VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
NOVEMBER 7, 2024, 5:30 p.m.
Municipal Services Center
531 N. Nash St., Hortonville, WI

AGENDA

1. Call to Order
2. Approval of September 12, 2024, Meeting Minutes
3. Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 4.
4. Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 5.
5. Close Public Hearing
6. Discussion and possible action of Resolution approving an Amendment to the Project Plan for Tax Incremental District No. 4
7. Discussion and possible action of Resolution approving an Amendment to the Tax Incremental District No. 5.
8. Public Hearing regarding Terrace Manor final plat
9. Close Public Hearing
10. Discussion and possible action of Terrace Manor final plat
11. Any other topics for future discussion
12. Adjourn

"Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administration Office at 779-6011 with as much advance notice as possible."

Posted: November 4, 2024

Lauren Prochnow
Deputy Clerk-Treasurer

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 2024 MEETING MINUTES

President Jeanne Bellile called the meeting to order at 6:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.
Members present: Tom Banker, Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, Ryan Hansch, and Roger Retzlaff.
Members excused: Barry Hoff and Dave Moe
Officials/Staff present: Administrator Nathan Treadwell, Clerk-Treasurer Jane Booth, and Building Inspector Paul Hanlon

Approval of July 11 & August 8 meeting minutes

Motion [Banker/Hansch] to approve the July 11 & August 8, 2024 meeting minutes. Roll call vote, 5 ayes, 1 abstain (Arendt Vanden Heuvel] 0 nays.

Discussion and possible action regarding accessory buildings

Administrator Treadwell said that that what we came up with was in the packet. Building Inspector Hanlon and I discussed the R-1 Single Family Accessory Building suggestions.

If your house is 1,800 square feet your accessory building cannot exceed 1,800 square feet. An accessory building cannot be greater than the primary residence.

Discussion ensued on the height of accessory buildings and what we should allow. We could change the setbacks according to the height of the building. The height of the accessory building shall not exceed the height of the primary residence.

Proposed set back rules. Attached garage get one accessory building.
Detached garage and no attached garage you would be allowed one Utility Building not to exceed 144 sq. ft. with still being under the 30% lot coverage.

Green houses, pergolas, playsets, and gardens are still allowed.

The board agreed that the sizes allowed were more than reasonable.

Future discussion – continue with accessory buildings and materials.
The next meeting will be on October 24 instead of October 10th at 6:00 pm.
November 7th at 5:30 will be the meeting in November.

Adjourn

Motion [Bellile/Banker] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 6:37 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer

October 31, 2024

DRAFT PROJECT PLAN ALLOCATION AMENDMENT

Village of Hortonville, Wisconsin

Tax Incremental District No. 4

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled November 7, 2024
Public Hearing Held:	Scheduled November 7, 2024
Approval by Plan Commission:	Scheduled November 7, 2024
Adoption by Board of Trustees:	Scheduled November 7, 2024
Approval by the Joint Review Board:	Scheduled for TBD

TABLE OF CONTENTS

SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 4 ("District") is a Mixed Use District created on March 2, 2017. The District was created to:

- Assist a developer with obtaining WHEDA tax credits through the issuance of a municipal revenue obligation. In addition, since some of the sites proposed for the development were vacant due to a lack of adequate infrastructure and the sites have not developed as would have been expected under normal market conditions, the Village wanted to be able to provide the necessary infrastructure and inducements to encourage the type of development consistent with that desired by the Village.

On June 3, 2021, the TID was amended to add project costs, add industrial land and subtract newly platted residential land. The amendment allowed the Village to make room for new development within the TID. This was the first of four possible territory amendments for TID 4.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to is to allow excess revenue to be transferred to Tax Incremental District No. 5 ("Recipient District") as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:

1. The District and the Recipient District lie within the same overlapping taxing jurisdictions.
2. The District has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient District.
3. The Recipient District is a blighted area district which qualifies it as an eligible recipient of excess revenue.

Estimated Total Project Cost Expenditures

The Village anticipates making total donations/allocations to the Recipient District of approximately $1,711,068 ("Project Costs").

Incremental Valuation

The Village projects that existing incremental value will support existing Project Costs and obligations of the District and allow donations/allocations to the Recipient Districts. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

    - Donations to TID No. 5 (downtown) are needed to help accomplish the objectives of this district including approximately $1,368,021 of road and infrastructure improvements.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:**

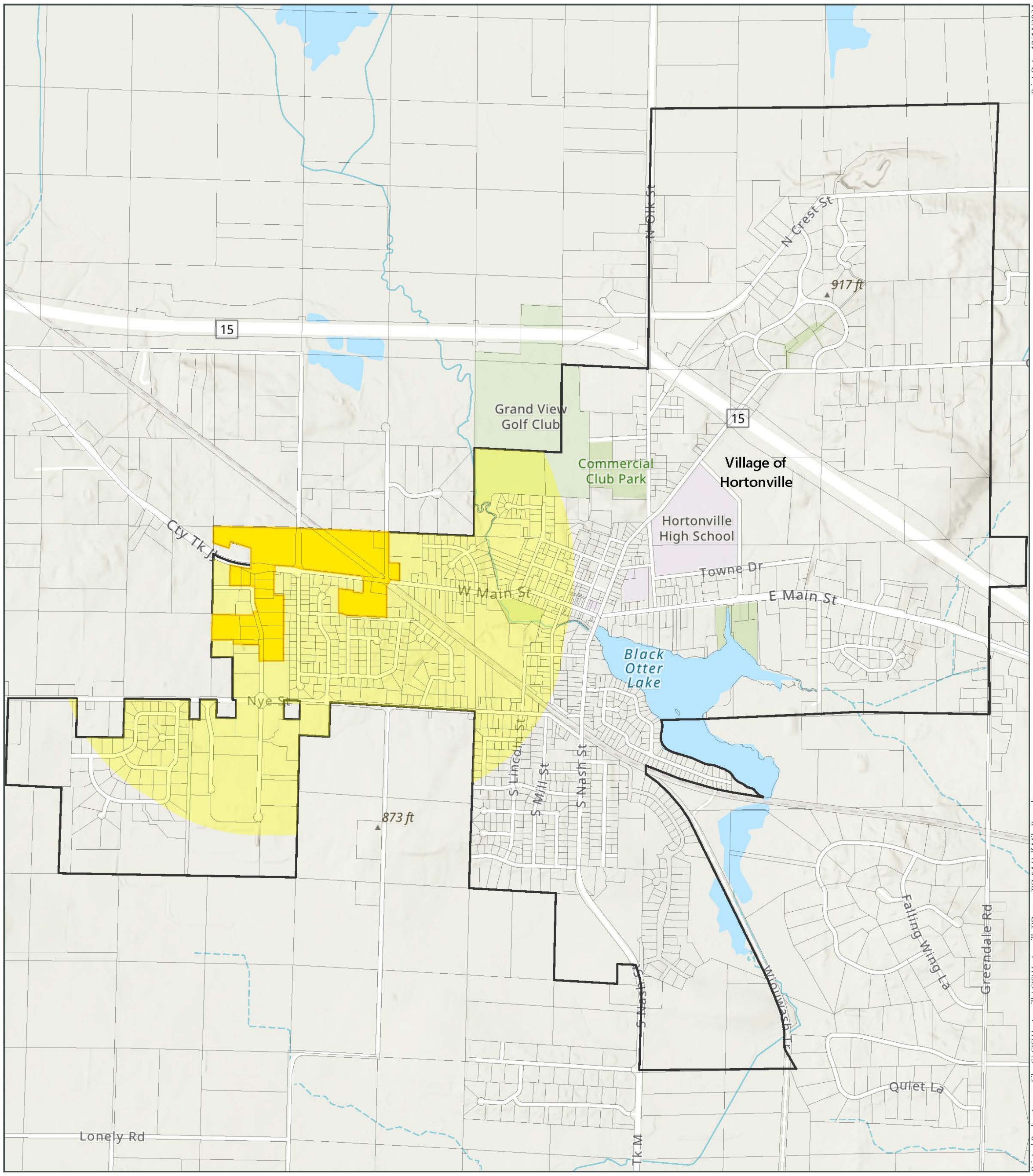
    - Ongoing investment in the Recipient Districts induces employee households spending locally for goods and services from retailers, restaurants and service companies

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. The boundaries of the District are not being amended.
5. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
6. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
7. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:
Map of Current District Boundary

A map identifying the current boundaries of the District is found on the following page. The District's boundaries are not being amended.



MSA

Data Sources: County of Outagamie, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

TID #4 Halff Mile Boundary

TIDS #4

Outagamie County Parcels

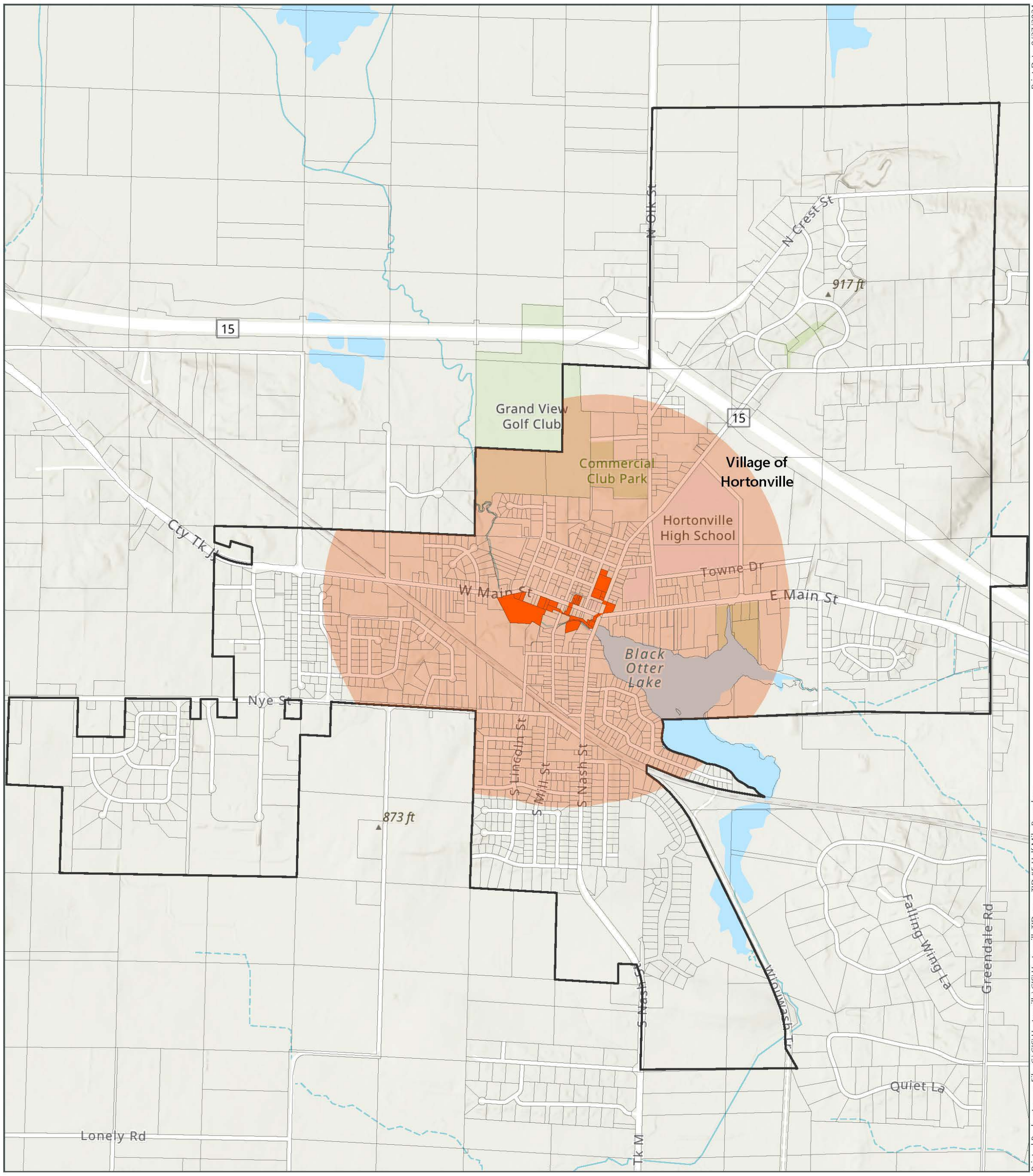
Municipal Boundary

0 1,000 2,000 Feet

Half Mile Boundary

TID #4

Village of Hortonville
Outagamie County, WI



MSA

Data Sources: County of Outagamie, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

TID #5

TID #5 Hallf Mile Boundary

Outagamie County Parcels

Municipal Boundary

0 1,000 2,000 Feet

Half Mile Boundary

TID #5

Village of Hortonville
Outagamie County, WI

SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's amended Project Plan dated June 3, 2021 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4:
Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

No changes to Project Costs are planned. The "Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District" included in the District's amended Project Plan dated June 3, 2021 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 6:
Map Showing Proposed Improvements and Uses

The District's boundaries are not being amended. The "Map Showing Proposed Improvements and Uses" included within the District's amended Project Plan dated June 3, 2021 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 7:
Detailed List of Estimated Project Costs

The costs to be added through this Plan Amendment are allocations/donations to District #10, #11, and #12. The costs included in the project plan approved in 2013 and the amended project plan approved in 2017 are unchanged and included for reference.

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Estimated Project List

Project ID	Project Name/Type	Phase I 2021	Phase II 2024	Total
1	Developer Incentive	500,000		500,000
2	State Highway 15 Reconstruction		797,878	797,878
3	Givons Road		300,000	300,000
Total Projects		500,000	1,097,878	1,597,878

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Detailed List of Estimated Project Costs

Project Name/Type	Est. Cost
Donations/Allocations to TID No. 5	1,711,068

SECTION 8:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Village plans to make within TID No. 4 in 2026 include financing infrastructure improvements totaling approximately $800 thousand.

Estimated incremental valuations for TID No. 5 are included in Table 1. 5Assuming an equalized TID Interim tax rate of $15.45 per thousand and no economic appreciation or depreciation, the District would generate approximately $4.2 million in incremental tax revenue over the remaining life of the District as shown in Table 2.

Table 3 includes a cash flow projection for TID No. 4 including existing obligations and proposed 2026 projects. TID No. 4 is projected to close in 2031. Table 4 includes a cash flow projection with $1.7 million of donations to Recipient District No. 5. This extends the projected closure of TID No. 4 to 2037 (an additional 6 years).

Table 1 – Development Assumptions

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Development Assumptions

Construction Year		Actual	DOR Correction	**Annual Total**	Construction Year	
Previous Years		5,591,000				
6	2022	10,523,600		**10,523,600**	2022	6
7	2023	2,321,300		**2,321,300**	2023	7
8	2024		4,800	**4,800**	2024	8
9	2025			**0**	2025	9
10	2026			**0**	2026	10
11	2027			**0**	2027	11
12	2028			**0**	2028	12
13	2029			**0**	2029	13
14	2030			**0**	2030	14
15	2031			**0**	2031	15
16	2032			**0**	2032	16
17	2033			**0**	2033	17
18	2034			**0**	2034	18
19	2035			**0**	2035	19
20	2036			**0**	2036	20
	Totals	**18,435,900**	**4,800**	**18,440,700**		

Table 2 – Tax Increment Projection Worksheet

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	4,288,600
District Creation Date	March 2, 2017		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2017	Apply to Base Value	**No**
Max Life (Years)	20		Base Tax Rate	$15.45
Expenditure Period/Termination	15	3/2/2032	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2038		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
6	2022	10,523,600	2023	0	16,114,600	2024	$15.45	**248,936**
7	2023	2,321,300	2024	0	18,435,900	2025	$15.45	**284,795**
8	2024	4,800	2025	0	18,440,700	2026	$15.45	**284,869**
9	2025	0	2026	0	18,440,700	2027	$15.45	**284,869**
10	2026	0	2027	0	18,440,700	2028	$15.45	**284,869**
11	2027	0	2028	0	18,440,700	2029	$15.45	**284,869**
12	2028	0	2029	0	18,440,700	2030	$15.45	**284,869**
13	2029	0	2030	0	18,440,700	2031	$15.45	**284,869**
14	2030	0	2031	0	18,440,700	2032	$15.45	**284,869**
15	2031	0	2032	0	18,440,700	2033	$15.45	**284,869**
16	2032	0	2033	0	18,440,700	2034	$15.45	**284,869**
17	2033	0	2034	0	18,440,700	2035	$15.45	**284,869**
18	2034	0	2035	0	18,440,700	2036	$15.45	**284,869**
19	2035	0	2036	0	18,440,700	2037	$15.45	**284,869**
20	2036	0	2037	0	18,440,700	2038	$15.45	**284,869**
	Totals (Revenue Years 2024 - 2036)	**12,849,700**		**0**			**Future Value of Increment**	**4,237,028**

Table 3 – Cash Flow For Donor TID Before Sharing

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Cash Flow Projection - Before Sharing Amendment

	Projected Revenues				Projected Expenditures									Balances			
Year	Tax Increments	Interest Earnings/ (Cost)	Long-Term Debt	**Total Revenues**	GO Note - Swiderski $250,000 Issue Total	GO Note - Swiderski $250,000 Issue Total	G.O. Promissory $91,667 Issue Total	G.O. Promissory $850,000 Issue Total	Total Debt Service	MRO #1 2,024 Cottages on Main $0	Captial Costs & Finance Charges	Ongoing Planning & Admin	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023	95,190		91,667	**186,857**	40,231	7,813	40,776	0	88,820	17,976		7,350	**114,146**	72,711	(170,617)	826,405	2023
2024	248,936			**248,936**	59,219	42,266	40,426	0	141,910	17,976		7,500	**167,386**	81,550	(89,068)	681,753	2024
2025	284,795			**284,795**	53,038	60,859	8,369	0	122,266	17,976		7,500	**147,742**	137,053	47,985	520,225	2025
2026	284,869	11,968	850,000	**1,146,837**	56,856	54,219	8,954	0	120,029	17,976	859,828	7,500	**1,005,333**	141,504	189,489	1,239,527	2026
2027	284,869			**284,869**	55,619	57,578	0	104,778	217,975	17,976		7,500	**243,451**	41,418	230,908	1,042,834	2027
2028	284,869			**284,869**	0	55,859	0	92,836	148,696	17,976		7,500	**174,172**	110,697	341,605	904,858	2028
2029	284,869			**284,869**	0	0	0	95,290	95,290	17,976		7,500	**120,766**	164,103	505,708	816,882	2029
2030	284,869			**284,869**	0	0	0	92,718	92,718	17,976		7,500	**118,194**	166,676	672,384	728,906	2030
2031	284,869			**284,869**	0	0	0	90,163	90,163	17,976		10,000	**118,139**	**166,731**	**839,114**	**640,930**	**2031**
2032	284,869			**284,869**	0	0	0	87,625	87,625	17,976			**105,601**	179,268	1,018,382	552,954	2032
2033	284,869			**284,869**	0	0	0	85,105	85,105	17,976			**103,081**	181,788	1,200,170	464,978	2033
2034	284,869			**284,869**	0	0	0	82,585	82,585	17,976			**100,561**	184,308	1,384,478	377,002	2034
2035	284,869			**284,869**	0	0	0	84,975	84,975	17,976			**102,951**	181,918	1,566,396	284,026	2035
2036	284,869			**284,869**	0	0	0	82,219	82,219	17,976			**100,195**	184,674	1,751,070	191,050	2036
2037	284,869			**284,869**	0	0	0	79,406	79,406	17,975			**97,381**	187,488	1,938,558	98,075	2037
2038	284,869			**284,869**	0	0	0	81,500	81,500	18,075			**99,575**	185,294	2,123,852	0	2038
Total (2024 - 2038)	**4,237,028**	**11,968**	**850,000**	**5,098,996**	**224,731**	**270,781**	**57,749**	**1,059,199**	**1,612,461**	**269,738**	**859,828**	**62,500**	**2,804,527**				**Total (2024 - 2038)**

Notes: - agrees to 2023 audit

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

Table 4 – Cash Flow For Donor TID After Sharing

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Cash Flow Projection - After Sharing Amendment

Year	Projected Revenues: Tax Increments	Interest Earnings/ (Cost)	Long-Term Debt	**Total Revenues**	Projected Expenditures: GO Note - Swiderski $250,000 Issue Total	GO Note - Swiderski $250,000 Issue Total	G.O. Promissory $91,667 Issue Total	G.O. Promissory $855,000 Issue Total	Total Debt Service	MRO #1 2,024 Cottages on Main $364,582	Donations to TID No. 5	Captial Costs & Finance Charges	Ongoing Planning & Admin	**Total Expenditures**	Balances: Annual	Cumulative	Liabilities Outstanding	Year
2023	95,190		91,667	**186,857**	40,231	7,813	40,776	0	88,820	17,976			7,350	**114,146**	72,711	(170,618)	826,405	2023
2024	248,936			**248,936**	59,219	42,266	40,426	0	141,910	17,976			7,500	**167,386**	81,550	(89,068)	681,753	2024
2025	284,795			**284,795**	53,038	60,859	8,369	0	122,266	17,976			7,500	**147,742**	137,053	47,985	520,225	2025
2026	284,869	11,968	850,000	**1,146,837**	56,856	54,219	8,954	0	120,029	17,976	189,489	859,828	7,500	**1,194,822**	(47,985)	0	1,239,527	2026
2027	284,869			**284,869**	55,619	57,578	0	104,778	217,975	17,976	41,418		7,500	**284,869**	0	0	1,042,834	2027
2028	284,869			**284,869**	0	55,859	0	92,836	148,696	17,976	110,697		7,500	**284,869**	0	0	904,858	2028
2029	284,869			**284,869**	0	0	0	95,290	95,290	17,976	164,103		7,500	**284,869**	0	0	816,882	2029
2030	284,869			**284,869**	0	0	0	92,718	92,718	17,976	166,675		7,500	**284,869**	0	0	728,906	2030
2031	284,869			**284,869**	0	0	0	90,163	90,163	17,976	169,230		7,500	**284,869**	0	0	640,930	2031
2032	284,869			**284,869**	0	0	0	87,625	87,625	17,976	169,268		10,000	**284,869**	0	0	552,954	2032
2033	284,869			**284,869**	0	0	0	85,105	85,105	17,976	174,288		7,500	**284,869**	0	0	464,978	2033
2034	284,869			**284,869**	0	0	0	82,585	82,585	17,976	176,808		7,500	**284,869**	0	0	377,002	2034
2035	284,869			**284,869**	0	0	0	84,975	84,975	17,976	174,418		7,500	**284,869**	0	0	284,026	2035
2036	284,869			**284,869**	0	0	0	82,219	82,219	17,976	174,674		10,000	**284,869**	0	0	191,050	2036
2037	284,869			**284,869**	0	0	0	79,406	79,406	17,975				**97,381**	**187,488**	**187,488**	**98,075**	**2037**
2038	284,869			**284,869**	0	0	0	81,500	81,500	18,075				**99,575**	185,294	372,782	0	2038
Total (2024 - 2038)	**4,237,028**	**11,968**	**850,000**	**5,098,996**	**224,731**	**270,781**	**57,749**	**1,059,199**	**1,612,462**	**269,738**	**1,711,068**	**859,828**	**102,500**	**4,555,596**				**Total (2024 - 2038)**

Notes: - agrees to 2023 audit

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

Table 5 – Cash Flow For Recipient TID No. 5 Before Sharing

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Cash Flow Projection - No Increment Sharing From TID No. 4

	Projected Revenues				Projected Expenditures								Balances			
					2026 G.O. Promissory Note $1,360,000 Dated Date: 01/01/24			2026 G.O. Promissory $1,360,000								
Year	Tax Increments	Interest Earnings	Debt Proceeds	**Total Revenues**	Principal	Est. Rate[1]	Interest	Issue Total	Capital	Financing Costs	Ongoing Planning & Admin	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023	1,561			**1,561**				0			2,992	**2,992**	(1,431)	(22,510)	0	2023
2024	2,260			**2,260**				0			5,000	**5,000**	(2,740)	(25,250)	0	2024
2025	3,326			**3,326**				0			5,000	**5,000**	(1,674)	(26,924)	0	2025
2026	3,329	19,470	1,360,000	**1,382,799**				0	1,298,021	80,000	5,000	**1,383,021**	(222)	(27,146)	1,360,000	2026
2027	3,329			**3,329**	100,000	3.64%	70,797	170,797			5,000	**175,797**	(172,468)	(199,614)	1,260,000	2027
2028	6,419			**6,419**	100,000	3.64%	44,240	144,240			5,000	**149,240**	(142,821)	(342,435)	1,160,000	2028
2029	6,419			**6,419**	100,000	3.52%	40,660	140,660			5,000	**145,660**	(139,241)	(481,676)	1,060,000	2029
2030	14,143			**14,143**	100,000	3.49%	37,155	137,155			5,000	**142,155**	(128,012)	(609,688)	960,000	2030
2031	21,866			**21,866**	100,000	3.46%	33,680	133,680			5,000	**138,680**	(116,814)	(726,502)	860,000	2031
2032	21,866			**21,866**	100,000	3.60%	30,150	130,150			5,000	**135,150**	(113,284)	(839,786)	760,000	2032
2033	21,866			**21,866**	100,000	3.60%	26,550	126,550			5,000	**131,550**	(109,684)	(949,470)	660,000	2033
2034	21,866			**21,866**	100,000	3.60%	22,950	122,950			5,000	**127,950**	(106,084)	(1,055,554)	560,000	2034
2035	21,866			**21,866**	110,000	3.59%	19,176	129,176			5,000	**134,176**	(112,310)	(1,167,863)	450,000	2035
2036	21,866			**21,866**	110,000	3.59%	15,227	125,227			5,000	**130,227**	(108,361)	(1,276,224)	340,000	2036
2037	21,866			**21,866**	110,000	3.83%	11,146	121,146			5,000	**126,146**	(104,280)	(1,380,503)	230,000	2037
2038	21,866			**21,866**	115,000	3.88%	6,808	121,808			5,000	**126,808**	(104,942)	(1,485,445)	115,000	2038
2039	21,866			**21,866**	115,000	3.98%	2,289	117,289			7,500	**124,789**	(102,923)	(1,588,368)	0	2039
2040	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,571,502)	0	2040
2041	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,554,636)	0	2041
2042	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,537,770)	0	2042
2043	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,520,904)	0	2043
2044	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,504,038)	0	2044
2045	21,866			**21,866**			0	0			7,500	**7,500**	14,366	(1,489,672)	0	2045
Total (2024 - 2045)	**367,215**	**19,470**	**1,360,000**	**1,746,685**	**1,360,000**	**0**	**360,826**	**1,720,826**	**1,298,021**	**80,000**	**115,000**	**3,213,847**				**Total (2024 - 2045)**

Notes: [1]Rates based upon 6/27/24 sale plus 25 bps

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

Table 6 – Cash Flow For Recipient TID No. 5 After Sharing

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Cash Flow Projection - Increment Sharing From TID No. 4

	Projected Revenues					Projected Expenditures								Balances			
						2026 G.O. Promissory Note $1,360,000 Dated Date: 01/01/24			2026 G.O. Promissory $1,360,000								
Year	Tax Increments	Interest Earnings	Debt Proceeds	TID 4 Increment Sharing	**Total Revenues**	Principal	Est. Rate[1]	Interest	Issue Total	Capital	Financing Costs	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023	1,561				**1,561**				0			2,992	**2,992**	(1,431)	(22,510)	0	2023
2024	2,260				**2,260**				0			5,000	**5,000**	(2,740)	(25,250)	0	2024
2025	3,326				**3,326**				0			5,000	**5,000**	(1,674)	(26,924)	0	2025
2026	3,329	19,470	1,360,000	189,489	**1,572,288**				0	1,298,021	80,000	5,000	**1,383,021**	189,267	162,343	1,360,000	2026
2027	3,329			41,418	**44,747**	100,000	3.64%	70,797	170,797			5,000	**175,797**	(131,050)	31,293	1,260,000	2027
2028	6,419			110,697	**117,116**	100,000	3.64%	44,240	144,240			5,000	**149,240**	(32,124)	(831)	1,160,000	2028
2029	6,419			164,103	**170,522**	100,000	3.52%	40,660	140,660			5,000	**145,660**	24,862	24,031	1,060,000	2029
2030	14,143			166,675	**180,818**	100,000	3.49%	37,155	137,155			5,000	**142,155**	38,663	62,694	960,000	2030
2031	21,866			169,230	**191,096**	100,000	3.46%	33,680	133,680			5,000	**138,680**	52,416	115,110	860,000	2031
2032	21,866			169,268	**191,134**	100,000	3.60%	30,150	130,150			5,000	**135,150**	55,984	171,094	760,000	2032
2033	21,866			174,288	**196,154**	100,000	3.60%	26,550	126,550			5,000	**131,550**	64,604	235,698	660,000	2033
2034	21,866			176,808	**198,674**	100,000	3.60%	22,950	122,950			5,000	**127,950**	70,724	306,422	560,000	2034
2035	21,866			174,418	**196,284**	110,000	3.59%	19,176	129,176			5,000	**134,176**	62,109	368,531	450,000	2035
2036	21,866			174,674	**196,540**	110,000	3.59%	15,227	125,227			7,500	**132,727**	**63,814**	**432,344**	**340,000**	2036
2037	21,866				**21,866**	110,000	3.83%	11,146	121,146				**121,146**	(99,280)	333,065	230,000	2037
2038	21,866				**21,866**	115,000	3.88%	6,808	121,808				**121,808**	(99,942)	233,123	115,000	2038
2039	21,866				**21,866**	115,000	3.98%	2,289	117,289				**117,289**	(95,423)	137,700	0	2039
2040	21,866				**21,866**			0	0				**0**	21,866	159,566	0	2040
2041	21,866				**21,866**			0	0				**0**	21,866	181,432	0	2041
2042	21,866				**21,866**			0	0				**0**	21,866	203,298	0	2042
2043	21,866				**21,866**			0	0				**0**	21,866	225,164	0	2043
2044	21,866				**21,866**			0	0				**0**	21,866	247,030	0	2044
2045	21,866				**21,866**			0	0				**0**	21,866	268,896	0	2045
Total (2024 - 2045)	**367,215**	**19,470**	**1,360,000**	**1,711,068**	**3,457,753**	**1,360,000**	**0**	**360,826**	**1,720,826**	**1,298,021**	**80,000**	**67,500**	**3,166,347**				**Total (2024 - 2045)**

Notes: [1]Rates based upon 6/27/24 sale plus 25 bps

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

SECTION 9:
Annexed Property

No territory is being added to the District as part of this Plan Amendment.

