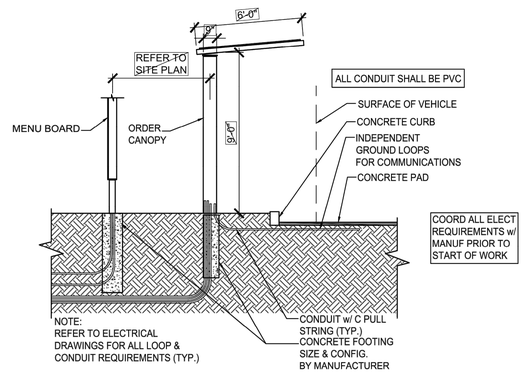
7.2.20

LEGEND:

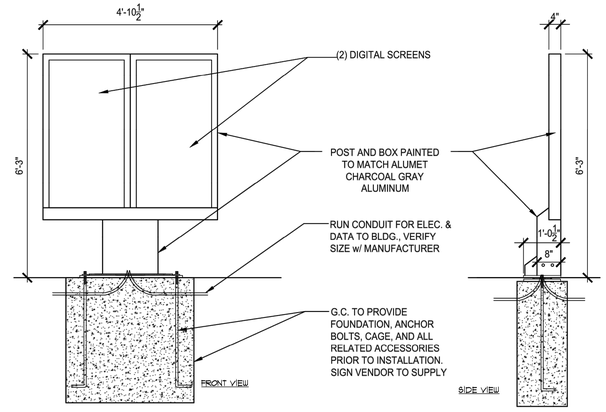
- PROPERTY CORNER
- PROPERTY LINE
- SAN — SANITARY SEWER
- STM — STORM SEWER
- W — WATER MAIN
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- MANHOLE
- WATER VALVE
- CURB INLET
- STORM SEWER ACCESS COVER
- 100.6 — SPOT ELEVATION
- MONITORING WELL
- EXISTING BUILDING

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

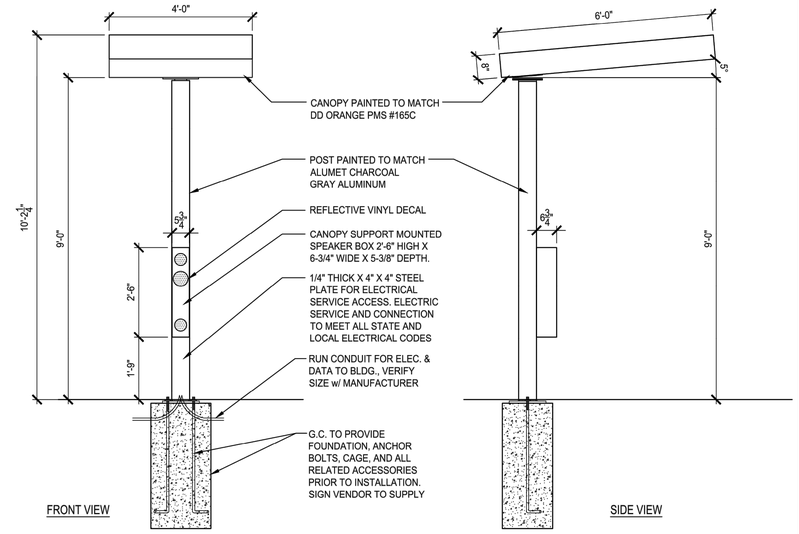
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



2 C-1.1 DRIVE-THRU MENU SECTION
SCALE: NOT TO SCALE



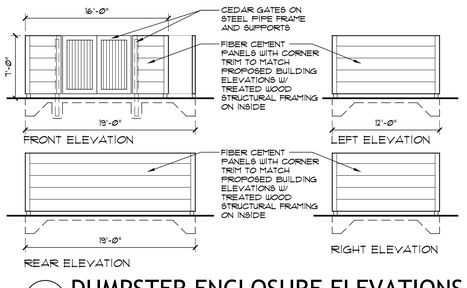
3 C-1.1 DIGITAL MENU BOARD SECTION
SCALE: NOT TO SCALE



4 C-1.1 ORDER CANOPY W/ ORDER CONFIRMATION DISPLAY DETAIL
SCALE: NOT TO SCALE

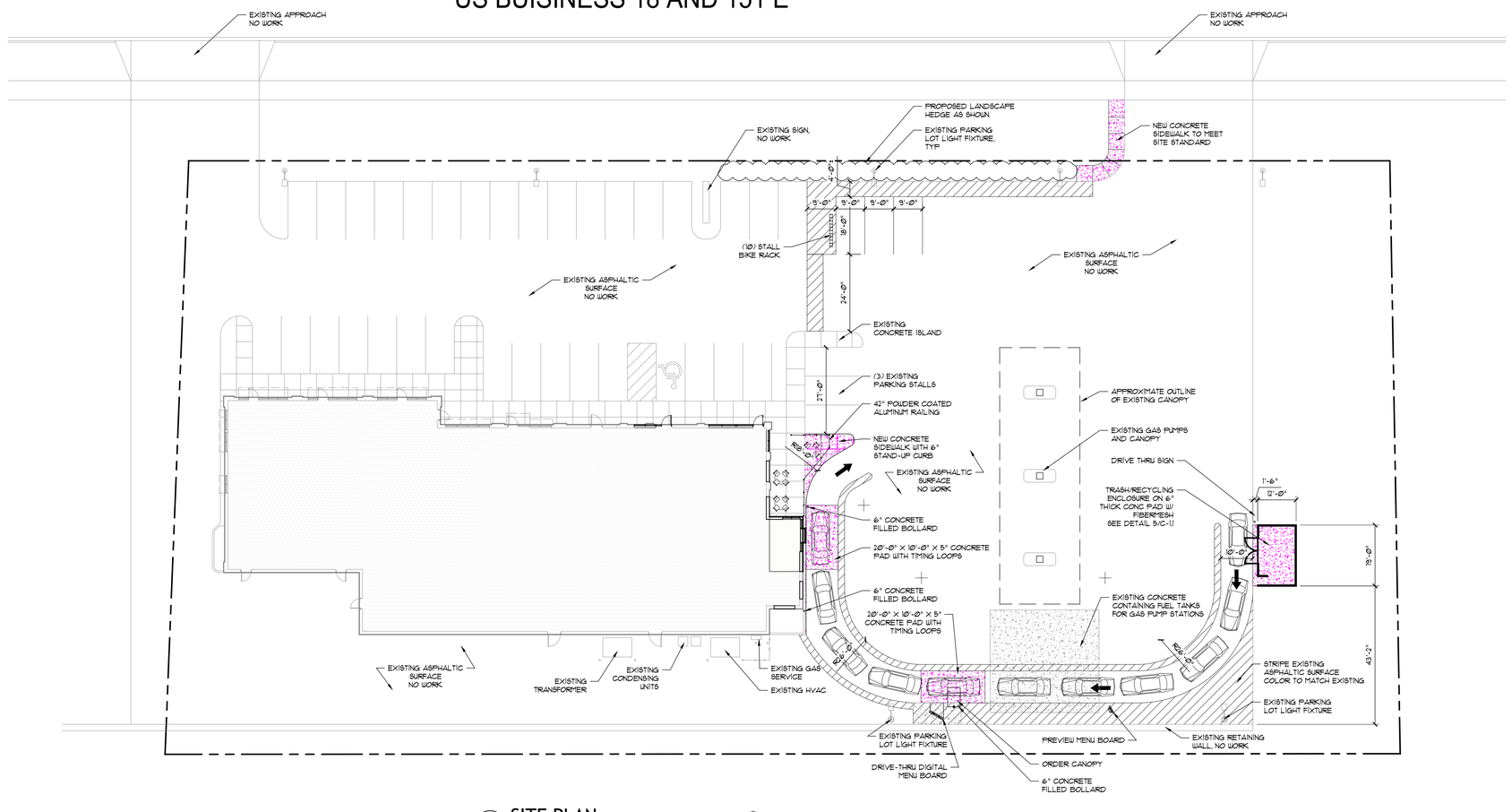
GENERAL NOTES:

1. ALL PAINT STRIPPING SHALL BE 4" WIDE, COLOR TO MATCH EXISITNG
2. H.C. CURB CUTS AND RAMPS PER ADA SEC. 4.7 MAX. SLOPE TO BE 1:12, MIN. WIDTH TO BE 36", FLARE SIDES 72" EACH SIDE WITH MAX. SLOPE OF 1:10, AREA TO BE COLORED CONCRETE WITH TEXTURE IN COMPLIANCE WITH ADA REQUIREMENTS
3. ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
4. BITUMINOUS PAVING 1.5 3" SURFACE COURSE ON 8" COMPACTED STONE BASE
5. ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6 BAG MIX WITH WESTERN FINISH 4" THICK W/ WIF REINFORCING ON 6" COMPACTED FILL.
6. WATER SERVICE MATERIAL SHALL BE CL 52 D.I.
7. SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
8. FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT
9. SIDEWALKS AND DRIVEWAY APRON CONSTRUCTION WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
10. DURING CONSTRUCTION REMOVE CASTING GRATE ON ALL CATCH BASINS INSTALL WATER PERMEABLE MEMBRANE FOR SILT INFILTRATION PROTECTION AND REINSTALL CASTING GRATE. SECURE MEMBRANE IN THE FLOW LINE WITH 2X4 MATERIAL, MINIMUM
11. EXISTING WATER MAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION
12. SLOPES GREATER THAN 3:1 SHALL BE LINED WITH EROSION MATTING
13. TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY/VILLAGE/TOWNSHIP
14. PROVIDE KNOX BOX FOR THE FIRE DEPARTMENT. COORDINATE LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.
15. ALL "STOP" SIGNS ARE TO BE INSTALLED AT A HEIGHT OF 7 FEET AT ALL DRIVEWAY APPROACHES BEHIND THE PROPERTY LINE
16. THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS BEFORE THE START OF WORK IN THE RIGHT OF WAY OR UTILITY CONNECTIONS



5 C-1.1 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

US BUISINESS 18 AND 151 E



1 C-1.1 SITE PLAN
SCALE: 1" = 20'-0"

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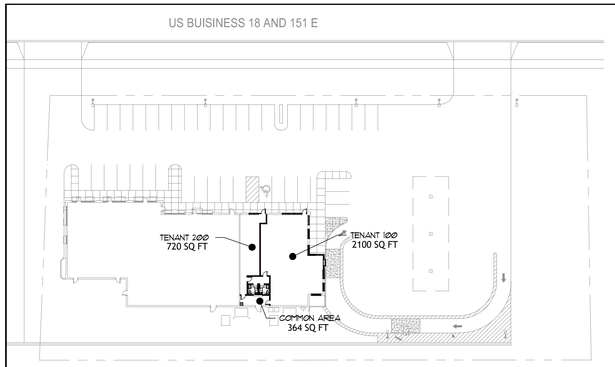
REV	DATE
	7.20.20

PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB

1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

C-1.1

7.15.20



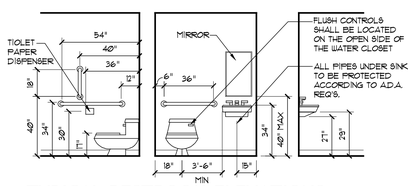
1 / A-1.1 FLOOR AREA KEY

SCALE: 1" = 50'-0"

