

**Public Works Committee Agenda**  
**Tuesday February 15, 2022 6:30 PM**  
Town of Verona Hall, 7669 County Highway PD

1. Call to Order/Additions to Agenda/Approve Agenda
2. Action: Review Minutes of January 18, 2022
3. Discussion and Information: 2022 Brush Collection Program **(15 Minutes)**
4. Discussion and in information: Madison Metropolitan Sewerage District Force Main Replacement Project **(10 minutes)**
5. Discussion and Possible Action: 2022 Sanitary Cleaning proposals **(10 minutes)**
6. Discussion Bipartisan Infrastructure Law project funding possibilities **(10 minutes)**
7. Information: Valley Road Bridge Engineering Update **(5 minutes)**
8. Information: Stormwater Basin Inventory
9. Development Updates: **(10 minutes)**
  - a. Sunset Pines CSM (Olson)
  - b. Dairy Ridge Heights Plat
  - c. Sunset Llama Condominium Plat
10. Equipment Condition Update **(5 minutes)**
11. Schedule March 15, 2022 Committee Meeting and Set Agenda
12. Adjourn

To receive agendas and other announcements by email, use the "alert notifications" feature on the Town website at <http://www.town.verona.wi.us/>.

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 Clerk's office @ 608-845-7187 or [twitheer@town.verona.wi.us](mailto:twitheer@town.verona.wi.us). Please do so at least 48 hours prior to the meeting so that proper arrangements can be made.

Notice is also given of a possible quorum of the Plan Commission and /or the Town of Verona Board could occur at this meeting for the purposes of gathering information only.

## Public Works Committee Minutes

Tuesday, January 18, 2022 - 6:30 PM

Town of Verona Hall, 7669 County Highway PD

**Present:** Phyllis Wiederhoeft - Chair, John Senseman, Mike Duerst

**Absent:** Manfred Enburg, Russ Swiggum

**Also Present:** Christopher Barnes - Public Works Director, Mark Judd - Patrolman

**Public Present:** Brock Jones

1. **Call to Order/Additions to Agenda/Approve Agenda** -- Chair Wiederhoeft called the meeting to order at 6:30 PM. Wiederhoeft asked for additions and approval of the agenda. Duerst moved to accept the agenda, second by Senseman, motion carried.
2. **Action: Review Minutes of December 21, 2021** -- The minutes were reviewed by the committee. Duerst called for a motion to approve the December minutes as submitted, second by Senseman, motion carried.
3. **Discussion and Possible Action, Driveway Permit Lot # CSM 14755 Red Stone Lane** -- Wiederhoeft introduced the item and asked Barnes to give an overview. The applicant is requesting the driveway for a new home. The builder, Brock Jones was present. Duerst asked if he was going to live in the home, Jones responded yes. Barnes stated that the driveway met all the town standards and recommended approval. Motion by Duerst to approve the driveway permit, second by Senseman, motion carried.
4. **Discussion and Information: 2022 Road Improvement Program** -- Wiederhoeft asked Barnes for an update on the yearly program. Barnes stated the plans and documents were completed and ready to advertise for bids. The roads for the 2022 program are Grandview Road, Sunset Drive, and Rolling Oaks Lane. Sunset Drive will be split into 2 sections depending on the received bid amounts. Bids will be received March 7<sup>th</sup> for review at the March Public Works Committee Meeting. Wiederhoeft stated that there had been some discussion at the Town Board meeting about the selection of the roads for the program, and she asked for a motion to approve the selection. Motion by Duerst, second by Senseman to move ahead with the recommended roads, motion carried.
5. **Discussion and Information: American Rescue Plan Act (ARPA) Project Funding Selection** --- Barnes reviewed the attached list of possible projects/expenditures for the subject funding. Wiederhoeft stated that the town had approximately \$175,000 available to Wiederhoeft used in the next 4 years. Duerst suggested that any available funds be put forward for road maintenance. Senseman asked what the Public Works committee role would be in determining the use of the funds. Barnes stated that the list was very preliminary, and that the town board would likely request the other committees to submit possible uses of the funds. No further discussion.
6. **Discussion and Information: 2022 Brush Collection Program** -- Barnes stated that he had requested local companies to submit their interest in such a program by February 11, 2022 so that the town can make a decision on the type of program moving forward. Senseman stated that he

did not like the idea of using town staff to do the collection. Wiederhoeft stated that the town budgeted \$40,000 for the program but that the program would be self-funded and no general fund monies had been approved for a program. Barnes stated he will report back on any interested parties.

7. **Information: Valley Road Bridge Engineering Update** -- Wiederhoeft asked for an update. Barnes stated that the 30% plans had been submitted to WISDOT and the process was on schedule.
8. **Discussion Possible Action: Valley Road Speed Limit Adoption** -- Wiederhoeft stated that this had been a topic at the Valley Road Bridge open house. Barnes referenced the memo in the agenda for the speed limit adoption. Senseman asked why not make all town roads 45 miles per hour speed limit. Barnes stated that each road would need to be evaluated based on its individual features. Wiederhoeft stated that if approved, the action would go to the Town Board for ordinance adoption. Motion by Duerst to approve the speed limit adoption, second by Senseman, motion carried.
9. **Development Updates:** Nothing to Report
10. **Equipment Condition Update** -- Judd stated that the 2014 Peterbilt was having the emissions system replaced.
11. **Schedule February 2022 Committee Meeting and Set Agenda** -- Next meeting will be February 15, 2022 at 6:30 pm. Barnes stated that sanitary sewer maintenance bids would be on the agenda.
12. **Adjourn** -- Motion by Duerst to adjourn, seconded by Senseman, motion carried. Meeting adjourned at 8:10 pm.

Approved: February 15, 2022

Prepared by: W. Christopher Barnes



7669 County Highway PD  
Verona, WI 53593  
(608) 845-7187  
www.town.verona.wi.us

January 21, 2022

## REQUEST FOR PROPOSALS OF INTEREST

The Town of Verona is interested in partnering with a private firm to provide residential brush collection and disposal for Town of Verona residents and property owners. Interested firms should respond to this request and arrange to meet with town staff to determine a practical and efficient means to establish a successful program. Requests shall be submitted by February 11, 2022, and arrangements will be made with interested parties to pursue program options and costs. Please note, the cost will not be the only standard taken under consideration to determine the successful program vendor.

You are invited to submit your interest in such a program. Your interest may be mailed or delivered to the Town of Verona, whether delivered by hand, by mail, telephone, or email (cbarnes@town.verona.wi.us), to the Town of Verona Office, 7669 County Road PD, Verona, WI 53593 no later than Friday, February 11, 2022 at 12:00 Noon CST.

The Town reserves the right to reject any or all requests, to waive any irregularities, and further reserves the right to accept any quotes or parts of quotes, which it deems best to serve the interest of the Town.