SECTION 10:
Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for Mixed Use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:
How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by creating opportunities for mixed use development. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses.

SECTION 14:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. The only costs being added through this Plan Amendment are donations/allocations to existing Recipient Districts. These are not considered Non-Project Costs.

SECTION 15:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

October 22, 2024

Town Counsel
Law & Litigation, LLC

President Jeanne Bellile &
Village of Hortonville Trustees
531 Nash Street
Hortonville, WI 54944

RE: Project Plan Allocation Amendment for Tax Incremental District No. 4 in the Village of Hortonville, Wisconsin

Dear President Bellile and Village Board Trustees:

Tax incremental financing project plans and plan amendments must include an opinion of the village attorney advising whether the plan is complete and complies with Wis. Stat. sec. 66.1105(4)(f).

I have been retained to represent the Village of Hortonville as its appointed Village Attorney.

I have reviewed the Project Plan Allocation Amendment for Tax Incremental District No. 4 which is intended to allow excess revenue to be transferred to the Village's Tax Incremental District No. 5.

It is my opinion that the allocation amendment and project plan contain and adequately address the prerequisites set forth in Wis. Stat. sec. 66.1105.

Sincerely,
TOWN COUNSEL LAW & LITIGATION, LLC
Attorneys for Village of Hortonville
s/Ashley C. Lehocky
Ashley C. Lehocky

940 E. Evergreen Drive • Kaukauna, WI 54130
(920) 725-1233 • www.towncounsellawfirm.com

SECTION 16:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Village of Hortonville, Wisconsin

Tax Increment District No. 4

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	Outagamie County	Black Otter Lake District	Village of Hortonville	Hortonville Area School District	Fox Valley Technical	Total	Revenue Year
2019	1,593	108	3,202	3,290	411	8,604	2019
2020	5,002	340	10,053	10,331	1,291	27,017	2020
2021	10,781	732	21,667	22,264	2,782	58,226	2021
2022	13,158	894	26,445	27,174	3,396	71,066	2022
2023	17,625	1,197	35,422	36,398	4,549	95,190	2023
2024	46,091	3,130	92,633	95,186	11,896	248,936	2024
2025	52,730	3,581	105,977	108,898	13,609	284,795	2025
2026	52,744	3,582	106,005	108,926	13,613	284,869	2026
2027	52,744	3,582	106,005	108,926	13,613	284,869	2027
2028	52,744	3,582	106,005	108,926	13,613	284,869	2028
2029	52,744	3,582	106,005	108,926	13,613	284,869	2029
2030	52,744	3,582	106,005	108,926	13,613	284,869	2030
2031	52,744	3,582	106,005	108,926	13,613	284,869	2031
2032	52,744	3,582	106,005	108,926	13,613	284,869	2032
2033	52,744	3,582	106,005	108,926	13,613	284,869	2033
2034	52,744	3,582	106,005	108,926	13,613	284,869	2034
2035	52,744	3,582	106,005	108,926	13,613	284,869	2035
2036	52,744	3,582	106,005	108,926	13,613	284,869	2036
2037	52,744	3,582	106,005	108,926	13,613	284,869	2037
2038	52,744	3,582	106,005	108,926	13,613	284,869	2038
Totals	**784,495**	**53,271**	**1,576,669**	**1,620,121**	**202,471**	**4,237,028**	

October 31, 2024

PROJECT PLAN AMENDMENT

Village of Hortonville, Wisconsin

Tax Incremental District No. 5

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled November 7, 2024
Public Hearing Held:	Scheduled November 7, 2024
Approval by Plan Commission:	Scheduled November 7, 2024
Adoption by Board of Trustees:	Scheduled November 7, 2024
Approval by the Joint Review Board:	Scheduled for TBD

TABLE OF CONTENTS

SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 5 ("District") is a Blighted Area District created on March 2, 2017. The District was created to:

- Redevelop blighted properties,
- Increase the tax base and,
- Provide for and preserve employment opportunities within the Village

This is the first amendment to the District. This amendment is a project only amendment and will add approximately $3.06 million in project costs for the infrastructure improvements and ongoing items.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. ("Project").

Estimated Total Project Cost Expenditures

The Village anticipated making total expenditures of approximately $470 thousand ("Project Costs") to undertake the projects listed in original Project Plan ("Plan"). This amendment will increase that allowable expenditures by approximately $3.06 million, so the total allowable expenditures will increase to approximately $3.5 million. Of the $3.06 million of additional project costs, approximately $1.48 million will only be undertaken if further development occurs to pay for these projects.

Incremental Valuation

This amendment isn't expected to increase the TIDs incremental valuation. Approximately $1.4 million of value will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

   The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:**

   That the Developer's and/or businesses expanding in the TID are likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. The boundaries of the District are not being amended.

5. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.

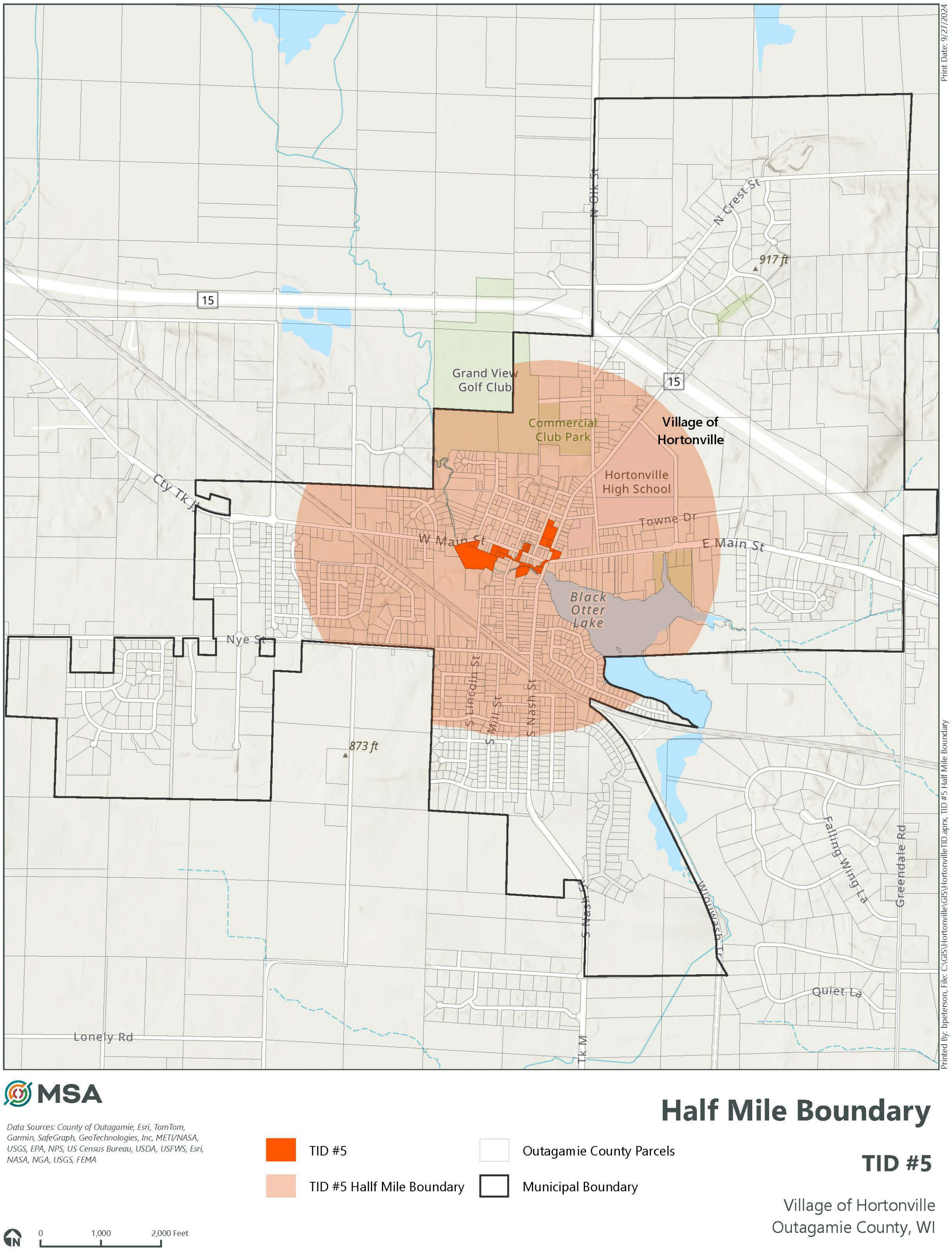
6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

7. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

8. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:
Map of Current District Boundary

The District's boundaries are not being amended. The Map included within the District's original Project Plan dated March 2, 2017 remains unchanged and is incorporated by reference as part of this Plan Amendment.



15
Grand View Golf Club
Commercial Club Park
Village of Hortonville
Hortonville High School
N Olk St
N Crest St
917 ft
Cty Tk JJ
W Main St
Towne Dr
E Main St
Black Otter Lake
Nye St
S Lincoln St
S Mill St
S Nash St
873 ft
Falling Wing La
Greendale Rd
Quiet La
Lonely Rd
Tk M
Print Date: 9/27/2024
MSA
Data Sources: County of Outagamie, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA
TID #5
TID #5 Hallf Mile Boundary
Outagamie County Parcels
Municipal Boundary
0
1,000
2,000 Feet
Half Mile Boundary
TID #5
Village of Hortonville
Outagamie County, WI

SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's original Project Plan dated March 2, 2017 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4:
Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The "Statement of Kind, Number and Location of Proposed Public Works and Other Projects" set forth in the original District Project Plan approved on March 2, 2017 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District's Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the Village, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the program manual. Any funds returned to the Village from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. Of the additional project costs included in this Plan, the Village intends to make the following project cost expenditures outside the District:

- Sanitary Sewer, Watermain and Stormwater Improvements - $6,000
- District Improvements (Streetscaping, Lighting, Curb & Gutter, etc.) - $634,813

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

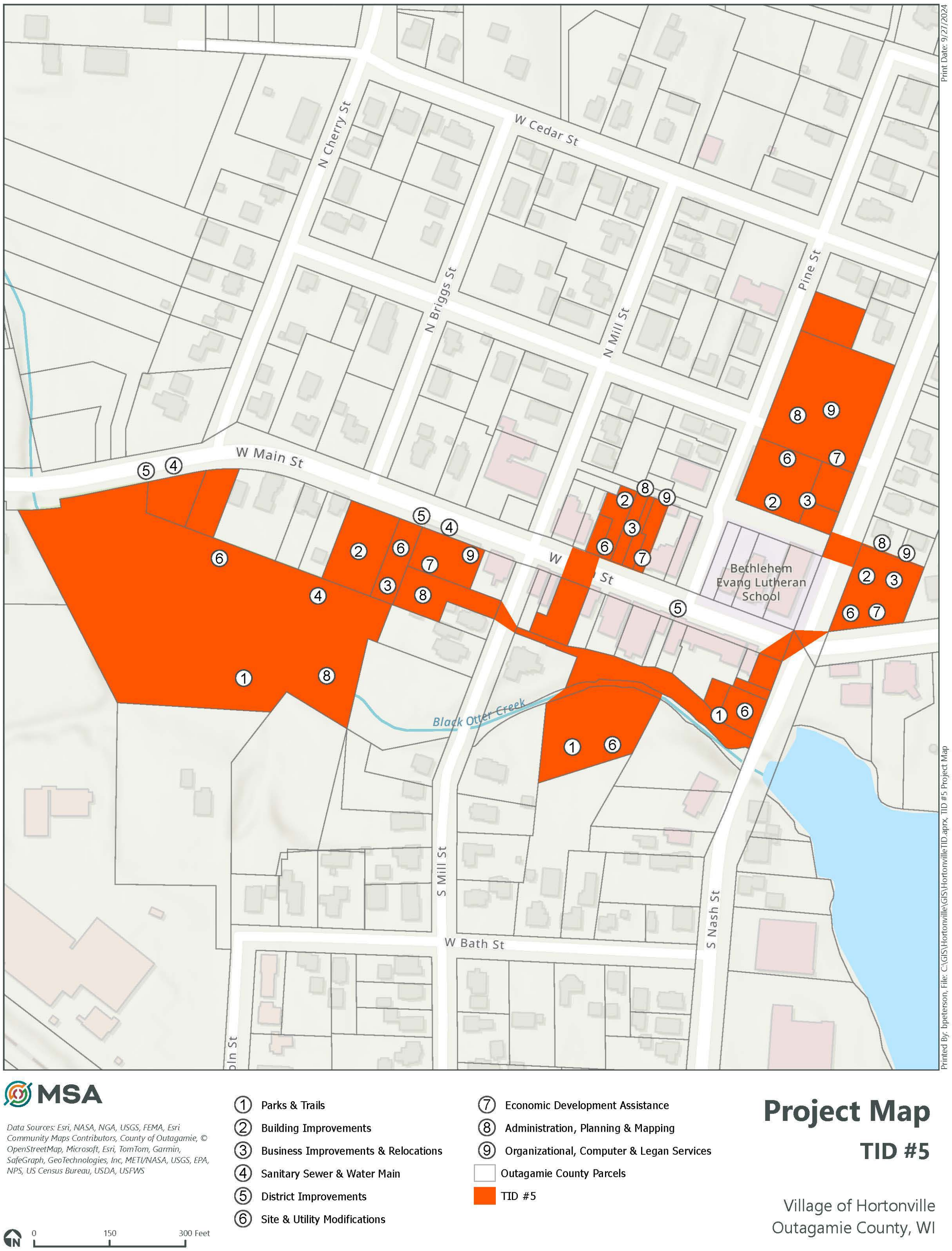
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

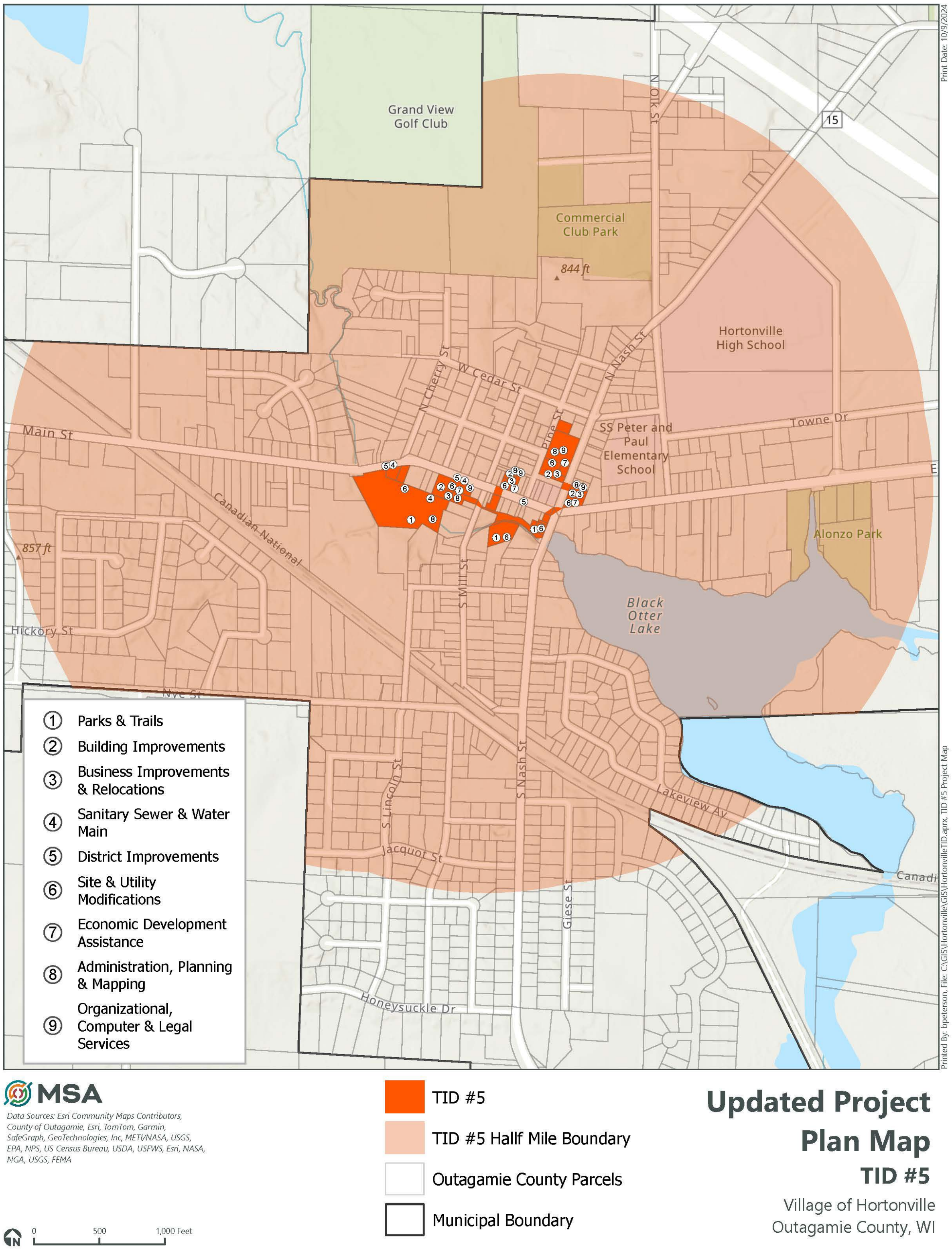
SECTION 6:
Map Showing Proposed Improvements and Uses

The District's boundaries are not being amended. The "Map Showing Proposed Improvements and Uses" has been amended and is included on the next page including the half-mile radius improvements.

Detailed Project Map



Full Half-Mile Project Map



SECTION 7:

Detailed List of Estimated Project Costs

The following list identifies the original list of Project Costs approved on March 2, 2017 and the new project costs as part of this amendment that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Detailed List of Estimated Project Costs - Prior Project Plan

Project	Project Name/Type	Original Plan	Totals	Spent to Date	Remaining
1	Building Acqusition, Demo, Improvements, Relocations	40,000	**40,000**		**40,000**
2	Sanitary Sewer, Water Main, and Storm Water Improvments	70,000	**70,000**		**70,000**
3	District Improvements (Street Scaping, lighting, Curb, Gutter, etc.)	160,000	**160,000**		**160,000**
4	Revolving Loan Fund (Business Improvement Loans)	180,000	**180,000**		**180,000**
5	Professional Services Related to the TID	20,000	**20,000**	24,808	**(4,808)**
Total Projects		**470,000**	**470,000**	**24,808**	**445,192**

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Detailed List of Estimated Additional Project Costs

Project ID	Project Name/Type	Estimated Costs: Total Project Costs	Non-Project Costs	TID Project Costs	Percentage in 1/2 Mile	1/2 Mile	Estimated Timing
1	Parks and Trails	1,000,000	0	1,000,000	NA	0	TBD
2	Building Improvements	50,000	0	50,000	NA	0	TBD
3	Business Improvements and Relocations	10,000	0	10,000	NA	0	TBD
4	Sanitary Sewer Water Main and Stormwater Improvements	10,000	0	10,000	60%	6,000	2025 - 2026
5	District Improvments (Street Scaping, Lighting, Curb, Gutter Etc.)	1,058,021	0	1,058,021	60%	634,813	2025 - 2026
6	Site and Utility Modifications	100,000	0	100,000	NA	0	TBD
7	Economic Development Assistance (Cash Grants / MRO/ Loans)	320,000	0	320,000	NA	0	TBD
Ongoing							
8	Ongoing Planning & Administrative Costs	67,500	0	5,000	NA	0	2025 - 2045
9	Organizational	5,000	0	67,500	NA	0	2025 - 2045
10	Interest on Long Term Debt	360,826	0	360,826	NA	0	2026 - 2045
11	Financing Costs	80,000	0	80,000	NA	0	2024 - 2045
Total Projects		**3,061,347**	**0**	**3,061,347**		**640,813**	

Notes:

TBD = Projects that will only undertaken based upon development occuring to pay for the project costs.

SECTION 8:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create approximately $1.4 million in incremental value by 2029. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of $15.45 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $367,215 in incremental tax revenue over the remaining life of the District as shown in Table 2.

Financing and Implementation

Implementation of the Plan includes road projects that include water, sewer and stormwater improvements, as well as, streetscaping and lighting that will benefit the District. In addition to the available increment, TID No. 4 will share available increment with TID No. 5. The Village projects with the revenue sources described above, that it will have enough revenue to pay for the projects. The Village will finance the cost of the construction through the issuance of General Obligation Notes with debt service to be paid from the tax increment generated by the Project. Cost of issuance, if any, will be paid from the debt proceeds.

