



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday, March 18, 2020 6:30 p.m.

Due to the COVID-19 pandemic, the Town of Verona Plan Commission will hold its meeting as 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://zoom.us/j/92370569540?pwd=VTBNcDlFeGZmWGp5SFdZSjUrbXc3dz09>

Meeting ID: 923 7056 9540

Passcode: 371011

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 conference call.
Please state your name and address as a record of any persons participating in the

meeting is required.

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 18 February 2021
4. Staff Report
Discussion with Fitchburg Staff regarding ETJ area in Town of Verona
5. Discussion and Possible 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. Staff Report
 - b. Comments by Applicant
 - c. Public Comments
 - d. Commissioners' comments and discussion
 - e. Motion
6. Discussion: Draft Subdivision Ordinance
 - a. Review of draft ordinance for changes to conventional and conservation subdivision language
7. Other
8. Next Meeting: Thursday, 15 April 2020
9. 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: 12 March 2021, Douglas Maxwell, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes

Thursday, February 11th, 2021, 6:30 pm

Zoom meeting

Members Present: Doug Maxwell, Tom Mathies, Sarah Slack, Deb Paul, Halley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

Other: Susan Pigorsch, Mark Geller

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:31 pm. Motion to approve the agenda by Slack, second by Mathies. Motion carried by voice vote.
2. Public Comment – none.
3. Approval of minutes from 01/28/2021 – Change adjournment time to 8:59pm. Motion to approve minutes by Slack, second by Mathies. Motion carried by voice vote.
4. Discussion: Draft Subdivision Ordinance Document
 - Rural Character definition
 - Allowable slope percentages
 - Tree Inventory
 - Open space percentages for Conventional and Conservation categories
 - Average and minimum lots sizes for Conventional and Conservation subdivision developments
 - Maintenance requirements
5. Next meetings
 - March 18th, 2021
6. Adjournment – Meeting adjourned at 9:04pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

Approved:

Town of Verona Plan Commission Meeting Minutes

Thursday, February 18, 2020, 6:30 pm

Zoom meeting

Members Present: Doug Maxwell, Tom Mathies, Sarah Slack, Deb Paul, Haley Saalsaa Miller

Staff: Sarah Gaskell, Administrator

Other: Lee Stilwell, Rick Winch, Hans Pigorsch, Susan Pigorsch, Noa Preive, Ed Short, Stanek, Eric Fedderly, David Lonsdorf, Bob Dillis, Jim Wiederhoeft, Sharon Edwards, Rosemary Bodolay, Mark Geller

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:34 pm. Maxwell added “other” to the agenda. Motion to approve the agenda by Slack, second by Miller. Motion carried by voice vote.
2. Public Comment – none.
3. Approval of minutes from 1/21/2020 – Motion to approve minutes by Mathies, second by Slack. Mathies requested removal the owner of the rooster and 5b second was by Mathies. Maxwell sent proposed changes to staff prior to the meeting. Motion carried by voice vote.
4. Discussion and Possible Action: Land Use Application 2021-01 submitted by the Town of Verona for a blanket rezone of parcels located in the Cross County Circle Neighborhood from RR 2 to SFR 1 and 2
 - a. Discussion included inclusion of LC spot zoning and the lot on the corner of N. Nine Mound and their ability to split
 - b. Motion by Maxwell, second by Slack to approve recommendation of approval of Land Use Application 2021-03; motion carried by roll call vote – all ayes.
5. Discussion and Possible Action: Land Use Application 2021-02 submitted by Robert Dillis for a CSM and rezone from RR2 to RR4 for parcel number 062/0608-313-9210-0, located at 1710 Spring Rose Road
 - a. Discussion included the new lot lines, possible deed use restrictions against further splits, future land use of the area, and the current deed restriction
 - b. Motion to recommend approval by Mathies, second by Miller with the following conditions: the deed restriction be changed by the county to allow the rezone, and a note depicting the current state of shared well or septic facilities be added to the CSM; motion carried 4-0 with Slack abstaining.
6. Discussion and Possible Action: Land Use Application 2021-05 submitted by Rick Winch for a CSM and rezone from UTR and RR 4 to RR 2 for parcel numbers 062/0608-263-9561-0 and 062/0608-263-9500-2, located at 1961 County Highway PB
 - a. Discussion included utility easement, availability of natural gas and zoning history of the parcel
 - b. Motion to approve recommendation by Maxwell, second by Paul. Motion carried by roll call vote 5-0.
7. Discussion and Possible Action: Land Use Application 2021-06 submitted by Noa Preive on behalf of Stilwell Trust for a CSM and rezone from RM-16 to RR-4 for parcel number 062/0608-364-8790-2 located at 1730 Beach Road

- a. Discussion included access to Sunset Road, proposed lot layout, extension of Beach Road, historic use, shared driveway access on the Sunset side of the property, Ice Age trail easement, geography of the land – Terminal Moraine and ETJ status of the application as it's in the Fitchburg ETJ area.
 - b. Action postpone action by Maxwell, until consultation with the City of Fitchburg occurs re: ETJ concerns.

8. Discussion and Possible Action: Land Use Application 2021-07 submitted by Sharon Edwards for a CSM and rezone from RM-8 to RR-4 for parcel number 062/0608-281-8785-0 located at 7222 Pine Row
 - a. Discussion included adjacent land uses, and long-term plans for the area
 - b. Motion to approve recommendation by Slack, second by Mathies with the following condition: No residential use be allowed on Lot 2. Motion carried by voice vote.

9. Next Regular meeting
 - March 18th

10. Adjournment – Meeting adjourned at 9:32 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator
Approved:

Dairy Ridge Heights Proposal

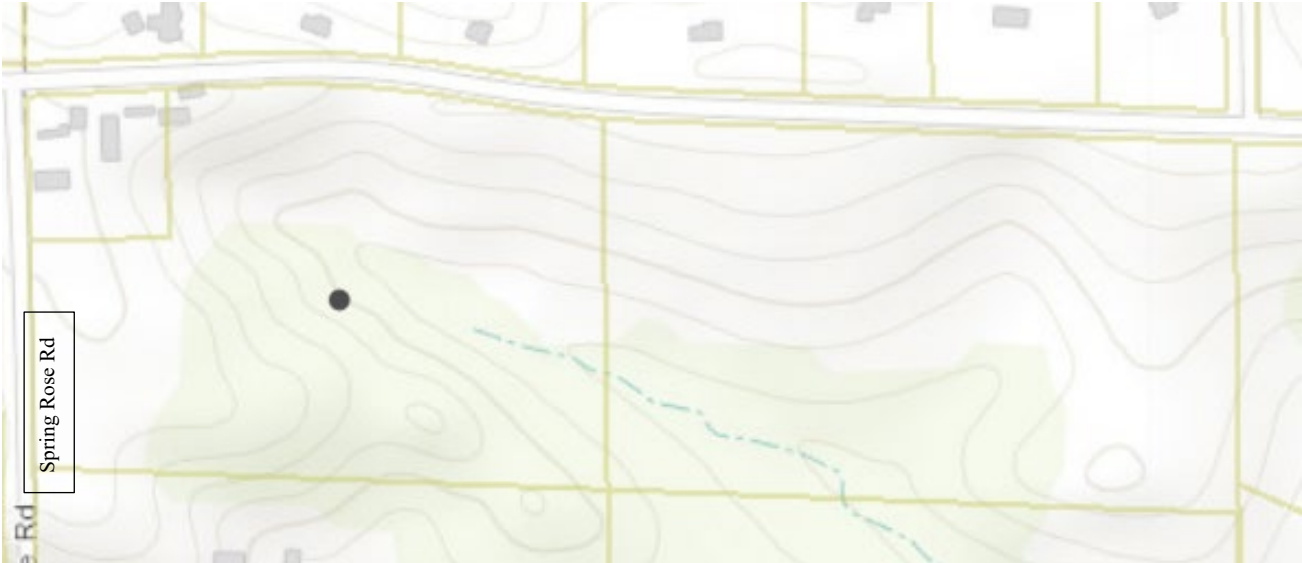
Parcel numbers 0608-183-8681-0, 0608-183-8180-9

Summary: The applicant seeks approval of the Preliminary Plat and the Draft Declaration of Covenants for Dairy Ridge Heights. Dairy Ridge Heights is comprised of 13 lots located at the corner of Spring Rose and Dairy Ridge Roads. The Concept Plan and Rezone were approved by the Town Board on December 1st, 2020

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

Applicant: Adam Carrico
Carrico Engineering

Location Map



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 Authority

The parcels are in Area C of the Town of Verona/City of Verona boundary agreement, so no further action is needed from the City of Verona.

Surrounding Land Use and Zoning

The properties to the north are all residential parcels between 3-5 acres. The Springdale Township border is directly east, and most parcels are in agricultural use. The land to the west and south is zoned AT-35.

Site Features

The site currently has some steep slopes to the south and east. There are mature oak trees along a segment of Dairy Ridge Road. On the south side of the west parcel, there is a wooded area where most of the trees are either Pin Cherry or Box Elder. There are significant rock outcroppings that will be preserved on the parcels.

Road Access

No interior roads will be constructed. Driveways will access either Spring Rose Road or Dairy Ridge Road via either individual or shared access points. There will be a total of five driveways access points on Spring Rose Road.

Concept Plan Review

At their November 22nd, 2020 meeting, the ToV Plan Commission 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 outlot.
- g. Lot 3 be limited to the construction of a single-story home.
- h. Lots 4 through 13 share access to Dairy Ridge Rd for a total of 5 access points.

The ToV Board approved the concept plan and rezone from AT-35 to SFR-01, SFR-02, and NR-C at their December 1st, 2020 meeting with following conditions:

- a) Lots 4-13 created with staggered front yard setbacks.
- b) Trail in the created in the outlot.
- c) Landscape screening to be approved by the Plan Commission.
- d) Height limit for all single-story homes
- e) Elevation renderings be provided by the applicant.
- f) Maintenance agreement created as part of the developer's agreement.

Materials for Plan Commission Review

- 1) Transmittal Letter
- 2) Preliminary Plat – no. 1
- 3) 3-D Renderings of Site – no. 2
- 4) Preliminary Engineering Plans – no. 3
- 5) Access Easement Exhibit– no. 4
- 6) Preliminary Stormwater Report – no. 5
- 7) Draft Declaration of Covenants – no. 6
- 8) Preferred Tree List – no. 7

Developer's Agreement

Staff will work the developer to prepare a draft of the Developer's Agreement to be reviewed at a later date.



1926 N Kollath Rd
 Verona, WI 53593
 (608) 832-6352
 carricoengineering.com

LETTER OF TRANSMITTAL

DATE: 3/10/2021

TO: Town of Verona
7669 County Highway PD
Verona, WI 53593

ATTENTION: Sarah Gaskell

RE: Dairy Ridge Heights Preliminary
Plat Submittal

JOB NO. 200018

WE ARE SENDING YOU:

- Attached
 Emailed
 Mailed
 Hand Delivered
 Shop Drawings
 Plans
 Specifications
 Other

COPIES	DATE	NO.	DESCRIPTION
1	02/15/21	1	Dairy Ridge Heights Pre Plat
1	03/10/21	2	Dairy Ridge Heights Renderings
1	03/10/21	3	Dairy Ridge Heights Preliminary Engineering Plans
1	03/10/21	4	Dairy Ridge Heights Access Easement Exhibit
1	03/10/21	5	Dairy Ridge Heights Preliminary Stormwater Report
1	03/10/21	6	Dairy Ridge Heights Draft Declaration of Covenants
1	03/10/21	7	Dairy Ridge Heights Approved/Preferred Tree List

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Approval
 For Review and Comment
 As Requested
 For Your Use
 For Distribution
 For Your File
 Other

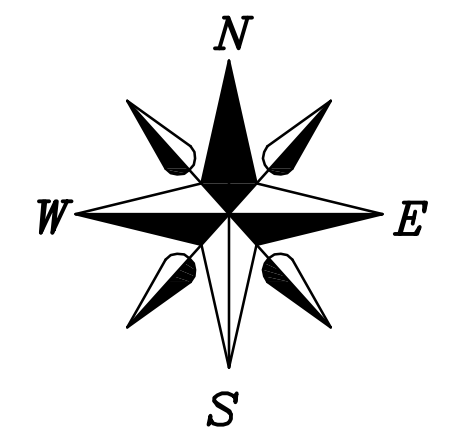
REMARKS

COPY TO Bret Saalsaa SIGNED: Adam L Carrico, PE
Noa Prieve

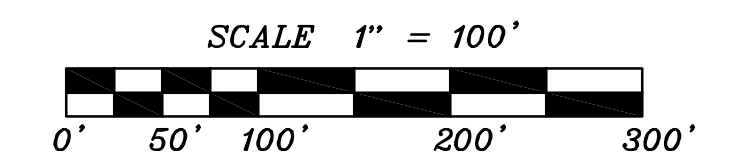
If enclosures are not as noted, kindly notify us at once.

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.



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

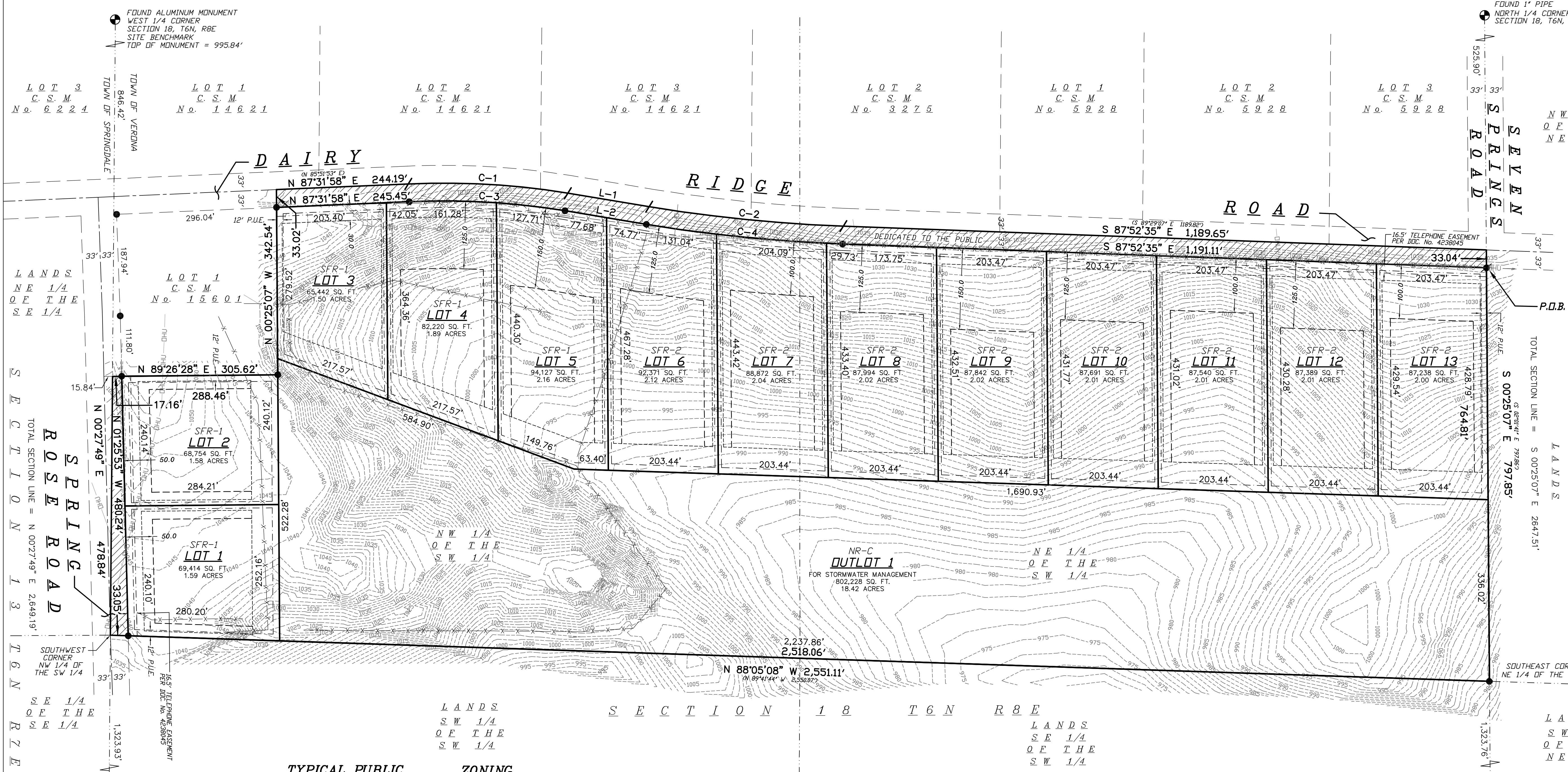


DESCRIPTION:

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 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.



