



**MEETING OF TOWN OF VERONA PLAN COMMISSION
ZOOM meeting**

Thursday, August 19, 2021 6:30 PM

The Town of Verona Plan Commission will hold its meeting via Zoom. The Plan Commission meeting will **NOT** be held at Town Hall, 7669 County Highway PD, Verona WI.

To join the meeting online:

<https://us06web.zoom.us/j/89256781561?pwd=ZE81SDZ1R1hZNW1hY25xZUFFNFFPQT09>

Meeting ID: 892 5678 1561

Passcode: 902183

Or dial by your location using the same meeting ID and password above
(312) 626 6799

SPEAKING INSTRUCTIONS

Oral public comments: Those wishing to speak during the Zoom meeting **MUST** be online at the beginning of the meeting. The Chair will ask the folks who have called in, if they want to comment and on what agenda item at the beginning of the meeting.

Written comments: You can send comments to the Plan Commission on any matter, either on or not on the agenda, by emailing sgaskell@town.verona.wi.us or in writing to Sarah Gaskell Town of Verona Hall, 7996 County Highway PD, Verona WI, 53593. You can also drop off comments in the dropbox in the vestibule of the Town Hall, which is open 24 hours.

Applicants: Applicants for CSMs and/or zoning changes are asked to participate via Zoom and to join 5 min before the start of the meeting. The Chair will ask for a brief update from each applicant and you should also be available for questions from the commissioners.

1. Call to Order/Approval of Meeting Agenda
Review of the meeting format and identification of the people on the zoom meeting.

Please state your name and address as this meeting will be recorded.

2. Public Comment - Opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future Plan Commission meeting agenda. If the Chair or staff have received written comments for items not on the agenda, these will be read.
3. Approval of minutes from July 22nd, 2021 Plan Commission Meeting
4. Discussion and Possible Action: Land Use Application 2021-11 submitted by Sugar River Investors, LLC for a rezone from AT-35 to RM-16 for 38.4-acre parcel 062/0608-301-8001-1 located at 2325 Sugar River Road, Verona WI
5. Discussion and Possible Action: Land Use Application 2021-06 submitted by Noa Prieve on behalf of Stilwell Trust, 6411 Sunset Drive, for a 4-unit Condo Plat Concept Approval and Rezone (parcel number 062/060-364-8990-2 (20.3-acres)). The proposed zoning would change from RM-16 to MRF-06.
6. Discussion and Possible Action: Land Use Application 2021-12 submitted by D'Onofrio Kottke on behalf of Mishpacha LLC (Harvey Temkin) 2325 Sugar River Road for a CSM and Rezone creating a 7-acre lot to be rezoned to RR-4. This CSM involves parcel numbers 0608-203-9002-7, 0608-203-8722-8, 0608-203-8512-2, and 0608-202-9375-8.
7. Discussion and Possible Action: Land Use Application 2021-06 submitted by Twin Rock LLC for Preliminary Plat and Neighborhood Association Declaration Approval for property near 2528 Spring Rose Road (062/0608-183-8681-0 and 0-608-183-31809)
8. Commissioner Comments
9. Other
10. Next Meetings: Thursdays Sept 9 and Sept 16, 2021
11. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Go to www.town.verona.wi.us and sign up for the Town List Serve to receive notices via email. If anyone having a qualifying disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona office @ 608-807-4466. Please do so at least 24 hours prior to the meeting so that proper arrangements can be made. Notice is also given that a possible quorum could occur at this meeting for the purposes of information gathering only, of the Town Board, Natural and Recreational Areas Committee, and/or Public Works Committee.

Posted: 13 August 2021, Douglas Maxwell, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes

Thursday, July 22, 2021, 6:00 pm

Zoom meeting

Members Present: Doug Maxwell, Sarah Slack, Haley Saalsaa Miller

Staff: Sarah Gaskell, Administrator

Other: Dan Sarbacker, Lindsey Krueger, Norbert Repka, Jamie Lindau, Bill Keen

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:02 pm. Motion to approve the agenda by Saalsaa Miller, second by Slack. Motion carried by voice vote.
2. Public Comment – none.
3. Approval of minutes from 6/17/2021. Motion to approve minutes by Slack, second by Saalsaa-Miller. Motion carried by voice vote.
4. Deb Paul, commission member, joined the meeting at 6:12 pm.
5. Tom Mathies, commission member, joined the meeting at 6:30 pm.
6. Discussion and Possible Action Site approval for Final Phase of construction for the Madison-Verona Self Storage facility located at 4201 Maple Grove Road, submitted by Jamie and Cameron Lindau.
 - a. Discussion items included the extension of landscaping, emergency access, additional buildings, lighting plan, stormwater management plan
 - b. Motion to recommend approval of the final phase of Madison Verona Self Storage site with an updated landscape plan at 4201 Maple Grove Road by Slack, second by Paul. Motion carried unanimously by voice vote.
7. Discussion and Possible Action: Land Use Application 2021-10 submitted by Norbert Repka for a CSM and rezone of parcel number 062/0608-284-8440-2, located at 2014 Manhattan Drive, Verona WI
 - a. Discussion items included the proposed shared septic, stormwater issues in the neighborhood, proposed lot size, consistency with TOV comprehensive plan, discussions with neighbors, building envelopes, creating a flat lot
 - b. Motion to postpone agenda item until CSM is updated and neighborhood meeting is held by Maxwell; second by Paul. Motion carried unanimously by voice vote.
8. Discussion and Possible Action: Land Use Application 2021-11 submitted by Sugar River Investors, LLC for a rezone for parcel 062/0608-301-8001-1 located at 2325 Sugar River Road, Verona WI
 - a. Discussion items included consistency with existing zoning categories, driveway access, preference for keeping the spot zone RR-2, shape of the proposed spot zone, utility easements, maximizing spot zone acreage without affecting remaining AT-35.
 - b. Motion to postpone action by Paul, second by Mathies. Motion carried

unanimously by voice vote.

9. Discussion and Possible Action: Draft Subdivision Ordinance
 - a. Draft Subdivision Ordinance to be discussed at a special PC meeting on September 9th, 2021
10. Commissioner Comments - None
11. Other - None
12. Next Meeting: Thursday, August 19, 2021
13. Adjourn – 8:43 pm

Submitted by Sarah Gaskell, Town Planner/Administrator

Approved

DRAFT

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

Proposed land use change for:

Property address/legal description 2325 Sugar River Road

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category AT.35 C RR.2 (spot zone within AT.35)
 - new zoning category requested RM.16
- conditional use permit
 - conditional use requested
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner: Sugar River Investors, LLC (c/o David Kruger) Phone#: 608.658.1514
Address: 2325 Sugar River Rd. E-Mail: dkruger@fioreco.com
Applicant, if different from the property owner: n/a
Applicant's Phone#: n/a E-Mail: n/a

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.
I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.
Signature _____ Date _____

Description of Land Use Change requested: (please be specific and use reverse side if additional space is needed)
The current parcel is 39.48 acres zoned AT.35, with a 2.03 acre spot zone, zoned RR.2, contained within it. The parcel is currently row-cropped. We request a rezone of both the AT.35 & RR.2 areas to RM.16. We also request formal acknowledgement that a zoning change to RM.16 would...

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request
Applicant Signature: [Signature] Date: 11 AUG 2021
Print Name: DAVID KRUGER

RETURN COMPLETED APPLICATION OF MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Planner/Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593-1035
sgaskell@town.verona.wi.us
A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair if you have questions or concerns. Please call 608-845-7187 with questions.

Description of Land Use Change requested continued:

...preserve the future development opportunity on the site, per the current comprehensive plan.

This rezone will allow my daughter's family to build near our home and preserve as much agricultural use on the rest of the parcel as possible.

2325 Sugar River Road

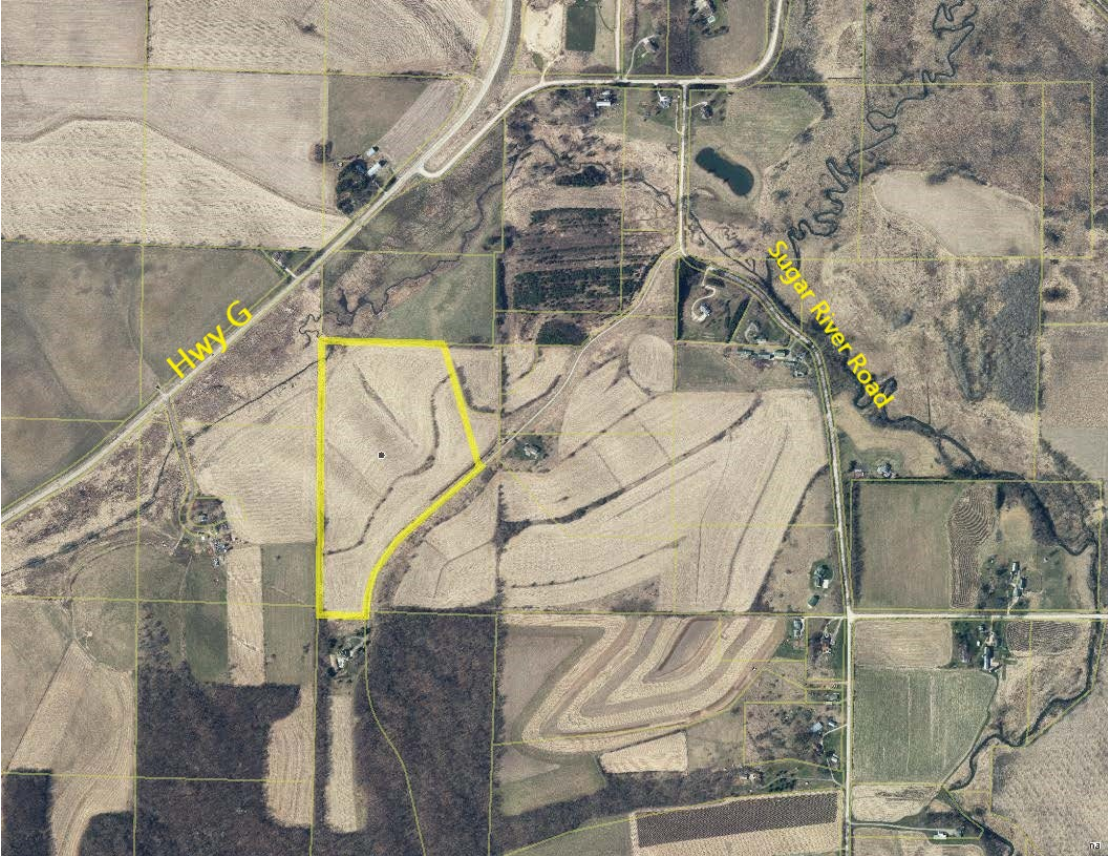
Summary: The applicant seeks a rezone from RR 2 (2.03-acre spot zone) and AT-35 to RM-16 for parcel number 062/0608-301-8001-1.

Property Owner: Sugar River Investors LLC, David Krueger

Property Addresses: 2325 Sugar River Road, Verona WI 53593

Applicant: same

Location Map



Comprehensive Plan Guidance:

The density of this area is Residential RR 2-4 acres, so 1 house per 2-4 acres. The parcels are currently zoned RR 2 and AT-35 so a rezone would be consistent for this parcel.

Current and Proposed Zoning: The current zoning for the parcels are RR 2 and AT-35 (36.32 AT acres and 2.03 for the spot zone). The new zoning would be RR 16 for the entire parcel. The spot zone would be removed.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area C of the boundary agreement with the City of Verona so no further approvals are required.

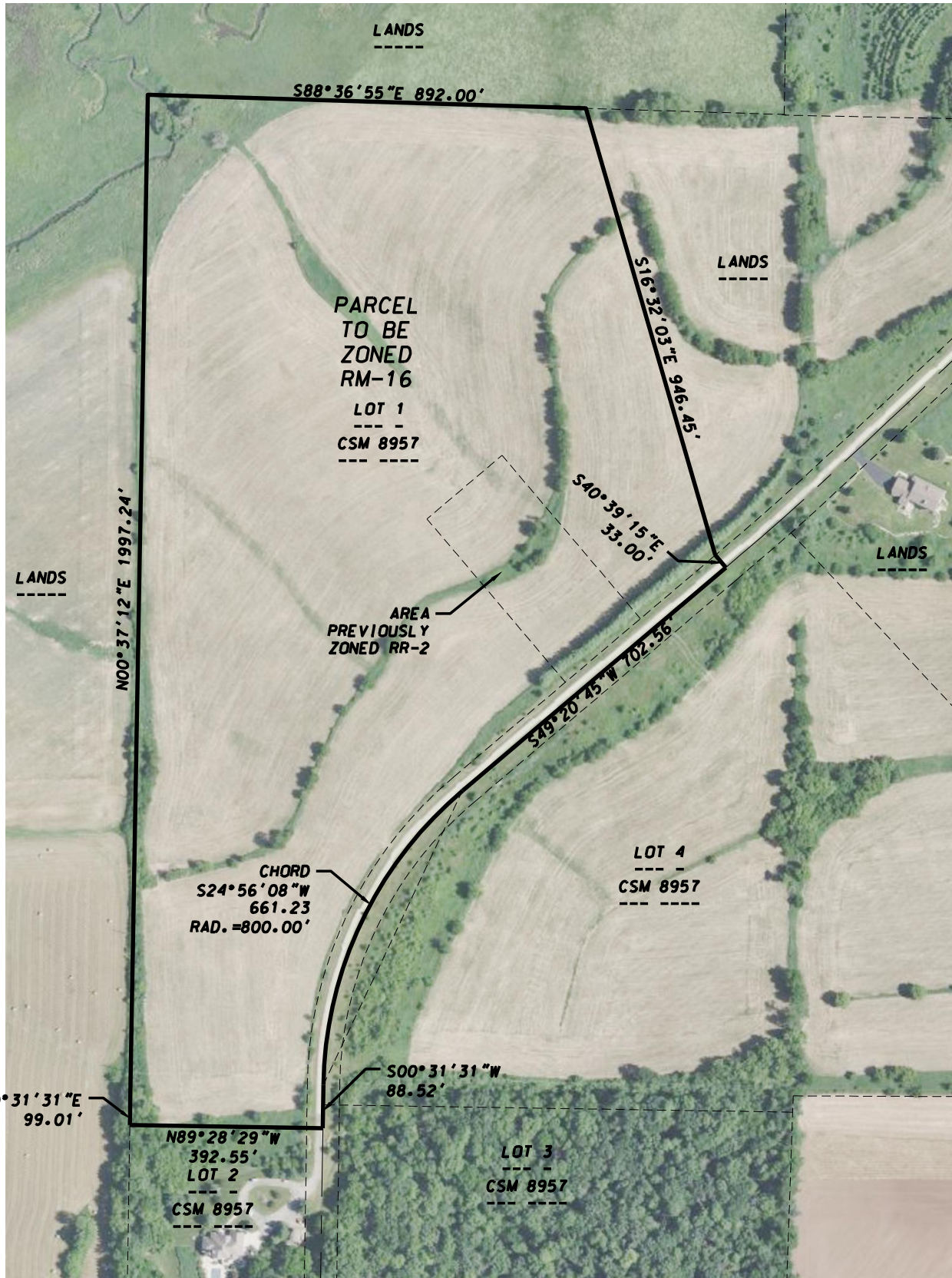
Surrounding Land Use and Zoning: The surrounding land uses include AT-35 and an RR-2 spot zone.

Site Features: The site features agricultural land.

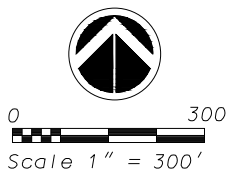
Driveway Access: The property utilizes access via an existing driveway from Sugar River Road.

Other: Removal of the spot zone and a rezone to RM-16 would allow for the construction of one single family home on the parcel as well as accessory buildings if desired. This is not anticipated to affect the eventual development of the larger parcels at some time in the future.

ZONING EXHIBIT



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



ZONING EXHIBIT



HOUSE
AREA
SOUTH OF
THIS LINE

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 300
 Scale 1" = 300'

SHEET 1 OF 1

DATE: 08-11-21
 F.N.: 21-07-108

AREA TO BE REZONED RM-16

Lot 1, Certified Survey Map No. 8957, located in the SE1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 19 and in the NE1/4 of the NE1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the most easterly corner of said Lot 1; thence S49°20'45"W, 702.56 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 800.00 feet and a chord which bears S24°56'08"W, 661.23 feet; thence S00°31'31"W, 88.52 feet; thence N89°28'29"W, 392.55 feet; thence N00°31'31"E, 99.01 feet; thence N00°37'12"E, 1997.24 feet; thence S88°36'55"E, 892.00 feet; thence S16°32'03"E, 946.45 feet; thence S40°39'15"E, 33.00 feet to the point of beginning. Containing 39.476 acres.

**TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE**

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

APPLICATION IS MADE to the Town of Verona Board for a land use change for:

Property address/legal description 1730 BEACH Rd AND 6411 SUNSET DR, VERONA being Lot 4 of CSM #5396 located in the NW 1/4 and SW 1/4 of the SE 1/4 of SECTION 26,

Please check all that apply:

- comprehensive plan amendment
- rezone petition
 - current zoning category RM-16
 - new zoning category requested MFR-08
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner: STILWELL LIVING TRUST, LEE + BEAUTY STILWELL Phone# 608-576-0231

Address: 1730 BEACH RD, VERONA, WI 53593 E-Mail landbstilwell@tds.net

Applicant, if different from the property owner: WILLIAM ^{SR} SURVEYOR - MOA PRIEVE

Applicant's Phone# 608-255-5705 E-Mail _____

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize MOA PRIEVE
to act as my agent in the application process for the above indicated land use change.

Signature [Signature] Date 5.17.21

Description of Land Use Change requested: (use reverse side if additional space is needed)
THE OWNERS WOULD LIKE TO CREATE A CONDO PLAT DIVIDING THE EXISTING PROPERTY INTO FOUR CONDO UNITS.

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request

Applicant Signature [Signature] Date 5.17.21

Print Name LEE STILWELL

RETURN COMPLETED APPLICATION OF MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:

Sarah Gaskell, Planner/Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593-1035
sgaskell@town.verona.wi.us

A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair if you have questions or concerns. Please call 608-845-7187 with questions.

Planning Report

Town of Verona

May 14th, 2021

1730 Beach Road/6411 Sunset Drive

Summary: The applicant is seeking approval for a Condo Plat for parcel number 062/0608-364-8790-2. The plat would create four units of approximately 5.27, 5.73, 4.31 and 4.31 acres in size.

Property Owner: Stilwell Trust

Property Addresses: 1730 Beach Road, 6411 Sunset Drive

Applicant: Noa Prieve
Williamson Surveying

Location Map



Comprehensive Plan Guidance:

The density of this area is Residential RR 4-8 acres, so 1 house per 4-8 acres. The parcel is currently zoned RM 16 so a rezone would be appropriate for this parcel.

Current and Proposed Zoning: The current zoning is RM 16. The new zoning would be MFR-08 for each unit because the parcel is a proposed condominium. Currently 20.26 acres, the parcel would consist of 4 units of various sized acreages.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area C of the boundary agreement with the City of Verona and is in the ETJ area of the City of Fitchburg. No further action is required with the City of Verona. The City of Fitchburg has indicated they will not approve any subdivisions for land in the ETJ area for parcels less than 35 acres and have no interest in rezone applications.

Surrounding Land Use and Zoning: The surrounding land uses are RR 1, 2 and 4. The parcel directly south is zoned RM 16.

Site Features: The site features pasturelands, agricultural fields, a residence and numerous sheds and farm buildings. The topography is varied, and the applicants keep llamas on the property. There is a driveway that provides private access from Beach Road to Sunset Road. Additionally, the private drive extending south from Beach Road is utilized by two adjacent landowners.

Driveway Access: It is anticipated that driveway access for Unit 4 will remain unchanged. Units 1, 2 and 4 will share a driveway easement with the neighbors to the west. Currently, there are three residences utilizing the shared access. This proposal would add an additional 2 driveways to this access. Access for Unit 3 will be via Sunset Drive using the existing driveway.

Other: There are existing driveway easement agreements with Lot 3 CSM 5396 and Lot 1 CSM 6372 owners on Beach Road. The owners of these lots were in support of the proposal when it was proposed as a land subdivision via CSM. The applicant is working with the Ice Age Trail Alliance to dedicate the existing path that traverses the perimeter of the property on the Eastern and southern sides to the IAT. The easement is depicted on the condominium plat.

Due to the proposed size of the units, the County has responded that stormwater concerns can be handled individually on each unit instead of via an outlot/common element. The driveway access for Lots 1,2 and 4 will be achieved via the designation of a Limited common element, as outlined in the draft Declarations.

An informal neighborhood meeting regarding the proposed plat was held on June 13th, 2021.

:

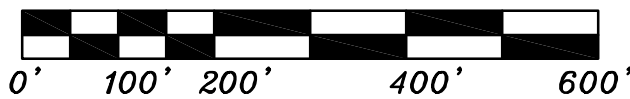


LEGEND

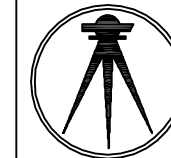
- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- △ = SET SURVEY SPIKE
- ▲ = FOUND PKNAIL
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
(UNLESS NOTED)
- ⊕ = FOUND ALUMINUM
MONUMENT (UNLESS NOTED)
- (##) = RECORDED AS
- [Hatched Box] = DEDICATED TO THE PUBLIC
- [Diagonal Lines Box] = INGRESS EGRESS EASEMENT
PER DOCUMENT 2285923
- L.C.E. = LIMITED COMMON ELEMENT
- ⊕ = SEPTIC VENT
- ⊙ = SEPTIC TANK
- ⊙ = WELL

PREPARED FOR:
STILWELL LIVING TRUST
1730 BEACH ROAD
VERONA, WI 53593

SCALE 1" = 200'



(WCCS - DANE ZONE)
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 36-6-8
LINE TO BEAR S 00°57'06" W



WILLIAMSON SURVEYING & ASSOCIATES, LLC

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

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

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

SUNSET LLAMAS CONDOMINIUM PLAT

DANE COUNTY, WISCONSIN

WILLIAMSON SURVEYING & ASSOCIATES, LLC

SURVEYOR'S CERTIFICATE:

I, Noa T. Prieve, Professional Land Surveyor, hereby certify that this plat is a correct representation of the condominium described and identification and location of the units and the common and limited common elements can be determined from the plat.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

DATE: _____
Noa T Prieve S-2499
Professional Land Surveyor

DESCRIPTION:

Part of Lot 4, Certified Survey Map No. 5396, recorded in the Dane County Register of Deeds Office in Volume 24 of Certified Survey Maps, Pages 307 through 309, as Document No. 2054106. Located in part of the Northwest and Southwest 1/4's of the Southeast 1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 36; thence S 00°57'06" W along the east line of the Southeast 1/4, 1,517.04 feet; thence N 89°50'54" W, 1,303.60 feet to the southeast corner of said Lot 4 and to the point of beginning.

Thence continue along said Lot 4 N 89°50'54" W, 899.03 feet; thence N 00°49'16" E, 797.37 feet to the right-of-way of Beach Road; thence along said right-of-way along an arc of a curve concave northwesterly having a radius of 60.00 feet and a long chord bearing and distance of N 17°31'20" E, 114.83 feet to the northwest corner of said Lot 4; thence continue along said Lot 4 for the next 5 courses S 89°11'55" E, 370.31 feet; thence N 56°08'41" E, 287.60 feet; thence N 63°01'19" E, 171.16 feet to the centerline of Sunset Drive; thence along said centerline S 41°16'58" E, 157.37 feet; thence S 00°41'45" W, 1,023.68 feet to the point of beginning. This parcel contains 874,481 sq. ft. or 20.07 acres thereof.

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES FOR THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 36, T6N, R8E HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD.
- 4.) ALL AREAS AND FEATURES OF THE CONDOMINIUM ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED AS UNITS.
- 5.) ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION.

TOWN BOARD ACTION

The road right-of-way dedication was hereby accepted and approved by the Town of Verona action on this _____ day of _____, 20____.

Teresa Withee
Town Clerk/Treasurer

RECEIVED FOR RECORDING THIS _____ DAY OF _____, AT _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____,

OF CONDOMINIUM PLATS, PAGE _____, AS DOCUMENT No. _____,

REGISTER OF DEEDS

There are no objections to this condominium with respect to Sec. 703 Wis. Stats. and is hereby approved for recording.

Dated this _____ day of _____, 20____

Dane County Planning and Development

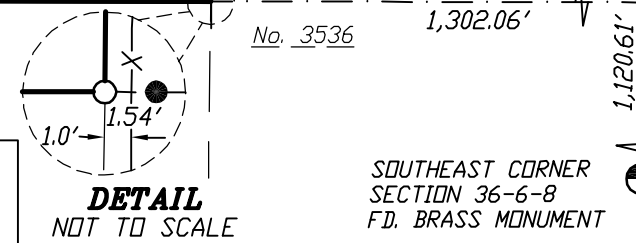
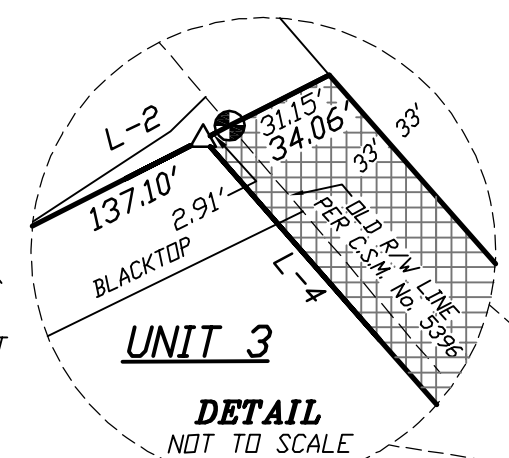
SURVEYORS SEAL

REV. 8-17-21

DRAWN BY NEIL BORTZ

DRAWING NO. 20W-349

SHEET 1 OF 2



INGRESS EGRESS EASEMENT PER DOCUMENT 2285923

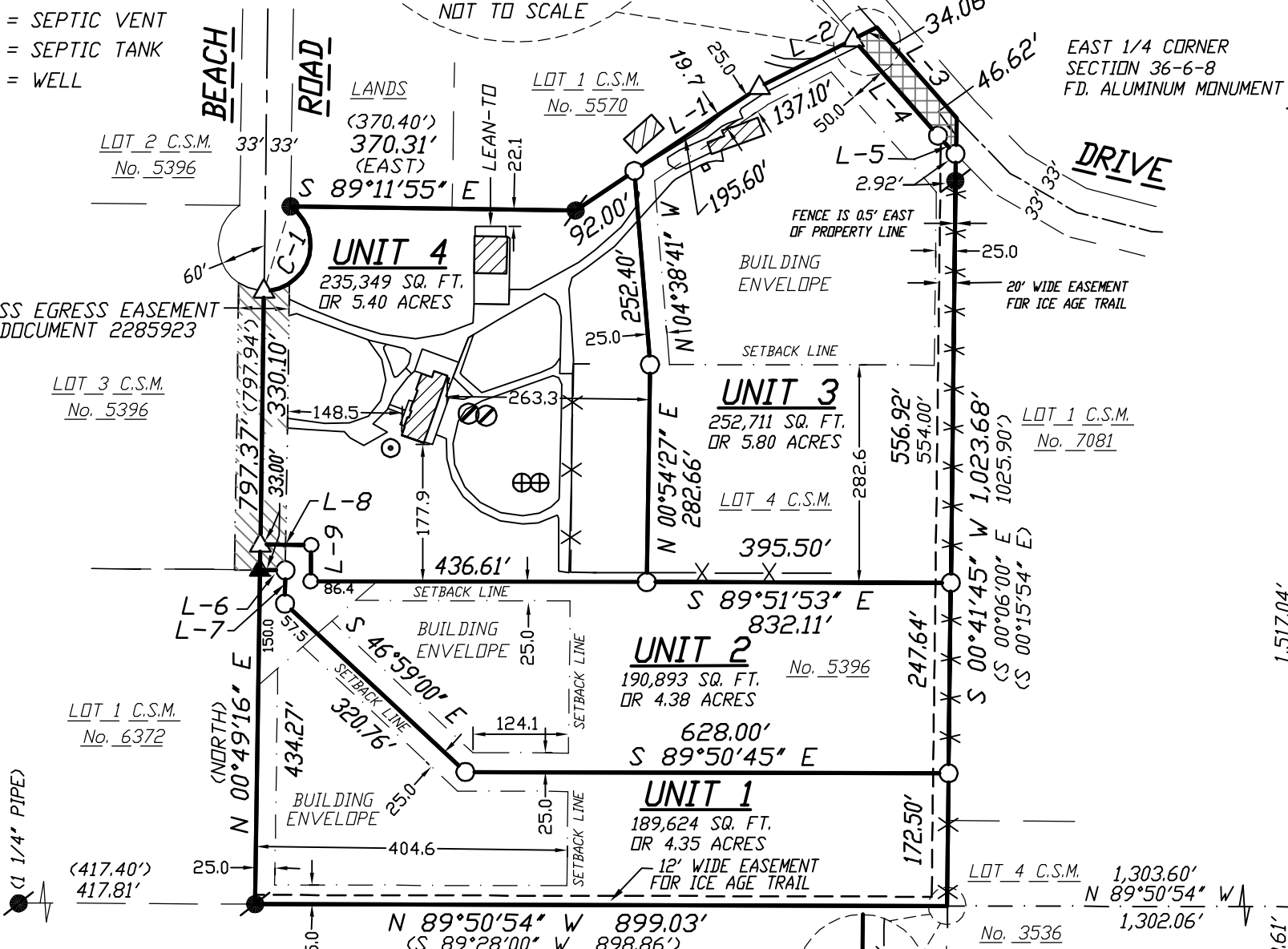
LINE TABLE:

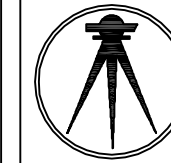
L-#	BEARING	DIST.
L-1	(N 55°15'57" E) (N 55°14'00" E) N 56°08'41" E	287.60'
L-2	(S 62°06'15" E) (N 62°14' E) (N 63°01'19" E)	(174.01') (173.9') 171.16'
L-3	(S 42°15'51" E) (S 41°01'00" E) S 41°16'58" E	(157.70') (157.37') 157.37'
L-4	S 41°16'58" E	166.73'
L-5	S 44°22'08" E	33.76'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	60.00'	N 17°31'20" E 114.83'	153.15'	146°14'37"

TOTAL SECTION LINE S 00°57'06" W 2,637.65'





WILLIAMSON SURVEYING & ASSOCIATES, LLC

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

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

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

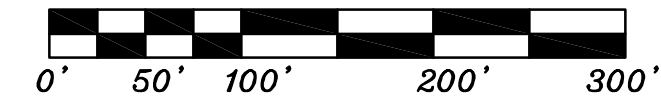
SUNSET LLAMAS CONDOMINIUM PLAT DANE COUNTY, WISCONSIN

WILLIAMSON SURVEYING & ASSOCIATES, LLC



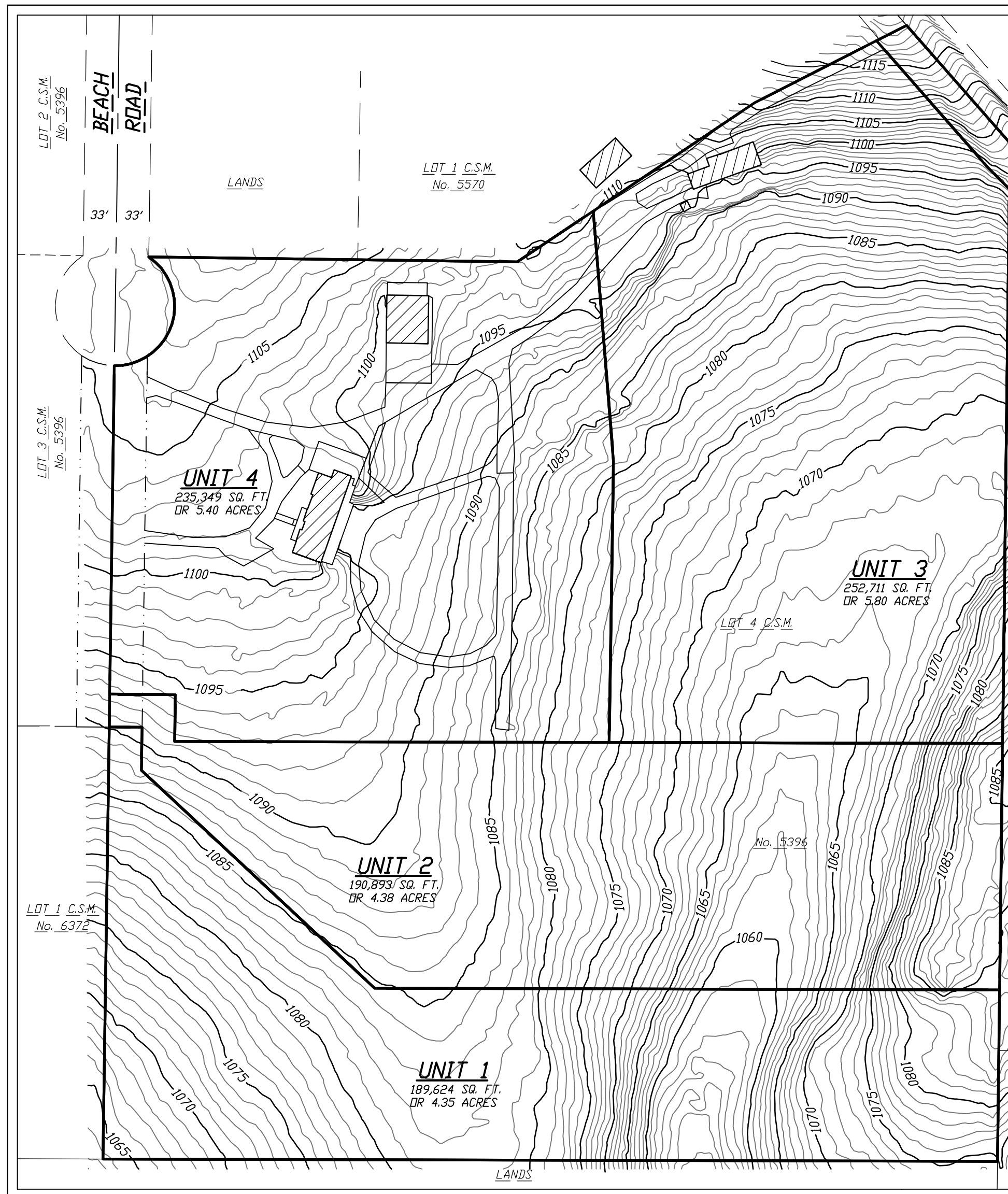
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 36-6-8
LINE TO BEAR S 00°57'06" W

SCALE 1" = 100'



NOTE:

ELEVATIONS ARE FROM DANE COUNTY GIS LIDAR INFORMATION.



SURVEYORS SEAL	
DRAWN BY	NEIL BORTZ
DRAWING NO.	20W-349
SHEET	2 OF 2

SUNSET LLAMAS CONDOMINIUM

A Small Condominium Created Under Wis. Stats. § 703.365

This Document was drafted by and should be returned to:

Robert C. Procter, Esq.
Axley Brynelson, LLP
2 East Mifflin Street, Suite 200
Post Office Box 1767
Madison, WI 53701-1767

Tax Parcel Identification Numbers

There are no objections to this condominium with respect to Sec. 704 Wis. Stat. and is hereby approved for recording.

Dated this _____ day of _____, 2021

Dane County Planning and Development

**DECLARATION
OF
SUNSET LLAMAS CONDOMINIUM**

This Declaration (the “*Declaration*”) is made under and pursuant to the Condominium Ownership Act of the State of Wisconsin (the “*Act*”) as codified in Chapter 703, Wisconsin Statutes, as amended, by the Stilwell Living Trust (the “*Declarant*”).

**ARTICLE 1
STATEMENT OF DECLARATION AND PURPOSE**

The Declarant hereby subjects the real property and improvements described in Section 2.1 (the “*Property*” or the “*Condominium*”) to the condominium form of ownership in the manner provided by the Act.

**ARTICLE 2
DESCRIPTION, NAME AND RESTRICTIONS**

2.1 Legal Description. The Property subject to this Declaration is owned by the Declarant and is described on Exhibit A. The Condominium shall consist of four (4) units which shall be designated as Unit 1, Unit 2, Unit 3, and Unit 4.

2.2 Name and Address. The name of the Condominium is “*Sunset Llamas Condominium*” The Condominium’s principal address is 1730 Beach Road, Town of Verona, Dane County, Wisconsin, 53593.

2.3 Covenants, Conditions, Restrictions, and Easements. The Condominium shall be, on the date this Declaration is recorded, subject to:

- (a) General taxes and special assessments not yet due and payable;
- (b) Easements and rights in favor of gas, electric, telephone, water, and other utilities;
- (c) All other easements, covenants, and restrictions of record;
- (d) All municipal, zoning, and building ordinances; and
- (e) All other governmental laws and regulations applicable to the Condominium.

2.4 Small Condominium. The Condominium shall be a small condominium as defined in Wis. Stats. § 703.02(14m), and as set forth under Article 5 of this Declaration.

2.5 Purpose / Restrictions. The Condominium building and the Units may be used for any purposes subject to recorded deed restrictions and applicable zoning ordinances.

ARTICLE 3
UNITS, UNIT OWNERS AND UNIT USES

3.1 Definition of a Unit. “*Unit*” shall mean a part of the Condominium intended for independent use.

3.2 Description. A Unit in the Condominium shall be a cubicle of air whose perimetrical boundaries shall be set forth for such unit on the Condominium Plat, whose lower boundary is an imaginary horizontal plane located parallel to and 100 feet below the surface of the ground, extended to the perimetrical boundaries; and whose upper boundary is an imaginary horizontal plane located parallel to and 500 feet above the surface of the ground, extended to the perimetrical boundaries.

3.3 Identification. The Units are identified by unit number on the Condominium Plat, together with any and all improvements constructed or to be constructed thereon. A copy of the Condominium Plat is attached as Exhibit B.

3.4 Separation, Merger, and Boundary Relocation. Boundaries between Units may be separated, merged or relocated consistent with the Section 703.13 of the Act. Where any separation, merger or boundary relocation requires the approval of the municipality, the applicant shall obtain such approval.

3.5 Unit Owner. “*Unit Owner*” or “*Owner*” means a person, combination of persons, partnership, corporation, or other legal entity, which holds legal title to a Unit; *provided, however*, that in the event equitable ownership has been conveyed in the Unit by means of a land contract or other similar document, “Unit Owner” or “Owner” shall mean the land contract purchaser or vendee.

ARTICLE 4
COMMON ELEMENTS

4.1 Common Elements. “*Common Elements*” means all of the Condominium except the Units including, without limitation, any portion of the land and improvements to the Property that are not included in the definition and description of Unit, and all tangible personal property used in the operation, maintenance, and management of the Condominium. **NOTE: AT THE TIME OF THE RECORDING OF THIS DECLARATION, THE ONLY COMMON ELEMENT IS THE LIMITED COMMON ELEMENT SET FORTH UNDER SECTION 4.3.**

4.2 Ownership / Percentage Interest. Each Unit has an equal, undivided interest in the Common Elements determined by taking the number one and dividing it by the total number of Units.

4.3 Limited Common Elements.

(a) Definition. “*Limited Common Elements*” shall mean those Common Elements identified in this Declaration and on the Condominium Plat as reserved for the exclusive use of one or more but less than all of the Owners of Units.

(b) Description. As of the recording of this Declaration, the only Limited Common Element is the portion of the ingress and egress easement set forth in the Declaration of Conditions, Covenants, and Restrictions and Declaration of Easements, recorded in the Dane County Office of the Register of Deeds, Document # 2285923, that runs along the west boundary of Unit 4, a portion of Unit 2, and abuts Unit 1 as shown on the Condominium Plat (the “*Ingress Egress Easement*”). The Ingress Egress Easement shall be a Limited Common Element for the exclusive benefit of Units 1, 2, and 4.

(c) Use. Except as otherwise provided herein or in the Bylaws of the Association or as may be regulated by the Association, pursuant to its adopted Rules and Regulations, the manner of use of the Limited Common Elements shall be determined solely by the Unit Owner or Owners who have the exclusive use of such Limited Common Elements. The owners of Units 1, 2, and 4 shall have the perpetual unrestricted right of ingress and egress from his or her Unit over said Limited Common Element to and from Beach Road associated with those Units subject to any restrictions set forth under the Ingress Egress Easement. This includes the right to connect a driveway to the Ingress Egress Easement consistent with the benefits set forth under the Ingress Egress Easement.

ARTICLE 5 AGREEMENT IN LIEU OF BYLAWS AND VOTING RIGHTS

5.1 Governance. Pursuant to Wis. Stat. § 703.365(3m), the administration of the Condominium shall be governed by this Declaration, which shall conclusively constitute an agreement in lieu of Bylaws. As provided under Wis. Stat. § 703.365(1) (a) and (b), the following subsections shall apply to this Declaration: Wis. Stat. § 703.365(2) (a) - (e), and (3) (a) - (d), (3m), and (5)-(8). Any subsection under Wis. Stat. § 703.365 that is not specifically incorporated hereunder shall not apply to this Declaration.

5.2 Association. The Association shall be known as the “*SUNSET LLAMAS CONDOMINIUM ASSOCIATION, UA*”. All aspects of management, operation and duties of the Association shall be delegated to the Board of Directors. The Board of Directors shall be composed of one representative from each Unit, chosen by and from among the Unit Owner(s) of that Unit. Upon any transfer in Unit ownership, the new Unit Owner shall automatically be a member of the Association and subject to this Declaration and the Act. By becoming members of the Association, each Unit Owner assigns the management of the Common Elements of the Condominium to the Association. The Association shall act as trustee for the Unit Owners in any proceedings involving any settlements or agreements related to injury, destruction or taking of Condominium

property. All actions of the Board of Directors must be approved by an affirmative vote or written consent of at least 75% of the Directors.