Table 1 – Development Assumptions

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Development Assumptions

Construction Year		Actual	Infill Retail	Downtown Corner Retail	DOR Correction	**Annual Total**	Construction Year	
Previous Years		91,700				**91,700**		
6	2022	54,600				**54,600**	2022	6
7	2023	69,000				**69,000**	2023	7
8	2024				200	**200**	2024	8
9	2025					**0**	2025	9
10	2026		200,000			**200,000**	2026	10
11	2027					**0**	2027	11
12	2028			500,000		**500,000**	2028	12
13	2029			500,000		**500,000**	2029	13
14	2030					**0**	2030	14
15	2031					**0**	2031	15
16	2032					**0**	2032	16
17	2033					**0**	2033	17
18	2034					**0**	2034	18
19	2035					**0**	2035	19
20	2036					**0**	2036	20
21	2037					**0**	2037	21
22	2038					**0**	2038	22
23	2039					**0**	2039	23
24	2040					**0**	2040	24
25	2041					**0**	2041	25
26	2042					**0**	2042	26
27	2043					**0**	2043	27
Totals		**215,300**	**200,000**	**1,000,000**	**200**	**1,415,500**		

Table 2 – Tax Increment Projection Worksheet

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	March 2, 2017	
Valuation Date	Jan 1,	2017
Max Life (Years)	27	
Expenditure Period/Termination	22	3/2/2039
Revenue Periods/Final Year	27	2045
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	520,300
Economic Change Factor	0.00%
Apply to Base Value	**No**
Base Tax Rate	$15.45
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
6	2022	54,600	2023	0	146,300	2024	$15.45	**2,260**
7	2023	69,000	2024	0	215,300	2025	$15.45	**3,326**
8	2024	200	2025	0	215,500	2026	$15.45	**3,329**
9	2025	0	2026	0	215,500	2027	$15.45	**3,329**
10	2026	200,000	2027	0	415,500	2028	$15.45	**6,419**
11	2027	0	2028	0	415,500	2029	$15.45	**6,419**
12	2028	500,000	2029	0	915,500	2030	$15.45	**14,143**
13	2029	500,000	2030	0	1,415,500	2031	$15.45	**21,866**
14	2030	0	2031	0	1,415,500	2032	$15.45	**21,866**
15	2031	0	2032	0	1,415,500	2033	$15.45	**21,866**
16	2032	0	2033	0	1,415,500	2034	$15.45	**21,866**
17	2033	0	2034	0	1,415,500	2035	$15.45	**21,866**
18	2034	0	2035	0	1,415,500	2036	$15.45	**21,866**
19	2035	0	2036	0	1,415,500	2037	$15.45	**21,866**
20	2036	0	2037	0	1,415,500	2038	$15.45	**21,866**
21	2037	0	2038	0	1,415,500	2039	$15.45	**21,866**
22	2038	0	2039	0	1,415,500	2040	$15.45	**21,866**
23	2039	0	2040	0	1,415,500	2041	$15.45	**21,866**
24	2040	0	2041	0	1,415,500	2042	$15.45	**21,866**
25	2041	0	2042	0	1,415,500	2043	$15.45	**21,866**
26	2042	0	2043	0	1,415,500	2044	$15.45	**21,866**
27	2043	0	2044	0	1,415,500	2045	$15.45	**21,866**
	Totals (Revenue Years 2024 - 2036)	**1,323,800**		**0**			**Future Value of Increment**	**367,215**

Table 3 – Cash Flow Prior to Donations From TID 4

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Cash Flow Projection - No Increment Sharing From TID No. 4

	Projected Revenues				Projected Expenditures								Balances			
					2026 G.O. Promissory Note $1,360,000 Dated Date: 01/01/24			2026 G.O. Promissory $1,360,000								
Year	Tax Increments	Interest Earnings	Debt Proceeds	**Total Revenues**	Principal	Est. Rate[1]	Interest	Issue Total	Capital	Financing Costs	Ongoing Planning & Admin	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023	1,561			**1,561**				0			2,992	**2,992**	(1,431)	(22,510)	0	2023
2024	2,260			**2,260**				0			5,000	**5,000**	(2,740)	(25,250)	0	2024
2025	3,326			**3,326**				0			5,000	**5,000**	(1,674)	(26,924)	0	2025
2026	3,329	19,470	1,360,000	**1,382,799**				0	1,298,021	80,000	5,000	**1,383,021**	(222)	(27,146)	1,360,000	2026
2027	3,329			**3,329**	100,000	3.64%	70,797	170,797			5,000	**175,797**	(172,468)	(199,614)	1,260,000	2027
2028	6,419			**6,419**	100,000	3.64%	44,240	144,240			5,000	**149,240**	(142,821)	(342,435)	1,160,000	2028
2029	6,419			**6,419**	100,000	3.52%	40,660	140,660			5,000	**145,660**	(139,241)	(481,676)	1,060,000	2029
2030	14,143			**14,143**	100,000	3.49%	37,155	137,155			5,000	**142,155**	(128,012)	(609,688)	960,000	2030
2031	21,866			**21,866**	100,000	3.46%	33,680	133,680			5,000	**138,680**	(116,814)	(726,502)	860,000	2031
2032	21,866			**21,866**	100,000	3.60%	30,150	130,150			5,000	**135,150**	(113,284)	(839,786)	760,000	2032
2033	21,866			**21,866**	100,000	3.60%	26,550	126,550			5,000	**131,550**	(109,684)	(949,470)	660,000	2033
2034	21,866			**21,866**	100,000	3.60%	22,950	122,950			5,000	**127,950**	(106,084)	(1,055,554)	560,000	2034
2035	21,866			**21,866**	110,000	3.59%	19,176	129,176			5,000	**134,176**	(112,310)	(1,167,863)	450,000	2035
2036	21,866			**21,866**	110,000	3.59%	15,227	125,227			5,000	**130,227**	(108,361)	(1,276,224)	340,000	2036
2037	21,866			**21,866**	110,000	3.83%	11,146	121,146			5,000	**126,146**	(104,280)	(1,380,503)	230,000	2037
2038	21,866			**21,866**	115,000	3.88%	6,808	121,808			5,000	**126,808**	(104,942)	(1,485,445)	115,000	2038
2039	21,866			**21,866**	115,000	3.98%	2,289	117,289			7,500	**124,789**	(102,923)	(1,588,368)	0	2039
2040	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,571,502)	0	2040
2041	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,554,636)	0	2041
2042	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,537,770)	0	2042
2043	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,520,904)	0	2043
2044	21,866			**21,866**			0	0			5,000	**5,000**	16,866	(1,504,038)	0	2044
2045	21,866			**21,866**			0	0			7,500	**7,500**	14,366	(1,489,672)	0	2045
Total (2024 - 2045)	**367,215**	**19,470**	**1,360,000**	**1,746,685**	**1,360,000**	**0**	**360,826**	**1,720,826**	**1,298,021**	**80,000**	**115,000**	**3,213,847**				**Total (2024 - 2045)**

Notes: [1]Rates based upon 6/27/24 sale plus 25 bps

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

Table 4 – Cash Flow After Donations From TID 4

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Cash Flow Projection - Increment Sharing From TID No. 4

Year	Projected Revenues: Tax Increments	Interest Earnings	Debt Proceeds	TID 4 Increment Sharing	Total Revenues	Projected Expenditures: 2026 G.O. Promissory Note $1,360,000 Dated Date: 01/01/24 Principal	Est. Rate[1]	Interest	2026 G.O. Promissory $1,360,000 Issue Total	Capital	Financing Costs	Ongoing Planning & Administration	Total Expenditures	Balances: Annual	Cumulative	Liabilities Outstanding	Year
2023	1,561				**1,561**				0			2,992	**2,992**	(1,431)	(22,510)	0	2023
2024	2,260				**2,260**				0			5,000	**5,000**	(2,740)	(25,250)	0	2024
2025	3,326				**3,326**				0			5,000	**5,000**	(1,674)	(26,924)	0	2025
2026	3,329	19,470	1,360,000	189,489	**1,572,288**				0	1,298,021	80,000	5,000	**1,383,021**	189,267	162,343	1,360,000	2026
2027	3,329			41,418	**44,747**	100,000	3.64%	70,797	170,797			5,000	**175,797**	(131,050)	31,293	1,260,000	2027
2028	6,419			110,697	**117,116**	100,000	3.64%	44,240	144,240			5,000	**149,240**	(32,124)	(831)	1,160,000	2028
2029	6,419			164,103	**170,522**	100,000	3.52%	40,660	140,660			5,000	**145,660**	24,862	24,031	1,060,000	2029
2030	14,143			166,675	**180,818**	100,000	3.49%	37,155	137,155			5,000	**142,155**	38,663	62,694	960,000	2030
2031	21,866			169,230	**191,096**	100,000	3.46%	33,680	133,680			5,000	**138,680**	52,416	115,110	860,000	2031
2032	21,866			169,268	**191,134**	100,000	3.60%	30,150	130,150			5,000	**135,150**	55,984	171,094	760,000	2032
2033	21,866			174,288	**196,154**	100,000	3.60%	26,550	126,550			5,000	**131,550**	64,604	235,698	660,000	2033
2034	21,866			176,808	**198,674**	100,000	3.60%	22,950	122,950			5,000	**127,950**	70,724	306,422	560,000	2034
2035	21,866			174,418	**196,284**	110,000	3.59%	19,176	129,176			5,000	**134,176**	62,109	368,531	450,000	2035
2036	21,866			174,674	**196,540**	110,000	3.59%	15,227	125,227			7,500	**132,727**	**63,814**	**432,344**	**340,000**	2036
2037	21,866				**21,866**	110,000	3.83%	11,146	121,146				**121,146**	(99,280)	333,065	230,000	2037
2038	21,866				**21,866**	115,000	3.88%	6,808	121,808				**121,808**	(99,942)	233,123	115,000	2038
2039	21,866				**21,866**	115,000	3.98%	2,289	117,289				**117,289**	(95,423)	137,700	0	2039
2040	21,866				**21,866**			0	0				**0**	21,866	159,566	0	2040
2041	21,866				**21,866**			0	0				**0**	21,866	181,432	0	2041
2042	21,866				**21,866**			0	0				**0**	21,866	203,298	0	2042
2043	21,866				**21,866**			0	0				**0**	21,866	225,164	0	2043
2044	21,866				**21,866**			0	0				**0**	21,866	247,030	0	2044
2045	21,866				**21,866**			0	0				**0**	21,866	268,896	0	2045
Total (2024 - 2045)	**367,215**	**19,470**	**1,360,000**	**1,711,068**	**3,457,753**	**1,360,000**	**0**	**360,826**	**1,720,826**	**1,298,021**	**80,000**	**67,500**	**3,166,347**				**Total (2024 - 2045)**

Notes: [1]Rates based upon 6/27/24 sale plus 25 bps

PROJECTED CLOSURE YEAR

LEGEND:

CALLABLE MATURITIES

END OF EXP. PERIOD

SECTION 9:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10: Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for a Blighted Area District.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:
How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by eliminating blighted areas, and providing necessary public infrastructure improvements. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities.

SECTION 14:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Town Counsel
Law & Litigation, LLC

October 22, 2024

President Jeanne Bellile &
Village of Hortonville Trustees
531 Nash Street
Hortonville, WI 54944

RE: Project Plan Amendment for Tax Incremental District No. 5 in the Village of Hortonville, Wisconsin

Dear President Bellile and Village Board Trustees:

Tax incremental financing project plans and plan amendments must include an opinion of the village attorney advising whether the plan is complete and complies with Wis. Stat. sec. 66.1105(4)(f).

I have been retained to represent the Village of Hortonville as its appointed Village Attorney.

I have reviewed the Project Plan Amendment for Tax Incremental District No. 5 which amends the categories, locations or costs of project costs to be made as permitted under Wis. Stat. sec. 66.1105(4)(h)1.

It is my opinion that the amendment and project plan contain and adequately address the prerequisites set forth in Wis. Stat. sec. 66.1105.

Sincerely,
TOWN COUNSEL LAW & LITIGATION, LLC
Attorneys for Village of Hortonville
s/Ashley C. Lehocky
Ashley C. Lehocky

940 E. Evergreen Drive • Kaukauna, WI 54130
(920) 725-1233 • www.towncounsellawfirm.com

SECTION 16:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Village of Hortonville, Wisconsin

Tax Increment District No. 5

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	Outagamie County	Black Otter Lake District	Village of Hortonville	Hortonville Area School District	Fox Valley Technical	Total	Revenue Year
2024	418	28	841	864	108	2,260	2024
2025	616	42	1,238	1,272	159	3,326	2025
2026	616	42	1,239	1,273	159	3,329	2026
2027	616	42	1,239	1,273	159	3,329	2027
2028	1,188	81	2,389	2,454	307	6,419	2028
2029	1,188	81	2,389	2,454	307	6,419	2029
2030	2,619	178	5,263	5,408	676	14,143	2030
2031	4,049	275	8,137	8,361	1,045	21,866	2031
2032	4,049	275	8,137	8,361	1,045	21,866	2032
2033	4,049	275	8,137	8,361	1,045	21,866	2033
2034	4,049	275	8,137	8,361	1,045	21,866	2034
2035	4,049	275	8,137	8,361	1,045	21,866	2035
2036	4,049	275	8,137	8,361	1,045	21,866	2036
2037	4,049	275	8,137	8,361	1,045	21,866	2037
2038	4,049	275	8,137	8,361	1,045	21,866	2038
2039	4,049	275	8,137	8,361	1,045	21,866	2039
2040	4,049	275	8,137	8,361	1,045	21,866	2040
2041	4,049	275	8,137	8,361	1,045	21,866	2041
2042	4,049	275	8,137	8,361	1,045	21,866	2042
2043	4,049	275	8,137	8,361	1,045	21,866	2043
2044	4,049	275	8,137	8,361	1,045	21,866	2044
2045	4,049	275	8,137	8,361	1,045	21,866	2045
Totals	**67,991**	**4,617**	**136,647**	**140,413**	**17,548**	**367,215**	

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099

Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

ADMINISTRATION

Village.Administor@hortonville.wi.gov

Dear Property Owner:

There will be a hearing of the Planning and Zoning Commission on Thursday, November 7th, 2024, at 5:30 p.m. at the Municipal Service Center, 531 N Nash St, for a Final Subdivision Plat Amendment.

The proposed subdivision is Terrace Manor by developer Tom McHugh Construction

Legal Description: **PRT LOT 3 CSM 4385 LESS HY AS DESC IN #2002835 LESS PARCEL 257 TPP 1146-75-22-4.31 AMEND NO 1 CONV IN DOC #2302386, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN**

This property is located off Grandview after the between Crestview Drive and Parkview Lane

Your property either abuts or is near this proposed subdivision. If you have any questions or concerns, please attend this meeting.

Sincerely,

VILLAGE OF HORTONVILLE

Nathan Treadwell

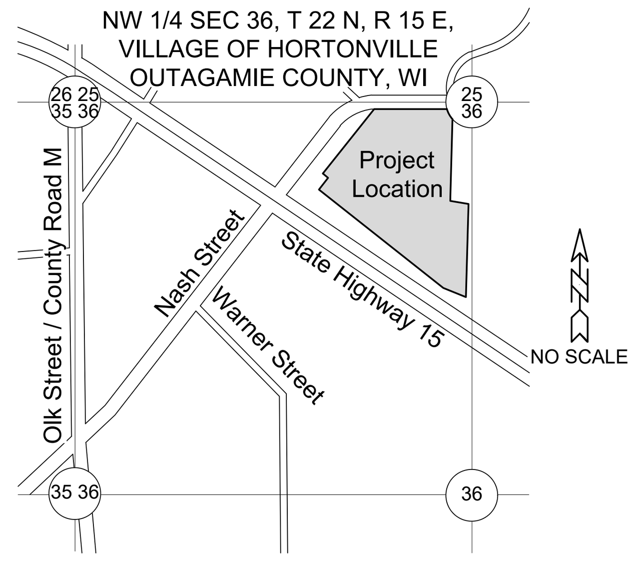
Nathan Treadwell
Village Administrator

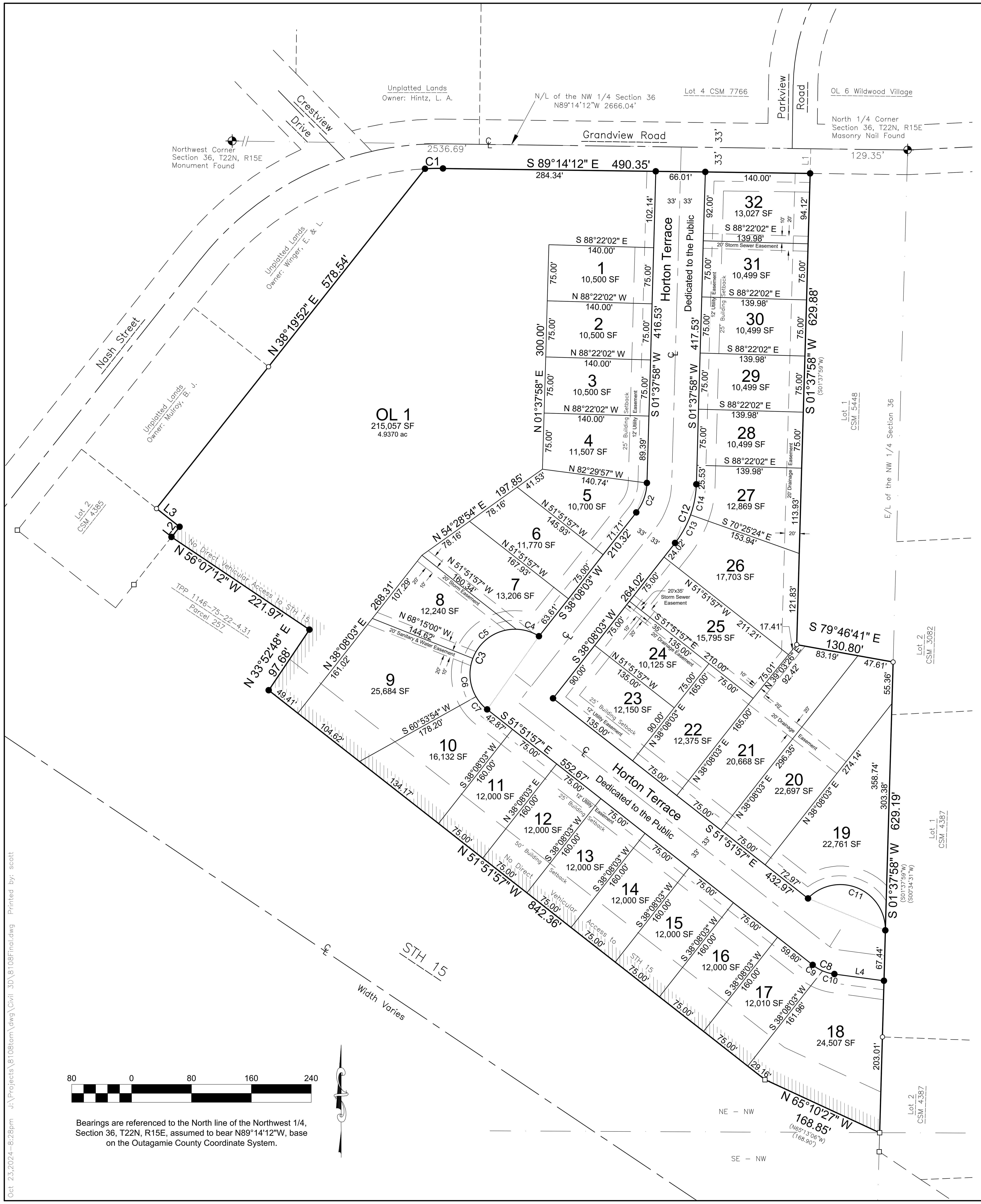
Terrace Manor

Part of Lot 3 Certified Survey Map 4385 being located in part of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 22 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin

LOCATION MAP

NW 1/4 SEC 36, T 22 N, R 15 E,
VILLAGE OF HORTONVILLE
OUTAGAMIE COUNTY, WI





Bearings are referenced to the North line of the Northwest 1/4, Section 36, T22N, R15E, assumed to bear N89°14'12"W, base on the Outagamie County Coordinate System.

LINE TABLE		
Line	Bearing	Length
L1	S 01°37'58" W	33.00'
L2	N 38°20'42" E	17.39'
L3	N 51°38'12" W	39.48'
L4	S 82°17'43" E	66.72'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	373.45'	N 88°56'00" E	23.85'	23.86'	3°39'36"	S 89°14'12" E	N 87°06'12" E
C2	67.00'	S 19°53'01" W	41.97'	42.68'	36°30'05"	S 38°08'03" W	S 01°37'58" W
C3	60.00'	N 35°15'52" E	119.85'	182.49'	174°15'39"	N 51°51'57" W	S 57°36'18" E
C4	60.00'	N 72°55'19" W	31.70'	32.08'	30°38'02"	N 88°14'20" W	N 57°36'18" W
C5	60.00'	S 56°07'36" W	69.91'	74.63'	71°16'08"	S 20°29'32" W	N 88°14'20" W
C6	60.00'	S 04°45'01" E	51.17'	52.87'	50°29'05"	S 29°59'33" E	S 20°29'32" W
C7	60.00'	S 40°55'45" E	22.77'	22.91'	21°52'24"	S 51°51'57" E	S 29°59'33" E
C8	60.00'	S 67°04'50" E	31.49'	31.87'	30°25'46"	N 51°51'57" W	N 82°17'43" W
C9	60.00'	S 59°12'05" E	15.32'	15.36'	14°40'16"	S 66°32'13" E	S 51°51'57" E
C10	60.00'	S 74°24'58" E	16.45'	16.50'	15°45'30"	S 82°17'43" E	S 66°32'13" E
C11	60.00'	S 67°35'27" E	111.68'	143.54'	137°04'18"	N 43°52'24" E	S 00°56'42" W
C12	133.00'	S 19°53'01" W	83.30'	84.73'	36°30'05"	S 01°37'58" W	S 38°08'03" W
C13	133.00'	S 28°51'19" W	42.89'	43.08'	18°33'27"	S 19°34'36" W	S 38°08'03" W
C14	133.00'	S 10°36'17" W	41.48'	41.65'	17°56'37"	S 01°37'58" W	S 19°34'36" W

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.

LEGEND

- ● 1 1/4" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- ○ 3/4" Rebar Found
- □ 1" Iron Pipe Found
- Government Corner
- SF Lot Areas in Square Feet
- ac Lot Areas in Acres
- ( ) Recorded As
- No Direct Vehicular Access to STH 15

Scott R. Andersen — Date
Professional Land Surveyor S-3169
scott@davel.pro

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

Certified ________________, 20____

Department of Administration

File: 8108Final.dwg
Date: 10/23/2024
Drafted By: scott
Sheet: 1 of 2

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Terrace Manor

Part of Lot 3 Certified Survey Map 4385 being located in part of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 22 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Hortonville and Outagamie County, and under the direction of Tom McHugh Construction LLC, and Tom McHugh, owners of said land, I have surveyed, divided and mapped Terrace Manor; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of Lot 3 Certified Survey Map 4385, Doc. 1480743, being located in part of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 22 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin, containing 758,547 Sq Ft (17.4140 Ac) of land described as follows:

Commencing at the North 1/4 corner of Section 36, Township 22 North, Range 15 East; thence N89°14'12"W along the North line of said Section 36, 129.35 feet; thence S01°37'58"W, 33.00 feet to the South right-of-way of Grandview Road also the Point Of Beginning; thence S01°37'58"W along the east line of Lot 3 of Certified Survey Map 4385, 629.88 feet; thence S79°46'41"E along the south line of Lot 1 of Certified Survey Map No. 5448, 130.80 feet; thence S01°37'58"W along the east line of Lot 3 of Certified Survey Map 4385, 629.19 feet to the North right-of-way of State Highway 15; thence N65°09'20"W along said North right-of-way, 168.88 feet; thence N51°51'57"W continuing along said North right-of-way, 842.36 feet; thence N33°52'48"E continuing along said North right-of-way, 97.68 feet; thence N56°07'12"W continuing along said North right-of-way, 221.97 feet to the easterly line of Lot 2 of Certified Survey Map No. 4385; thence N38°20'42"E along said easterly line, 17.39 feet to the northerly line of said Lot 2; thence N51°38'12"W along said northerly line, 39.48 feet to the westerly line of Lot 3 of Certified Survey Map No. 4385; thence N38°19'52"E along said westerly line, 578.54 to the south right of way line of Grandview Road and to a point of curvature of a curve to the right having a radius of 373.45 feet and a central angle of 03°39'36"; thence 23.86 feet Easterly along said South right-of-way and the arc of a curve which has a chord that bears N88°56'00"E, 23.85 feet; thence continuing along said South right-of-way, S89°14'12"E, 490.35 feet to the point of beginning.

Given under my hand this _____ day of _______________, 20_______.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate of Dedication

Tom McHugh Construction LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Tom McHugh Construction LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Outagamie County Planning and Zoning Committee
Village of Hortonville
Department of Administration

Dated this _______ day of _______________, 20_______.

In the presence of: Tom McHugh Construction LLC

By________________________________

print name___________________________

Title________________________________

State of Wisconsin)

__________________County) ss

Personally came before me this ________________ day of ______________________, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_______________________________ My Commission Expires ____________________
Notary Public, Wisconsin

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Tom McHugh Construction LLC, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
SBC, Grantee,
and
Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Tom McHugh Construction LLC

Tom McHugh, Owner Date

Village Board Resolution

Resolved, that the plat of Terrace Manor in the Village of Hortonville, Outagamie County, Tom McHugh Construction LLC, and Tom McHugh, owners, is hereby approved by the Village Board of the Village of Hortonville.

President Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Hortonville.

Clerk Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Village of Hortonville and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Village Treasurer Date

County Treasurer Date

Village of Hortonville Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Terrace Manor; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or material of any kind; the storage of vehicles , equipment, materials or personal property of ay kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

Village of Hortonville Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of Terrace Manor are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision and which has been approved by and is on file with the Village of Hortonville.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the Village of Hortonville retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the City to include, but not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or accompanying ditch. Payment for city maintenance may be placed on the annual real estate tax bill from all contributing sources as a special assessment if not paid.

Grading and Grades

All grading and final grades for the construction of any public or private improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the Village of Hortonville.

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
Tom McHugh Construction LLC	Doc No. 2314097	240042110

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

Certified __________________, 20_____

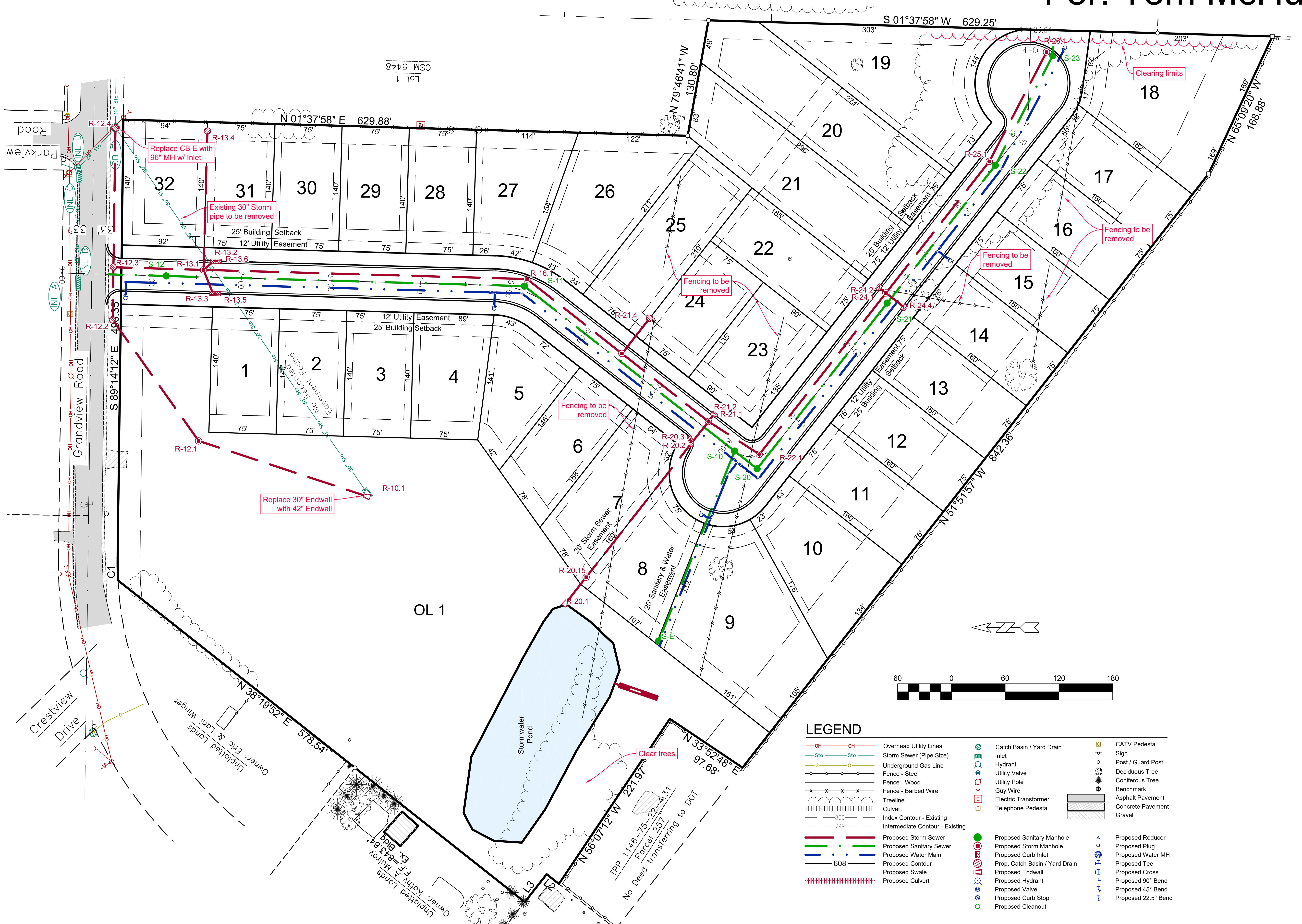
Department of Administration

File: 8108Final.dwg
Date: 10/23/2024
Drafted By: scott
Sheet: 2 of 2

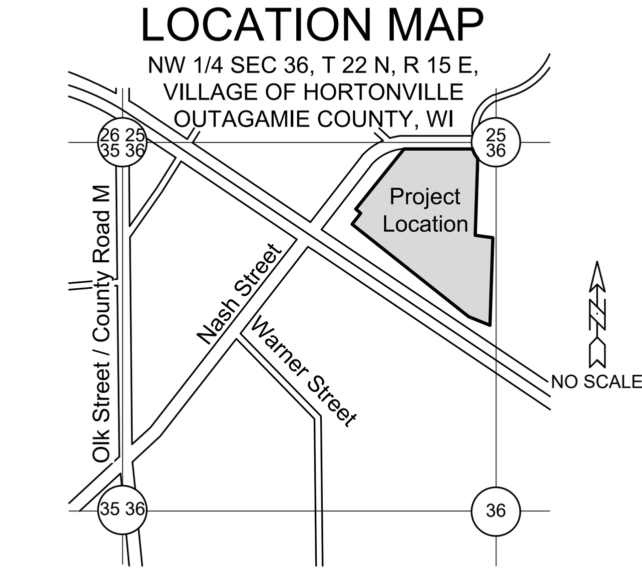
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Terrace Manor

Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC



LOCATION MAP



Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the Village of Hortonville.