NORTH

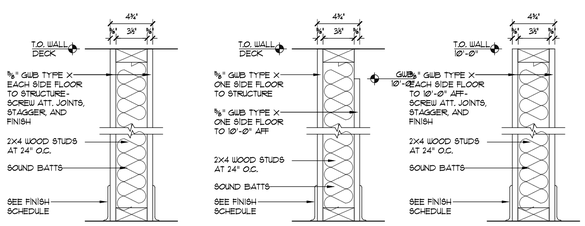
GENERAL NOTES:

1. CONSTRUCTION TYPE 3B, NON SPRINKLED
2. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES.
3. PROVIDE AN EMERGENCY ILLUMINATION POWER ALONG EGRESS PATHS IN ACCORDANCE W/ ICC ELECTRICAL CODE. ILLUMINATION IS TO LAST FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES (INTERIOR & EXTERIOR)
4. ELECTRIC CONTRACTOR TO PROVIDE SUFFICIENT TEMPORARY POWER AND LIGHTING DURING CONSTRUCTION.
5. TENANT SPACE IS TO HAVE AN ACCESSIBLE WATER BOTTLE DRINKING FOUNTAIN WITH INDIVIDUAL DRINKING CUPS FURNISHED BY TENANT (NO PLUMBING) ELECTRICIAN TO PROVIDE OUTLET FOR COOLER.
6. ALL NEW WALLS TO RECEIVE PRIMER WITH ORANGE PEEL TEXTURE BY DRYWALL CONTRACTOR AND (2) COATS OF LATEX PAINT BY PAINTING CONTRACTOR.
7. ALL GLAZING WITHIN A 2'-0" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 5'-0" ABOVE THE WALKING SURFACE ARE TO BE TEMPERED SAFETY GLASS (TYPICAL)
8. DRYWALL CONTRACTOR TO INSTALL DRYWALL PER THE LATEST EDITIONS OF "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD" GA-216 AS PUBLISHED BY THE GYPSUM ASSOCIATION AND THE "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY. NOTE: PROVIDE CONTROL JOINTS PER THESE REQUIREMENTS. PROVIDE VINYL EDGE TRIM @ EXTERIOR DRYWALL CEILINGS IF REQUIRED.
9. ALL EXHAUST FAN VENTING THROUGH ROOF BY HVAC CONTRACTOR. COORDINATE INSTALLATION WITH JOB SUPERINTENDENT.
10. ALL ROOF TOP PENETRATIONS ARE TO BE PREFINISHED METAL OR PAINTED TO MATCH THE ROOF. VERIFY COLOR WITH ARCHITECT PRIOR TO INSTALLATION. COORDINATE INSTALLATION WITH JOB SUPERINTENDENT.



TYPICAL RESTROOM ELEVATIONS

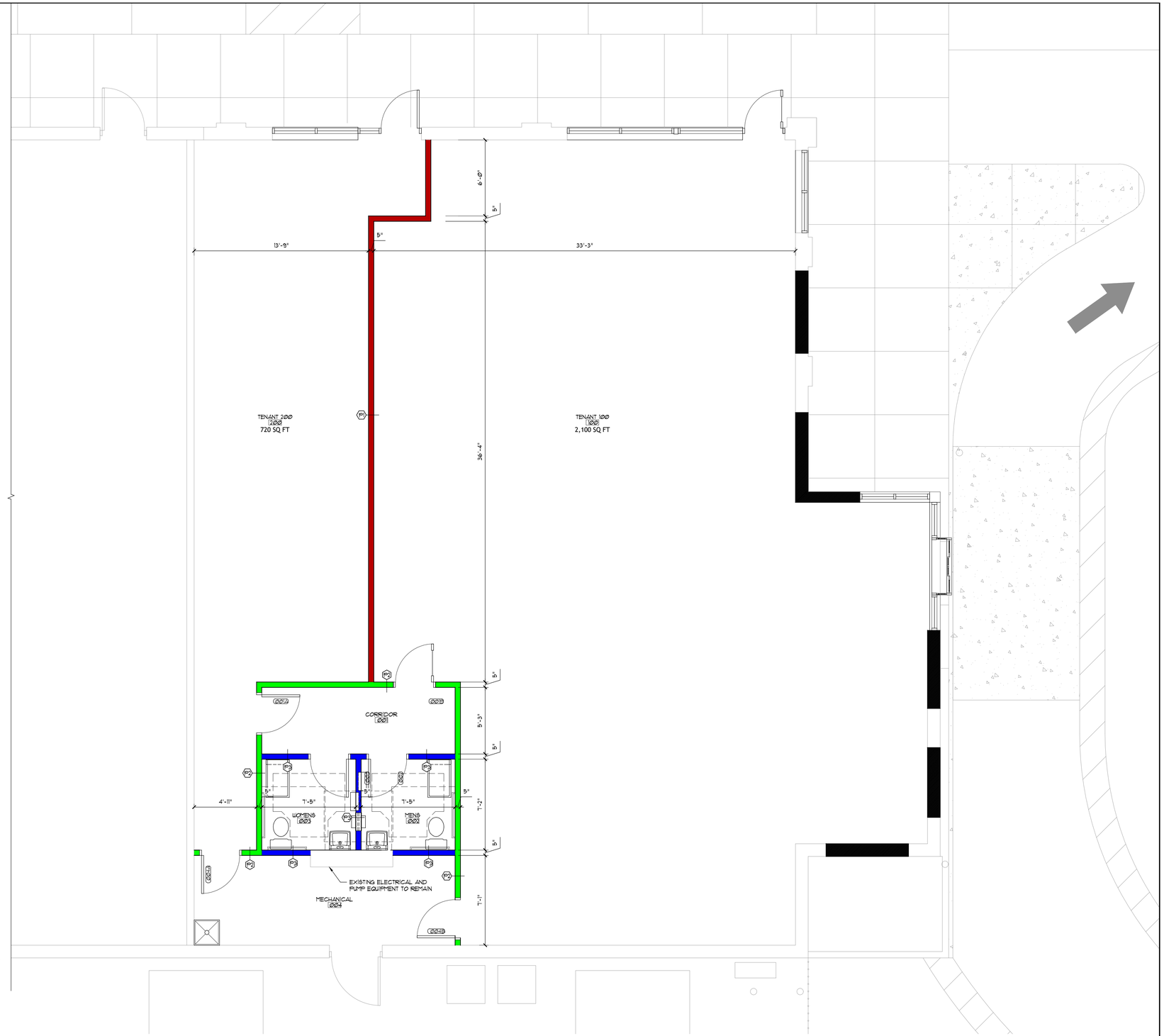
SCALE: 1/4" = 1'-0"



WALL PARTITION (P1) ALL WALLS SHOWN AS THUS:

WALL PARTITION (P2) ALL WALLS SHOWN AS THUS:

WALL PARTITION (P3) ALL WALLS SHOWN AS THUS:



2 / A-1.1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

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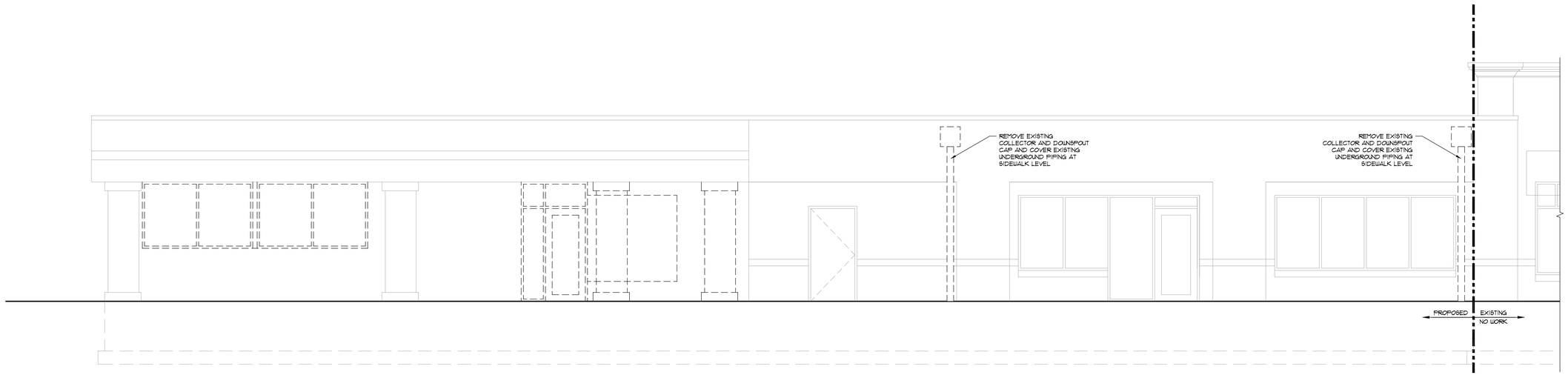
REV	DATE

PROPOSED FACILITY FOR:
DUNKIN' - MOUNT HOREB

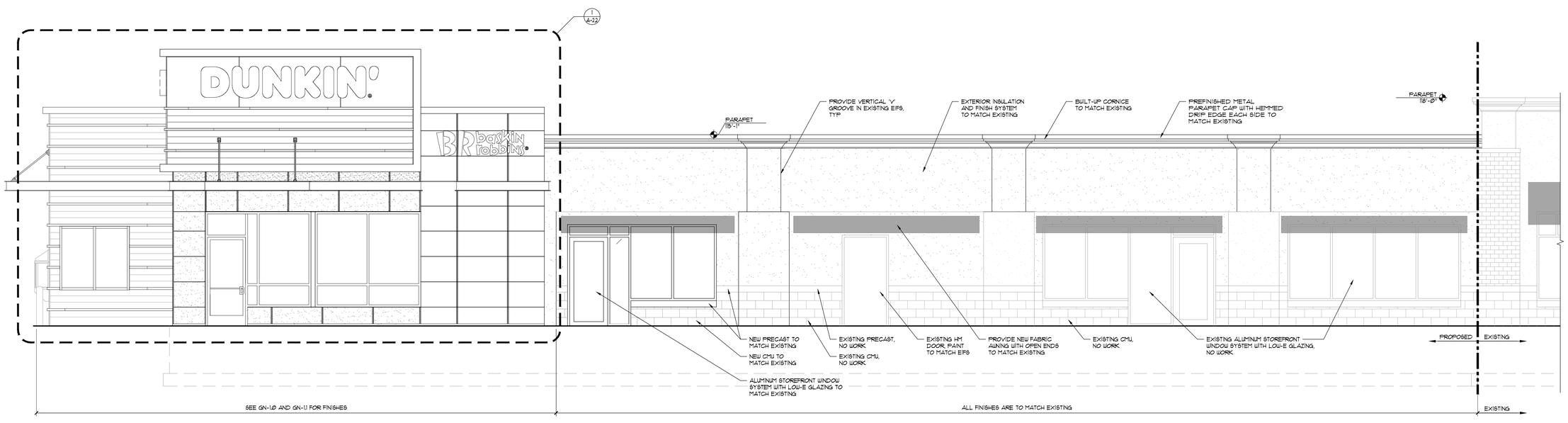
1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