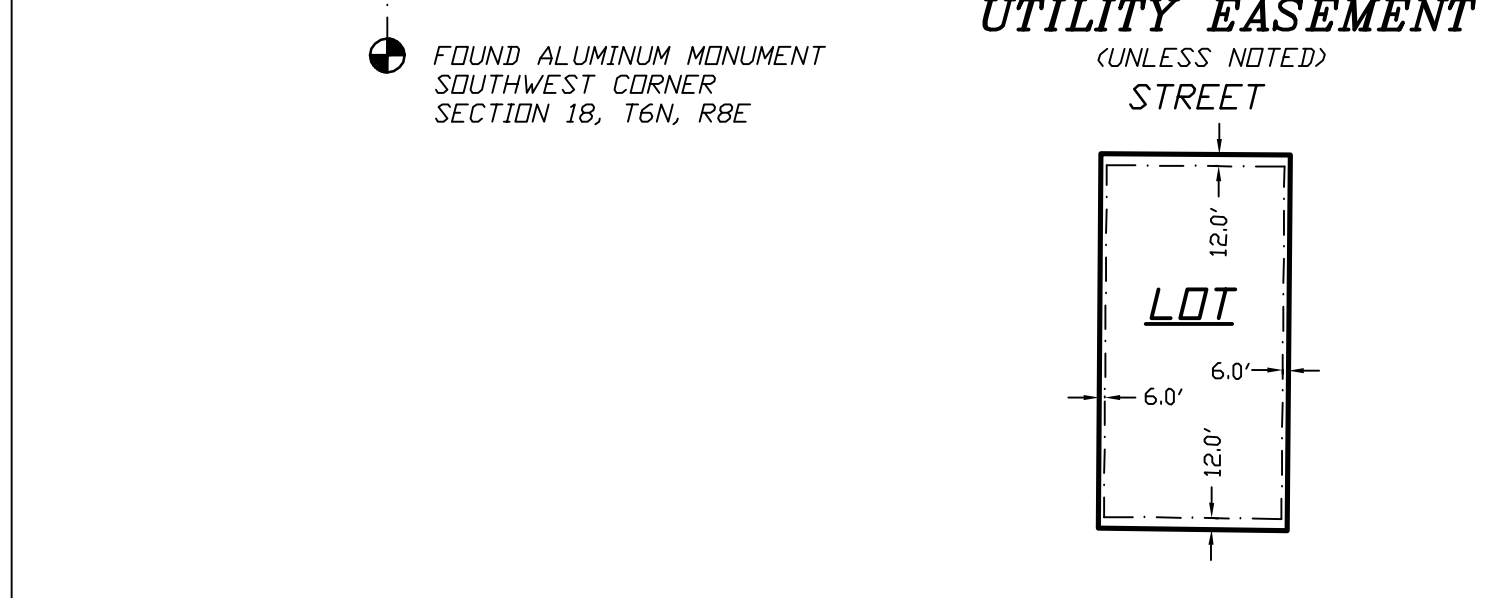
PREPARED FOR:
BRET SAAL SAA
7935 ALMOR DRIVE
VERONA, WI 53593
PHONE No. 1-608-576-6136

LEGEND
● = FOUND 3/4" REBAR
● = FOUND 1 1/4" REBAR
● = SECTION CORNER (AS NOTED)
(##) = RECORDED AS
-X- = FENCE
-DHU- = OVER HEAD UTILITIES
- = 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 ADJOINERS 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
-1	S 82°16'07" E	(151.80')
-2	S 80°30'31" E	152.52'
-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'	295.94'	11°50'06"
C-2	2863.91'	S 86°41'34" E (360.49')	360.53'	360.76'	7°13'03"
C-3	1399.72'	S 84°16'28" E (288.61')	288.61'	289.12'	11°50'06"
C-4	2896.91'	S 84°16'23" E (364.68')	364.68'	364.92'	7°13'03"



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	CHECK BY	N.T.P.
SCALE:	1" = 100'	DRAWING NO.	20W-369
DRAWN BY:	NEIL BORTZ	SHEET	1 OF 1



RENDERINGS BY:



Revisions		Revisions	
No.	Date	Description	Date

Scale: NONE

Date: 3/10/2021

Drawn By:

Project No: 200018

Sheet No: 1 of 6



RENDERINGS BY:



1

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



RENDERINGS BY:



4

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

PRELIMINARY IMPROVEMENT PLANS

Revisions		Revisions	
No.	Date	Description	Date

Scale: **AS SHOWN**

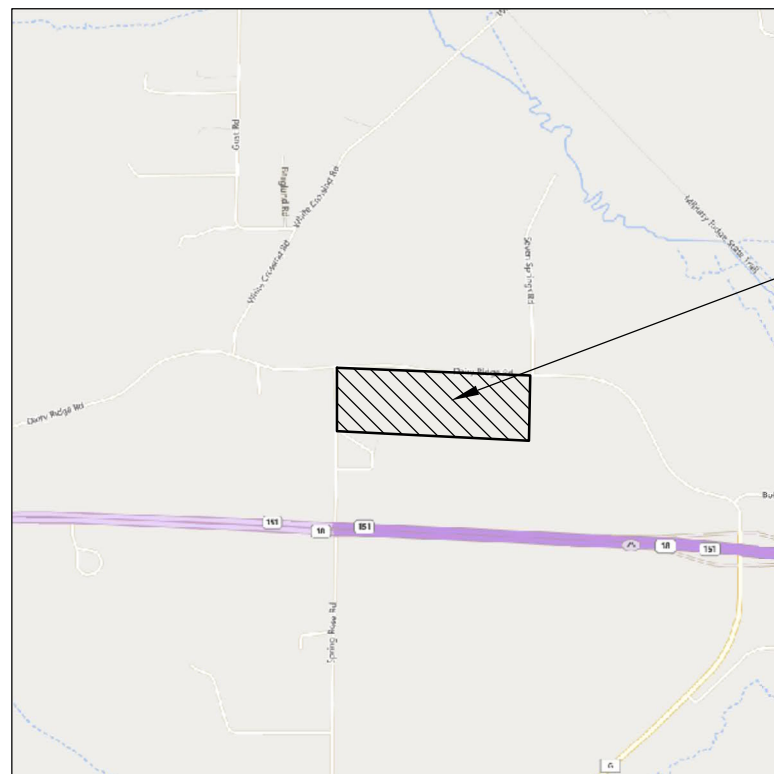
Date: **3/10/2021**

Drawn By: **ALC**

Project No: **200018**

Sheet No: **1 of 8**

TOWN OF VERONA DANE COUNTY, WISCONSIN



PROJECT LOCATION

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



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

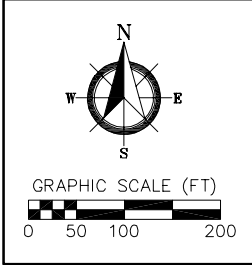
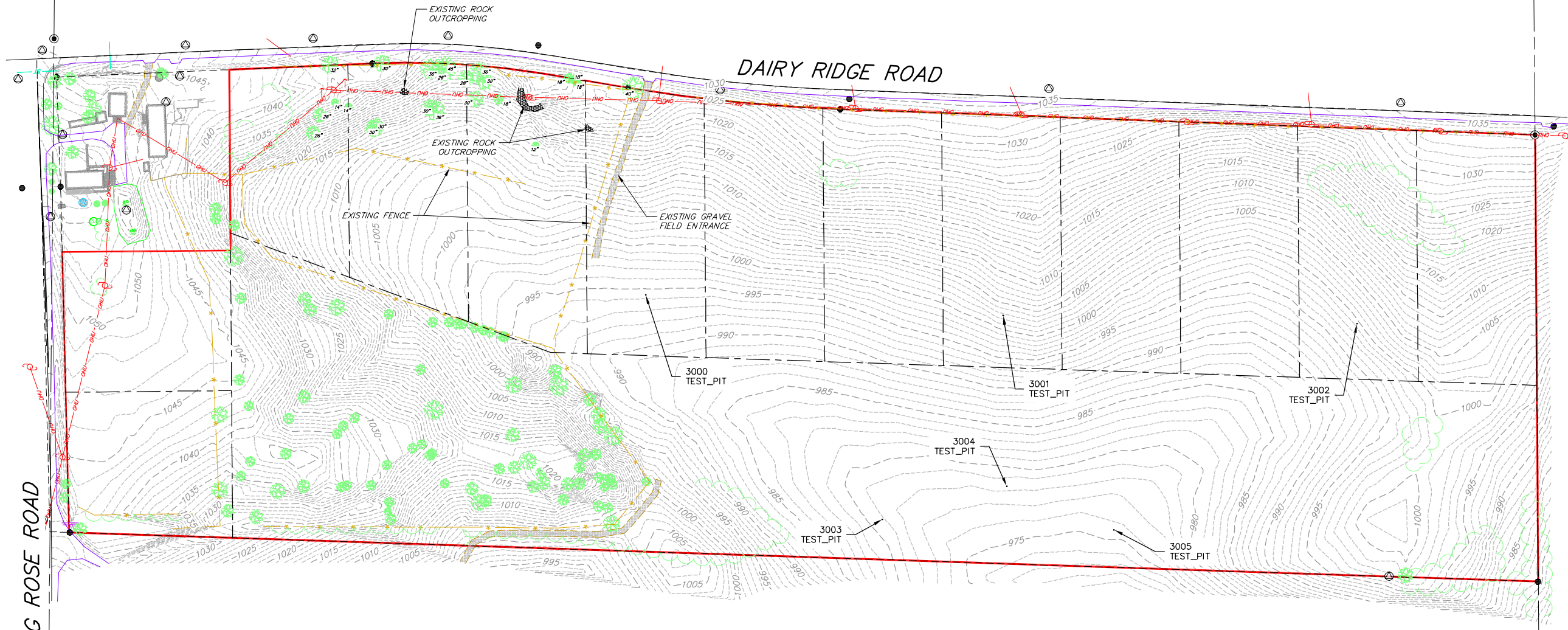
EP	= EDGE OF PAVEMENT
EG	= EDGE OF GRAVEL
EW	= END WALL
FI	= FIELD INLET
R/W	= RIGHT-OF-WAY

General Notes and Legends

Dairy Ridge Heights
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	No.

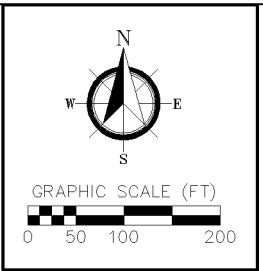
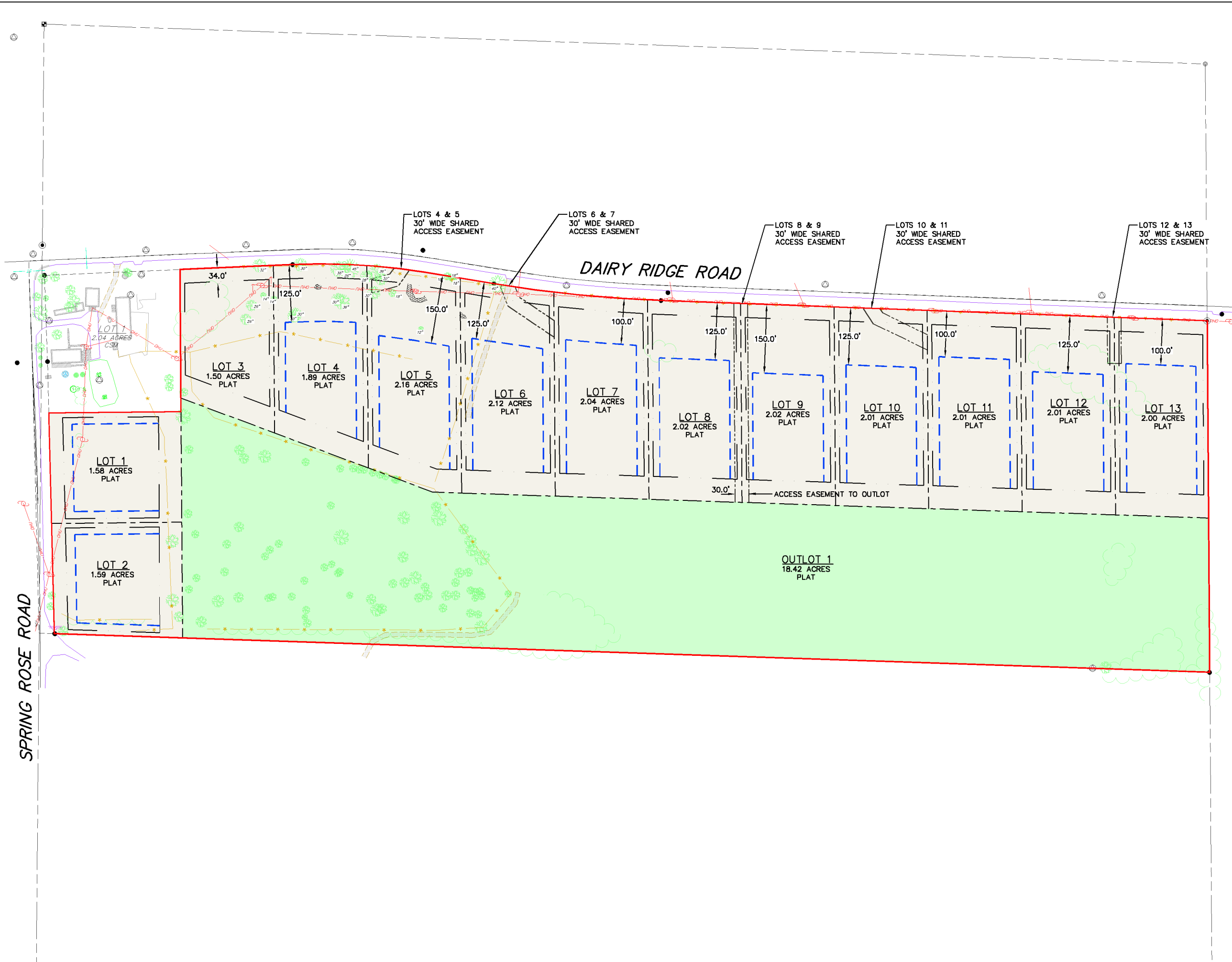
Scale:	AS SHOWN
Date:	3/10/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	2 of 8