Streets shall be constructed in accordance with the State of Wisconsin Standard Specifications for Highway and Structures Construction, and all Special Provisions of the Village of Hortonville.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Water Pipe shall be PVC C900 D(18), with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per SPS 382.40 (8)(k).

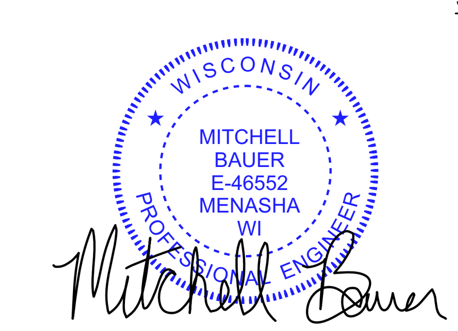
Sanitary Sewer Pipe Main shall be PVC SDR(35), with minimum of 18 gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h). Sanitary Sewer laterals shall be PVC Schedule 40. Use SDR-26 when depth exceeds 16-feet.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with water tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

60 0 60 120 180

LEGEND

Overhead Utility Lines	Catch Basin / Yard Drain	CATV Pedestal
Storm Sewer (Pipe Size)	Inlet	Sign
Underground Gas Line	Hydrant	Post / Guard Post
Fence - Steel	Utility Valve	Deciduous Tree
Fence - Wood	Utility Pole	Coniferous Tree
Fence - Barbed Wire	Guy Wire	Benchmark
Treeline	Electric Transformer	Asphalt Pavement
Culvert	Telephone Pedestal	Concrete Pavement
Index Contour - Existing		Gravel
Intermediate Contour - Existing		
Proposed Storm Sewer	Proposed Sanitary Manhole	Proposed Reducer
Proposed Sanitary Sewer	Proposed Storm Manhole	Proposed Plug
Proposed Water Main	Proposed Curb Inlet	Proposed Water MH
Proposed Contour	Prop. Catch Basin / Yard Drain	Proposed Tee
Proposed Swale	Proposed Endwall	Proposed Cross
Proposed Culvert	Proposed Hydrant	Proposed 90° Bend
	Proposed Valve	Proposed 45° Bend
	Proposed Curb Stop	Proposed 22.5° Bend
	Proposed Cleanout	



SHEET INDEX:

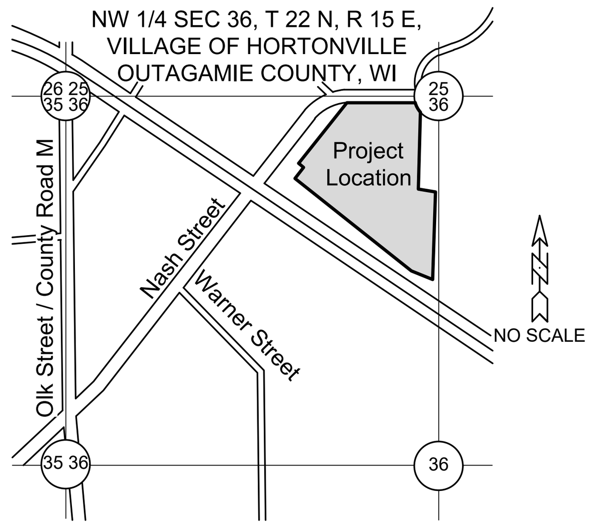
IMPROVEMENT PLANS

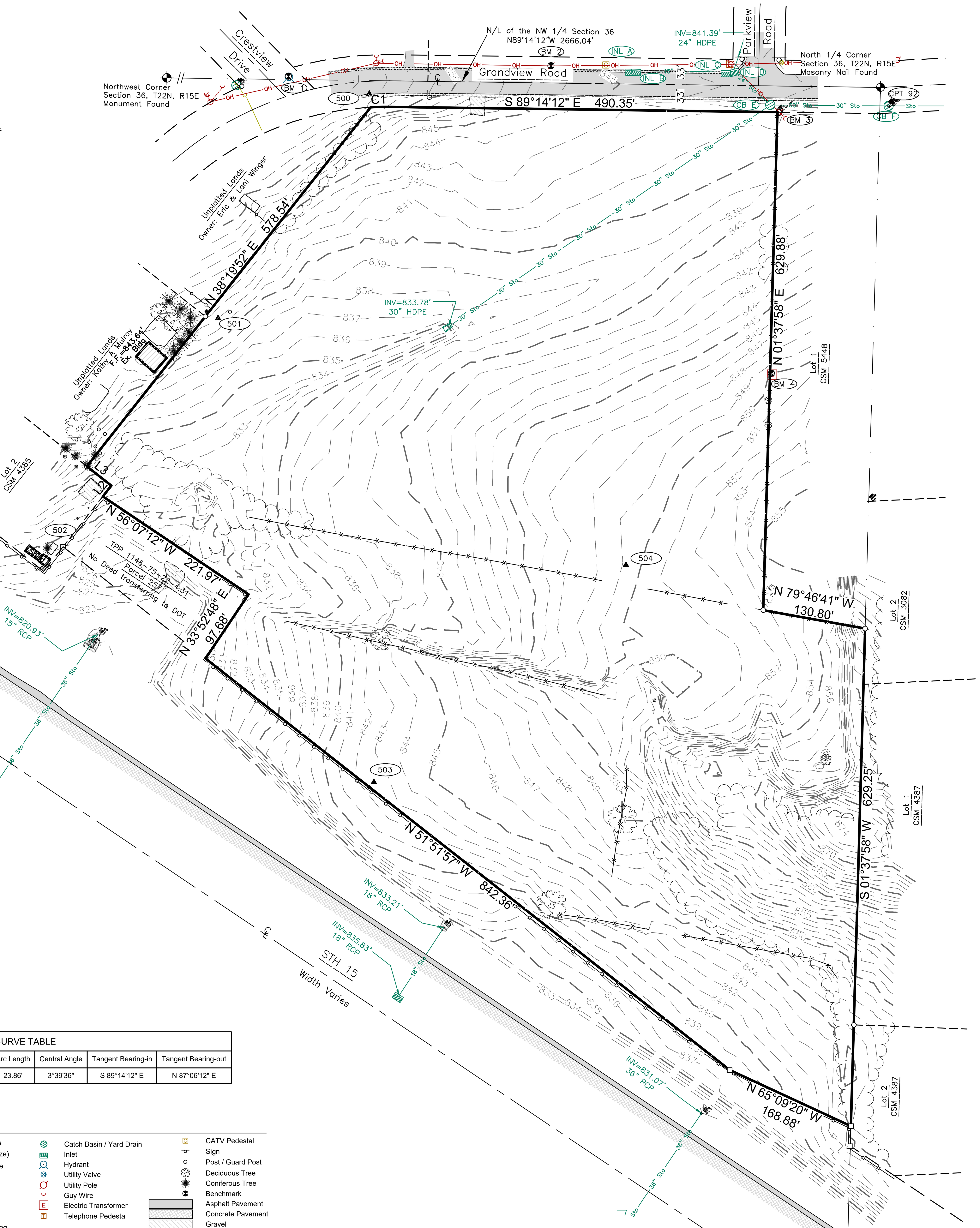
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Project Number: 8108
October 18, 2024

LOCATION MAP

NW 1/4 SEC 36, T 22 N, R 15 E,
VILLAGE OF HORTONVILLE
OUTAGAMIE COUNTY, WI





Horizontal Control			
Grandview Road Subdivision- Village of Hortonville			
Monday, February 12, 2024			
Davel Engineering and Environmental			
Horizontal Control (per Outagamie County Coordinate System)			
Point Number	**Northing**	**Easting**	**Description**
500	592544.88	769548.16	CPT MAG
501	592261.11	769357.00	CPT HUB
502	591972.30	769161.10	IP1 DOT
503	591674.75	769553.99	CPT HUB
504	591949.18	769872.60	CPT HUB

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
INL	A	844.34	840.58	12"	HDPE	E
INL	B	844.32	840.35	12"	HDPE	W
			840.07	15"	HDPE	E
INL	C	843.51	839.11	15"	HDPE	W
			839.03	15"	HDPE	E
INL	D	843.39	838.14	24"	HDPE	SE
			838.34	24"	HDPE	NE
			838.69	15"	HDPE	W
CB	E	840.28	836.23	24"	HDPE	NW
			834.74	30"	HDPE	SW
			834.74	30"	HDPE	E
CB	F	839.06	835.16	30"	HDPE	W
			835.16	30"	HDPE	E

BENCHMARKS (NAVD88)

BM 0 NGS Monument
Designation 4W51 PID DE7465
Elev 800.39

BM 1 Fire Hydrant, Tag Bolt
N R/W Grandview Road.
Elev 858.44

BM 2 Nail in South Side of Power Pole
±331' E of BM 1
Elev 847.39

BM 3 Nail in West Side of Power Pole
S R/W Grandview Road.
Elev 842.81

BM4 NW Cor. Of Concrete Pad
±331' S of BM 3
Elev 850.02

LINE TABLE		
Line	Bearing	Length
L1	N 01°37'58" E	33.00'
L2	N 38°20'42" E	17.39'
L3	S 51°38'12" E	39.48'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	373.45'	N 88°56'00" E	23.85'	23.86'	3°39'36"	S 89°14'12" E	N 87°06'12" E

LEGEND

- Overhead Utility Lines
- Storm Sewer (Pipe Size)
- Underground Gas Line
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Treeline
- Culvert
- Index Contour - Existing
- Intermediate Contour - Existing
- Catch Basin / Yard Drain
- Inlet
- Hydrant
- Utility Valve
- Utility Pole
- Guy Wire
- Electric Transformer
- Telephone Pedestal
- CATV Pedestal
- Sign
- Post / Guard Post
- Deciduous Tree
- Coniferous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

80 0 80 160 240

Bearings are referenced to
Outagamie County Coordinate System.

Jul 30, 2024 — 10:53 AM J:\Projects\8108tom\dwg\Civil 3D\8108Plat.dwg Printed by: mitch

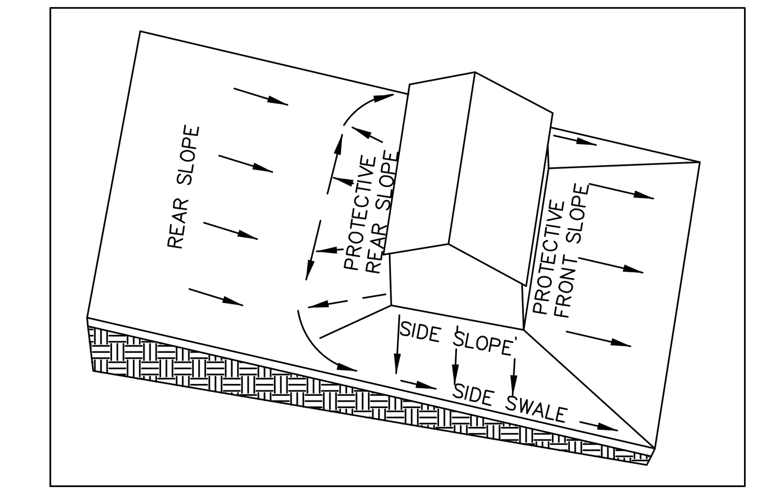
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

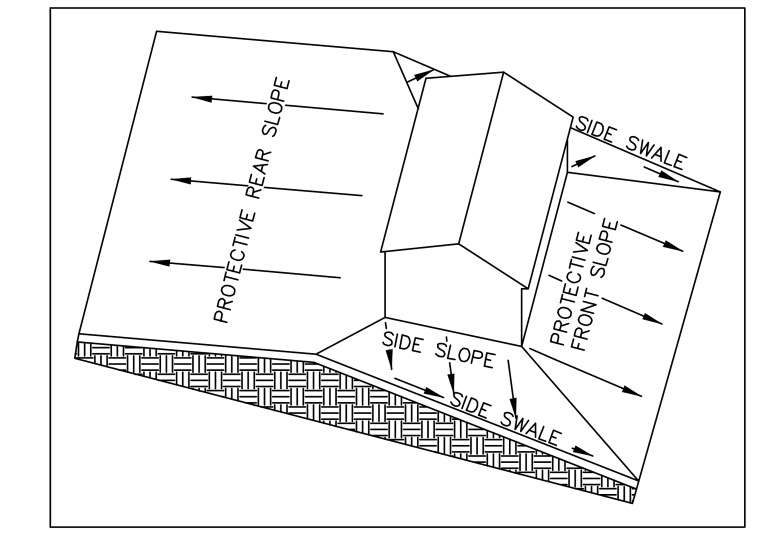
TOPOGRAPHIC SURVEY

Terrace Manor

Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

Date: 07/25/2024
Filename: 8108Plat.dwg
Author: SRA
Last Saved by: scott
Page 1.1





HOUSE ELEVATIONS:

The house elevations shall be set to provide positive drainage away from the building in all directions as shown in the above details. House elevations and driveway locations may need to vary depending on size, location, and architecture of the home. Changes to the grading plan or house elevations can be allowed only if an individual lot grading plan is prepared by a professional engineer.

BENCHMARKS (NAVD88)

BM 0	NGS Monument Designation 4W51 PID DE7465 Elev	800.39
BM 1	Fire Hydrant, Tag Bolt N R/W Grandview Road. Elev	858.44
BM 2	Nail in South Side of Power Pole ±331' E of BM 1 Elev	847.39
BM 3	Nail in West Side of Power Pole S R/W Grandview Road. Elev	842.81
BM4	NW Cor. Of Concrete Pad ±331' S of BM 3 Elev	850.02

NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
6. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
7. Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.
8. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.

LEGEND

OH	Overhead Utility Lines		Catch Basin / Yard Drain		CATV Pedestal
Sto	Storm Sewer (Pipe Size)		Inlet		Sign
G	Underground Gas Line		Hydrant		Post / Guard Post
	Fence - Steel		Utility Valve		Deciduous Tree
	Fence - Wood		Utility Pole		Coniferous Tree
	Fence - Barbed Wire		Guy Wire		Benchmark
	Treeline	E	Electric Transformer		Asphalt Pavement
	Culvert	T	Telephone Pedestal		Concrete Pavement
800	Index Contour - Existing				Gravel
799	Intermediate Contour - Existing				
	Proposed Storm Sewer		Proposed Storm Manhole		
608	Proposed Contour		Proposed Curb Inlet		
	Proposed Swale		Prop. Catch Basin / Yard Drain		
	Proposed Culvert		Proposed Endwall		
[607.86]	Adjacent Plat Grade		Proposed Rip Rap		
608.73	Prop. Lot Corner Elevation		Prop. Drainage Direction		
×608.73	Proposed Spot Elevation	000.0	Prop. Garage Floor Grade at Door		
× (608.7)	Existing Grade		Emergency Overflow for Runoff		

60 0 60 120 180

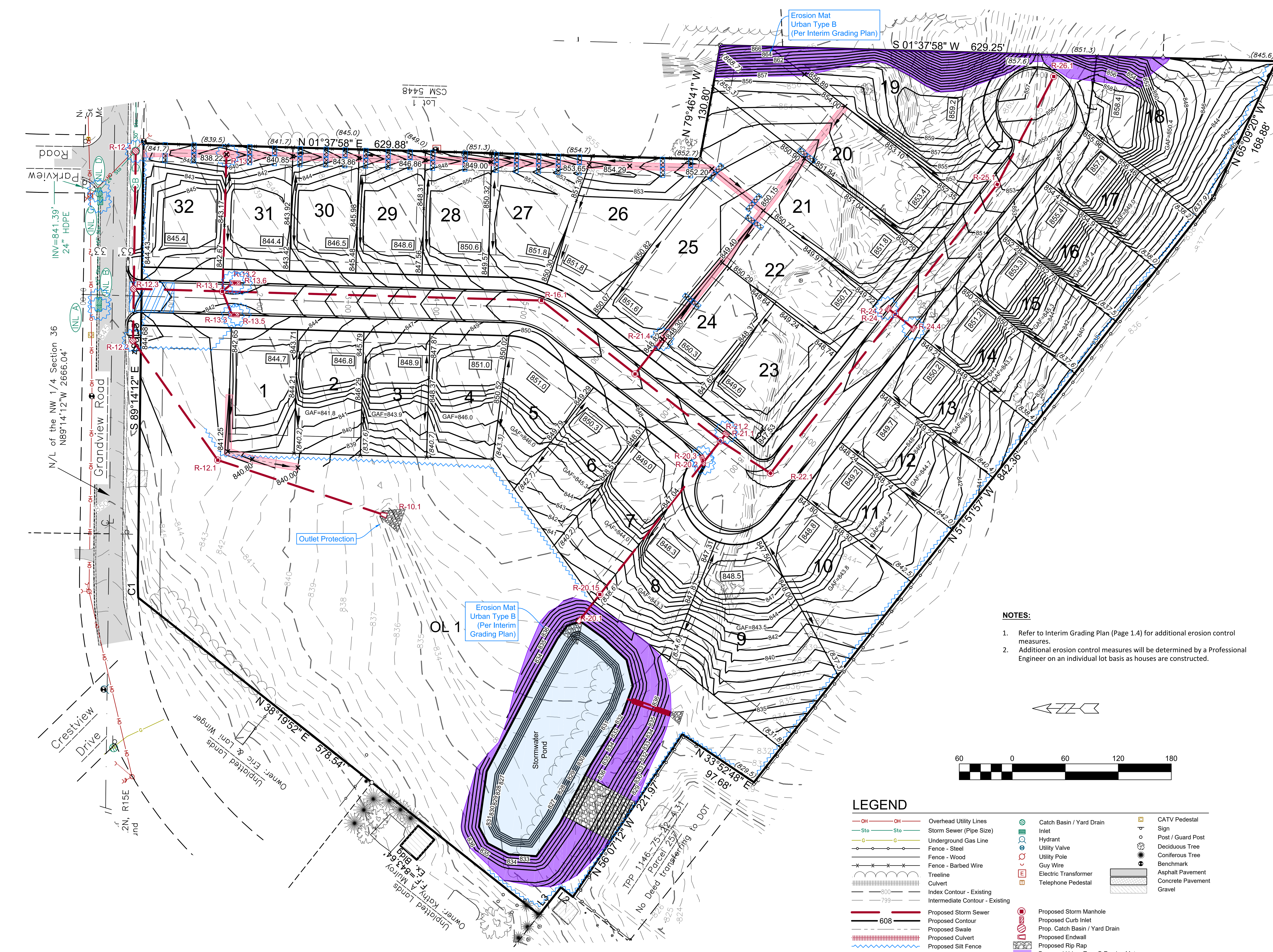
10/3/2024 10:26 AM J:\Projects\8108tom\dwg\Civil 3D\8108engr.dwg Printed by: mitch

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

DRAINAGE & GRADING PLAN

Terrace Manor
Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

Date:	10/3/2024
Filename:	8108engr.dwg
Author:	MDB
Last Saved by:	mitch
Page	1.2



NOTES:

1. Refer to Interim Grading Plan (Page 1.4) for additional erosion control measures.
2. Additional erosion control measures will be determined by a Professional Engineer on an individual lot basis as houses are constructed.

60 0 60 120 180

LEGEND

Overhead Utility Lines
Storm Sewer (Pipe Size)
Underground Gas Line
Fence - Steel
Fence - Wood
Fence - Barbed Wire
Treeline
Culvert
Index Contour - Existing
Intermediate Contour - Existing
Proposed Storm Sewer
Proposed Contour
Proposed Swale
Proposed Culvert
Proposed Silt Fence
Prop. Drainage Direction
Proposed Tracking Pad
Proposed Ditch Check
Catch Basin / Yard Drain
Inlet
Hydrant
Utility Valve
Utility Pole
Guy Wire
Electric Transformer
Telephone Pedestal
Proposed Storm Manhole
Proposed Curb Inlet
Prop. Catch Basin / Yard Drain
Proposed Endwall
Proposed Rip Rap
Proposed Urban Type B Erosion Mat
Proposed Class I Type B Erosion Mat
Proposed Class III Type B Erosion Mat
Proposed Inlet Protection
Type of Inlet Protection
CATV Pedestal
Sign
Post / Guard Post
Deciduous Tree
Coniferous Tree
Benchmark
Asphalt Pavement
Concrete Pavement
Gravel

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum by the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the ponds.

   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. A diversion is also proposed to temporarily redirect the stream in a non-erosive manner. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**

2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
   i) along the site boundary where runoff will leave the site,
   ii) at the toe of soil piles if the pile will remain in place for more than seven (7) days.

   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.

   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications. If required due to seasonal interruption of construction activities, all disturbed areas shall be mulched prior to freeze up.

   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. Temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.

3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
   b) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Once constructed, the proposed pond may function as a sediment basin during the construction of the project in accordance with **WDNR Technical Standard 1064**.

4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
   i) pipe outfalls as indicated on the plans;

   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and is specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
   i) drainage swales as indicated on the plans;

5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.

6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance as indicated on the plan.

7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.

8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with discharge to the adjacent storm water pond. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.

9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits. Install erosion control measures. **August 2024**
2) Interim site grading and blasting bedrock. **August - September 2024**
3) Stormwater Pond Construction. **August - September 2024**
4) Sanitary sewer, storm sewer and water main construction: **October 2024**.
5) Grade and gravel roadway construction: **October 2024**
6) Install gas and electric utilities, **October 2024**
7) Grade and stabilize terrace areas no later than one week after final grade is established. **No later than September 15th for permanent seeding; no later than November 1st for temporary seed/mulch application.**
8) Permanent seeding. **May 2025**
9) Asphalt paving. **Spring 2025**
10) Remove all temporary erosion control measures, topsoil critical areas, and establish vegetation. Water if necessary to establish healthy and well rooted vegetation.

Note: The dates provided are approximate and subject to weather conditions and overall project schedule. Several of the work items listed above may occur simultaneously with others.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any control measures that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to Appendix C of the Erosion & Sediment Control Plan (report) or the DNR website for a template; http://dnr.wi.gov/runoff/stormwater/constrforms.htm#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the Village of Hortonville.

Responsible Parties

Best Management Practices (BMPs) Construction and Maintenance:
To be Determined (TBD)
BMP Inspection and Compliance Enforcement
Village of Hortonville
Wisconsin Department of Natural Resources

10/3/2024 10:27:14 AM J:\Projects\8108tom\dwg\Civil 3D\8108engr.dwg Printed by: mitch

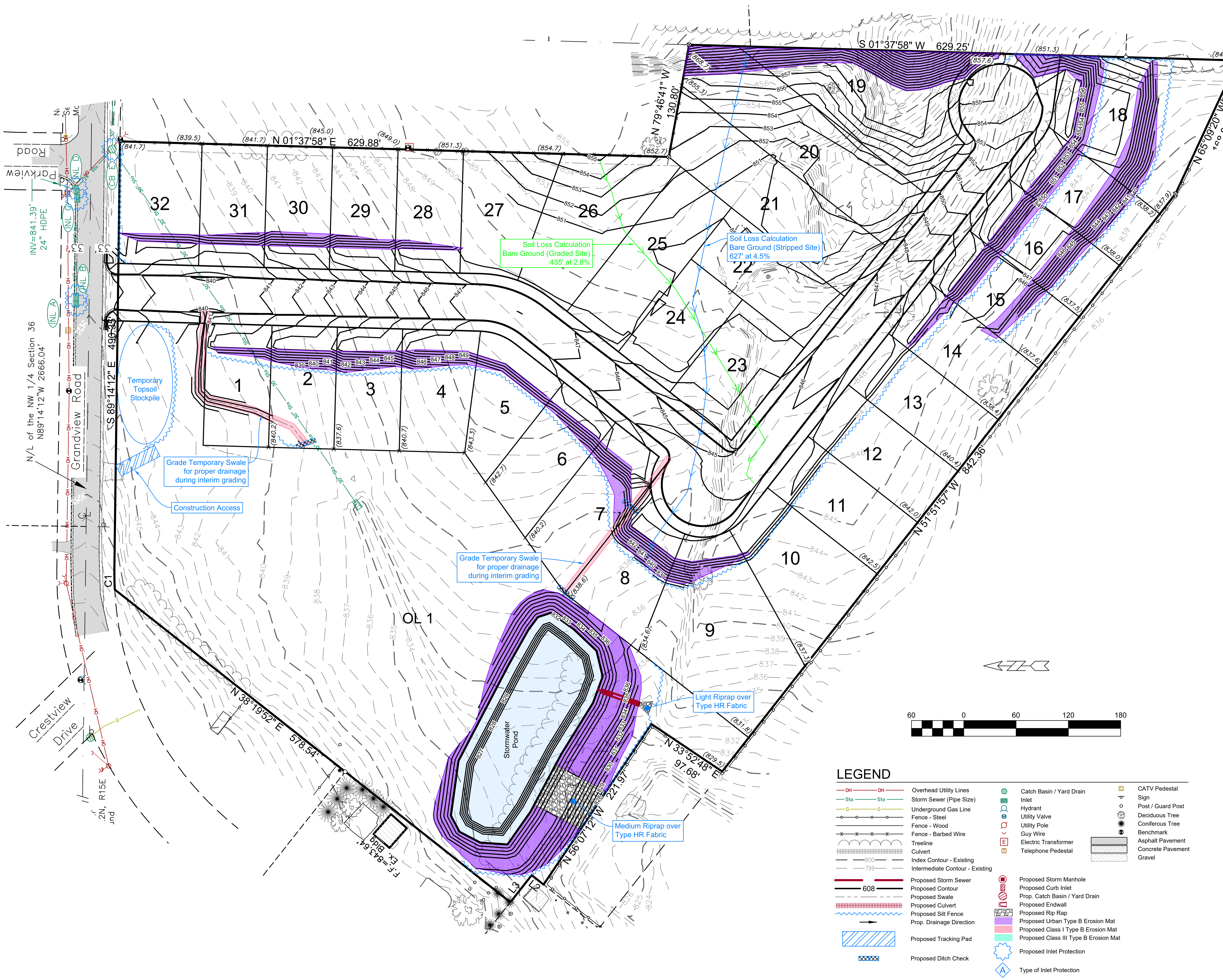
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

EROSION & SEDIMENT CONTROL PLAN

Terrace Manor

Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

Date: 10/3/2024
Filename: 8108engr.dwg
Author: MDB
Last Saved by: mitch



Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum by the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the ponds.