5.3 Voting Rights. Each Unit shall be entitled to one vote. If a Unit is owned by more than one person, the vote for the Unit shall be cast as agreed by the persons who have an ownership interest in the Unit, and if only one such person is present, it is presumed that person has the right to cast the Unit vote unless there is contrary evidence presented. In the event the persons cannot agree on the manner in which the vote is to be cast, no vote may be accepted from the Unit.

5.4 Notice. Notice of Association meetings shall be given to each Unit Owner at least three business days prior to a Meeting of the Association; provided, however, that a Unit Owner may waive its right to receive Notice under this provision.

5.5 Expenses, Maintenance and Operation. Any disputes relating to the Expenses, Maintenance and Operation shall be resolved consistent with Wis. Stat. § 703.365(6).

ARTICLE 6 REPAIRS AND MAINTENANCE

6.1 Units. Each Unit Owner shall be responsible for the construction, maintenance, repair, and replacement of all improvements constructed on or within the Unit. Each Unit shall at all times be kept in good condition and repair. A Unit Owner may make improvements or alterations within his/her Unit without limitation or restriction imposed by the Declaration or the Association.

6.2 Common Elements. The Common Elements may require repair or replacement from time-to-time, and the Association shall undertake the obligations to repair or replace the Common Elements as needed consistent with Article 5 of this Declaration; provided, however, that any damages to any of the Common Elements caused by a Unit Owner or a Unit Owner's employees, customers, guests, invitees, etc., shall be charged to the Unit Owner that caused such damages. **NOTE: AT THE TIME OF THE RECORDING OF THIS DECLARATION, THE ONLY COMMON ELEMENT IS THE LIMITED COMMON ELEMENT SET FORTH UNDER SECTION 4.3. ACCORDINGLY, THIS SECTION 6.2 WOULD ONLY BE APPLICABLE IF THE CONDOMINIUM IS AMENDED IN THE FUTURE TO INCLUDE ADDITIONAL COMMON ELEMENTS.**

6.3 Limited Common Elements. The Limited Common Elements may require repair or replacement from time-to-time, and the Association shall undertake the obligations to repair or replace the Limited Common Elements as needed consistent with Article 5 of this Declaration and the terms of the Ingress Egress Easement. All matters relating to maintenance, repair, or replacement of the Ingress Egress Easement shall be determined solely by the Unit Owners who have the exclusive use of such Limited Common Elements, and all expenses relating to the Limited Common Elements shall be

paid solely by the Unit Owners who have the exclusive use of such Limited Common Element. Any damages to any of the Common Elements caused by a Unit Owner or a Unit Owner's employees, customers, guests, invitees, etc., shall be charged to the Unit Owner that caused such damages.

ARTICLE 7 INSURANCE

7.1 Unit Owners' Insurance. Each Unit Owner shall obtain adequate property and liability insurance for its respective Unit including, without limitation, coverage for all buildings, improvements, fixtures, furniture, equipment and personal property located within the Unit.

7.2 Property Insurance. If there are any Common Elements in the future, the Board of Directors on behalf of the Unit Owners shall obtain and maintain insurance for the Common Elements covering the perils of fire, extended coverage, vandalism, and malicious mischief on a repair and replacement cost basis, for an amount not less than the full replacement value of the insured property.

7.3 Liability Insurance. If there are any Common Elements, the Board of Directors on behalf of the Unit Owners shall maintain comprehensive general liability insurance against all claims commonly insured against and in such amounts as the Board of Directors shall deem suitable for the Common Elements. Each Unit Owner's policy shall also contain "severability of interest" endorsements which shall preclude the insurer from denying the claim of a Unit Owner because of negligence on the part of the Association or other Unit Owners.

7.4 Administration. Any and all premiums associated with the insurance purchased on behalf of the Association covering the Common Elements shall be Common Expenses. All insurance shall be obtained from generally acceptable and commercially respectable insurance carriers.

ARTICLE 8 COMMON EXPENSES

8.1 General Assessments. The Board of Directors may levy general assessments (the "***General Assessments***") against the Units for the regular maintenance, repair and replacement of Common Elements.

8.2 Special Assessments. The Board of Directors may levy special assessments (the "***Special Assessments***") against the Units, for any purpose for which the Board of Directors may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine.

8.3 Lien. The assessments shall constitute a lien on the Units against which they are assessed. Attachment, filing, effectiveness, priority, and enforcement of the lien shall be as provided in Section 703.165 of the Wisconsin Statutes, as amended.

8.4 Unit Sale. Except as otherwise provided herein, unpaid assessments against a Unit shall be a joint and several liability of the seller and purchaser in a voluntary transfer of the Unit if a statement of condominium lien covering the delinquency shall have been recorded prior to the transfer.

ARTICLE 9 PROTECTIVE COVENANTS, ARCHITECTURAL CONTROL

9.1 General Purpose, Standards, Variances.

- (a) *General Purpose*. The general purpose of the covenants and restrictions set forth in this Article 9 (the “**Protective Covenants**”) is to help assure that the Condominium will become and remain an attractive and safe community.
- (b) *Standard of Review*. It is the intent of these Protective Covenants to create reasonable restrictions that are enforced in a reasonable manner. In any enforcement action, the court or arbitrator shall interpret and enforce these Protective Covenants in a manner that will impose a reasonable result balancing the cost to the Unit Owner(s) subject to the enforcement action and the impact to the Condominium.
- (c) *Variances*. The Board shall grant variances from any provision of this Declaration where such variance is not inconsistent with the intent and spirit of this Declaration, and such variance is reasonable and does not have a significant, negative impact on the aesthetics or property values of the Condominium or other Units. The granting or denial of any variance shall be subject to the Standard of Review set forth under Section 9.2.
- (d) *Board Review*. No buildings shall be erected or placed on a Unit until the plans, specifications, lot drawing showing elevations and location shall have been approved in writing by the Board. The purpose of this approval is to ensure that the planned construction meets the covenants and restrictions of this document and is not intended to review floor plan arrangements, building style or design unless specifically outlined in this document. In the event the Board, or its agent do not object to such construction plans, specifications, lot plan and elevations in writing within 15 days after the above has been submitted, then such approval shall be deemed to have been given. All other conditions outlined in these covenants

and restrictions are still binding and may be enforced by legal process.

- (e) *Liability of Board.* The Board and its designee or its individual members shall not be liable under any circumstances for any damage, loss or prejudice suffered or claimed on account of:
 - (i) The approval or disapproval of any plans and specifications, whether or not defective;
 - (ii) The construction or performance of any work, whether or not pursuant to approved plans and specifications; or
 - (iii) The development of any property within the Condominium.

9.2 Protective Covenants.

- (a) *Structures.* Each Unit owner shall have the right to construct within his or her Unit a residential dwelling and accessory building(s) so long as they comply with all applicable governmental zoning and land use regulations, and this Declaration. Each single family residential building:
 - (i) shall not exceed two stories in height above basement or foundation level.
 - (ii) shall have a minimum of 2,000 square feet of living space. For the purposes of determining living space, attached garages, open and screened porches, and basements, even if basements are finished, shall be excluded in the determination of square footage.
 - (iii) shall have an attached garage and such garage shall contain not less than two (2) automobile garage stalls.
- (b) *Accessory Building.* Accessory building(s) may be erected on a Unit as long as it complies with applicable zoning.
- (c) *Fences.* All fences shall meet existing county and Town of Verona fence ordinances.
- (d) *Garage and Driveway.* All garage floor surface areas shall be of concrete and all driveway surfaces shall be of asphalt or concrete.

- (e) *Limitations On Residential Uses.* No trailer, tent, shack, garage, barn or accessory building or any part thereof shall ever be used for residential purposes.
- (f) *Parking.* Parking or storage of boats, travel trailers, trailers, mobile homes, campers, snowmobiles, construction equipment, trucks, and other vehicles is prohibited unless kept inside attached garages or accessory building or stored in rear lot areas not in view of street sight line. This shall not prohibit the temporary storage of such vehicles for the purpose of load or unloading for a period not to exceed seventy-two (72) hours.
- (g) *Signs.* No commercial or business sign of any kind shall be displayed to the public view on any Unit except one professional sign of not more than six square feet advertising the Unit for sale during the hours of open house showings only, or signs provided and allowed exclusively by Declarant for builders or licensed real estate brokers during the initial construction and sales periods and for the resale of any Unit or Dwelling. The Declarant reserves the right to erect signs, gates or other entryway features surrounded with landscaping at the entrances to the Development and to erect appropriate signage for the sales of Units. This provision shall not be construed to prohibit signs associated with elections or other matters of public interest.
- (h) *Garbage and Refuse Disposal.* All receptacles for storage and disposal of garbage and waste material (e.g. garbage cans) shall follow all Town of Verona requirements and directions, and shall be kept in a clean and sanitary condition and suitably screened from view from the street.
- (i) *Mailboxes.* Mail delivery and pick up is located at the Beach Road cul de sac. Each Unit will be responsible for its share of mailbox expense and maintenance.

ARTICLE 10 AMENDMENTS

Except as otherwise provided herein, this Declaration may only be amended by the written consent of all of the Unit Owners. No amendment to the Declaration affecting the status or rights of the Declarant may be adopted without the written consent of Declarant. No amendment to this Declaration shall be effective until an instrument containing the amendment and stating that the required consents or votes were duly obtained, signed on behalf of the Association, and duly acknowledged or authenticated, is recorded with the Dane County Register of Deeds. For purposes of this provision and Declaration, each Unit shall have one (1) vote.

ARTICLE 11
NOTICES

11.1 Resident Agent. The resident agent and person to receive service of process for the Condominium or the Association shall be Lee Stilwell, 1730 Beach Road, Verona, WI 53593 or such other person as may be designated from time to time by the Association, which designation shall be filed with the Wisconsin Department of Financial Institutions.

11.2 Notices to Unit Owners. Subject to Section 5.4 hereof, all notices required to be sent to Unit Owners shall be in writing, personally delivered or sent by first class mail to the Unit Owner's address. Said address shall be the address of the Unit owned by the Unit Owner in the Condominium, unless said Unit Owner has provided to the Association, in writing, another address for delivery of notices. For purposes of this Declaration, all time periods with respect to notice shall commence on the date that notice is personally delivered or the date upon which notice is mailed to the Unit Owner. It is acknowledged by all Unit Owners that personal service or mailing shall constitute sufficient notice for the purposes of this Declaration.

ARTICLE 12
GENERAL

12.1 Assignability of Declarant's Rights. The Declarant reserves the right to assign its declarant rights, powers, and obligations by a written record instrument to any other party who assumes such rights, powers, and obligations. Upon the recording of any such assignment, such assigns shall become the Declarant under this Declaration and shall succeed to all such rights, powers, and obligations. Such amendment needs be signed only by the assignor and the assignee named therein.

12.2 Utilities. Each Unit Owner shall pay for all of its telephone, electrical and other utility services which shall be separately metered or billed for each user by the respective utility companies.

12.3 Warranties. The Declarant has made no warranty or representation in connection with the Condominium, except as specifically set forth in this Declaration. No person shall rely upon any warranty or representation unless contained in this Declaration.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Declaration has been executed this _____ day of _____, 2021.

STILWELL LIVING TRUST

By: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)SS.
COUNTY OF DANE)

On this _____ day of _____, 20____, before me personally appeared _____, Trustee of the Stilwell Living Trust, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same.

Robert C. Procter
Notary Public, State of Wisconsin
My Commission is permanent.

EXHIBIT A
Legal Description

EXHIBIT B
Condominium Plat
See attached

- ✓ Jim and Andrea Herkert
- ✓ Terry Monson
- ✓ Susan and Hans Pigorsch
- ✓ Dave Lonsdorf/Marilyn Chohaney
- Gregg and Angie McKarns-TALK LATER
- ✓ Phyllis and Jim Wiederhoeft
- ✓ BENNET DAVIS

- ✓ Chris and Wendy Trollop
- ✓ Phil and Kathy Pielage
- ✓ Dale Malner/Rose Bodolay
- Terry Geurkink/Sally Wilmeth-TALK LATER
- Gunnar and Carolyn Malm-TALK LATER
- Noa Prieve, Surveyor



You are invited to join the Stilwells
 at our Pole Building "Patio"
 to get info about our land division plans
 (see attached plat draft).

Sunday, June 13, 2021

6:30 - 7:30 p.m.

At the Town of Verona's suggestion, we are inviting our neighbors whose land "abuts" our property to tell you about future plans to divide our land.

We will have cake and non-alcoholic beverages (water, Bai, iced tea, milk). Feel free to bring your own beverage, if you would prefer.

If you can't attend and have questions, please feel free to call Lee's cell (608 576 0231) to discuss.

RSVP regrets only.

Lee & Becky Stilwell, landbstilwell@tds.net, 608 576 0231



DRIVEWAY EASEMENT AGREEMENT

Reserved for Recording

Name and Return Address:

A. Lee Stilwell
6411 Sunset Drive
Verona, WI 53593

062/0608-364-8790-2;
062/0608-364-8535-1
PARCEL IDENTIFICATION NUMBERS

This Driveway Easement Agreement (“Agreement”) is made and entered into this ____ day of August, 2021 by and between the Stilwell Living Trust (“Stilwell”) and the Pigorsch JT Revocable Trust (the “Pigorsch”). Stilwell and Pigorsch shall be referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

A. Stilwell is the owner of the real property described as Lot 4, Certified Survey Map #5396, recorded on November 11, 1987 in the office of the Dane County Register of Deeds as Document #2054106 located in the Town of Verona, Dane County, Wisconsin (the “Stilwell Property”).

B. Pigorsch is the owner of the real property described as Lot 1, Certified Survey Map #5570, recorded on June 10, 1988 in the office of the Dane County Register of Deeds as Document #2088847 (the “Pigorsch Property”).

C. The Stilwell Property and Pigorsch Property are abutting, and Pigorsch desires to obtain an easement for the use of the existing blacktop driveway, which provides ingress and egress to Sunset Drive.

D. Pigorsch desires the establishment of this easement and agrees to contribute \$ _____ towards Pigorsches' one-half share of the original cost of the installation of the asphalt driveway in 2015 within 30 days of execution of this Agreement. If payment is not received, then this Agreement shall automatically terminate and all such rights granted under it will be null and void.

E. In addition, Stilwell and Pigorsch will each be responsible for one-half of the cost of the maintenance and repair of the Driveway.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises and obligations contained herein, the Parties agree as follows:

1. Incorporation of Recitals. The foregoing recitals are incorporated and made a part of the Agreement.

2. Grant. Stilwell hereby grants the Pigorsch, and its guests and invitees a perpetual, nonexclusive easement and right to use the driveway for vehicular and pedestrian ingress, egress, and access to and from Sunset Drive in accordance with the terms and conditions contained in this Agreement (the "Driveway Easement"). The Driveway Easement is shown on Exhibit A and is described as follows:

The northerly 12 feet of the Stilwell Property (varies from 10 to 14 foot width) starting at the Sunset Road right-of-way running west for a length of approximately 137.1 feet, to an angle point, and then southwest for approximately 195.6 feet for a total of 332.7 feet.

Stilwell owns the additional asphalt driveway and parking areas located outside of the above described Driveway Easement, which area is not part of this Agreement and Pigorsch shall not use such area.

3. No Obstruction of Driveway Easement. The Parties acknowledge that the Driveway Easement area is to be used by both Parties for access to and from Sunset Drive. Each Party will not, and will ensure that its agents, contractors, guests, or invitees do not, block or obstruct the Driveway Easement or take any action that would prevent free and open access through the Driveway Easement to and from Sunset Drive. There shall be no parking on the Driveway Easement. If a temporary obstruction is necessary, the offending Party should notify the other Party by phone, text, or email.

4. Annual Maintenance and Use Payment. Pigorsch will pay Stilwell before the end of each year \$300.00 towards the cost of snow removal and for the use of the Driveway Easement. The Parties understand and agree that the removal of snow from the driveway will be piled in open areas on both sides of the common lot line where it will not interfere with the use of the Driveway Easement or nearby building structures.

5. Maintenance, Repair and / or Replacement of Driveway Easement.

A. Cost of Maintenance. Except as set forth under Section 4 regarding snow removal, each Party shall bear one-half of all maintenance, repair and replacement expenses for the Driveway Easement. The shared responsibility of the Parties' future maintenance and asphalt replacement are defined as the reasonable costs of maintaining the current driveway, which is the constructed 12-foot to 14-foot wide lane, paved with hot mix asphalt at an average total depth

of 2-inches, placed over the previously existing gravel driveway, in the location described in this Agreement.

B. Damage Beyond Normal Wear And Tear. Notwithstanding anything to the contrary, any maintenance, repair or replacement resulting from damage to the Driveway Easement beyond normal wear and tear caused by the use or misuse of a particular Party, its successor, assigns, guests, tenants, employees, customers or invitees, shall be the sole responsibility of such Party.

C. Periodic Maintenance, Repair, and Replacement. Except as set forth under Section 5.B., the periodic maintenance, repair, and replacement of the Driveway Easement shall be completed after consultation with one another. Both parties would have to agree before a project of \$1,000 or more is undertaken. If the Parties are unable to agree as to the work necessary to maintain, repair, or replace the Driveway Easement, then Stilwell shall have the right to decide what reasonable maintenance, repair, or replacement work needs to be completed for the Driveway Easement. Upon making such decision, Stilwell shall provide written notice to Pigorsch of the work that will be done at least 10 days prior to commencing the work. If Pigorsch does not object in writing prior to the expiration of the 10 day period, then Stilwell may proceed to complete the work and Pigorsch will be responsible for its share of the cost as set forth under this Agreement. If Pigorsch objects to the work by providing written notice to Stilwell prior to the expiration of the 10 day period, the Parties shall submit the dispute to arbitration pursuant to Section 6. The Parties acknowledge and agree that at such time as the Driveway Easement requires repair or replacement, it shall be deemed reasonable that area as described in Section 5A of this Agreement.

6. Arbitration. The Parties shall submit any dispute relating to this Agreement to arbitration under Wis. Stat. ch. 788. The Party that desire to resolve a dispute by arbitration shall provide written notice to the other Party. The Parties shall confer and agree to a single arbitrator. If the Parties are unable to agree, either Party may petition the court per Wis. Stat. § 788.04 to appoint a single arbitrator. The arbitration shall be conducted consistent with Wis. Stat. ch. 788. The expense of the arbitration shall be shared equally by the Parties. The arbitration award by the arbitrator shall permit or prohibit the decision and the decision shall not be implemented, if it is an affirmative action, until the award is final unless there is a bona fide emergency requiring it. If either Party refuses to participate with the arbitration, the other Party may petition the court to order the Parties to arbitration. In such case where a Party successfully petitions the court to order the other Party to arbitration, the Party that filed the successful petition shall be entitled to recover its attorneys' fees and costs incurred to obtain said order.

7. Covenants Run With The Land. The rights and responsibilities created by this instrument are for the mutual benefit of the Parties, their heirs, personal representatives and assigns, and the obligations created hereunder shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Parties and their respective successors and assigns.

8. Entire Agreement. This Agreement sets forth the entire understanding of the Parties and may not be changed except by a written document executed and acknowledged by all Parties to this Agreement and duly recorded in the office of the Register of Deeds of Dane County, Wisconsin.

9. Notices. All notices to either Party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other Party at that Party's last known

Land Use Application
2021-12

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

Proposed land use change for:

Property address/legal description 2313 SUGAR RIVER

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category RR-1 & AT-35
 - new zoning category requested RR-4
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner: MISHPACHA LLC Phone# (608) 206-5947

Address: _____ E-Mail HTEMKIN1152@GMAIL.COM

Applicant, if different from the property owner: _____

Applicant's Phone# _____ E-Mail _____

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____ Date _____

Description of Land Use Change requested: (please be specific and use reverse side if additional space is needed)

RECONFIGURE THE EXISTING RR-1 ZONING PARCEL AND ADD A "FLAG POLE" TO THE 1 LOT CSM 30 THAT THE NEW LOT WILL HAVE FRONTAGE ON SUGAR RIVER RD.

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request.

Applicant Signature Mishpacha, LLC by [Signature] Date 8/12/21

Print Name HARVEY L. TEMKIN, member

RETURN COMPLETED APPLICATION OF MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:

Sarah Gaskell, Planner/Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593-1035
sgaskell@town.verona.wi.us

A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair if you have questions or concerns. Please call 608-845-7187 with questions.

Planning Report

Town of Verona

August 19th, 2021

2313 Sugar River Road

Summary: The applicant seeks a rezone from RR 2 to RR 1 for the 2.03-acre spot zone located in parcel number 062/0608-203-9002-7 as well as a relocation of said spot zone.

Property Owner: Mishpacha LLC, Harvey Tempkin

Property Addresses: 2313 Sugar River Road, Verona WI 53593

Applicant: same

Location Map



Comprehensive Plan Guidance:

The density of this area is Residential RR 2-4 acres, so 1 house per 2-4 acres. The parcel is currently zoned RR 1 (spot zone) and AT-35 so a rezone would be consistent for this parcel.

Current and Proposed Zoning: The current zoning for the parcels are RR 1 (1.85 acres) and AT-35 (43.42). The new zoning would be RR 4 (7.11 acres combined from the AT-35 parcel and from the RR-1 parcel). A portion of the RR-1 parcel would be rezoned back to AT-35 as well. The CSM creates a flag lot providing 66' of frontage on Sugar River Road. Approximately 3 acres of the proposed CSM is related to access to the frontage.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area C of the boundary agreement with the City of Verona so no further approvals are required.

Surrounding Land Use and Zoning: The surrounding land uses include AT-35 and an RR-2 spot zone. There is one other residence that currently uses the existing driveway via a shared easement agreement.

Site Features: The site features rolling hills and agricultural land.

Driveway Access: It will remain unchanged.

Dane County Rezone Petition

Application Date	Petition Number
07/15/2021	DCPREZ-2021-11741
Public Hearing Date	
09/28/2021	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME MISHPACHA LLC (Harvey Temkin)	PHONE (with Area Code) (608) 206-5947	AGENT NAME DONOFRIO KOTTKE & ASSOCIATES	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 2313 SUGAR RIVER ROAD		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593-8741		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS htemkin1152@gmail.com		E-MAIL ADDRESS bstoffregan@donofrio.cc	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
---------------------------	---------------------------	---------------------------

ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2313 Sugar River Road					
TOWNSHIP VERONA	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-203-9002-7		0608-203-8722-8			

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	5.65
RR-1 Rural Residential District	RR-4 Rural Residential District	1.46
RR-1 Rural Residential District	AT-35 Agriculture Transition District	0.39

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Mishpacha LLC - Harvey Temkin	Agent Name:	D'Onofrio Kottke - Brett Stoffregan
Address (Number & Street):	2313 Sugar River Road	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Madison, WI 53717
Email Address:	htemkin1152@gmail.com	Email Address:	bstoffregan@donofrio.cc
Phone#:	(608) 206-5947	Phone#:	(608) 833-7530

PROPERTY INFORMATION

Township:	Verona	Parcel Number(s):	0608-203-9002-7 and 608-203-8722-8
Section:	19 and 20	Property Address or Location:	2313 Sugar River Road

REZONE DESCRIPTION

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
---	--

The owner would like to split 7.11 acres off the 50.6 ownership area by reconfiguring the existing RR-2 parcel and add a "flag" to the parcel that will connect to Sugar River Road. This new zoning parcel will be RR-4. If approved a one lot CSM will be submitted for the new 7.11 acre area.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35, RR-1	RR-4	7.11
RR-1	AT-35	0.39

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
--	--	---	---	---

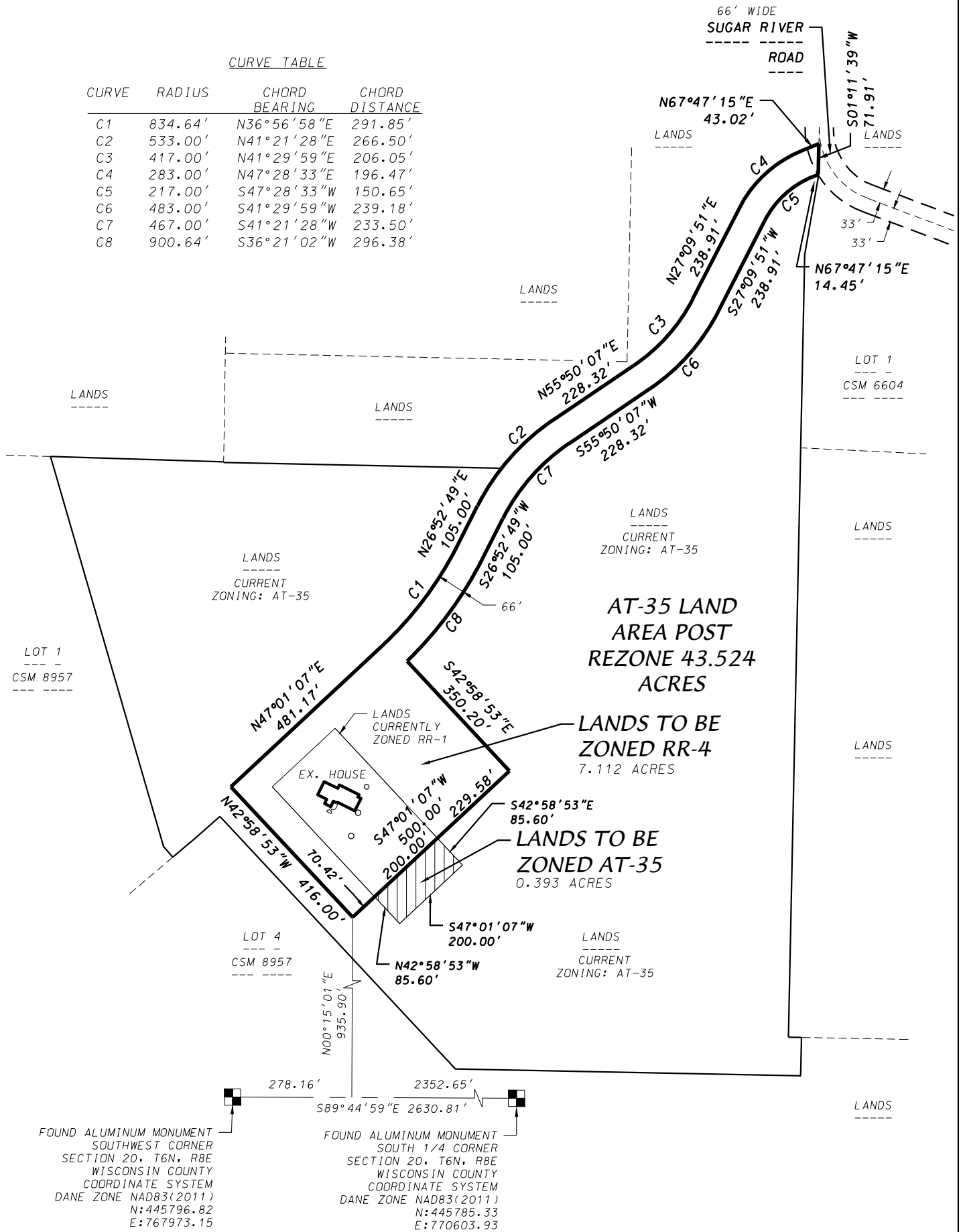
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Brett Stoffregan Date 7/8/21

MISHPACHA LLC - ZONING MAP

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	834.64'	N36°56'58"E	291.85'
C2	533.00'	N41°21'28"E	266.50'
C3	417.00'	N41°29'59"E	206.05'
C4	283.00'	N47°28'33"E	196.47'
C5	217.00'	S47°28'33"W	150.65'
C6	483.00'	S41°29'59"W	239.18'
C7	467.00'	S41°21'28"W	233.50'
C8	900.64'	S36°21'02"W	296.38'



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



DATE: July 8, 2021
 F.N.: 17-07-110

ZONING DESCRIPTIONS

AT-35 and RR-1 to RR-4

A parcel of land located in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 19 and in the SW1/4 of the NW1/4, the NW1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S89°44'59"E, 278.16 feet along the South line of said SW1/4; thence N00°15'01"E, 935.90 feet to the point of beginning; thence N42°58'43"W, 416.00 feet; thence N47°01'07"E, 481.17 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 834.64 feet and a chord which bears N36°56'58"E, 291.85 feet; thence N26°52'49"E, 105.00 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 533.00 feet and a chord which bears N41°21'28"E, 266.50 feet; thence N55°50'07"E, 228.32 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 417.00 feet and a chord which bears N41°29'59"E, 206.50 feet; thence N27°09'51"E, 238.91 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 283.00 feet and a chord which bears N47°28'33"E, 196.47 feet; thence N67°47'15"E, 43.02 feet; thence S01°11'39"W, 71.91 feet; thence S67°47'15"W, 14.45 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 217.00 feet and a chord which bears S47°28'33"W, 150.65 feet; thence S27°09'51"W, 238.91 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 483.00 feet and a chord which bears S41°29'59"W, 239.18 feet; thence S55°50'07"W, 228.32 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 467.00 feet and a chord which bears S41°21'28"W, 233.50 feet; thence S26°52'49"W, 105.00 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 900.64 feet and a chord which bears S36°21'02"W, 296.38 feet; thence S42°58'53"E, 350.20 feet; thence S47°01'07"W, 500.00 feet to the point of beginning. Containing 7.112 acres.

RR-1 to AT-35

A parcel of land located in the SW1/4 of the SW1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the Southwest corner of said Section 20; thence S89°44'59"E, 278.16 feet along the South line of said SW1/4; thence N00°15'01"E, 935.90 feet; thence N47°01'07"E, 70.42 feet to the point of beginning; thence N47°01'07"E, 200.00 feet; thence S42°58'53"E, 85.60 feet; thence S47°01'07"W, 200.00 feet; thence N42°58'53"W, 85.60 feet to the point of beginning. Containing 0.393 acres.

EASEMENT AGREEMENT

3090089

03-10-1999 2:00 PM

In re:

Trans. Fee

The Lands as described on Exhibit C hereto and Lots 1, 2, 3, and 4, of Certified Survey Map No. 8957, as recorded in Volume 57 of Certified Survey Maps, at Page 72, as Document No. 2986457, in the Office of the Dane County Register of Deeds, all in the Town of Verona, Dane County, Wisconsin.

Rec. Fee 24.00
Pages 8

000488

Return To:
Harvey L. Temkin, Esq.
Foley & Lardner
P.O. Box 1497
Madison, WI 53701-1497

Parcel I.D. Nos.:
31-0608-194-8191-3
31-0608-194-9500-6
31-0608-194-9550-6
31-0608-301-8000-2
31-0608-301-9500-5

AGREEMENT made as of the 5th day of March, 1999, by Mishpacha, L.L.C., a Wisconsin limited liability company ("Grantor").

RECITALS:

1. Grantor is the owner in fee simple of the Lands as described on Exhibit C hereto, hereinafter referred to as the "Unplatted Lands", and Lots 1, 2, 3, and 4, of Certified Survey Map No. 8957, as recorded in Volume 57 of Certified Survey Maps, at page 72, as Document No. 2986457, in the Office of the Dane County Register of Deeds, Wisconsin, a copy of such certified survey map being attached hereto as Exhibit A, the Unplatted Lands and said Lots 1, 2, 3, and 4 hereinafter referred to as the "Subject Property".
2. Grantor desires to create an easement for ingress and egress on that portion of the Subject Property which is indicated by the words "sixty-six (66) foot wide (private) ingress egress easement to provide access for Lots 1, 2, 3 and 4 to Sugar River Road" and as more fully described on Exhibit B (the "Easement Property") and as shown on Exhibit A across Lots 1, 2, 3 and 4 and extending across the Unplatted Lands, said easement hereinafter referred to as the Easement Property

8/24

3. Grantor desires to specify the terms and conditions upon which the Easement Property will be maintained and used.

NOW, THEREFORE, in consideration of the mutual provisions herein contained affecting the Subject Property:

1. Creation of Easements. Grantor hereby dedicates for use of the owners of the Subject Property and their respective heirs, successors and assigns, together with their respective tenants, employees, and invitees, a perpetual, non-exclusive easement for ingress and egress purposes only over the Easement Property, hereinafter the "Easement", which Easement shall run with the land and be appurtenant to the Subject Property.

2. Maintenance and Improvement.

(a) Until such time as construction is commenced on Lot 1, 2, 3 or 4, the owner of the Unplatted Lands shall be responsible for maintaining the Easement Property from Sugar River Road up to the point at which the Easement Property intersects with the driveway leading to the home marked "existing house" on Exhibit A, unless the maintenance is required due to an act or omission of an owner of Lot 1, 2, 3 or 4 or said owner's agents, employees or invitees, in which case said owner shall be responsible for promptly undertaking and completing such work at said owner's sole cost and expense.

(b) The owner of the Unplatted Lands may, at any time and at its sole cost and expense, cause any portion of the Easement Property located on the Unplatted Lands to be moved, provided that such moving shall not interfere with the right of ingress and egress to and from Sugar River Road. Such portion, as so moved, shall then be subject to this Easement Agreement and all owners of the Subject Property shall then execute and place of record an Amended Easement Agreement which shall change the legal description of the Easement Property.

(c) Upon commencement of construction on Lot 1, 2, 3 or 4, the owner of the Unplatted Land and the owner of those lots of Lot 1, 2, 3, or 4 which have construction commenced or completed thereon shall become responsible for cost of upkeep and repair of the Easement Property, including removal of snow, ice and other obstructions therefrom, and the filling of potholes and ruts, in proportion to the number of houses using the Easement Property, except, however, that if any owner or such owner's agents, employees or invitees, should cause damage to the Easement Property due to excessive use (such as, by way of example only, damage that may be caused by construction vehicles), the said owner shall be solely responsible for promptly undertaking and completing such repair at said owner's sole cost and expense. By way of example, if the owner of Lot 1 constructs or has constructed a house on Lot 1 and if current house on the Unplatted Lands as shown on Exhibit A and the new house on Lot 1 are the sole two houses then existing, then the owners of the Lot 1 house and the owner of said current house shall equally share the cost of upkeep and

repair of the Easement Property. Unless otherwise agreed to by and between the owners of the Subject Land, the owner of the Unplatted Lands shall be responsible for contracting for such work and shall bill the other owners of the Subject Lands in the proportionate amount owed by each of them. Any amount not paid within ten (10) days of when billed shall accrue interest of fifteen percent (15%) per annum. The non paying/non performing owner shall also be obligated to pay all costs, expenses and disbursements, including attorneys' fees, which may be incurred in enforcing the payment obligation or any other obligation contained in this Agreement.

(c) The Easement Property is currently developed with a road which is completed from Sugar River Road to the most easterly point of Lot 1, as shown on the attached certified survey map, Exhibit A hereto. If the owner of Lot 1, 2, 3 or 4, desires to extend the road along the remainder of the Easement Property, or some portion thereof, then the owner so requesting such extension shall notify the other owners of Lots 1, 2, 3 and 4, hereinafter the "other owners" and provide plans and specifications therefor, which the other owners shall have the right to approve, which approval shall not be unreasonably withheld or delayed. The requesting owner shall further provide three (3) bids for such work, and the other owners shall within fifteen (15) days after the requesting owner has forwarded the bids to the other owners, agree on which bid to accept. Absent such agreement, the lowest bid shall be used. The requesting owner may then have the road constructed with the owners of Lots 1, 2, 3 and 4 equally sharing the cost therefor (25% of such cost to be paid by the owner of each of Lot 1, 2, 3, and 4). Such amounts shall be owing to the requesting owner within thirty (30) days after receipt by the other owners of the billing therefor (together with any requested backup and waiver of lien rights). Failure to timely make payment shall result in the same rights and remedies as apply in the event of failure to timely pay for repair and maintenance, as provided above. The road shall be built to present town standards, except that the width of the road asphalt surface does not need to comply with such standards.

(d) Upon the request of any owner of any of the Subject Lands, all the owners of the Subject Lands shall join in a petition to the Town of Verona to make the road a town road, and the owners of each of the Unplatted Lands and Lots 1, 2, 3, and 4 shall each be responsible for twenty percent (20%) of the cost of bringing the driveway within the Easement up to the required town road standards. The requesting owner and the other owners shall proceed with the necessary construction work and payment thereof in the same manner as set forth in section (c) immediately above.

3. Taxes. Each owner of the Subject Lands shall be responsible for timely payment of all real estate taxes, both general and special, levied against the portion of the Easement Property located on said owner's respective property.

4. Insurance. Each owner of the Subject Lands shall obtain reasonable and customary public liability insurance on that portion of the Easement Property lying on said owner's respective property.

5. Warranty of Title. Grantor hereby warrants that it has good and indefeasible fee simple title to the Easement Property, subject to easements, building and use restrictions and municipal and zoning ordinances and that it has full power and authority to convey the rights granted herein. Each owner of the Subject Property retains the right to encumber that portion of the Easement Property located on said owner's respective property, but any such encumbrance shall be subject to this Easement.

6. No Interference With Rights. No owner of the Subject Land hereto shall at any time interfere, or permit said owner's tenants, employees or invitees to interfere, with the ingress and egress rights of use of the Easement by any other owner or said owner's tenants, employees or invitees. No parking or other blockage, whether partial or total, shall be allowed in the easement roadway.

7. Attorneys' Fees. Any owner of the Subject Lands may enforce this instrument by appropriate action, and should said owner prevail in such litigation, the owner shall recover as part of said owner's costs reasonable attorneys' fees.

8. Additional Lands. This Easement shall also be appurtenant to any land which may come into common ownership with the Subject Property.

9. Amendment or Termination. This Agreement may be amended or terminated by a document executed by all of the owners of the Subject Lands, and the consent of no other party shall be required. Any such document shall be recorded with the Dane County Register of Deeds Office.

10. Notice. Notice hereunder shall be sufficient if in writing and personally served or mailed, postage-prepaid and properly addressed, to the other owner at aid owner's last known address by registered or certified mail, return receipt requested.

11. Binding Effect. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the Grantor and the Grantor's heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, this instrument executed under seal as of the date first above written.

MISHPACHA, L.L.C.

By: 
Harvey L. Temkin, Member

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

000487

Personally came before me this 5th day of March, 1999, the above-named Harvey L. Temkin, to me known to be a member of Mishpacha, L.L.C., a Wisconsin limited liability company and the person who executed the foregoing instrument and acknowledged the same on behalf of said limited liability company.

Donna J Lindauer

Name: RONNA J LINDAUER
Notary Public, State of WI
My commission: exp 11-18-2001.

This document was drafted by:
Attorney Harvey L. Temkin
Foley & Lardner
P. O. Box 1497
Madison, WI 53701-1497

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

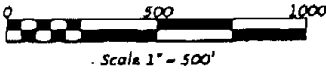
Signed by grantor(s) or grantor(s) agent: Joseph Wallace Date (use black ink) 03/04/1999

Name of grantor(s) or grantor(s) agent printed: (use black ink) Joseph Wallace et al
EXHIBIT A

CERTIFIED SURVEY MAP

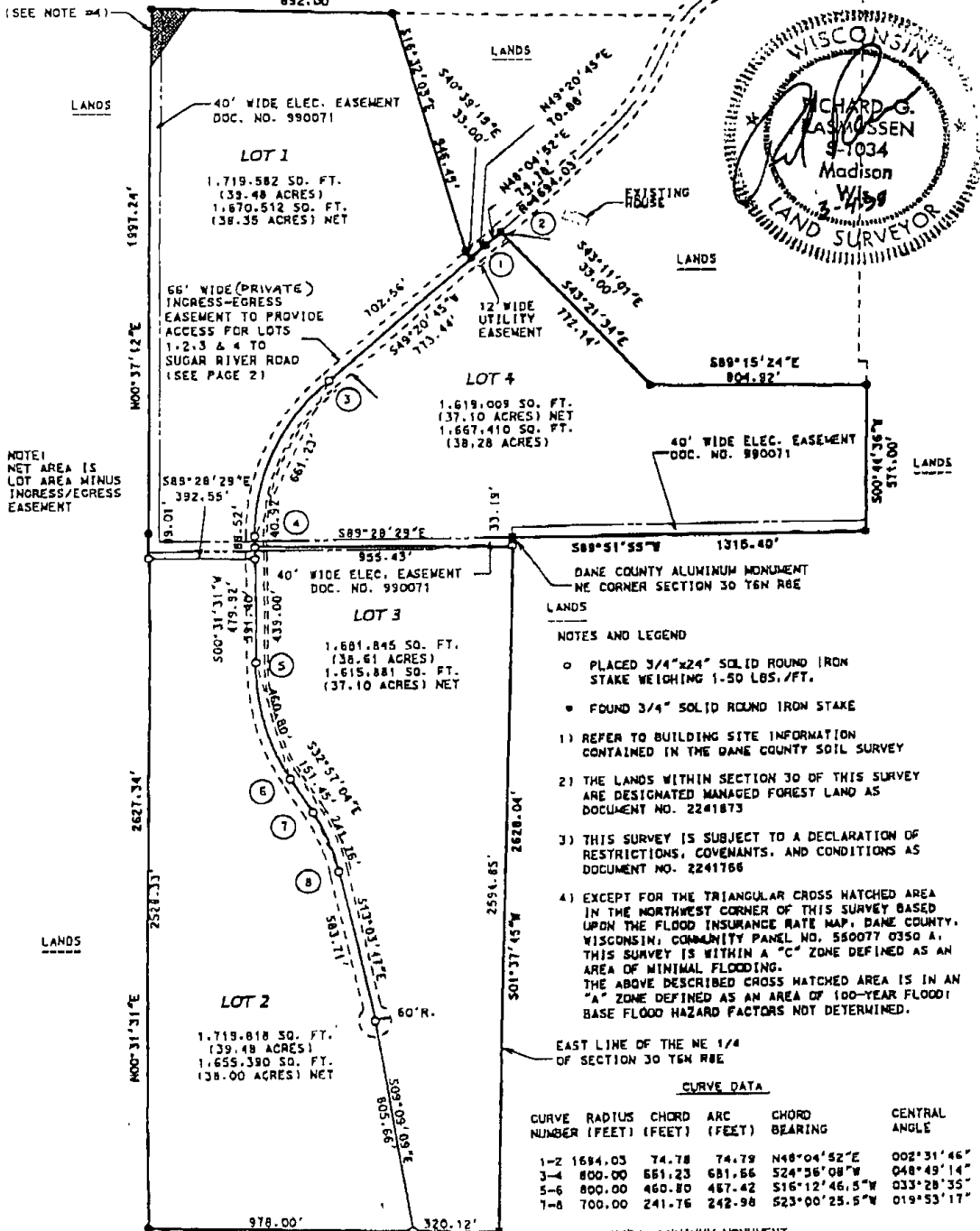
LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 19, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 20, AND IN THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 30, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN

000488



SURVEYED FOR:
 HARVEY TEMKIN
 FOLEY & LARDNER
 160 E. GILMAN STREET
 MADISON WI 53701-1407

(SEE NOTE #4)



NOTE: NET AREA IS LOT AREA MINUS INGRESS/EGRESS EASEMENT

NOTES AND LEGEND

- PLACED 3/4"x24" SOLID ROUND IRON STAKE WEIGHING 1.50 LBS./FT.
- FOUND 3/4" SOLID ROUND IRON STAKE
- 1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY
- 2) THE LANDS WITHIN SECTION 30 OF THIS SURVEY ARE DESIGNATED MANAGED FOREST LAND AS DOCUMENT NO. 2241873
- 3) THIS SURVEY IS SUBJECT TO A DECLARATION OF RESTRICTIONS, COVENANTS, AND CONDITIONS AS DOCUMENT NO. 2241766
- 4) EXCEPT FOR THE TRIANGULAR CROSS HATCHED AREA IN THE NORTHWEST CORNER OF THIS SURVEY BASED UPON THE FLOOD INSURANCE RATE MAP, DANE COUNTY, WISCONSIN, COMMUNITY PANEL NO. 550077 0350 A, THIS SURVEY IS WITHIN A "C" ZONE DEFINED AS AN AREA OF MINIMAL FLOODING. THE ABOVE DESCRIBED CROSS HATCHED AREA IS IN AN "A" ZONE DEFINED AS AN AREA OF 100-YEAR FLOOD; BASE FLOOD HAZARD FACTORS NOT DETERMINED.