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

Revisions		Revisions	
No.	Date	Description	Date

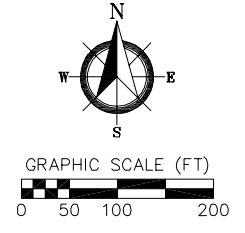
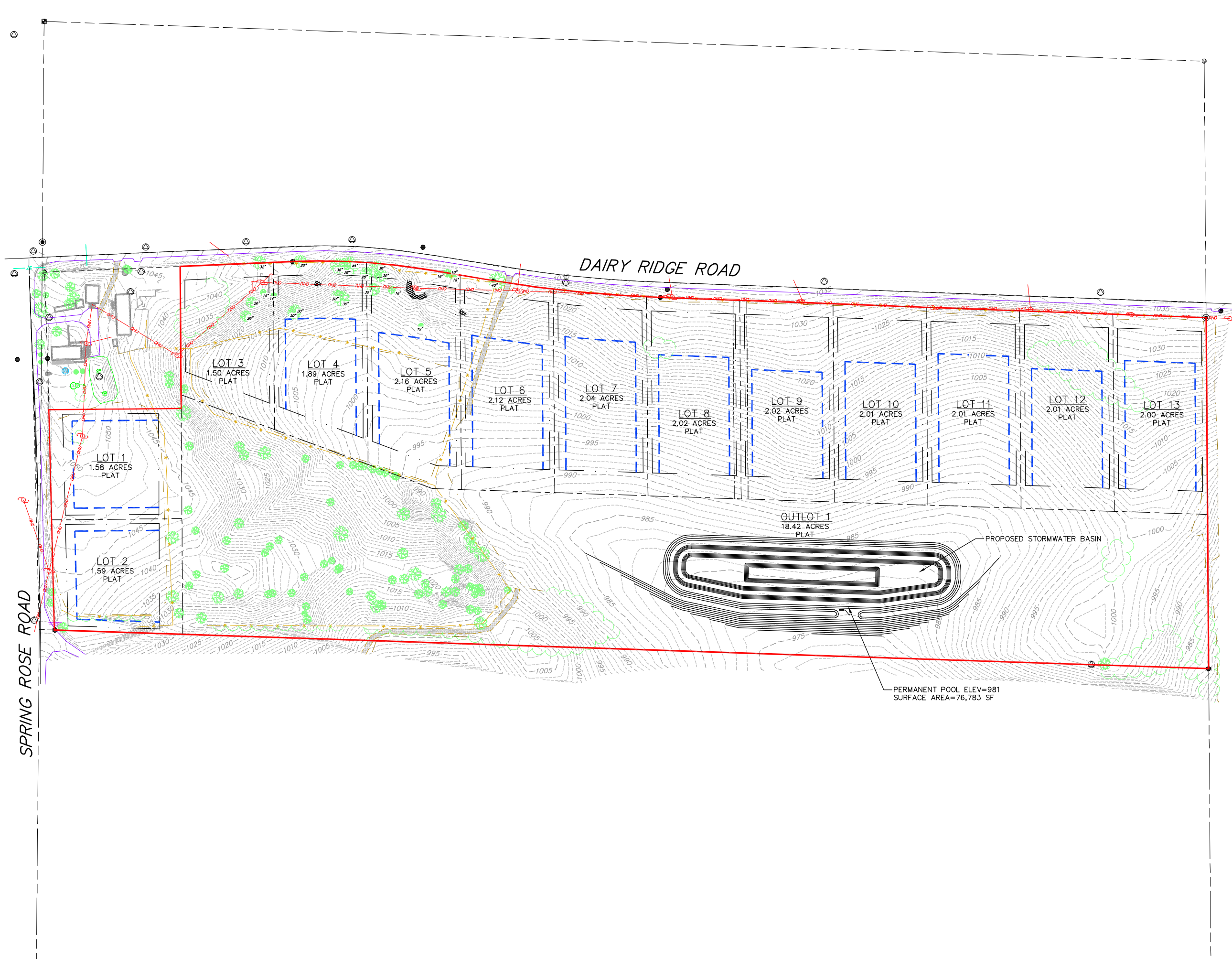
Scale:	AS SHOWN
Date:	3/10/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	3 of 8



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

Revisions		Revisions			
No.	Date	Description	No.	Date	Description

Scale:	AS SHOWN
Date:	3/10/2021
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		Revisions	
No.	Date	Description	No.

Scale:	AS SHOWN
Date:	3/10/2021
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 WISCONSIN 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 SEEDING 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.

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:

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:

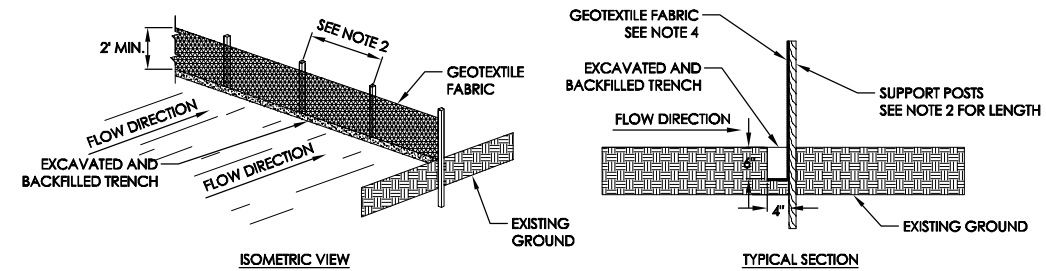
TEMPORARY AND PERMANENT:

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

MULCHING RATES:

TEMPORARY AND PERMANENT:

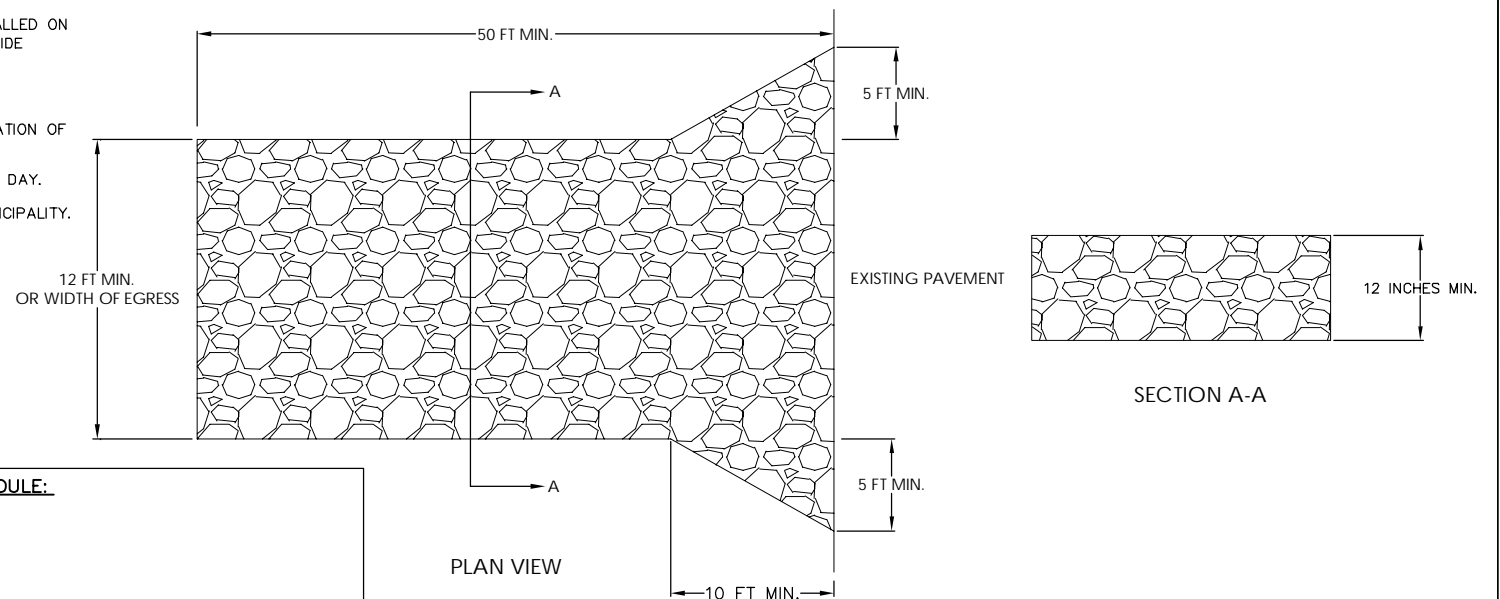
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



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



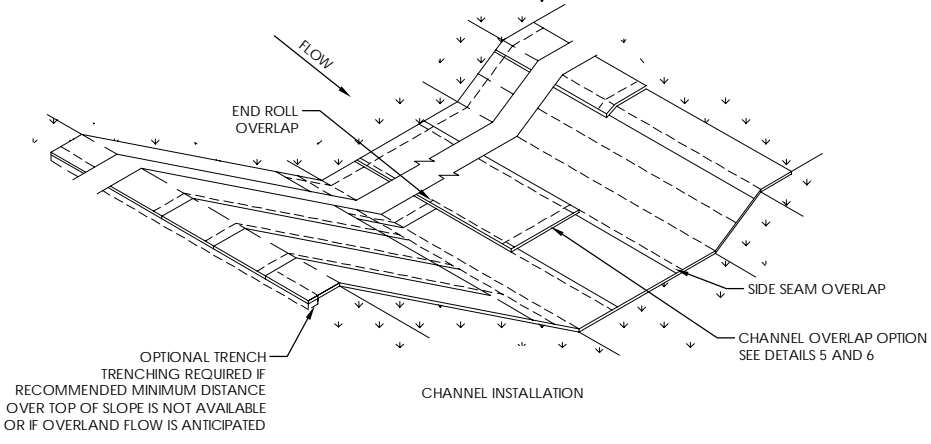
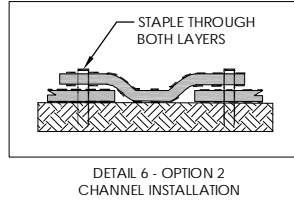
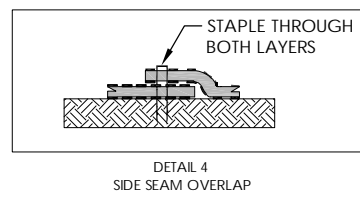
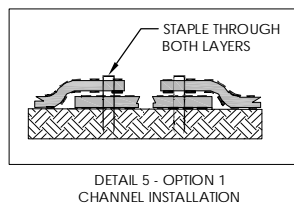
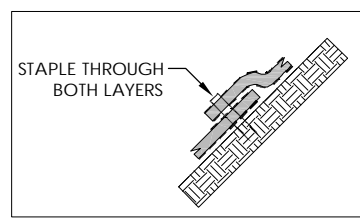
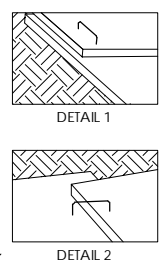
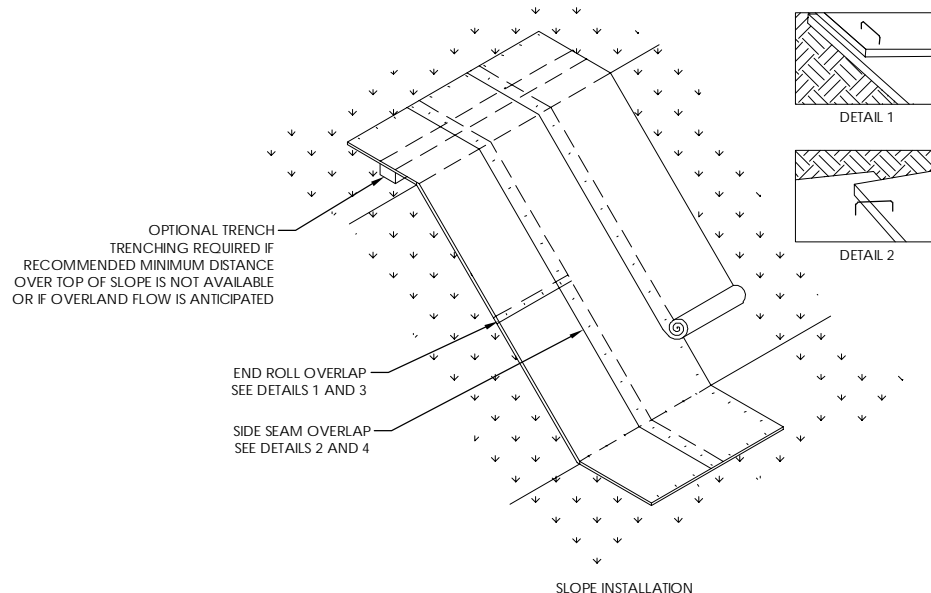
NOTES:

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

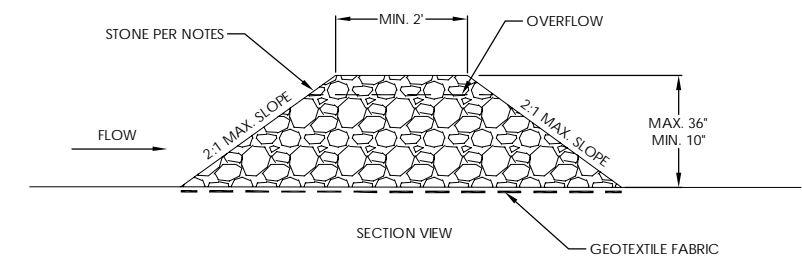
Revisions		Revisions	
No.	Date	Description	No.

Scale:	AS SHOWN
Date:	3/10/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	6 of 8

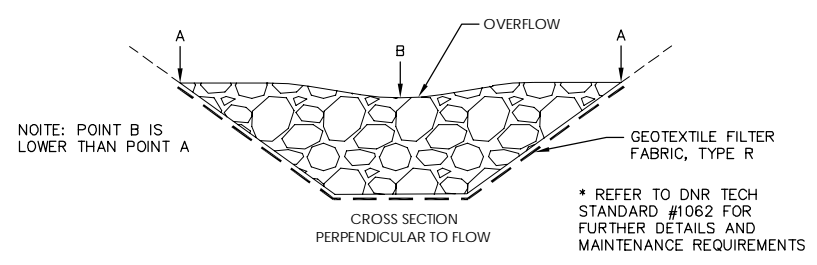


- NOTES:**
1. STAPLE PATTERNS ARE DEPENDENT UPON SLOPE CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS.
 2. STAPLES OF 11 GAUGE OR HEAVIER SHALL BE USED TO HOLD MATS AND NETS IN PLACE.
 3. STAPLES SHALL BE U-SHAPED WITH A 1-INCH TO 2-INCH CROWN.
 4. STAPLE LENGTHS ARE DETERMINED BASED ON SOIL CONDITION, 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.

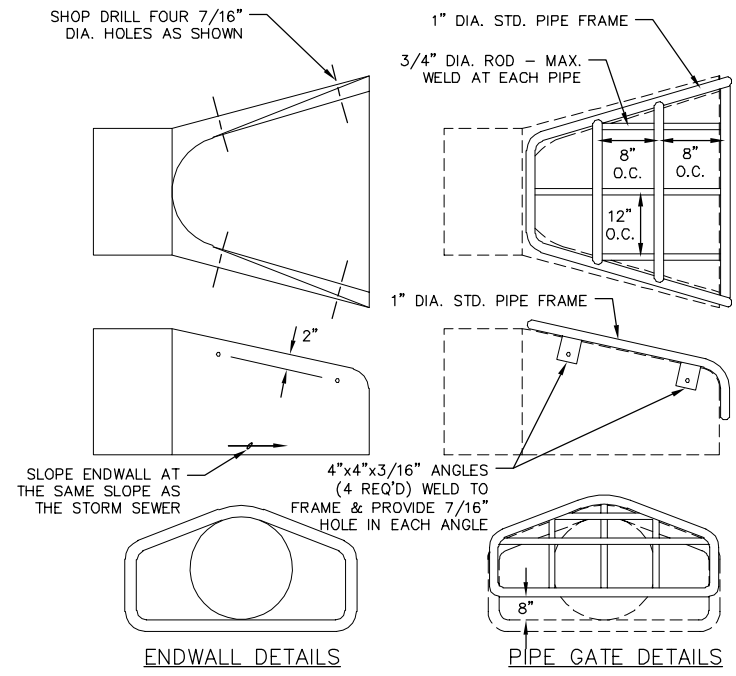
1 EROSION MATTING DETAIL
NOT TO SCALE



- 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.