   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. A diversion is also proposed to temporarily redirect the stream in a non-erosive manner. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**

2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
   i) along the site boundary where runoff will leave the site,
   ii) at the toe of soil piles if the pile will remain in place for more than seven (7) days.

   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.

   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications. If required due to seasonal interruption of construction activities, all disturbed areas shall be mulched prior to freeze up.

   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. Temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.

3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
   b) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Once constructed, the proposed pond may function as a sediment basin during the construction of the project in accordance with **WDNR Technical Standard 1064**.

4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
   i) pipe outfalls as indicated on the plans;

   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and is specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
   i) drainage swales as indicated on the plans;

5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.

6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrance as indicated on the plan.

7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.

8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with discharge to the adjacent storm water pond. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.

9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits. Install erosion control measures. **August 2024**
2) Interim site grading and blasting bedrock. **August - September 2024**
3) Stormwater Pond Construction. **August - September 2024**
4) Sanitary sewer, storm sewer and water main construction: **October 2024**.
5) Grade and gravel roadway construction: **October 2024**
6) Install gas and electric utilities, **October 2024**
7) Grade and stabilize terrace areas no later than one week after final grade is established. **No later than September 15th for permanent seeding; no later than November 1st for temporary seed/mulch application.**
8) Permanent seeding. **May 2025**
9) Asphalt paving. **Spring 2025**
10) Remove all temporary erosion control measures, topsoil critical areas, and establish vegetation. Water if necessary to establish healthy and well rooted vegetation.

Note: The dates provided are approximate and subject to weather conditions and overall project schedule. Several of the work items listed above may occur simultaneously with others.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any control measures that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to Appendix C of the Erosion & Sediment Control Plan (report) or the DNR website for a template; http://dnr.wi.gov/runoff/stormwater/constrforms.htm#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the Village of Hortonville.

Responsible Parties

Best Management Practices (BMPs) Construction and Maintenance:
To be Determined (TBD)
BMP Inspection and Compliance Enforcement
Village of Hortonville
Wisconsin Department of Natural Resources

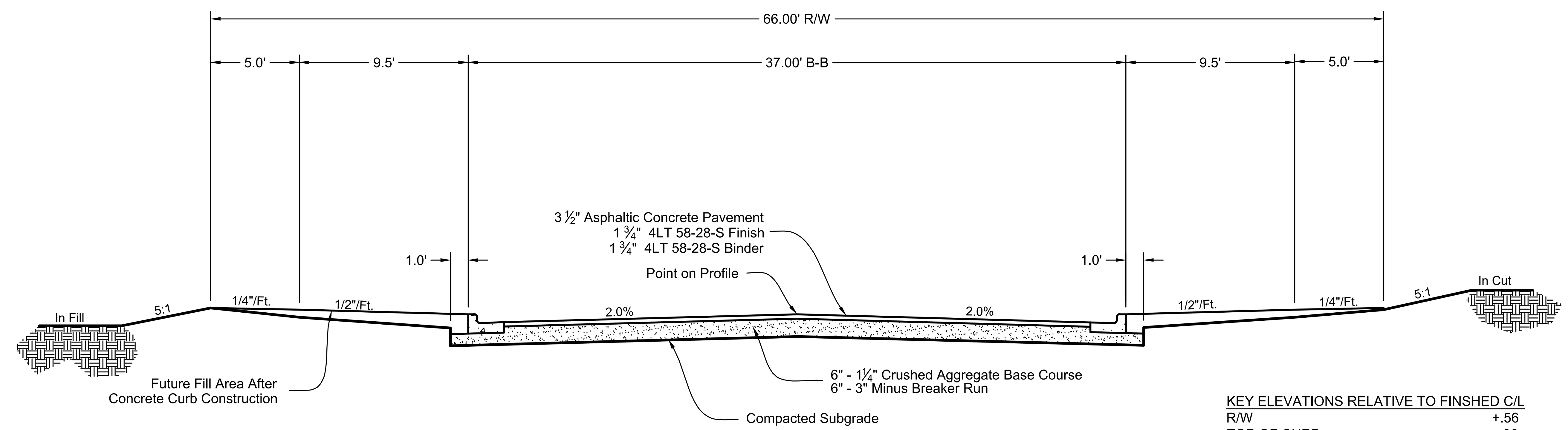
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

INTERIM GRADING PLAN

Terrace Manor

Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

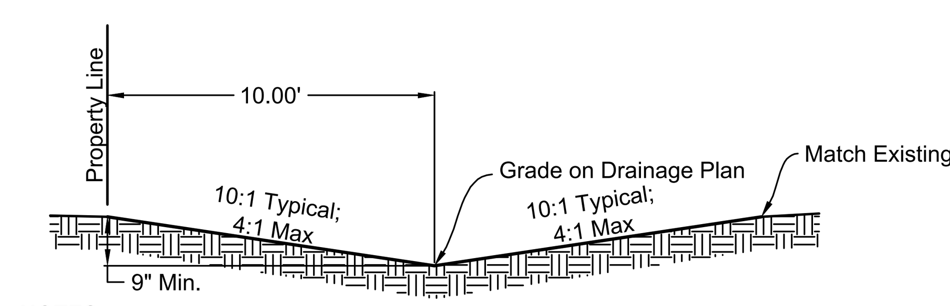
Date: 10/3/2024
Filename: 8108engr.dwg
Author: MDB
Last Saved by: mitch
Page 1.4
10/3/2024 10:27 AM J:\Projects\8108tom\dwg\Civil 3D\8108engr.dwg Printed by: mitch



KEY ELEVATIONS RELATIVE TO FINSHED C/L

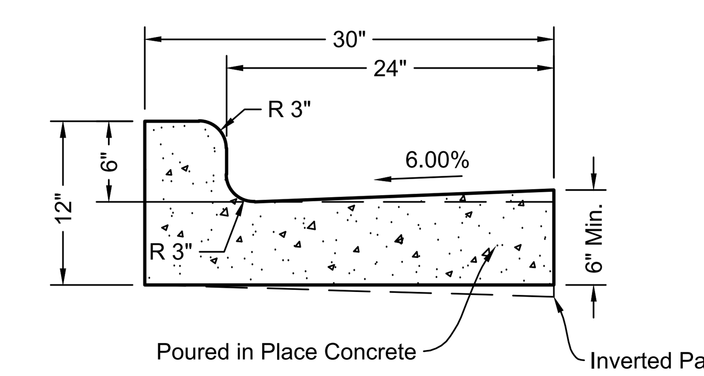
R/W	+.56
TOP OF CURB	+.06
GRAVEL GRADE @ C/L	-0.29
SUBGRADE	-1.29

TYPICAL STREET SECTION

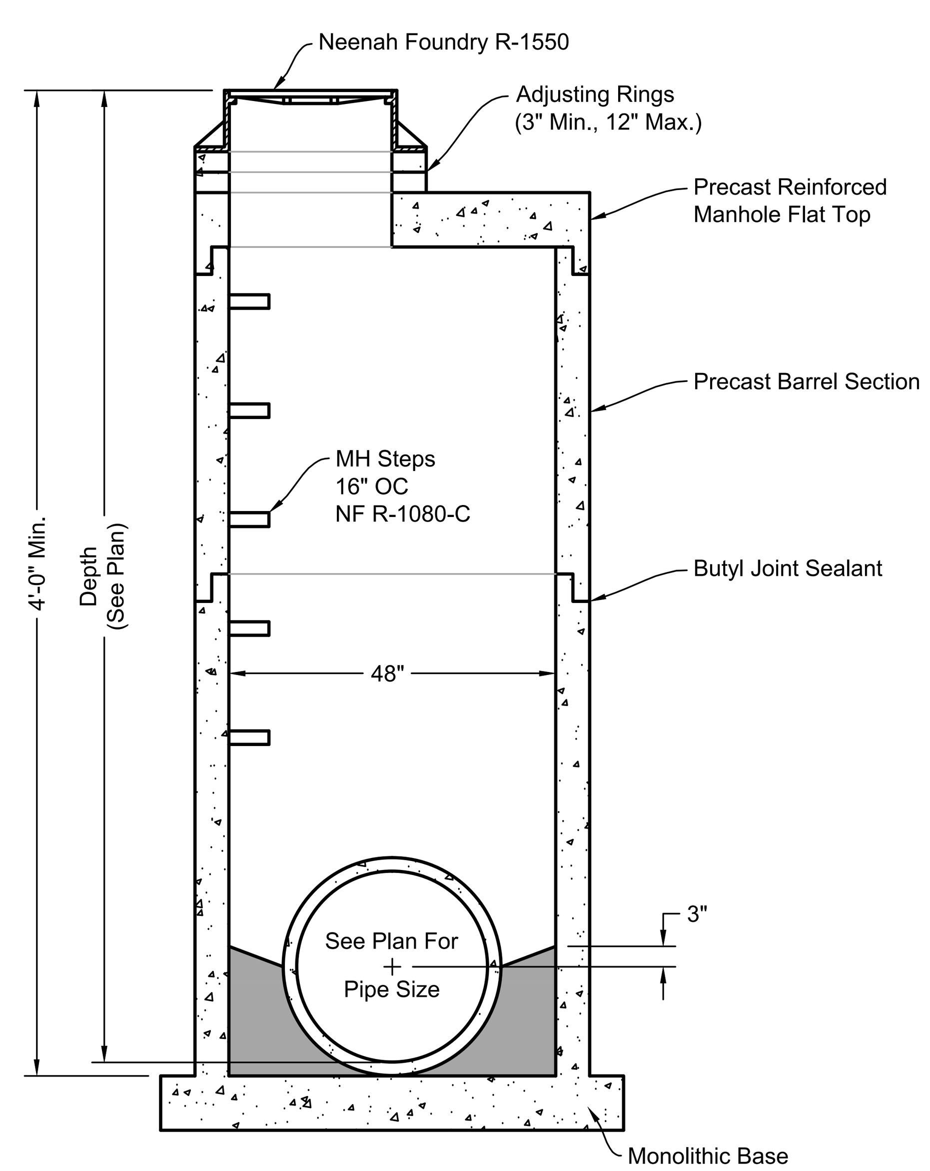


NOTES:
1. Stabilize Swale with Wisconsin DOT Class I, Type B Erosion Mat. (DOT Section 628.2 & 628.3)

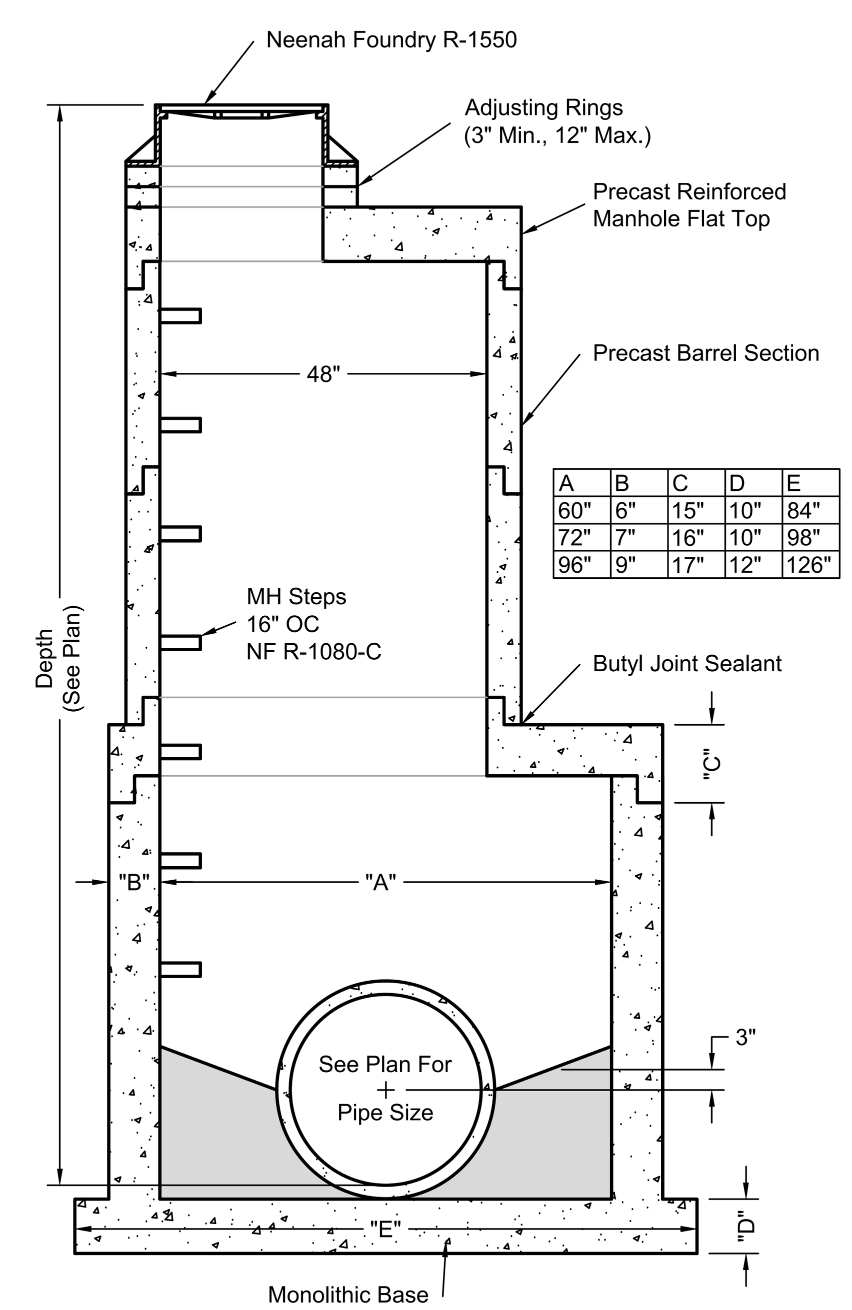
TYPICAL DRAINAGE SWALE SECTION



30" STANDARD CURB

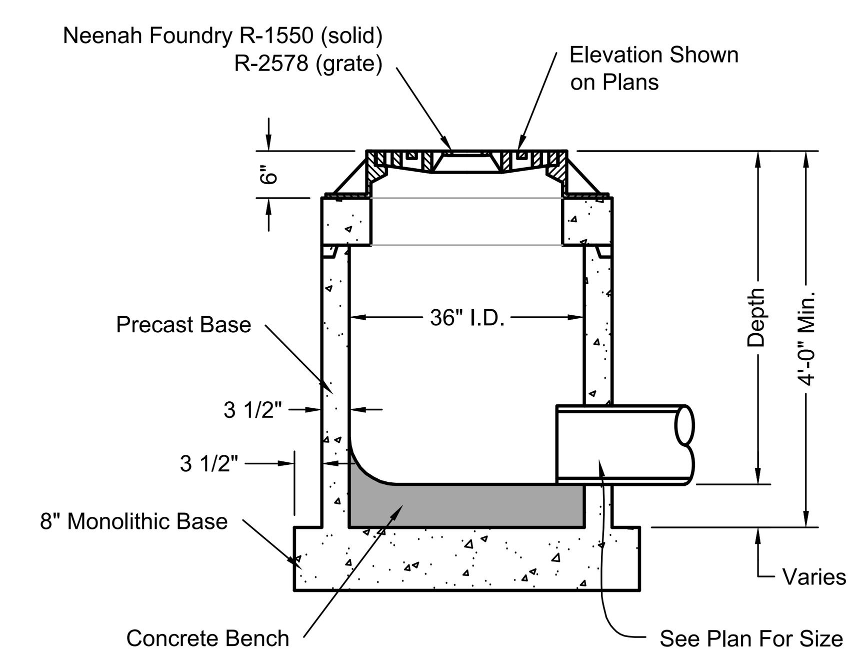


STANDARD STORM MANHOLE

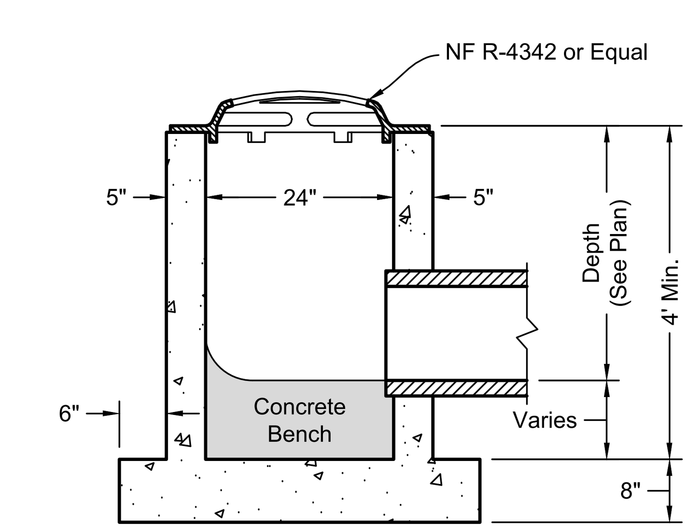


A	B	C	D	E
60"	6"	15"	10"	84"
72"	7"	16"	10"	98"
96"	9"	17"	12"	126"

LARGE DIAMETER STORM MANHOLE



STORM CATCH BASIN



YARD DRAIN DETAIL

9/13/2024 3:44 PM J:\Projects\8108tom\dwg\Civil 3D\8108engr.dwg Printed by: mitch

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

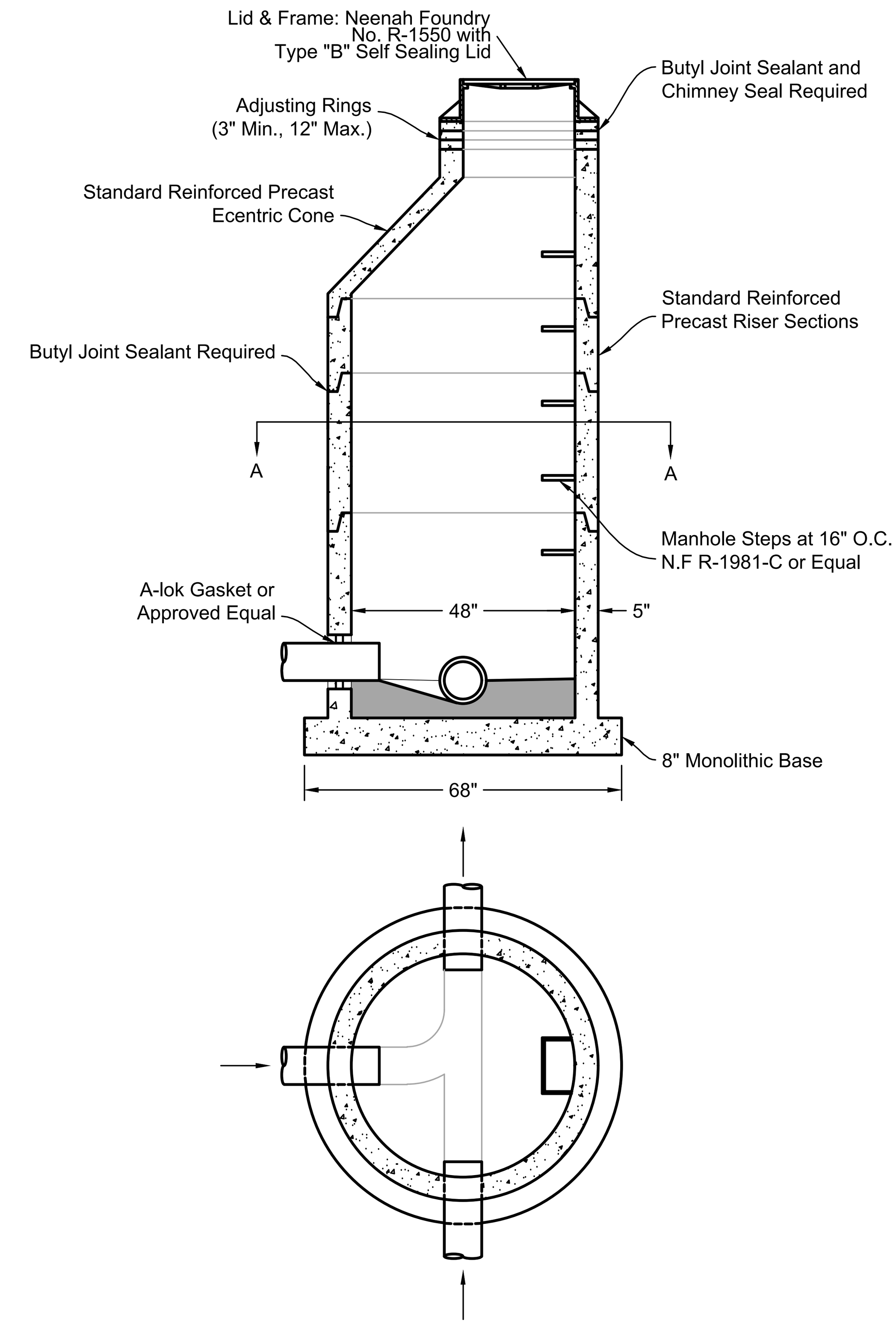
CONSTRUCTION DETAILS

Terrace Manor
Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

Date: 09/13/2024
Filename: 8108engr.dwg
Author: MDB
Last Saved by: mitch
Page 2.1