A-1.1

6.2.20



1 / A-2.1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 / A-2.1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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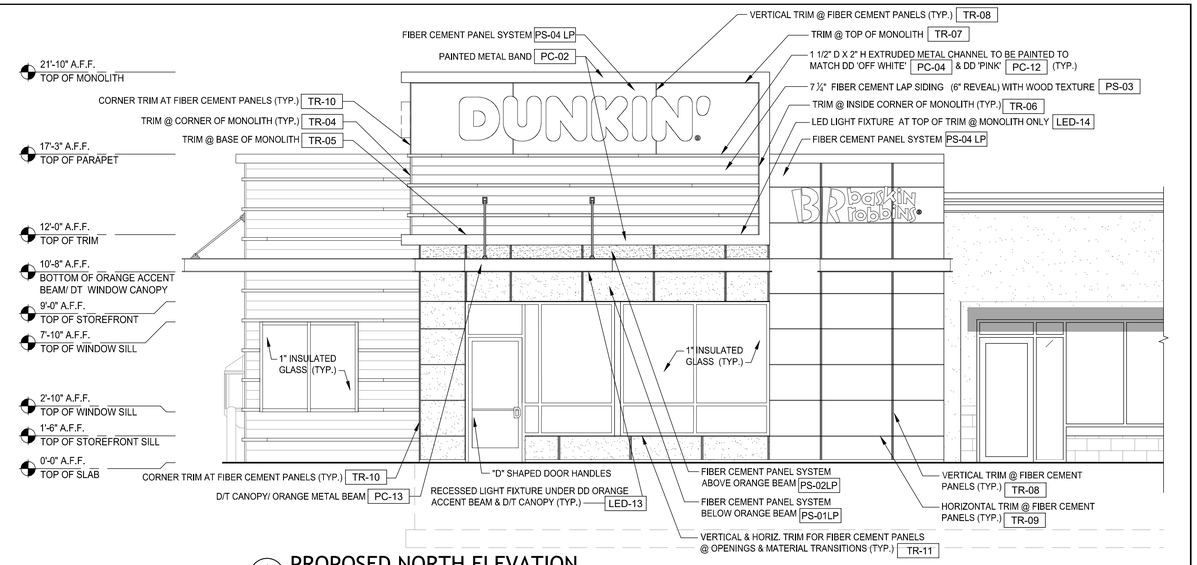
REV	DATE

PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB

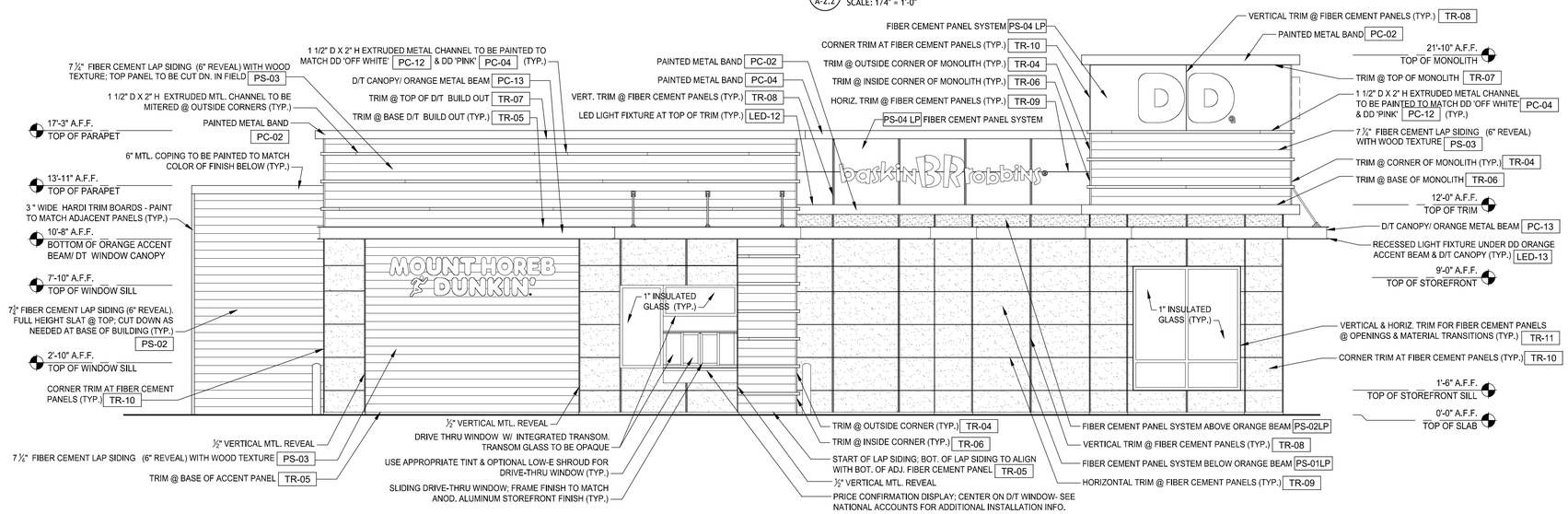
1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

A-2.1

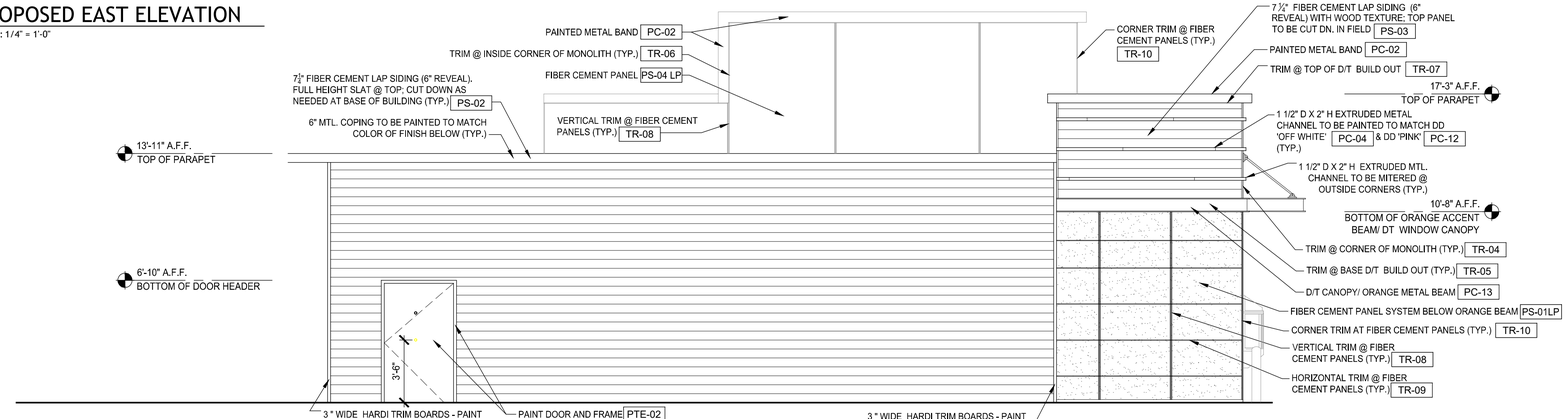
7.2.20



1 A-2.2 **PROPOSED NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 A-2.2 **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A-2.2 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

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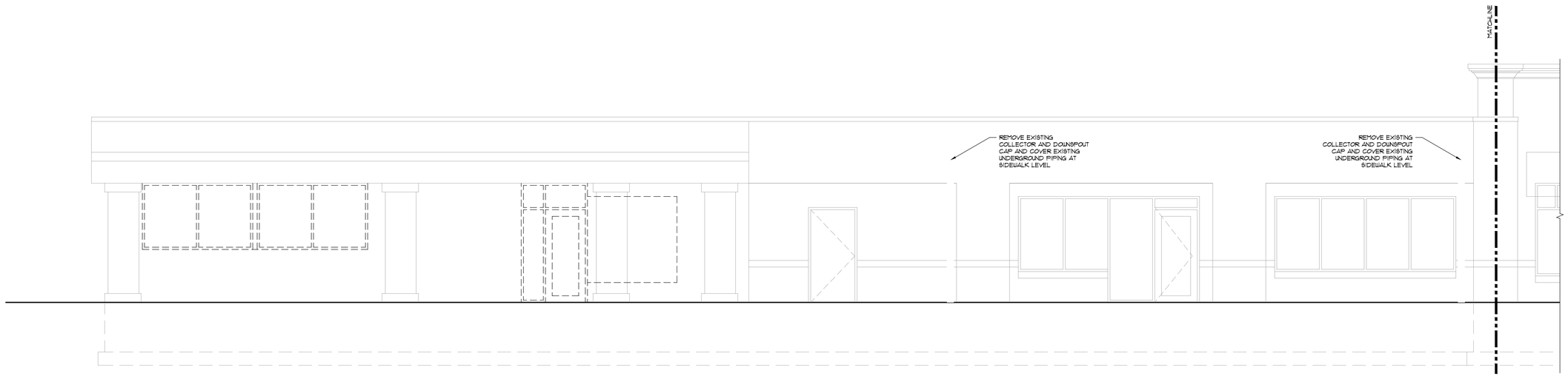
REV	DATE

PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB

1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

A-2.2

7.2.20



1 / A-2.1 EXISTING NORTH ELEVATION
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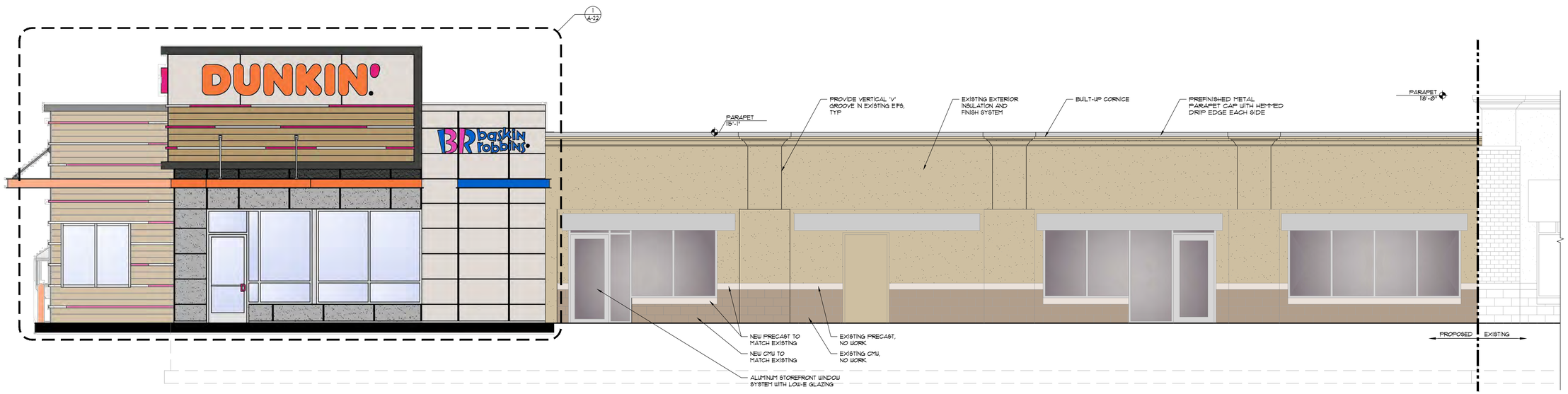