EAST LINE OF THE NE 1/4 OF SECTION 30 T6N R8E

CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1-2	1684.03	74.78	74.79	N48°04'52"E	002°31'46"
3-4	800.00	661.23	681.66	S24°26'08"W	048°49'14"
5-6	800.00	460.80	487.42	S16°12'46.5"W	033°28'35"
7-8	700.00	241.76	242.98	S23°00'23.5"W	019°53'17"

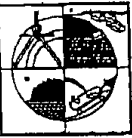
DANE COUNTY ALUMINUM MONUMENT
 E1/4 CORNER SECTION 30 T6N R8E

ADA 36, Part 306

N88°39'39"W
 CERTIFIED SURVEY
 MAP NO. 7171

1298.12'
 CERTIFIED SURVEY
 MAP NO. 5767

DATE 3-4-99 REV: 6-23-98
 F.N. 98-07-100
 CSM NO. 8957
 DOC. NO. 2986457
 VOL 57 PAGE 72



D'ONOFRIO, KOTKE AND ASSOCIATES, INC.
 7630 WESTWARD WAY
 MADISON, WISCONSIN 53717
 TEL: 608-833-7630
 FAX: 608-833-1089

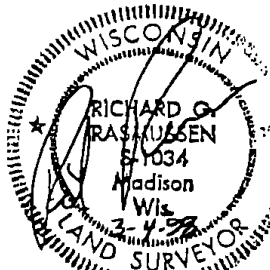
EXHIBIT B

CERTIFIED SURVEY MAP

(PRIVATE)
INGRESS/EGRESS EASEMENT TO PROVIDE ACCESS
FOR LOTS 1, 2, 3 AND 4
FROM SUGAR RIVER ROAD

000489

A parcel of land located in the NE 1/4 and SE 1/4 of the SE 1/4 of Section 19, the NW 1/4 and SW 1/4 of the SW 1/4 and SW 1/4 of the NW 1/4 of Section 20, and in the east 1/2 of the NE 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, To-wit: Commencing at the southwest corner of said Section 20; thence N89°51'55"E, 1315.40 feet; thence N00°44'36"E, 660.08 feet; thence S89°51'55"W, 30.04 feet; thence N00°49'13"E, 1826.67 feet; thence N09°28'01"E, 181.84 feet; thence N00°49'12"E, 5.85 feet to the point of beginning; thence northwesterly on a curve to the right which has a radius of 206.05 feet and a chord which bears N31°44'26"W, 0.90 feet; thence S67°24'34"W, 14.12 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 217.00 feet and a chord which bears S47°05'52"W, 150.65 feet; thence S26°47'11"W, 238.91 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 483.00 feet and a chord which bears S41°07'18"W, 239.18 feet; thence S55°27'26"W, 228.32 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 467.00 feet and a chord which bears S40°58'47"W, 233.50 feet; thence S26°30'08"W, 105.00 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 900.64 feet and a chord which bears S36°34'17"W, 314.93 feet; thence S46°38'26"W, 541.72 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 1727.03 feet and a chord which bears S47°59'35"W, 81.54 feet; thence S49°20'45"W, 773.44 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 767.00 feet and a chord which bears S24°56'08"W, 633.95 feet; thence S00°31'31"W, 479.92 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 767.00 feet and a chord which bears S16°12'46"E, 441.79 feet; thence S32°57'04"E, 151.45 feet; thence southeasterly on a curve to the right which has a radius of 733.00 feet and a chord which bears S23°00'26"E, 253.16 feet; thence S13°03'47"E, 533.60 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 60.00 feet and a chord which bears S76°56'13"W, 66.00 feet; thence N13°03'47"W, 533.60 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 667.00 feet and a chord which bears N23°00'26"W, 230.36 feet; thence N32°57'04"W, 151.45 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 833.00 feet and a chord which bears N16°12'46"W, 479.81 feet; thence N00°31'31"E, 479.92 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 833.00 feet and a chord which bears N24°56'08"E, 688.50 feet; thence N49°20'45"E, 773.44 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 1661.03 feet and a chord which bears N47°59'35"E, 78.42 feet; thence N46°38'26"E, 541.72 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 834.64 feet and a chord which bears N36°34'17"E, 291.85 feet; thence N26°30'08"E, 105.00 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 533.00 feet and a chord which bears N40°58'47"E, 266.50 feet; thence N55°27'26"E, 228.32 feet; thence northeasterly on a curve to the left which has a radius of 417.00 feet and a chord which bears N41°07'18"E, 206.50 feet; thence N26°47'11"E, 238.91 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 283.00 feet and a chord which bears N47°05'52"E, 196.47 feet; thence N67°24'34"E, 43.22 feet; thence S00°49'12"W, 72.89 feet to the point of beginning. Containing 8.603 acres.

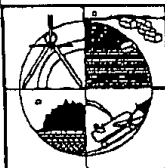


D'ONOFRIO, KOTKKE
AND ASSOCIATES, INC.

7630 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

REV: 6-23-98

DATE 3-4-98
F.N. 98-07-100
CSM NO. 5252
DOC. NO. 2986457
VOL 52 PAGE 73



A parcel of land located in the SE 1/4 of Section 19 and the SW 1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin, To-wit: Commencing at the southwest corner of said Section 20; thence N89°51'55"E, along the south line of the SW 1/4, of said Section 20, 1315.40 feet; thence N00°44'36"E, 571.00 feet to the point of beginning; thence N89°15'24"W, 804.92 feet; thence N43°21'34"W, 772.14 feet; thence N43°11'01"W, 33.00 feet to a point on a curve; thence southwesterly on a curve to the right which has a radius of 1694.03 feet and a chord which bears S48°04'52"W, 74.78 feet; thence S49°20'45"W, 70.88 feet; thence N40°39'15"W, 33.00 feet; thence N16°32'03"W, 946.45 feet; thence S88°36'55"E, 403.47 feet; thence S00°30'41"W, 1.31 feet; thence S89°10'48"E, 647.94 feet to a point on a curve; thence northeasterly on a curve to the right which has a radius of 533.00 feet and a chord which bears N46°34'27"E, 164.61 feet; thence N55°27'26"E, 228.32 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 417.00 feet and a chord which bears N41°07'18"E, 206.50 feet; thence N26°47'11"E, 238.91 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 283.00 feet and a chord which bears N47°05'52"E, 196.47 feet; thence N67°24'34"E, 43.22 feet to the westerly edge of Certified Survey No. 6604; thence S00°49'12"W, along said westerly edge 78.74 feet; thence S09°28'01"W, continuing along said westerly edge, 181.84 feet; thence S00°49'13"W, 1826.67 feet; thence N89°51'55"E, 30.04 feet; thence S00°44'36"W, 89.08 feet to the point of beginning. Continuing 2,205,736 square feet (50.64 acres).

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

APPLICATION IS MADE to the Town of Verona Board for a land use change for:

Property address/legal description A parcel of land located in part of the NW 1/4 of the SW 1/4 of Section 18, Town of Verona,
Dane County, Wisconsin

Please check all that apply:

- comprehensive plan amendment
- rezone petition
 - current zoning category AT-35
 - new zoning category requested See Exhibits (Lots 1-4: SFR-1) (Lots 5-13: SFR-2) (Outlot 1: NR-C)
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner: TWIN ROCK LLC (BRET SAALSAA) Phone# 608-576-6136

Address: 7935 ALMOR DR, VERONA E-Mail BRETSAALSAA@AOL.COM

Applicant, if different from the property owner: _____

Applicant's Phone# _____ E-Mail _____

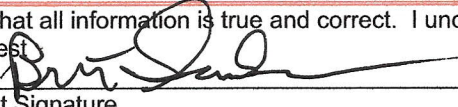
If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____ Date _____

Description of Land Use Change requested: (use reverse side if additional space is needed)
WE ARE REQUESTING A REZONE AND 1 LOT CSM TO SEPARATE AND SELL OFF THE EXITING HOUSE AND FARM BUILDINGS.

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request.

Applicant Signature  Date 10-18-20

Print Name Bret Saalsaa

RETURN COMPLETED APPLICATION OF MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:

Sarah Gaskell, Planner/Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593-1035
sgaskell@town.verona.wi.us

A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair if you have questions or concerns. Please call 608-845-7187 with questions.

Dairy Ridge Heights Proposal

parcel numbers 0608-183-8681-0, 060818381809

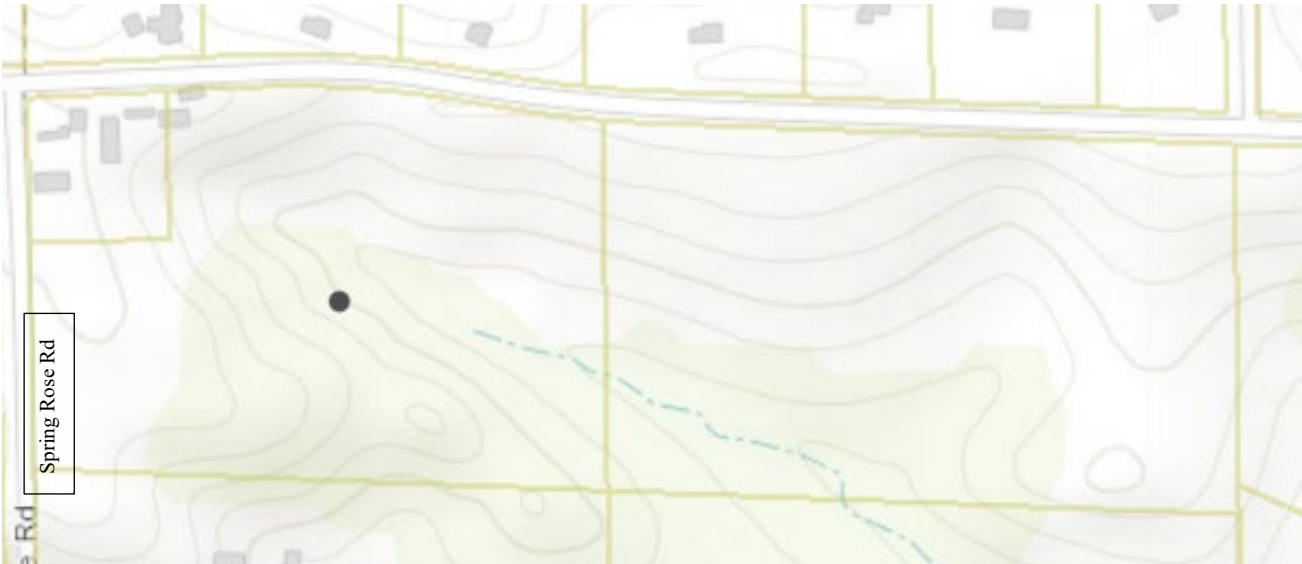
Summary: The purpose of the application is approval of the preliminary plat for 13 lots and for approval of the Neighborhood Association Declaration. The concept plan and zoning were approved by the Town Board on 1 Dec. 2020.

Property Owner: Twin Rock LLC, Manager, Bret Saalsaa
Verona, WI 53593

Applicant: Adam Carrico
Carrico Engineering



Location Map
Spring Rose Road and Dairy Ridge Road



Comprehensive Plan Guidance:

The future land use plan calls for the properties in this area to have a density of one house per two to four acres.

Current and Proposed Zoning:

The zoning change to SFR-01, SFR-02, and NR-C was approved by the Town Board on December 1st, 2020.

Extra-territorial Review /Boundary Agreement Authority:

The parcel is located in Area C of the Town of Verona/City of Verona boundary agreement, so no further action is required from the City of Verona.

Surrounding Land Use and Zoning:

The properties to the north are all residential parcels between 3-5 acres. To the East the land is Springdale Township and currently in agricultural use. The land to the west and south is being used for agriculture.

Site Features:

The site currently has some steep slopes to the south and east. There are mature oak trees along part of Dairy Ridge Road. On the south side of the western edge of the parcel, there is a wooded area. Most of the trees are either pin cherry or boxelder.

Road Access:

No road will be constructed, and driveways would access either Spring Rose Road or Dairy Ridge Road

Concept plan review:

The **TOV Plan Commission** on November 22nd, 2020 recommended approval of the Dairy Ridge Heights concept plan and zoning changes, with the following conditions:

- a) The stormwater management easement be located between lots 8 and 9.
- b) Single-story residences be limited to a height from ground level to roof peak.
- c) Front setbacks be varied between 100, 125 and 150 feet for lots 4 through 13.
- d) The front setback be greater for two-stories homes than for single-story homes. Lots would have two different front setbacks shown on the concept plan for lots 4 to 13.
- e) The front of the lots be planted with trees to provide for screening and landscaping include trees planted in the back of the lots.
- f) Trail be included in the outlet
- g) Lot 3 be limited to the construction of a single-story home.
- i) Lots 4 through 13 shared access to Dairy Ridge Rd for a total of 5 access points.

Town Board approval on December 1st, 2020 the Land Use application 2020-12 for concept plan and rezone from AT-35 to SFR-01, SFR-02, and NR-C with following conditions:

- a. Trail in the outlet
- b. Lots 4-13 have staggered front yard setbacks
- c. Screening approved by the Plan Commission
- d. Height for all single-story homes
- e. Elevation renderings be provided by the applicant

- f. Maintenance agreement created as part of the developer's agreement

Plan Commission meeting on March 18, 2021:

Discussion and Action: Land Use Application 2021-06 submitted by submitted by Twin Rock LLC for Preliminary Plat Approval and for approval of Neighborhood Association Declaration for property near 2528 Spring Rose Road (062/0608-183-8681-0 and 0608-183-31809)

a. Discussion items included the following:

- Preliminary Plat – utility easement locations; outlot access; shared driveway locations; stormwater facility location and size; placement of the trail in the outlot;
- Site Rendering – setback placement, width and height of model homes used in rendering; lots on Spring Rose not included; back view should show three stories; roof pitch;
- Stormwater Facility: size of pond; capacity of pond; pond construction; depth of pond; fish stocking; off-site flows; desire to see what final stormwater facility will look like
- Driveway access – shared access preferred between lots and not across lots; mailbox placement.
- Landscape – screening in front and back of lots; points evaluation; mix of evergreens and deciduous trees.
- Declaration of Covenants – height restrictions; signage restrictions; landscape; declarant control; definition of noxious weeds; maintenance; architectural committee submissions; Lot 3 height restriction; fencing abutting ag uses; pet restrictions; brush and leaf piles; leasing/renting building restrictions; maintenance of existing trees on site; taxation of outlots; Item tabled in order to allow for incorporation of comments

Materials submitted for Plan Commission Review August 19th 2021:

- 1) Transmittal Letter
- 2) Preliminary Plat – No. 1
- 3) 3-D Renderings of homes – no. 2
- 4) Improvement Plans – driveways- no. 3
- 5) Easement and Trail Exhibit– no. 4
- 6) Stormwater draft – no. 5
- 7) Draft Declaration of Covenants – no. 6 (dated 2021 – 08-12)
- 8) Preferred Tree List – no. 7

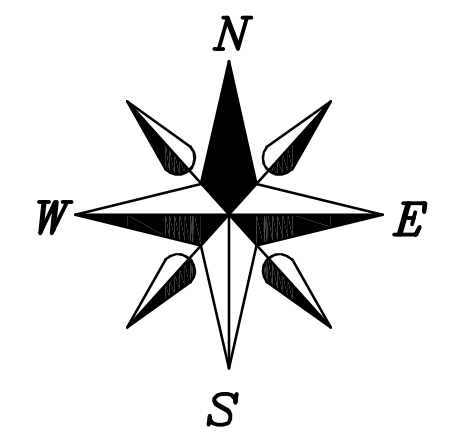
PRELIMINARY PLAT OF DAIRY RIDGE HEIGHTS

A parcel of land located in part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin.

DESCRIPTION:

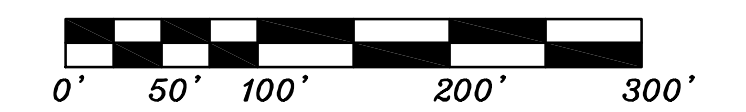
Part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 18; thence S 00°25'07" E along the east line of the Southwest 1/4, 525.90 feet to the point of beginning.
Thence continue S 0°25'07" E, 797.85 feet to the Southeast Corner of the said Northeast 1/4 of Southwest 1/4; thence N 88°05'08" W along the south line of the said Northeast 1/4 and Northwest 1/4 of the Southwest 1/4, 2,551.11 feet to the Southwest Corner of the said Northwest 1/4 of the Southwest 1/4; thence N 00°27'49" E along the west line of the said Northwest 1/4 of the Southwest 1/4, 478.84 feet to the south line of Lot 1 Certified Survey Map No. 15601; thence along said Lot 1 for the next 2 courses N 89°26'28" E, 305.62 feet; thence N 00°25'07" W, 342.54 feet to the centerline of Dairy Ridge Road; thence along said centerline for the next 5 courses N 87°31'58" E, 244.19 feet; thence along an arc of a curve concave southerly having a radius of 1,432.72 feet and a long chord bearing and distance of S 86°41'34" E, 295.42 feet; thence S 80°30'31" E, 152.52 feet; thence along an arc of a curve concave northeasterly having a radius of 2,863.91 feet and a long chord bearing and distance of S 84°16'28" E, 360.53 feet; thence S 87°52'35" E, 1,189.65 feet to the point of beginning. This parcel contains 1,975,184 sq. ft. or 45.34 acres.



WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SW 1/4 OF SECTION 18, T6N, R8E WHICH BEARS S 00°25'07" E

SCALE 1" = 100'



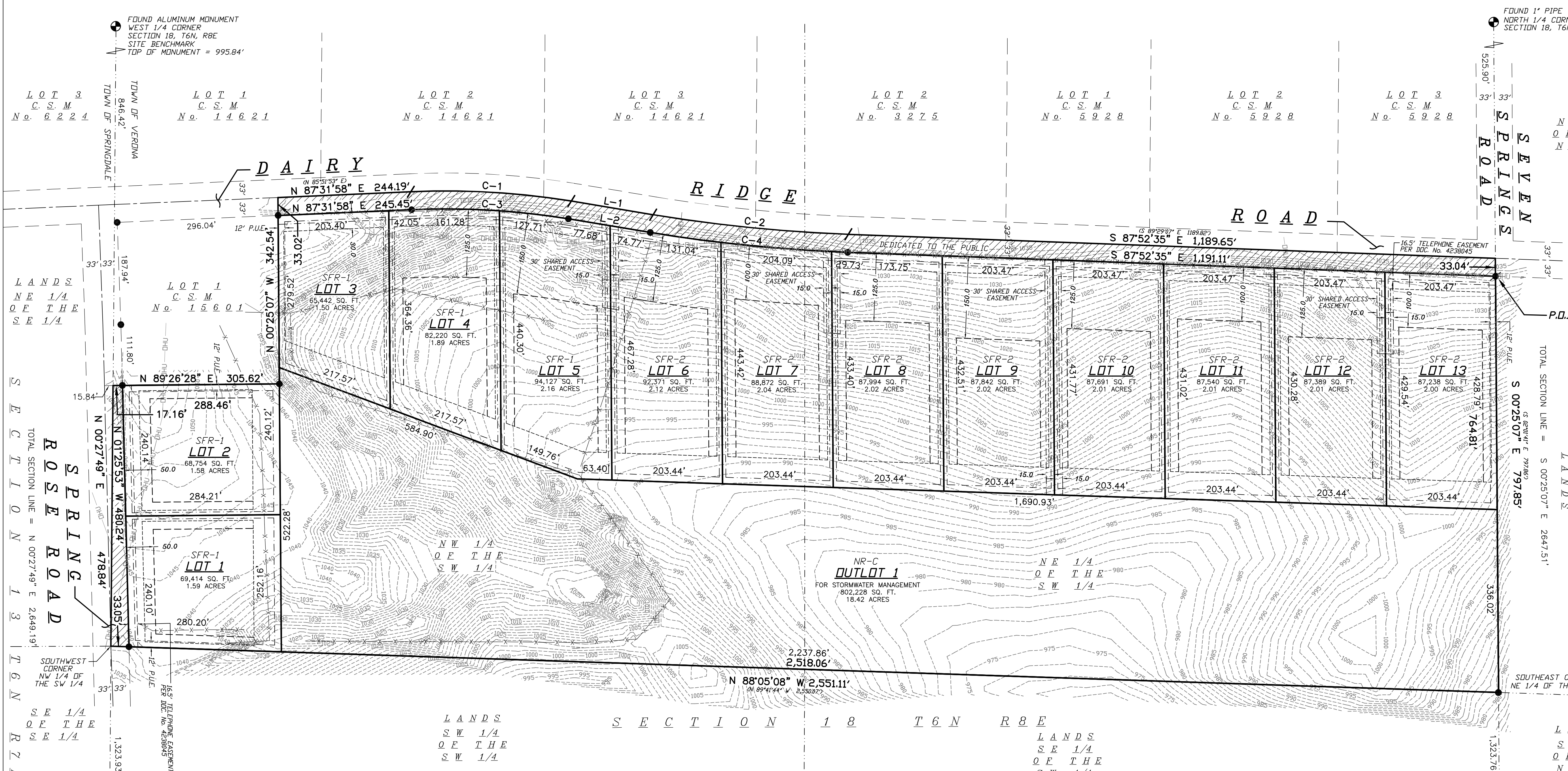
PREPARED FOR:
BRET SAALSA
7935 ALMOR DRIVE
VERONA, WI 53593
PHONE No. 1-608-576-6136

- LEGEND**
- = FOUND 3/4" REBAR
 - = FOUND 1 1/4" REBAR
 - = SECTION CORNER (AS NOTED)
 - (##) = RECORDED AS
 - X- = FENCE
 - OHU- = OVER HEAD UTILITIES
 - P.U.E.- = PUBLIC UTILITY EASEMENT (P.U.E.) (UNLESS NOTED)
 - ▨ = DEDICATED TO THE PUBLIC

- NOTES:**
- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 - 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - 3) FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN SHOWN.
 - 4) ALL ELEVATIONS ARE REFERENCED TO THE NAVD 88 (2012) DATUM. THE SITE BENCHMARK IS THE ALUMINUM MONUMENT LOCATED AT THE WEST 1/4 CORNER OF SECTION 18. TOP OF ALUMINUM MONUMENT = 995.84' NAVD 88 (2012) DATUM.
 - 5) TOTAL AREA: 1,975,184 SQ. FT. OR 45.34 ACRES

LINE	BEARING	DISTANCE
L-1	S 82°16'07" E	(151.80')
L-2	S 80°30'31" E	152.52'
L-2	S 80°30'31" E	152.46'

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	1432.72'	S 88°12'07" E	(296.20')	295.42'	11°50'06"
C-2	2863.91'	S 86°41'34" E	(360.53')	360.76'	7°13'03"
C-3	2863.91'	S 86°41'34" E	(288.61')	288.12'	11°50'06"
C-4	2863.91'	S 84°16'23" E	(364.68')	364.92'	7°13'03"



FOUND ALUMINUM MONUMENT WEST 1/4 CORNER SECTION 18, T6N, R8E
SITE BENCHMARK
TOP OF MONUMENT = 995.84'

LANDS NE 1/4 OF THE SE 1/4
LOT 1
C.S.M.
No. 15601

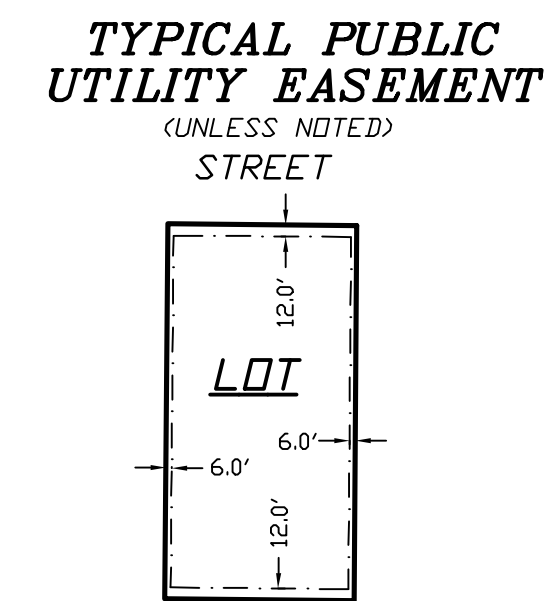
LANDS NE 1/4 OF THE SE 1/4
LOT 2
C.S.M.
No. 15601

LANDS NE 1/4 OF THE SE 1/4
LOT 1
C.S.M.
No. 15601

LANDS NE 1/4 OF THE SE 1/4
LOT 1
C.S.M.
No. 15601

FOUND ALUMINUM MONUMENT SOUTHWEST CORNER SECTION 18, T6N, R8E

LANDS SW 1/4 OF THE SE 1/4
LOT 1
C.S.M.
No. 15601



ZONING
CURRENT ZONING IS AT-35
PROPOSED ZONING:
SFR-1 = LOTS 1 THROUGH 4
SFR-2 = LOTS 5 THROUGH 13
NR-C = OUTLOTS 1

PROPOSED BUILDING SETBACKS FOR SFR-1 AND SFR-2
ROAD = 30 FEET
SIDE = 10 FEET MINIMUM EACH SIDE
REAR = 50 FEET WITH 38 FEET FOR UNCOVERED DECKS / PORCHES.
ACCESSORY STRUCTURES IN REAR YARD = 4 FEET SIDE 4 FEET REAR

PROPOSED PRIMARY BUILDING ENVELOPE
ROAD = VARIES (SEE MAP)
SIDE = 25 FEET MINIMUM EACH SIDE
REAR = 50 FEET MINIMUM
NOTE
LOT 3 HAS STANDARD SFR-1 SETBACKS.
ROAD = 30 FEET, SIDE = 10 FEET, REAR = 50 FEET

OBJECTING AUTHORITIES
WISCONSIN DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
TOWN OF VERONA

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PRELIMINARY PLAT OF DAIRY RIDGE HEIGHTS
A parcel of land located in part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin.

DATE	FEBRUARY 15TH, 2021	DATE	AUGUST 11TH, 2021	CHECK BY	N.T.P.
SCALE:	1" = 100'	DRAWING NO.	20V-369		
DRAWN BY	NEIL BORTZ	SHEET	1 OF 1		



RENDERINGS BY:



Revisions		Revisions	
No.	Date	Description	No.

Scale: NONE

Date: 3/10/2021

Drawn By:

Project No: 200018

Sheet No: 1 of 6



1

RENDERINGS BY:



Revisions		Revisions	
No.	Date	No.	Date

Scale: **NONE**

Date: **3/10/2021**

Drawn By:

Project No: **200018**

Sheet No: **2 of 6**



RENDERINGS BY:



2

Revisions		Revisions	
No.	Date	No.	Date

Scale: NONE

Date: 3/10/2021

Drawn By:

Project No: 200018

Sheet No: 3 of 6



3

RENDERINGS BY:



Revisions		Revisions	
No.	Date	Description	Date

Scale: **NONE**

Date: **3/10/2021**

Drawn By:

Project No: **200018**

Sheet No: **4 of 6**



4

RENDERINGS BY:



Revisions		Revisions	
No.	Date	Description	Description

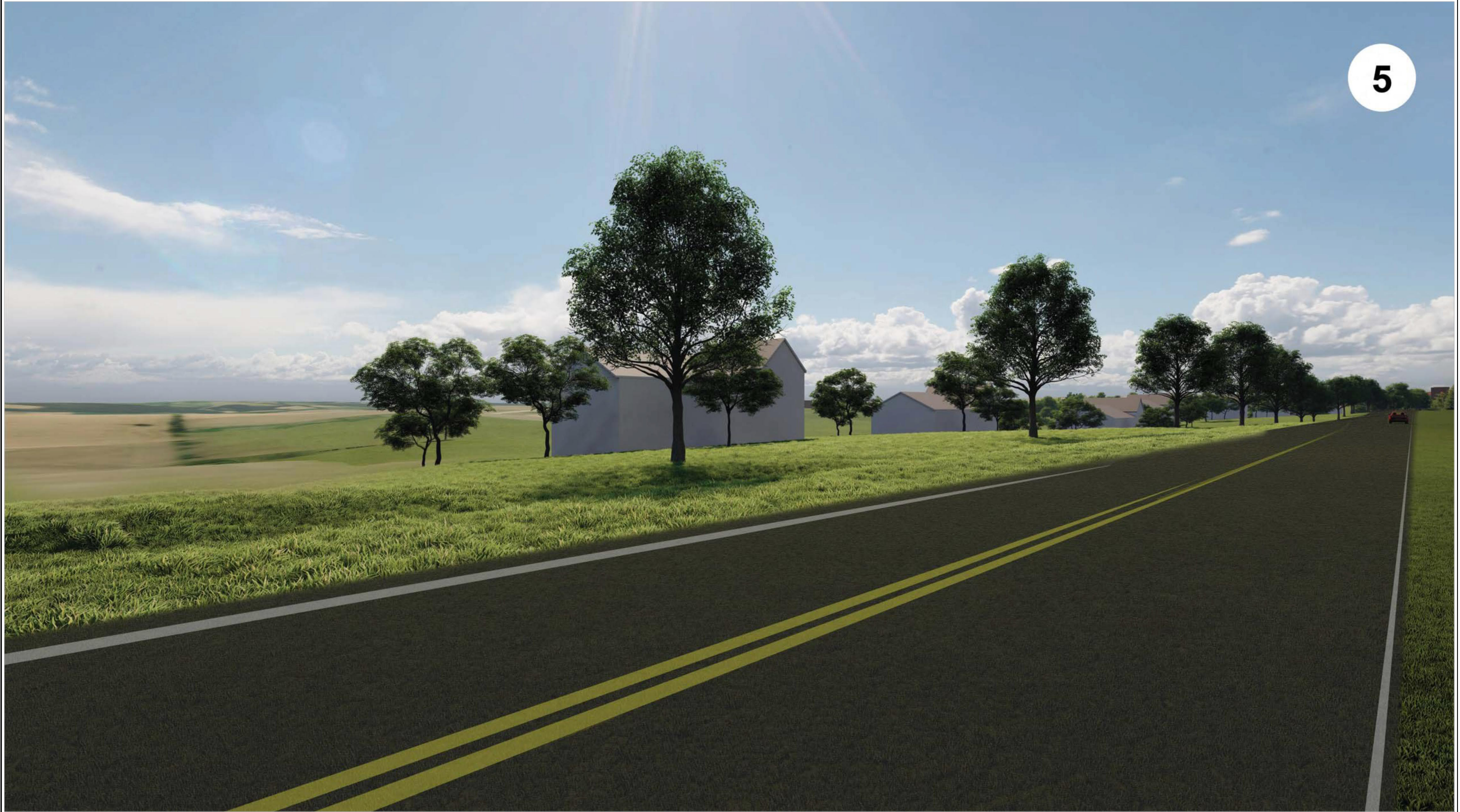
Scale: NONE

Date: 3/10/2021

Drawn By:

Project No: 200018

Sheet No: 5 of 6



5

RENDERINGS BY:



Revisions		Revisions	
No.	Date	Description	Description

Scale: NONE
 Date: 3/10/2021
 Drawn By:
 Project No: 200018
 Sheet No: 6 of 6

DAIRY RIDGE HEIGHTS IMPROVEMENT PLANS

Revisions		Revisions	
No.	Date	Description	Date

Scale: **AS SHOWN**

Date: **8/11/2021**

Drawn By: **ALC**

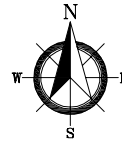
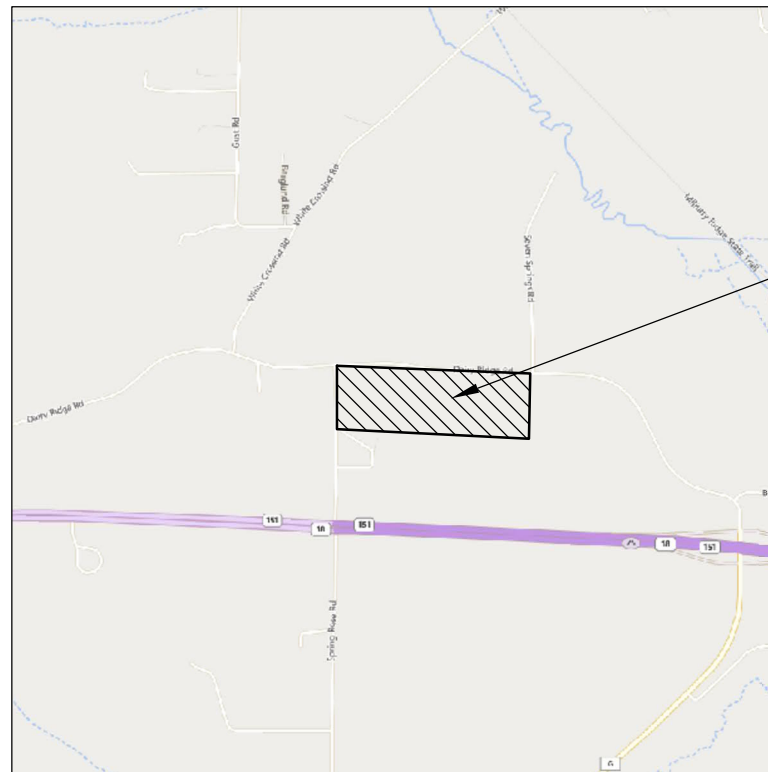
Project No: **200018**

Sheet No: **1 of 8**

TOWN OF VERONA DANE COUNTY, WISCONSIN

INDEX

SHEET NO.	STATIONS	DESCRIPTION
1		TITLE SHEET
2		GENERAL NOTE AND LEGENDS
3		EXISTING CONDITIONS PLAN
4		SITE PLAN
5		GRADING AND EROSION CONTROL PLAN
6		CONSTRUCTION DETAILS
7		CONSTRUCTION DETAILS
8		CONSTRUCTION DETAILS



PROJECT LOCATION



DIAL 811 OR (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF ANY AND ALL EXISTING UTILITIES, INCLUDING UNDERGROUND AND OVERHEAD, SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ANY UTILITIES, WHETHER DEPICTED ON THE PLANS OR NOT, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT ARISE BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UTILITIES.



PROJECT INFORMATION

AGENCIES:

TOWN OF VERONA
7669 COUNTY HIGHWAY PD
VERONA, WI 53593
(608)-845-7187

DANE COUNTY LAND & WATER
RESOURCES
5201 FEN OAK DR
MADISON, WI 53718
(608)-224-3730

EMERGENCY - FIRE, RESCUE,
AMBULANCE, POLICE
DIAL 911

VERONA FIRE DEPARTMENT
101 LINCOLN ST
VERONA WI 53593
(608)-845-9401

DANE COUNTY SHERIFF
115 W DOTY ST
MADISON, WI 53703
(608)-266-4948

UTILITIES:

ELECTRIC COMPANY
ALLIANT ENERGY
KRYSTAL WOODEN
(608)-842-1741

NATURAL GAS
MADISON GAS & ELECTRIC
STEVE BEVERSDORF
(608)-252-1552

TELEPHONE/INTERNET
TDS TELECOM
JERRY MYERS

OWNER:

TWIN ROCK, LLC
VERONA, WI

ENGINEER:

CARRICO ENGINEERING AND
CONSULTING, INC.
1926 N KOLLATH RD
VERONA, WI 53593
(608)-832-6352

SURVEYOR:

WILLIAMSON SURVEYING &
ASSOCIATES, LLC.
104A WEST MAIN ST
WAUNAKEE, WI 53597
(608)-255-5705

GENERAL NOTES

1. TOPOGRAPHIC SURVEY AND UTILITIES SHOWN ARE FROM SURVEY PREVIOUSLY COMPLETED BY OTHERS COMBINED WITH GIS LIDAR DATA.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO STARTING WORK.
3. CONTRACTOR SHALL KEEP ADJACENT ROADS AND PRIVATE PROPERTY FREE AND CLEAR OF CONSTRUCTION RELATED EQUIPMENT, DIRT, DUST AND DEBRIS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OR GRADING AROUND ANY EXISTING UTILITY LINES AND UTILITY PEDESTALS WITH UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW PAVEMENT ROAD ENDS AND DRIVEWAYS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
7. ALL TREES REQUIRED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE OR AT LEAST 4" BELOW FINISHED GRADE WHERE NOT IN ROAD BED AREA. CONTRACTOR TO COORDINATE WITH LANDOWNER PRIOR TO ANY REMOVALS.
8. CONTRACTOR SHALL PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION FOR ANY TREES REMAINING THAT ARE NEAR DISTURBANCE LIMITS. MAINTAIN FENCING THROUGHOUT CONSTRUCTION. TREE PROTECTION FENCING SHALL BE EITHER CHAIN LINK FENCE SECTIONS THAT ARE INSTALLED ON GRADE WITH "FEET" OR WOOD OR PLASTIC SNOW FENCE.
9. TREE PROTECTION SHALL BE REQUIRED WHENEVER THERE WILL BE CONSTRUCTION ACTIVITY THAT COULD RESULT IN DISTURBANCE WITHIN THE CRITICAL ROOT RADIUS OF A TREE THAT IS TO BE SAVED OR WHENEVER THERE IS THE POTENTIAL FOR DAMAGE TO BRANCHES OF PLATS THAT ARE TO BE SAVED DURING CONSTRUCTION.
10. ALL PROPOSED STORM SEWER LENGTHS ON PLANS INCLUDE ENDWALL IN LENGTH WHERE ENDWALL IS CALLED OUT.