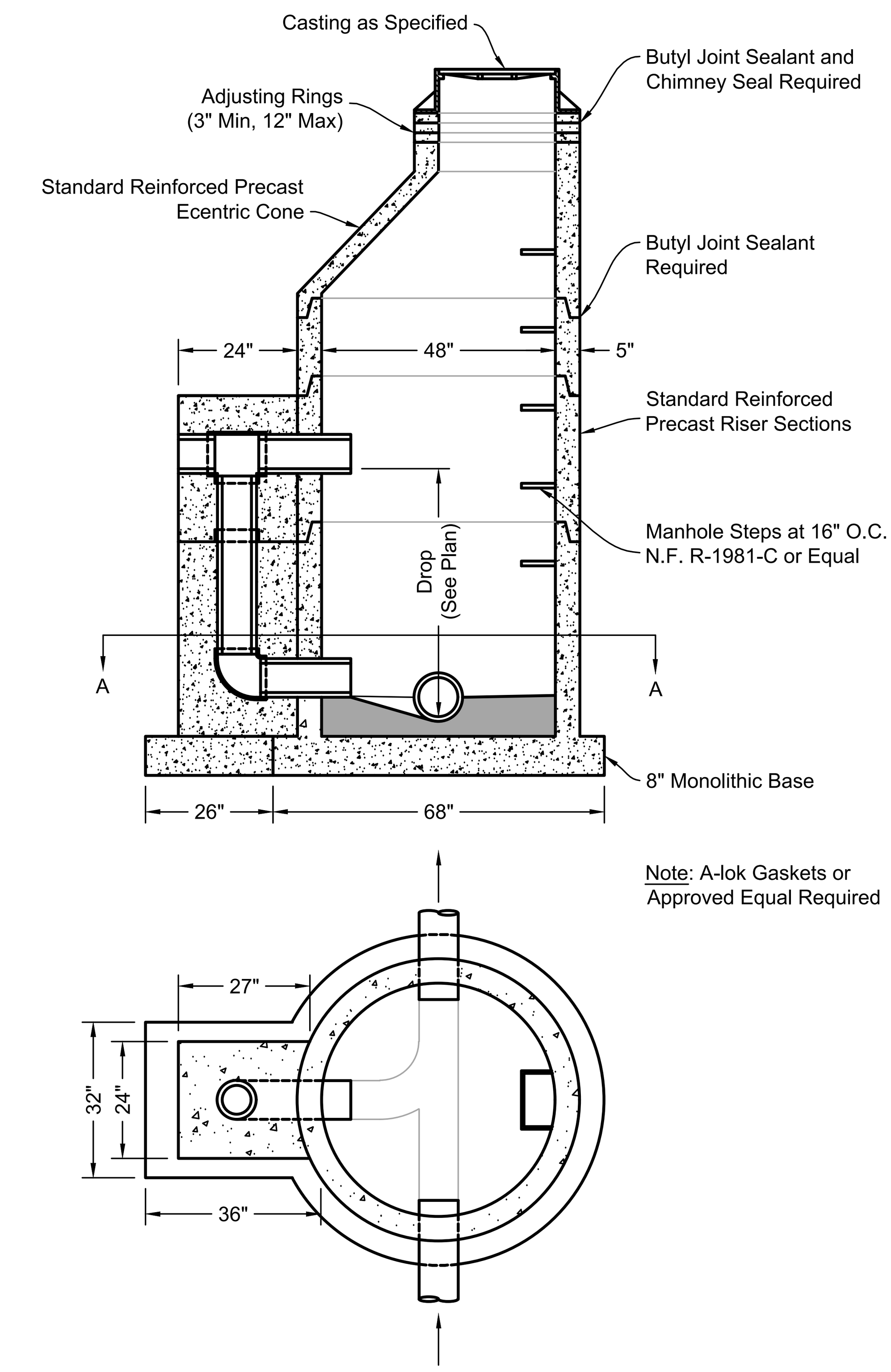
	LOT INFORMATION				WATER	STORM	SANITARY						
PHASE	LOT #	STREET	FINISHED GARAGE FLOOR	FOOTING ELEV	WATER LATERAL LENGTH	4" STORM LATERAL LENGTH	DISTANCE TO D.S. MH	WYE INVERT	4" SAN LATERAL LENGTH	4" SAN RISER HEIGHT	SAN LAT INV @ PL	SAN LAT INV @ UE	SAN LAT INV @ SB
1	32	Horton Terrace	845.4	836.73	53	37	390	831.59	45	0	832.92	833.16	833.42
1	31	Horton Terrace	844.4	835.73	53	37	339	831.38	45	0	832.71	832.95	833.21
1	1	Horton Terrace	844.7	836.03	37	53	324	831.33	45	0	832.65	832.89	833.15
1	30	Horton Terrace	846.5	837.83	53	37	264	831.08	45	0	832.41	832.65	832.91
1	2	Horton Terrace	846.8	838.13	37	53	249	831.03	45	0	832.35	832.59	832.85
1	29	Horton Terrace	848.6	839.93	53	37	189	830.78	45	3	835.11	835.35	835.61
1	3	Horton Terrace	848.9	840.23	37	53	174	830.73	45	4	836.05	836.29	836.55
1	28	Horton Terrace	850.6	841.93	53	37	114	830.48	45	6	837.81	838.05	838.31
1	4	Horton Terrace	851.0	842.33	37	53	99	830.43	45	6	837.75	837.99	838.25
1	27	Horton Terrace	851.8	843.13	37	53	39	830.18	45	7	838.51	838.75	839.01
1	26	Horton Terrace	851.8	843.13	53	37	264	829.79	45	8	839.12	839.36	839.62
1	5	Horton Terrace	851.0	842.33	37	53	215	829.60	45	7	837.93	838.17	838.43
1	25	Horton Terrace	851.6	842.93	53	37	188	829.49	45	8	838.82	839.06	839.32
1	6	Horton Terrace	850.3	841.63	37	53	138	829.29	45	7	837.62	837.86	838.12
1	24	Horton Terrace	850.3	841.63	53	37	115	829.20	45	7	837.53	837.77	838.03
1	23	Horton Terrace	849.6	840.93	53	36	38	828.89	45	6	836.22	836.46	836.72
1	7	Horton Terrace	849.0	840.33	37	5	64	828.99	45	6	836.32	836.56	836.82
1	8	Horton Terrace	848.3	839.63	52	5	158	827.79	44	6	835.11	835.35	835.61
1	18	Horton Terrace	858.4	849.73	52	69	121	846.50	59	0	848.10	848.34	848.60
1	17	Horton Terrace	857.0	848.33	47	62	54	845.21	55	0	846.74	846.98	847.24
1	19	Horton Terrace	859.2	850.53	53	37	182	843.76	45	3	848.09	848.33	848.59
1	16	Horton Terrace	855.4	846.73	37	53	176	843.63	45	0	844.96	845.20	845.46
1	20	Horton Terrace	853.4	844.73	53	37	107	842.10	45	0	843.43	843.67	843.93
1	15	Horton Terrace	853.3	844.63	37	53	100	841.95	45	0	843.27	843.51	843.77
1	21	Horton Terrace	851.8	843.13	53	37	31	840.42	45	0	841.74	841.98	842.24
1	14	Horton Terrace	851.2	842.53	37	53	26	840.31	45	0	841.63	841.87	842.13
1	22	Horton Terrace	850.7	842.03	53	37	191	839.16	45	0	840.49	840.73	840.99
1	13	Horton Terrace	850.2	841.53	37	53	185	839.09	45	0	840.42	840.66	840.92
1	12	Horton Terrace	849.7	841.03	53	37	114	838.32	45	0	839.65	839.89	840.15
1	11	Horton Terrace	849.2	840.53	37	53	39	837.51	45	0	838.84	839.08	839.34
1	10	Horton Terrace	848.8	840.13	39	29	5	837.14	47	0	838.51	838.75	839.01
1	9	Horton Terrace	848.5	839.83	43	102	166	827.89	49	5	834.29	834.53	834.79
				New Sewers, Total =	1,455	1,426			1,469	89			

Sanitary lateral grades are based on 1/4"/ft. slopes from the sewer main. The depth at the footing is from the bottom of the footing to the top of the 4" lateral.



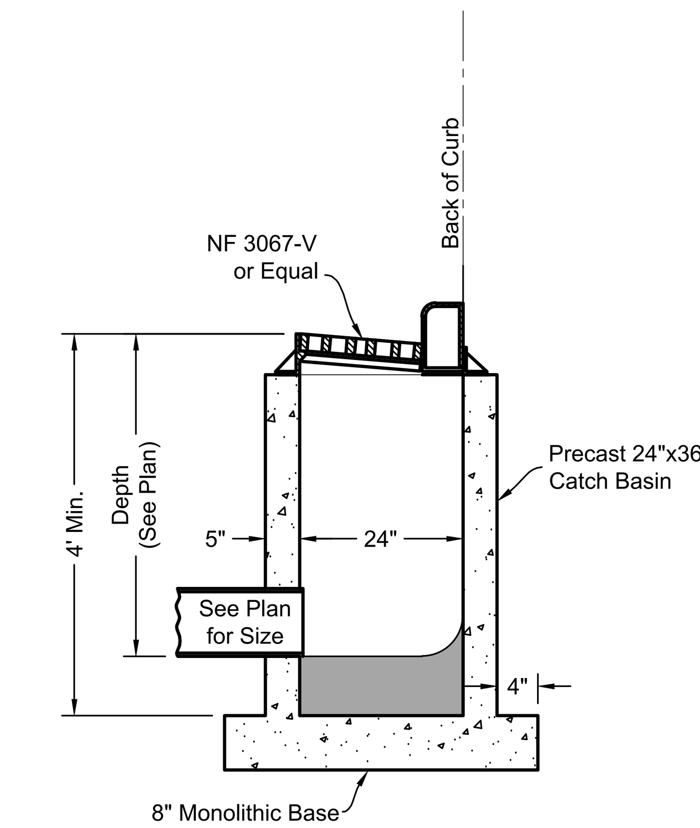
SECTION A-A

SANITARY MANHOLE

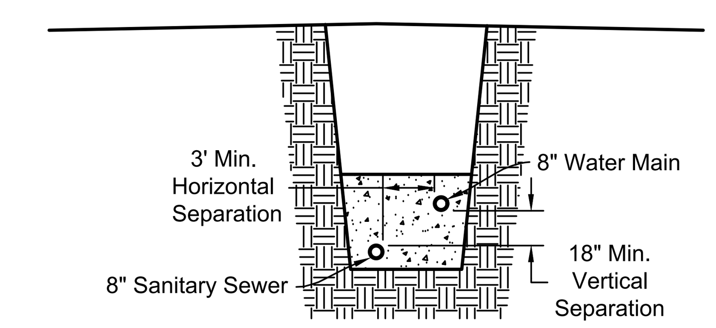


SECTION A-A

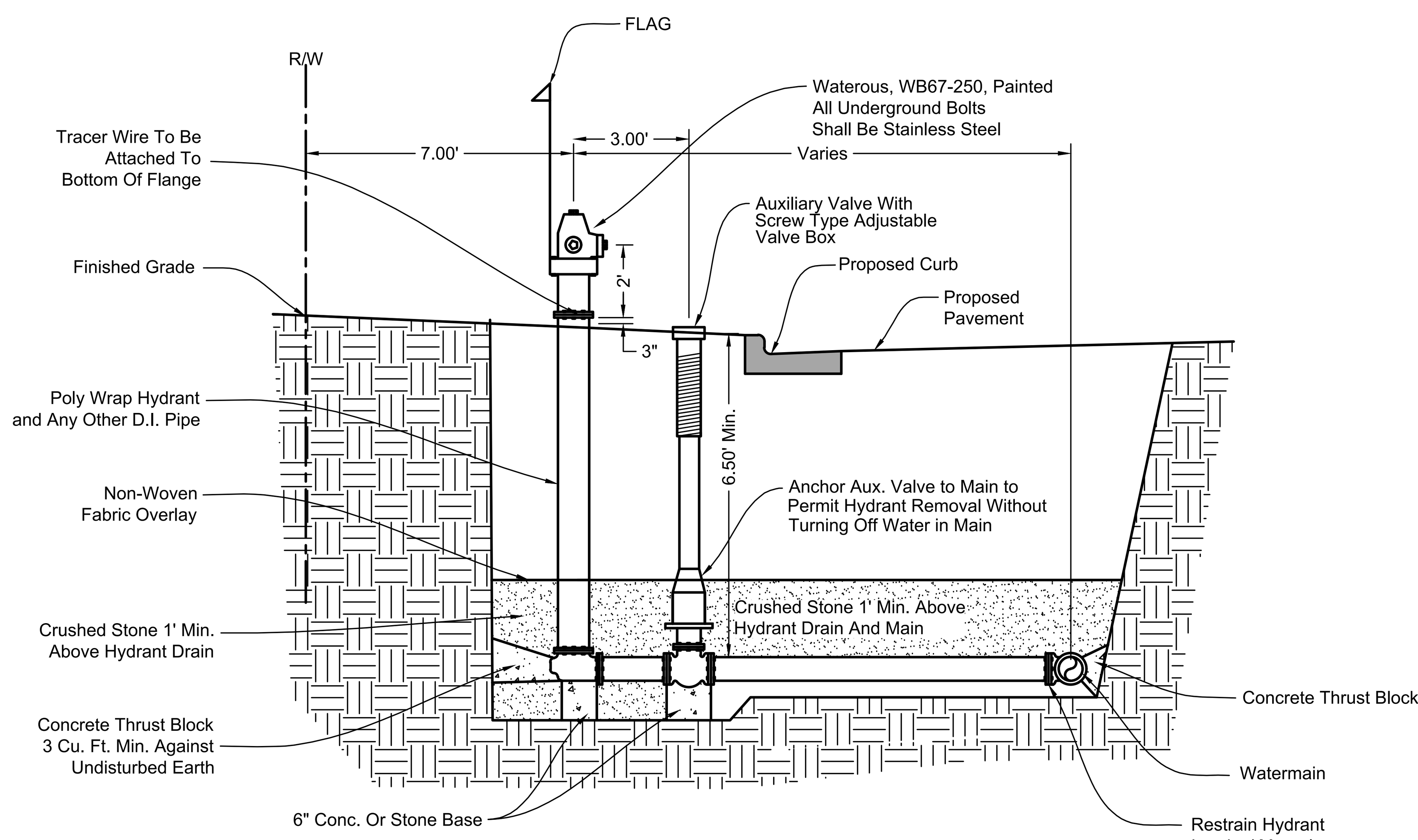
PRECAST OUTSIDE DROP SANITARY MANHOLE



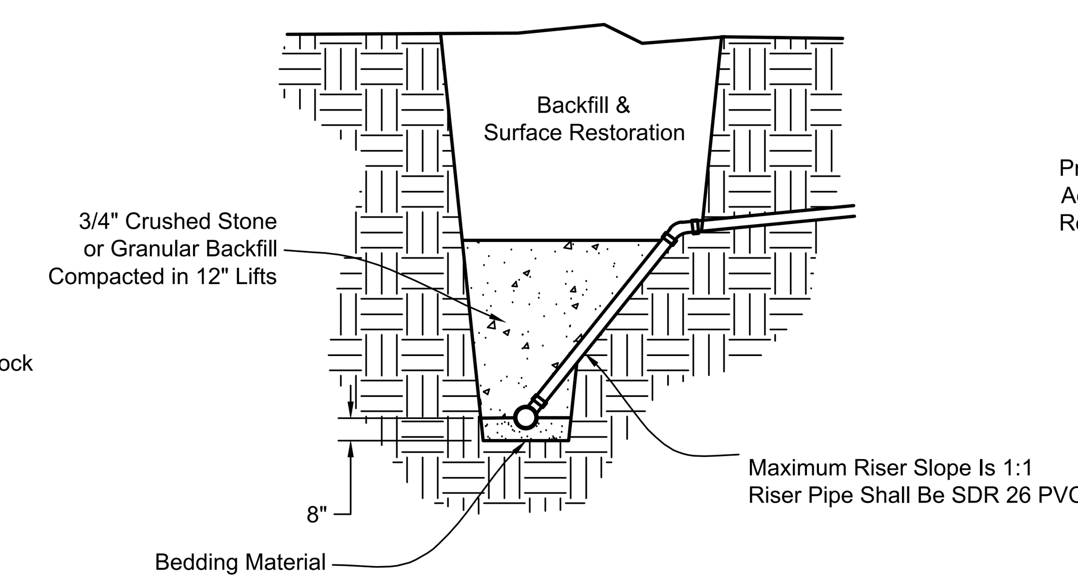
CURB INLET DETAIL



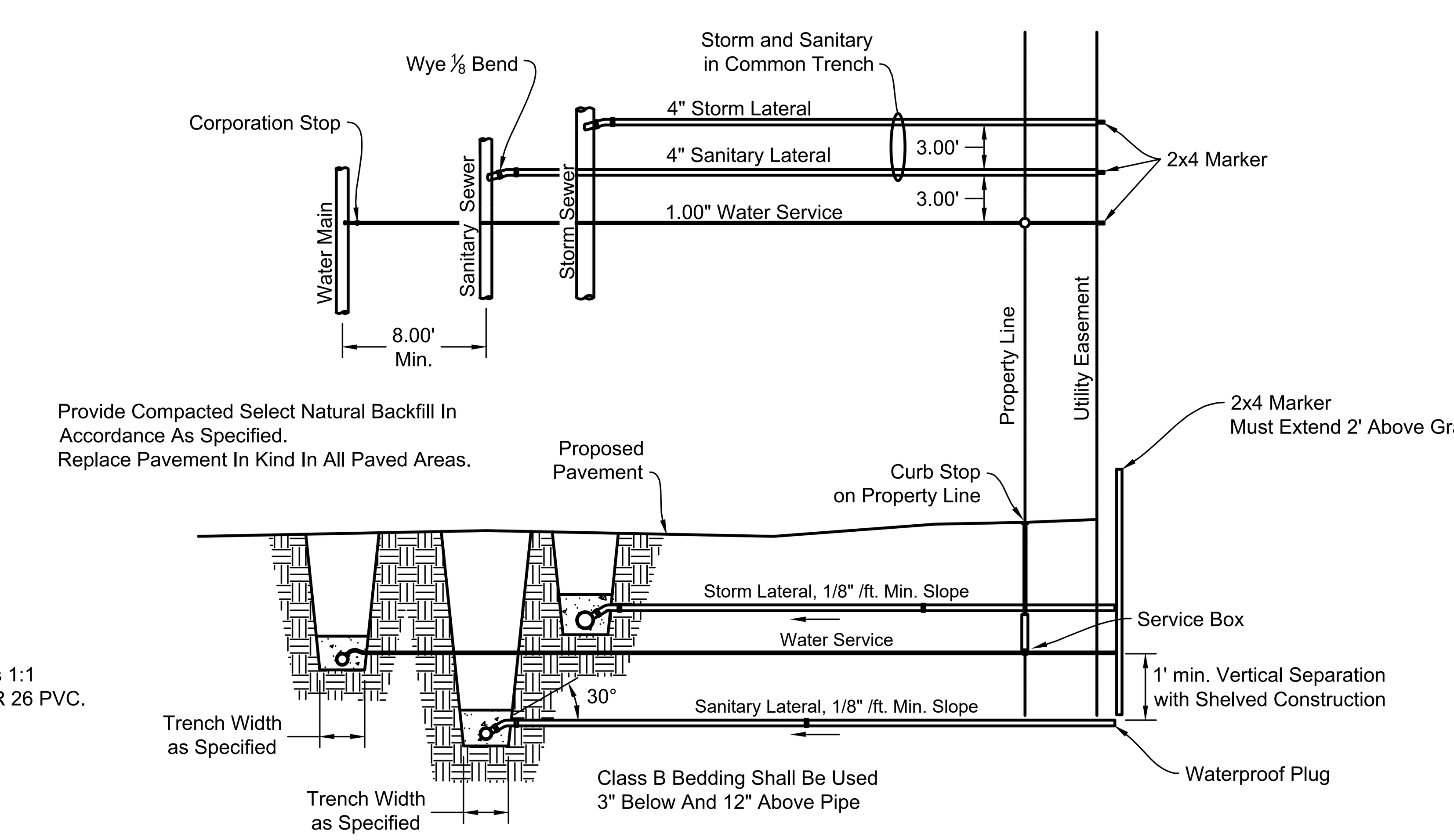
SHARED TRENCH DETAIL



HYDRANT DETAIL



RISER DETAIL



LATERAL DETAIL

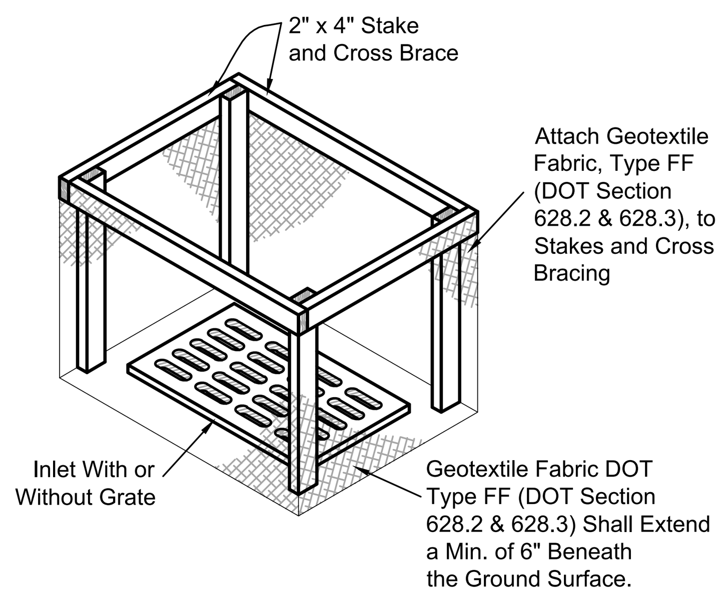
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

SEWER & WATER DETAILS

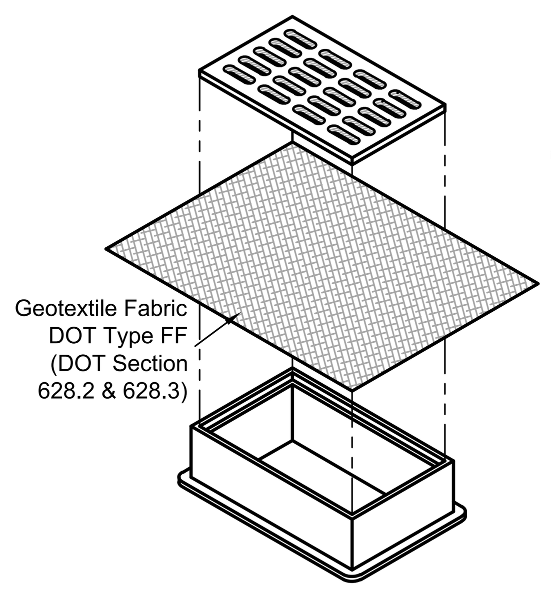
Terrace Manor
Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

Date: 10/18/2024
Filename: 8108engr.dwg
Author: MDB
Last Saved by: kyle
Page 2.2

10/18/2024 12:46 PM J:\Projects\8108tom\dwg\Civil 3D\8108engr.dwg Printed by: kyle



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

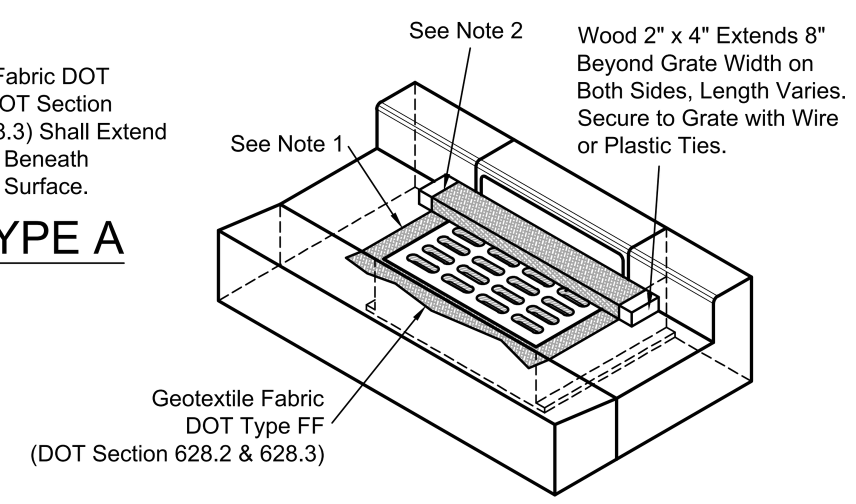
GENERAL NOTES:

Inlet protection devices shall be maintained or replaced at the direction of the engineer.

Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

1. Finished size, including flap pockets where required, shall extend a minimum of 10" around the perimeter to facilitate maintenance or removal.
2. For inlet protection, Type C (with curb box), an additional 10" of fabric is wrapped around the wood and secured with staples. The wood shall not block the entire height of the curb box opening.
3. Flap pockets shall be large enough to accept wood 2x4.
4. Rock bags at all inlets and yard drains.



INLET PROTECTION, TYPE C

INSTALLATION NOTES:

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

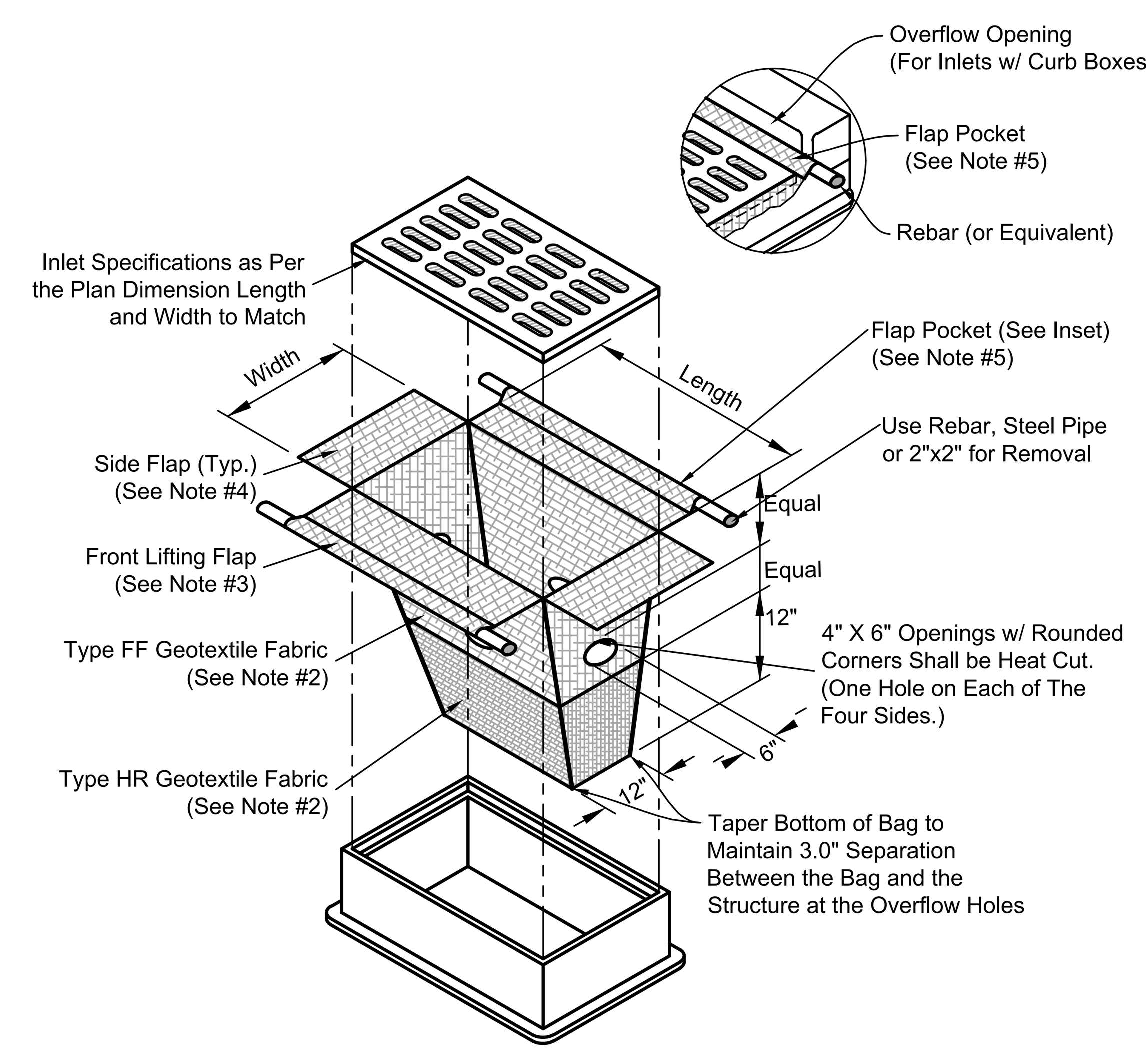
Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

Inlet protection Type C shall be utilized on street inlets with curb heads.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.



INLET PROTECTION, TYPE D-HR

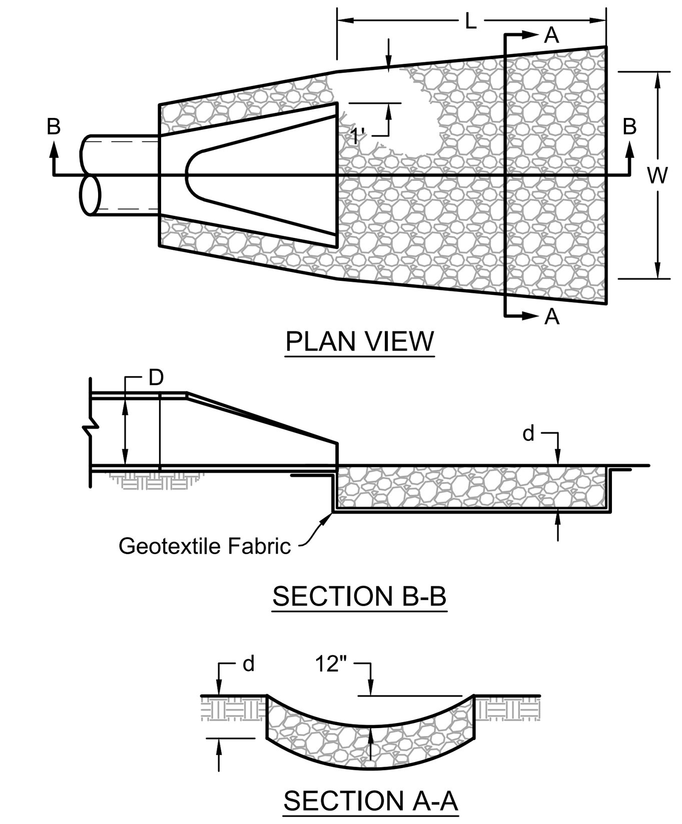
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)

Notes:

1. Taper Bottom Of Bag To Maintain Three Inches Of Clearance Between The Bag And The Structure, Measured From The Bottom Of The Overflow Openings To The Structure Wall.
2. Geotextile Fabric, Type FF For Flaps And Top Half Of Filter Bag. Geotextile Fabric, Type HR For Bottom Half Of Filter Bag With Front, Back, And Bottom Being One Piece.
3. Front Lifting Flap Is To Be Used When Removing And Maintaining Filter Bag.
4. Side Flaps Shall Be A Maximum Of Two Inches Long. Fold The Fabric Over And Reinforce With Multiple Stitches.
5. Flap Pockets Shall Be Large Enough To Accept Wood 2"x 2". The Rebar, Steel Pipe, Or Wood Shall Be Installed In The Rear Flap And Shall Not Block The Top Half Of The Curb Face Opening.