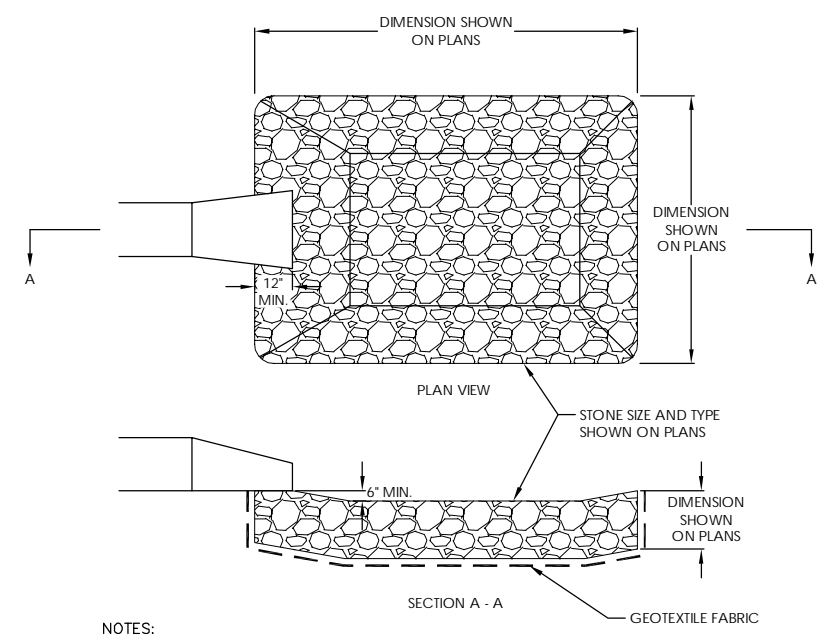


2 STONE WEEPER DETAIL
NOT TO SCALE



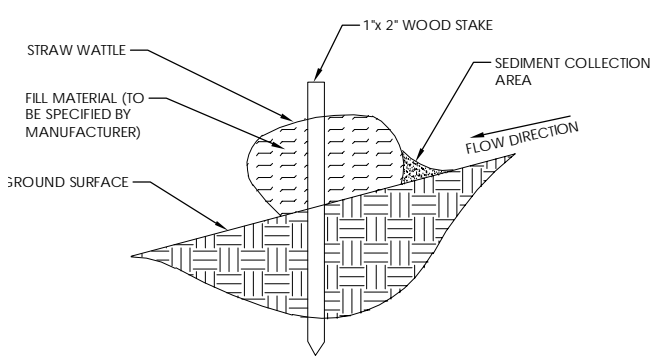
- NOTES:**
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- PAINTING SPECIFICATIONS:**
- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED 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

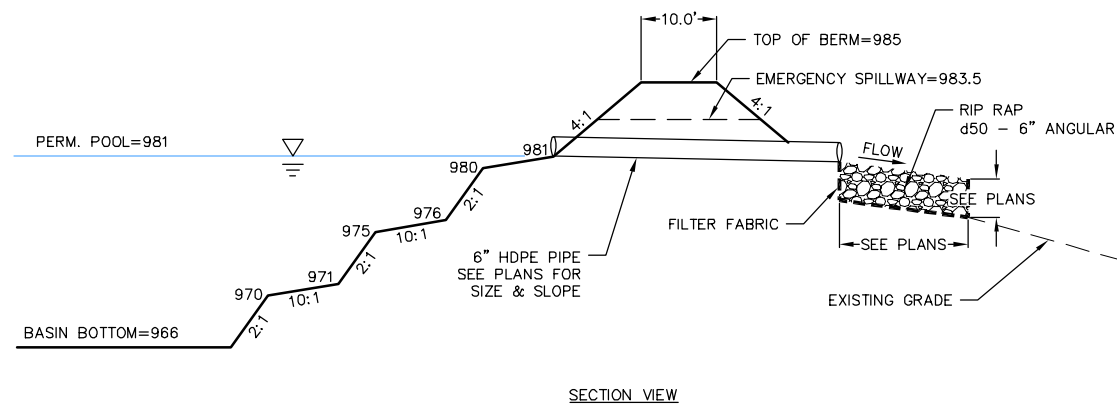
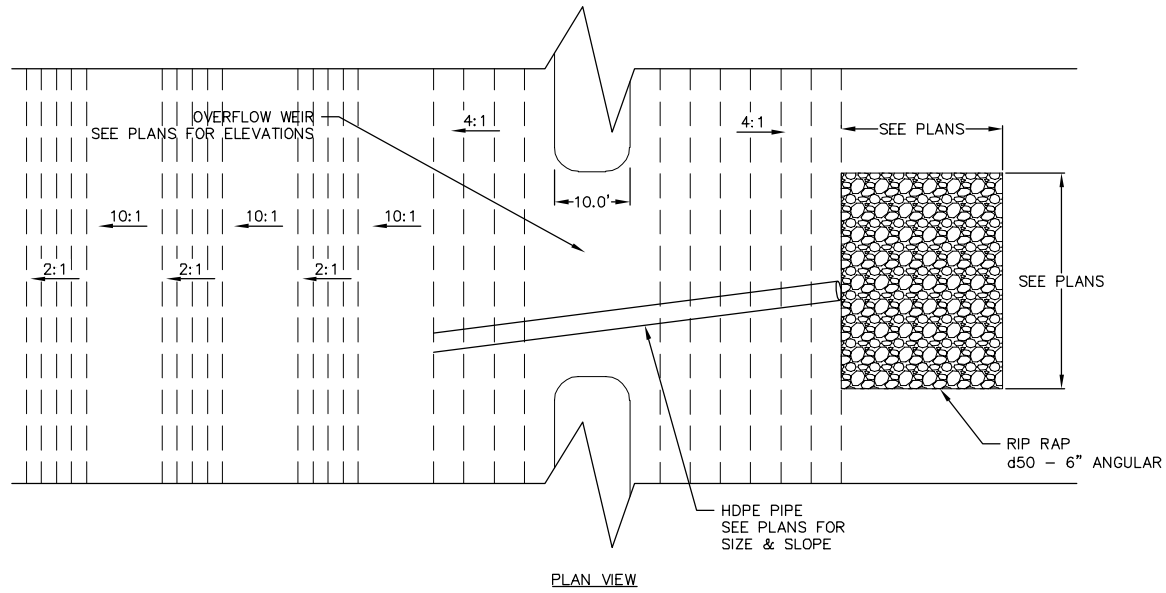
5 RIPRAP DETAIL
NOT TO SCALE



3 STRAW WATTLE DETAIL
NOT TO SCALE

Revisions		Revisions	
No.	Date	Description	Date

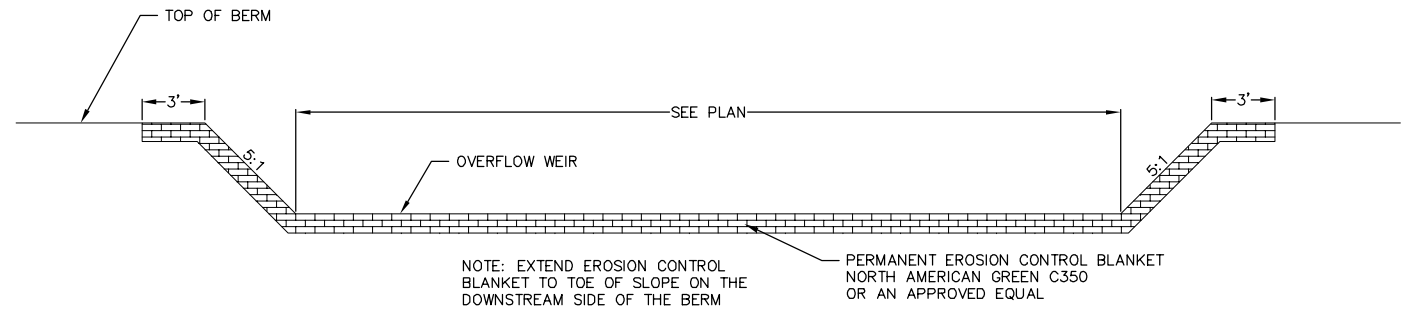
Scale:	AS SHOWN
Date:	3/10/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	7 of 8



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.	Date	Description	No.

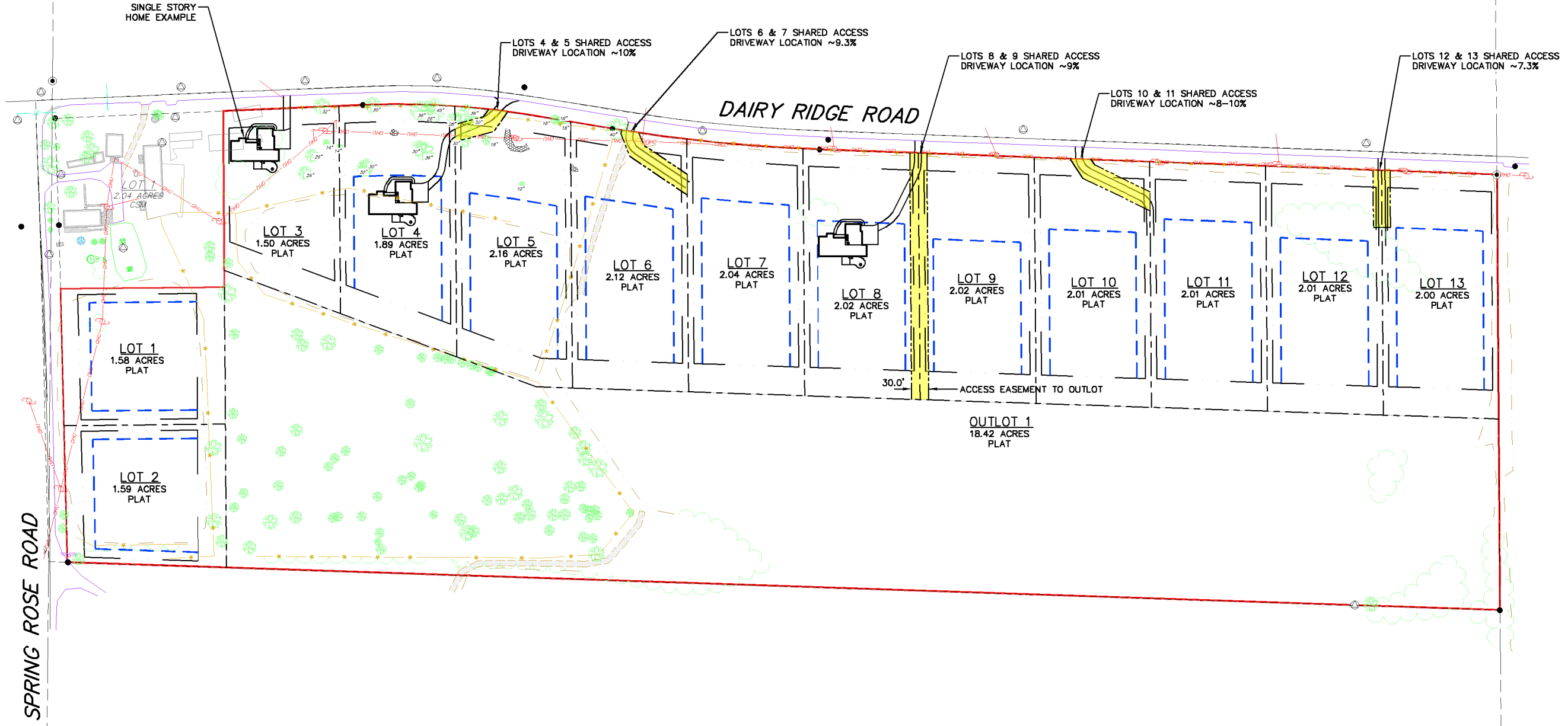
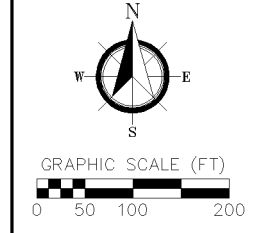
Scale: AS SHOWN

Date: 3/10/2021

Drawn By: ALC

Project No: 200018

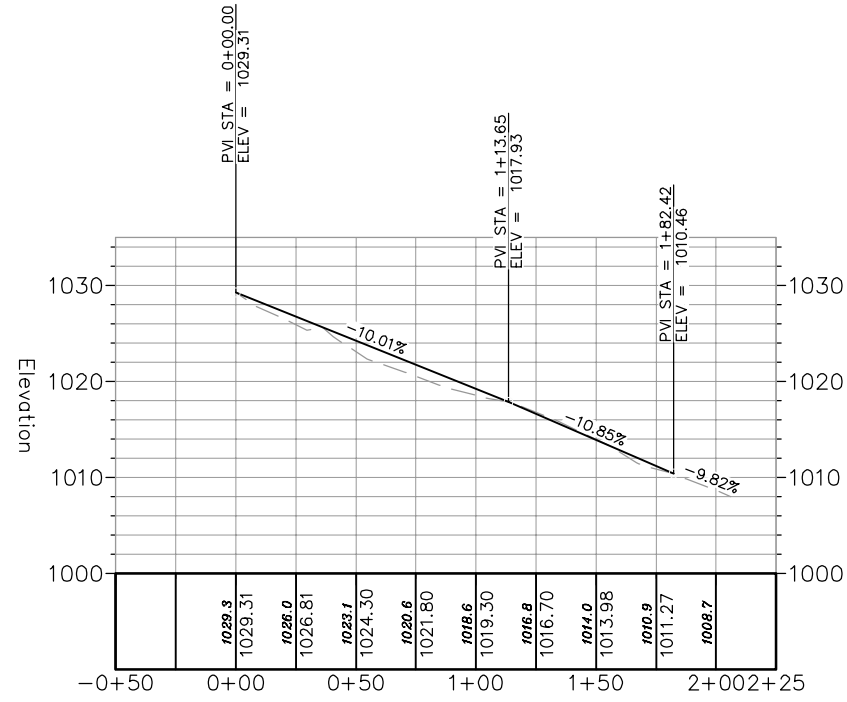
Sheet No: 8 of 8



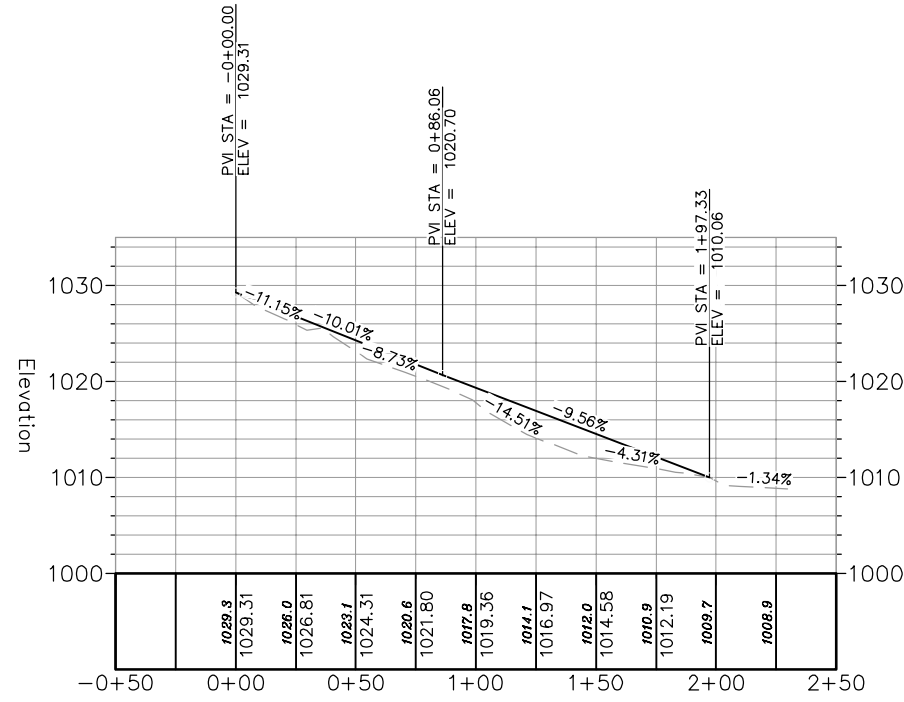
Driveway / Easement Exhibit
Dairy Ridge Heights
Town of Verona
Dane County, Wisconsin