### **Background**

The town board established a goal in 2021 to research, review, and possibly implement a residential brush collection disposal program. Currently no program exists and residents and property owner are responsible for their own brush disposal and yard waste, typically through burning. Some town residents have expressed an interest in having a collection program or at a minimum, a town brush collection site to dispose of residential brush. For the purposes of this program, the town is using the following definitions. The town contains 42 miles of town roads and streets. A map of the town is attached, and areas of higher density are highlighted in yellow.

**\* Yard Waste = leaves, grass clippings, weeds, stumps, and garden debris**

**\* Brush= tree limbs and branches 4" in diameter or smaller and cut to less than 4 feet long**

### **Current Trimming and Brush Policy and Procedures**

The Town Board adopted a Trimming and Brush Policy in 2013 which sets forth conditions and limits on tree, tree limbs, and brush removal within the town road Right of Way. Such removal can sometimes be chipped or disposed of on-site, but most times tree and brush debris is brought back to the town's Public Works facility for storage and burning. Tree and brush removal are done by both town staff and private tree service when operations are beyond town staff capabilities. Approximately 1,300 cubic yards in debris (loose measure) is generated each year from the town road ROW collection.

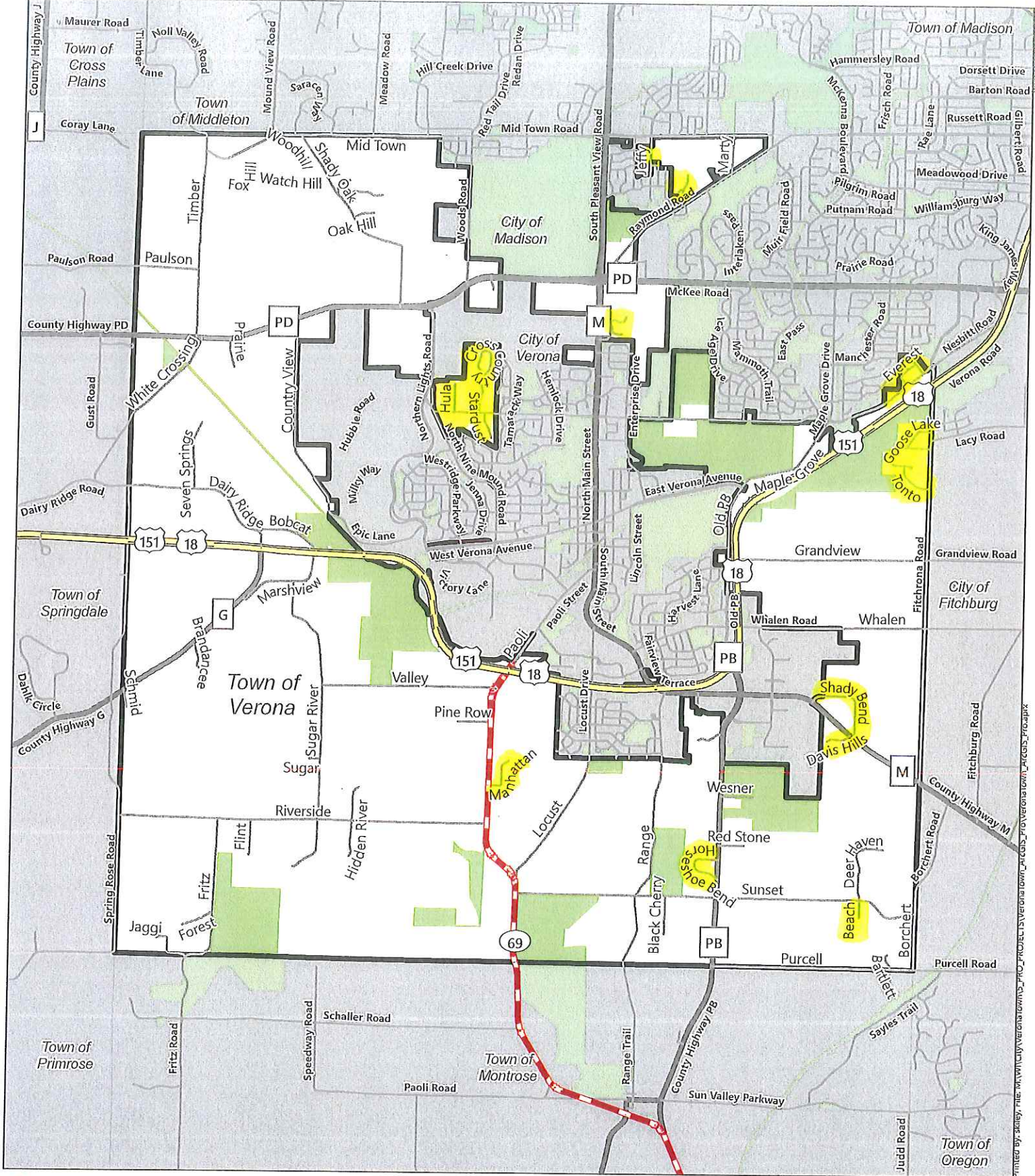
Town staff has reviewed several options for consideration. None of these options are firmly established, and the successful program will likely be a combination of efforts to be developed with the successful vendor. No yard waste collection options are currently being considered. Current options under consideration by the board, in order of preference, are:

1. Provide monthly brush pick-up for all requesting residents/property owners in the town April through November (7 pick-ups) via private company contract. Brush would be either chipped upon collection or could be brought back to the town hall for chipping or could be delivered directly to the Purple Cow Organics facility on Meier Road. Property owners would contact the town office to buy a sticker which would allow them to place brush in the right of way for collection. Brush collection per property would be limited to what a crew could pick up in 15 minutes. If additional time was necessary, the property owner would need to buy additional stickers. A list of property owners and addresses would be forwarded to the vendor for pick up and disposal. The vendor would invoice the town monthly based upon the number of and/or volume of brush collected. For the purpose of establishing a cost for residential collection, we have estimated that 50% of the town residents would participate in the program. Currently the town has 772 residential trash and recycling accounts. Based upon nearby communities, we have estimated that each stop will generate one cubic yard of brush per pick-up.
2. Provide monthly brush pick-up for all properties in the town April through November (7 pick-ups) by town staff and disposal by a private vendor either through hauling brush to the Purple Cow facility or commercial chipping and disposal with a private company contract. The private vendor would be responsible for chipping and disposing of brush collected at the town office facility and would invoice the town for this work on a monthly or quarterly basis.
3. The town would provide a brush drop-off site for town property owners/residents. Such a site would require on-site personnel to monitor for material and proof of residency. The brush collected could then be either chipped and disposed of or transported directly to Purple Cow Organics for processing. A drop-off site would need to be large enough for residents to maneuver for drop-off and convenient to collect and reload for disposal. The site would need to be fenced and gated to discourage fly dumping. The private vendor

would be responsible for chipping and disposing of brush collected at the town hall facility and would invoice the town for this work on a monthly or quarterly basis.