1 / A-2.1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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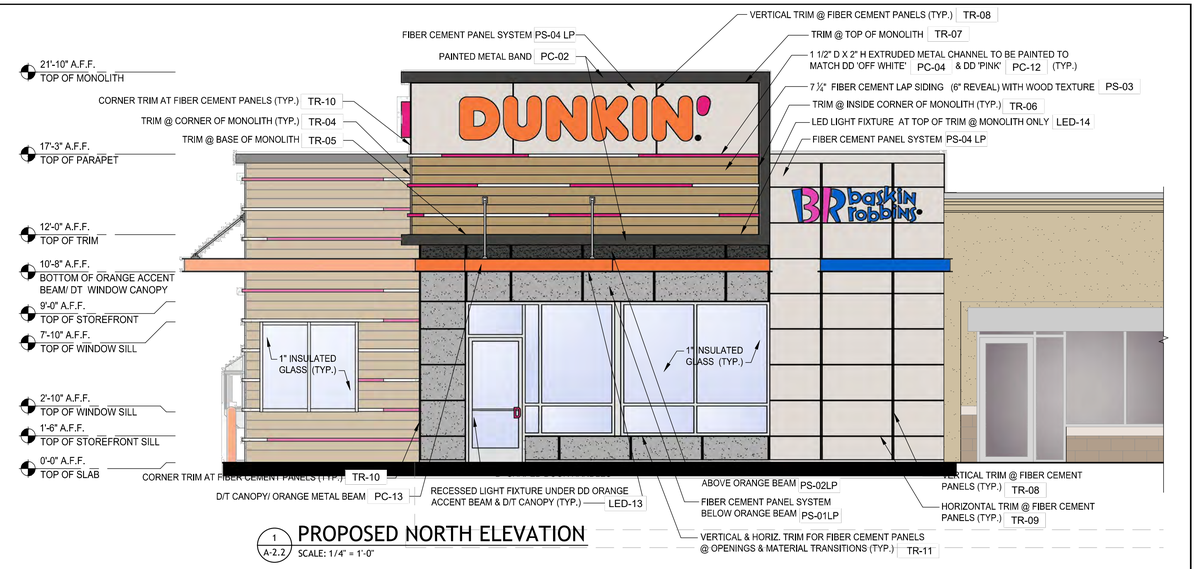
PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB

1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

A-2.1

7.2.20



1 A-2.2 PROPOSED NORTH ELEVATION
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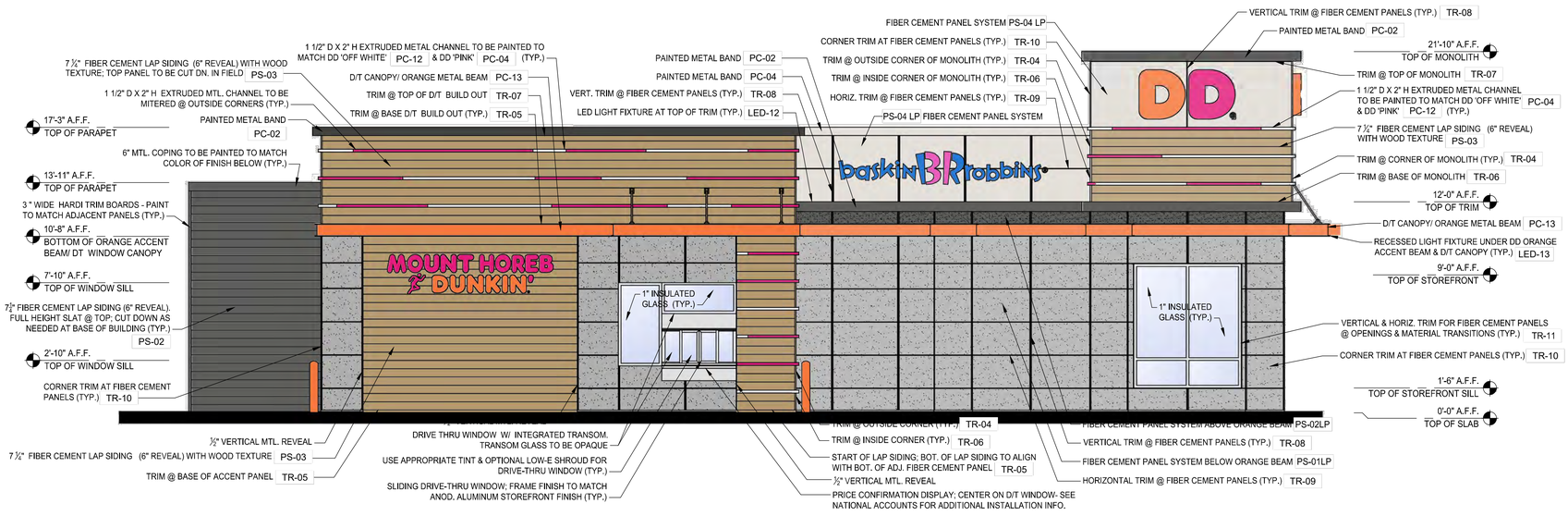

2 A-2.2 PROPOSED EAST ELEVATION
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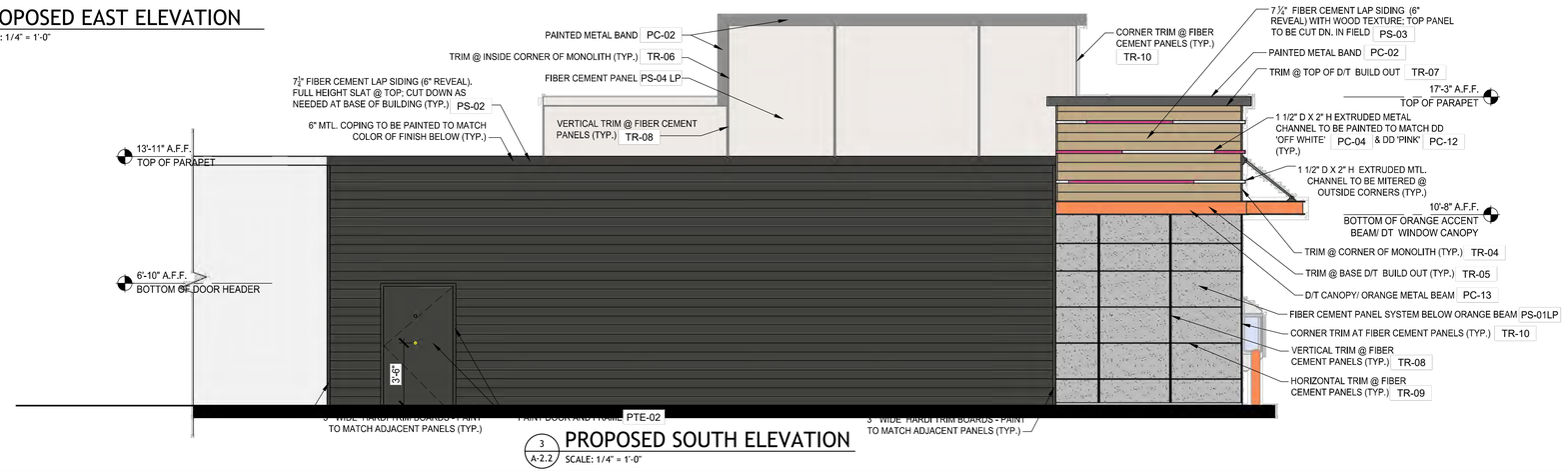

3 A-2.2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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REV	DATE

PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB

1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

A-2.2

7.2.20

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

PHOTO 5

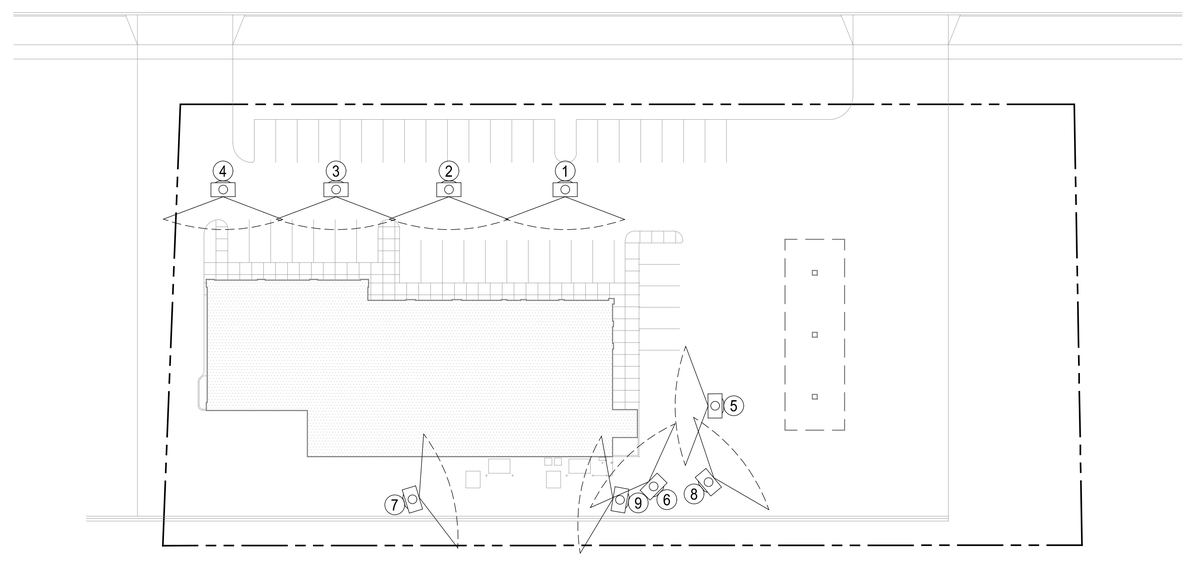
PHOTO 6

PHOTO 7

PHOTO 8

PHOTO 9

US BUISINESS 18 AND 151 E



1 PIC PHOTO LOCATION KEY
SCALE: 1" = 30'-0"

NORTH

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REV	DATE

PROPOSED FACILITY FOR:
DUNKIN' DONUTS - MOUNT HOREB

1225 BUSINESS 18 AND 151 E
MOUNT HOREB, WI 53572

PIC

7.2.20

VANDEWALLE & ASSOCIATES INC.

M E M O R A N D U M

To: Village of Mount Horeb Plan Commission

From: Village Planner Michael A. Slavney, FAICP

Date: July 15, 2020

Re: Design Review and Site Plan Amendments for Exterior Changes to the Existing Multi-Tenant Building at 1225 Springdale Street for Baskin-Robbins and Dunkin' Donuts

---

Background

The Village of Mount Horeb has recently reviewed a request for Design Review and Site Plan Amendments for the east end of the multi-tenant building at 1225 Springdale Street. The subject property is zoned in Planned Business (PB) zoning district. This area was the former convenience store. The proposed Site Plan amendments are minor and relate to making the site and building function more effectively and safely for the drive-through window, and to upgrade the east end of the building to provide a contemporary urban architectural look that complements the rest of the building, including changes to exterior materials and colors, a raised parapet over the main customer entrance, and a raised parapet wrapping around the northeast corner of the building to provide the required tower element. On-site directional signage and a drive-through menu board and menu preview board are also proposed.

Design Review by the Plan Commission is required under Section 17.14 of the Zoning Ordinance and is required for all development projects in the Village, except residential development with three or fewer dwelling units. Site Plan review also occurs under this process.

The first task of the Design Review process is to confirm that all requirements of the PB zoning district have been met and are reflected in the Site Plan. This is the case, including the depicted Impervious Surface Percentage which complies with the maximum 75% limit, and all building setback and height requirements. The resulting Site Plan generally maintains the existing building footprint and paving pattern, as well as on-site landscaping. A minor site change will be providing a channeled exist chute for the drive-through that directs traffic to the site's eastern driveway onto Springdale Street.

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

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

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

Village Planner's Comments on Compliance with the Requirements of the (PB) Zoning District

All requirements of the PB Zoning District have been met for land use, development density/intensity, as well as all standards of the Zoning Ordinance not addressed by the Design Review process, as depicted on the Site Plan (Sheet C-1.1) dated 7.2.20.