Maintenance Notes:

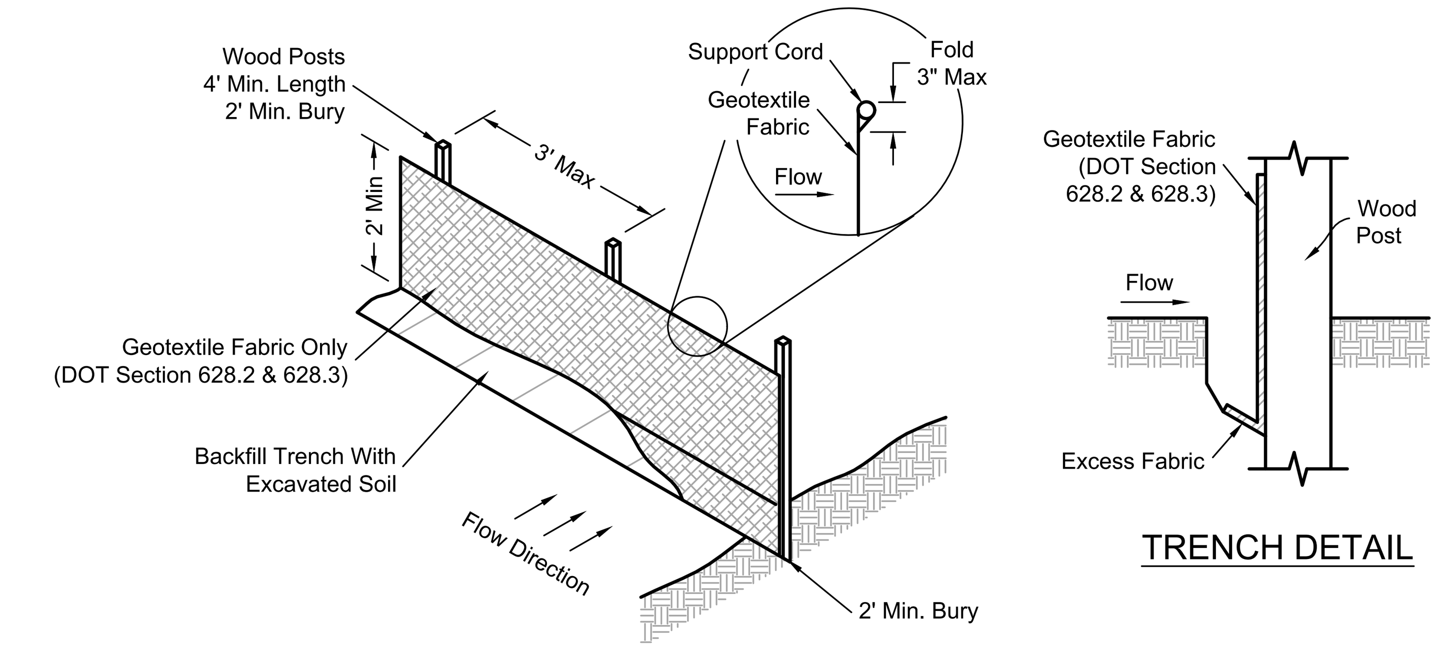
1. When Removing Or Maintaining Inlet Protection, Care Shall Be Taken So That The Sediment Trapped In The Fabric Does Not Fall Into The Structure. Material That Has Fallen Into The Inlet Shall Be Immediately Removed.



D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

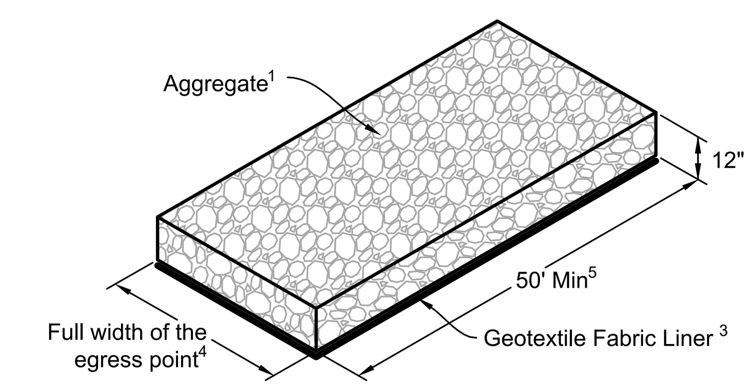
Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION



Silt fence notes:
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION



TRACKING PAD DETAIL

Note 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) 2018 Standard Specification, Section 312, Select Crushed Material.

Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

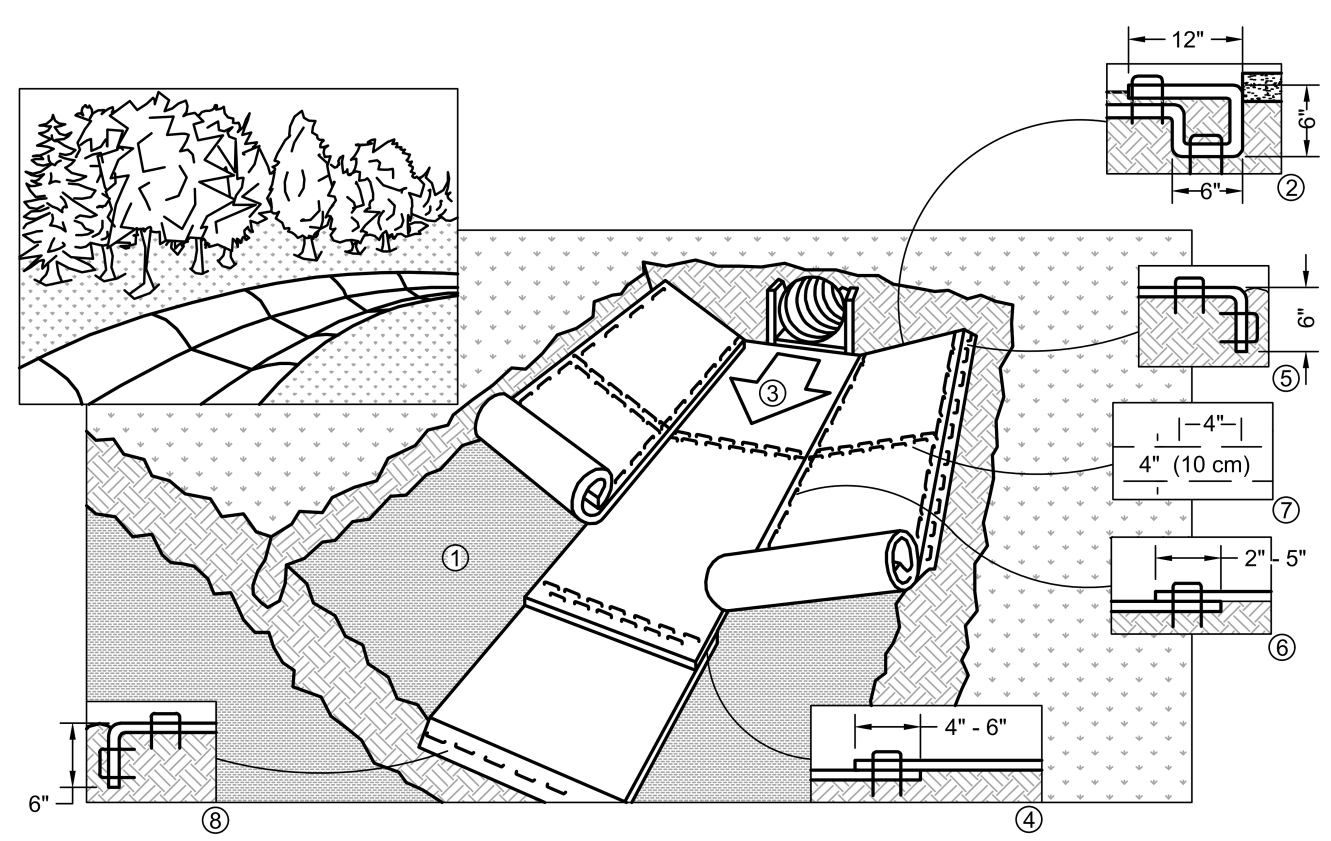
Note 3 Select fabric type based on soil conditions and vehicles loading.

Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

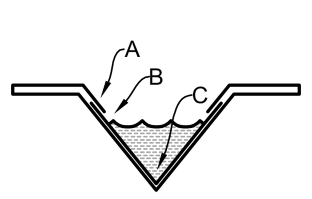
Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

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



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)



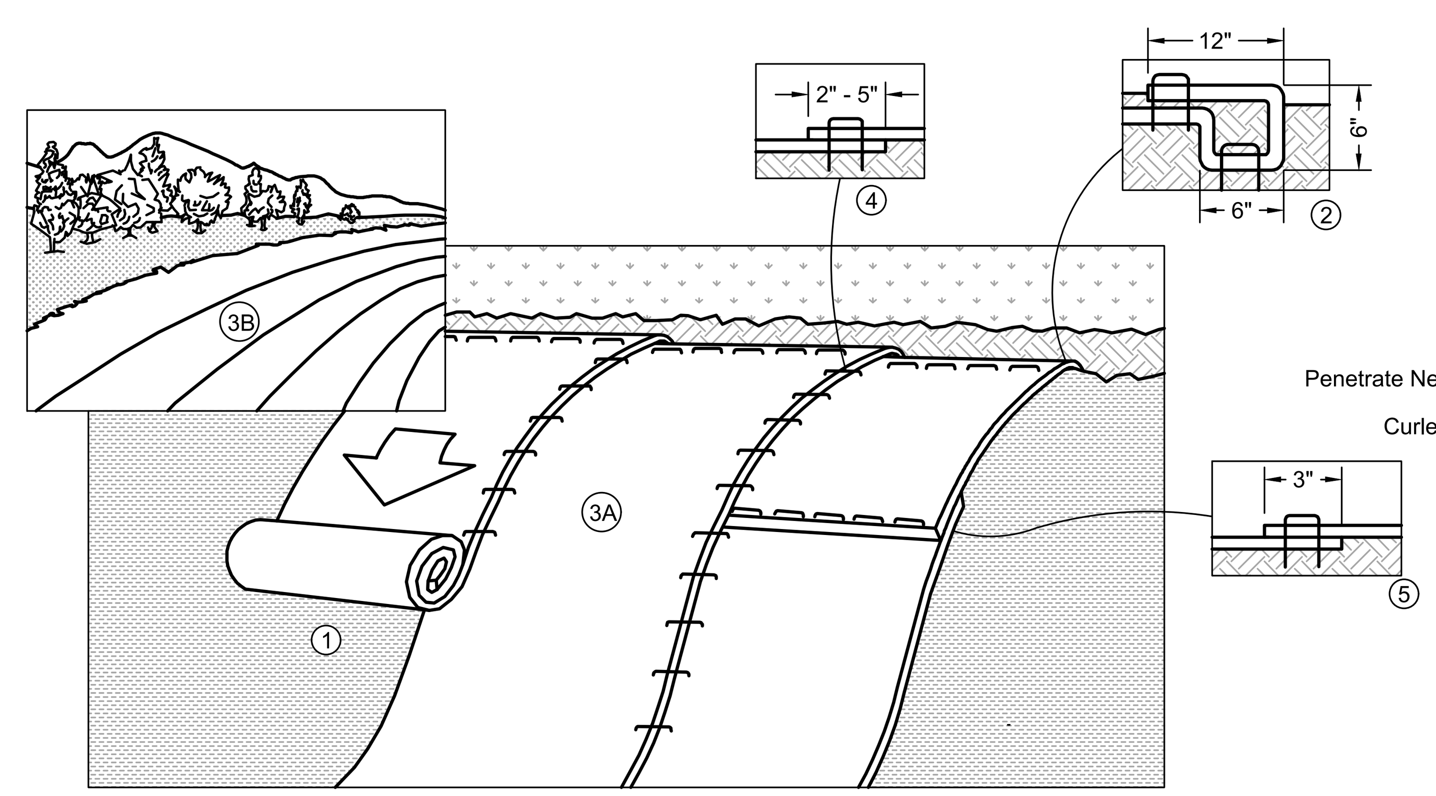
Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

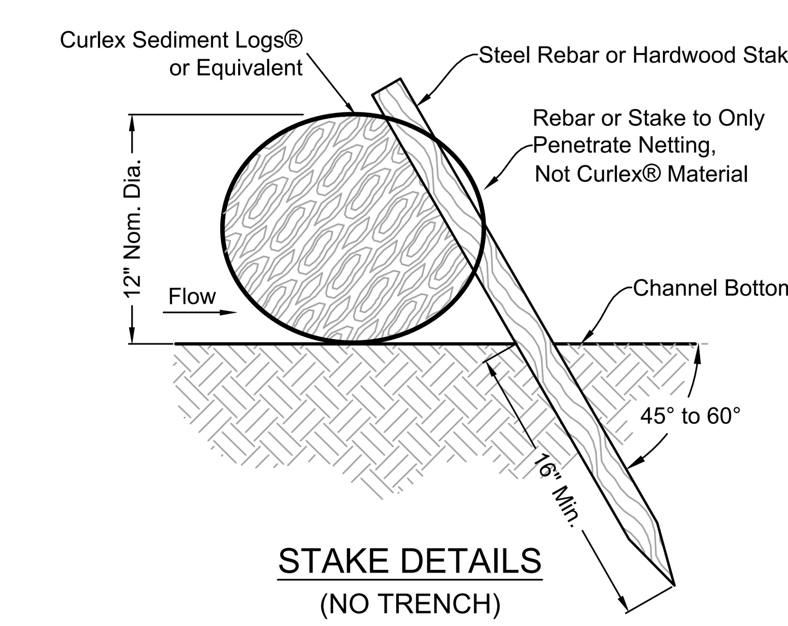
DNR TECHNICAL STANDARD 1053



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)
7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

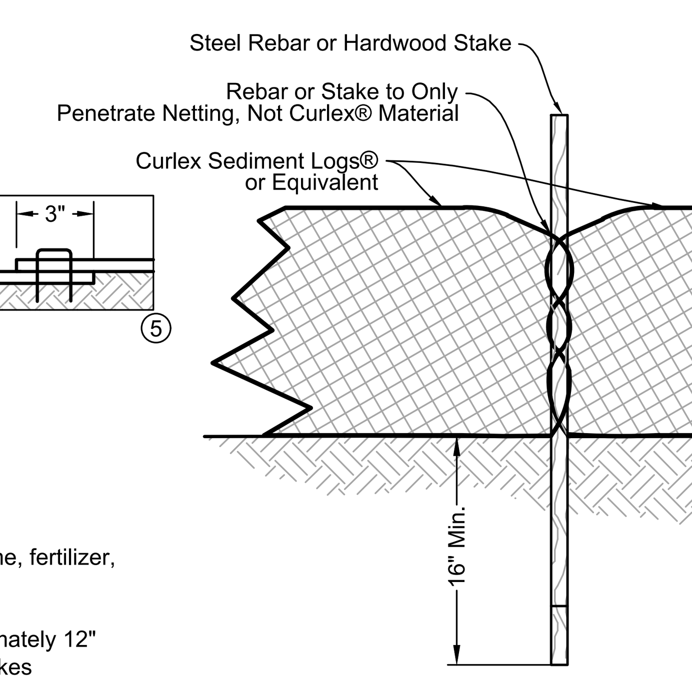
EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

DNR TECHNICAL STANDARD 1052



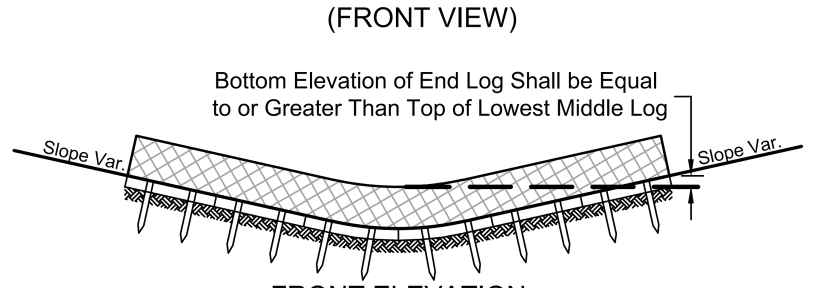
STAKE DETAILS

(NO TRENCH)



STAKE DETAIL

(FRONT VIEW)



FRONT ELEVATION

NOTE:
Stake installation shall meet manufacturer's requirements in regard to spacing, material, size, and bury depth.

SEDIMENT LOG DETAIL

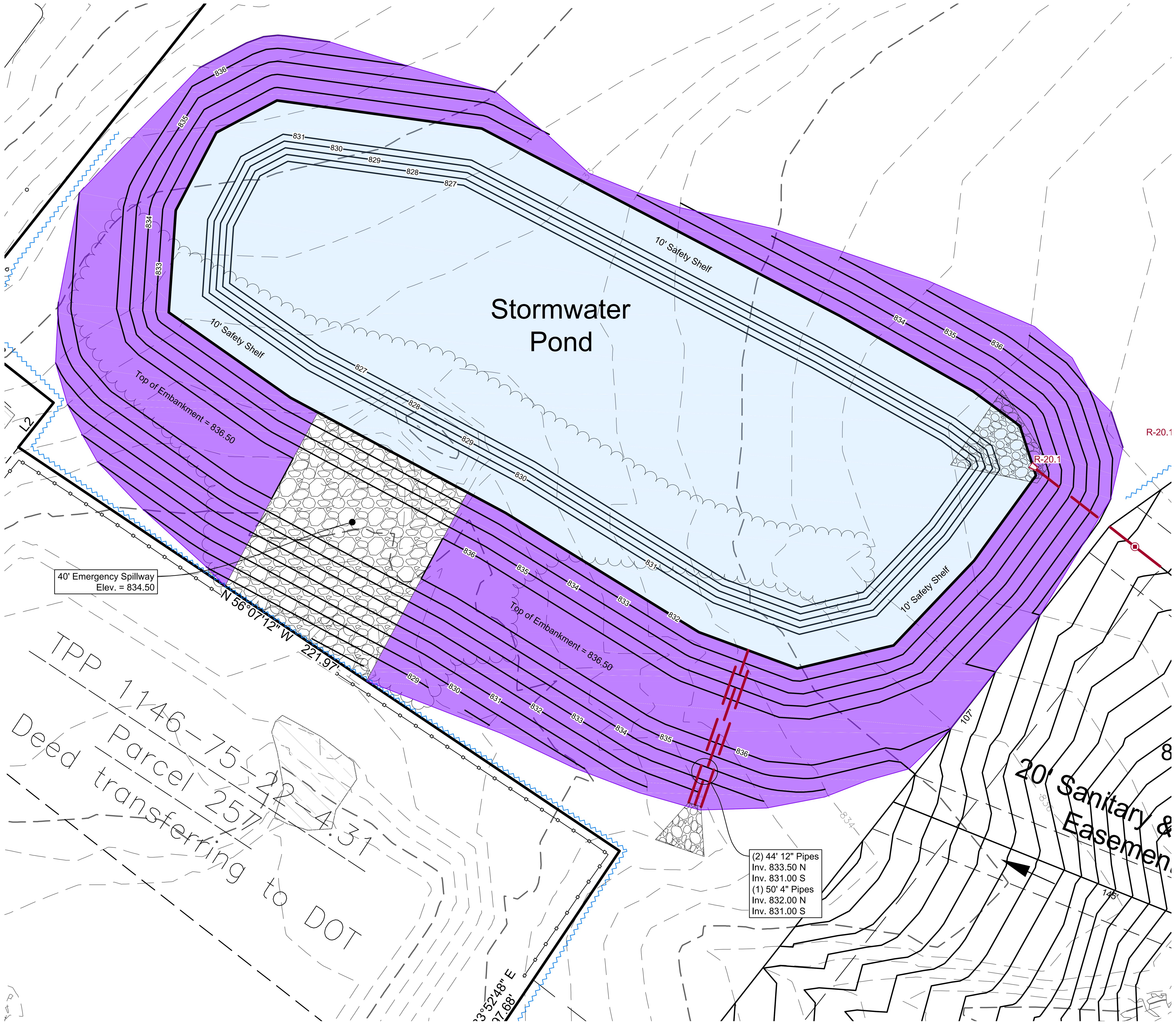
9/13/2024 1:30 PM J:\Projects\8108tom\dwg\Civil 3D\8108engr.dwg Printed by: mitch

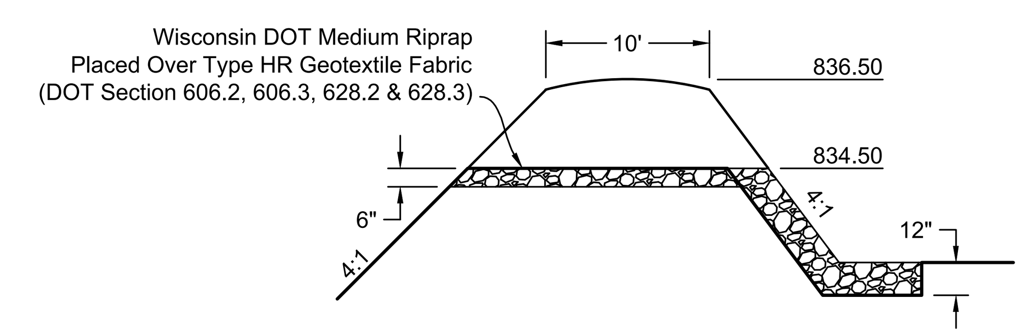
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

EROSION & SEDIMENT CONTROL DETAILS

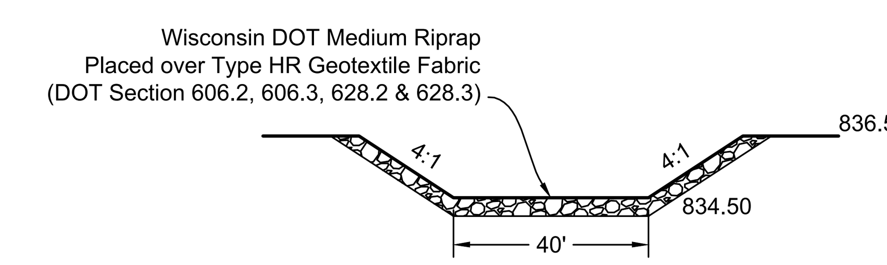
Terrace Manor
Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

Date: 09/13/2024
Filename: 8108engr.dwg
Author: MDB
Last Saved by: mitch
Page 2.3

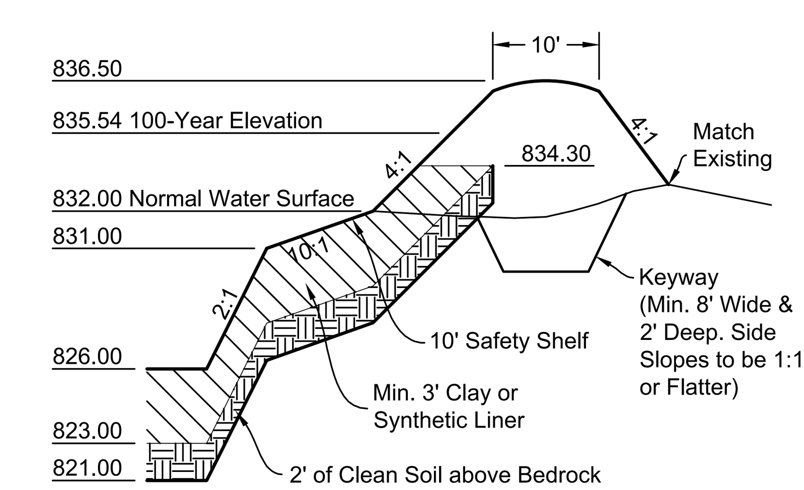




EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY DETAIL



TYPICAL EMBANKMENT SECTION

Pond Notes:

1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
4. Topsoil shall be spread on all disturbed areas, except for elevations below the safety shelf, as work is completed. The minimum depth of topsoil shall be 4 inches.
5. All areas disturbed by pond construction shall be seeded as work is completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
7. Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.

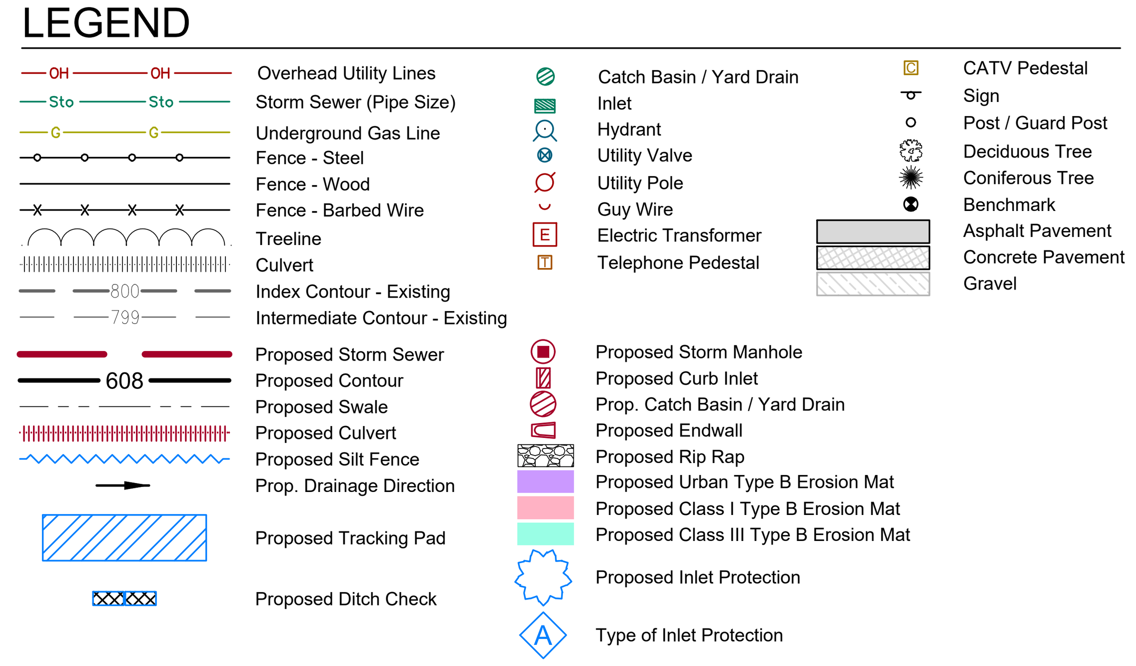
Clay liners specifications are as follows:
- 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5.
- Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 3 feet.
- If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.