Town staff recognizes that there are other possible options for this proposed program and that interested vendors may have other valuable insight and experience in this type of program. The Town is open to developing a program that best fits the town and the vendor.

If you have any questions regarding this request for interest or other program specifics, please contact W. Christopher Barnes, P.E. Public Works Director, at (608) 807-4471 or [cbarnes@town.verona.wi.us](mailto:cbarnes@town.verona.wi.us).



Data Sources:

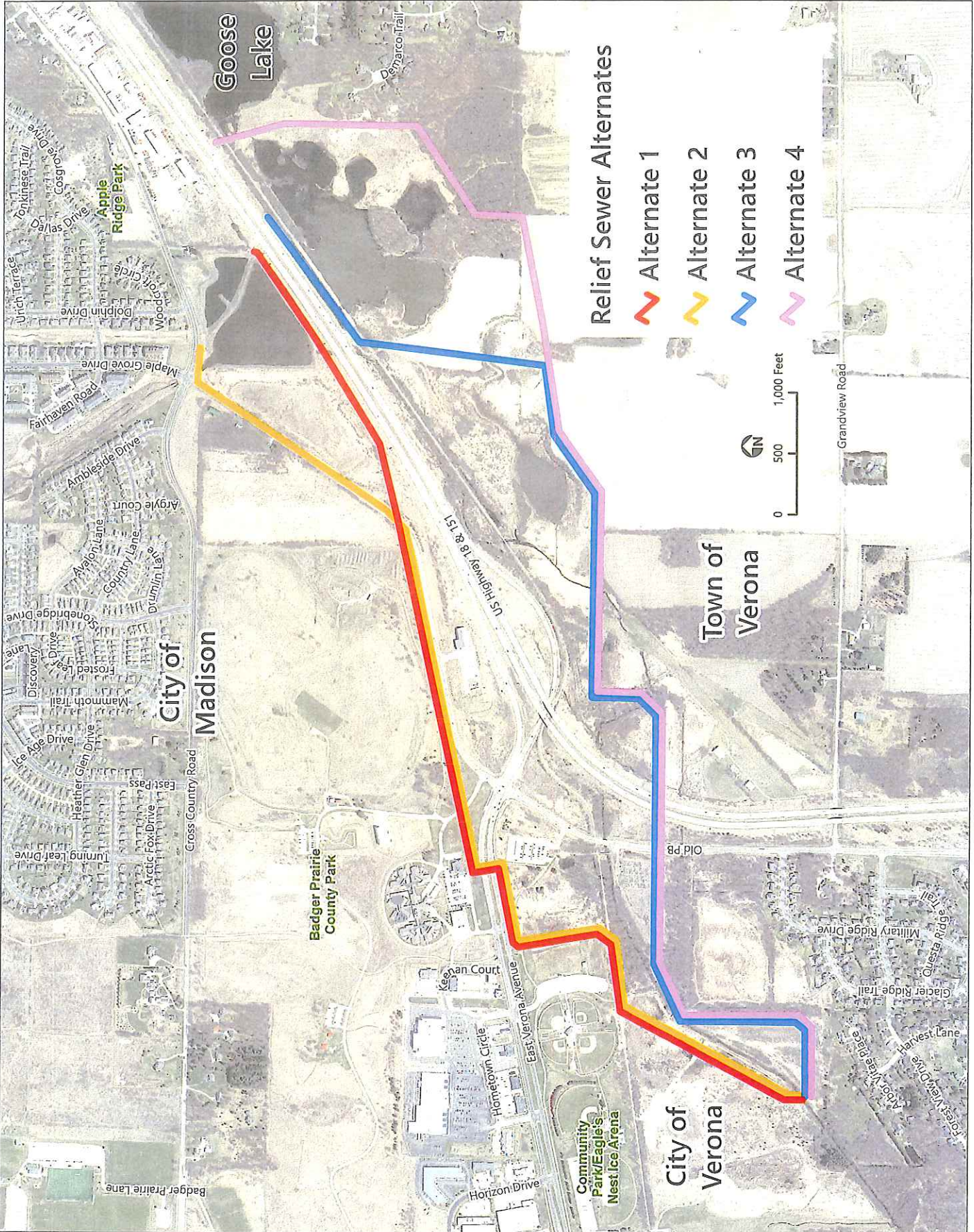
- US Highway
- State Highway
- County Highway
- Local Roads

# Town of Verona Road Map

Dane County, WI



Printed by: Sibley, file: \\kfw\city\verona\gis\mxd\PROJECTS\VERONA\TOWN\_ACCESS\ROADMAP.mxd, DATE: 9/20/2017







TABULATION  
TOWN OF VERONA 2020 SANITARY SEWER CLEANING  
RECEIVED 2-11-2022

<u>Item</u>	<u>Qty.</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>	<u>Unit Price</u>	<u>Total</u>
Sanitary Sewer Cleaning, 8" VCP, 0-15' Depth	2514	L.F.	\$2.00	\$5,028.00	\$1.76	\$4,424.64
Roofing Cutting	15	L.F.	\$30.00	\$450.00	Included above	\$249.90
<b>Total</b>				<b>\$5,478.00</b>		<b>\$5,252.76</b>