Revisions		Revisions			
No.	Date	Description	No.	Date	Description

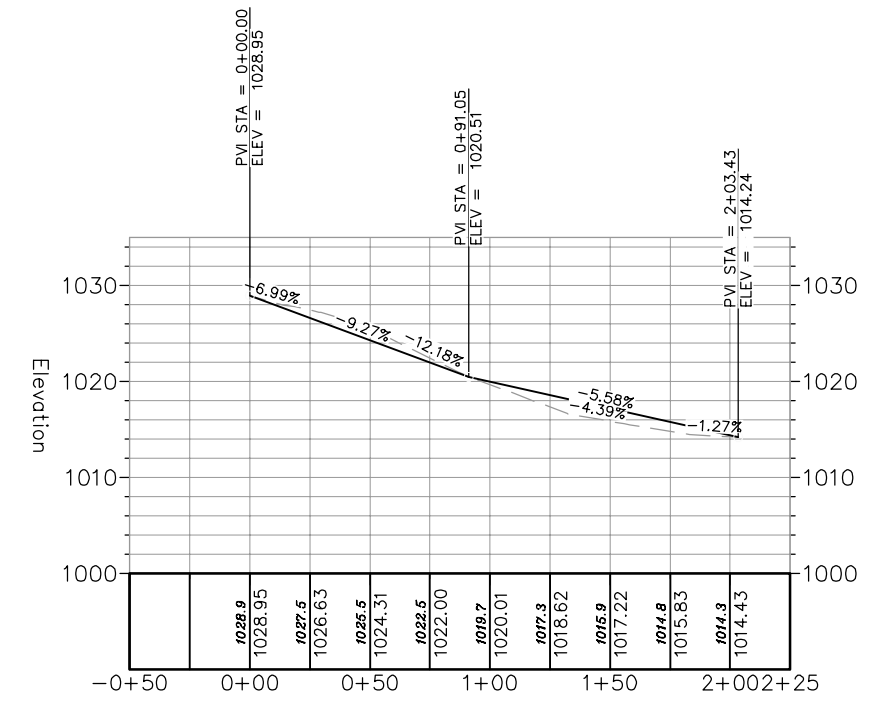
Scale: **AS SHOWN**
Date: **3/10/2021**
Drawn By: **ALC**
Project No: **200018**
Sheet No: **1 of 3**



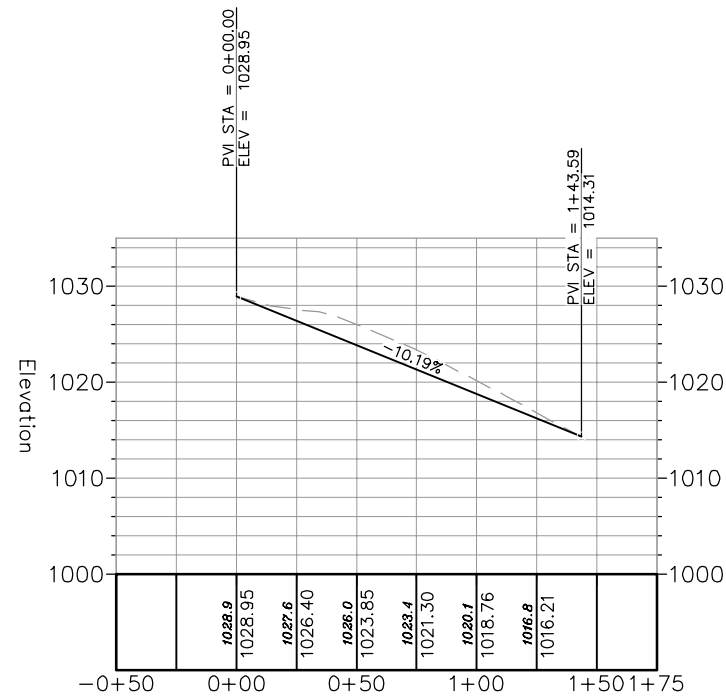
1 LOT 4
2 NOT TO SCALE



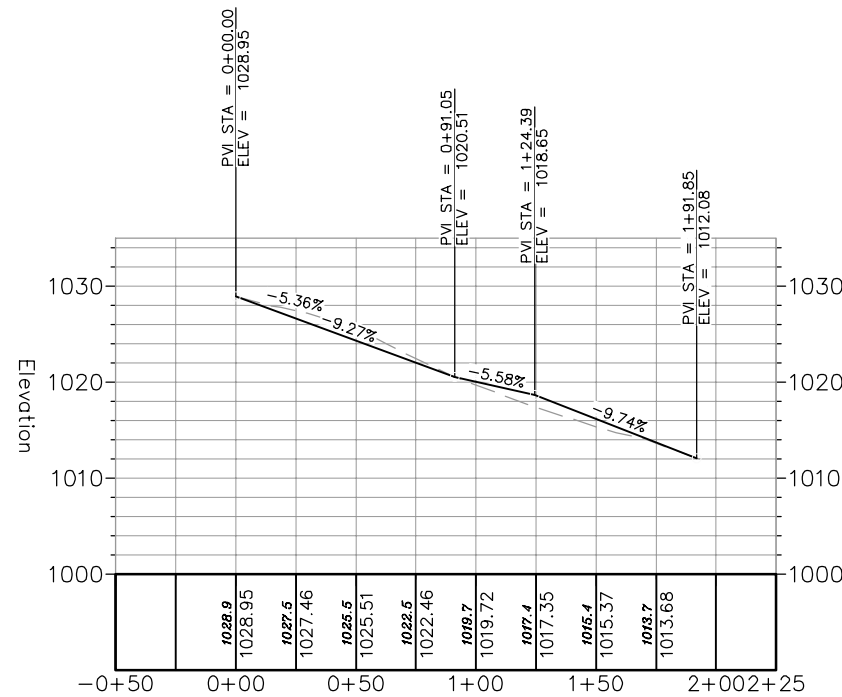
2 LOT 5
2 NOT TO SCALE



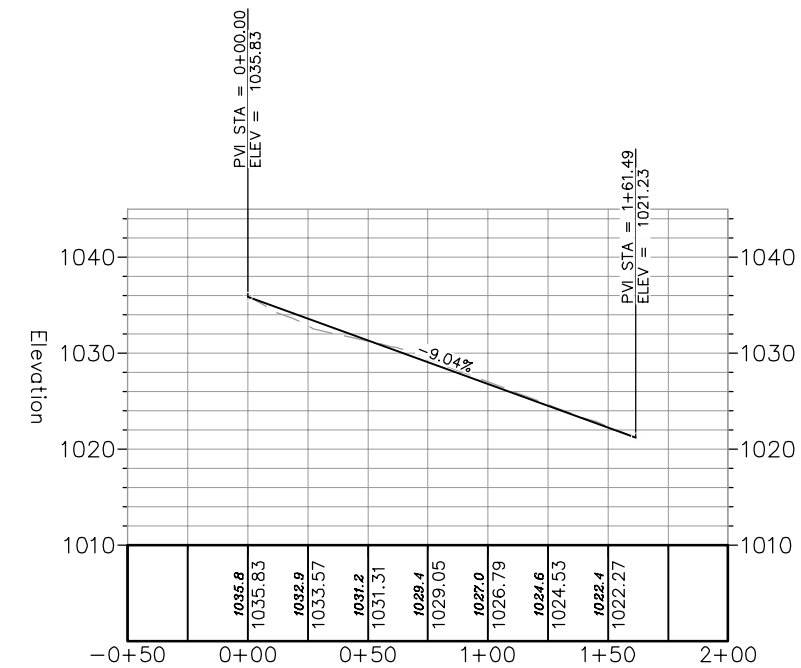
3 LOT 6
2 NOT TO SCALE



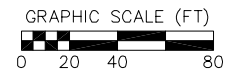
3 LOT 6 (ALONG EXISTING DRIVE)
2 NOT TO SCALE



4 LOT 7
2 NOT TO SCALE



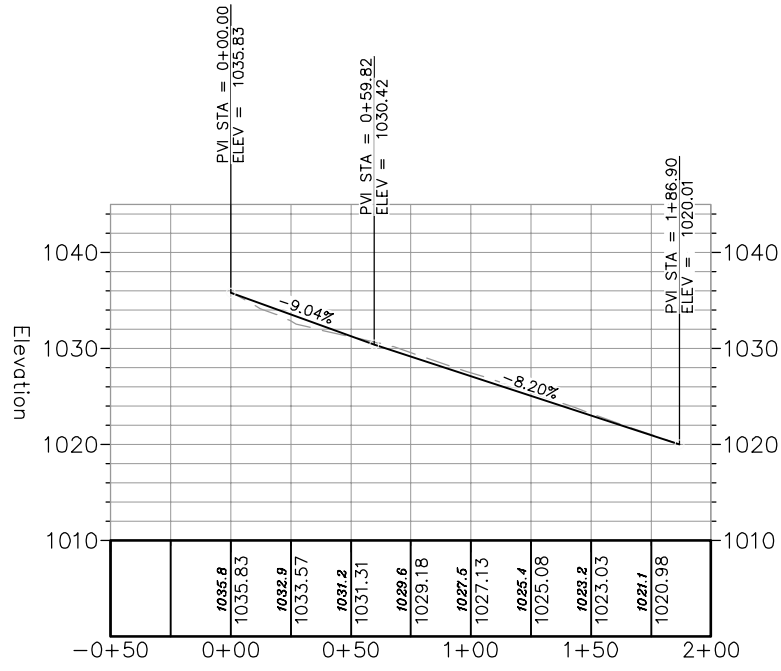
5 LOT 8
2 NOT TO SCALE



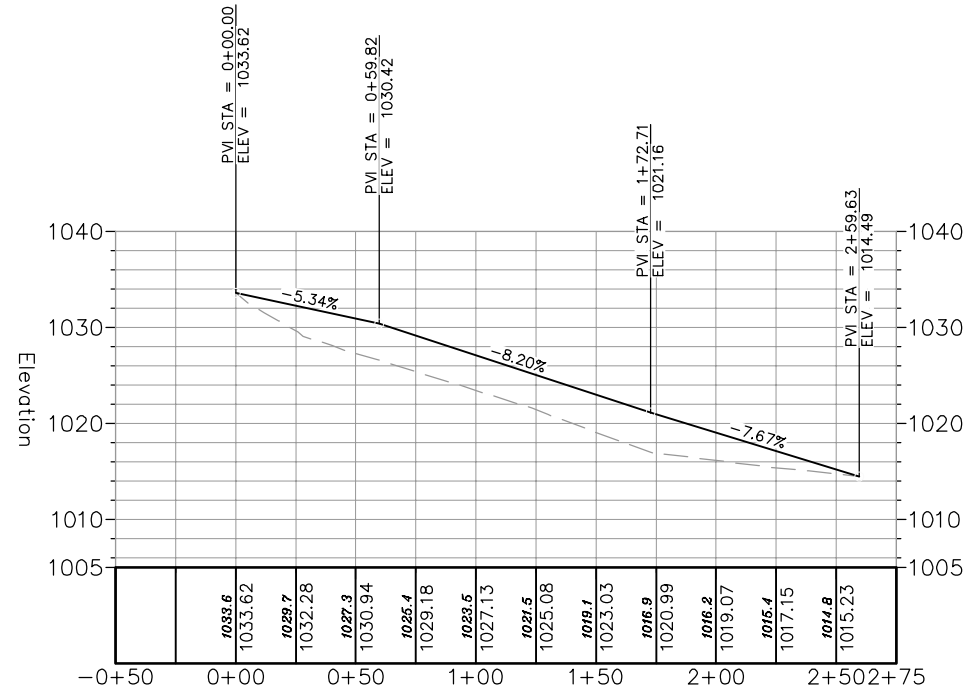
Driveway / Easement Exhibit - Profiles
Dairy Ridge Heights
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	No.

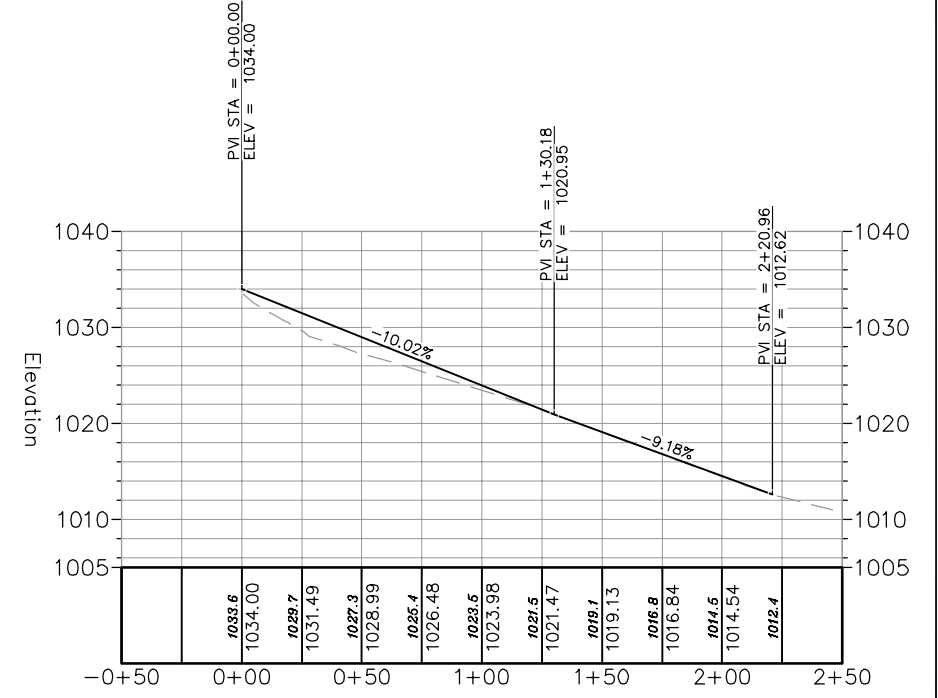
Scale:	AS SHOWN
Date:	3/10/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	2 of 3



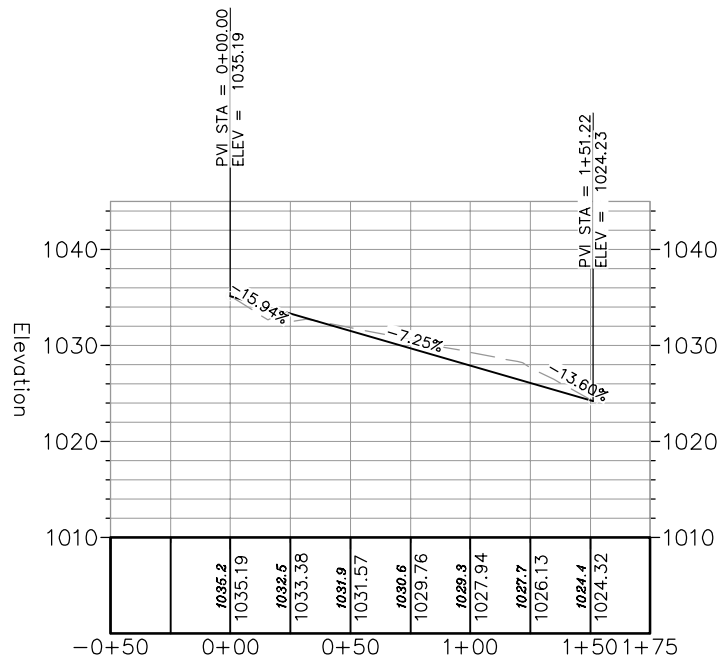
6 LOT 9
2 NOT TO SCALE



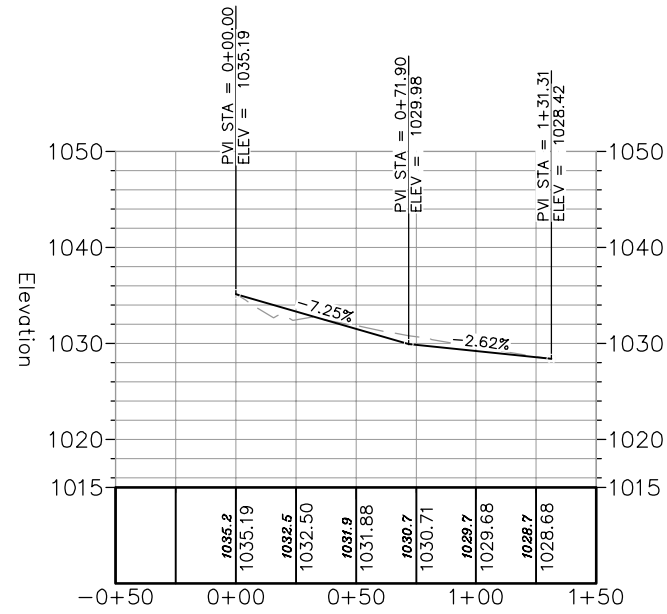
1 LOT 10
3 NOT TO SCALE



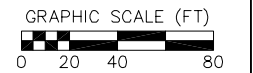
2 LOT 11
3 NOT TO SCALE



3 LOT 12
3 NOT TO SCALE



4 LOT 13
3 NOT TO SCALE



Revisions		Revisions	
No.	Date	Description	No.