Village Planner's Comments on the Design Directives

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

1. **Site Grading:**
   a. The grading plan shall preserve existing grades to the greatest extent possible, particularly at the perimeter of the site.
      - ✓ Site grades will not substantively change for this project, with no change at the site perimeter.

   b. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are unsafe, unstable or create drainage problems.
      - ✓ Site grades will not substantively change for this project, with no change at the site perimeter. Site transitions will remain safe and stable.

   c. Site grading shall also preserve or create an attractive site appearance in conjunction with the proposed development.
      - ✓ Site grades will not substantively change for this project, with no change at the site perimeter. Site appearance will be unaffected by grading.

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.
      - ✓ Existing site vegetation will remain largely intact. I recommend that the area proposed for striped asphalt, along the south side of the drive-through cue on Site Plan (Sheet C-1.1, be sodded and returned to turf.

   b. Topsoil used at the development site should be from on site, to the extent possible, particularly in areas under the drip line of preserved vegetation.
      - ✓ As shown on Sheet C-1.1, the Site Plan, the proposed negligible site work will replace existing asphalt with either new walk-up curbing at the drive-through exit chute, or with turf, if this report's recommendation in 2.a., immediately above, is required.

3. **Site Layout Relation to Abutting Streets:**
   a. In general, the layout of buildings, structures, pavement, parking and landscaping shall be compatible with the general pattern for similar land uses in the vicinity, as determined by the Plan Commission.
      - ✓ The layout of this project is good in its existing form, and will be improved with the changes to the drive-through.

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

- ✓ The proposed site layout and building will result in an improved and attractive appearance on the east end of the building. The remainder of the building is attractive.

4. Building Setbacks:

a. Building setbacks shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs b. and c.

- ✓ The proposed building/ pavement setbacks will be unchanged by this project are in full compliance with the PB zoning district: Minimum 10-foot front yard; 30-foot side yard; 20-foot rear yard; and 10-foot paved area setback.

b. Within the downtown area, and particularly along Main Street and the commercially developed portions of intersecting streets, the entire street side of buildings shall be located at or within 3 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process.

- ✓ This requirement is not applicable, as the subject property is not located in the specified area.

c. Within the CTH ID corridor between STH 78 and USH 151, the entire street side of buildings shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional use process. Parking shall not be permitted in this area. Drives for one-way circulation and/or emergency vehicle access may be permitted through the conditional use process.

- ✓ This requirement is not met, but is not applicable, as the proposed work involves design changes, rather than a new building footprint.

5. Building Height:

a. Building heights shall comply with the requirements of the zoning district, and with the additional requirements listed below in subparagraphs 5.b. and 5.c.

- ✓ This requirement is met. The proposed building heights are in full compliance with the PB zoning district, and well under the permitted maximum of 45 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 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 <u>met to the extent possible</u> by exterior building modifications for the raised parapet wrapping the northeast corner of the building. This project will not provide the building structure to support a true tower element.

6. **Building Mass:**
   a. Buildings over 5,000 square feet of gross floor area shall be subject to the requirements for large developments.
      - ✓ These requirements are not applicable because the gross floor area of the building will remain unchanged.
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. Most of the existing building provides facades that are well-articulated. This project will greatly improve the appearance of the non-compliant east end of the building.
   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 along the south facade.
   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 not applicable, in that the building has only one story.
   d. Within the downtown zoning district, and particularly along Main Street and the commercially developed portions of intersecting streets, building facades shall employ traditional storefront design by providing pilasters, transom windows, cornices, lintels and related decorative details to highlight transitions between the ground floor and upper stories and between upper stories and the parapet.
      - ✓ This requirement is not applicable, as the subject property is not located in the specified area.
8. **Exterior Building Materials:**
   a. Exterior materials for multifamily, office, or commercial buildings may not include metal wall panels, concrete panels, plain concrete block, asphalt, or spandrel window panels, unless an exception is granted through the conditional use process.
      - ✓ This requirement is met with the proposed fiber siding, masonry, glass, and EIFs exterior.
   b. Hard and durable materials including decorative block, brick or stone, shall be required on all exterior portions of the structure within 40 inches of the adjacent grade.
      - ✓ This requirement is met on the updated east end of the building, and on most of the remainder of the building.

9. **Exterior Building Colors:**
    a. Exterior colors of all buildings, structures, appurtenances and paving shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
        i. Within the downtown area, the Victorian color palette shall be used, or other colors must be approved by the Plan Commission.
            ✓ This requirement is not applicable, as the subject property is not located in the specified area.
        ii. Throughout the rest of the Village primary colors, including red, blue, green, yellow, black, and fluorescent colors shall not be permitted. Where an integral part of site design, muted versions of these colors may be used, as approved by the Plan Commission.
            ✓ This requirement is met on all portions of the building using calm, neutral colors.
        iii. High gloss paints and other exterior finishes are not permitted.
            ✓ This requirement is met. No such finishes are proposed.
        iv. Color patterns shall be used consistently throughout the property, as determined by the Plan Commission.
            ✓ This requirement is met on all portions of the building.
10. **Exterior Doors:**
    a. All exterior doors visible from streets, drives or parking areas shall provide decorative design elements.
        ✓ This requirement is met on all portions of the building, by using glass doors within high-quality metal frames which match other building trim.
11. **Windows:**
    a. Spandrel panels, mirrored glass or heavily-tinted windows are not permitted. Where screening is desired, vertical or horizontal strip blinds may be used.
        ✓ This requirement is met on all portions of the building.
    b. Windows may not be obscured by paper or other attached materials on more than 5% of any individual window panel.
        ✓ This requirement is met on all portions of the building. Continual compliance is required after building occupancy.
12. **Roofs:**
    a. Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to these design requirements, as determined by the Plan Commission.
        ✓ This requirement is now met on all but the east end of the building. This project will bring the entire building into compliance.
    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.

- ✓ See my recommendation to retrofit a tower design element.

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

- ➢ This project depicts rooftop mechanical screening on the east end of the building.

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.

- ✓ This requirement is met. Small, suspended horizontal canopies, matching the building design, are proposed.

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 <u>not</u> met, with several small suspended horizontal metal canopies proposed, in addition to fabric canopies to match the north side of the building. However, I believe the proposed metal and fabric canopies match the building well.
  - ➢ *Because of the good match to the building design, I recommend that this prohibition be <u>waived</u> for this project.*

c. Backlighting is prohibited.

- ✓ This requirement is met. Backlit awnings are not proposed on this project.

15. Trash Containment Structures:

a. Trash containment structures shall be designed to fully conceal trash storage.

- ➢ *Details related to trash containment are not provided in the submittal. A trash containment area is located behind the east end of the building. This requirement should be discussed.*

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

- ➢ *Details related to trash containment are not provided in the submittal. This requirement should be discussed.*

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.

- ➢ *Details related to trash containment are not provided in the submittal. This requirement should be discussed.*

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.

- ✓ There are no proposed changes to the canopy structure. Note that the current canopy edge employs corporate colors, unlike the neutral background required for Casey's.

b. Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process.

- ✓ This requirement is not met by the existing canopy structure. No changes are proposed to the canopy structure.

c. Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

- ✓ This requirement is not met by the existing canopy structure. No changes are proposed to the canopy structure.

17. Other Structures:

a. Outbuildings shall employ the same high-quality exterior building materials as used on the principal building.

- ✓ This requirement is met as no outbuilding structure is proposed.

b. Walls and fences shall employ high-quality materials such as metal pickets, stone, decorative block or brick which complement the principal building, as determined by the Plan Commission.

- ✓ This requirement is met. Existing retaining wall sections of the retaining wall on the south edge of the property are not proposed to be changed.

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. Exterior lighting is not proposed to be changed.

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. Exterior lighting is not proposed to be changed.

c. Lighting at the property lines shall not exceed 0.5 footcandles over ambient conditions.

- ✓ This requirement is met. Exterior lighting is not proposed to be changed.

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. Exterior lighting is not proposed to be changed.

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

- ✓ This requirement is met. Exterior lighting is not proposed to be changed.

19. Exterior Signage:

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

- ✓ This requirement is met. The wall signs will use individual letters.

b. Freestanding sign supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

- ✓ Exterior freestanding signage is not proposed. The sign permit process will ensure compliance with this design standard.

20. Outdoor Display or Storage:

a. All outdoor display and/or storage areas must be clearly depicted and labeled on an approved site plan. Said label shall specify the general types of materials to be displayed or stored, including: retail or rental display; retail or rental vehicle display; long-term business vehicle storage; equipment storage; refuse storage; scrap equipment or vehicle storage.

- ✓ This requirement is met. No outdoor storage areas proposed.

b. Outdoor storage areas shall be adequately screened from view from adjacent properties and streets, drives and parking areas, as determined by the Plan Commission.

- ✓ This requirement is met. No outdoor storage areas are proposed.

21. Pavement Materials:

a. All traffic circulation, parking and pedestrian areas shall be provided with a hard, durable surface such as concrete, asphalt, pavement blocks or bricks. Gravel is not acceptable.

- ✓ This requirement is met throughout the site.

b. Durable, porous pavement techniques are encouraged, and the overall coverage of pavement on all sites should be minimized so as to reduce stormwater runoff.

- ✓ This suggestion is not applicable as paved areas are not significantly being altered. However, if the asphalt area south of the drive-through cue is replaced with turf, infiltration on the site will be improved.

22. Pedestrian Facilities:

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

- ✓ This requirement currently is met along Springdale Street.

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 <u>not</u> met. Sidewalks are not provided between the public sidewalk and the main building entrance along the north façade at the east end of the building.
  - ➢ *A 5-foot wide sidewalk and striped walkway through the parking lot should be provided to connect the building to the public sidewalk along Springdale Street – located to extend from the building apron at the northeast corner of the building.*

c. Where pedestrian connections cross vehicle circulation areas, a crosswalk clearly delineated by color and/or texture is required.

- ➢ This requirement is <u>not</u> met.
  - ➢ *See recommendation in b., immediately above.*

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. I believe the circulation pattern to be very safe and understandable.

b. Traffic patterns which are determined as too complicated by the Plan Commission shall be prohibited. Complications may be identified due to steep grades, inadequate throat depths, offset intersections, too many intersections within a particular area, dangerous and conflicting traffic movements, movements compromised by limited visibility, or restricted turning radii for the types of vehicles likely present on the site.

- ✓ This requirement is 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 standard is met throughout the site.

d. Within the CTH ID corridor between STH 78 and USH 151, refer to subparagraph 4.c. above regarding limitations on drives located adjacent to street rights-of-way.

- ✓ This standard is met.

24. Parking:

a. All parking areas located within required principal building setback areas shall be visually screened from streets by a continuous landscaped hedge, fence, wall or berm with a minimum height of 40 inches over the elevation of the adjacent portion of the parking lot at time of installation. Gaps in this hedge are permitted for pavement approved as part of the site design.

- ➢ This standard is <u>not</u> met.
  - ➢ *I recommend requiring the addition of the required hedge along the north side of the paved area on the north side 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.

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 <u>not</u> met. *A ten-space bike rack should be provided near the main entrance of the building – particularly with the proposed tenants in-mind.*

25. Building Foundation Landscaping:

a. A minimum 10-foot wide landscaping bed or planter shall be provided along at least 50% of each wall facing a street, drive or parking area, except within the downtown area.

- ➢ This standard is <u>not</u> met. *However, given the minor site changes proposed, I recommend <u>waiving</u> this requirement.*

b. This bed or planter shall be located adjacent to or within 10 feet of the building foundation.