LEGENDS

TOPOGRAPHIC SYMBOL & LINEWORK LEGEND

	BENCHMARK
	FOUND 1" Ø IRON PIPE
	SET P.K. NAIL / CONTROL POINT
	EXISTING POST
	EXISTING SIGN
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING TELEPHONE PEDESTAL
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
	EXISTING BORING LOCATION
	EXISTING BURIED TELEPHONE LINE
	EXISTING GENERAL FENCE
	EXISTING GAS LINE
	EXISTING STORM PIPE
	EXISTING EDGE OF TREES
	EXISTING WETLAND BOUNDARY
	EXISTING 100-YR ZONE A FLOODPLAIN BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ASPHALT PAVEMENT

SITE PLAN LEGEND

	PROPERTY BOUNDARY
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GRAVEL SHOULDER
	PROPOSED SIGN
	POSSIBLE FUTURE RIGHT-OF-WAY LINE
	POSSIBLE FUTURE ROADWAY
	BUILDING ENVELOPE

DEMOLITION LEGEND

	SAWCUT
	UTILITY REMOVAL
	TREE REMOVAL
	ASPHALT REMOVAL

UTILITY LEGEND

	PROPOSED STORM PIPE
	PROPOSED STORM END WALL
	PROPOSED STORM STRUCTURE
	PROPOSED STORM CLEAN OUT

GRADING & EROSION CONTROL LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SILT FENCE
	DISTURBED LIMITS
	PROPOSED SLOPE ARROW & PERCENT
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED STONE WEEPER
	PROPOSED EMAT, CLASS I, TYPE A - SLOPES
	PROPOSED EMAT, CLASS I, TYPE B - CHANNELS
	PROPOSED EMAT, CLASS II, TYPE C - CHANNELS
	PROPOSED STONE TRACKING PAD
	PROPOSED RIP RAP

ABBREVIATIONS

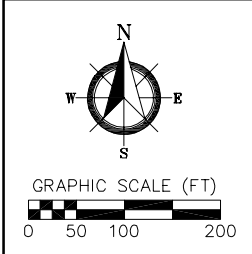
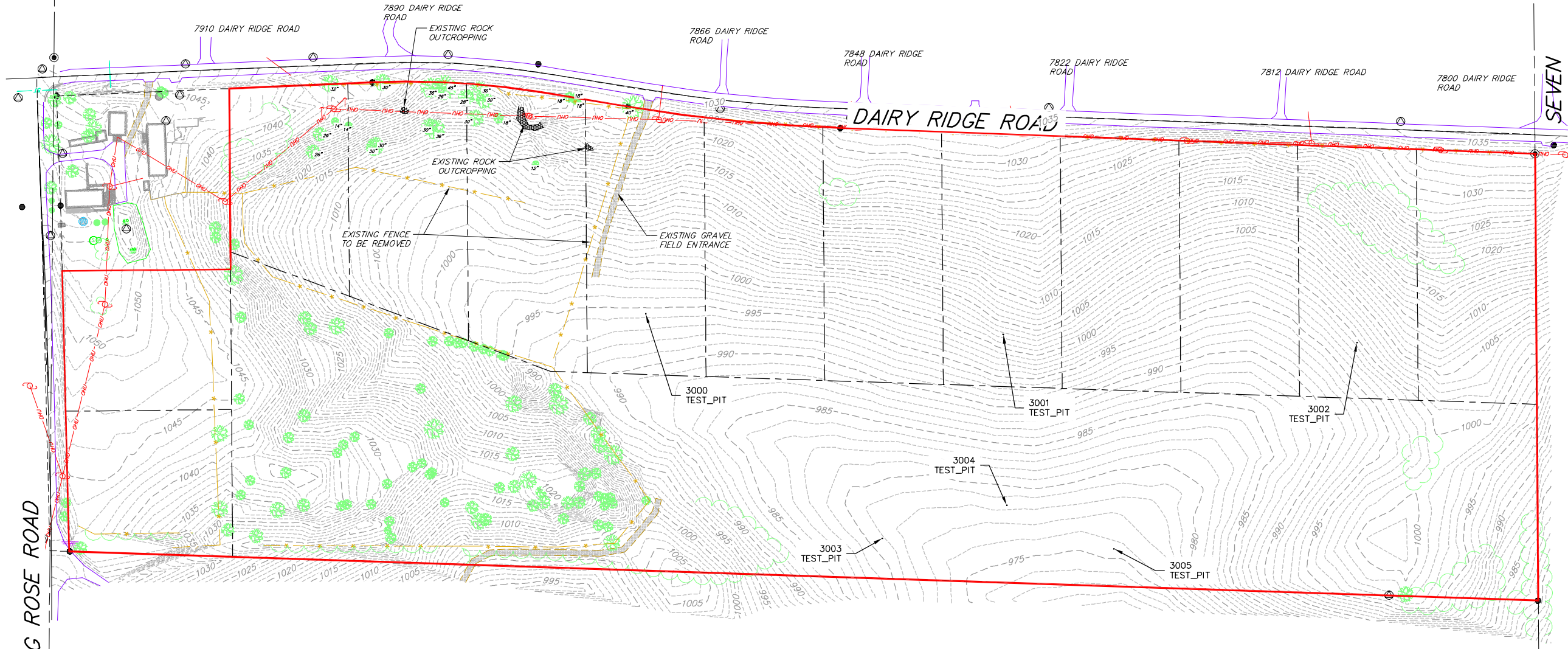
EP	= EDGE OF PAVEMENT
EG	= EDGE OF GRAVEL
EW	= END WALL
FI	= FIELD INLET
R/W	= RIGHT-OF-WAY

General Notes and Legends
Dairy Ridge Heights
Town of Verona
Dane County, Wisconsin



Revisions		Revisions	
No.	Date	Description	Date

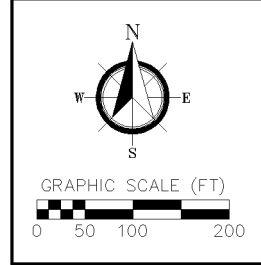
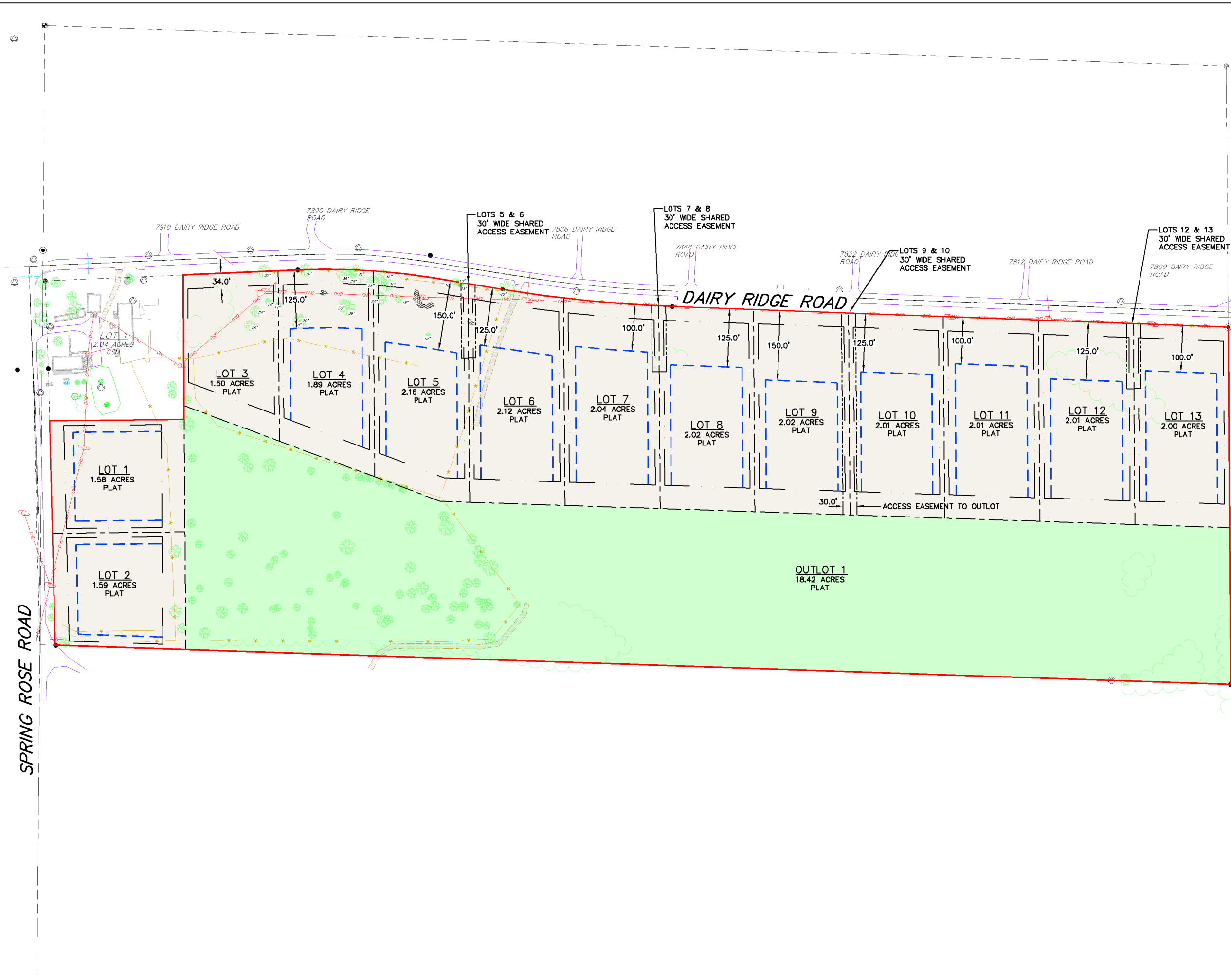
Scale:	AS SHOWN
Date:	8/11/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	2 of 8



Existing Conditions Plan
 Dairy Ridge Heights
 Town of Verona
 Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	Date

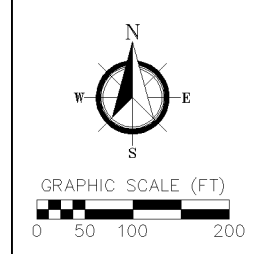
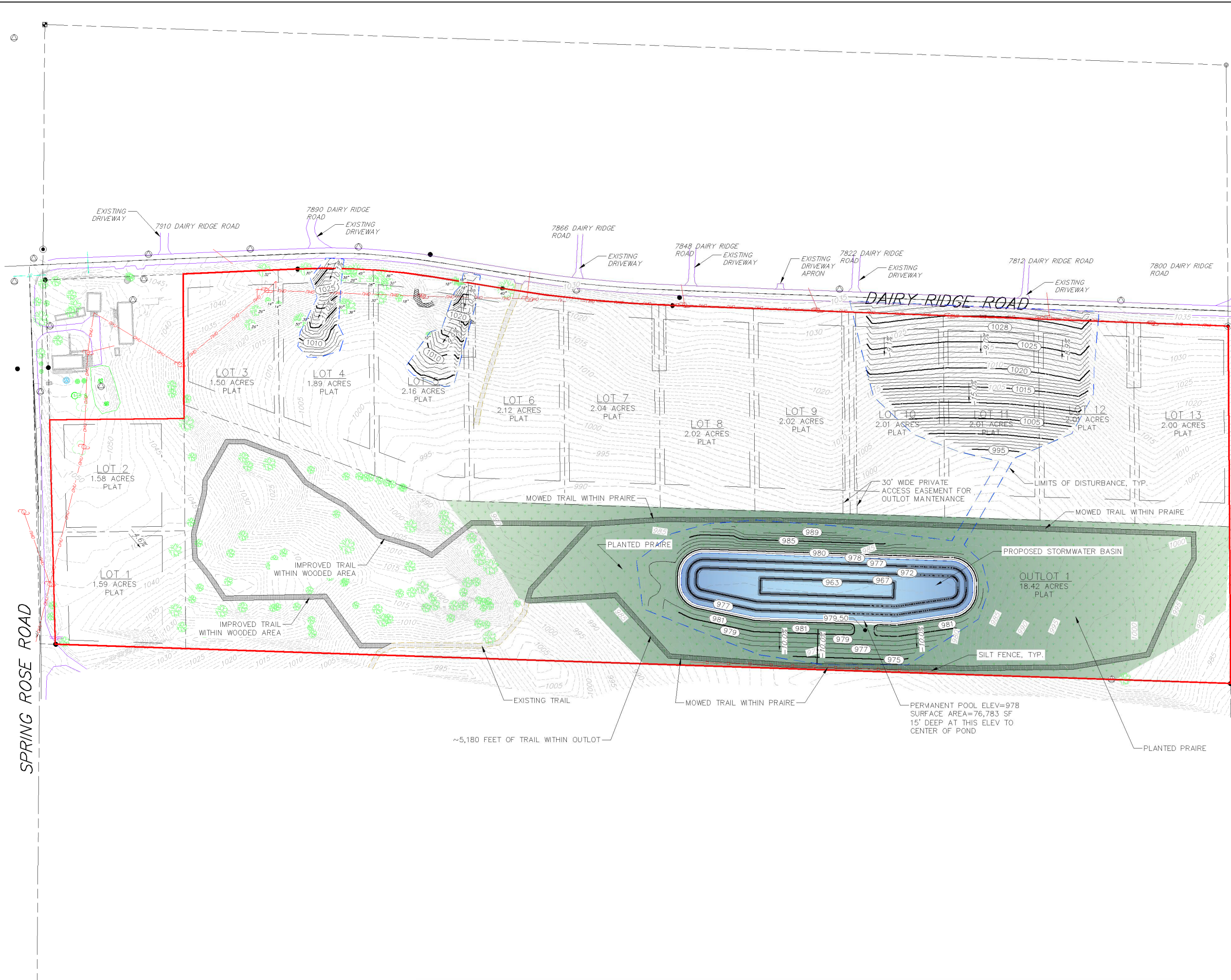
Scale:	AS SHOWN
Date:	8/11/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	3 of 8



Site Plan
Dairy Ridge Heights
Town of Verona
Dane County, Wisconsin

Revisions		Revisions			
No.	Date	Description	No.	Date	Description

Scale: **AS SHOWN**
Date: **8/11/2021**
Drawn By: **ALC**
Project No: **200018**
Sheet No: **4 of 8**



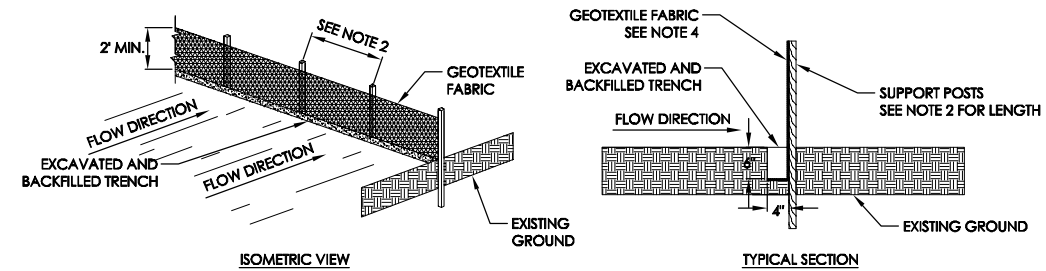
Grading and Erosion Control Plan
 Dairy Ridge Heights
 Town of Verona
 Dane County, Wisconsin

Revisions No.	Date	Description

Scale:	AS SHOWN
Date:	8/11/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	5 of 8

EROSION CONTROL MEASURES

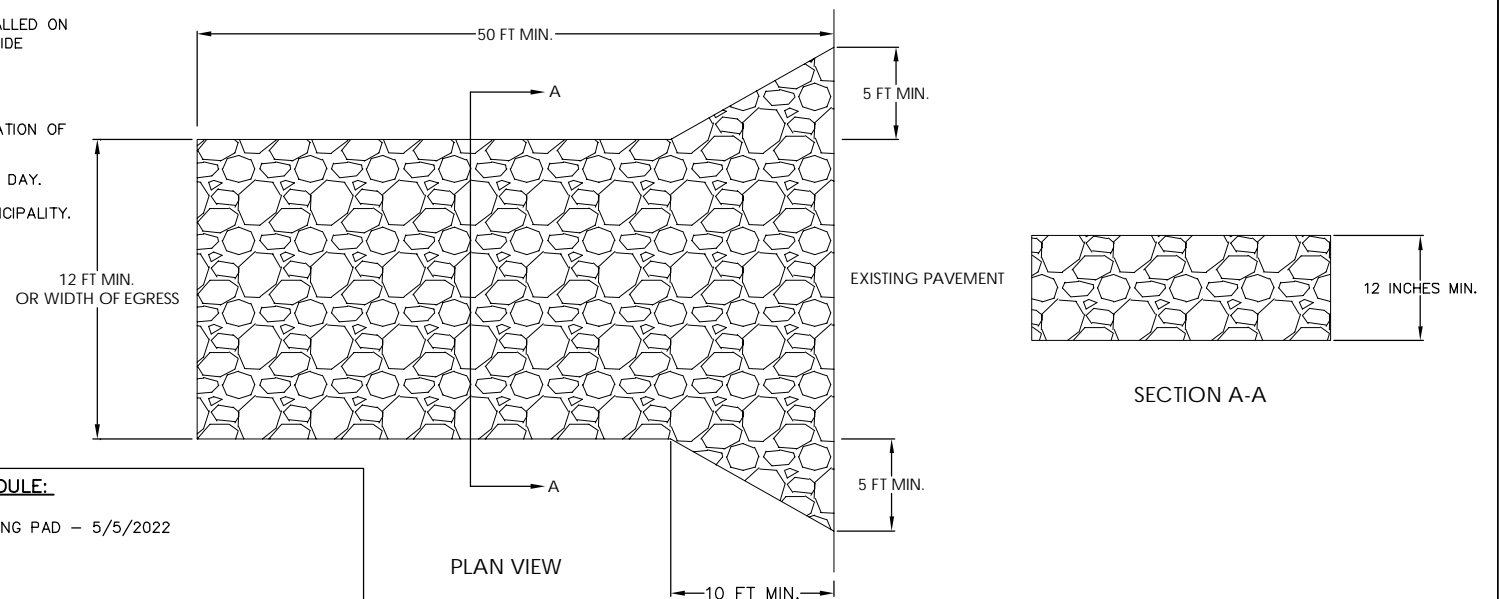
1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE TOWN OF VERONA EROSION CONTROL ORDINANCE, CHAPTER 11 AND 14 OF THE DANE COUNTY ORDINANCES AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR THE TOWN OF VERONA. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS IF POSSIBLE.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7--CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25--FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN--WORKED FOR A PERIOD OF MORE THAN 14--CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
10. SITE DE--WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE--WATERING).
11. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
12. SEE DETAIL SHEETS AND GRADING AND EROSION CONTROL PLAN FOR RIP--RAP SIZING. IN NO CASE WILL RIP--RAP BE SMALLER THAN 3" TO 6".
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE DETENTION BASIN DETAIL SHEET.
15. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL--PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
16. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
17. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
18. EROSION MAT: SEE GRADING AND EROSION CONTROL PLAN FOR EROSION MAT TYPE. GENERALLY, CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L. SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1 AND TYPE VARIES FOR CHANNELS/DITCHES/SWALES WHICH SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES (SEE GRADING AND EROSION CONTROL PLAN AND SHEET 36 & 41 FOR CHANNEL MAT TYPE AND CLASS).
19. SEDIMENT SHALL BE CLEANED FROM DITCHES IF ACCUMULATED AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
20. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
21. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
22. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY WATER RESOURCES ENGINEERING OR PERMITTING MUNICIPALITY.
23. THE TOWN OF VERONA, DANE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
24. NO GRADING SHALL BE ALLOWED WITHIN 5 FEET OF A PROPERTY LINE UNLESS AUTHORIZED BY PERMITTING AUTHORITY.



NOTES:

1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED AND COMPACTED TO THE EXISTING GROUND SURFACE.
2. 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.
3. WOOD POSTS SHALL BE A MINIMUM OF 1-1/8" x 1-1/8" OAK OR HICKORY AND 4 FEET LONG.
4. WOOD POST SPACING SHALL BE A MAXIMUM OF 3' FOR NON-WOVEN GEOTEXTILE FABRIC IS USED AND A MAXIMUM OF 8' IF WOVEN GEOTEXTILE FABRIC IS USED.
5. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES.
6. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:
 - 6.A. TWIST METHOD: OVERLAP THE END POSTS AND TWIST OR ROTATE AT LEAST 180 DEGREES.
 - 6.B. HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

1
6 **SILT FENCE DETAIL**
NOT TO SCALE



NOTES:

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION TRAFFIC LEAVING THE SITE.
2. STONE TRACKING PAD SHALL BE INSTALLED PER WISCONSIN DNR TECHNICAL STANDARD 1057.
3. TRACKING PAD SHALL BE A MINIMUM LENGTH OF 50 FEET. TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT OR A MINIMUM OF 12 FEET IN WIDTH. TRACKING PAD SHALL BE A MINIMUM DEPTH OF 12 INCHES OF 3 INCH TO 6 INCH CLEAR OR WASHED STONE.
4. TRACKING PAD SHALL BE FLARED PER PLAN
5. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISCONSIN DOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS OR OTHER SIMILAR PRACTICES.

2
6 **STONE TRACKING PAD DETAIL**
NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL
3. ROUGH GRADING
4. SEED & MAT BASIN PER PLAN
5. REMOVE TRACKING PAD & SILT FENCE AFTER DISTURBED AREAS ARE STABILIZED/VEGETATED

CONSTRUCTION SCHEDULE:

1. INSTALL SILT FENCE AND TRACKING PAD - 5/5/2022
2. STRIP TOPSOIL - 5/5/2022
3. ROUGH GRADING - 5/5/2022
4. SEED & MAT BASIN PER PLAN - 6/25/2022
5. REMOVE TRACKING PAD & SILT FENCE AFTER DISTURBED AREAS ARE STABILIZED/VEGETATED

SEEDING RATES:

- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
 3. SEE DRY DETENTION BASIN DETAIL FOR SEEDING OF DRY DETENTION BASINS.

- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

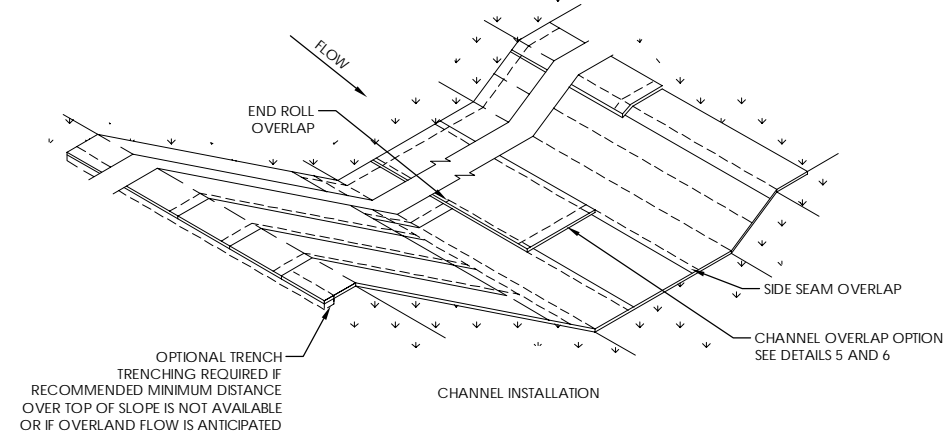
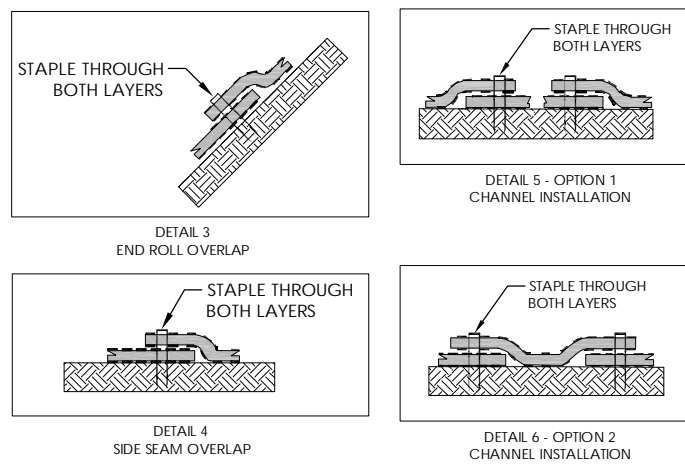
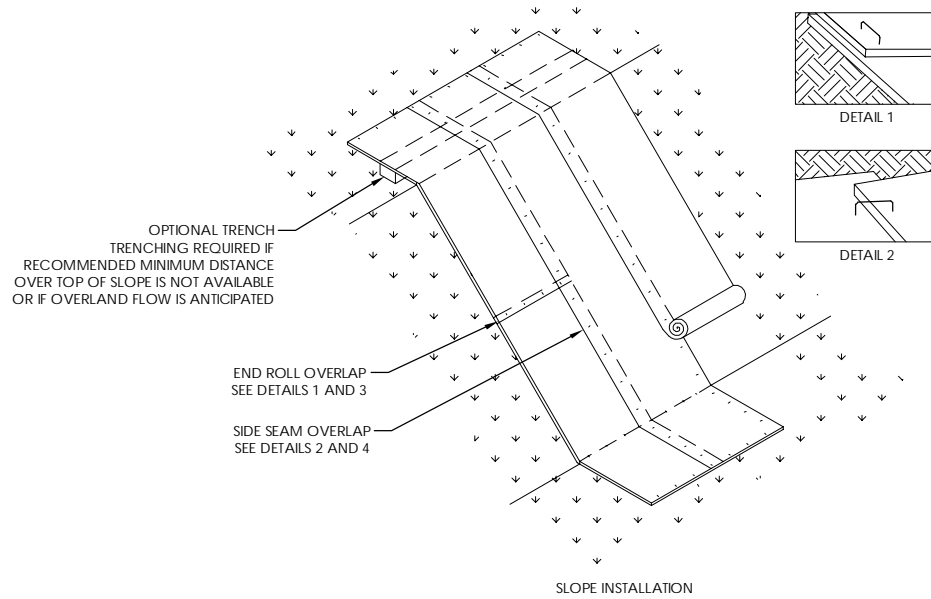
- TEMPORARY AND PERMANENT:**
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

- TEMPORARY AND PERMANENT:**
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

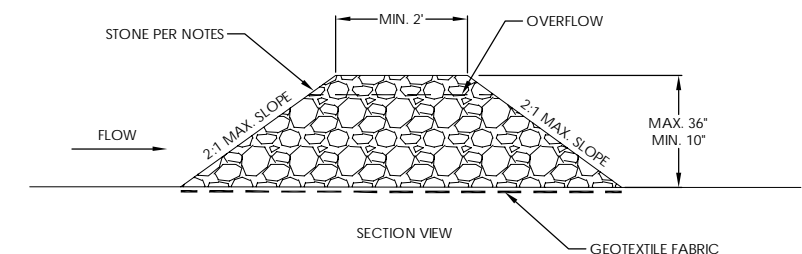
Revisions		Revisions	
No.	Description	No.	Description

Scale:	AS SHOWN
Date:	8/11/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	6 of 8

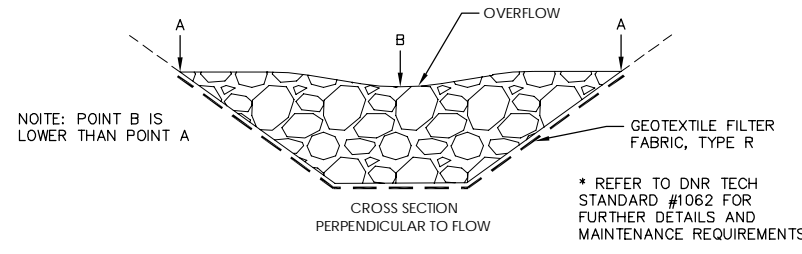


- NOTES:**
1. STAPLE PATTERNS ARE DEPENDENT UPON SLOPE CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS.
 2. STAPLES OF 11 GAUGE OR HEAVIER SHALL BE USED TO HOLD MATS AND NETS IN PLACE.
 3. STAPLES SHALL BE U-SHAPED WITH A 1-INCH TO 2-INCH CROWN.
 4. STAPLE LENGTHS ARE DETERMINED BASED ON SOIL CONDITION, BUT SHALL NOT BE LESS THAN 6 INCHES LONG. SEE WDNR TECHNICAL STANDARD 1052 FOR FURTHER LENGTH REQUIREMENTS.
 5. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR BOTH END AND EDGE OVERLAP LENGTH.
 6. CONSIDER THE USE OF BIODEGRADABLE STAPLES IN LOCATIONS WHERE WIRE STAPLES ARE DETERMINED TO BE A RISK.

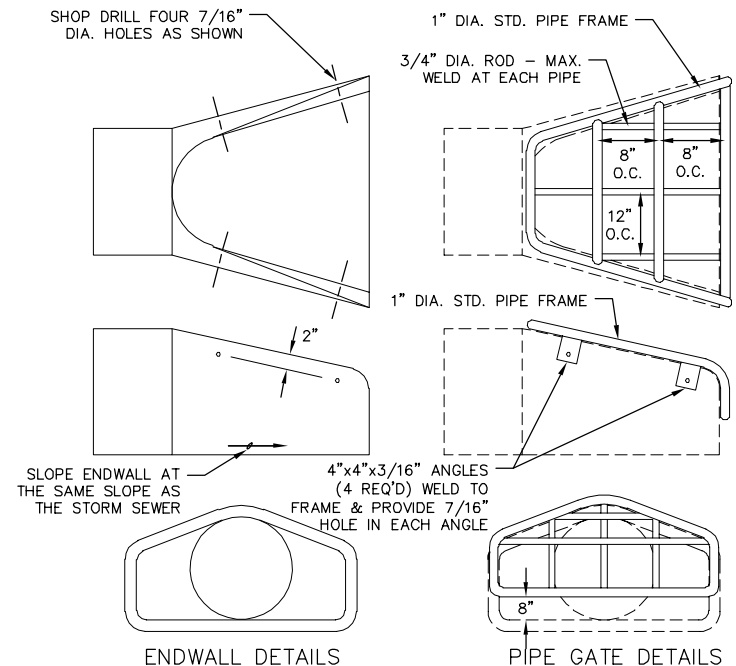
1 EROSION MATTING DETAIL
NOT TO SCALE



- NOTES:**
1. STONE DITCH CHECKS TO SHALL BE INSTALLED ACCORDING TO WISCONSIN DNR TECHNICAL STANDARD 1062
 2. IT IS ACCEPTABLE TO USE ANY OF THE FOLLOWING STONE SPECIFICATIONS:
 - 2.1. WELL-GRADED ANGULAR STONE WITH A D50 OF 3 INCHES OR GREATER WITH NO MORE THAN 5% PASSING THE #4 SIEVE.
 - 2.2. 1-FOOT LAYER OF 1-INCH (#2) WASHED STONE OVER 3 TO 6-INCH CLEAR STONE.
 - 2.3. ANGULAR STONE MEETING THE GRADATION FOR WISCONSIN DOT SPECIFICATION 312 SELECT CRUSH OR LOCAL EQUIVALENT.

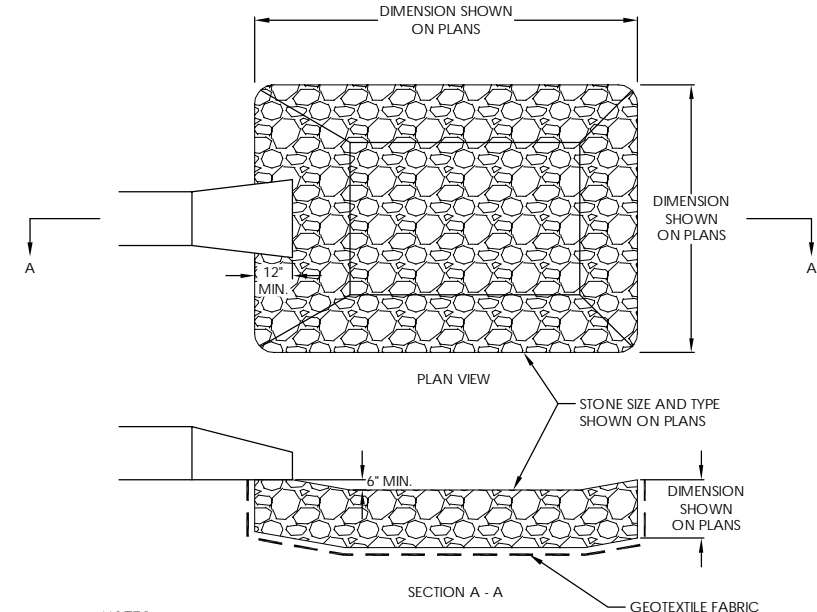


2 STONE WEEPER DETAIL
NOT TO SCALE



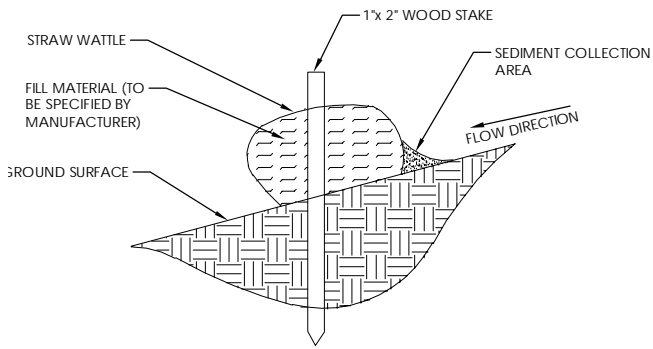
- NOTES:**
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- PAINTING SPECIFICATIONS:**
- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.
- PREPARATION STEPS:**
1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
 2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
 3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

4 ENDWALL DETAIL
NOT TO SCALE



- NOTES:**
- RIPRAP DETAIL FOR DRY BASIN OUTLET PIPES AND EMERGENCY SPILLWAYS AND BIOTENTION BASIN OUTLET PIPE AND EMERGENCY SPILLWAY.
 - SEE GRADING AND EROSION CONTROL PLAN FOR DIMENSIONS, STONE SIZE AND DEPTH
 - GEOTEXTILE FABRIC SHALL BE MIRAFI 140 N OR APPROVED EQUAL

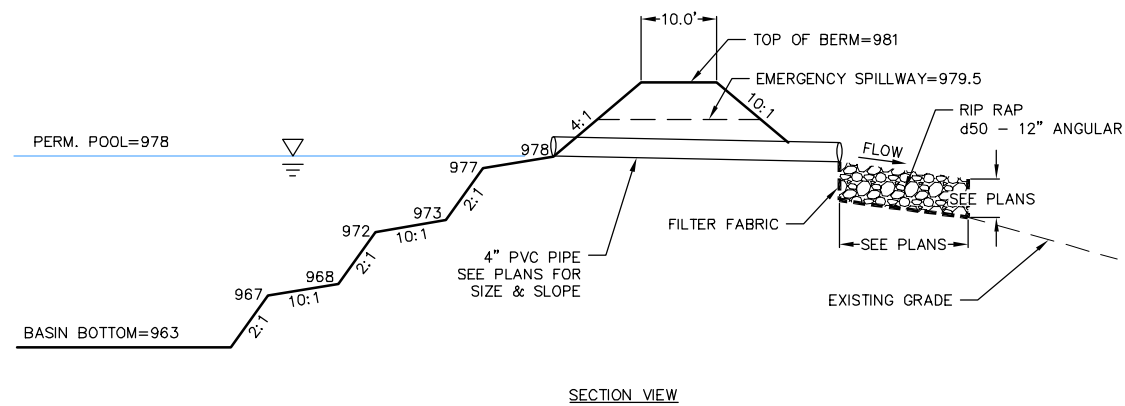
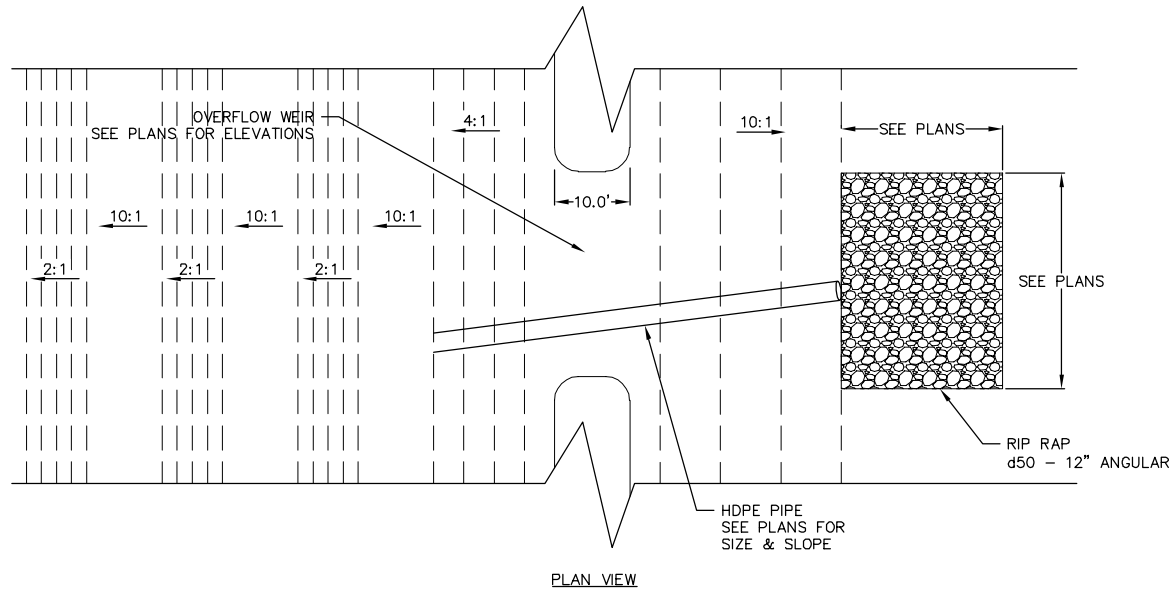
5 RIPRAP DETAIL
NOT TO SCALE



3 STRAW WATTLE DETAIL
NOT TO SCALE

Revisions		Revisions	
No.	Date	Description	Date

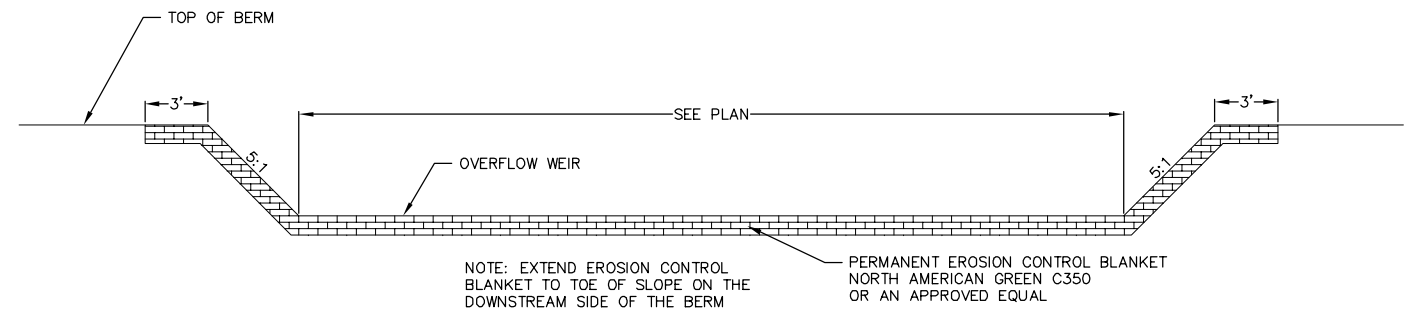
Scale:	AS SHOWN
Date:	8/11/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	7 of 8



NOTES:

- SEE BASIN PLAN & PROFILE SHEETS FOR ALL TOP OF BERM ELEVATIONS, OVERFLOW WEIR LENGTH & ELEVATIONS, INVERT ELEVATIONS AND RIP RAP SIZING.

1
8 WET BASIN DETAIL
NOT TO SCALE



2
8 OVERFLOW WEIR DETAIL
NOT TO SCALE

Revisions		Revisions	
No.	Description	No.	Description

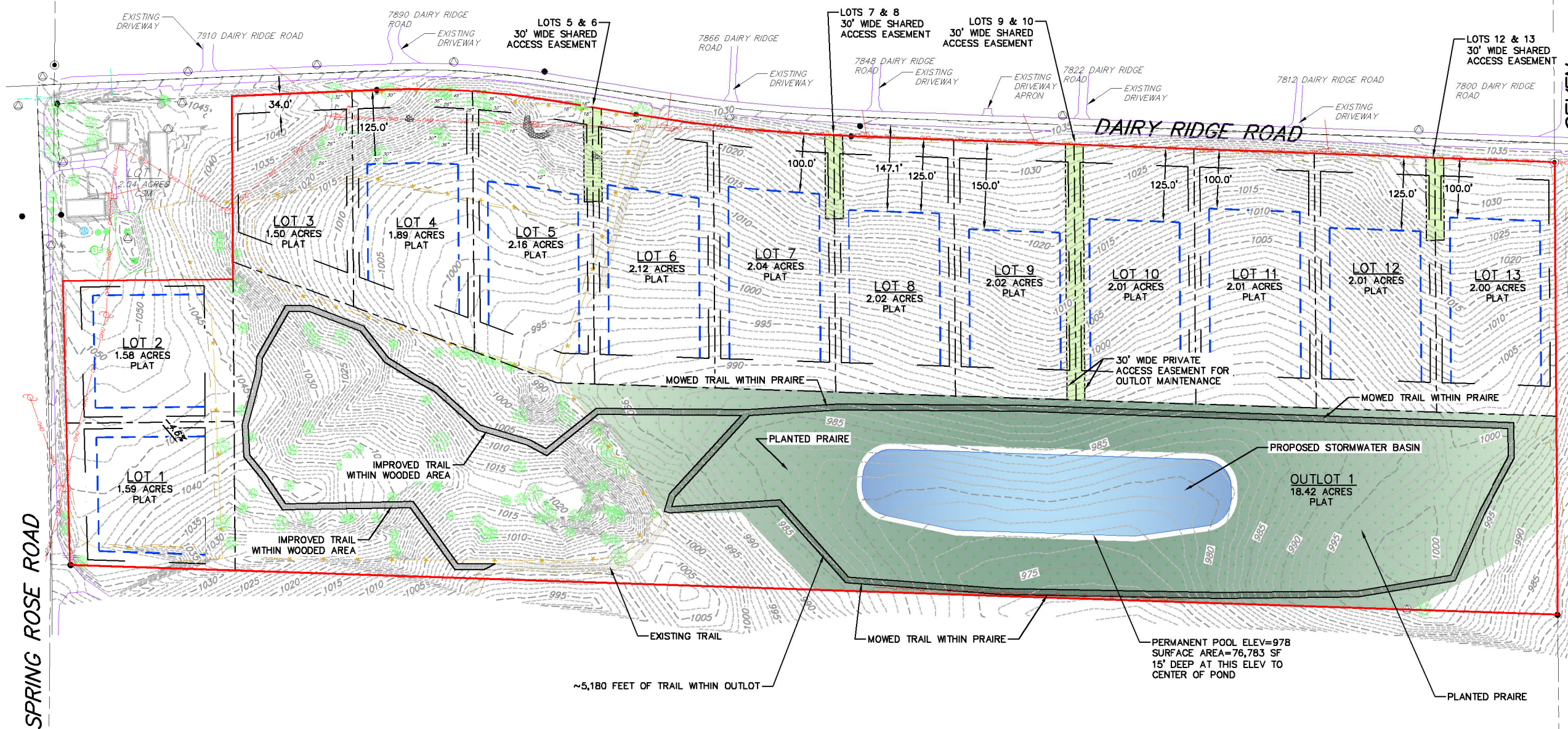
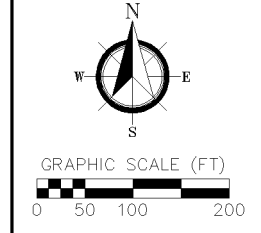
Scale:
AS SHOWN

Date:
8/11/2021

Drawn By:
ALC

Project No:
200018

Sheet No:
8 of 8



Easement and Outlot Trail Exhibit
Dairy Ridge Heights
Town of Verona
Dane County, Wisconsin

Revisions No.	Date	Description

Scale:	AS SHOWN
Date:	8/11/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	1 of 1

STORMWATER REPORT

DAIRY RIDGE HEIGHTS

Town of Verona, Wisconsin

Prepared For:

Twin Rock, LLC
Bret Saalsaa
7935 Almor Drive
Verona, WI 53593

Prepared By:

Carrico Engineering and Consulting, Inc.
1926 N Kollath Rd
Verona, WI 53593

Prepared On:
August 11, 2021

Revised On:

Project # 200018



© 2021 Carrico Engineering and Consulting, Inc.