Scale:	AS SHOWN
Date:	3/10/2021
Drawn By:	ALC
Project No:	200018
Sheet No:	3 of 3



PRELIMINARY 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:
March 10, 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.....	7

Section 2: Maps

2.1	Location Map.....	X
2.2	Aerial Map.....	X
2.3	USGS Quad Map.....	X
2.4	WDNR Surface Water Map.....	X
2.5	FEMA Floodplain Map.....	X
2.6	Thermal Location Map.....	X

Section 3: Soils Information

3.1	County Soils Map.....	X
3.2	Test Pit Information.....	X

Section 4: Peak Storm Control Calculations

4.1	Peak Flow Pre-Developed Conditions.....	X
4.2	Peak Flow Post-Developed Conditions – w/o Controls.....	X
4.3	Peak Flow Post-Developed Conditions – w/Controls.....	X

Section 5: Sediment Reduction Calculations.....X

Section 6: Infiltration Calculations.....X

Section 7: Erosion Control Calculations.....X

Section 8: Culvert and Riprap Sizing Calculations.....X

Section 9: Exhibits

9.1	Navigability/Wetland Determination Letter
9.2	Stormwater Maintenance Agreement
9.3	Pre-Developed Drainage Map
9.4	Post-Developed Areas
9.5	Post-Developed Drainage Map
9.6	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 approximately 43.37 acres in total area (excluding right-of-way). For this project, the project area for stormwater management design purposes is defined by the entire area of each lot (Lots 1-13) and the area of the outlot that naturally drains to the proposed stormwater basin. The wooded area and tillable area within the outlot that drains offsite will not be disturbed (other than prairie planting) and does not contain existing impervious and therefore not included as part of the project area for stormwater management purposes. Currently, approximately 30 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 1 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 majority of the existing site drains overland to the south-central portion of the parcel where the proposed stormwater basin is planned. A small portion of the wooded section of the outlot along with a small section of the open space at the southeast corner of the outlot drain offsite that will not be routed to the proposed stormwater basin. Both of these areas do not contain existing impervious and both are not planned for disturbance (other than planting prairie seed for cover at the southeast corner). Therefore, these two areas were not included as part of the project area for stormwater purposes. Additionally, there is a small portion of Lot 2 and Lot 13 that drains overland to the south offsite that is included in the project area. This area is not routed to the proposed stormwater basin and models indicate this area appropriately.

A 30-foot-wide access easement is planned between Lots 8 and 9 for future maintenance of the stormwater basin along with general access to the outlet.

There is minimal non-project related area draining through the site to the proposed stormwater basin. Existing pavement and road right-of-way area of Dairy Ridge Road and a small portion of the existing farmhouse at the northwest corner (not part of the plat) drain through the site to the proposed basin.

General Stormwater Management Design

Stormwater modeling is based on the existing site and proposed site as shown in the exhibits located in Section 9 of this report. There is a small field access road that is mainly gravel that is included as part of the existing site. All proposed features are based on assumptions made as no new roads are planned for this development. 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: 5,000 sq. ft. for single-family roof area, 3,500 sq. ft. for accessory building roof area, 3,000 sq. ft. for sidewalk and patio area and 3,500 sq. ft. for driveway area. Total assumed impervious area per lot for design purposes is 15,000 sq. ft. The remainder of each residential lot area has been modeled as grassland. Roof, driveway and sidewalk areas have been modeled as “disconnected” rather than “directly connected” due to the depth of the lots and the fact that all proposed impervious areas will drain overland for an extended period through pervious areas before the ability to be channelized to the proposed stormwater basin. The runoff from impervious surfaces, including driveways and sidewalks will sheet flow overland within grassland distances in the range of 100 to 200+ feet before channelized conveyance.

Due to disturbance and soil types, source area parameters for modeling were classified as moderately compacted and clayey for all impervious areas. For pervious areas, clayey soil types were selected, and normal compaction selected as disturbance within pervious areas will be minimal.

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. Additionally, Exhibit 9.4 – Post-Developed Areas includes a breakdown of impervious and pervious surfaces for each drainage area as shown on Exhibit 9.5 (Post-developed Drainage Maps).

Table 1: Surface Totals for Project Area

	Square Feet	Acres
House Roof	65,000	1.492
Shed Roof	45,500	1.045
Driveway	45,500	1.045
Sidewalk/Patio	39,000	0.895
Water Surface	76,783	1.763
Grass Cover	1,353,302	31.068
Totals:	1,625,085	37.307

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. A wet basin is proposed for the site. However, practices will be in place to meet thermal control for discharge such as riprap.

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 density, with the majority of the site being restored to grass or natural prairie area. 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 between a C. For water quantity modeling and calculations, all areas under proposed conditions were reduced by one soil classification down to D.

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)

Peak rate runoff control results to follow. Modeling has not yet been completed for water quantity. The wet basin is oversized and will meet peak requirements.

Table 4 - Peak Runoff Control

Storm Event (year)	Pre-Developed (cfs)	Post-Developed w/o controls (cfs)	Post-Developed w/ controls (cfs)
1			
2			
10			
100			

Curve numbers were lowered by one permeability class.

Table 5 summarizes the routing through the wet basin. The offsite areas that drain through the site were included for these calculations.

Table 5 – Wet Basin Routing

Storm Frequency (Year)	Post-Developed CFS	Routed Through Basin		
		Discharge (CFS)	Elevation (Feet)	Volume (CF)
1				
2				
10				
100				

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 10.2.1. The wet basin efficiency is 82.91% sediment reduction. See Section 5 for total suspended solids removal calculations and exhibits for the bioretention basin.

Infiltration

The site is required to infiltrate 90% of the pre-developed infiltration volume based on the average annual rainfall. The site infiltration yet has not yet been determined. However, the site will meet this requirement and more with density of open space and grassed/prairie areas. The calculations were completed with WinSLAMM 10.2.1 and are located in Section 6 of this report.

Table 6 – Infiltration Volume

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

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 are not yet completed and will be added to the final report.

Thermal Control

The site is located within a thermally sensitive area, based being in the Sugar River watershed. The outlet structure of the wet basin will be stabilized with large 6" diameter angular rip rap.

1.5 Conclusions

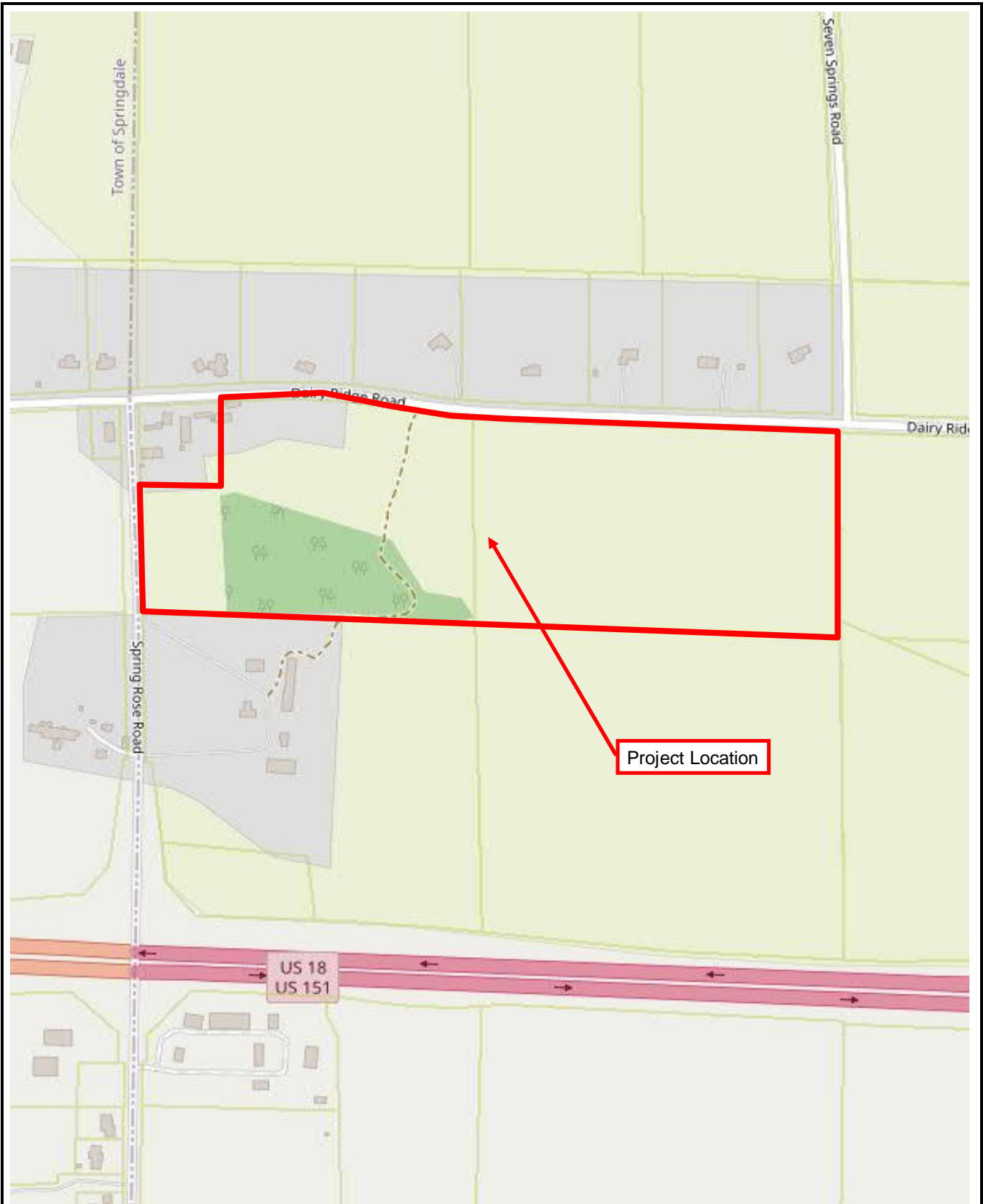
This Dairy Ridge Heights Stormwater Management Plan will meet the Town and the County's new development performance standard requirements for erosion control, peak runoff rate control, total suspended solids reduction, infiltration and thermal control with the construction of the wet basin.