- ✓ This standard is <u>not</u> met. *However, given the minor site changes proposed, I recommend <u>waiving</u> this requirement..*

c. This bed or planter shall be landscaped appropriately as determined by the Plan Commission.

- ✓ This standard is not met. *However, given the minor site changes proposed, I recommend <u>waiving</u> this requirement.*

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 <u>not</u> met by existing landscaping. *Does the Plan Commission want to require the hedge with this project?*

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

- ✓ This requirement is <u>not</u> met by existing landscaping. *Does the Plan Commission want to require the hedge with this project?*

27. Parking Lot Landscaping:

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

- ✓ This requirement is met by the existing landscaping.

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

- ✓ This standard is met by the existing landscaping

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

- ✓ This requirement is met by the existing landscaping.

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

1. Waive the requirement for a pitched roof on the existing canopy.

2. Waive the prohibition of metal canopies over the drive-through windows.

3. Provide a trash enclosure area consistent with Village requirements to use exterior materials on nearby portions of the building.

4. Provide a sidewalk stub from the Springdale Street sidewalk connecting to a striped crosswalk to the north entrance door at the east end of the building.

5. Remove the area of striped asphalt depicted between the south edge of the drive-through and the retaining wall, and replace with turf.

6. Provide the continuous 40-inch hedge along the northern edge of the parking lot as depicted in a Landscaping Plan approved by Village Staff. All required landscaping must be installed by November 1, 2021.

7. Install a 10-bike bike rack on a paved surface near the main entrance.

8. Any additional requirements identified by Village Staff, the Village Engineer, or the Plan Commission.

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

CERTIFICATE OF APPROPRIATENESS

APPLICATION & INSTRUCTIONS *(no fee)*

Parcel ID Number# 157/0606-114-0397-1

Address of Property: 205 West Main Street

Property Owner:
Name: Donna and Russell Craig

Street Address: 205 West Main Street

City: Mount Horeb State: Wisconsin Zip: 53572

Daytime telephone number: (608) 831-3443

Email: sales@batteriesamerica.com

Applicant (if different from owner): _____

Street Address: _____

City: _____ State: _____ Zip: _____

Daytime telephone number: ( ) _____

Email: _____

Description of Project

A. Describe proposed work, materials to be used, and impact on existing feature:

Our plan is to cover the existing cinder block west wall with SmartSide engineered wood siding. It will be painted with Sherman Williams Roycroft Pewter color. The impact on the existing feature will be a significant, updated visual improvement.

B. List any attachments (photos, sketches, floor plans, etc.):

Enlosed with the application is a sketch with how the siding will look, photos of the building and a sample of the product to be applied to the building.

Signature of applicant: D Craig Russell A. Craig Date: 7-13-2020

Return to: Zoning Administrator, 138 E. Main Street, Mount Horeb WI 53572

PLAN COMMISSION REVIEW

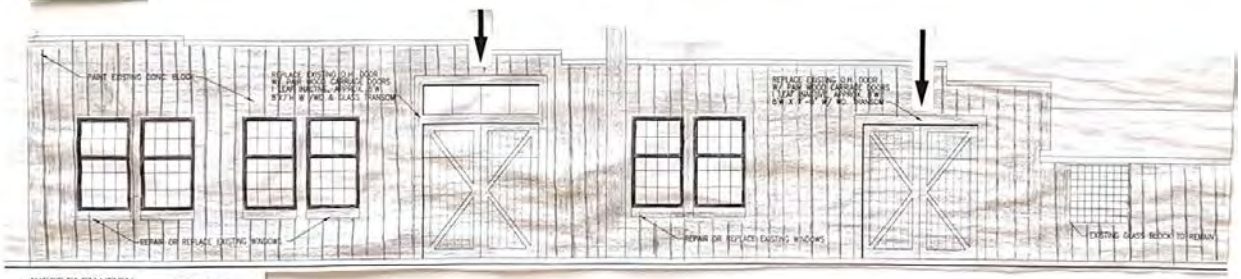
Date of Review _____ Application: Approved: _____ Denied: _____

Specific conditions of approval: _____

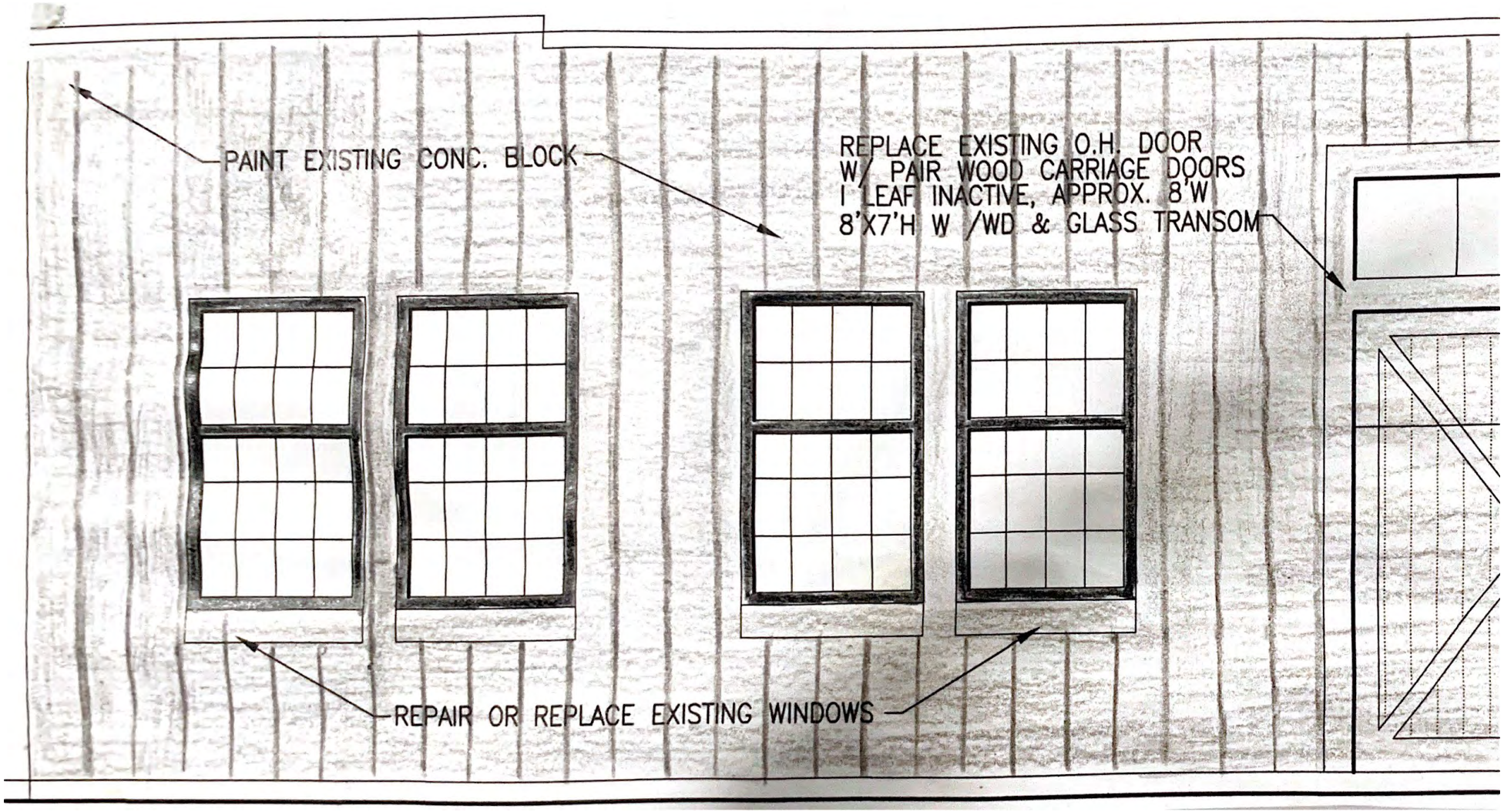
205 West Main Street

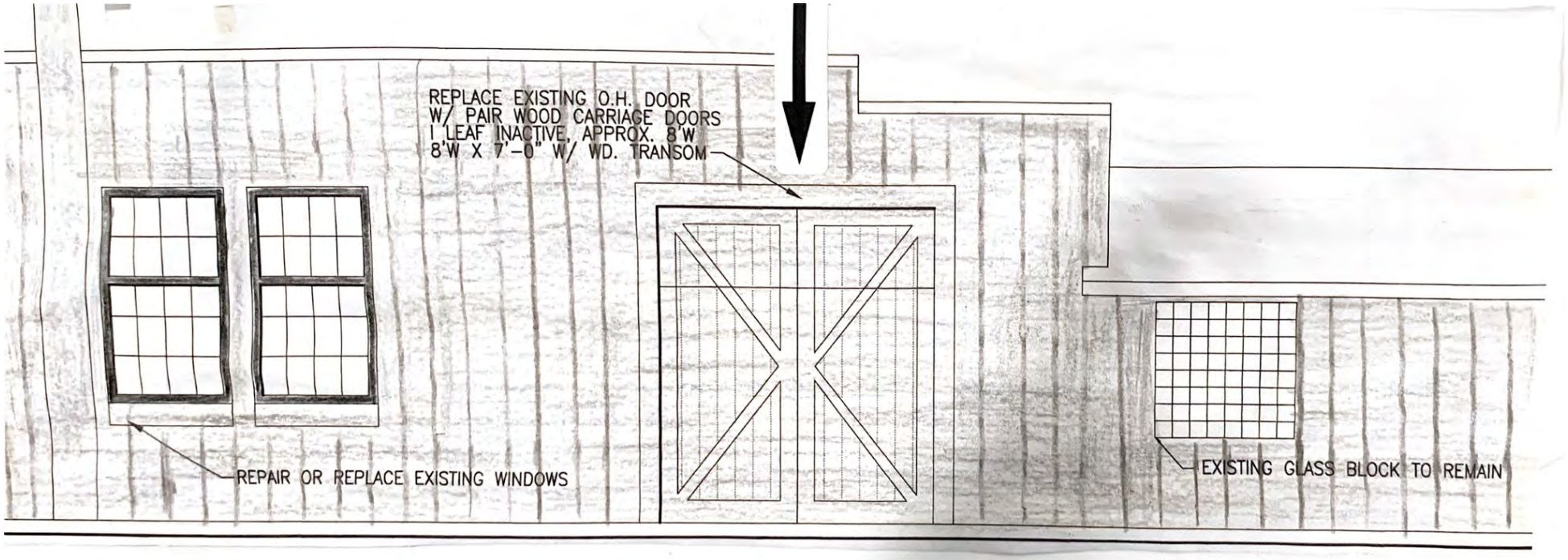
Work to be done is on west side of the building (Perry Street side)

Sample of material to be used.