Table of Contents

Description Page #

Section 1: Narrative	
1.1	Introduction to Project.....3
1.2	Soils Description.....5
1.3	Design Criteria.....5
1.4	Summary of Results.....6
1.5	Conclusions.....7
1.6	Permits.....8
Section 2: Maps	
2.1	Location Map.....10
2.2	Aerial Map.....11
2.3	USGS Quad Map.....12
2.4	WDNR Surface Water Map.....13
2.5	Thermal Location Map.....14
Section 3: Soils Information	
3.1	County Soils Map.....16
3.2	Test Pit Information.....17
Section 4: Peak Storm Control Calculations	
4.1	Peak Flow Pre-Developed Conditions.....22
4.2	Peak Flow Post-Developed Conditions – w/o Controls.....30
4.3	Peak Flow Post-Developed Conditions – w/Controls.....40
4.4	Peak Flow Post-Developed Conditions – W/Offsite Drainage.....50
Section 5: Sediment Reduction Calculations.....61	
Section 6: Infiltration Calculations.....66	
Section 7: Erosion Control Calculations.....74	
Section 8: Riprap Sizing Calculations.....76	
Section 9: Exhibits.....80	
9.1	Navigability/Wetland Determination Letter
9.2	Stormwater Maintenance Agreement
9.3	Pre-Developed Drainage Map
9.4	Post-Developed Drainage Map
9.5	Construction Plans

Section 1 – Narrative

1.1 Introduction

Dairy Ridge Heights is located in the Town of Verona southeast of the intersection of Dairy Ridge Road and Springrose Road. The development is comprised of an existing parcel of undeveloped land of approximately 43.37 acres in total area (excluding right-of-way) with a mix of row crops and wooded area. For stormwater management design purposes, the project area is 33.894 acres. This area is defined by the entire area of each lot (Lots 1-13) to account for an assumed amount of new impervious surfaces and the area of the outlot that is being disturbed with the proposed stormwater basin including the un-disturbed conveyance area from the single-family lots to the basin through the outlot.

The lot containing the farmhouse and accessory buildings (known as Lot 1 of CSM 15601) is not part of the plat. However, a portion of the lot drains through the plat. Additionally, the south half of Dairy Ridge Road and right-of-way adjacent to the plat also flows overland through the plat. Finally, a small tract of wooded area within the outlot flows overland through the plat to the basin. All of these areas were included for sizing the basin, but loading was removed and not included as part of the overall project area of 33.894 acres as the area is not being disturbed or not part of the plat area.

Currently, about 25 acres of the entire parcel are being farmed with row crops. The remainder of the area is either made up of wooded area or open space with scattered mixed species of trees.

The proposed development would divide the parcel into 13 single-family residential homesites ranging in size from 1.5-acres to 2.2-acres, dedicating the area of Springrose Road and Dairy Ridge Road to the public for right-of-way and one large privately owned outlot for stormwater management purposes, walking trails and prairie.

The development property shows a small unnamed intermittent river or stream on the WDNR surface water data view map along with Dane County Access Dane Maps. Additionally, the maps indicate a converging intermittent river or stream to the west of the subject property. Furthermore, the maps indicate several USDA NRCS wetland wet spots based on GIS hydric soil mapping. A navigability and wetland determination was conducted by Hans Hilbert, the Dane County Assistant Zoning Administrator and Shoreland Specialist on both the intermittent streams and wetland wet spots on July 2, 2020. Mr. Hilbert determined that the entirety of both waterways lack any evidence of a defined bed or bank and any water flow through the entire course would be described as sheet flow and no presence of water. Therefore, the parcel is not subject to any shoreland zoning or further permitting and disturbance within these areas is permissible. In addition, it was determined that there is no evidence of wetland characteristics of any kind on the property and therefore a wetland delineation is not required.

Mr. Hilbert included an official letter describing the review and site visit and his determination which is included as Exhibit 9.1 in this document.

A 30-foot-wide private access easement is planned between Lots 9 and 10 for future maintenance of the stormwater basin. The outlet will not be open to the public; rather only utilized for stormwater management purposes and hiking trails for the owners within the subdivision.

General Stormwater Management Design

Stormwater modeling is based on the pre-developed site and post-developed site as shown in the exhibits located in Section 9 of this report. There is a small gravel field access road that is included as part of the existing site. All proposed features are based on assumptions made for a per lot new impervious surface area as defined in the recorded neighborhood covenants. No new public roads are planned for this development as all lots currently front existing town roads. Impervious surface totals for each lot are assumed and indicated in the recorded neighborhood covenants as maximums without additional contact with Dane County Land and Water Resources Department.

Assumptions for new impervious surfaces per lot are as follows: 6,000 sq. ft. for single-family roof area, 600 sq. ft. for accessory building roof area, 3,000 sq. ft. for sidewalk/patio/deck area and 3,500 sq. ft. for driveway area. Total assumed impervious area per lot for design purposes is 13,100 sq. ft. The remainder of each residential lot area has been modeled as grassland. Roof areas have been modeled as “disconnected” or “draining to a pervious area” rather than “directly connected” due to the depth of the lots and the fact that the roof runoff will sheet flow overland through pervious areas for a distance of 100 to 200+ feet before channelized conveyance to the proposed stormwater basin occurs. Furthermore, the roof areas were modeled as clayey soil type with moderate compaction.

The following table is a breakdown of impervious and pervious surface totals for the entire project area. A breakdown of surface types by individual drainage areas is available in the Peak Storm Control Calculations – Post-developed Conditions w/controls part of the report in Section 4.

Table 1: Surface Totals for Project Area

	Square Feet	Acres
House Roof	78,000	1.791
Shed Roof	7,800	0.179
Driveway	45,500	1.045
Sidewalk/Patio	39,000	0.895
Water Surface	76,783	1.763
Grass Cover	1,164,317	26.729
Woodland	65,004	1.492
Totals:	1,476,404	33.894

The site meets the definition of new development as defined in Chapter 14 of the Dane County Ordinances. The site is required to meet performance standards for: erosion control, total suspended solids removal, infiltration, peak flow discharge and thermal control.

Due to the project being in the Sugar River Watershed, the area is designated as being in a thermally sensitive area. The site is long distance from any navigable waterway or

mapped wetland; therefore, a wet basin is proposed for the site. However, practices will be in place to meet thermal control for discharge with riprap outlet structures and the fact that the runoff from the wet basin will travel a significant distance within pervious areas the watershed prior to reaching any environmentally sensitive area.

The goals for total suspended solids removal and peak discharge will be met with the construction of the wet basin. Infiltration requirements will be met through overall density, with the majority of the site being restored to grass or natural prairie area from straight row crops. Thermal control will be met with the addition of riprap at the basin outlet.

1.2 Soils Description

Subsurface soils are predominantly made up of silt loam. The highest percentage soils are Basco silt loam, Port Byron silt loam and Troxel silt loam which makes up approximately 63% of the soils of the parcel. There is a mix of hydrological soil rating between B, C and D. Thirty-nine percent (39%) of the site has a hydrologic soil rating of B, fourteen percent (14%) of the site has a hydrologic soil rating of C and forty-eight percent of the site has a hydrologic soil rating of D. For purposes of this project, type C soils were used for modeling as the weighted average of hydrologic soil type is a C. Additionally, with hydrological soil group rating of C, clayey soil types were chosen within the WinSLAMM program. For peak rate control, areas were not lowered by a permeability class as deep tilling is proposed for the disturbed areas. Additionally, drainage areas that are conveyed to pervious areas were modeled as clayey with a low building density and normal compaction rather than moderately compacted. With no road construction taking place and larger lots, there will be minimal or normal compaction of the existing soils during construction of a home.

A total of 6 soil test pits were conducted on December 17, 2020 by a certified soil tester. The soil evaluation report is located in Section 3.2 of this report.

1.3 Design Criteria

For the purpose of this report, pre-developed conditions refer to the site conditions before the proposed development. The Stormwater goals the site will be required to meet are summarized below:

Table 2 – Stormwater Management Requirements

Stormwater Management Requirements	
Requirement	Goal
Peak Runoff Rate Control	Pre-Developed to Post-Developed 1, 2, 10, and 100-year, 24-hour events
Sediment Control: TSS	80% TSS Removal
Infiltration	Infiltrate 90% of Pre-Developed Infiltration Volume
Thermal	Reduce temperature of runoff using Best Management Practices

Table 3 – Design Inputs

Design Inputs	
	Peak Runoff Rate Control (Town of Verona) (Dane County)
Rainfall (24-hour design storm) MSE4 Distribution	1-year = 2.49 inches 2-year = 2.84 inches 10-year = 4.09 inches 100-year = 6.66 inches
Pre-developed Runoff Curve Number (HSG C)	Woodland = 70 Grassland = 71 Cropland = 78

1.4 Summary of Results

Peak Rate Control (See Section 4 for design calculations)

The Town and the County require new development sites to design Stormwater management practices to maintain post-development peak runoff discharge rates for the 1, 2, 10, and 100-year, 24-hour design storms, so as not to exceed those rates for each respective design storm under pre-developed conditions. Peak runoff control will be handled onsite with construction of the proposed wet basin. Table 4 illustrates the overall pre-developed, post-developed without controls, post-developed with controls and post-developed with controls and offsite drainage peak rates for the project. The offsite areas/non-project areas were modeled for sizing. The calculations were performed with HydroCAD and are located in Section 4 of this report.

Table 4 - Peak Runoff Control

Storm Event (year)	Pre-Developed (cfs)	Post-Developed w/o controls (cfs)	Post-Developed w/ controls (cfs)	Post-Developed w/ controls & Offsite (cfs)
1	16.83	20.87	3.55	3.56
2	23.01	27.85	4.76	4.78
10	47.89	55.47	9.60	10.64
100	105.80	118.13	47.83	68.66

Table 5 summarizes the routing through the wet basin. The offsite areas that drain through the site were included for these calculations to indicate the basin is capable of handling the stormwater runoff through the 100-yr, 24-hr storm event. Runoff does not overtop the spillway until at least the 10-yr, 24-hr storm event. The spillway elevation is 979.50. The top of berm elevation is 981.0. The outlet pipe invert elevation is 978.0.

Table 5 – Wet Basin Routing

Storm Frequency (Year)	Post- Developed Inflow (CFS)	Routed Through Basin			
		Discharge Primary Outlet Pipe (CFS)	Discharge Secondary Overflow (CFS)	Elevation (Feet)	Volume (CF)
1	21.82	0.32	0.00	979.10	88,173
2	29.25	0.37	0.00	979.44	116,591
10	58.95	0.43	9.16	979.82	148,904
100	126.84	0.52	63.40	980.67	226,854

Sediment Control

The site is required to reduce by 80%, the total suspended solids load based on the average annual rainfall record. The wet basin was modeled with WinSLAMM 10.4.1. The wet basin efficiency is 88.56% sediment reduction. Table 6 illustrates the efficiency of sediment reduction for the basin. See Section 5 for total suspended solids removal calculations and exhibits for the wet basin.

Table 6 – Total Suspended Solids Reduction Summary – Wet Basin

BMP	No Controls	After Stormwater Controls	% Reduction
Wet Basin	5,981 lbs.	684.1 lbs.	88.56%

Infiltration

The site is required to infiltrate 90% of the pre-developed infiltration volume based on the average annual rainfall. The site infiltrates the post-developed runoff volume at a rate equivalent to 92.30% of the pre-developed infiltration volume. The calculations were completed with WinSLAMM 10.4.1 and are located in Section 6 of this report. Infiltration performance is achieved by density of development within the project area by returning straight, row crop fields to grassed area or native greenspace. Table 6 illustrates the WinSLAMM output for infiltration.

Table 6 – Infiltration Volume

Annual Pre-developed Total Loss (in/Yr)	Post-Developed Total Loss(in/Yr)	% Annual Total Loss
26.25	24.23	92.30

Erosion Control (See Section 7)

The site meets the County's erosion control requirements with use of a stone tracking pad, perimeter silt fencing and slope and channel erosion applications per the plan. Site work is anticipated to begin in the spring of 2022 and be restored by summer of 2022. The USLE worksheets can be found in Section 7 of this report.

Thermal Control

The site is located within a thermally sensitive area, based being in the Sugar River watershed. The outlet structure including overflow weir and outlet pipe of the wet basin will be stabilized with large 6" diameter angular rip rap to ensure that runoff leaving the basin will pass over the stones to cool. Additionally, the basin is located a significant distance from any environmentally sensitive area where runoff will be conveyed through pervious areas and likely infiltrated prior to reaching any environmentally sensitive areas.

1.5 Conclusions

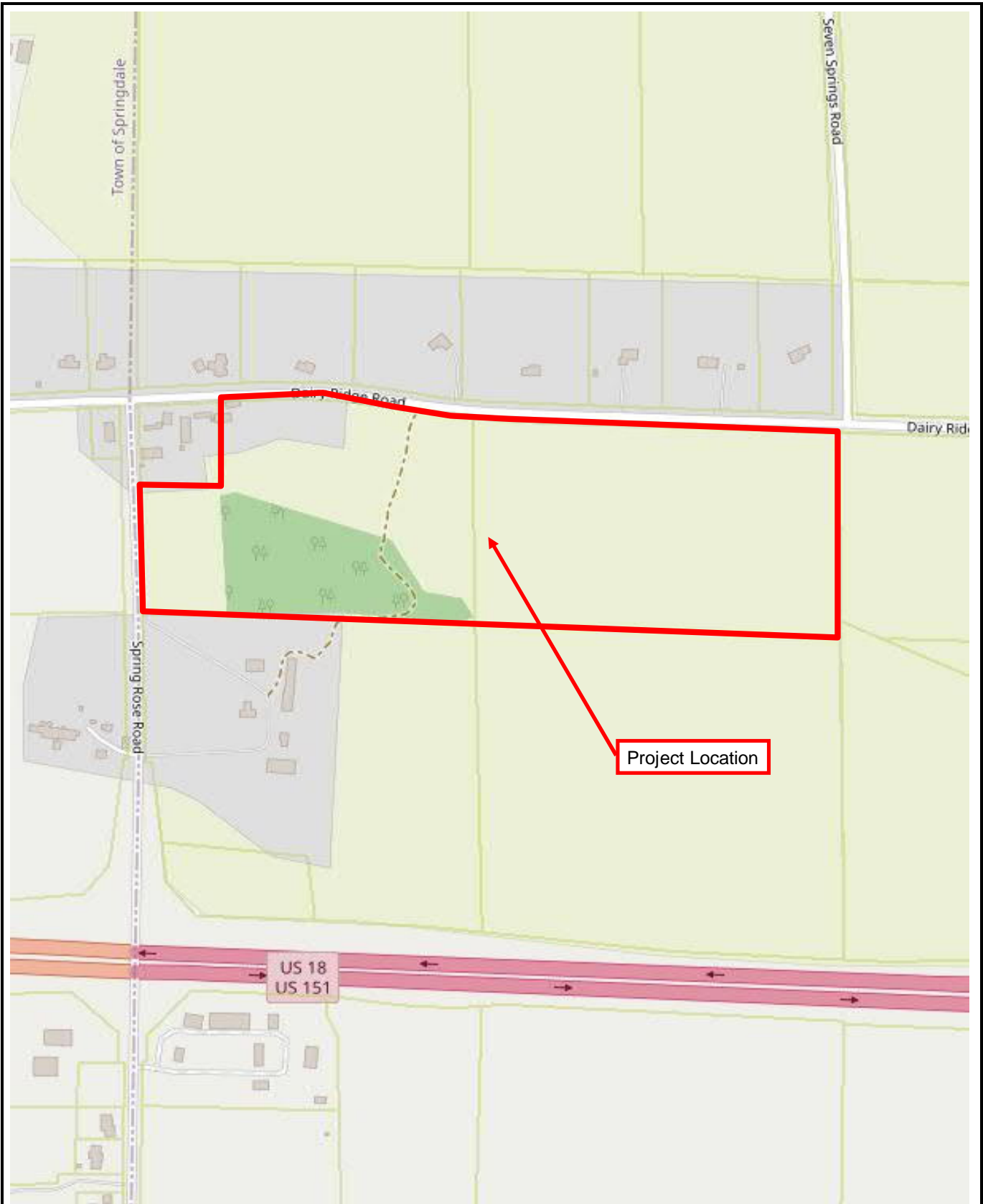
This Dairy Ridge Heights Stormwater Management Plan will meet the Town and the County's new development performance standard requirements for erosion control, peak runoff rate control, total suspended solids reduction, infiltration and thermal control with the construction of the wet basin.

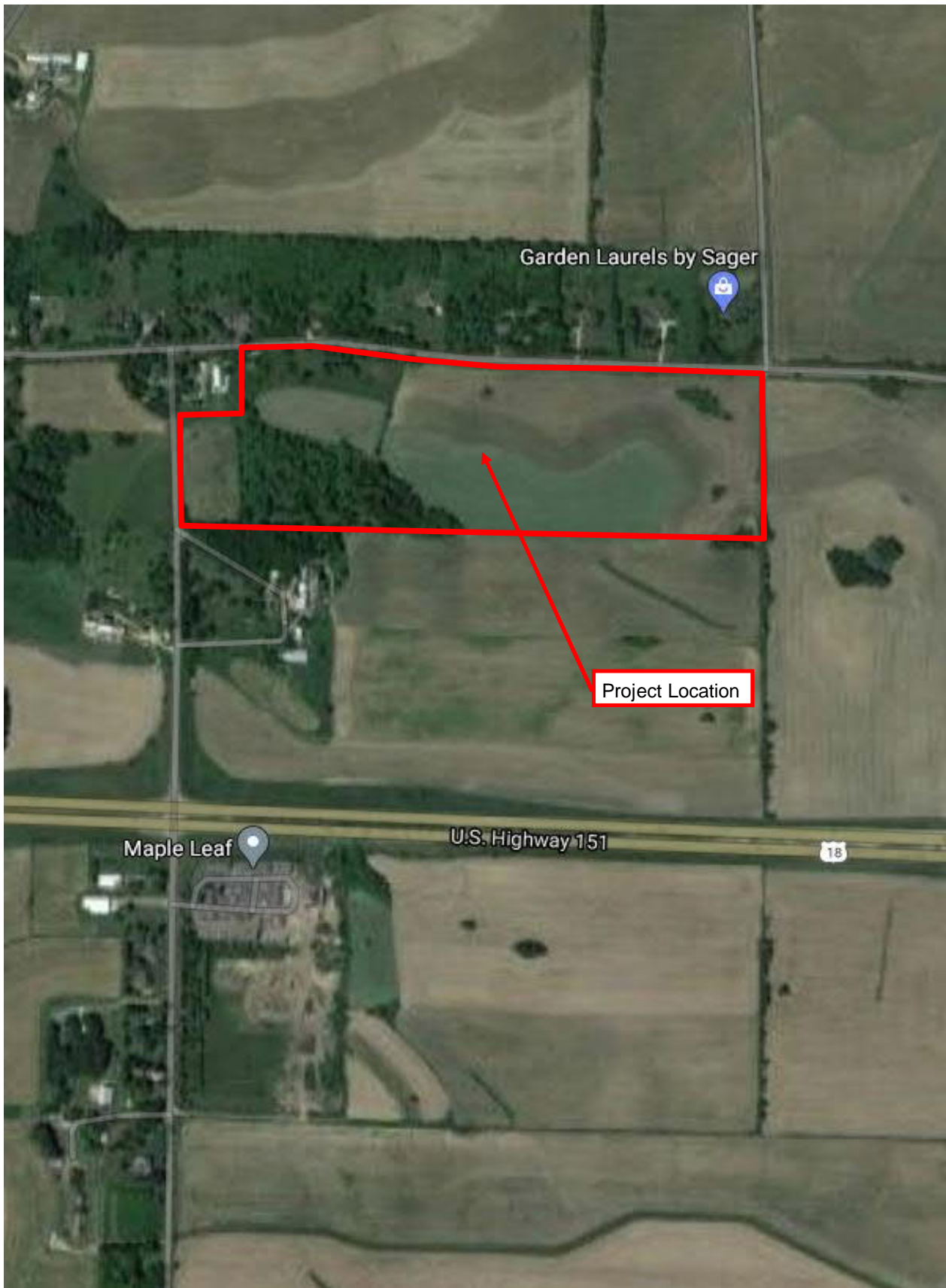
1.6 Permits

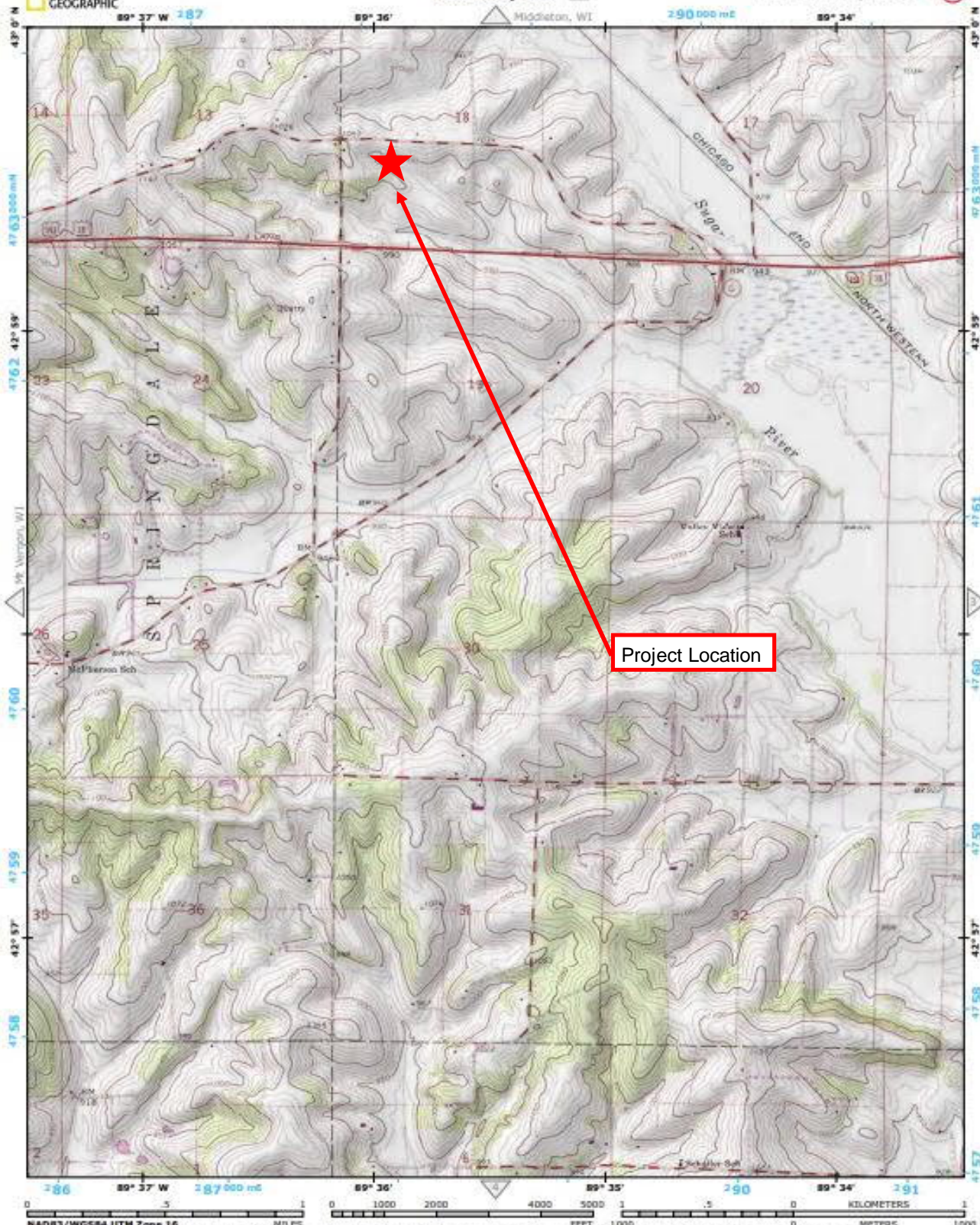
The following is a list of the anticipated development permits anticipated:

- ✓ Dane County - Erosion Control/Land Disturbing Permit Application
- ✓ Dane County - Storm Water Runoff Control Permit Application
- ✓ Wisconsin Department of Natural Resources Notice of Intent

Section 2: Maps



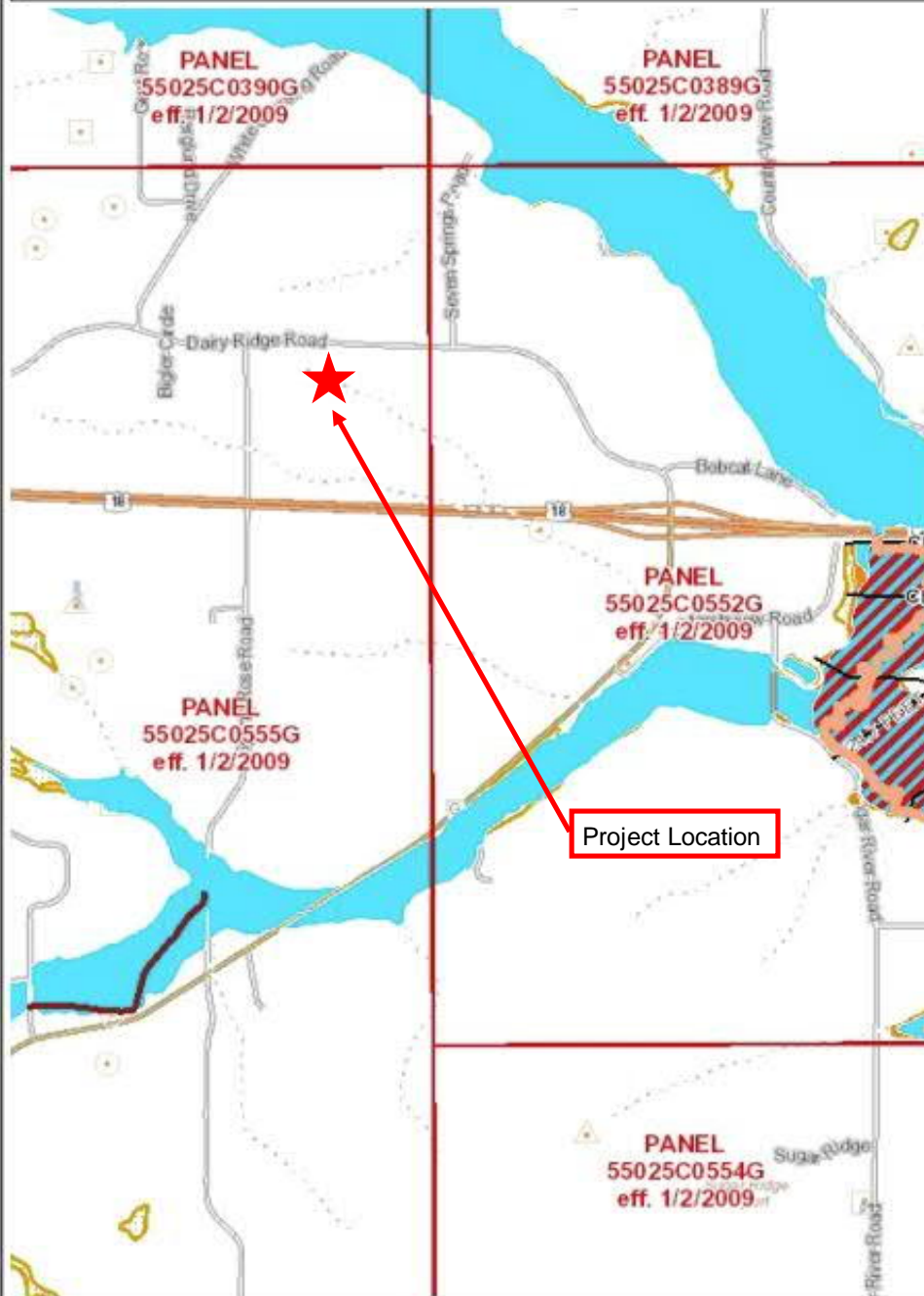




Project Location



Surface Water Data Viewer Map



Legend

- Dams**
 - Dams with FERC License
 - Dams
- Record Flood Levels**
- Analysis Lines**
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis
 - Bridge
- Analysis Points**
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis
 - Bridge
- Analysis Catchments**
- Floodplain Storage**
- FERC Project Area Boundaries**
- Cross Sections**
- Floodplains**
 - Flood Fringe
 - Floodway
- Statewide Paper FIRM Index**
- FIRM Panels**
- Cross-Sections**
- Flood Hazard Boundaries**
 - Other Boundaries
 - Limit Lines
 - SFHA / Flood Zone Boundary
- Flood Hazard Zones**
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard

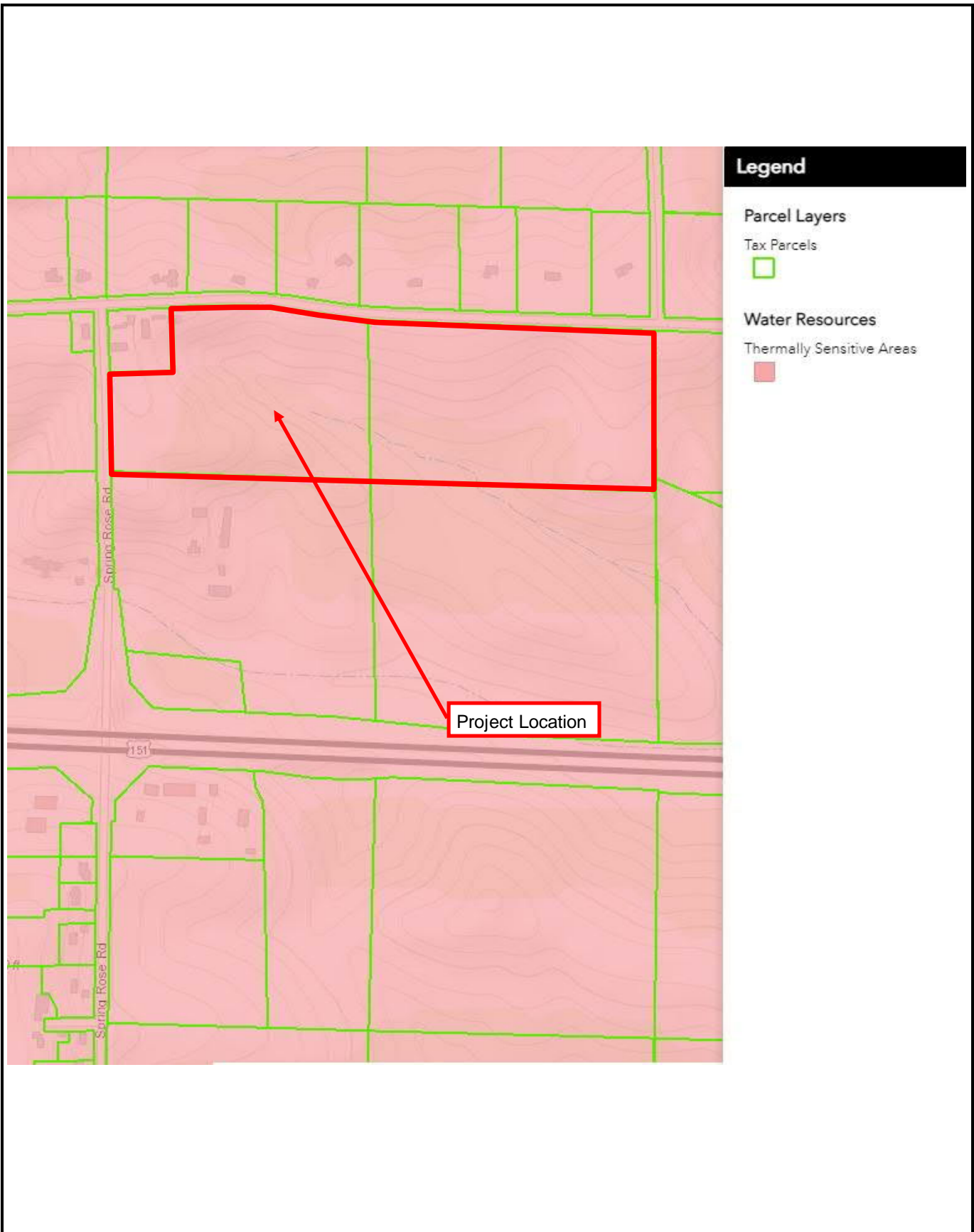
0.8 0 0.38 0.8 Miles

1: 23,760

NAD_1983_HARN_Wisconsin_TM

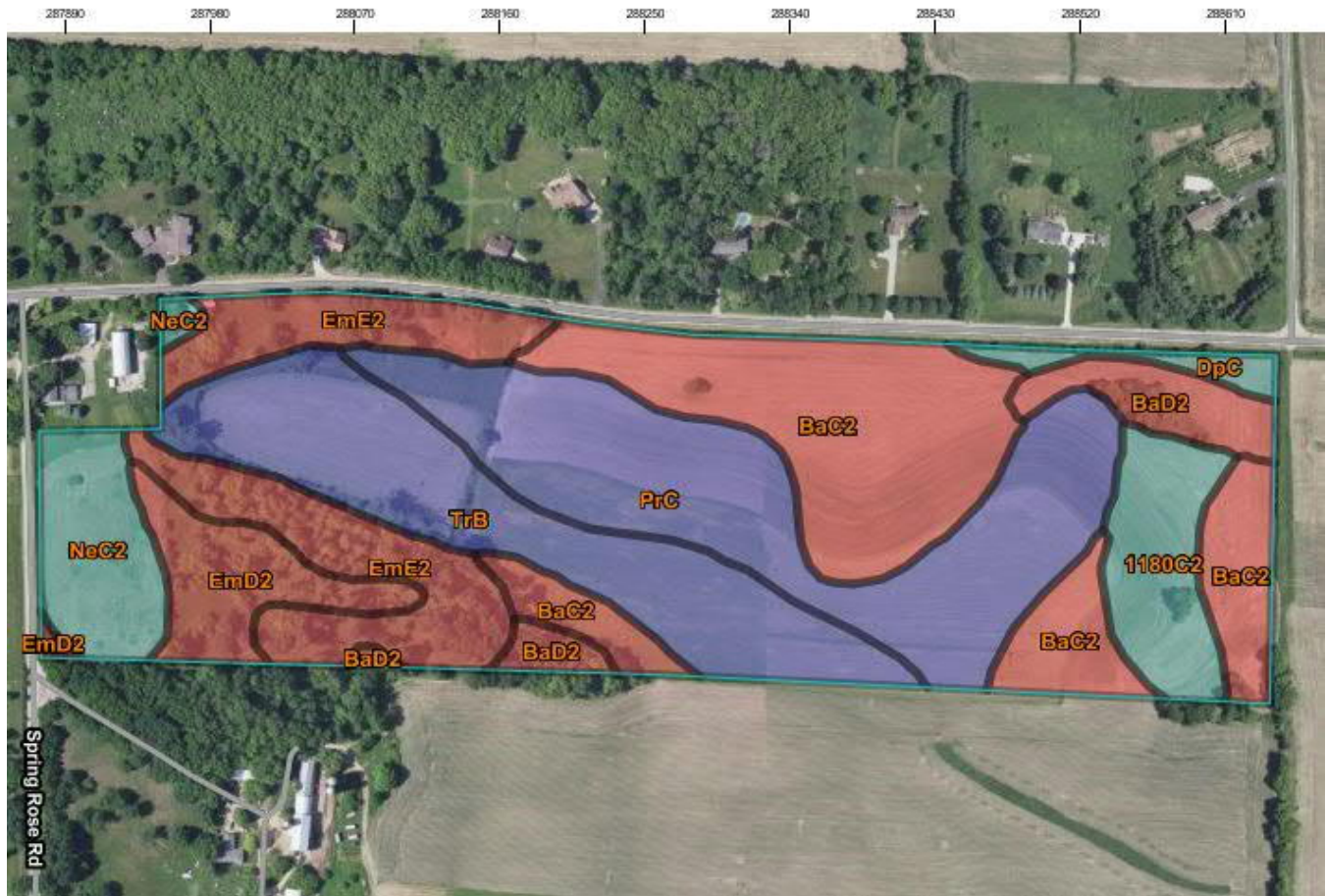
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



Section 3: Soils Information

Hydrologic Soil Group—Dane County, Wisconsin



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1180C2	Newglarus-Dunbarton silt loams, 6 to 12 percent slopes, moderately eroded	C	2.5	6.1%
BaC2	Basco silt loam, 6 to 12 percent slopes, eroded	D	10.0	24.1%
BaD2	Basco silt loam, 12 to 20 percent slopes, eroded	D	1.9	4.6%
DpC	Dodgeville silt loam, 8 to 12 percent slopes	C	0.6	1.5%
EmD2	Elk mound sandy loam, 12 to 20 percent slopes, eroded	D	2.3	5.6%
EmE2	Elk mound sandy loam, 20 to 30 percent slopes, eroded	D	5.6	13.4%
NeC2	Newglarus silt loam, moderately deep, 6 to 12 percent slopes, moderately eroded	C	2.6	6.2%
PrC	Port Byron silt loam, 6 to 12 percent slopes	B	9.1	21.7%
TrB	Troxel silt loam, 0 to 3 percent slopes	B	7.0	16.9%
Totals for Area of Interest			41.7	100.0%

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Dane
Parcel I.D.	0608-183-8680-4
Reviewed by	Date

Property Owner Twin Rock LLC	Property Location Govt. Lot NW 1/4 SW 1/4 S 18 T 6 N R 8 E (part)
Property Owner's Mailing Address 7935 Almor Drive	Lot # Block # Subd. Name or CSM# Dairy Ridge Heights
City State Zip Code Phone Number Verona, WI 53593 ()	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town Nearest Road Verona Dairy Ridge Road


Drainage area _____ <input type="checkbox"/> sq. ft. <input type="checkbox"/> acres Optional: Test Site Suitable for (check all that apply) <input type="checkbox"/> Irrigation <input type="checkbox"/> Bioretention trench <input type="checkbox"/> Trench(es) <input type="checkbox"/> Rain garden <input type="checkbox"/> Grassed swale <input type="checkbox"/> Reuse <input type="checkbox"/> Infiltration trench <input type="checkbox"/> SDS (> 15' wide) <input type="checkbox"/> Other _____	Hydraulic Application Test Method: <input checked="" type="checkbox"/> Morphological Evaluation <input type="checkbox"/> Double-Ring Infiltrometer <input type="checkbox"/> Other (specify) _____
--	--

TP-3000 Obs. # Boring Pit Ground surface elev. **994.15** ft. Depth to limiting factor **45** in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
A	0-10	10YR3/2	None	sil	2fsbk	mvfr	cs	0	0.13
B1	10-45	10YR4/4	None	sicl	2msbk	mfr	gs	0	0.04
B2	45-68	10YR4/4	c2d10YR5/8,6/2	sicl	1cpr	mfi	cs	0	0.04
R	68+	Sandstone	Bedrock						

TP-3000 Obs. # Boring Pit Ground surface elev. **1002.66** ft. Depth to limiting factor **11** in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
A	0-11	10YR3/2	None	sil	2fsbk	mfr	as	0	0.13
R	11+	Sandstone	Bedrock						

CST/PSS Name (Please Print) Paul A. Hardy	Signature 	CST/PSS Number 225394
Address 7226 Timberwood Drive, Madison, WI 53719	Date Evaluation Conducted 12/17/2020	Telephone Number 608-848-4869

TP-3002 Obs. # Boring Pit Ground surface elev. **999.38** ft. Depth to limiting factor **62** in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate
									Inches/Hr
A	0-11	10YR3/2	None	sil	2fsbk	mvfr	cs	0	0.13
B1	11-45	10YR4/4	None	sicl	2msbk	mfr	gs	0	0.04
IIB2	45-62	10YR4/6	None	scl	1csbk	mfi	cs	2	0.11
R	62+	Sandstone	Bedrock						

TP-3003 Obs. # Boring Pit Ground surface elev. **979.1** ft. Depth to limiting factor **45** in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate
									Inches/Hr
A	0-17	10YR2/2	None	sil	2msbk	mvfr	gs	0	0.13
B1	17-45	10YR4/4	None	sicl	2msbk	mfr	gs	0	0.04
B2	45-63	10YR4/3	m3p10YR5/8,6/2	sicl	0m	mfi	gs	0	0.04
IIB3	63-110	10YR4/3	m3p10YR5/8,6/2	scl	0m	mfi		2	0.11

TP-3004 Obs. # Boring Pit Ground surface elev. **978.16** ft. Depth to limiting factor **44** in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate
									Inches/Hr
A	0-12	10YR3/2	None	sil	2fsbk	mvfr	cs	0	0.13
B	12-44	10YR4/4	None	sicl	2msbk	mfr	as	0	0.04
R	44+	Sandstone	Bedrock						

Test Results and/or Summary Comments

Obs. # Boring
 TP-3005 Pit Ground surface elev. **975.6** ft. Depth to limiting factor **50** in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate
									Inches/Hr
A	0-27	10YR2/2	None	sil	2fsbk	mvfr	gs	0	0.13
B1	27-50	10YR4/4	None	sicl	2msbk	mfr	gs	0	0.04
B2	50-112	10YR4/3	m2p10YR5/8,6/2	sicl	0m	mfi		0	0.04

Obs. # Boring
 Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate
									Inches/Hr

Obs. # Boring
 Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate
									Inches/Hr

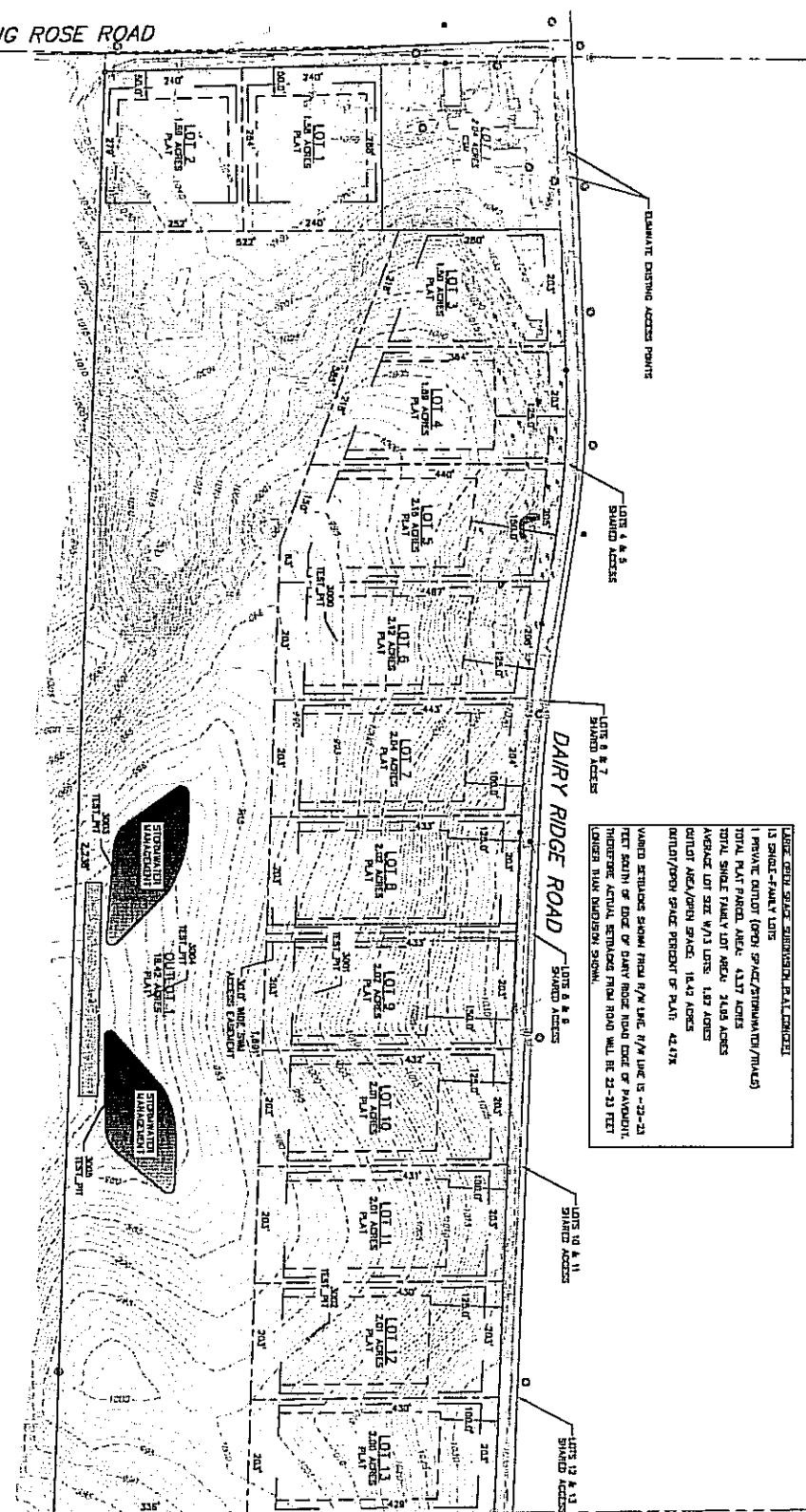
Test Results and/or Summary Comments

SPRING ROSE ROAD

- TOPOGRAPHIC LITERATURE LEGEND**
- PROPERTY BOUNDARY
 - SECTION LINE
 - EXISTING HIGHWAY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING EDGE OF ASPHALT
 - EXISTING CURB AND GUTTER
 - EXISTING RETAINING WALL
 - EXISTING CONCRETE FENCE
 - EXISTING CITY LINE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING STORM SEWER LINE (SEE NOTES)
 - EXISTING DRAIN BY STREET
 - EXISTING DRAIN CANAL
 - EXISTING DRAIN/SEWER ROAD/PATH
 - EXISTING CONCRETE
 - EXISTING BUILDING

- TOPOGRAPHIC SYMBOL LEGEND**
- BENCHMARK
 - FROM 1/4" & 1/8" ROD
 - FROM 3/4" & 1/2" ROD
 - SET NAIL
 - EXISTING SURVEY CEMENT
 - EXISTING SEPTIC TANK
 - EXISTING SEPTIC VENT
 - EXISTING WELL
 - EXISTING DOWN CULY
 - EXISTING UTILITY PILE
 - EXISTING SIGN
 - EXISTING DOWNSTREAM TREE
 - EXISTING DECIDUOUS TREE

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED ZONING SETBACK LINE
 - PROPOSED WIDENED REARWARD FRONT & SIDE SETBACK LINE
 - OPEN SPACE



LONG GROUND SURVEYOR DATA SHEET

13 SINGLE-FAMILY LOTS

1 PRIVATE DRIVE (PROV SPACE/STORMWATER/WALK)

TOTAL PLAT PARCEL AREA: 43.77 ACRES

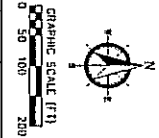
TOTAL SINGLE FAMILY LOT AREA: 31.04 ACRES

AVERAGE LOT SIZE: 2.39 ACRES

UNIMPROVED/OPEN SPACE: 12.44 ACRES

UNIMPROVED/OPEN SPACE PERCENT OF PLAT: 28.4%

NOTES: SETBACKS SHOWN FROM R/W LINE. R/W LINE IS -2'-2'-23' FEET SOUTH OF END OF DAIRY RIDGE ROAD. DIST. OF PARCELS, THEREFORE ACTUAL SETBACKS FROM ROAD WILL BE 2'-2'-23' FEET UNLESS SHOWN OTHERWISE.