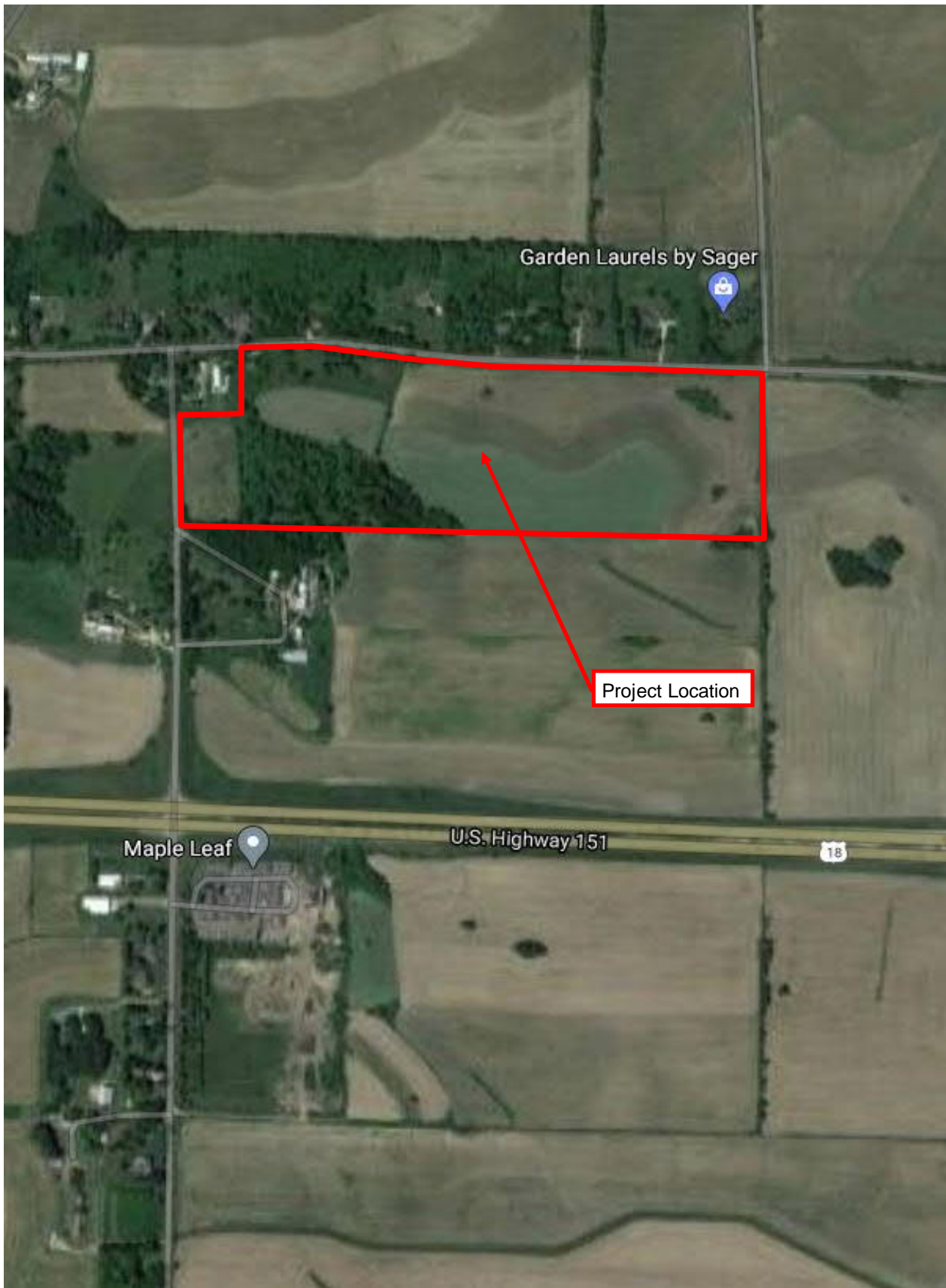
1.6 Permits

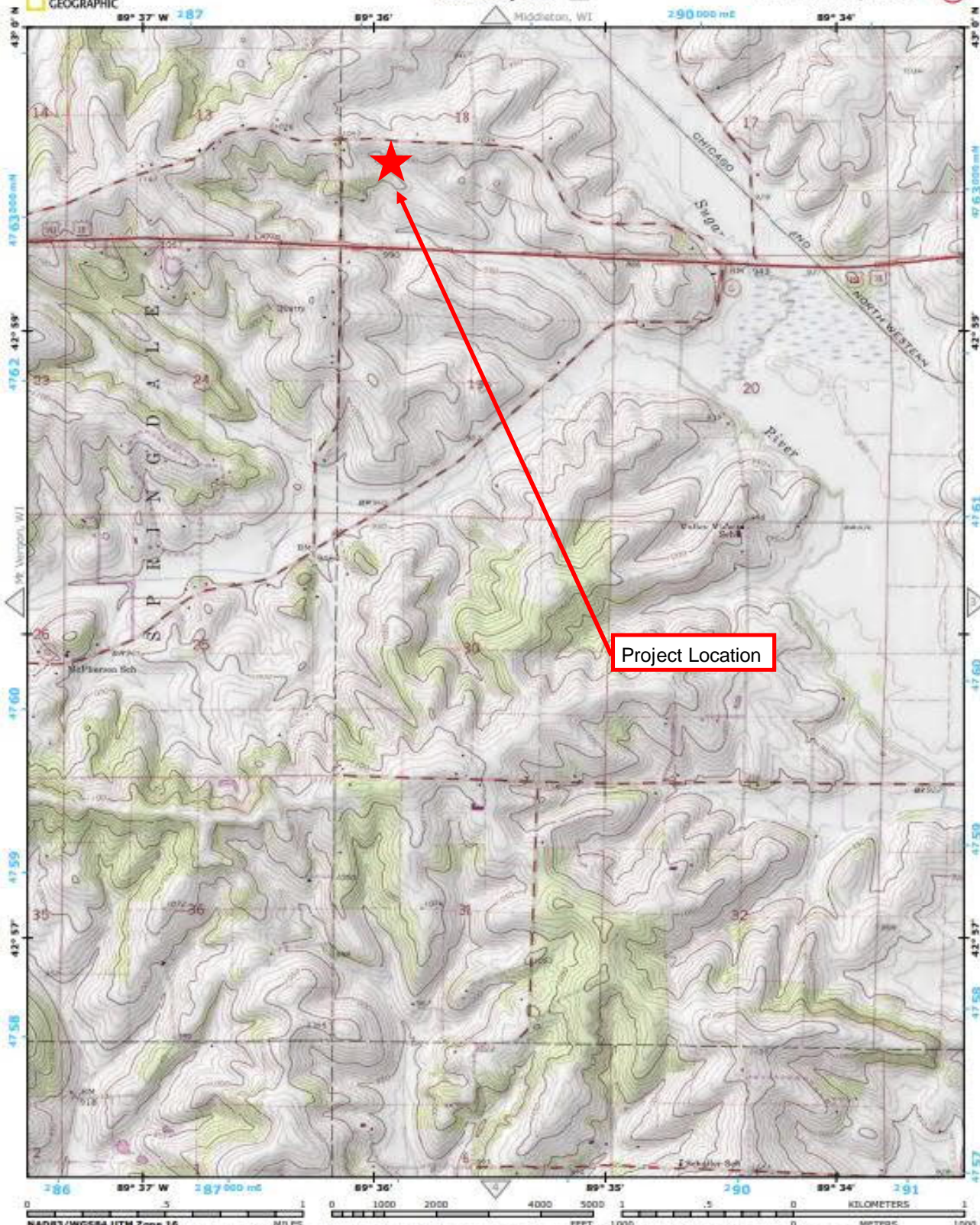
The following is a list of the anticipated development permits anticipated:

- ✓ 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

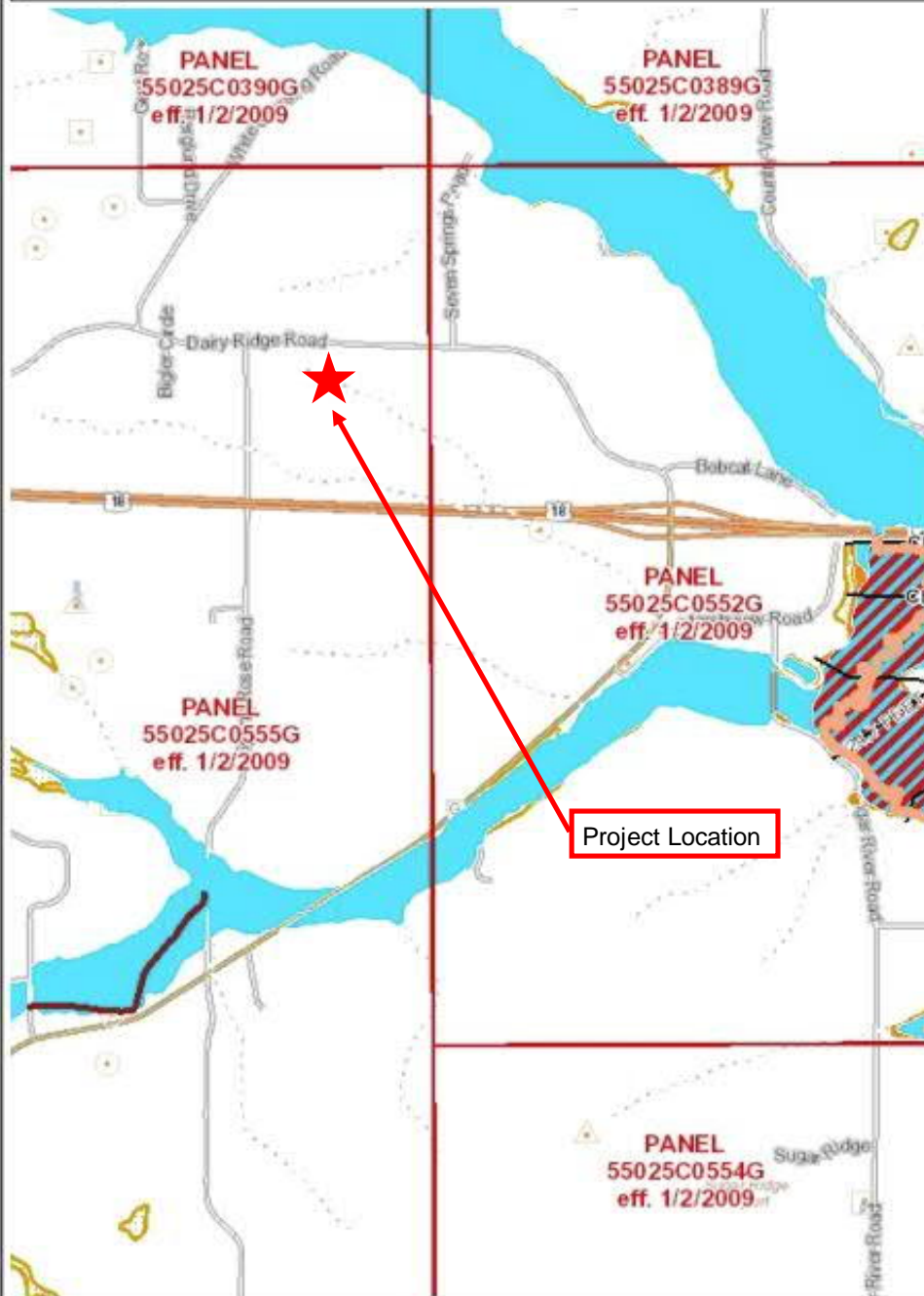








Surface Water Data Viewer Map



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

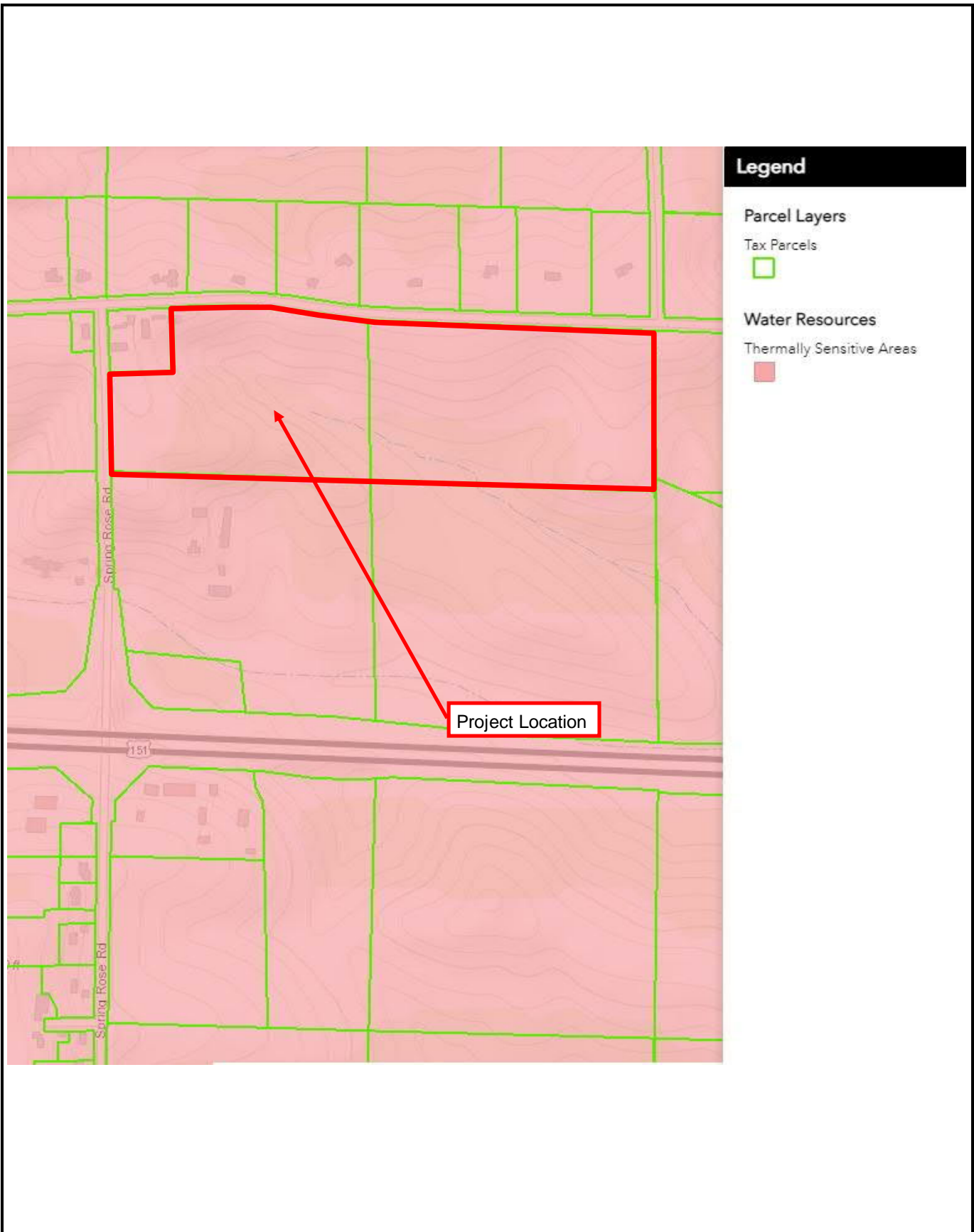
0.8 0 0.38 0.8 Miles

1: 23,760

NAD_1983_HARN_Wisconsin_TM

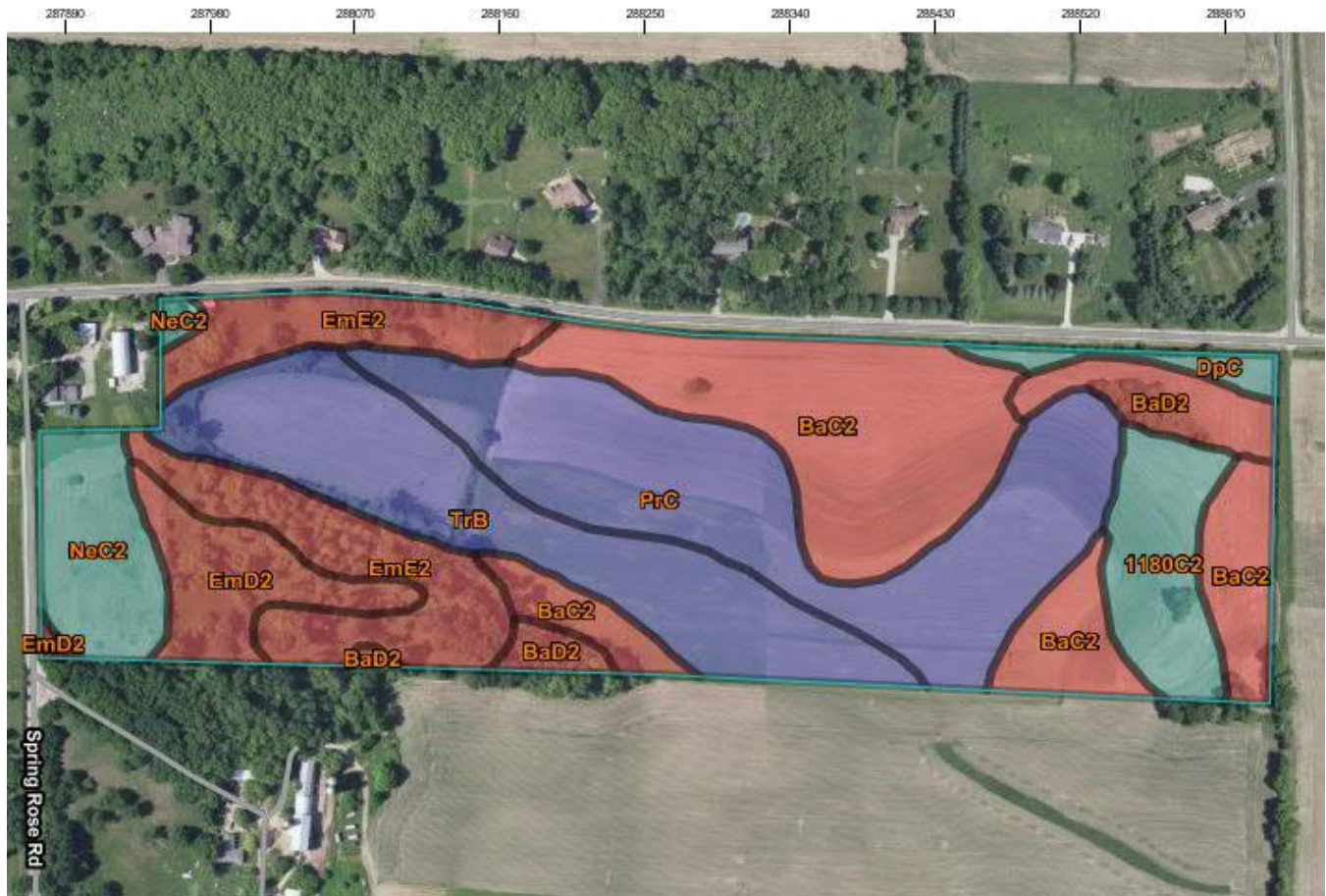
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No 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

Section 4: Peak Storm Control Calculations

4.1 Peak Flow Pre-Developed Calculations (Includes Offsite Drainage)

4.2 Peak Flow Post-Developed w/o Controls Calculations (Includes Offsite Drainage)

4.3 Peak Flow Post-Developed with Controls Calculations (Includes Offsite Drainage)

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

Section 5: Sediment Reduction Calculations

SLAMM for Windows Version 10.2.1
 (c) Copyright Robert Pitt and John Voorhees 2012
 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\TSS Modeling\2021-03-10 - Preliminary SWM Model.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