McCann's Underground  
611 N. Burr Oak Ave  
Oregon, WI. 53575

Visu-Sewer  
W 230 N4855 Betker Rd.  
Pewaukee, WI 53072

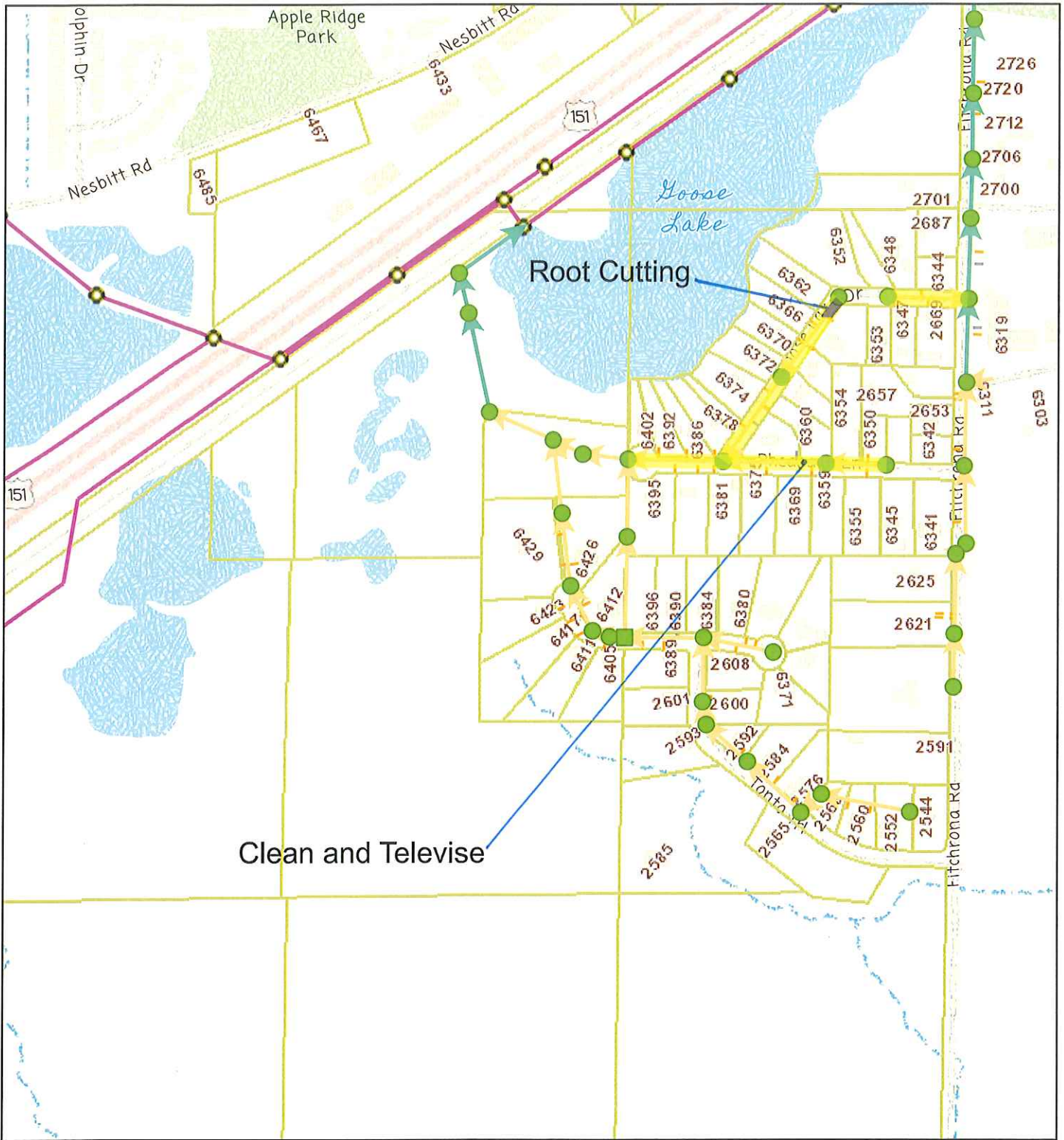
Northern Pipe, Inc.  
1772 S. Vandenburg Road  
Green Bay, WI. 54311

2022 Town of Verona Utility District root cutting section



Roots in pipe 11 feet downstream from MH 16. Situated at existing tap

# Town of Verona

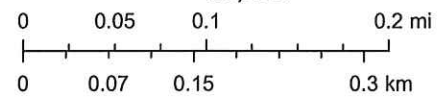


1/14/2022, 10:07:48 AM

1:9,028

- Sanitary Structures ➔ 10"
- Manhole
- Clean Out
- Sanitary Sewer ➔ 8"
- Sanitary Laterals - - - No
- - - Yes
- MMSD Structure

- MMSD Main
- Preliminary Address
- Primary Address
- Parcels



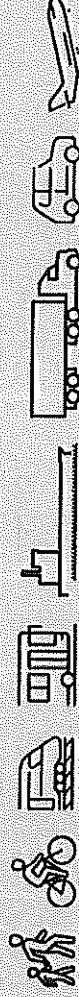
Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Town Staff

# General Information

## What is BIL?

- Signed on November 15, 2021, the Bipartisan Infrastructure Law (BIL) represents a significant increase of federal funding available for local programs over the next five fiscal years.
  - Surface Transportation Program (STP)
  - Local Bridge
  - Transportation Alternatives Program (TAP)
  - Congestion Mitigation & Air Quality (CMAQ)



# Bipartisan Infrastructure Law (BIL) funding Preliminary Estimates

## Funding For Roads & Bridges

Federal Fiscal Year (FFY)  
Schedule = 10/1 – 9/30

~\$1.29 Billion Over 5-Years

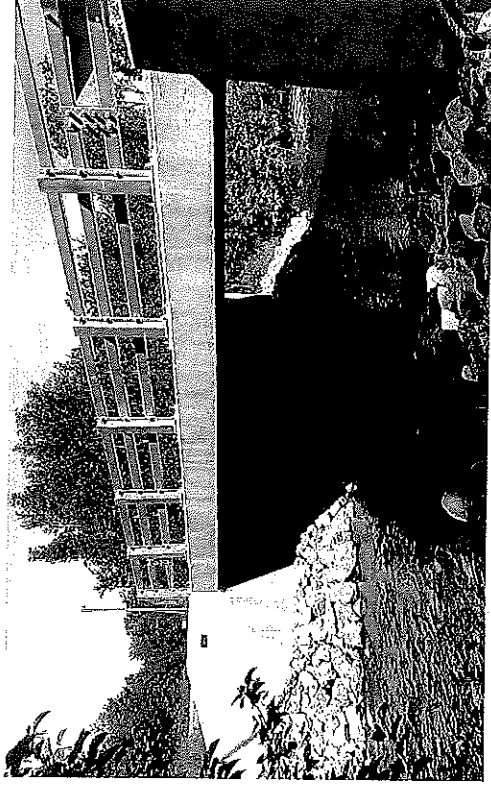
Amount \$	SFY-22	SFY-23	SFY-24	SFY-25	SFY-26
Road & Bridge	\$1,064,000,000	\$173,000,000	\$213,000,000	\$232,000,000	\$253,000,000
Bridge Only	\$225,000,000	\$45,000,000	\$45,000,000	\$45,000,000	\$45,000,000
Total	\$1,289,000,000	\$218,000,000	\$258,000,000	\$277,000,000	\$298,000,000