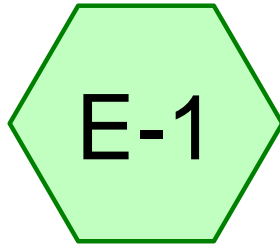
NO.	# of Revisions		# of Goals	
	Date	Description	Date	Description
1	11/17/2008	AS SHOWN		
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				

Concept Plan
 Dairy Ridge Heights
 Town of Verona
 Dane County, Wisconsin

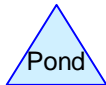
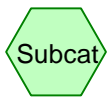
Carico Engineering
 1400 N. 33rd Street | caricoengineering.com

Section 4: Peak Storm Control Calculations

4.1 Peak Flow Pre-Developed Calculations



Pre-Developed



2021-08-11_Pre-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

Printed 8/11/2021

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.070	98	Driveway, HSG C (E-1)
9.514	71	Pasture/grassland/range, Good, HSG C (E-1)
22.504	78	Row crops, straight row, Good, HSG C (E-1)
1.806	70	Woods, Good, HSG C (E-1)
33.894	76	TOTAL AREA

2021-08-11_Pre-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Pre-Dev
MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 3

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E-1: E-1

Runoff Area=33.894 ac 0.21% Impervious Runoff Depth=0.69"
Flow Length=1,172' Tc=30.9 min CN=76 Runoff=16.83 cfs 1.945 af

Reach Pre-Dev: Pre-Developed

Inflow=16.83 cfs 1.945 af
Outflow=16.83 cfs 1.945 af

Total Runoff Area = 33.894 ac Runoff Volume = 1.945 af Average Runoff Depth = 0.69"
99.79% Pervious = 33.824 ac 0.21% Impervious = 0.070 ac

2021-08-11_Pre-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Pre-Dev
MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 4

Summary for Subcatchment E-1: E-1

Runoff = 16.83 cfs @ 12.47 hrs, Volume= 1.945 af, Depth= 0.69"
Routed to Reach Pre-Dev : Pre-Developed

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.070	98	Driveway, HSG C
* 22.504	78	Row crops, straight row, Good, HSG C
1.806	70	Woods, Good, HSG C
* 9.514	71	Pasture/grassland/range, Good, HSG C
33.894	76	Weighted Average
33.824		99.79% Pervious Area
0.070		0.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.4	250	0.1469	0.19		Sheet Flow, Through Undeveloped Wooded Area
					Woods: Light underbrush n= 0.400 P2= 2.84"
9.5	922	0.0322	1.61		Shallow Concentrated Flow, Through Cropland
					Cultivated Straight Rows Kv= 9.0 fps
30.9	1,172	Total			

Summary for Reach Pre-Dev: Pre-Developed

Inflow Area = 33.894 ac, 0.21% Impervious, Inflow Depth = 0.69" for 1-Year event
Inflow = 16.83 cfs @ 12.47 hrs, Volume= 1.945 af
Outflow = 16.83 cfs @ 12.47 hrs, Volume= 1.945 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

2021-08-11_Pre-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Pre-Dev
MSE 24-hr 4 2-Year Rainfall=2.84"

Printed 8/11/2021

Page 5

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E-1: E-1

Runoff Area=33.894 ac 0.21% Impervious Runoff Depth=0.91"
Flow Length=1,172' Tc=30.9 min CN=76 Runoff=23.01 cfs 2.567 af

Reach Pre-Dev: Pre-Developed

Inflow=23.01 cfs 2.567 af
Outflow=23.01 cfs 2.567 af

Total Runoff Area = 33.894 ac Runoff Volume = 2.567 af Average Runoff Depth = 0.91"
99.79% Pervious = 33.824 ac 0.21% Impervious = 0.070 ac

2021-08-11_Pre-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Pre-Dev
MSE 24-hr 4 10-Year Rainfall=4.09"

Printed 8/11/2021

Page 6

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E-1: E-1

Runoff Area=33.894 ac 0.21% Impervious Runoff Depth=1.81"
Flow Length=1,172' Tc=30.9 min CN=76 Runoff=47.89 cfs 5.106 af

Reach Pre-Dev: Pre-Developed

Inflow=47.89 cfs 5.106 af
Outflow=47.89 cfs 5.106 af

Total Runoff Area = 33.894 ac Runoff Volume = 5.106 af Average Runoff Depth = 1.81"
99.79% Pervious = 33.824 ac 0.21% Impervious = 0.070 ac

2021-08-11_Pre-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Pre-Dev

MSE 24-hr 4 100-Year Rainfall=6.66"

Printed 8/11/2021

Page 7

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment E-1: E-1

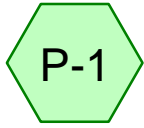
Runoff Area=33.894 ac 0.21% Impervious Runoff Depth=3.96"
Flow Length=1,172' Tc=30.9 min CN=76 Runoff=105.80 cfs 11.174 af

Reach Pre-Dev: Pre-Developed

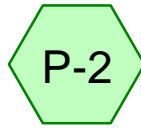
Inflow=105.80 cfs 11.174 af
Outflow=105.80 cfs 11.174 af

Total Runoff Area = 33.894 ac Runoff Volume = 11.174 af Average Runoff Depth = 3.96"
99.79% Pervious = 33.824 ac 0.21% Impervious = 0.070 ac

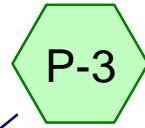
4.2 Peak Flow Post-Developed w/o Controls Calculations



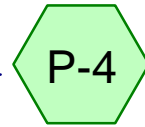
P-1



P-2



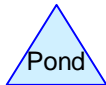
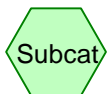
P-3



P-4



Post-Developed No Controls



Routing Diagram for 2021-08-11_Post-Dev_DRH - No Controls
Prepared by Carrico Engineering, Printed 8/11/2021
HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

2021-08-11_Post-Dev_DRH - No Controls

Prepared by Carrico Engineering

Printed 8/11/2021

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
26.730	74	>75% Grass cover, Good, HSG C (P-1, P-2, P-3, P-4)
1.043	98	Driveways, HSG C (P-1, P-2, P-3)
1.970	98	Roofs, HSG C (P-1, P-2, P-3)
0.895	98	Sidewalks, HSG C (P-1, P-2, P-3)
1.763	98	Water Surface, HSG C (P-1)
1.493	70	Woods, Good, HSG C (P-1, P-2)
33.894	78	TOTAL AREA

2021-08-11_Post-Dev_DRH - No Controls

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev - No Controls

MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 3

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P-1: P-1

Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=0.78"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=18.35 cfs 1.897 af

Subcatchment P-2: P-2

Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=0.78"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=1.77 cfs 0.148 af

Subcatchment P-3: P-3

Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=0.78"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=1.43 cfs 0.101 af

Subcatchment P-4: P-4

Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=0.60"
Tc=6.0 min CN=74 Runoff=0.85 cfs 0.047 af

Reach Post-Dev: Post-Developed No Controls

Inflow=20.87 cfs 2.193 af
Outflow=20.87 cfs 2.193 af

Total Runoff Area = 33.894 ac Runoff Volume = 2.193 af Average Runoff Depth = 0.78"
83.27% Pervious = 28.223 ac 16.73% Impervious = 5.671 ac

2021-08-11_Post-Dev_DRH - No Controls

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev - No Controls

MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 4

Summary for Subcatchment P-1: P-1

Runoff = 18.35 cfs @ 12.41 hrs, Volume= 1.897 af, Depth= 0.78"
Routed to Reach Post-Dev : Post-Developed No Controls

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
1.591	98	Roofs, HSG C
* 0.884	98	Driveways, HSG C
* 0.723	98	Sidewalks, HSG C
1.763	98	Water Surface, HSG C
23.034	74	>75% Grass cover, Good, HSG C
1.140	70	Woods, Good, HSG C
29.135	78	Weighted Average
24.174		82.97% Pervious Area
4.961		17.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.4	250	0.1469	0.19		Sheet Flow, Through Undeveloped Wooded Area
					Woods: Light underbrush n= 0.400 P2= 2.84"
5.3	922	0.0322	2.89		Shallow Concentrated Flow, Through Developed Yards
					Unpaved Kv= 16.1 fps
26.7	1,172	Total			

Summary for Subcatchment P-2: P-2

Runoff = 1.77 cfs @ 12.28 hrs, Volume= 0.148 af, Depth= 0.78"
Routed to Reach Post-Dev : Post-Developed No Controls

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.227	98	Roofs, HSG C
* 0.119	98	Driveways, HSG C
* 0.103	98	Sidewalks, HSG C
1.470	74	>75% Grass cover, Good, HSG C
0.353	70	Woods, Good, HSG C
2.272	78	Weighted Average
1.823		80.24% Pervious Area
0.449		19.76% Impervious Area

2021-08-11_Post-Dev_DRH - No Controls

Prepared by Carrico Engineering

Printed 8/11/2021

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

Page 5

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.9	300	0.0460	0.28		Sheet Flow, Through Yard Grass: Short n= 0.150 P2= 2.84"

Summary for Subcatchment P-3: P-3

Runoff = 1.43 cfs @ 12.22 hrs, Volume= 0.101 af, Depth= 0.78"
Routed to Reach Post-Dev : Post-Developed No Controls

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.152	98	Roofs, HSG C
* 0.040	98	Driveways, HSG C
* 0.069	98	Sidewalks, HSG C
1.297	74	>75% Grass cover, Good, HSG C
1.558	78	Weighted Average
1.297		83.25% Pervious Area
0.261		16.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	300	0.1050	0.39		Sheet Flow, Through Yard Grass: Short n= 0.150 P2= 2.84"

Summary for Subcatchment P-4: P-4

Runoff = 0.85 cfs @ 12.14 hrs, Volume= 0.047 af, Depth= 0.60"
Routed to Reach Post-Dev : Post-Developed No Controls

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.929	74	>75% Grass cover, Good, HSG C
0.929		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Prairie Grass Mix of Basin Area

2021-08-11_Post-Dev_DRH - No Controls

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev - No Controls

MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 6

Summary for Reach Post-Dev: Post-Developed No Controls

Inflow Area = 33.894 ac, 16.73% Impervious, Inflow Depth = 0.78" for 1-Year event
Inflow = 20.87 cfs @ 12.38 hrs, Volume= 2.193 af
Outflow = 20.87 cfs @ 12.38 hrs, Volume= 2.193 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

2021-08-11_Post-Dev_DRH - No Controls

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev - No Controls

MSE 24-hr 4 2-Year Rainfall=2.84"

Printed 8/11/2021

Page 7

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P-1: P-1

Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=1.02"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=24.46 cfs 2.468 af

Subcatchment P-2: P-2

Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=1.02"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=2.36 cfs 0.192 af

Subcatchment P-3: P-3

Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=1.02"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=1.90 cfs 0.132 af

Subcatchment P-4: P-4

Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=0.81"
Tc=6.0 min CN=74 Runoff=1.18 cfs 0.063 af

Reach Post-Dev: Post-Developed No Controls

Inflow=27.85 cfs 2.855 af
Outflow=27.85 cfs 2.855 af

Total Runoff Area = 33.894 ac Runoff Volume = 2.855 af Average Runoff Depth = 1.01"
83.27% Pervious = 28.223 ac 16.73% Impervious = 5.671 ac

2021-08-11_Post-Dev_DRH - No Controls

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev - No Controls

MSE 24-hr 4 10-Year Rainfall=4.09"

Printed 8/11/2021

Page 8

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P-1: P-1

Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=1.96"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=48.72 cfs 4.756 af

Subcatchment P-2: P-2

Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=1.96"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=4.68 cfs 0.371 af

Subcatchment P-3: P-3

Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=1.96"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=3.75 cfs 0.254 af

Subcatchment P-4: P-4

Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=1.66"
Tc=6.0 min CN=74 Runoff=2.51 cfs 0.129 af

Reach Post-Dev: Post-Developed No Controls

Inflow=55.47 cfs 5.510 af
Outflow=55.47 cfs 5.510 af

Total Runoff Area = 33.894 ac Runoff Volume = 5.510 af Average Runoff Depth = 1.95"
83.27% Pervious = 28.223 ac 16.73% Impervious = 5.671 ac

2021-08-11_Post-Dev_DRH - No Controls

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev - No Controls

MSE 24-hr 4 100-Year Rainfall=6.66"

Printed 8/11/2021

Page 9

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P-1: P-1

Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=4.17"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=104.18 cfs 10.119 af

Subcatchment P-2: P-2

Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=4.17"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=9.94 cfs 0.789 af

Subcatchment P-3: P-3

Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=4.17"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=7.94 cfs 0.541 af

Subcatchment P-4: P-4

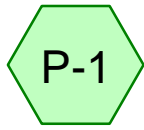
Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=3.75"
Tc=6.0 min CN=74 Runoff=5.62 cfs 0.290 af

Reach Post-Dev: Post-Developed No Controls

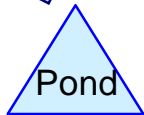
Inflow=118.13 cfs 11.739 af
Outflow=118.13 cfs 11.739 af

Total Runoff Area = 33.894 ac Runoff Volume = 11.739 af Average Runoff Depth = 4.16"
83.27% Pervious = 28.223 ac 16.73% Impervious = 5.671 ac

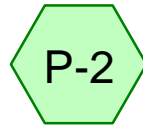
4.3 Peak Flow Post-Developed with Controls Calculations



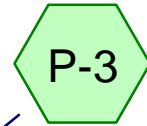
P-1



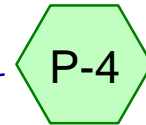
Detention Pond



P-2



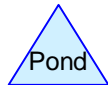
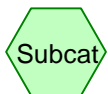
P-3



P-4



Post-Developed
W/Controls



Routing Diagram for 2021-08-11_Post-Dev_DRH
Prepared by Carrico Engineering, Printed 8/11/2021
HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

2021-08-11_Post-Dev_DRH

Prepared by Carrico Engineering

Printed 8/11/2021

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
26.730	74	>75% Grass cover, Good, HSG C (P-1, P-2, P-3, P-4)
1.043	98	Driveways, HSG C (P-1, P-2, P-3)
1.970	98	Roofs, HSG C (P-1, P-2, P-3)
0.895	98	Sidewalks, HSG C (P-1, P-2, P-3)
1.763	98	Water Surface, HSG C (P-1)
1.493	70	Woods, Good, HSG C (P-1, P-2)
33.894	78	TOTAL AREA

2021-08-11_Post-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev
MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 3

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P-1: P-1

Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=0.78"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=18.35 cfs 1.897 af

Subcatchment P-2: P-2

Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=0.78"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=1.77 cfs 0.148 af

Subcatchment P-3: P-3

Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=0.78"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=1.43 cfs 0.101 af

Subcatchment P-4: P-4

Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=0.60"
Tc=6.0 min CN=74 Runoff=0.85 cfs 0.047 af

Reach Post-Dev: Post-Developed W/Controls

Inflow=3.55 cfs 0.685 af
Outflow=3.55 cfs 0.685 af

Pond Pond: Detention Pond

Peak Elev=978.90' Storage=71,466 cf Inflow=18.35 cfs 1.897 af
Primary=0.28 cfs 0.389 af Secondary=0.00 cfs 0.000 af Outflow=0.28 cfs 0.389 af

Total Runoff Area = 33.894 ac Runoff Volume = 2.193 af Average Runoff Depth = 0.78"
83.27% Pervious = 28.223 ac 16.73% Impervious = 5.671 ac

2021-08-11_Post-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev

MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 4

Summary for Subcatchment P-1: P-1

Runoff = 18.35 cfs @ 12.41 hrs, Volume= 1.897 af, Depth= 0.78"
 Routed to Pond Pond : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
1.591	98	Roofs, HSG C
* 0.884	98	Driveways, HSG C
* 0.723	98	Sidewalks, HSG C
1.763	98	Water Surface, HSG C
23.034	74	>75% Grass cover, Good, HSG C
1.140	70	Woods, Good, HSG C
29.135	78	Weighted Average
24.174		82.97% Pervious Area
4.961		17.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.4	250	0.1469	0.19		Sheet Flow, Through Undeveloped Wooded Area
					Woods: Light underbrush n= 0.400 P2= 2.84"
5.3	922	0.0322	2.89		Shallow Concentrated Flow, Through Developed Yards
					Unpaved Kv= 16.1 fps
26.7	1,172	Total			

Summary for Subcatchment P-2: P-2

Runoff = 1.77 cfs @ 12.28 hrs, Volume= 0.148 af, Depth= 0.78"
 Routed to Reach Post-Dev : Post-Developed W/Controls

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.227	98	Roofs, HSG C
* 0.119	98	Driveways, HSG C
* 0.103	98	Sidewalks, HSG C
1.470	74	>75% Grass cover, Good, HSG C
0.353	70	Woods, Good, HSG C
2.272	78	Weighted Average
1.823		80.24% Pervious Area
0.449		19.76% Impervious Area

2021-08-11_Post-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev
MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 5

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.9	300	0.0460	0.28		Sheet Flow, Through Yard Grass: Short n= 0.150 P2= 2.84"

Summary for Subcatchment P-3: P-3

Runoff = 1.43 cfs @ 12.22 hrs, Volume= 0.101 af, Depth= 0.78"
Routed to Reach Post-Dev : Post-Developed W/Controls

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.152	98	Roofs, HSG C
* 0.040	98	Driveways, HSG C
* 0.069	98	Sidewalks, HSG C
1.297	74	>75% Grass cover, Good, HSG C
1.558	78	Weighted Average
1.297		83.25% Pervious Area
0.261		16.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	300	0.1050	0.39		Sheet Flow, Through Yard Grass: Short n= 0.150 P2= 2.84"

Summary for Subcatchment P-4: P-4

Runoff = 0.85 cfs @ 12.14 hrs, Volume= 0.047 af, Depth= 0.60"
Routed to Reach Post-Dev : Post-Developed W/Controls

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.929	74	>75% Grass cover, Good, HSG C
0.929		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Prairie Grass Mix of Basin Area

2021-08-11_Post-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev

MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 6

Summary for Reach Post-Dev: Post-Developed W/Controls

Inflow Area = 33.894 ac, 16.73% Impervious, Inflow Depth > 0.24" for 1-Year event
 Inflow = 3.55 cfs @ 12.23 hrs, Volume= 0.685 af
 Outflow = 3.55 cfs @ 12.23 hrs, Volume= 0.685 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Summary for Pond Pond: Detention Pond

Inflow Area = 29.135 ac, 17.03% Impervious, Inflow Depth = 0.78" for 1-Year event
 Inflow = 18.35 cfs @ 12.41 hrs, Volume= 1.897 af
 Outflow = 0.28 cfs @ 23.39 hrs, Volume= 0.389 af, Atten= 98%, Lag= 659.0 min
 Primary = 0.28 cfs @ 23.39 hrs, Volume= 0.389 af
 Routed to Reach Post-Dev : Post-Developed W/Controls
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach Post-Dev : Post-Developed W/Controls

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 Peak Elev= 978.90' @ 23.39 hrs Surf.Area= 81,856 sf Storage= 71,466 cf

Plug-Flow detention time= 555.9 min calculated for 0.389 af (20% of inflow)
 Center-of-Mass det. time= 426.5 min (1,290.4 - 863.9)

Volume	Invert	Avail.Storage	Storage Description
#1	978.00'	2,287,709 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
978.00	76,783	0	0
979.00	82,413	79,598	79,598
980.00	88,143	85,278	164,876
981.00	101,403	94,773	259,649
1,001.00	101,403	2,028,060	2,287,709

Device	Routing	Invert	Outlet Devices
#1	Primary	978.00'	4.0" Round 4" PVC Culvert L= 36.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 978.00' / 977.50' S= 0.0139 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#2	Secondary	979.50'	19.0' long x 22.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.28 cfs @ 23.39 hrs HW=978.90' TW=0.00' (Dynamic Tailwater)
 ↳1=4" PVC Culvert (Inlet Controls 0.28 cfs @ 3.26 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=978.00' TW=0.00' (Dynamic Tailwater)
 ↳2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

2021-08-11_Post-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev
MSE 24-hr 4 2-Year Rainfall=2.84"

Printed 8/11/2021

Page 7

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P-1: P-1

Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=1.02"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=24.46 cfs 2.468 af

Subcatchment P-2: P-2

Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=1.02"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=2.36 cfs 0.192 af

Subcatchment P-3: P-3

Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=1.02"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=1.90 cfs 0.132 af

Subcatchment P-4: P-4

Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=0.81"
Tc=6.0 min CN=74 Runoff=1.18 cfs 0.063 af

Reach Post-Dev: Post-Developed W/Controls

Inflow=4.76 cfs 0.847 af
Outflow=4.76 cfs 0.847 af

Pond Pond: Detention Pond

Peak Elev=979.18' Storage=94,195 cf Inflow=24.46 cfs 2.468 af
Primary=0.33 cfs 0.460 af Secondary=0.00 cfs 0.000 af Outflow=0.33 cfs 0.460 af

Total Runoff Area = 33.894 ac Runoff Volume = 2.855 af Average Runoff Depth = 1.01"
83.27% Pervious = 28.223 ac 16.73% Impervious = 5.671 ac

2021-08-11_Post-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev
MSE 24-hr 4 10-Year Rainfall=4.09"

Printed 8/11/2021

Page 8

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P-1: P-1

Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=1.96"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=48.72 cfs 4.756 af

Subcatchment P-2: P-2

Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=1.96"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=4.68 cfs 0.371 af

Subcatchment P-3: P-3

Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=1.96"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=3.75 cfs 0.254 af

Subcatchment P-4: P-4

Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=1.66"
Tc=6.0 min CN=74 Runoff=2.51 cfs 0.129 af

Reach Post-Dev: Post-Developed W/Controls

Inflow=9.60 cfs 2.847 af
Outflow=9.60 cfs 2.847 af

Pond Pond: Detention Pond

Peak Elev=979.68' Storage=137,137 cf Inflow=48.72 cfs 4.756 af
Primary=0.41 cfs 0.571 af Secondary=3.95 cfs 1.522 af Outflow=4.36 cfs 2.093 af

Total Runoff Area = 33.894 ac Runoff Volume = 5.510 af Average Runoff Depth = 1.95"
83.27% Pervious = 28.223 ac 16.73% Impervious = 5.671 ac

2021-08-11_Post-Dev_DRH

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev

MSE 24-hr 4 100-Year Rainfall=6.66"

Printed 8/11/2021

Page 9

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P-1: P-1

Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=4.17"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=104.18 cfs 10.119 af

Subcatchment P-2: P-2

Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=4.17"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=9.94 cfs 0.789 af

Subcatchment P-3: P-3

Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=4.17"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=7.94 cfs 0.541 af

Subcatchment P-4: P-4

Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=3.75"
Tc=6.0 min CN=74 Runoff=5.62 cfs 0.290 af

Reach Post-Dev: Post-Developed W/Controls

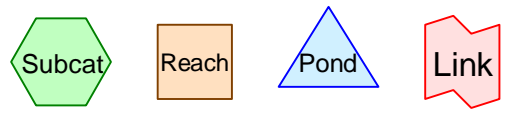
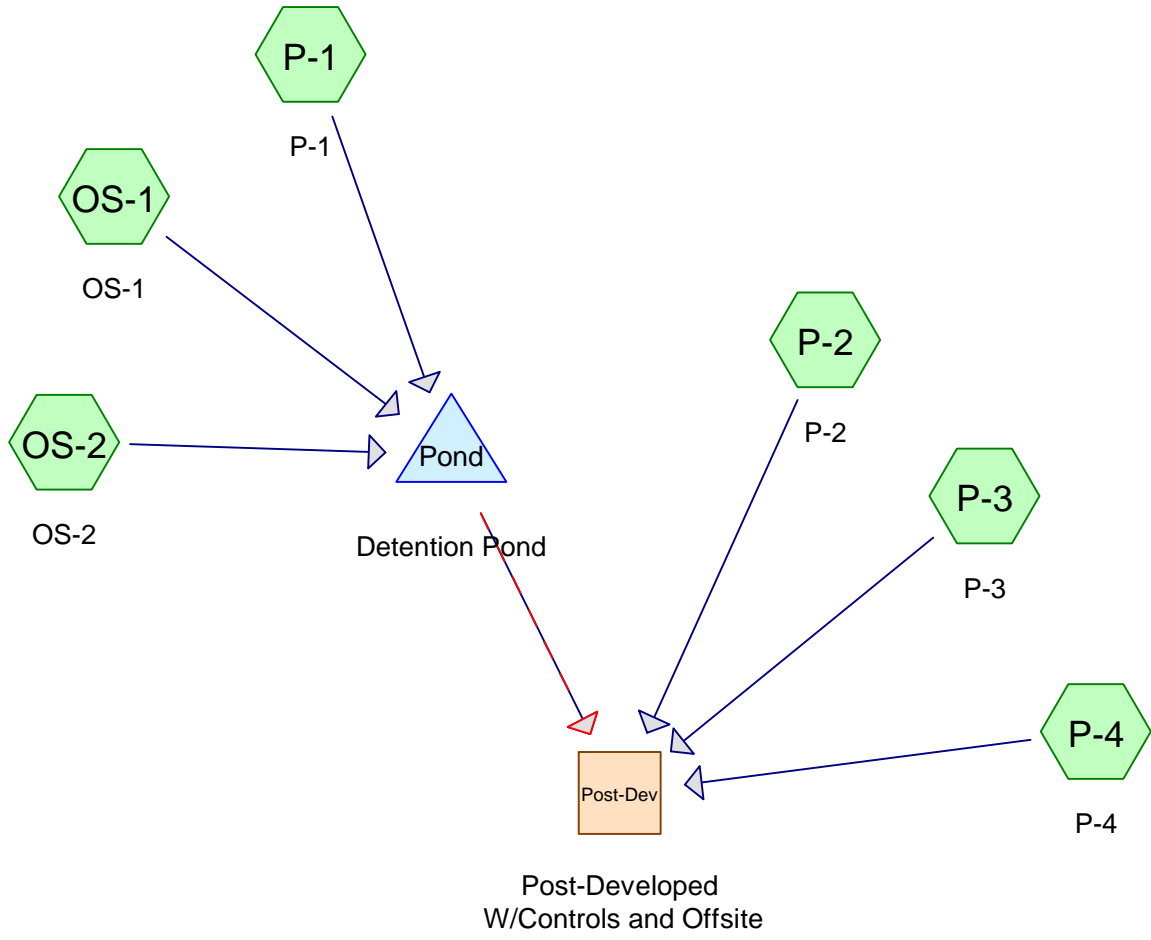
Inflow=47.83 cfs 9.053 af
Outflow=47.83 cfs 9.053 af

Pond Pond: Detention Pond

Peak Elev=980.41' Storage=201,886 cf Inflow=104.18 cfs 10.119 af
Primary=0.50 cfs 0.610 af Secondary=43.27 cfs 6.822 af Outflow=43.77 cfs 7.432 af

Total Runoff Area = 33.894 ac Runoff Volume = 11.739 af Average Runoff Depth = 4.16"
83.27% Pervious = 28.223 ac 16.73% Impervious = 5.671 ac

4.4 Peak Flow Post-Developed with Controls Calculations (Offsite Drainage Included)



Routing Diagram for 2021-08-11_Post-Dev_DRH - With Offsite
 Prepared by Carrico Engineering, Printed 8/11/2021
 HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering

Printed 8/11/2021

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
30.240	74	>75% Grass cover, Good, HSG C (OS-1, OS-2, P-1, P-2, P-3, P-4)
1.152	98	Driveways, HSG C (OS-1, P-1, P-2, P-3)
0.663	92	Paved roads w/open ditches, 50% imp, HSG C (OS-1)
2.134	98	Roofs, HSG C (OS-1, P-1, P-2, P-3)
0.915	98	Sidewalks, HSG C (OS-1, P-1, P-2, P-3)
1.763	98	Water Surface, HSG C (P-1)
4.620	70	Woods, Good, HSG C (OS-2, P-1, P-2)
41.487	77	TOTAL AREA

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev W/Offsite

MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 3

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OS-1: OS-1 Runoff Area=3.875 ac 16.12% Impervious Runoff Depth=0.83"
Flow Length=1,222' Tc=17.7 min CN=79 Runoff=3.27 cfs 0.268 af

Subcatchment OS-2: OS-2 Runoff Area=3.718 ac 0.00% Impervious Runoff Depth=0.49"
Flow Length=1,179' Tc=34.5 min CN=71 Runoff=1.09 cfs 0.151 af

Subcatchment P-1: P-1 Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=0.78"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=18.35 cfs 1.897 af

Subcatchment P-2: P-2 Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=0.78"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=1.77 cfs 0.148 af

Subcatchment P-3: P-3 Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=0.78"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=1.43 cfs 0.101 af

Subcatchment P-4: P-4 Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=0.60"
Tc=6.0 min CN=74 Runoff=0.85 cfs 0.047 af

Reach Post-Dev: Post-Developed W/Controls and Offsite Inflow=3.56 cfs 0.736 af
Outflow=3.56 cfs 0.736 af

Pond Pond: Detention Pond Peak Elev=979.10' Storage=88,173 cf Inflow=21.82 cfs 2.316 af
Primary=0.32 cfs 0.440 af Secondary=0.00 cfs 0.000 af Outflow=0.32 cfs 0.440 af

Total Runoff Area = 41.487 ac Runoff Volume = 2.612 af Average Runoff Depth = 0.76"
84.83% Pervious = 35.191 ac 15.17% Impervious = 6.295 ac

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering
HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev W/Offsite
MSE 24-hr 4 1-Year Rainfall=2.49"
Printed 8/11/2021
Page 4

Summary for Subcatchment OS-1: OS-1

Runoff = 3.27 cfs @ 12.29 hrs, Volume= 0.268 af, Depth= 0.83"
Routed to Pond Pond : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.164	98	Roofs, HSG C
* 0.109	98	Driveways, HSG C
* 0.020	98	Sidewalks, HSG C
0.663	92	Paved roads w/open ditches, 50% imp, HSG C
2.919	74	>75% Grass cover, Good, HSG C
3.875	79	Weighted Average
3.250		83.88% Pervious Area
0.625		16.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.4	300	0.1167	0.40		Sheet Flow, Through Undeveloped Wooded Area Grass: Short n= 0.150 P2= 2.84"
5.3	922	0.0322	2.89		Shallow Concentrated Flow, Through Developed Yards Unpaved Kv= 16.1 fps
17.7	1,222	Total			

Summary for Subcatchment OS-2: OS-2

Runoff = 1.09 cfs @ 12.57 hrs, Volume= 0.151 af, Depth= 0.49"
Routed to Pond Pond : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
3.127	70	Woods, Good, HSG C
0.591	74	>75% Grass cover, Good, HSG C
3.718	71	Weighted Average
3.718		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.1	258	0.1292	0.19		Sheet Flow, Through Undeveloped Wooded Area Woods: Light underbrush n= 0.400 P2= 2.84"
11.4	921	0.0369	1.34		Shallow Concentrated Flow, Through Prairie Short Grass Pasture Kv= 7.0 fps
34.5	1,179	Total			

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev W/Offsite

MSE 24-hr 4 1-Year Rainfall=2.49"

Printed 8/11/2021

Page 5

Summary for Subcatchment P-1: P-1

Runoff = 18.35 cfs @ 12.41 hrs, Volume= 1.897 af, Depth= 0.78"
Routed to Pond Pond : Detention Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
1.591	98	Roofs, HSG C
* 0.884	98	Driveways, HSG C
* 0.723	98	Sidewalks, HSG C
1.763	98	Water Surface, HSG C
23.034	74	>75% Grass cover, Good, HSG C
1.140	70	Woods, Good, HSG C
29.135	78	Weighted Average
24.174		82.97% Pervious Area
4.961		17.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.4	250	0.1469	0.19		Sheet Flow, Through Undeveloped Wooded Area
					Woods: Light underbrush n= 0.400 P2= 2.84"
5.3	922	0.0322	2.89		Shallow Concentrated Flow, Through Developed Yards
					Unpaved Kv= 16.1 fps
26.7	1,172	Total			

Summary for Subcatchment P-2: P-2

Runoff = 1.77 cfs @ 12.28 hrs, Volume= 0.148 af, Depth= 0.78"
Routed to Reach Post-Dev : Post-Developed W/Controls and Offsite

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.227	98	Roofs, HSG C
* 0.119	98	Driveways, HSG C
* 0.103	98	Sidewalks, HSG C
1.470	74	>75% Grass cover, Good, HSG C
0.353	70	Woods, Good, HSG C
2.272	78	Weighted Average
1.823		80.24% Pervious Area
0.449		19.76% Impervious Area

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering

Printed 8/11/2021

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

Page 6

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.9	300	0.0460	0.28		Sheet Flow, Through Yard Grass: Short n= 0.150 P2= 2.84"

Summary for Subcatchment P-3: P-3

Runoff = 1.43 cfs @ 12.22 hrs, Volume= 0.101 af, Depth= 0.78"
 Routed to Reach Post-Dev : Post-Developed W/Controls and Offsite

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.152	98	Roofs, HSG C
* 0.040	98	Driveways, HSG C
* 0.069	98	Sidewalks, HSG C
1.297	74	>75% Grass cover, Good, HSG C
1.558	78	Weighted Average
1.297		83.25% Pervious Area
0.261		16.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.9	300	0.1050	0.39		Sheet Flow, Through Yard Grass: Short n= 0.150 P2= 2.84"

Summary for Subcatchment P-4: P-4

Runoff = 0.85 cfs @ 12.14 hrs, Volume= 0.047 af, Depth= 0.60"
 Routed to Reach Post-Dev : Post-Developed W/Controls and Offsite

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
 MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
0.929	74	>75% Grass cover, Good, HSG C
0.929		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Prairie Grass Mix of Basin Area

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering
HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev W/Offsite
MSE 24-hr 4 1-Year Rainfall=2.49"
Printed 8/11/2021
Page 7

Summary for Reach Post-Dev: Post-Developed W/Controls and Offsite

Inflow Area = 41.487 ac, 15.17% Impervious, Inflow Depth > 0.21" for 1-Year event
Inflow = 3.56 cfs @ 12.23 hrs, Volume= 0.736 af
Outflow = 3.56 cfs @ 12.23 hrs, Volume= 0.736 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs

Summary for Pond Pond: Detention Pond

Inflow Area = 36.728 ac, 15.21% Impervious, Inflow Depth = 0.76" for 1-Year event
Inflow = 21.82 cfs @ 12.39 hrs, Volume= 2.316 af
Outflow = 0.32 cfs @ 23.63 hrs, Volume= 0.440 af, Atten= 99%, Lag= 674.3 min
Primary = 0.32 cfs @ 23.63 hrs, Volume= 0.440 af
Routed to Reach Post-Dev : Post-Developed W/Controls and Offsite
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach Post-Dev : Post-Developed W/Controls and Offsite

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Peak Elev= 979.10' @ 23.63 hrs Surf.Area= 83,007 sf Storage= 88,173 cf

Plug-Flow detention time= 557.2 min calculated for 0.440 af (19% of inflow)
Center-of-Mass det. time= 425.5 min (1,290.1 - 864.7)

Volume	Invert	Avail.Storage	Storage Description
#1	978.00'	2,287,709 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
978.00	76,783	0	0
979.00	82,413	79,598	79,598
980.00	88,143	85,278	164,876
981.00	101,403	94,773	259,649
1,001.00	101,403	2,028,060	2,287,709

Device	Routing	Invert	Outlet Devices
#1	Primary	978.00'	4.0" Round 4" PVC Culvert L= 36.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 978.00' / 977.50' S= 0.0139 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#2	Secondary	979.50'	19.0' long x 22.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.32 cfs @ 23.63 hrs HW=979.10' TW=0.00' (Dynamic Tailwater)
↑1=4" PVC Culvert (Inlet Controls 0.32 cfs @ 3.68 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=978.00' TW=0.00' (Dynamic Tailwater)
↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev W/Offsite

MSE 24-hr 4 2-Year Rainfall=2.84"

Printed 8/11/2021

Page 8

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OS-1: OS-1 Runoff Area=3.875 ac 16.12% Impervious Runoff Depth=1.07"
Flow Length=1,222' Tc=17.7 min CN=79 Runoff=4.30 cfs 0.346 af