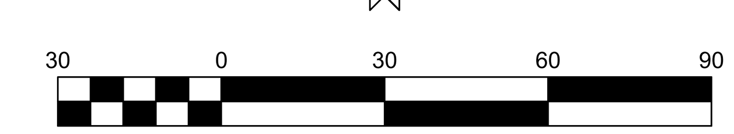
HDPE liner specifications are as follows:
- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

PPL liner Specifications are as follows:
- Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event. Elevation = 834.30
10. Any pond fountain or aeration device shall comply with conditions of DNR Technical Standard 1001 Section V.B.2.k.

LEGEND





9/13/2024 1:30 PM J:\Projects\8108tom\dwg\Civil 3D\8108engr.dwg Printed by: mitch

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

STORMWATER POND DETAIL

Terrace Manor
Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

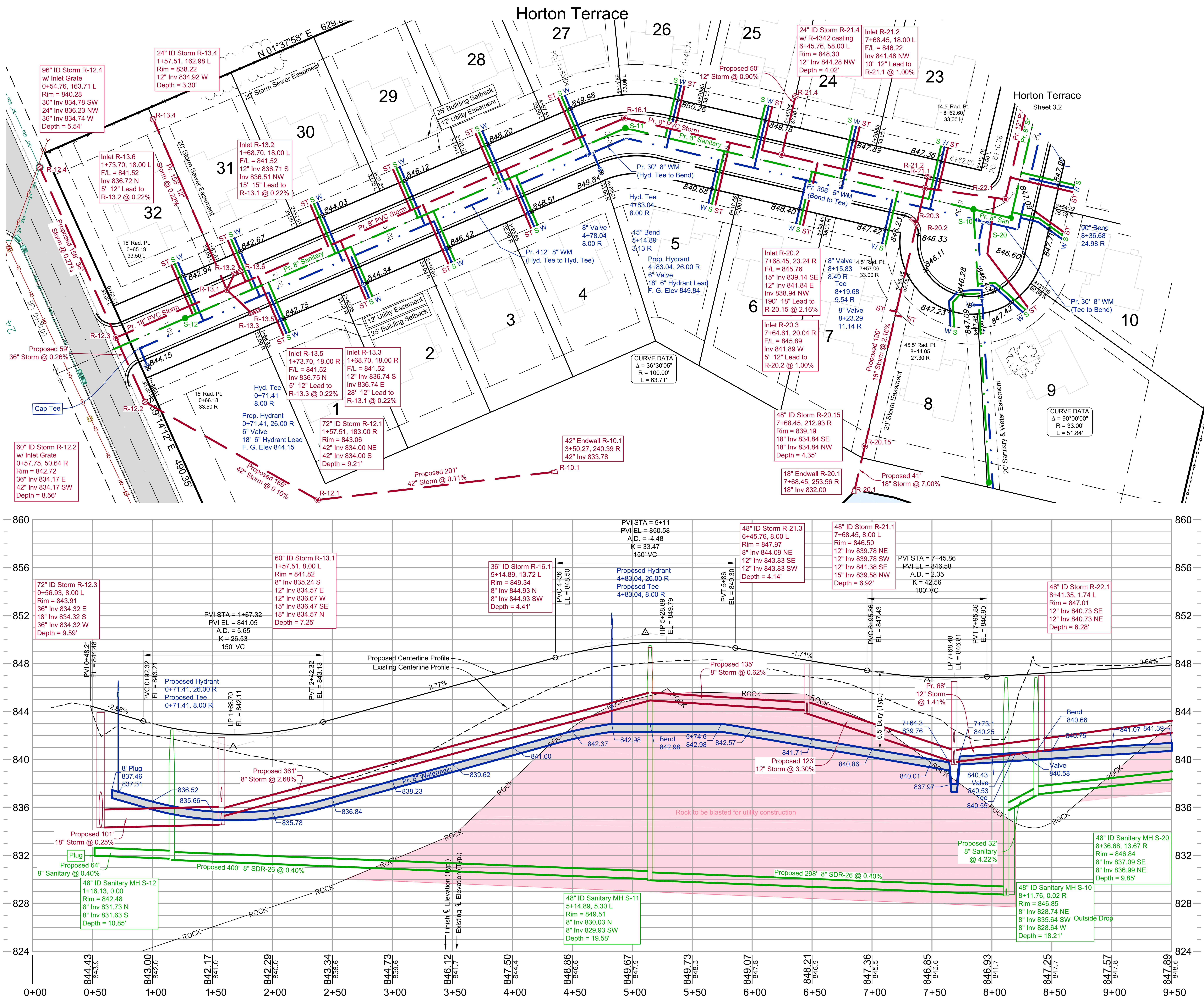
Date:
09/13/2024

Filename:
8108engr.dwg

Author:
MDB

Last Saved by:
mitch

Page
2.4



NOTES:

RADIUS STATIONING IS TO BACK OF CURB.

$814.^{16}$ = PROPOSED GRADE

ENDWALLS ARE INCLUDED IN CULVERT LENGTH

ALL STRUCTURES LOCATED WITHIN THE ROADWAY PAVEMENT ARE SET TO BINDER GRADE (FINISHED GRADE LESS 0.15')

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Culvert
- Proposed Swale/ Ditch
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop Catch Basin/Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Tee
- Proposed Cross
- Proposed Bend
- Proposed Reducer
- Proposed Plug

Vertical: 4, 2, 0

Horizontal: 40, 20, 0, 40

Terrace Manor

Village of Hortonville, Outagamie County, WI

For: Tom McHugh Construction, LLC

IMPROVEMENT PLANS

Horton Terrace

Sta 0+00 to 9+00

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

October 3, 2024, 10:28 AM, Printed by: mitch

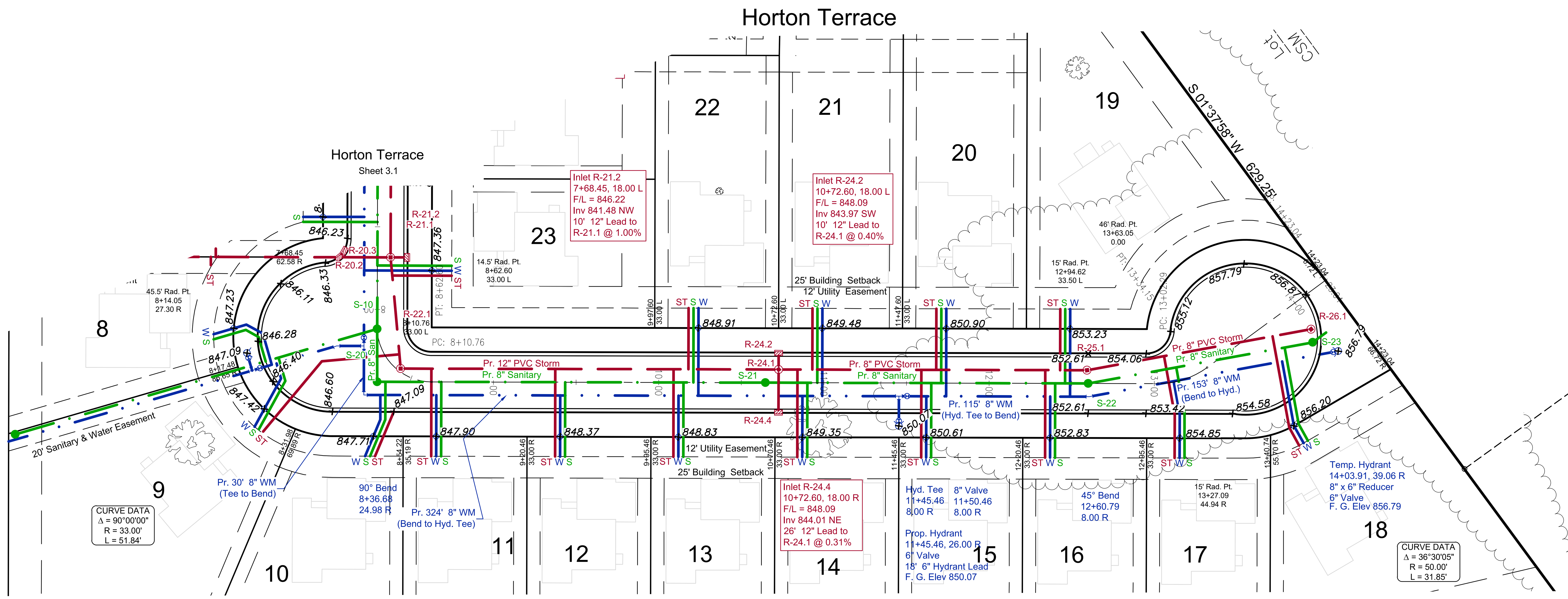
Filename: 8108prof.dwg

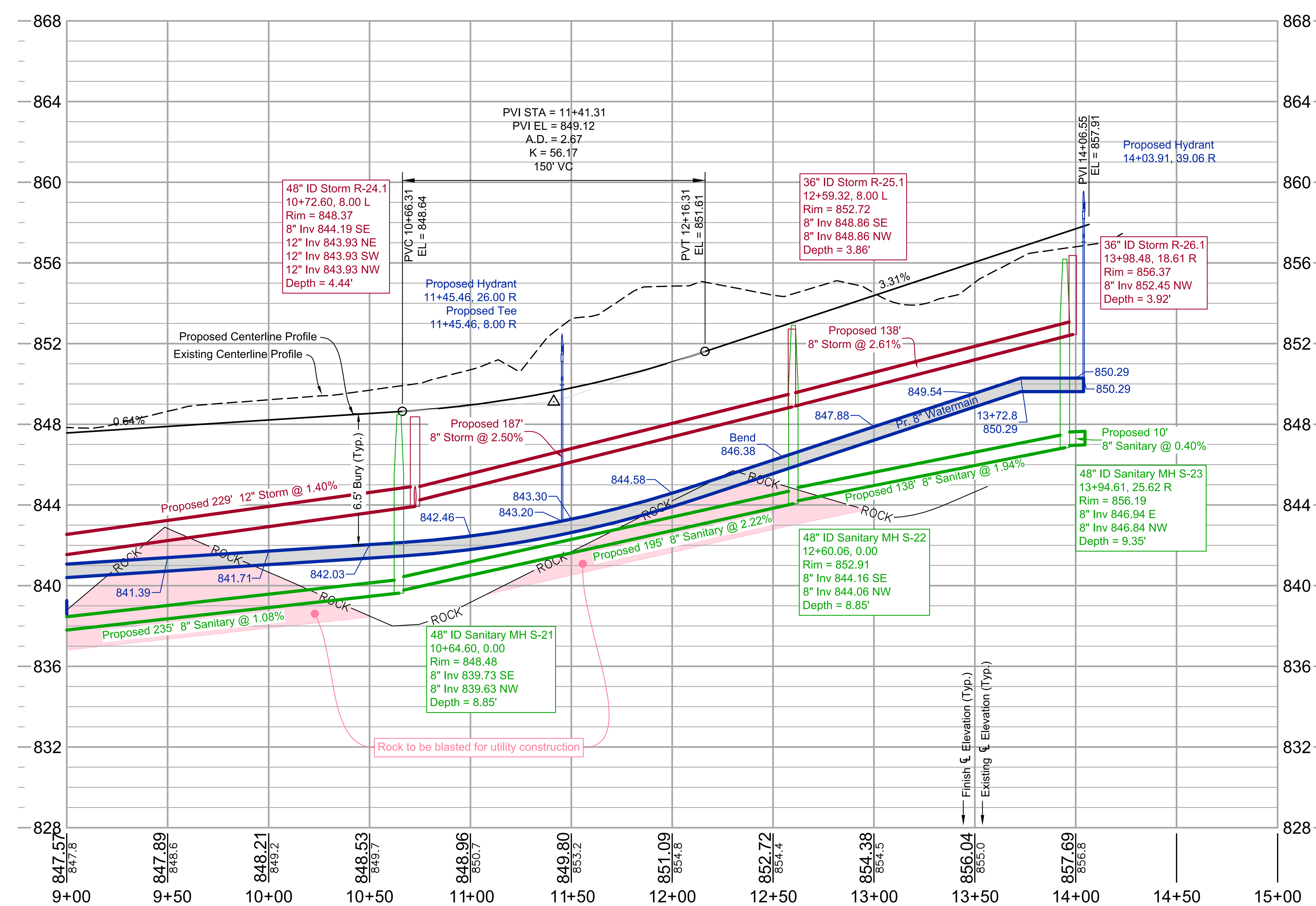
Date: October 3, 2024

Engineer: MDB

Drafted By: mitch

Page: 3.1





NOTES:

RADIUS STATIONING IS TO BACK OF CURB.

814.16 = PROPOSED GRADE

ENDWALLS ARE INCLUDED IN CULVERT LENGTH

ALL STRUCTURES LOCATED WITHIN THE ROADWAY PAVEMENT ARE SET TO BINDER GRADE (FINISHED GRADE LESS 0.15')

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Culvert
- Proposed Swale/ Ditch
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop Catch Basin/Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Tee
- Proposed Cross
- Proposed Bend
- Proposed Reducer
- Proposed Plug

Horizontal: 40 20 0 40
Vertical: 4 2 0

Terrace Manor

Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

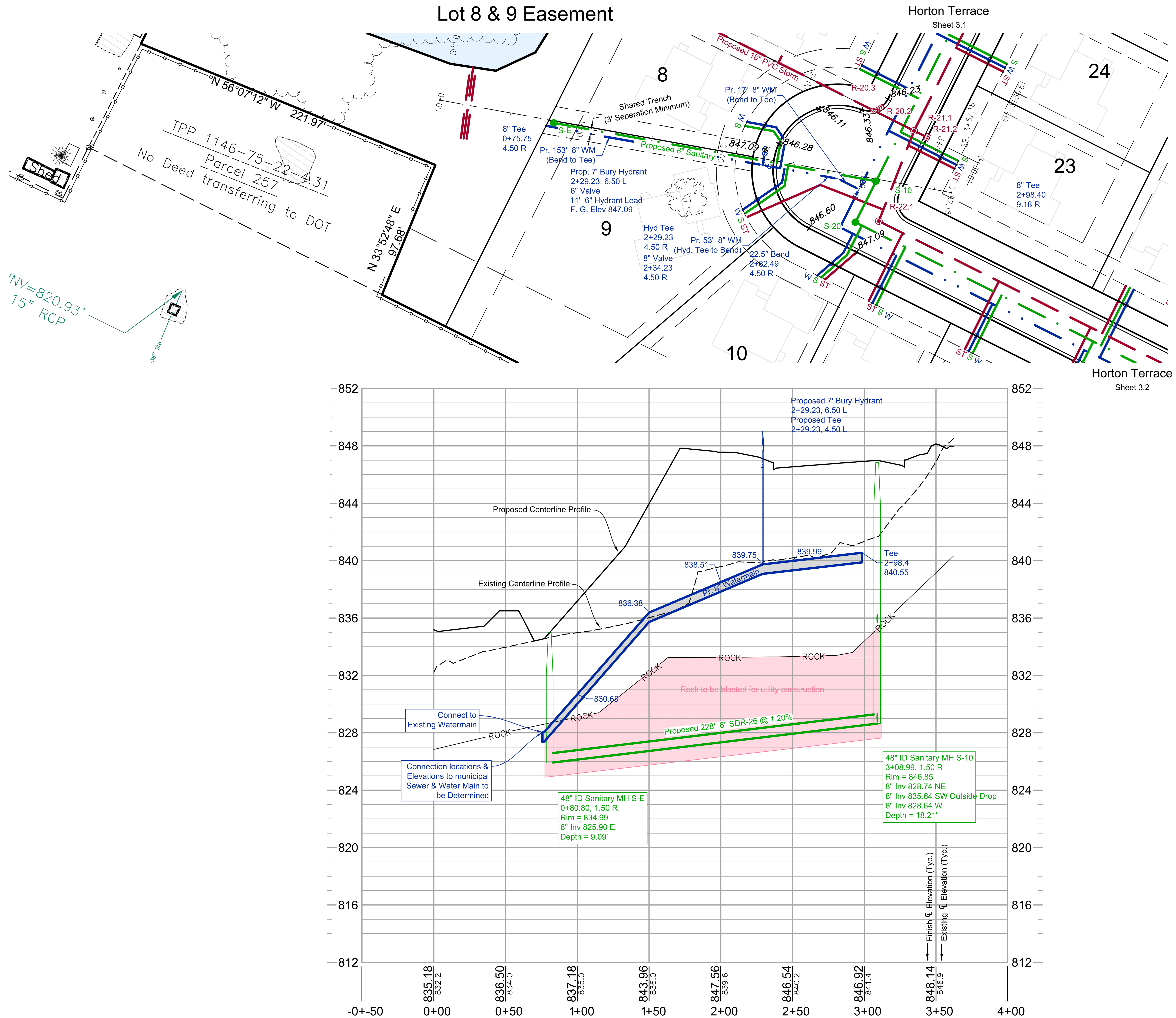
IMPROVEMENT PLANS

Horton Terrace
Sta 8+50 to 14+26.14

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

October 3, 2024, 10:29 AM, Printed by: mitch
J:\Projects\8108\dwg\Civil 3D\8108prof.dwg

Filename: 8108prof.dwg	
Date: October 3, 2024	Page: 3.2
Engineer: MDB	Drafted By: mitch



NOTES:

RADIUS STATIONING IS TO BACK OF CURB.

$814.^{16}$ = PROPOSED GRADE

ENDWALLS ARE INCLUDED IN CULVERT LENGTH

ALL STRUCTURES LOCATED WITHIN THE ROADWAY PAVEMENT ARE SET TO BINDER GRADE (FINISHED GRADE LESS 0.15')

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Culvert
- Proposed Swale/ Ditch
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop Catch Basin/Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Tee
- Proposed Cross
- Proposed Bend
- Proposed Reducer
- Proposed Plug

Horizontal: 40 20 0 40
Vertical: 4 2 0

Terrace Manor

Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction, LLC

IMPROVEMENT PLANS
Lot 8 & 9 Easement
Sta 0+00 to 3+62.18

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

September 25, 2024, 3:54 PM, Printed by: kyle
J:\Projects\8108tom\dwg\Civil 3D\8108prof2.dwg

Filename: 8108prof2.dwg	
Date: September 25, 2024	Page: 3.3
Engineer: MDB	Drafted By: kyle

NOTES:

RADIUS STATIONING IS TO BACK OF CURB.

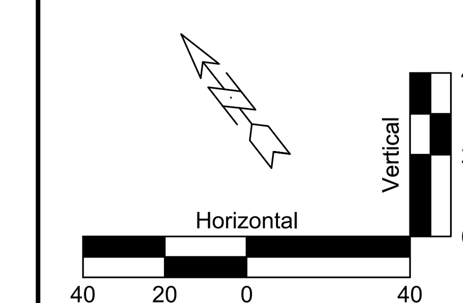
814.16 = PROPOSED GRADE

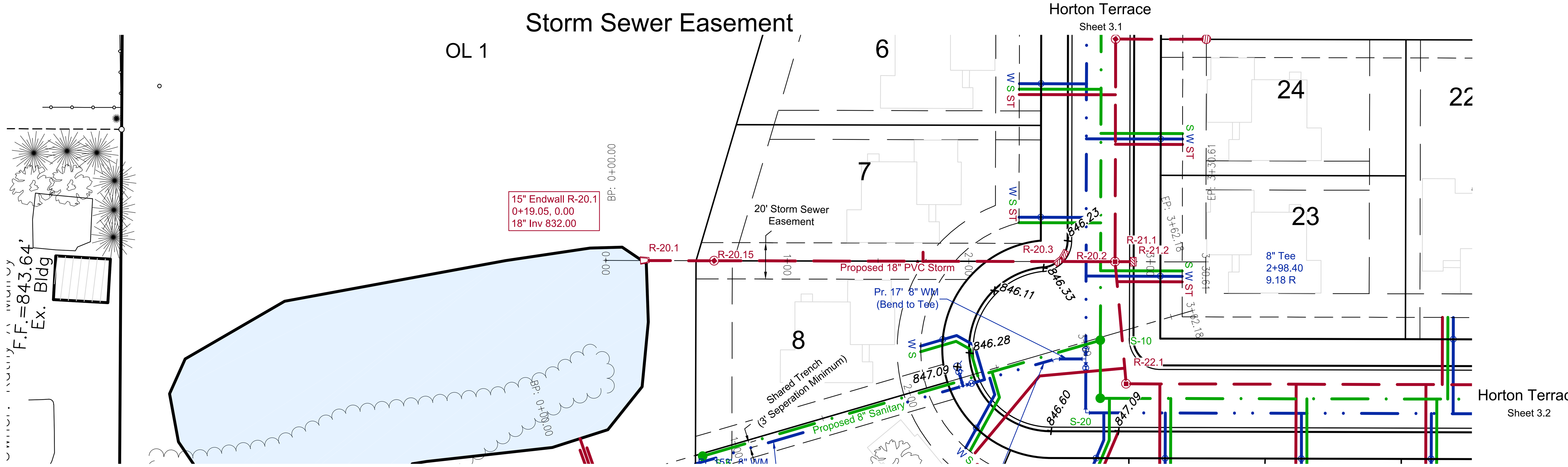
ENDWALLS ARE INCLUDED IN CULVERT LENGTH

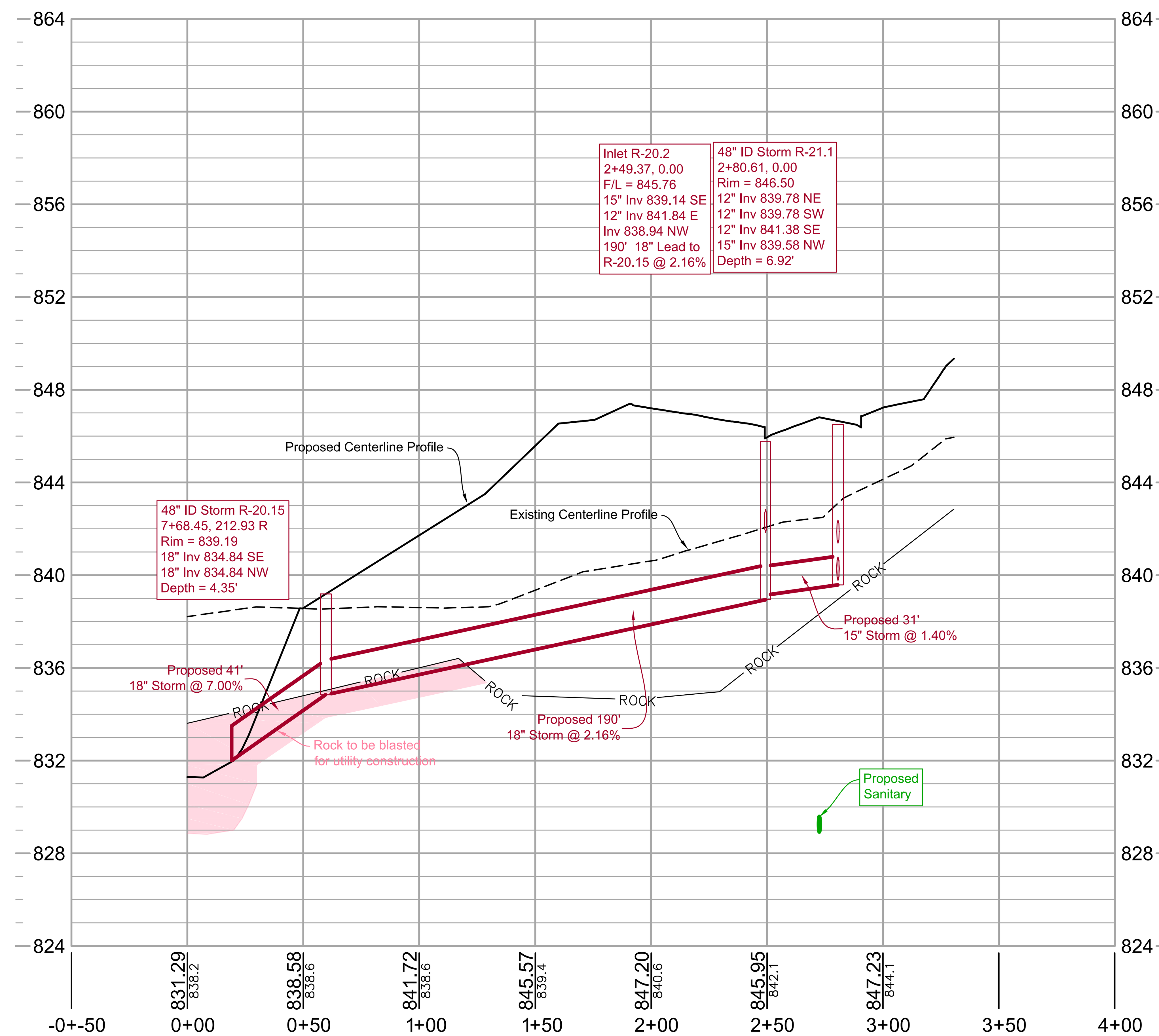
ALL STRUCTURES LOCATED WITHIN THE ROADWAY PAVEMENT ARE SET TO BINDER GRADE (FINISHED GRADE LESS 0.15')

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Culvert
- Proposed Swale/ Ditch
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop Catch Basin/Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Tee
- Proposed Cross
- Proposed Bend
- Proposed Reducer
- Proposed Plug







Terrace Manor

Village of Hortonville, Outagamie County, WI

For: Tom McHugh Construction, LLC

IMPROVEMENT PLANS

Storm Sewer Easement

Sta 0+00 to 3+30.61

DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866 Fax: 920-441-0804

www.davel.pro

September 25, 2024, 1:18 PM, Printed by: kyle

J:\Projects\8108tom\dwg\Civil 3D\8108prof2.dwg

Filename: 8108prof2.dwg	
Date: September 25, 2024	Page: 3.4
Engineer: MDB	Drafted By: kyle