**CAUTION** : Many Requirement Details Unknown

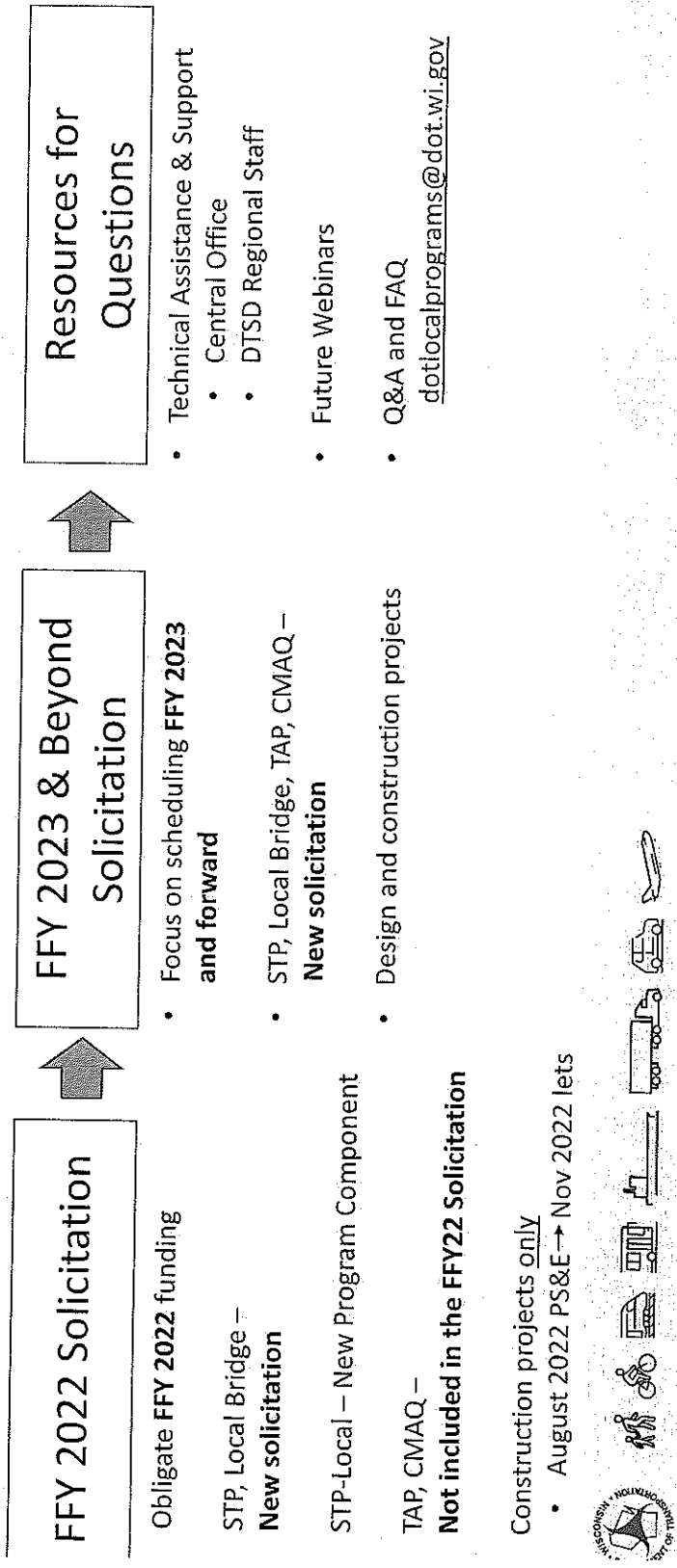


# BIL Impacts: FFY22 Local Bridge & STP Funding Preliminary Estimates

- Local Bridge: \$42.9M → \$87.9M
  - Increase of 104% (\$45M)
- STP: \$72.2M → \$138.2M
  - Increase of 91% (\$66M)



# Local Programs BIL Action Plan



## FFY 2022: Is your Project Eligible?

- Eligibility Notice
  - [FFY22 STP-Urban/Rural/Local Bridge \(Click to View\)](#)
  - [FFY22 STP-Local \(Click to View\)](#)
- Applicants must indicate the ability to submit a complete Plan, Specification, and Estimate (PS&E) package no later than August 1, 2022
  - Critical to facilitate a project construction letting by the November 2022 let





# FFY 2022 Solicitation Project Types

- Focus on simple projects that can be expedited through the letting process
- Plans Specifications & Estimates (PS&E) Deadline: **August 1<sup>st</sup> 2022**

## Examples of Eligible Project Types (Construction Only):

- Preservation -mill & overlay
  - Resurface
  - Pavement Replacement
  - Bridge Rehabilitation– deck repairs
  - Bridge Replacement – replace deck, girders, or abutments
- Other project types may be possible – Contact DTSD Regional Program Manager

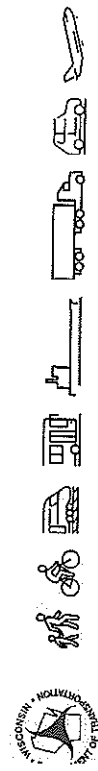
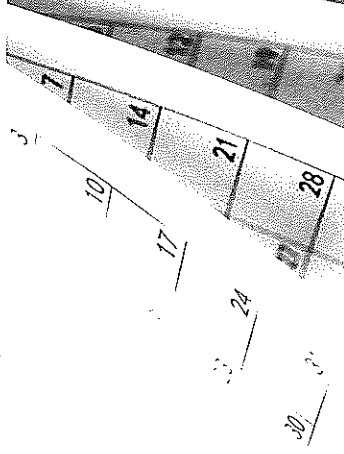


# FFY 2022 Solicitation Overview

## Goal: Fully utilize all BIL FFY 2022 funding

(i.e., obligation by 9/30/2022)

- Construction projects only
  - Let by November 2022, must begin construction by end of Calendar Year 2023
- Keep it simple! – No environmental, real estate, utilities, railroad
- Plan, Specifications and Estimate (PS&E) Deadlines
  - August 1, 2022 for November 2022 letting
- Solicitation Opened: January 31, 2022
- Application Deadline: April 1, 2022
- April/May: Project selection



# FFY 2022: Environmental, Real Estate, Utilities, & Railroad Considerations

- Keep it simple! – No environmental, real estate, utilities, railroad
- Given the immediate need, project activities should be limited to construction-only
- FFY 2022 Obligation Deadline – September 30, 2022.
  - Projects must be let by November 2022
- Plans, Specifications & Estimates (PS&E) – August 1, 2022



# TOWN OF VERONA

---

---

**TO:** Plan Commission  
Public Works Committee

**DATE:** February 11, 2022

**FROM:** W. Christopher Barnes, Public Works Director

**SUBJECT:** Town of Verona Stormwater Basin Inventory and Management Review

Stormwater management is generally defined as measures taken to reduce or minimize the negative impacts of runoff of rainwater or melted snow from land development activities. Stormwater management features generally consist of ditches, swales, culverts and/or piping systems with discharge to a waterway or a stormwater basin. Uncontrolled stormwater runoff can have adverse impacts on land and water. To mitigate these impacts, Dane County adopted an ordinance (Chapter 14) which requires a permit for specific land disturbing activities that occur in Dane County.

## **Background**

Dane County began regulating stormwater for new developments in the 1970's. The 1972 Clean Water Act established standards for controlling pollution through permitting of industrial discharges. This process expanded in 1995, and again in 2002, to require larger municipalities to obtain permits for their Municipal Separate Storm Sewer System (also known as MS4). In 2021, Dane County updated their stormwater standards and requirements to include areas in unincorporated Dane County as well as municipalities without separate stormwater ordinances. The Town of Verona stormwater review and permitting is administered by Dane County through the Land and Water Resources Department. Stormwater review is done at no cost to the town but is funded through permit fees and the County general fund.