Subcatchment OS-2: OS-2 Runoff Area=3.718 ac 0.00% Impervious Runoff Depth=0.67"
Flow Length=1,179' Tc=34.5 min CN=71 Runoff=1.61 cfs 0.208 af

Subcatchment P-1: P-1 Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=1.02"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=24.46 cfs 2.468 af

Subcatchment P-2: P-2 Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=1.02"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=2.36 cfs 0.192 af

Subcatchment P-3: P-3 Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=1.02"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=1.90 cfs 0.132 af

Subcatchment P-4: P-4 Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=0.81"
Tc=6.0 min CN=74 Runoff=1.18 cfs 0.063 af

Reach Post-Dev: Post-Developed W/Controls and Offsite Inflow=4.78 cfs 0.905 af
Outflow=4.78 cfs 0.905 af

Pond Pond: Detention Pond Peak Elev=979.44' Storage=116,591 cf Inflow=29.25 cfs 3.022 af
Primary=0.37 cfs 0.518 af Secondary=0.00 cfs 0.000 af Outflow=0.37 cfs 0.518 af

Total Runoff Area = 41.487 ac Runoff Volume = 3.409 af Average Runoff Depth = 0.99"
84.83% Pervious = 35.191 ac 15.17% Impervious = 6.295 ac

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev W/Offsite

MSE 24-hr 4 10-Year Rainfall=4.09"

Printed 8/11/2021

Page 9

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OS-1: OS-1 Runoff Area=3.875 ac 16.12% Impervious Runoff Depth=2.04"
Flow Length=1,222' Tc=17.7 min CN=79 Runoff=8.35 cfs 0.658 af

Subcatchment OS-2: OS-2 Runoff Area=3.718 ac 0.00% Impervious Runoff Depth=1.46"
Flow Length=1,179' Tc=34.5 min CN=71 Runoff=3.86 cfs 0.451 af

Subcatchment P-1: P-1 Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=1.96"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=48.72 cfs 4.756 af

Subcatchment P-2: P-2 Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=1.96"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=4.68 cfs 0.371 af

Subcatchment P-3: P-3 Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=1.96"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=3.75 cfs 0.254 af

Subcatchment P-4: P-4 Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=1.66"
Tc=6.0 min CN=74 Runoff=2.51 cfs 0.129 af

Reach Post-Dev: Post-Developed W/Controls and Offsite Inflow=10.64 cfs 3.947 af
Outflow=10.64 cfs 3.947 af

Pond Pond: Detention Pond Peak Elev=979.82' Storage=148,904 cf Inflow=58.95 cfs 5.865 af
Primary=0.43 cfs 0.580 af Secondary=9.16 cfs 2.613 af Outflow=9.59 cfs 3.193 af

Total Runoff Area = 41.487 ac Runoff Volume = 6.619 af Average Runoff Depth = 1.91"
84.83% Pervious = 35.191 ac 15.17% Impervious = 6.295 ac

2021-08-11_Post-Dev_DRH - With Offsite

Prepared by Carrico Engineering

HydroCAD® 10.10-6a s/n M22414 © 2020 HydroCAD Software Solutions LLC

DairyRidgeHeights_Post-Dev W/Offsite

MSE 24-hr 4 100-Year Rainfall=6.66"

Printed 8/11/2021

Page 10

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment OS-1: OS-1 Runoff Area=3.875 ac 16.12% Impervious Runoff Depth=4.27"
Flow Length=1,222' Tc=17.7 min CN=79 Runoff=17.43 cfs 1.380 af

Subcatchment OS-2: OS-2 Runoff Area=3.718 ac 0.00% Impervious Runoff Depth=3.44"
Flow Length=1,179' Tc=34.5 min CN=71 Runoff=9.47 cfs 1.066 af

Subcatchment P-1: P-1 Runoff Area=29.135 ac 17.03% Impervious Runoff Depth=4.17"
Flow Length=1,172' Tc=26.7 min CN=78 Runoff=104.18 cfs 10.119 af

Subcatchment P-2: P-2 Runoff Area=2.272 ac 19.76% Impervious Runoff Depth=4.17"
Flow Length=300' Slope=0.0460 '/ Tc=17.9 min CN=78 Runoff=9.94 cfs 0.789 af

Subcatchment P-3: P-3 Runoff Area=1.558 ac 16.75% Impervious Runoff Depth=4.17"
Flow Length=300' Slope=0.1050 '/ Tc=12.9 min CN=78 Runoff=7.94 cfs 0.541 af

Subcatchment P-4: P-4 Runoff Area=0.929 ac 0.00% Impervious Runoff Depth=3.75"
Tc=6.0 min CN=74 Runoff=5.62 cfs 0.290 af

Reach Post-Dev: Post-Developed W/Controls and Offsite Inflow=68.66 cfs 11.491 af
Outflow=68.66 cfs 11.491 af

Pond Pond: Detention Pond Peak Elev=980.67' Storage=226,854 cf Inflow=126.84 cfs 12.564 af
Primary=0.52 cfs 0.621 af Secondary=63.40 cfs 9.250 af Outflow=63.92 cfs 9.871 af

Total Runoff Area = 41.487 ac Runoff Volume = 14.185 af Average Runoff Depth = 4.10"
84.83% Pervious = 35.191 ac 15.17% Impervious = 6.295 ac

Section 5: Sediment Reduction Calculations

SLAMM for Windows Version 10.4.1

(c) Copyright Robert Pitt and John Voorhees 2019, All Rights Reserved

Data file name: K:\Carrico Engineering\Projects\2020\200018 Dairy Ridge Heights - Saalaa - Twin Rock\Design Development\Stormwater and Erosion Control\Modeling\Infiltration Modeling\2021-08-11_Post-Dev_DRH.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SLO6 Dec06.rsvx

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Start of Winter Season: 12/02 End of Winter Season: 03/12

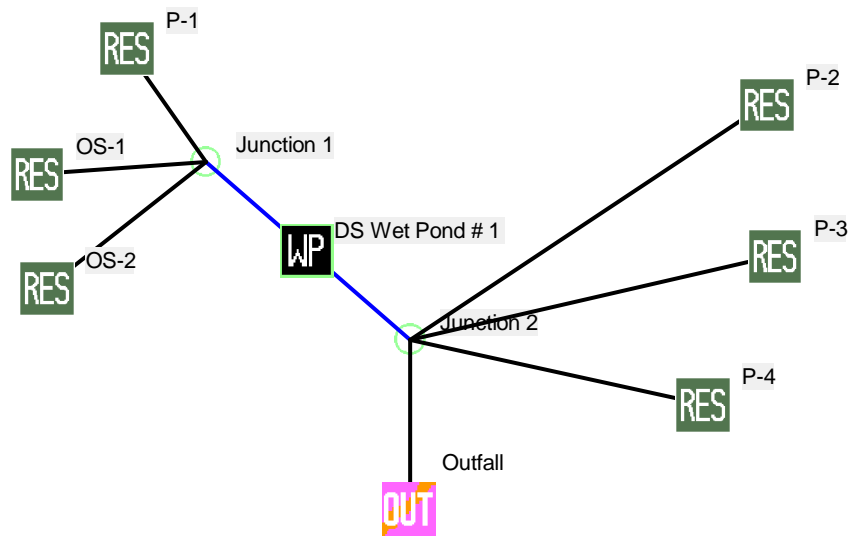
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81

Date of run: 08-11-2021 Time of run: 11:40:31

Total Area Modeled (acres): 41.487

Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	689349	-	139.0	5981	-
Outfall Total with Controls:	692262	-0.42%	15.83	684.1	88.56%
Annualized Total After Outfall Controls:	694164			686.0	



Data file name: K:\Carrico Engineering\Projects\2020\200018 Dairy Ridge Heights - Saalsaa - Twin Rock\Design Development\Stormwater and Erosion Control\Modeling\Infiltration\WinSLAMM Version 10.4.1

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81

Study period ending date: 12/31/81

Start of Winter Season: 12/02

End of Winter Season: 03/12

Date: 08-11-2021

Time: 11:38:57

Site information:

LU# 1 - Residential: P-1 Total area (ac): 29.135

1 - Roofs 1: 1.591 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

25 - Driveways 1: 0.884 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.723 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 23.034 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

57 - Undeveloped Areas 1: 1.140 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 1.763 ac. PSD File:

LU# 2 - Residential: P-2 Total area (ac): 2.272

1 - Roofs 1: 0.227 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

25 - Driveways 1: 0.119 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.103 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 1.470 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

57 - Undeveloped Areas 1: 0.353 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: P-3 Total area (ac): 1.558

1 - Roofs 1: 0.152 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

25 - Driveways 1: 0.040 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.069 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 1.297 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Residential: P-4 Total area (ac): 0.929

45 - Large Landscaped Areas 1: 0.929 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Residential: OS-1 Total area (ac): 3.875

1 - Roofs 1: 0.164 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#2

25 - Driveways 1: 0.109 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#3

31 - Sidewalks 1: 0.020 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#4

37 - Streets 1: 0.663 ac. Smooth Street Length = 0.781 curb-mi Street Width (assuming two curbs-mi per street mile) = 14.00704 ft

Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#5

45 - Large Landscaped Areas 1: 2.919 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#6

LU# 6 - Residential: OS-2 Total area (ac): 3.718

57 - Undeveloped Areas 1: 3.718 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#7

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1
 Particle Size Distribution file name: Not needed - calculated by program
 Initial stage elevation (ft): 15
 Peak to Average Flow Ratio: 3.8
 Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 15

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 19
2. Weir crest width (ft): 22
3. Height from datum to bottom of weir opening: 16.5

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.10	0.1617	0.00	0.00
2	1.00	0.1871	0.00	0.00
3	2.00	0.2160	0.00	0.00
4	3.00	0.2456	0.00	0.00
5	4.00	0.2759	0.00	0.00
6	5.00	0.7034	0.00	0.00
7	6.00	0.7574	0.00	0.00
8	7.00	0.8119	0.00	0.00
9	8.00	0.8670	0.00	0.00
10	9.00	0.9227	0.00	0.00
11	10.00	1.2097	0.00	0.00
12	11.00	1.2688	0.00	0.00
13	12.00	1.3286	0.00	0.00
14	13.00	1.3888	0.00	0.00
15	14.00	1.4497	0.00	0.00
16	15.00	1.7627	0.00	0.00
17	16.00	1.8919	0.00	0.00
18	17.00	2.0235	0.00	0.00
19	18.00	2.3279	0.00	0.00

Control Practice 2: Other Device CP# 1 (SA) - SA Device, LU# 5 ,SA# 1
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 3: Other Device CP# 2 (SA) - SA Device, LU# 5 ,SA# 25
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 4: Other Device CP# 3 (SA) - SA Device, LU# 5 ,SA# 31
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 5: Other Device CP# 4 (SA) - SA Device, LU# 5 ,SA# 37
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 6: Other Device CP# 5 (SA) - SA Device, LU# 5 ,SA# 45
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 7: Other Device CP# 6 (SA) - SA Device, LU# 6 ,SA# 57
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Section 6: Infiltration Calculations

Infiltration Calculations

Pre-Developed Conditions

Stay On: 26.25 inches

Required to Infiltrate 90% of 26.25 inches or 23.625 inches

Element Name:

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Residential	Dairy Ridge Heights Pre-Developed	33.894
2	Residential	OS-1	3.875
3	Residential	OS-2	3.718

CP #	Control Practice Type	Control Practice Name or Location
1	Other Device	SA Device, LU# 2, SA# 1
2	Other Device	SA Device, LU# 2, SA# 25
3	Other Device	SA Device, LU# 2, SA# 31
4	Other Device	SA Device, LU# 2, SA# 37
5	Other Device	SA Device, LU# 2, SA# 45
6	Other Device	SA Device, LU# 3, SA# 57

Runoff Volume (cf)		Part. Solids Yield (lbs)	
Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)
73	08/28/81	0.04	49.73
74	08/31/81	0.03	5.780
75	08/31/81	1.52	29828
76	09/07/81	0.89	10797
77	09/11/81	0.08	118.9
78	09/16/81	0.03	5.780
79	09/21/81	0.45	2879
80	09/24/81	0.90	10994
81	09/26/81	0.12	227.7
82	09/28/81	0.10	170.0
83	09/29/81	0.16	313.5
84	09/30/81	0.36	1813
85	10/01/81	0.01	0.6422
86	10/04/81	0.15	291.6
87	10/05/81	0.04	49.73
88	10/05/81	0.02	2.569
89	10/09/81	0.14	270.0
90	10/13/81	1.20	17184
91	10/15/81	0.02	2.569
92	10/17/81	0.95	12003
93	10/18/81	0.06	81.72
94	10/21/81	0.06	81.72
95	10/21/81	0.01	0.6422
96	10/24/81	0.01	0.6422
97	10/31/81	0.01	0.6422
98	11/05/81	0.04	49.73
99	11/15/81	0.07	99.49
100	11/18/81	0.05	65.13
101	11/19/81	0.26	828.2
102	11/23/81	0.18	358.3
103	11/25/81	0.89	10797
104	11/30/81	0.37	1932
105	12/03/81	-	-
106	12/14/81	-	-
107	12/20/81	-	-
108	12/26/81	-	-
109	12/31/81	-	-
Minimum:		0.00	0
Maximum:		2.59	83935
Average:		0.26	3593
Total:		28.81	391688

Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)
0.008	0.04	98.4	0.022
0.001	0.03	98.6	0.005
0.130	1.32	76.1	2.018
0.081	0.82	81.6	1.899
0.010	0.08	96.9	0.105
0.001	0.03	98.6	0.001
0.042	0.43	87.8	0.317
0.081	0.83	81.5	0.403
0.013	0.12	95.6	0.040
0.011	0.10	96.2	0.050
0.013	0.16	94.2	0.138
0.033	0.35	89.5	1.595
0.000	0.01	99.5	0.001
0.013	0.15	94.5	0.064
0.008	0.04	98.4	0.022
0.001	0.02	99.1	0.001
0.013	0.14	94.9	0.047
0.095	1.09	77.8	1.163
0.001	0.02	99.1	0.002
0.084	0.87	80.8	1.320
0.009	0.06	97.6	0.012
0.009	0.06	97.6	0.014
0.000	0.01	99.5	0.001
0.000	0.01	99.5	0.001
0.000	0.01	99.5	0.001
0.008	0.04	98.4	0.015
0.009	0.07	97.3	0.013
0.009	0.05	98.0	0.029
0.021	0.25	91.5	0.026
0.013	0.18	93.5	0.039
0.081	0.82	81.6	0.452
0.035	0.36	89.3	0.074
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0.01	71.5	0.001	
2.03	99.5	9.468	
0.24	78.0	3.839	
26.25			

* Note: NRCS does not recommend using CN method for rains < 0.5 in.
See 'PreDevelopment Areas and CN' Help for more info.

Current File Data Entered | Total Area = 41.487 acres | Upstream Drainage Area = 0.000 acres | Icon Number | Index Number = | Icons Left = | Start Date: 01/01/81 | End Date: 12/31/81 | X = 13620

Post-Developed Conditions

Stay On: 24.23 inches

Required to Infiltrate 90% of 26.25 inches or 23.625 inches

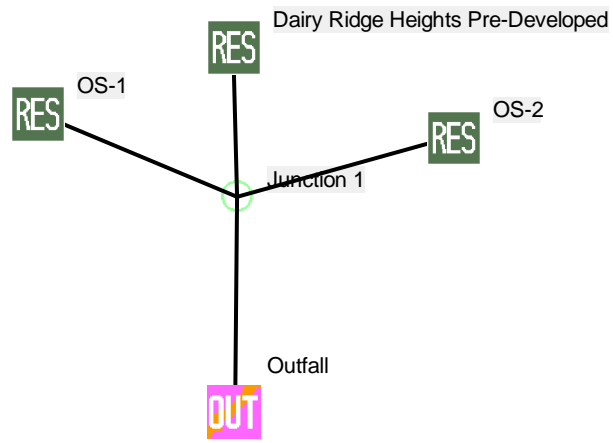
Achieving 24.23 inches → Performance Standard Met

Element Name:				Land Uses		Junctions	
				Runoff Volume (cf)		Part. Solids Yield (lbs)	
Data File: K:\Carico Engineering\Projects\2020\200018 Dairy Ridge Heights - Saalsaa - Twin Rock\Design Development\Stormwater a Rain File: WisReg - Madison W1 1981.RAN Date: 08-11-21 Time: 11:39:48 AM Site Description:							
Runoff Volume Total (cf) at the Outfall							
Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)
73	08/28/81	0.04	26411	4.384	-0.14	100.3	0.199
74	08/31/81	0.03	2714	0.601	0.01	99.9	0.077
75	08/31/81	1.52	47926	0.209	1.20	80.8	0.446
76	09/07/81	0.89	20291	0.151	0.76	85.5	0.406
77	09/11/81	0.08	942.6	0.078	0.07	98.0	0.060
78	09/16/81	0.03	303.2	0.067	0.03	99.2	0.007
79	09/21/81	0.45	7599	0.112	0.40	90.9	0.121
80	09/24/81	0.90	12614	0.093	0.82	82.3	0.155
81	09/26/81	0.12	9354	0.518	0.06	99.3	0.105
82	09/28/81	0.10	1072	0.071	0.09	97.4	0.039
83	09/29/81	0.16	1830	0.076	0.15	96.0	0.080
84	09/30/81	0.36	2051	0.038	0.35	89.8	0.401
85	10/01/81	0.01	3899	2.589	-0.02	100.1	0.065
86	10/04/81	0.15	1767	0.078	0.14	96.3	0.052
87	10/05/81	0.04	262.7	0.044	0.04	98.8	0.017
88	10/05/81	0.02	348.4	0.116	0.02	99.6	0.009
89	10/09/81	0.14	1679	0.080	0.13	96.6	0.044
90	10/13/81	1.20	15657	0.087	1.10	77.2	0.300
91	10/15/81	0.02	14321	4.755	-0.08	100.2	0.129
92	10/17/81	0.95	7686	0.054	0.90	78.5	0.315
93	10/18/81	0.06	15521	1.718	-0.04	100.2	0.128
94	10/21/81	0.06	435.8	0.048	0.06	98.2	0.018
95	10/21/81	0.01	304.9	0.202	0.01	99.8	0.010
96	10/24/81	0.01	160.7	0.107	0.01	99.8	0.003
97	10/31/81	0.01	129.0	0.086	0.01	99.8	0.003
98	11/05/81	0.04	533.8	0.089	0.04	99.0	0.013
99	11/15/81	0.07	763.3	0.072	0.06	98.2	0.019
100	11/18/81	0.05	405.1	0.054	0.05	98.6	0.021
101	11/19/81	0.26	3619	0.092	0.24	94.1	0.042
102	11/23/81	0.18	2177	0.080	0.17	95.6	0.045
103	11/25/81	0.89	20287	0.151	0.76	85.5	0.164
104	11/30/81	0.37	5775	0.104	0.33	92.2	0.063
105	12/03/81	-	-	-	-	-	-
106	12/14/81	-	-	-	-	-	-
107	12/20/81	-	-	-	-	-	-
108	12/26/81	-	-	-	-	-	-
109	12/31/81	-	-	-	-	-	-
Minimum:		0.00	0	0.033	-0.14	73.9	0.003
Maximum:		2.59	105568	4.755	1.89	100.3	1.658
Average:		0.26	6351	0.234	0.22	85.6	0.545
Total:		28.81	692262		24.23		
* Note: NRCS does not recommend using CN method for rains < 0.5 in. See 'PreDevelopment Areas and CN' Help for more info.							

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Residential	P-1	29.135
2	Residential	P-2	2.272
3	Residential	P-3	1.558
4	Residential	P-4	0.929
5	Residential	OS-1	3.875
6	Residential	OS-2	3.718

CP #	Control Practice Type	Control Practice Name or Location
1	Wet Detention Pond	DS Wet Pond # 1
2	Other Device	SA Device, LU# 5 ,SA# 1
3	Other Device	SA Device, LU# 5 ,SA# 25
4	Other Device	SA Device, LU# 5 ,SA# 31
5	Other Device	SA Device, LU# 5 ,SA# 37
6	Other Device	SA Device, LU# 5 ,SA# 45
7	Other Device	SA Device, LU# 6 ,SA# 57

Current File Data Entered	Total Area = 41.487 acres	Upstream Drainage Area = 0.000 acres	Icon Number	Index Number =	Icons Left =	Start Date: 01/01/81	End Date: 12/31/81	X = 4980
---------------------------	---------------------------	--------------------------------------	-------------	----------------	--------------	----------------------	--------------------	----------



Data file name: K:\Carrico Engineering\Projects\2020\200018 Dairy Ridge Heights - Saalsaa - Twin Rock\Design Development\Stormwater and Erosion Control\Modeling\Infiltration\WinSLAMM Version 10.4.1

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81

Study period ending date: 12/31/81

Start of Winter Season: 12/02

End of Winter Season: 03/12

Date: 08-11-2021

Time: 11:36:28

Site information:

LU# 1 - Residential: Dairy Ridge Heights Pre-Developed Total area (ac): 33.894

25 - Driveways 1: 0.070 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

57 - Undeveloped Areas 1: 33.824 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: OS-1 Total area (ac): 3.875

1 - Roofs 1: 0.164 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#1

25 - Driveways 1: 0.109 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#2

31 - Sidewalks 1: 0.020 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#3

37 - Streets 1: 0.663 ac. Smooth Street Length = 0.781 curb-mi Street Width (assuming two curb-mi per street mile) = 14.00704 ft

Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#4

45 - Large Landscaped Areas 1: 2.919 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#5

LU# 3 - Residential: OS-2 Total area (ac): 3.718

57 - Undeveloped Areas 1: 3.718 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#6

Control Practice 1: Other Device CP# 1 (SA) - SA Device, LU# 2 ,SA# 1

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 0.00

Runoff volume reduction fraction = 0

Control Practice 2: Other Device CP# 2 (SA) - SA Device, LU# 2 ,SA# 25

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 0.00

Runoff volume reduction fraction = 0

Control Practice 3: Other Device CP# 3 (SA) - SA Device, LU# 2 ,SA# 31

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 0.00

Runoff volume reduction fraction = 0

Control Practice 4: Other Device CP# 4 (SA) - SA Device, LU# 2 ,SA# 37

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 0.00

Runoff volume reduction fraction = 0

Control Practice 5: Other Device CP# 5 (SA) - SA Device, LU# 2 ,SA# 45

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 0.00

Runoff volume reduction fraction = 0

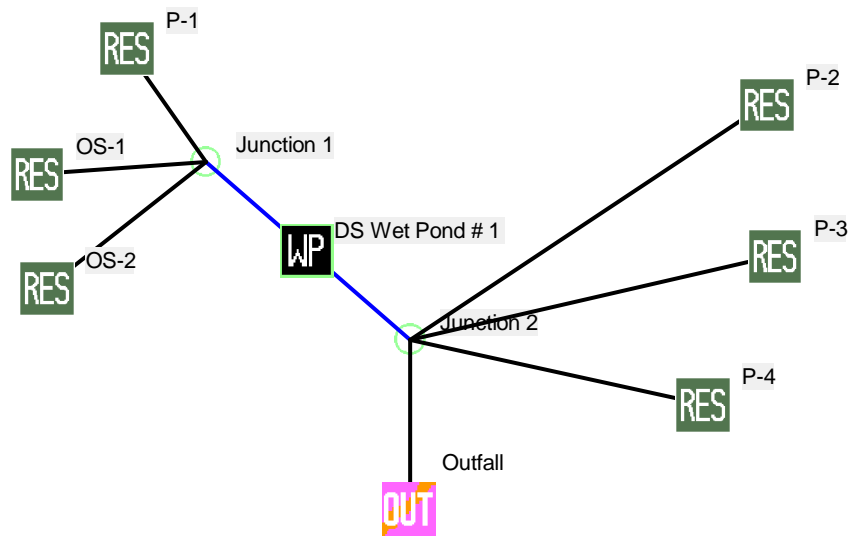
Control Practice 6: Other Device CP# 6 (SA) - SA Device, LU# 3 ,SA# 57

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 0.00

Runoff volume reduction fraction = 0



Data file name: K:\Carrico Engineering\Projects\2020\200018 Dairy Ridge Heights - Saalsaa - Twin Rock\Design Development\Stormwater and Erosion Control\Modeling\Infiltration\WinSLAMM Version 10.4.1

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81

Study period ending date: 12/31/81

Start of Winter Season: 12/02

End of Winter Season: 03/12

Date: 08-11-2021

Time: 11:38:57

Site information:

LU# 1 - Residential: P-1 Total area (ac): 29.135

1 - Roofs 1: 1.591 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

25 - Driveways 1: 0.884 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.723 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 23.034 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

57 - Undeveloped Areas 1: 1.140 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 1.763 ac. PSD File:

LU# 2 - Residential: P-2 Total area (ac): 2.272

1 - Roofs 1: 0.227 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

25 - Driveways 1: 0.119 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.103 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 1.470 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

57 - Undeveloped Areas 1: 0.353 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: P-3 Total area (ac): 1.558

1 - Roofs 1: 0.152 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

25 - Driveways 1: 0.040 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.069 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 1.297 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Residential: P-4 Total area (ac): 0.929

45 - Large Landscaped Areas 1: 0.929 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Residential: OS-1 Total area (ac): 3.875

1 - Roofs 1: 0.164 ac. Pitched Disconnected Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#2

25 - Driveways 1: 0.109 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#3

31 - Sidewalks 1: 0.020 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#4

37 - Streets 1: 0.663 ac. Smooth Street Length = 0.781 curb-mi Street Width (assuming two curbs-mi per street mile) = 14.00704 ft

Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#5

45 - Large Landscaped Areas 1: 2.919 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#6

LU# 6 - Residential: OS-2 Total area (ac): 3.718

57 - Undeveloped Areas 1: 3.718 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#7

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1
 Particle Size Distribution file name: Not needed - calculated by program
 Initial stage elevation (ft): 15
 Peak to Average Flow Ratio: 3.8
 Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 15

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 19
2. Weir crest width (ft): 22
3. Height from datum to bottom of weir opening: 16.5

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.10	0.1617	0.00	0.00
2	1.00	0.1871	0.00	0.00
3	2.00	0.2160	0.00	0.00
4	3.00	0.2456	0.00	0.00
5	4.00	0.2759	0.00	0.00
6	5.00	0.7034	0.00	0.00
7	6.00	0.7574	0.00	0.00
8	7.00	0.8119	0.00	0.00
9	8.00	0.8670	0.00	0.00
10	9.00	0.9227	0.00	0.00
11	10.00	1.2097	0.00	0.00
12	11.00	1.2688	0.00	0.00
13	12.00	1.3286	0.00	0.00
14	13.00	1.3888	0.00	0.00
15	14.00	1.4497	0.00	0.00
16	15.00	1.7627	0.00	0.00
17	16.00	1.8919	0.00	0.00
18	17.00	2.0235	0.00	0.00
19	18.00	2.3279	0.00	0.00

Control Practice 2: Other Device CP# 1 (SA) - SA Device, LU# 5 ,SA# 1
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 3: Other Device CP# 2 (SA) - SA Device, LU# 5 ,SA# 25
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 4: Other Device CP# 3 (SA) - SA Device, LU# 5 ,SA# 31
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 5: Other Device CP# 4 (SA) - SA Device, LU# 5 ,SA# 37
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 6: Other Device CP# 5 (SA) - SA Device, LU# 5 ,SA# 45
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 7: Other Device CP# 6 (SA) - SA Device, LU# 6 ,SA# 57
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Section 7: Erosion Control Calculations



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Division



Developer: Twin Rock, LLC
 Project: Dairy Ridge Heights
 Date: 8/11/2021

Version 2.2

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%R×R×K×LS×C (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
disturb ground	5/5/2022	6/25/2022	24.5%	150	TrB	0.28	5.5%	290	1.03	1.00	10.5	
seed and mulch	6/25/2022	-----	41.4%	150	TrB	0.28	10.0%	75	1.19	0.12	2.5	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
		-----	-----	-----		-----			-----	-----	-----	
TOTAL											13.0	42%

Land Disturbing Activities:

input

disturb ground
 apply mulch
 seed and mulch
 seeding
 sod
 paving

definition

activity which leaves the ground devoid of vegetation
 application of straw mulch at 1.5 tons/acre
 seeding and application of straw mulch at 1.5 tons/acre
 temporary or permanent seeding without the use of mulching materials
 installation of sod
 providing 100% cover to disturbed ground with paving materials or stone

Notes:

Designed By:	Adam Carrico, PE
Date	8/11/2021
Checked By:	
Date	

Section 8: Riprap Sizing

RIP RAP SHEAR STRESS CALCULATIONS

Dairy Ridge Heights Town of Verona Dane County, Wisconsin

Prepared For:
Twin Rock, LLC
Bret Saalsaa

Prepared By:
Carrico Engineering
and Consulting, Inc.
1926 N Kollath Road
Verona, WI 53593

Prepared On:
August 11, 2021

Revised On:

Project ID:
200018

© 2021 Carrico Engineering
and Consulting, Inc.



Carrico Engineering
and Consulting, Inc
(608) 832-6352 | carricoengineering.com

August 11, 2021

Dairy Ridge Heights – Town of Verona, Dane County, Wisconsin

Overflow Weir/Spillway Shear Stress Calculations

The 100-yr Storm Elevation was determined from the following HydroCAD model: 2021-08-11_Post-Dev_DRH – With Offsite

The following equation was used to determine shear stress for the emergency spillway:

$$\tau = \gamma \times D \times S$$

τ = Shear Stress (lb/ft²)

γ = Density of Water (lb/ft³) = 62.4 lb/ft³

D = Water Depth (ft)

S = Slope of Bank from Emergency Spillway to Toe of Slope (ft/ft)

Wet Basin

$$\tau = 62.4 \text{ lb/ft}^3 \times 1.17 \text{ ft} \times 0.10 \text{ ft/ft} = \underline{7.30 \text{ lb/ft}^2}$$

	¹ Emergency Spillway Length Overall (ft)	Emergency Spillway Breadth (ft)	Top of Bank Elevation (ft)	Emergency Spillway Elevation (ft)	100-yr Storm Elevation (ft)	Bank Slope (ft/ft)	Calculated Shear Stress (lb/ft ²)	Riprap Permissible Shear Stress (lb/ft ²)	Meets Riprap Shear?
Wet Basin	19	22	981.00	979.50	980.67	0.10	7.3	15.4	YES

August 11, 2021

Verification of Riprap stable outlet for Forebays

The following equation was used to determine the permissible shear stress for the riprap linings which was taken from the U.S. Department of Transportation Federal Highway Administration – Design of Roadside Channels with Flexible Linings:

$$\tau_p = F^*(\gamma_s - \gamma) \times D_{50}$$

τ_p = Permissible Shear Stress (lb/ft²)

γ_s = Specific weight of the stone = 165 lb/ft³

γ = Specific of Water (lb/ft³) = 62.4 lb/ft³

F^* = Shield's parameter, dimensionless (calculated below)

D_{50} = mean riprap size (ft)

To determine the Shield's parameter, first the Reynolds number needs to be established:

$$Re = (V_o \times D_{50}) / \nu$$

Re = particle Reynolds number, dimensionless

V_o = shear velocity, (ft/s)

ν = kinematic viscosity = 1.217x10⁻⁵ ft²/s at 60 deg F

Where shear velocity is defined as:

$$V_o = \sqrt{gdS}$$

g = gravitational acceleration = 32.2 ft/s²

d = maximum channel depth, ft

S = channel slope, (ft/ft) (0.10 slope is proposed)

Wet Basin

Stability for riprap for the overflow for the Wet Basin has been calculated for the 100-yr storm only to ensure stability. The overflow width is 22 feet and the entire width of overflow is proposed to be lined with riprap. The maximum channel depth for the Wet Basin is 1 foot per plan which is at the top of the overflow.

$$Re = (\sqrt{gdS} \times D_{50}) / \nu = (\sqrt{32.2 * 1.0 * 0.10} \times 12''/12) / 1.217 \times 10^{-5} \text{ ft}^2/\text{s} = 1.47 \times 10^5$$

$$F^* = 0.15$$

$$SF = 1.5$$

$$\tau_p = F^*(\gamma_s - \gamma) \times D_{50} = 0.15 \times (165 - 62.4) \times 12''/12 = 15.4 \text{ lb/ft}^2 = \text{permissible shear stress}$$

From the table, the calculated shear stress for the 100-yr storm for the Wet Basin generates a shear stress of 7.3 lb/ft² which is less than the permissible shear stress of 15.4 lb/ft² with 12" riprap.

The calculations for the overflow spillway for Forebay 4 yield a D_{50} = 12-inch. The plans indicate 12" angular riprap at a depth of 24 inches.

Section 9: Exhibits

9.1 Navigability/Wetland Determination Letter



Joe Parisi
Dane County Executive

Dane County Planning & Development

Division of Zoning

July 3, 2020

Twin Rock, LLC
Bret Saalsaa
7935 Almor Dr
Verona WI 53593

RE: Navigability Determination – 2528 Spring Rose Rd, Section 18, Town of Verona

The Dane County Zoning Division has processed your request for a navigability and wetland determination for two intermittent streams and NRCS low spots that are located east of Spring Rose Road, south of Dairy Ridge Road, and north of US Highway 151 in the Town of Verona.

Before conducting the site inspection, the County G.I.S., aerial photography, and the Wisconsin Surface Water Data Viewer were used to determine the categorization of these intermittent streams. The map shows a waterway flowing southeast through parcels 060818386804, 060818381809, 060818395018, and 060818491100, and converging with a waterway flowing east through parcels 060818390013 and 060818395018. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on July 2, 2020. The entirety of both waterways was inspected within the area of interest. It was observed that through the entire course of both waterways any water flow can be described as sheet flow over land due to topography with no defined bed or bank, and no presence of water.

In addition there was no evidence of wetland characteristics at any of the NRCS defined low spots and soil mapping do not suggest the presence of wetlands. There were isolated upland areas containing puddles of standing water but these appeared to be the result of human manipulation and soil compaction.

After further review of the waterways, it has been determined that these intermittent streams are NOT navigable to a point downstream at least to the south side of the US Highway 151 right-of-way, and the area of interest does not contain wetlands.

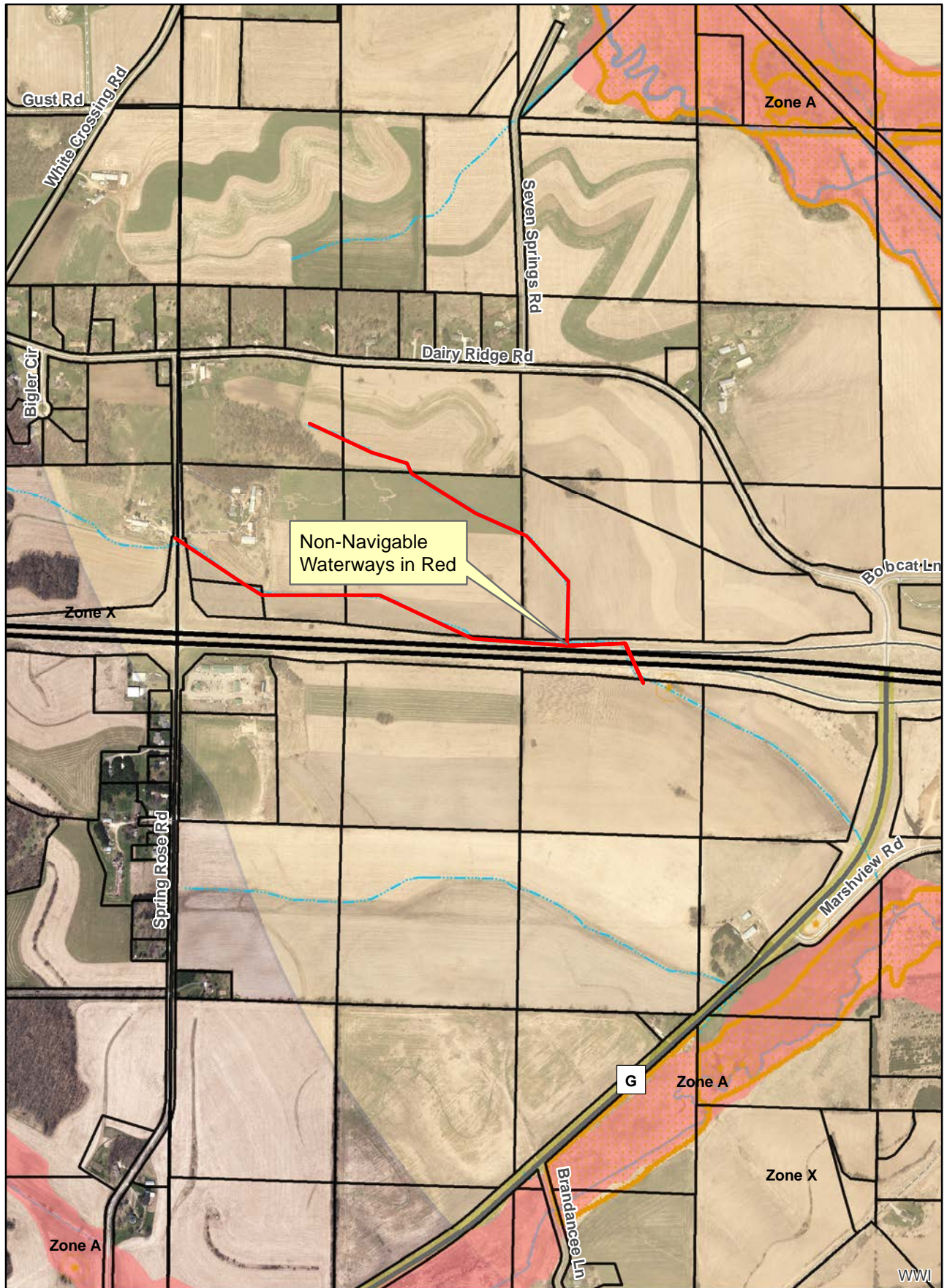
This letter serves as notice that the future development that will occur on the above-described lots is NOT within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me directly.

Sincerely,

Hans Hilbert
Assistant Zoning Administrator

Cc:
Land & Water Resources
Adam Carrico



9.2 Stormwater Maintenance Agreement

AGREEMENT FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

RECITALS:

- A. Twin Rock, LLC is the owner of property in the Town of Verona, County of Dane, State of Wisconsin, more particularly described on Exhibit A attached hereto (“Property”).
- B. The County requires Owner to record this Agreement regarding maintenance of stormwater management measures to be located on the Property. Owner agrees to maintain the stormwater management measures and to grant to the County the rights set forth below.

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with approved plans on file with Dane County. Said maintenance shall be at the Owner’s sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. Specific maintenance tasks are more particularly described on Exhibit A.
2. Easement to County. If Owner fails to maintain the stormwater management measures as required in Section 1, then County shall have the right, after providing Owner with written notice of the maintenance issue (“Maintenance Notice”) and thirty (30) days to comply with the County’s maintenance request, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. County will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner’s use of the Property. All costs and expenses incurred by the County in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats. and applicable portions of the Dane County Ordinances.
3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is recorded with the Register of Deeds Office for Dane County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Dane County, Wisconsin, a written instrument of termination signed by the County and all of the then-owners of the Property.
4. Miscellaneous.
 - (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Twin Rock, LLC
Bret Saalsaa
7935 Almor Drive
Verona, WI 53593

If to County: Dane County Land & Water Resources Department
Water Resource Engineering Division
5201 Fen Oak Drive, Room 208
Madison, WI 53718

Any party may change its address for the receipt of notice by written notice to the other.

- (b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

This space is reserved for recording data

Return to:

Dane County Land & Water Resources
5201 Fen Oak Dr., Rm. 208
Madison, Wisconsin 53718

Parcel Number(s):

0608-183-8681-0, 0608-183-8180-9

- (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
- (d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
- (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

X _____
 Water Resource Engineering Division Staff Signature

 Print or type name

State of WI, County of _____; Subscribed and sworn
 before me on _____ by
 the above named person(s).

 Notary Public

Print or type name: _____

My Commission Expires: _____

X _____
 Owner Signature

 Print or type name

State of WI, County of _____; Subscribed and sworn
 before me on _____ by
 the above named person(s).

 Notary Public

Print or type name: _____

My Commission Expires: _____

DRAFTED BY: Adam Carrico, PE
 Carrico Engineering and Consulting, Inc.
 1926 N Kollath Rd
 Verona, WI 53593
 (608) 832-6352

EXHIBIT A

LEGAL DESCRIPTION

Part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 18; thence S 00°25'07" E along the east line of the Southwest 1/4, 525.90 feet to the point of beginning.

Thence continue S 0°25'07" E, 797.85 feet to the Southeast Corner of the said Northeast 1/4 of Southwest 1/4; thence N 88°05'08" W along the south line of the said Northeast 1/4 and Northwest 1/4 of the Southwest 1/4, 2,551.11 feet to the Southwest Corner of the said Northwest 1/4 of the Southwest 1/4; thence N 00°27'49" E along the west line of the said Northwest 1/4 of the Southwest 1/4, 478.84 to the south line of Lot 1 Certified Survey Map No. 15601; thence along said Lot 1 for the next 2 courses N 89°26'28" E, 305.62 feet; thence N 00°25'07" W, 342.54 feet to the centerline of Dairy Ridge Road; thence along said centerline for the next 5 courses N 87°31'58" E, 244.19 feet; thence along an arc of a curve concaved southerly having a radius of 1,432.72 feet and a long chord bearing and distance of S 86°41'34" E, 295.42 feet; thence S 80°30'31" E, 152.52 feet; thence along an arc of a curve concaved northeasterly having a radius of 2,863.91 feet and a long chord bearing and distance of S 84°16'28" E, 360.53 feet; thence S 87°52'35" E, 1,189.65 feet to the point of beginning. This parcel contains 1,975,184 sq. ft. or 45.34 acres.