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

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

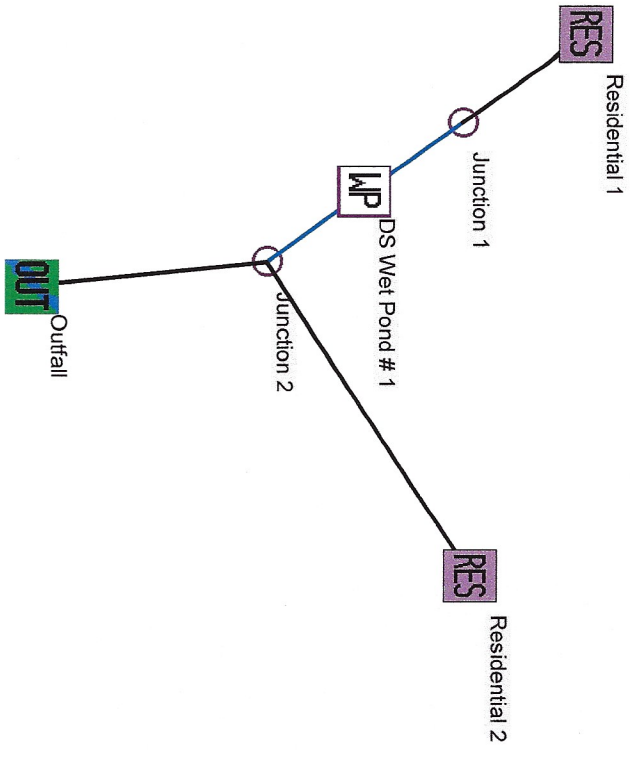
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81

Date of run: 03-10-2021 Time of run: 16:29:39

Total Area Modeled (acres): 34.500

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:	578810	-	147.2	5320	-
Outfall Total with Controls:	583807	-0.86%	24.95	909.2	82.91%
Annualized Total After Outfall Controls:	585411			911.7	



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
 Date: 03-10-2021 Time: 16:30:13
 Site information:

LU# 1 - Residential: Residential 1 Total area (ac): 30.518
 1 - Roofs 1: 1.205 ac. Pitched Disconnected Moderately Compacted Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 25 - Driveways 1: 0.844 ac. Disconnected Moderately Compacted Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.723 ac. Disconnected Moderately Compacted Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 45 - Large Landscaped Areas 1: 27.746 ac. Normal Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: Residential 2 Total area (ac): 3.982
 1 - Roofs 1: 0.287 ac. Pitched Disconnected Moderately Compacted Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 25 - Driveways 1: 0.201 ac. Disconnected Moderately Compacted Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.172 ac. Disconnected Moderately Compacted Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 45 - Large Landscaped Areas 1: 3.322 ac. Normal Clayey Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

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): 0.5
 2. Number of orifices: 1
 3. Invert elevation above datum (ft): 15
 Outlet type: Broad Crested Weir
 1. Weir crest length (ft): 50
 2. Weir crest width (ft): 20
 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	0.5380	0.00	0.00
2	1.00	0.5620	0.00	0.00
3	2.00	0.5884	0.00	0.00
4	3.00	0.6161	0.00	0.00
5	4.00	0.6439	0.00	0.00
6	5.00	1.0099	0.00	0.00
7	6.00	1.0477	0.00	0.00
8	7.00	1.0868	0.00	0.00
9	8.00	1.1258	0.00	0.00
10	9.00	1.1661	0.00	0.00
11	10.00	1.3721	0.00	0.00
12	11.00	1.4181	0.00	0.00
13	12.00	1.4622	0.00	0.00
14	13.00	1.5070	0.00	0.00
15	14.00	1.5517	0.00	0.00
16	15.00	1.7678	0.00	0.00
17	16.00	1.8598	0.00	0.00
18	17.00	1.9530	0.00	0.00
19	18.00	2.1685	0.00	0.00

Section 6: Infiltration Calculations

Section 7: Erosion Control Calculations

Section 8: Culvert/Riprap Sizing

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.

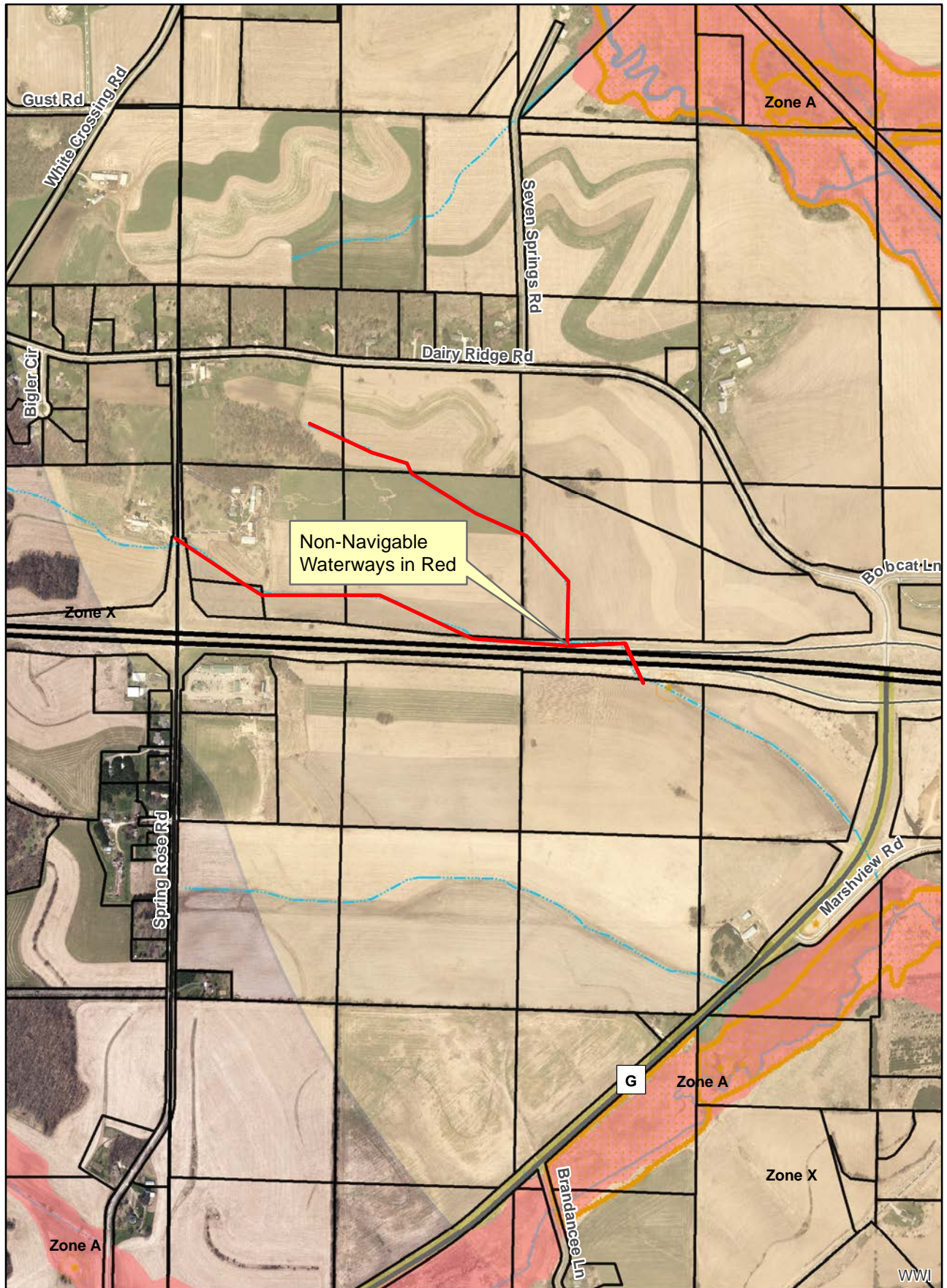
This letter serves as notice that the future development that will occur on the above-described lots is NOT within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

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

9.3 Pre-Developed Drainage Map

9.4 Post-Developed Areas

9.5 Post-Developed Drainage Map

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 2022, 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 2022.

(ii) *Declarant Obligation and Apportionment of Assessments.* Declarant will bear the costs of maintaining, operating and improving the Common Property through December 31, 2022. 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 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 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 to the extent the Town allows their use on established trails or 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. The Stormwater Authority must be granted access to Stormwater Facilities on said outlot for inspection purposes.

2.7(c) Maintenance includes, but is not be limited to, removal of noxious weeds, periodic mowing, tree pruning, and maintenance, maintenance and repair of trails, 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. The Association must provide the Town with a report of the inspection and maintenance activities annually.

2.7(d) 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 (i) the platted access easement between Lots 8 and 9 and (ii) all public utility easements shown on the Plat.

2.9(b) "Access Easements" means (i) the platted access easement between Lots 8 and 9 and (ii) the platted shared access easements on Lots 5, 6, 8, 9, 10, 12 and 13.

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, fascia, 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.

5.2 Single Story Houses. Single story houses must have not less than 1,600 square feet on the main level, excluding the garage. The main level is defined as the level totally above finished grade.

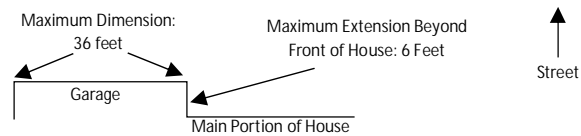
5.3 Two-Story Houses. Two-story houses must have not less than a total of 2,000 square feet of finished area excluding the garage. The two stories are defined as the levels totally above finished grade.

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.

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. No portion of any garage may extend

more than six feet beyond the front plane of the rest of the house, and no garage's horizontal dimension, viewed from the street may exceed thirty-six (36) feet. See example below:



5.7 Exterior Walls. Except as provided herein, the exterior walls of each building must be constructed of vinyl, 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 or stucco.

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, must 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 5.24 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. **No trailers (other than as stored in a garage) or other temporary structures 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 4 and 5 must jointly access Dairy Ridge Road. Lots 6 and 7 must jointly access Dairy Ridge Road. Lots 8 and 9 must jointly access Dairy Ridge Road. Lots 10 and 11 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.

5.22 Construction Deadline. The external construction of each residential structure and its driveway must be completed, and its Lot must be fully landscaped, within twelve (12) months from the date of issuance of the building permit. The Committee may grant extensions of time due to extraordinary circumstances.

5.23 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 within the Lot and must be approved by Dane County Land and Water Resources Department.

5.24 Variances. The Committee is authorized to grant variances 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. 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, cuttings, leaves, rocks or earth may be deposited on any Lot. 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 Construction. Construction must be commenced by the Owner (or any successors or assigns) on all Lots within the Subdivision within twelve (12) months from the date of the land contract or deed by which such Owner received an interest in the Lot involved from Declarant. If no construction is commenced by Owner (or any successors or assigns) within such one-year period, Declarant shall have the option, exercisable at any time after the expiration of such one-year period, whether the Lot is then owned by Owner or by any successors or assigns, by written notice to Owner or any successors or assigns, to have said Lot conveyed to Declarant at the original sales price at which the Owner acquired such Lot from Declarant, free and clear of any liens and encumbrances created by act or default of the Owner or any other party other than Declarant, with taxes for the year in which the conveyance occurs being prorated as of the date of such conveyance. Declarant may waive its rights under this section in writing, in its discretion.

6.9 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.

6.10 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.

6.11 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 to a single Family for a period of not less than twelve (12) 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.

6.12 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 (greater than 4" at 18 inches)	100
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 Lots 4, 5 and 6 Rock Outcroppings. The rocks located within Lots 4, 5 and 6 may not be removed by the Owner of that Lot.

7.8 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.

8.3 Taxation of Outlots. Taxes, assessments or other governmental charges on Common Property may be divided equally among the Lots by the taxing authority. If taxed directly against the Outlots, such charges may be assessed by the Association against each of the Lots in equal shares. 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.

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, 2.5, 2.7, 2.8, 2.9, 5.1, 5.16, 5.18, 5.19, 5.20, 5.21, 5.24, 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, 8.3, 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

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the ___ day of _____, 2021.

DECLARANT
TWIN ROCK, LLC

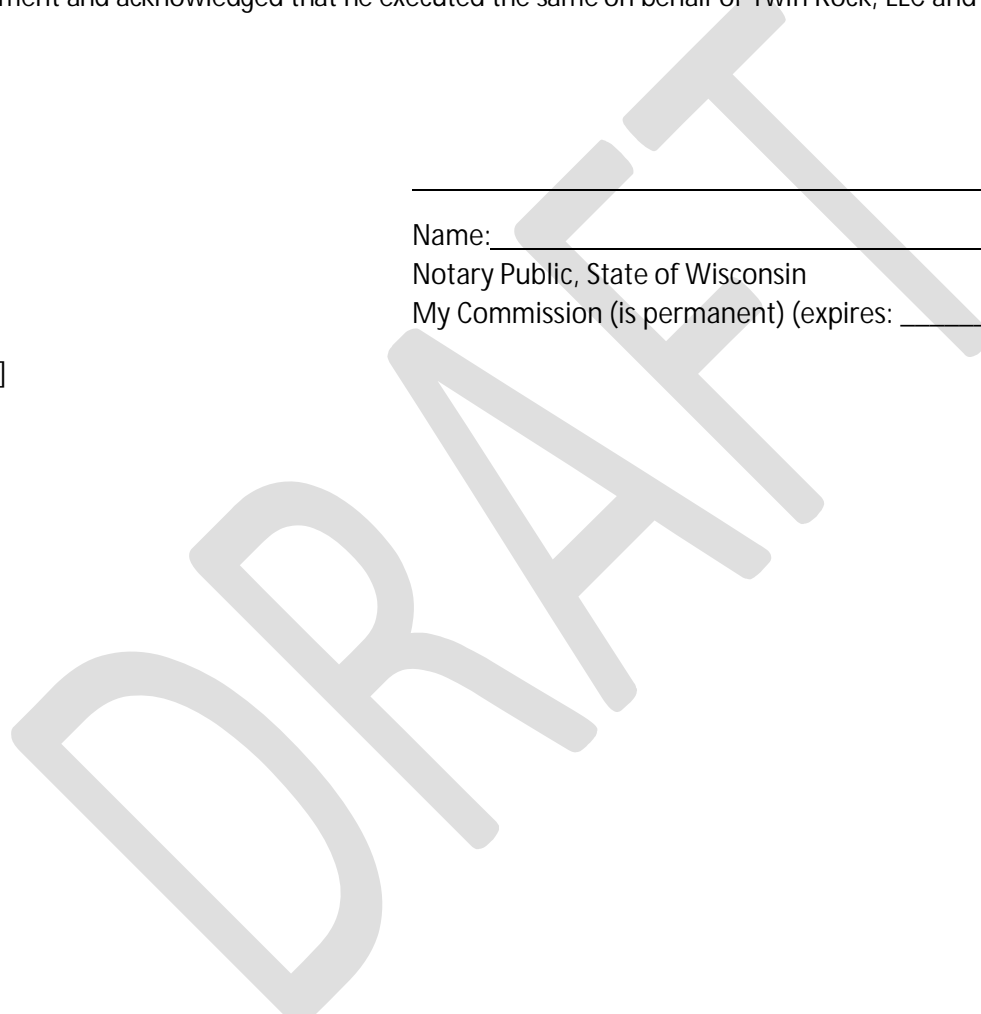
By: _____
Bret Saalsaa, Managing Member

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2021, the above named Bret Saalsaa, the Managing Member of Twin Rock, LLC and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same on behalf of Twin Rock, LLC and by its authority.

Name: _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

[SEAL]



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 _____