## **General Requirements**

Dane County established various standards and regulations for stormwater management and control as well as soil erosion control, which are reviewed and approved by the Wisconsin Department of Natural Resources. Basically, the requirements for soil erosion control apply to any earth disturbance over 4,000 square feet, driveways more than 125 feet, land disturbance within 300 feet of a water body, filling of 400 cubic yards, or ditch or grass waterway disturbance in excess of 100 lineal feet. Stormwater control standards apply to any development that results in the addition of 20,000 square feet of impervious area, a plat, any new Certified Survey Map for commercial or industrial property, or land disturbance of greater than 4,000 square feet of commercial or industrial sites. Single and two-family homes are generally exempted from stormwater management permitting but can be subject to soil erosion control permitting.

## **Specific Design Requirements**

Dane County has detailed requirements for the control of stormwater generated from development sites. Rainfall runoff is to be controlled for new development to maintain pre-development peak runoff rates for the 1, 2, 10, 100, and 200-year, 24-hour design storms. Some older detention basins may not be designed for larger storm events as they were built before the 100 and 200 yr. storm event threshold were law. The county also

has standards for the infiltration of stormwater back to the groundwater based upon the soils and hydrology of the area. Generally, new stormwater basins are required to infiltrate 90% of the predevelopment infiltration rate. Stormwater systems are also required to control stormwater contaminants such as oil and grease, suspended solids and sediment by 80%. Some basins are also required to provide thermal control, i.e., cooling of stormwater before it can be discharge into a receiving water body.

### **Other Features and Requirements**

New stormwater basins that are permitted through Dane County require the posting of bonds for construction completion, completion of "as-built" drawings to verify size and condition, and the approval of a maintenance plan for stormwater basins and systems. Dane County Land and Water Resources Department is the enforcing agency for these plans.

### **Stormwater Facilities in the Town of Verona**

An inventory of stormwater facilities in the town indicates there are few true stormwater management facilities. Currently, there are 18 separate stormwater facilities in the town, chiefly located in neighborhoods developed after 2017. Developments prior to 2017 generally have ditch or swale control of stormwater and no formal stormwater control basins. Two public stormwater basins exist in the town. The Town of Verona Office/Garage site has the only basin under town ownership. The other public basin is located near the intersection of County Highway M and Stony Ridge and is owned and managed by the City of Verona. The other 16 stormwater systems are maintained by private Homeowner Associations or the property owner in accordance with their required Dane County maintenance plan. The attached sheet lists the stormwater basin inventory along with a map.

All the stormwater basins constructed in the town in the new neighborhoods of Deer Haven Estates, Fox Hill, Woods at Watch Hill, Driftless Ridge, Prairie Circle, and Twin Rock were built to the standard of the 100-year stormwater event and in some cases, the 200-year stormwater event.

At the time of this report, the total acreage of stormwater facilities in the Town is 12.87 acres or about 0.1% of the total acreage of the town.

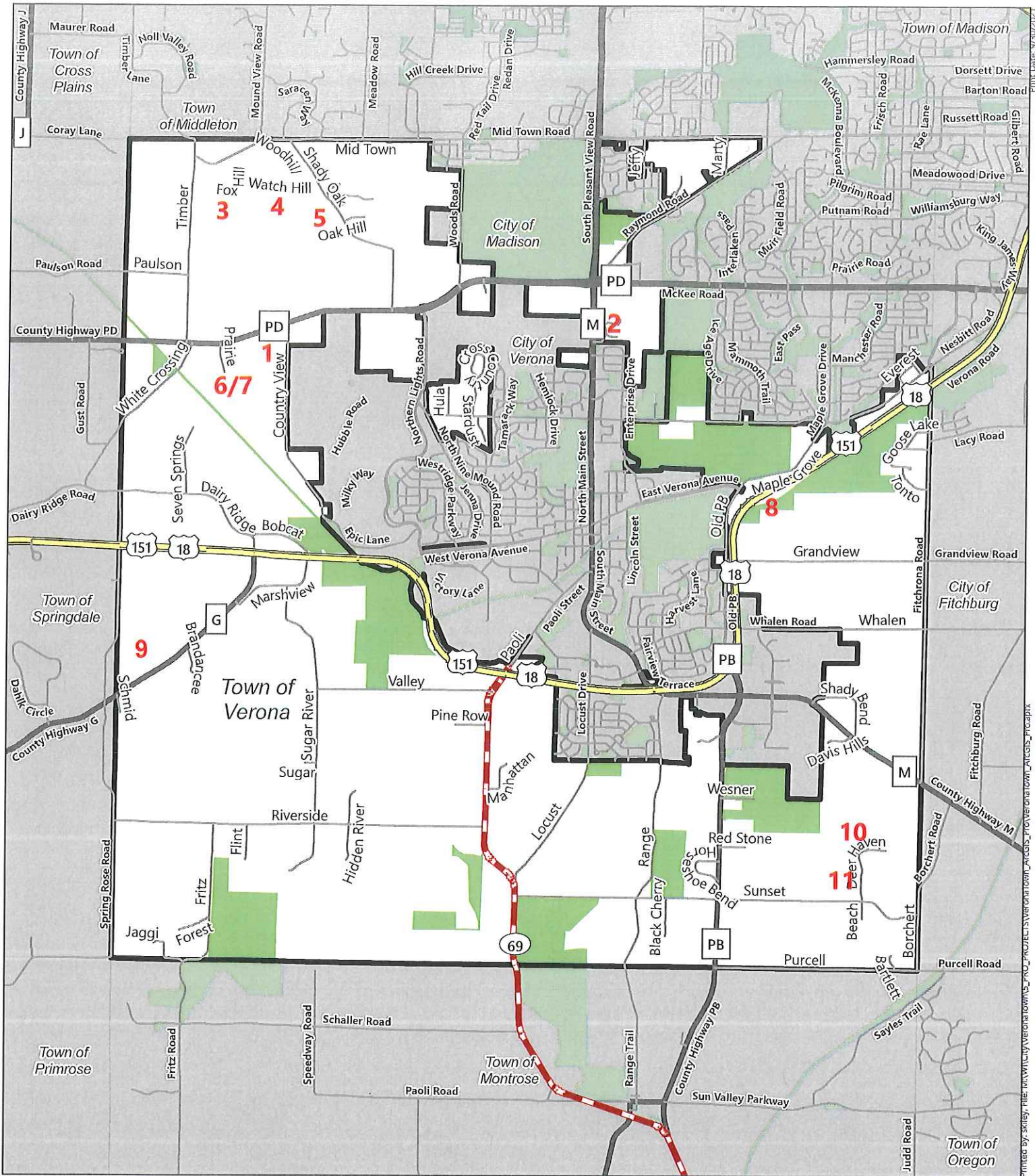
### **Summary**

The Town of Verona is well served by Dane County Land and Water Resources Department for the review, permitting, and enforcement of the County stormwater requirements. The rules and regulations necessary for a municipality under the Clean Water Act MS4 requirements are lengthy and complicated and require professional staff and management. Some of the older areas of the town were built well before the current stormwater quantity and quality standards were in place; but as new development occurs, current standards and construction practices place will abate any direct or indirect environmental impacts.