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM

The stormwater system consists of the following components:

- Wet Detention Basin

INSPECTION AND MAINTENANCE

All components of the stormwater system shall be inspected at least semi-annually in early Spring and early Autumn. Repairs will be made whenever the performance of a stormwater control structure is compromised as described below. Stone will be added to the emergency overflow weirs/emergency spillways as needed. Responsible party shall maintain records of all inspections and maintenance activities.

WET DETENTION BASIN:

- Visually inspect the pond outlet structure(s) and perimeter semi-annually. All undesirable vegetation and volunteer tree growth shall be removed, including any in close proximity to the outlet structure.
- Check the outlet structure for deterioration or damage, obstructions, sediment, and general operation.
- Check the condition at the receiving area/channels at the outlet and downstream from the release structures for stability and signs of erosion damage or sparse vegetation.
- Inspect the sediment depth once every five years.
- A topographic survey of the pond bottom and sediment depth shall be conducted when the average depth of the permanent pool is 3.5 feet or at the request of Dane County Land and Water Resources Department. The survey shall be of sufficient detail so as to evaluate volume of accumulated sediment. Survey data shall be sealed by a registered land surveyor or engineer.
- Accumulated sediment in the permanent pool area, as identified by the topographic survey, shall be dredged and disposed offsite as required by Wisconsin Department of Natural Resources Technical Standard 1001 – Wet Detention Pond.
- Access to the pond must be maintained to perform inspection and maintenance activities.
- No plantings or structures of any kind are permitted within the retention pond area, without prior written approval of Dane County Land & Water Resources Department.

CHANGES TO STORMWATER FACILITIES

All components of the stormwater system shall remain as constructed. Any changes to the stormwater facilities shall be approved by the Dane County Land & Water Resources Department and requires update to stormwater management plan.

ACCESS TO STORMWATER FACILITIES

Access to stormwater facilities within Outlot 1 shall be accessed from Dairy Ridge Heights between Lots 9 and 10 within the 30-foot-wide access easement.

9.3 Pre-Developed Drainage Map

9.4 Post-Developed Drainage Map

9.5 Construction Plans

DECLARATION OF SUBDIVISION COVENANTS, CONDITIONS AND
RESTRICTIONS
FOR THE PLAT OF DAIRY RIDGE HEIGHTS

DECLARATION OF SUBDIVISION COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE PLAT OF DAIRY RIDGE HEIGHTS (the
"Declaration") made this ___ day of _____, 2021, by Twin Rock, LLC
(the "Declarant").

WHEREAS, Declarant is the owner of all the real property
described by the Plat of Dairy Ridge Heights as depicted in Exhibit A
attached hereto (the "Plat") and more particularly described as Lots One
(1) through Thirteen (13) and Outlot One (1) of Dairy Ridge Heights, in
the Town of Verona, Dane County, Wisconsin (the "Subdivision"); and

WHEREAS, Declarant wishes to control the purposes for which
the Lots and Outlot are improved, used and maintained in order to
maintain a high standard of quality for the Subdivision;

NOW, THEREFORE, the Declarant declares that each Lot and
Outlot in the Subdivision must be subject to the covenants, restrictions,
assessments, charges and liens hereinafter set forth.

This space is reserved for recording data

Return to:
Carrico Engineering and Consulting, Inc.
1926 N Kollath Road
Verona, Wisconsin 53593

Parcel Identification Number(s):
0608-183-8681-0 and 0608-183-8180-9

STATEMENT OF PURPOSE

This Declaration is intended to help assure that the Subdivision will become and remain an
attractive addition to the adjoining community; to ensure the most appropriate development and
improvement of each Lot; to guard against the erection of poorly designed or proportioned structures on
any of the Lots; to obtain harmonious improvements and use of material and color schemes; to assure
proper use and maintenance of the Outlots; and otherwise to ensure the highest and best residential
development of the Subdivision.

ARTICLE I
DEFINITION

1.1 The following definitions apply to this Declaration:

“Association” means the DAIRY RIDGE HEIGHTS HOMEOWNERS ASSOCIATION, INC., a Wisconsin nonstock corporation, and its successors and assigns.

“Board” means the Board of Directors of the Association.

“Common Property” means the Outlot, and includes, without limitation, all landscaping and improvements located on said Outlot.

“Declarant” means Twin Rock, LLC, its successors and assigns.

“Declaration” means this Declaration of Subdivision Covenants, Conditions and Restrictions for the Plat of Dairy Ridge Heights, as amended and supplemented from time to time.

“Lot” or “Lots” means the platted lots within the Subdivision, but not the Outlot.

“Outlot” means a platted outlot within the Subdivision.

“Owner” means the person or persons owning the fee simple title to a Lot, except that if a Lot has been sold on land contract, then the Owner must be the person or persons named as purchaser in the land contract.

“Stormwater Authority” means Dane County Land and Water Resources Department.

“Stormwater Management Agreement” means the certain Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures made by Declarant in connection with the Plat.

“Subdivision Documents” means this Declaration, the Plat and the Stormwater Management Agreement.

“Town” means the Town of Verona, a Wisconsin municipal corporation.

ARTICLE II
OWNERS’ ASSOCIATION, COMMON PROPERTY AND PUBLIC EASEMENTS

2.1 Membership. The Owner of each Lot must be a member of the Association. Where more than one person holds an ownership interest in any Lot, each such person must be a member. The members shall have such rights as are set forth herein, in the Articles and Bylaws of the Association, as amended from time- to-time, and as may be provided by the laws of the State of Wisconsin.

2.2 Board. The affairs of the Association must be managed by the Board. The Board must be selected in the manner, and must have such duties, powers and responsibilities as are set forth herein, in the Articles and Bylaws of the Association, as amended from time-to-time, and as may be provided by the laws of the State of Wisconsin, subject to the rights of the Declarant as set forth in such instruments.

2.3 Declarant Control. Notwithstanding anything within the Declaration to the contrary, Declarant shall maintain control of the Association until all thirteen (13) Lots have been sold to anyone other than the Declarant or thirty (30) days after Declarant’s election to waive its right of control to the Association, whichever occurs earlier. Declarant shall notify the Town with thirty (30) days of turning over control to the Association and shall provide the Town with contact information for the Association.

2.4 Assessments and Liens. The Declarant (until such time as the Declarant no longer owns a Lot in the Subdivision) hereby covenants and agrees to pay, and the Owner of any Lot, by acceptance of a deed for a Lot in the Subdivision, covenants and agrees to pay any assessments of the Association made in the manner provided herein. Each assessment, together with interest and costs of collection as provided herein, shall be a charge on the land and a continuing lien upon the Lot against which the assessment is made. The sum of each assessment, any interest thereon and costs of collection thereof, will also be the personal obligation of each person holding an ownership interest in such Lot at the time when the assessment became due and payable; if more than one, their liability will be joint and several.

2.4(a) *General Assessments.* General assessments must be determined, established and collected each year as follows:

(i) *Budget.* In December of each year commencing with 2023, the Board must determine a budget for the ensuing calendar year, which must include the costs to be incurred by the Association in connection with the maintenance, improvement and operation of Common Property, payment of taxes and insurance, and other costs connected therewith, including reasonable reserves for future expenses. Notices of Assessment amount must be mailed to each Lot owner by December 31 of each year commencing with 2023.

(ii) *Declarant Obligation and Apportionment of Assessments.* Declarant will bear the costs of maintaining, operating and improving the Common Property through December 31, 2023. Thereafter, the budgeted amounts must be divided equally among, and declared as an assessment against, the Lots. The Board must notify each Owner of the actions taken and the amount of the assessment against the Owner's Lot. Payment of an assessment against a Lot must be due no later than February 15 of each calendar year, unless another due date is specified by the Board. The Board's assessment notice must be mailed to the Owner at the Lot's most recently published address for property tax billing, with postage prepaid, or be personally delivered to the Owner.

2.4(b) *Special Assessments.* As necessary, from time to time, the Board may determine an amount to be collected through special assessments for unforeseen expenses, for approved improvements to the Common Property or for any other duly-authorized expenditure of the Association, which amount must be divided equally among, and declared as an assessment against, the Lots. The Board must notify each Owner of the actions taken and the amount of the special assessment against the Owner's Lot. Payment of a special assessment against a Lot must be due on a date specified by the Board. The Board's special assessment notice must be mailed to the Owner at the Lot's most recently published address for property tax billing, with postage prepaid, or be personally delivered to the Owner.

2.4(c) *Collection of Assessments.* In the event any assessment levied against any Lot remains unpaid for a period of thirty (30) days from its due date, the Board may, in its discretion, file a claim for a maintenance lien against the Lot for which payment is not made, and upon compliance with the applicable provisions of Section 779.70, Wisconsin Statutes, or other applicable authority, such claim will be and become a lien against such Lot. The claim will thereafter accrue interest at the rate of interest payable upon legal judgments in the State of Wisconsin, and the Board may exercise such remedies to collect such claim as may be afforded by law. The Owner of the subject Lot must be responsible for all costs of collection incurred by the Association in connection therewith, including reasonable attorneys' fees. No Owner may waive or otherwise escape liability for an assessment provided for herein by non-use of any Common Property or abandonment of his or her Lot.

2.4(d) *Joint and Several Liability of Grantor and Grantee.* Upon a voluntary conveyance, the grantee of a Lot must be jointly and severally liable with the grantor for all unpaid assessments as provided in this Article up to the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefore. However, any such grantee must be entitled to a statement from the Association setting forth the amount of such unpaid assessments and any such grantee must not be liable for, nor must the Lot conveyed be subject to a lien for, any unpaid assessment against the grantor pursuant to this Article in excess of the amount therein set forth. If the Association does not provide such a statement with ten (10) business days after the grantee's request, it is barred from claiming any lien which is not filed prior to the request for assessments owed by the grantor.

2.5 Common Property Conveyance. The Declarant shall convey the Common Property to the Association upon completion of the stormwater facilities and receiving final approval of stormwater facilities from Dane County Land and Water Resources Department located on Outlot 1 (collectively, the "Stormwater Facilities").

2.6 Common Property Use.

2.6(a) *Stormwater Facilities.* The installation, maintenance, repair and replacement of any of the Stormwater Facilities will be the obligation of the Association, including, without limitation, maintaining the functioning of the Stormwater Facilities according to their design specifications. In the event the County or other municipal authority or governing body ("Stormwater Authority") sends written notice to the Association requiring the Association complete necessary maintenance of the Stormwater Facilities, and the Association refuses or fails to complete the necessary maintenance within thirty (30) days from the date of the Association's receipt of the mailing, then the Stormwater Authority may complete the necessary maintenance of the Stormwater Facilities and charge all costs as a special charge either to the Association or in equal shares to each Owner. The thirty (30) day notice period will not apply if corrective action is necessary to avoid an imminent threat to persons or property as a result of a failure of the maintenance of the Stormwater Facilities. A perpetual easement to access the Stormwater Facilities is hereby granted to the Stormwater Authority for such purposes. Each Lot must have a perpetual, non-exclusive easement on, over, across and through the other Lots for stormwater drainage to the Stormwater Facilities consistent with any applicable stormwater plan. It is the intent that this provision be limited to allow for reasonable stormwater drainage of the Lots consistent with natural stormwater drainage patterns and stormwater management plans of the Subdivision.

2.6(b) *Trails.* The installation, maintenance, repair and replacement of any section of trails will be the obligation of the Association, including, without limitation, maintaining the function of the trails for recreational use by owners.

2.6(c) *Mailboxes.* United States Postal Service approved Next Generation Mailboxes that must be placed on the same side of the road where existing delivery occurs and within the public road right-of-way. Each Owner must maintain their own mailbox. Mailbox type and placement is subject to the requirements of the United States Postal Service.

2.6(d) *Common Property in General.* Except as provided in the preceding subsections, all Common Property must be held by the Association as open and recreation space for the benefit of the members subject to the following:

(i) The use of snowmobiles, ATVs or UTVs, motorcycles and other motorized vehicles on Common Property is prohibited, except as may be necessary to accomplish repairs and maintenance of the Common Property.

(ii) Pursuant to its authority over the Common Property, the Association may adopt such other rules as it deems necessary or prudent for its use but may not lessen any of the restrictions set forth above.

2.6(e) *Dissolution of Association.* In the event the Association is dissolved, voluntarily or involuntarily, the Association must offer to dedicate the Common Property to the Town. In connection with any such dedication which may be accepted by the Town, the Association must, after paying all its obligations, pay any remaining funds in its Association bank accounts to the Town.

2.7 Common Property Maintenance.

2.7(a) Except as provided below, from and after conveyance of the Common Property to the Association, the Association must maintain the Common Property in good and safe condition.

2.7(b) *Access to Common Property for Maintenance.*

(i) Outlot 1 may be accessed from each Lot or by Access Easement as depicted on the Plat. Each Lot owner may mow a maximum 5-foot wide path to the walking trail from their Lot and will be responsible for mowing their respective path from their Lot to the walking trail. The Stormwater Authority must be granted access to Stormwater Facilities on said outlot for inspection purposes.

2.7(c) Maintenance includes, but is not limited to, periodic mowing, tree pruning, and maintenance, maintenance and repair of trails summarized as follows:

(i) According to the approved budget, the Association must mow the walking trail within the prairie biweekly or as needed. The mowed trail within the prairie must be mowed to 4 to 6 inches in height at a width of 5 feet.

2.7(d) Maintenance includes repair and replacement of the Stormwater Facilities in accordance with the Stormwater Maintenance Agreement, including inspection and reporting requirements summarized as follows:

(i) Stormwater Facilities must be inspected as required by applicable ordinances and as described by the Agreement for Maintenance of Stormwater Management Facilities as shown on Exhibit C attached hereto (the "Stormwater Maintenance Agreement"). The Stormwater Maintenance Agreement identifies the parts of the Stormwater Facilities in addition to access points.

(ii) The Association shall bear the cost of all inspections, reports and related fees.

(iii) The Association shall promptly complete all maintenance to the Stormwater Facilities as described in the Stormwater Maintenance Agreement or as determined to be necessary by the Stormwater Authority.

2.7(e) In the event any Owner or a guest, lessee, tenant, licensee, invitee agent, family member, or pet of an Owner damages any of the Common Property, the Association is authorized to repair and restore any damaged area to its former condition and to charge a special assessment against the Owner's Lot for the cost incurred in accordance with Section 2.4. This remedy will be in addition to any other recourse the Association, Town or any other Owner may have on account of the damage.

2.8 Town Remedies for Default.

2.8(a) If the Association fails to maintain the Outlot in the manner required by the Subdivision Documents or any ordinance of the Town, the Town has the right to give the Association written notice of default. The Association has thirty (30) days after the receipt of the written notice in which to cure the default or, if the default cannot be cured within thirty (30) days, the Association may cure the default within a reasonable time, provided that the Association promptly commences and diligently pursues cure of the default and notifies the Town of the delay. If the Association does not timely cure the default, the Town has the right to (i) assume maintenance of noncompliant Outlot and assess, on an equal basis, the cost of such maintenance to each Lot, (ii) exercise any right under applicable law to seek involuntary dissolution of the Association, or (iii) exercise both of the preceding remedies.

2.8(b) If the Town accepts a dedication of the Common Property pursuant to Section 2.6(e) above, the Town may thereafter assess the Lots on an equal basis for the costs of maintenance and repair of such Common Property.

2.8(c) Any assessments made by the Town pursuant to this Section 2.8 will constitute a lien against each Lot and the amount thereof will be included in the tax bill for each Lot. The Town will not be subject to any limits on assessments which may be imposed upon the Association in this Declaration or the Association's Bylaws. These remedies of the Town are in addition to all other rights and remedies available to the Town under applicable law. ALL OWNERS OF AFFECTED LOTS HEREBY WAIVE NOTICE AND PROTEST OF ANY TAX, ASSESSMENT OR SPECIAL CHARGES LEVIED BY THE TOWN AGAINST SUCH LOTS FOR THIS PURPOSE.

2.9 Easements Affecting Lots.

2.9(a) "Public Easements" means all public utility easements shown on the Plat.

2.9(b) "Private Access Easements" means (i) the platted access easement as shown on the Plat for maintenance of the Common Property and (ii) the shared access easements as shown on the Plat for shared driveways.

2.9(c) No structure, planting, or other materials are permitted to be placed or permitted to remain within any Public Easement, which may damage or interfere with the installation and maintenance of utilities, or which may change, obstruct or retard the flow of water or the direction of such flow through a Public Easement. The Public Easements located on a Lot and all improvements therein must be maintained continuously by the Owner of the Lot, except those improvements for which a public authority or utility company is responsible.

ARTICLE III
ARCHITECTURAL REVIEW COMMITTEE

An Architectural Review Committee ("Committee") is created herein for purposes of carrying out the Architectural Review Procedure and other Committee duties described in this Declaration. The Declarant will act as the Secretary and sole member of the Committee until the Declarant relinquishes control of the Committee or no longer has any interest in any Lot, whichever is earlier. After the Declarant ceases acting as the Committee, the Association must appoint three (3) members of the Association to serve as the Committee, and until the Association has appointed members to the Committee, the Board must serve as the Committee. The Committee must select one member to act as Secretary. The Committee will not be responsible for inspecting any construction to ensure compliance with the approved plans, but any Owner will have the right to bring legal action to enjoin any noncompliance or violation of this Declaration.

ARTICLE IV
ARCHITECTURAL REVIEW PROCEDURE

4.1 No building is allowed to be erected, placed or altered on any Lot until the construction plans, specifications, landscaping plan and site plan showing, among other things, the building location and elevation, the septic system location, well location, the elevation of adjacent structures and the Lot topography have been approved in writing by the Committee. In reviewing all plans, the Committee will pay particular attention to exterior elevations, location of chimneys, materials, roof pitch and roofing materials, soffits, facia, siding and landscaping.

4.2 Submissions. In addition to such other information which the Committee may reasonably request, each Owner seeking preliminary or final approval of the Committee must submit the following:

4.2(a) Drawings of the proposed structures showing, at a minimum, floor plans, elevations or all views of the structure, driveway location, outbuildings, auxiliary structures, wall details, satellite dishes, structure locations, fences, wells, on-site sewage treatment facilities, outdoor recreational equipment, and playground equipment;

4.2(b) Descriptions of exterior finishes, roofing types and lighting materials, and upon request of the Committee, samples of such materials;

4.2(c) Architectural specifications for the above; and

4.2(d) Address for mailing the determination of the Committee. A submission will not be complete, and the time for review set forth in Section 4.4 below will not commence until all documents required in this Section 4.2 have been submitted. All such submissions must be made to the Secretary or to such other address that the Committee may designate. The Secretary will then call a meeting of the Committee to consider such plans and specifications. After the Declarant ceases acting as the sole member of the Committee, a quorum for action must be a majority of the Committee, and action of the Committee must be by majority vote of Committee members present or represented by proxy at such meeting. A tie vote on any issue must be deemed equivalent to rejection. The Committee, with the unanimous written consent of all of its members entitled to vote on any issue, may act without a meeting. The Committee may approve, disapprove, or approve subject to stated conditions on the preliminary and final development plans. If the Committee disapproves or conditionally approves the development plans, then the applicant must be entitled to resubmit revised plans. The Committee's decision must be in writing.

4.3 Standards. The Committee must have the right to reject any plans and specifications or plot plans which, in the judgment and opinion of the Committee:

4.3(a) are not in conformity with the restrictions in this Declaration; or

4.3(b) are not desirable for aesthetic reasons; or

4.3(c) are not in harmony with buildings located on the surrounding Lots; or

4.3(d) have exterior lighting, exterior signs, exterior television or satellite antennae, fencing or landscaping which are not desirable for aesthetic reasons; or

4.3(e) are not in conformity with the general purposes of this Declaration.

4.4 Action. If the Committee fails to render its decision on the preliminary or final development plans within thirty (30) days of their submission, or upon any resubmitted preliminary or final development plans within fifteen (15) days of their resubmission, approval will be deemed to have been obtained and the applicable covenants, conditions and restrictions in this Declaration must be

deemed to have been complied with. If such plans are not rejected, then the Owner must construct the improvements materially in accordance with the submitted documents. Once approved by the Committee, the Secretary must send written evidence to the Town of the review and approval prior to the Town issuing a building permit. All material changes to such plans must be resubmitted to, and approved by, the Committee. Evidence of the Committee's approval must be provided to the Town Building Inspector for his or her use. However, administration and enforcement of the architectural control provisions of these covenants are not the responsibility of the Town.

4.5 Occupancy. No building or other improvement may be occupied unless it has been approved by the Committee and Town pursuant to Section 4.2 and has received occupancy approval from the Town of Verona.

4.6 Preliminary Sketches. Owners are encouraged to submit preliminary sketches and descriptions for informal comment prior to submittal of the information required for final approval.

4.7 Hold Harmless. The Committee must exercise its approval authority and discretion in good faith and each Owner, by acceptance of a deed to, or any other interest in, a Lot, agrees to hold the Committee harmless for any perceived discrepancies in the Committee's good-faith performance of its duties. Refusal to approve plans and specifications by the Committee may be based on any grounds, including purely aesthetic grounds, which in the sole discretion of the Committee must be deemed sufficient.

4.8 Liability of Architectural Review Committee. The Committee and its individual members must not be liable under any circumstances for any damage, loss or prejudice suffered or claimed on account of:

4.8(a) The approval, conditional approval or disapproval of any plans and specifications, whether or not defective;

4.8(b) The construction or performance of any work, whether or not pursuant to approved plan and specifications; or

4.8(c) The development of any property within the Subdivision.

ARTICLE V

ARCHITECTURAL DESIGN RESTRICTIONS

All Lots and all improvements thereon must be subject to the following architectural restrictions in addition to Town of Verona and/or Dane County ordinances:

5.1 Single Family Houses. Only single-family houses based upon colonial, transitional, coastal, craftsman, bungalow, Victorian, prairie or traditional styles will be permitted. The Committee must be the sole judge whether submitted plans conform to this restriction. Aesthetic considerations will be of primary importance and will take precedence over objective criteria. The submission of preliminary plans and elevations is encouraged.

5.1(a) Lot 3 must have a single-story house constructed. The building height for the single-story house on Lot 3 must not have a vertical height greater than 24 feet as measured from the mean elevation of the finished grade along the front of the building (side directly facing the Dairy Ridge Road) to the mean height level between the highest ridge and its associated eave for gable and hip roofs. Flat roof or mansard roof not permissible.

5.2 Single Story Houses. Single story houses must have not less than 1,600 square feet on the main level, excluding the garage, and not more than 6,000 square feet of total impervious roof area. The main level is defined as the level totally above finished grade.

5.3 Two-Story Houses. Two-story houses must have not less than a total of 2,000 square feet of finished area, excluding the garage, and not more than 6,000 square feet of total impervious roof area. The two stories are defined as the levels totally above finished grade.

5.4 Reduction of Minimum Floor Requirements. The above minimum floor area requirements may be reduced by the Committee, in the event the proposed architectural design and quality of the house is such that it presents an appearance comparable or superior to the appearance of other houses built on any of the other Lots.

5.5 Computation of Square Footage. Porches, screened porches, breezeways, attached garages and basements may not be considered in determining square footage requirements other than in determining the 6,000 square foot maximum roof impervious area.

5.6 Garages. All houses must have attached garages for at least two, but not more than four total vehicle spaces. All garages may be either front or side entry.

5.7 Exterior Walls. Except as provided herein, the exterior walls of each building must be constructed of brick, stucco, stone, LP SmartSide (engineered wood product); Hardie Plank or CertainTeed fiber cement siding, or wood or any combination thereof. Unfaced concrete block, structural concrete, prefabricated metal, aluminum, other fiber cement or "Texture 1 -11" siding is not be permitted. All siding must be stained or painted. Because the colors available in stains and paints vary greatly, the desired color schemes must be submitted with the building plans for approval. Notwithstanding the foregoing, composite materials must be acceptable for trim and band boards, including fascia, corners, window trim and ring boards.

5.8 Color of Exterior Surfaces. It is the intent of the Committee to coordinate trim, siding and roofing colors to provide the most aesthetic combination for every house developed on a Lot. The overall color schemes must be submitted with the building plans for approval.

5.9 Chimneys. All chimneys must be brick and corbelled, stucco, stone or wood siding with corners, and all exterior flues must be enclosed.

5.10 Fascia. Fascia must be cedar, redwood or composite materials. No aluminum fascia will be permitted. Fascia must be ten (10) inches minimum depth.

5.11 Soffits. Soffits may be wood, stucco or aluminum.

5.12 Roofing. Roofing must be High Definition architectural type, textured fiberglass or asphalt shingles, wood shakes, tile or slate. Standard three-in-one shingles will not be permitted.

5.13 Roof Pitch. Roof pitch must be 5/12 (5 inches vertical to 12 inches horizontal) or steeper unless otherwise approved by the Committee.

5.14 Fences. No fences or retaining walls may be erected without prior approval of the Committee.

5.15 Partition Fences. For any Lot which abuts upon or is adjacent to land used for agriculture, farming or grazing purposes, the Owner, at its sole cost and expense, may erect, keep and maintain partition fences, satisfying the requirements of the Wisconsin Statutes for a legal and sufficient fence between such land and the Lot.

5.16 Signs. No signs of any type may be displayed on any Lot without prior written consent of the Committee. This restriction does not apply to lawn signs of less than four (4) square feet advertising a home or Lot for sale. The Declarant may display a sign of a larger size to identify the Subdivision as having Lots available.

5.17 Outbuildings and Temporary Structures. Except with a variance granted under Section 5.23 below, a maximum of one shed or other outbuilding is permitted upon a Lot, provided such shed or outbuilding meets the requirements of Dane County Zoning Ordinances and Town of Verona Ordinances.

5.17(a) An accessory building shall be no larger than 600 square feet.

5.17(b) No trailers (other than as stored in a garage or approved accessory building) will be permitted on a Lot at any time.

5.18 Driveways.

5.18(a) The general location of driveways for the Subdivision will be subject to the Town's prior approval. Lots 5 and 6 must jointly access Dairy Ridge Road. Lots 7 and 8 must jointly access Dairy Ridge Road. Lots 9 and 10 must jointly access Dairy Ridge Road. Lots 12 and 13 must jointly access Dairy Ridge Road. Owner or owner's representative must obtain a driveway permit from the Town prior to commencing construction of driveway. Driveways must be concrete, asphalt or brick; and each Owner must install the Owner's driveway within thirty (30) days after completion of construction of the Owner's house, unless not permitted by weather conditions. In all events, each Owner's driveway must be completed within one (1) year from the issuance of the Owner's building permit. Each Owner must comply with any driveway ordinance of the Town from time-to-time in effect and must obtain from the Town any driveway permit required by such an ordinance before any driveway is constructed or any culvert placed.

5.19 Lighting. Exterior lighting on each Lot must be of such focus and intensity so the residents of adjacent Lots will not be disturbed, and lighting must comply with the Town of Verona Dark Sky Ordinance.

5.20 Wells & Septic Systems. It is intended that each Lot be served by its own well and septic system.

5.21 Other Utilities. Except for temporary service during construction, all utilities serving any building or site must be underground. No building or other improvement, or trees may be erected, placed or planted within any utility easement. Liquid petroleum not allowed if natural gas available. Driveways are permissible within utility easement on property line within lots that require shared access to Dairy Ridge Heights.

5.22 General. All buildings, dwellings, garages, outbuildings, satellite dishes, fences, walls, basketball hoops, lawn ornaments, tennis courts, swimming pools or other structures constructed or erected on any Lot must be approved prior to construction, in writing, by the Committee, as to placement, landscaping, materials, colors and design. No wind-powered electric generators or radio receiving or transmitting antennae may be placed on a Lot without approval of the Committee. Satellite dishes and exterior television antennas must be properly screened from view. The maximum allowable impervious surface per lot is 15,000 square feet. Any additional impervious surface installed is subject to additional stormwater features such as a rain garden or other approved stormwater feature by the Stormwater Authority within the Lot and must be approved by Dane County Land and Water Resources Department.

5.23 Variations. The Committee is authorized to grant variations from any provision of this ARTICLE V, except those sections of ARTICLE V listed in 9.8, where such variance would assist in carrying

out the spirit and intent of this Declaration and where strict application of the provision would result in the hardship to the person seeking the variance.

ARTICLE VI USE RESTRICTIONS

6.1 Parking. Parking of service vehicles, tractors, lawn tractors, trailers, boats, travel trailers, mobile homes, campers, and other recreational vehicles is prohibited except in garages or accessory buildings. Semi-tractors and trucks of over one-ton capacity may not be temporarily or permanently kept on any Lot except in conjunction with providing services of a temporary nature to the Owner of such Lot. This must not prohibit temporary parking of such vehicles for loading and unloading.

6.2 Appearance. Each Owner must be responsible for maintaining the Lot and structures approved by the Committee in neat appearance.

6.3 Trash. Trash containers must be visually screened. Trash containers must be placed at the roadside only on days of trash collections or may be placed at the roadside the night before trash collections. Trash containers must be removed from roadside and returned to visually screened location within twenty-four (24) hours of trash collection. No garbage or refuse may be placed on any Lot unless in a suitable container. No trash may be deposited on any Lot. Any cuttings, leaves, brush, rocks or earth deposited on any Lot shall be temporary in nature and must be disposed of within 30 days. Screened composting facilities may be maintained subject to the approval of the Committee.

6.4 Burning. Burning of brush and plant material is allowed only if a permit is obtained from the Department of Natural Resources proper authority. <https://dnr.wi.gov/topic/ForestFire/permits.html>

6.5 Pets. No animals, livestock, reptiles, birds, or poultry of any kind may be raised, bred or kept on any Lot, except three (3) domesticated pets may be kept provided they are not kept, bred or maintained for any commercial purposes. Domesticated pets include dogs, cats and aquarium fish (which are considered one pet). Non-domesticated or poisonous animals of any kind are strictly prohibited. Horses, pigeons, rabbits, and pot-bellied pigs are strictly prohibited. All animals must be housed within the principal structure on the Owner's Lot and no external kennels or other animal boarding facility will be allowed. Commercial animal boarding, kenneling or treatment is expressly prohibited, whether for fee or not. No Owner may keep a dog whose barking creates a nuisance to neighbors. When outside the principal residence, dogs must be on leash, under voice control or contained within invisible buried underground fence. No animal having vicious propensities may be kept or maintained either inside or outside the principal dwelling.

6.6 Activities. No noxious or offensive trade, hobby or any activity may be carried out on property that will become a nuisance in the Subdivision. The Lots must be used for only residential purposes and not for agricultural purposes. No loud or unreasonable noise will be permitted. The operation of any motorbike, go-cart, or other similar motorized device within the Subdivision will be deemed a nuisance if the sound generated therefrom is an annoyance to neighbors.

6.7 Firearms and Hunting. No firearms are allowed to be discharged within the Subdivision. No hunting will be allowed within the Subdivision.

6.8 No Licensing of a Building. No Owner, directly or indirectly, shall obtain or maintain a license to operate a tourist room house or bed and breakfast in any house or structure on any Lot.

6.9 Restrictions on Advertising a Building for Rental or Lease. No Owner shall advertise through any form of media or communication, the availability of a house on a Lot (or any portion thereof) for rent or lease except for a lease permitted under Section 6.11 of this Declaration. Advertising on any

short-term rental internet site including, but not limited to, VRBO, Airbnb, HomeAway, Expedia, ShortTermHousing.com, and Craig's List is expressly prohibited.

6.10 Leasing or Renting of a Building. Except as provided in this Section 6.11, no house on any Lot (or any portion thereof) may be leased or rented. An Owner may lease its house once per calendar year to a single Family for a period of not less than six (6) consecutive months. Prior to the beginning of the lease term, the Owner shall provide to the Association a copy of the lease together with a list identifying the names of each tenant that will be occupying the house during the term of the lease. An Owner who sells their Lot may enter into a leaseback arrangement with the new owner of the Lot; provided, the lease term does not extend beyond one hundred twenty (120) days from the date fee simple title to the Lot is conveyed to the new owner. No later than five (5) days after the Lot is conveyed, the new owner shall provide the Association with copies of the executed deed and lease.

6.11 Enforcement. Any Owner who violates any of the terms of Sections 6.9 through 6.11 of this Declaration shall pay the Association immediately upon written demand the greater of (i) \$1,000.00 or (ii) 150% of the daily rental amount (prorated if necessary) paid by the tenant or renter for each day such provisions are violated. The Owner shall also pay the Association's actual attorney fees it incurred in enforcing the terms of this Amendment. The Owner consents to the Association placing on their Lot a lien for the amount owed to the Association.

ARTICLE VII LANDSCAPING AND RESTRICTIONS

7.1 Landscaping.

7.1(a) *Lots.* Each Owner must install foundation and other plantings in accordance with this ARTICLE VII to put the overall appearance of each home and its adjoining land in harmony with its setting.

7.1(b) *Outlot.* Unless an exception is granted by the Town, landscaping on the Outlot and planting of the Outlot will be completed within two (2) years of recording of the Plat.

7.2 Landscaping Restrictions. The following plants are prohibited: silver maple, boxelder, buckthorns, honeysuckle, Autumn Olive, Amur Maple, Mexican bamboo, ajaga, pampas grass and other species which may be invasive into the adjacent Lots. Individual Owners are required to remove any of the prohibited species or other invasive, noxious weeds from their Lot at their sole cost.

7.2(a) A current list of approved/preferred trees is maintained by the Secretary of the Association and shall be provided to members upon request. Additions and subtractions to the approved/preferred tree list shall be governed by the Board. The planting of black walnut trees will require the prior location approval by the Committee, as they can kill shrubs and other plantings. Any such trees not included in the list and shown on the landscaping plan or planted on a Lot are subject to Committee approval.

7.3 Landscaping Points. The landscaping plan for each Lot must be approved and inspected by the Committee and achieve a minimum of 600 landscaping points; provided that total points must be appropriate for the size of lot and consistent with the overall landscaping plan as determined by the following point schedule. Special consideration will be given to landscaping features so that there is an easy access to the septic system and the well by appropriate equipment, as the septic tanks need to be pumped out every three years and the motor in the well may need to be replaced. Landscaping of adjacent lots should be coordinated to provide for a more aesthetic appearance. For example, tree or prairie plants may be planted to provide for a visual impact that combines these features on more than one lot. All landscaping must be installed within one (1) year of completion of construction of home on each Lot.

<u>Landscaping Element</u>	<u>Point Value</u>
Prairie plants	20/1,000 sq. ft
Rain garden	100
Tree (2" - 3" caliper at 18 inches)	75
Tree or Small Tree (1-1 ½" caliper at 18 inches, i.e., Crab, Hawthorn, etc.)	50
Evergreen Tree (4 to 6 feet in height)	50
Evergreen Tree (2 to 3 feet in height)	20
Large Deciduous Shrub (3-year transplant - 36" min.)	10
Small Deciduous Shrub (3-year transplant - 18" min.)	5
Evergreen Shrub (3-year transplant - 24" min.)	5

7.4 Lawns. All yards must be fertilized and sodded, or fertilized, seeded and mulched. This requirement includes the area within the street right of way. Natural prairie plantings are allowed within right of way provided the plants are less than 2.5 feet in height. In-ground lawn irrigation systems are permissible.

7.5 Maintenance of Landscaping. The maintenance of the plantings and yard areas is the responsibility of the Owner. Any trees or shrubs which die must be removed by the Owner and replaced with a like variety of the same size as the original plant at the time of planting so as to maintain the original landscaping elements and to maintain the minimum amount of Landscape Points required as set forth in Section 7.3 above. The use of plantings in excess of those required above is encouraged.

7.6 Drainage Swales.

7.6(a) The graded slopes and swales established by Declarant must remain as permanent and no Owner may grade or obstruct any swale or drainage way (including drainage ditches along the public streets), whether protected by easement or not, which is in existence at the time of development so as to impede the flow of surface water from other Lots through such swale or drainage way. Within these slopes and swales, no structure, planting or other material may be placed or permitted to remain, or other activities undertaken which may damage or interfere with established slope and swale ratios, create erosion or sliding problems or which may change the direction of flow (or obstruct or retard the flow of water through) the drainage channels. The slopes and swales of each Lot and all improvements in them must be maintained continuously by the Owner of that Lot, at the Owner's expense, except for those improvements for which a public authority or utility company is responsible.

7.6(b) In order to control runoff, all downspouts and downspout extenders must drain into a permeable area such as grass, planting bed, or rock landscape area.

7.6(c) In the event of any conflict between an Owner's building or site plans or the Stormwater Management Plan, the latter must control. Any disputes relating to drainage swales, drainage or other surface water issues must be resolved by the Board, which may seek advice of the Town's Engineer. The Town may wish to have its Engineer review drainage issues if they are in a Public Easement, as defined in Section 2.9(a). However, the Town will not intercede in drainage disputes between Owners of Lots. The Association must establish procedures by which such decisions can be heard and decided by the Board.

7.7 Lot 5 Rock Outcroppings. The rocks located within Lot 5 may not be removed by the Owner of that Lot.

7.8 Existing Deciduous Trees. Existing, desirable deciduous trees including all white oak trees must be maintained, protected and kept unless a specific tree is an imminent safety concern or impedes on the ability to construct driveway.

7.9 Public Road Right-of-Way. The Lot owner is responsible for maintaining the vegetation of the Lot within the public road right-of-way and only grasses shorter than two (2) feet may be planted within the road right-of-way.

ARTICLE VIII ADDITIONAL RESTRICTIONS AND NOTICES FOR OWNERS

8.1 Access, Easements and Rights-of-Way. No Owner may grant any access easement, right-of-way, or sell lands or use other means to give adjacent lands access to any Lot or Lots.

8.2 No Additional Lots. No Lot may be further subdivided so as to create an additional building parcel. This covenant shall not prevent a lot line adjustment between Owners or the use of one Lot and all or a portion of an adjoining Lot as a building parcel, so long as no additional Lot or building parcel is created, and each Lot is a minimum of 1.5 acres.

ARTICLE IX MISCELLANEOUS

9.1 Successors and Assigns. The covenants and agreements set forth in this Declaration, and the easements granted hereunder, shall be perpetual, shall bind Declarant and all of the Owners of the Lots, and their respective successors and assigns, and shall run with the land.

9.2 Governing Law: Partial Invalidity. This Declaration is construed and enforced in accordance with the terms of the laws of the State of Wisconsin. If any term of this Declaration is found to any extent be held invalid or unenforceable, the remaining terms and provisions will be valid and enforced to the fullest extent permitted by law.

9.3 Notices. Notices are to be given to the Declarant at 7935 Almor Drive, Verona, Wisconsin 53593. Notices to an Owner of a Lot will be given in care of the street address of the Lot or to the address to which the tax bill is mailed.

9.4 Amendment. All provisions of this Declaration are subject to amendment by written instrument approved by the Association, except as provided in Section 9.8 below.

9.5 Enforcement. Any Owner or the Town may pursue enforcement at law or equity of the covenants and restrictions herein by an action in the Dane County Circuit Court. In any action, the prevailing party must be entitled to an award of its actual costs and reasonable attorneys' fees.

9.6 Private Right of Action. The Committee must not be responsible for inspecting any construction to ensure compliance with the approved plans, but any Owner, including the Declarant, must have the right to bring legal action to enjoin any noncompliance or violation as set forth in Section 9.5 above.

9.7 Terms of Covenants. This Declaration will run with the land and will be binding upon all Owners of Lots covered by this document for a period of thirty (30) years from the date this document is recorded, after which time it will automatically stand renewed for successive five (5)-year periods unless the Association terminates or changes such covenants in whole or in part by executing and recording an

instrument to that effect in the office of the Dane County Register of Deeds. Termination or change to this Section must require the written approval of the Town.

9.8 Protective Provisions for Town. Notwithstanding any provisions to the contrary herein, none of Sections 1.1, 2.5, 2.7, 2.8, 2.9, 5.1, 5.16, 5.18, 5.19, 5.20, 5.21, 5.23, 6.4, 6.5, 6.6, 6.7, 7.1, 7.3, Error! Reference source not found., 7.6, 7.9, 8.1, 8.2, 9.1, 9.4, 9.5, 9.7, 9.8 of this Declaration may be altered, be allowed to expire or be terminated without the express written consent of the Town.

[Signature Page Follows]

DRAFT

Attachments:

Exhibit A – Subdivision Plat

Exhibit B – Stormwater Management Plan

Exhibit C – Stormwater Maintenance Agreement

Drafted by:

Carrico Engineering and Consulting, Inc.

Adam Carrico, PE

DRAFT

Dairy Ridge Heights Approved/Preferred Tree List

Genus/Species	Common Name
Abies balsamea	Balsam Fir
Abies fraseri	Fraser Fir
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Acer nigrum	Black Maple
Betula lenta	Sweet/Black Birch
Betula alleghaniensis	Yellow Birch
Betula nigra	River Birch
Carya ovata	Shagbark Hickory
Carya cordiformis	Bitternut/Yellowbud Hickory
Carpinus caroliniana	American Hornbeam/Musclewood
Castanea dentata	Chestnut
Celtis occidentalis	Hackberry
Cercis canadensis	Redbud
Fagus grandifolia	American Beech
Ginkgo biloba	Ginkgo or Maidenhair Tree
Gleditsia triacanthos	Honey Locust
Gymnocladus dioica	Kentucky Coffeetree
Halesia monticola	Mountain Silverbell
Juglans nigra	Black Walnut
Juniperus virginiana	Red Cedar
Larix spp.	Larch
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea mariana	Black Spruce
Pinus banksiana	Jack Pine
Pinus nigra	Austrian Pine
Pinus resinosa	Red Pine
Pinus strobus	White Pine
Platanus occidentalis	Sycamore/American Planetree
Populus grandidentata	Bigtooth Aspen
Populus tremuloides	Trembling Aspen
Prunus serotina	Black Cherry
Prunus pensylvanica	Pin Cherry
Quercus alba	White Oak
Quercus bicolor	Swamp White Oak
Quercus ellipsoidalis	Northern Hill's Oak
Quercus macrocarpa	Bur Oak
Quercus palustris	Pin Oak
Quercus muehlenbergii	Chinkapin Oak
Thuja occidentalis	White Cedar
Tilia americana	Basswood
Tsuga canadensis	Hemlock

Approved by Board

Signature _____

Date _____