WEST ELEVATION


PAINT EXISTING CONC. BLOCK
REPLACE EXISTING O.H. DOOR
W/ PAIR WOOD CARRIAGE DOORS
1 LEAF INACTIVE, APPROX. 8'W
8'X7'H W /WD & GLASS TRANSOM
REPAIR OR REPLACE EXISTING WINDOWS


REPLACE EXISTING O.H. DOOR
W/ PAIR WOOD CARRIAGE DOORS
1 LEAF INACTIVE, APPROX. 8'W
8'W X 7'-0" W/ WD. TRANSOM
REPAIR OR REPLACE EXISTING WINDOWS
EXISTING GLASS BLOCK TO REMAIN

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

Zoning Amendment/ Conditional Use Permit Application & Fees

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

☒ **be granted the following specific conditional use:** Build detached garage with shop above on 2nd floor. Garage to exceed 15' in height. Garage will not exceed height of existing house

☐ **amend the Mount Horeb Zoning Ordinance as follows:** _____

Applicant

Name: Steve Erbe
Address: 806 E. Main St.
City/St/Zip: Mt. Horeb, WI 53572 Phone: 608-219-6388

1) Address of property:
806 East Main St.
Tax Parcel ID Number: 157 ____ ____ ____ ____ CSM#: ____
Lot: 4 Block: 1 Subdivision: Gordon's Addition to Mount Horeb
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 steve.erbe@bwpapersystems.com

Signature: _____ Date: 7-9-2020

Date: _____ Fee: _____ Check# _____

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

Conditions: _____

Rev. 06/2016

PLAT OF SURVEY

Lot 4 of Block 1 of Gordon's Addition to Mount Horeb, being part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Town 6 North, Range 6 East, Village of Mount Horeb, Dane County, Wisconsin.

I hereby certify that this survey complies with Chapter A–E 7 of the Wisconsin Administrative Code, 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.

May 12, 2020

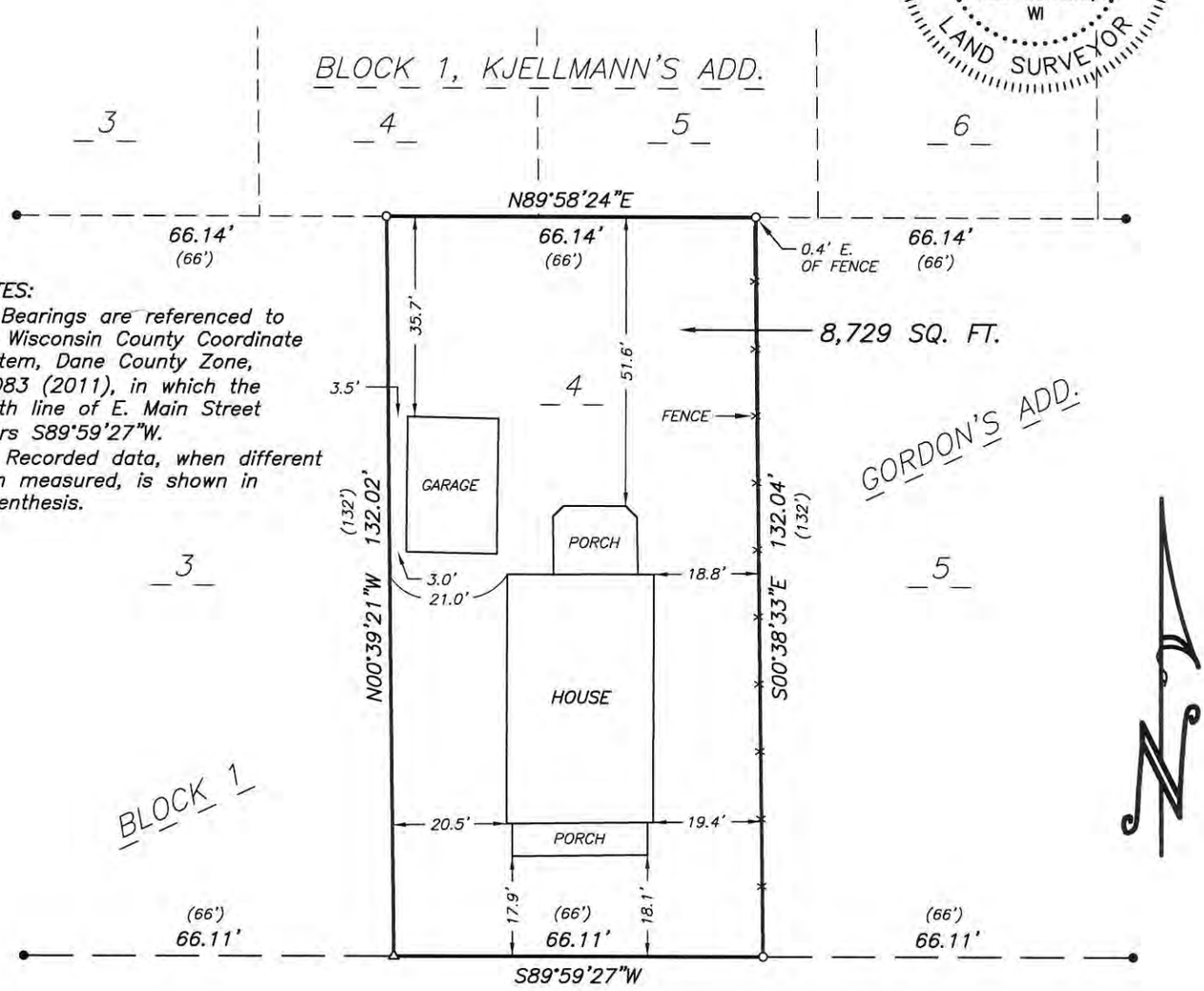
Robert A. Talarczyk, P.L.S.

WISCONSIN
ROBERT A. TALARCZYK
S-2323
NEW GLARUS, WI
LAND SURVEYOR

LEGEND:

- ● *3/4" solid round iron rod found*
- ○ *3/4" x 24" solid round iron rod set*
- △ *Brass survey nail set in asphalt*

NOTES:
1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of E. Main Street bears S89°59'27"W.
2.) Recorded data, when different than measured, is shown in parenthesis.



E. MAIN STREET

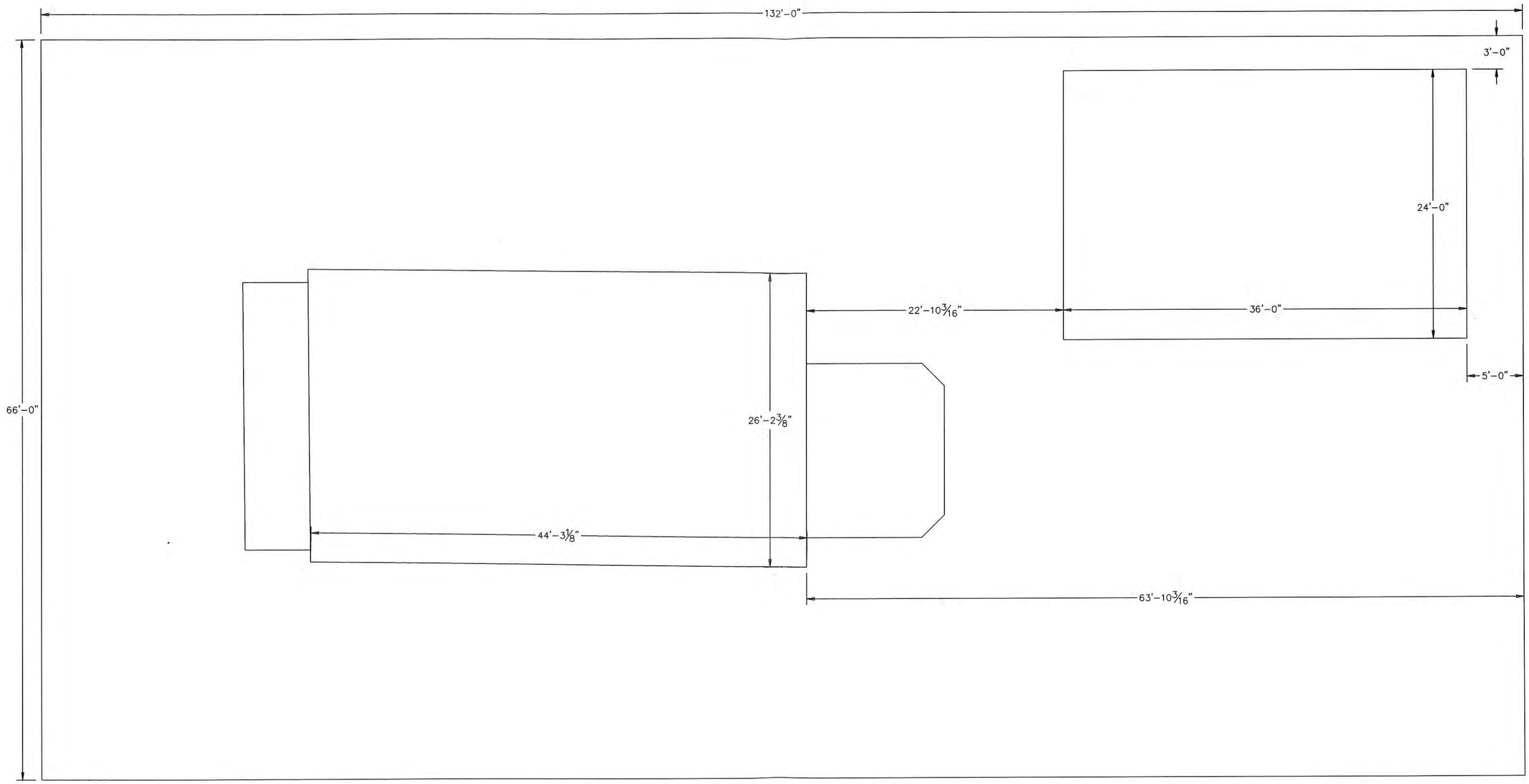
66'

PREPARED FOR:
Steve Erbe
806 E. Main Street
Mount Horeb, WI 53572
(608) 219–6388

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

30 0 30
SCALE: 1" = 30'

JOB NO.	20045
POINTS	20045
DRWG.	20045_1
DRAWN BY	RT


132'-0"
3'-0"
24'-0"
22'-10 3/16"
36'-0"
5'-0"
66'-0"
26'-2 3/8"
44'-3 1/8"
63'-10 3/16"

806 E Main St
Exit Street View
© 2020 Google
Google Earth
Report a problem
43°00'33.99" N 89°43'46.03" W elev 1235 ft eye alt 1239 ft

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@talarczyksurveys.com
Phone: (608) 527-5216