# Town of Verona Stormwater Basins

No.	Type	Section	Location	Construction Year	Owner	Description	Area (ac)	Type	Overflow Discharge
1	Public	8	7669 CTH PD	2016	Town of Verona	Stormwater detention Basin for Town Facility	0.20	wet	south to Epic field
2	Public	10	Stony Ridge Circle	2019	City of Verona	Stormwater Retention for County Highway M - Maintained by the City of Verona	0.80	wet	west under CTH M
3	Private	5	Fox Hill Trail	2019	HOA	stormwater detention for Fox Hill	1.40	3 wet	south towards Sugar Creek Branch
4	Private	5	Watch Hill Ct	2017	HOA	stormwater detention for Woods at Watch Hill	0.20	wet	west towards Fox Hill
5	Private	5	Driftless Ridge Way	2018	HOA	stormwater detention for Driftless Ridge	0.60	2 wet	Badger Mill Creek
6	Private	7	Prairie Circle	2020	HOA	stormwater detention for extension of Prairie Circle neighborhood	2.00	wet	Sugar River Branch
7	Private	7	Prairie Circle	2020	HOA	Infiltration Basin	0.22	dry	none
8	Private	13	4201 Maple Grove Road	2021	Owner	stormwater detention for Madison/Verona Self Storage Business	1.00	dry	City of Madison pond
9	Private		Twin Rock	2021	HOA	stormwater detention for Twin Rock	4.30	2 dry	Sugar River Branch
10	Private	36	Deer Haven	2019	HOA	Bio Retention basins (Common Area)	1.70	2 dry	none
11	Private	36	Deer Haven	2019	HOA	Stormwater Basin for Deer Haven	0.45	3 dry	towards west
total							12.87	18	

total acreage of town  
13,000.00  
stormwater facilities are 1% of total town acreage



Data Sources:

- US Highway
- County Highway
- State Highway
- Local Roads

## Town of Verona Stormwater Facility Location Map

Dane County, WI



File Path: \\network\city\verona\towns\TPO\_PROJECTS\verona\docs\arcgis\TPO\verona\low\arcgis\TPO.aprx  
 Print Date: 8/24/2023

# SUNSET DRIVE PINES

A CONDOMINIUM PLAT

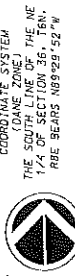
LOCATED IN THE SE1/4 OF THE NW1/4 AND THE SW1/4 OF THE NE1/4

OF SECTION 36, T6N, R8E,  
TOWN OF VERONA, DANE COUNTY, WISCONSIN

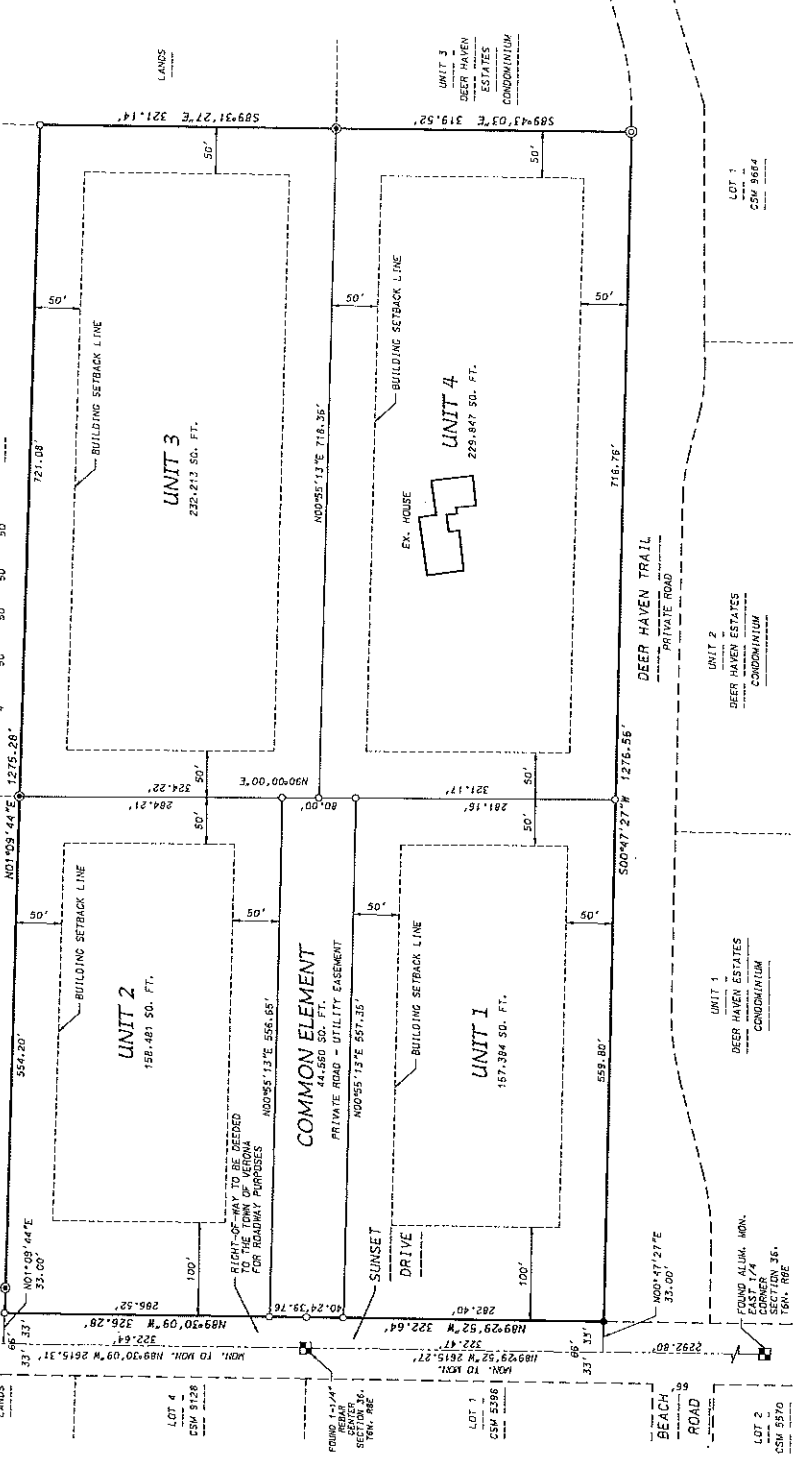
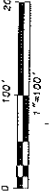
There are no objections to this condominium with respect to Sec. 703 Wis. Stat. and it hereby approved for recording.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dane County Planning and Development