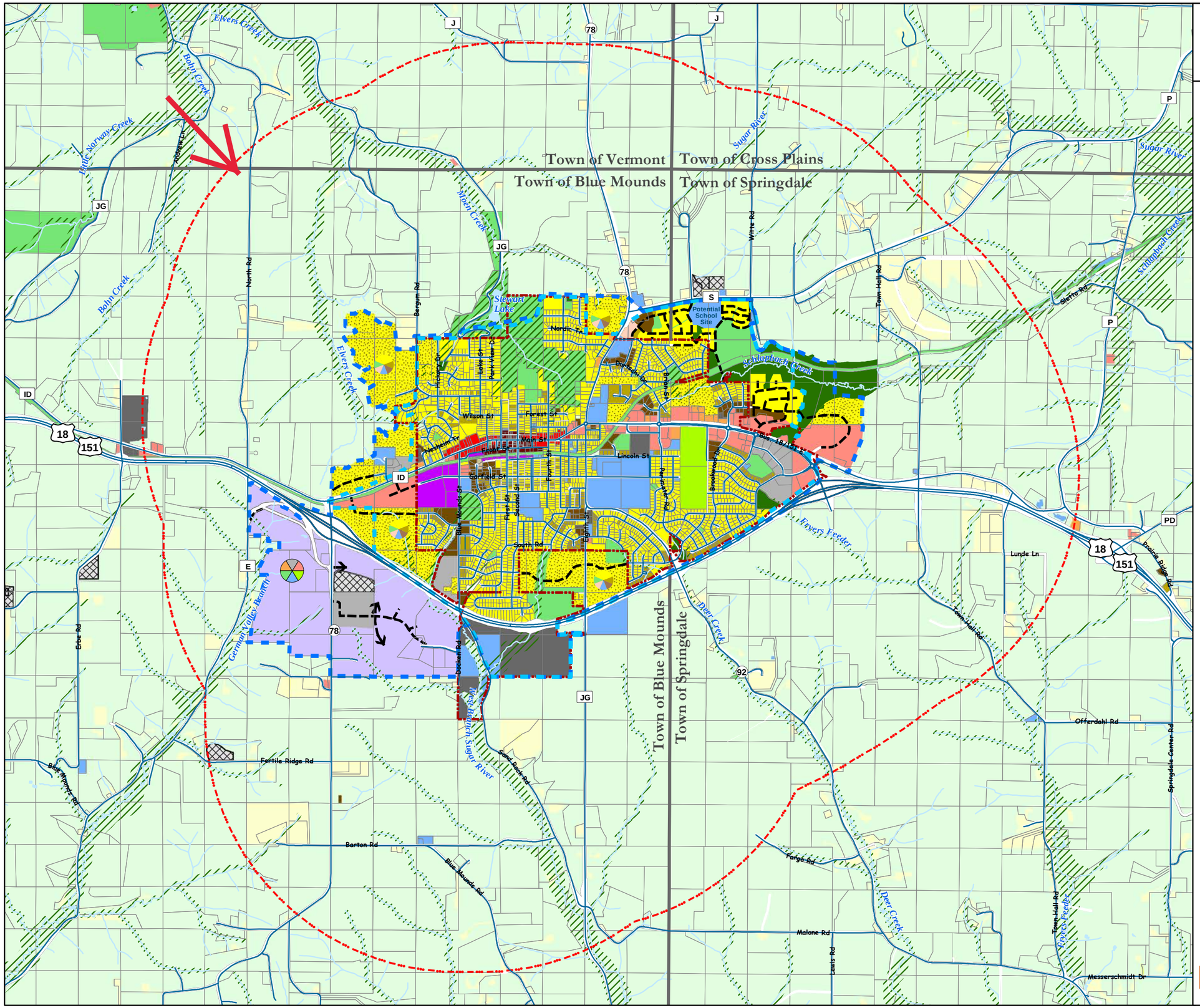
Date of Plan Commission approval: _____

Date of Village Board approval: _____

Future Land Use
ETJ View

4a

Mount Horeb Comprehensive Plan



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

- Right of Way
- Potential Future Roads
- Surface Water

Land Use Categories

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

Each "Planned Neighborhood" may include a mix of:
1. Single-Family (Sewered) - predominate land use
2. Two-Family Residential
3. Multi-Family Residential
4. Government and Institutional
5. Neighborhood Business
6. Public Park and Open Space

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

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

0 1,000 2,000 4,000 6,000 Feet

N

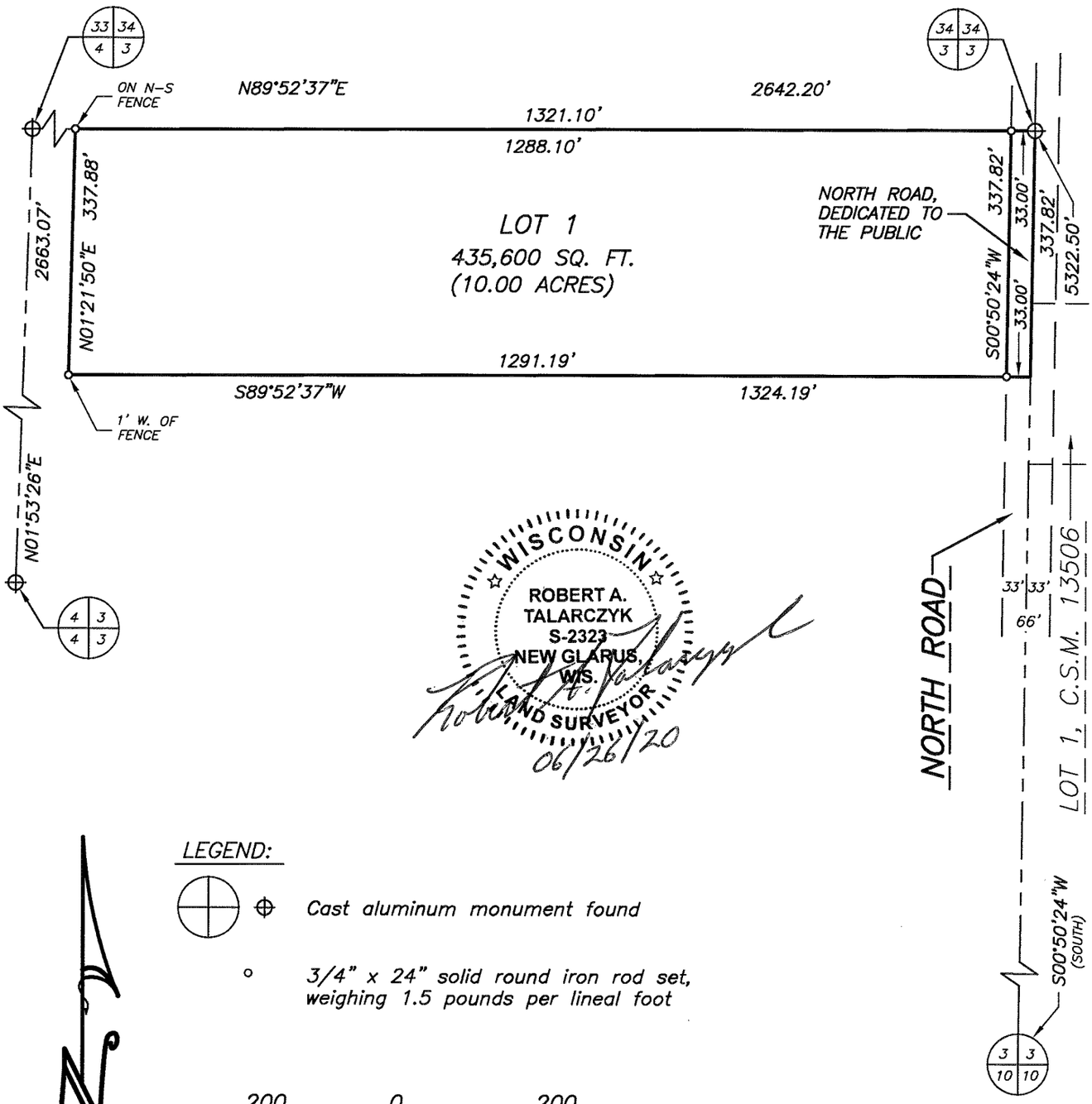
VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Adopted: January 16, 2020

Data Source: Dane County LIO, V&A, Capitol Area RPC

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

200 0 200

SCALE: 1" = 200'

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

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.

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 _____.

WISCONSIN
ROBERT A. TALARCZYK
S-2323
NEW GLARUS, WIS.
LAND SURVEYOR

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

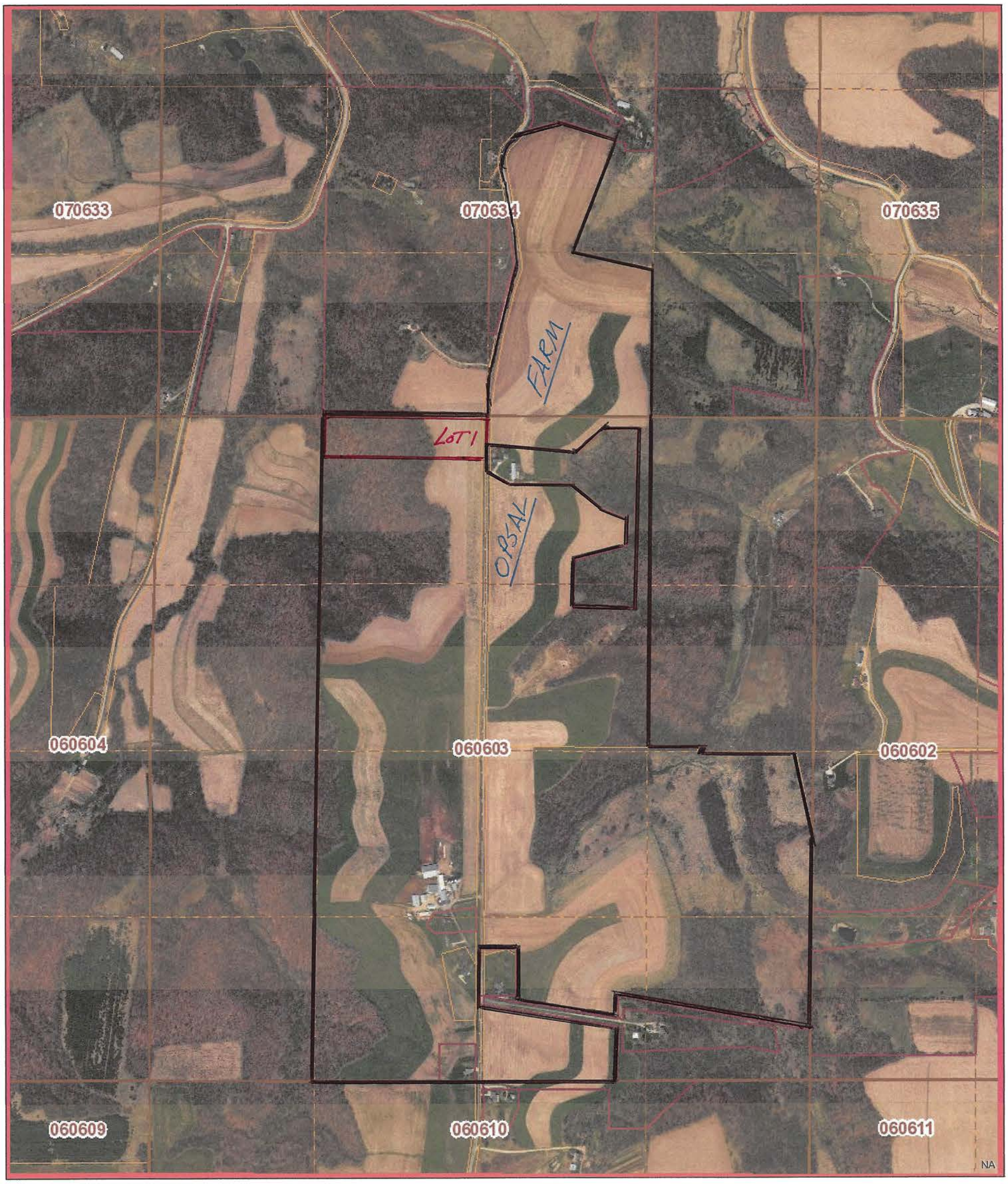
REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20_____ at _____ o'clock _____.M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

_____
Register of Deeds

TALARCZYK
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

Dane County Map



July 1, 2020

- QQ Sections
- Sections
- Plat Boundaries
- Within Plat
- Parcels

0 500 1,000 2,000 Feet

N

Village of Mount Horeb
Building Inspection Dept.

Building Inspector's Report
June 2020

Month to Date

a) 32 building permits have been issued for general construction since May 1st.
b) 1 new UDC permit

Year to Date

a) 117 General permits since Jan. 1st
b) 4 New UDC single family homes since Jan. 1st
c) 2 New Duplex

Large Commercial projects currently active

Premier Co-op Addition/remodel

Respectfully submitted

Dave Geraths
Building Inspector