Unit Number	NORTH	SOUTH	EAST	WEST
1	50	100	50	50
2	50	100	50	50
3	50	50	50	50
4	50	50	50	50



- LEGEND**
- PLACED 3/4" DIA. IRON REBAR (WT=1.5 LBS/FT)
  - FOUND 3/4" IRON REBAR
  - ⊙ FOUND 1" IRON PIPE
  - ⊙ FOUND 1/2" IRON PIPE
  - ( ) "RECORDED AS" INFORMATION

**LEGAL DESCRIPTION**

A parcel of land located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of the Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin containing 527.12 sq. ft. of land, more or less, as shown on the East 1/4 corner of said Section 36, thence S89°29'52" W, 127.00 feet to the North right-of-way line of Sunset Drive, also being the point of beginning of the right-of-way for said North right-of-way line to a point on the East line of Lot 2, Certified Survey Map No. 20861, thence N07°09'44" E, 1275.28 feet to the North line of said SE 1/4 Survey Map No. 12666 and the Northernly extension thereof to point on the North line of said SE 1/4 Survey Map No. 12666, thence S89°29'52" W, 321.12 feet to the Southeast corner of said Unit 2, thence S00°47'27" W, 1276.56 feet along the West extension thereof to the point of beginning, containing 822,482 square feet 118,882 acres.

**SURVEYOR'S CERTIFICATE**

I, Brett T. Steffensen, Professional Land Surveyor, State of Wisconsin, No. 1111, do hereby certify that the foregoing description of the premises is a true and correct representation of the same as the same are shown on the attached plan, and that the same conform to the requirements of the laws of the State of Wisconsin relating to the recording of such documents.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Brett T. Steffensen  
Professional Land Surveyor, S-242

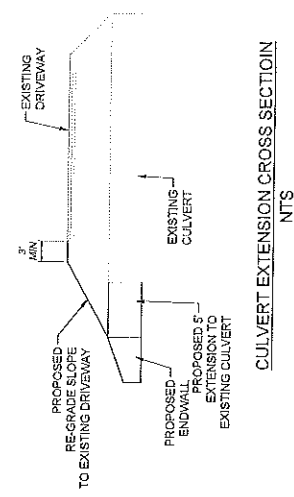
**REGISTER OF JUDICIAL SALES**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Condominium Plats on Pages \_\_\_\_\_ of Document Number \_\_\_\_\_.

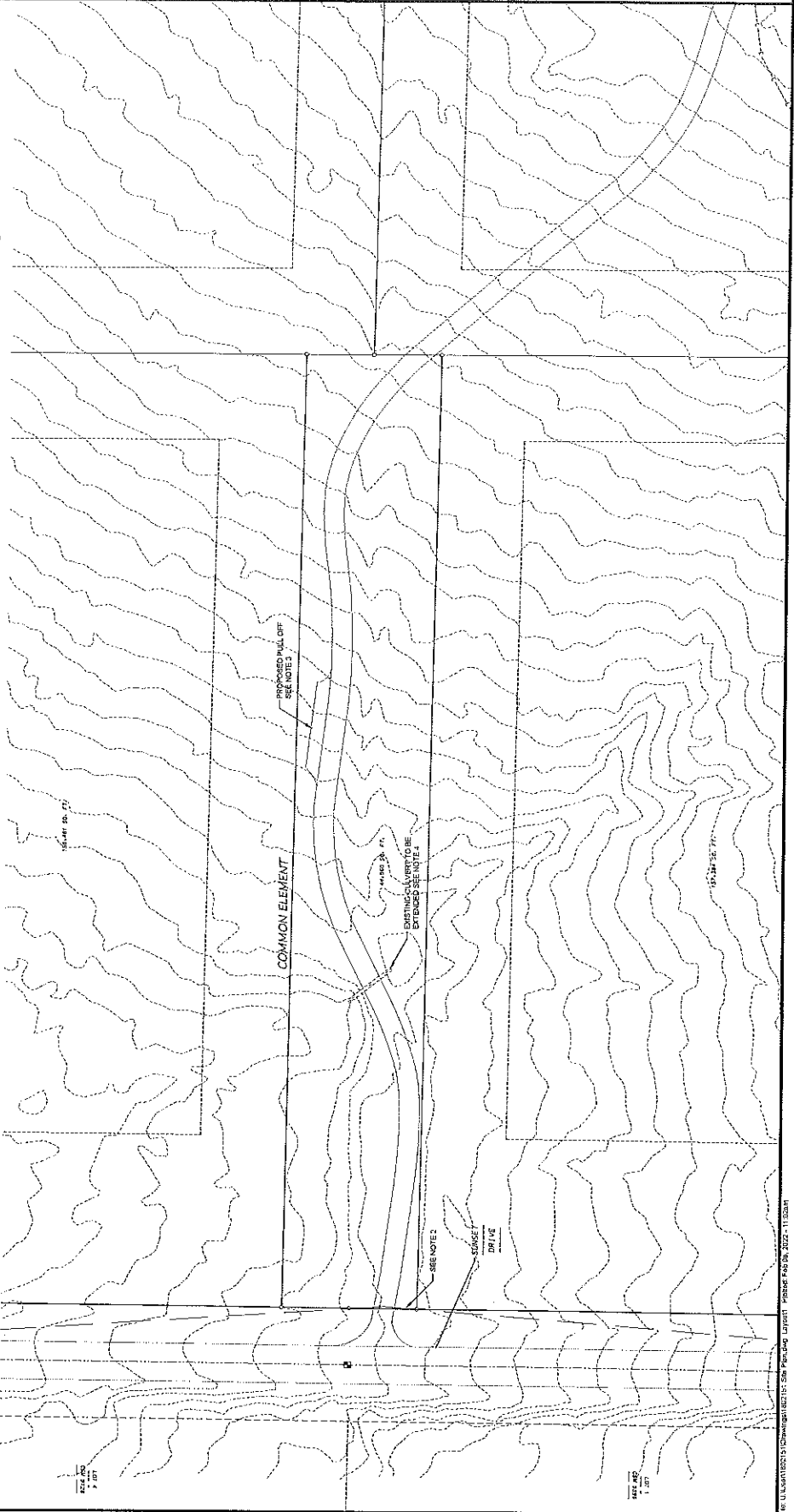
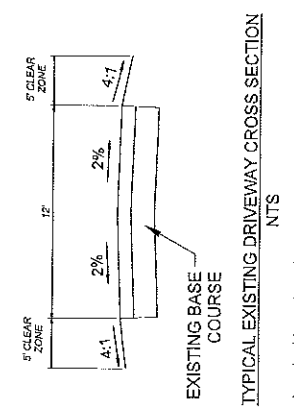
First Published in the \_\_\_\_\_ of \_\_\_\_\_

**DUNDRIE KOTKE AND ASSOCIATES, INC.**  
7530 Watwood Way, Madison, WI 53717  
PH: 608-833-7530 • Fax: 608-833-1089

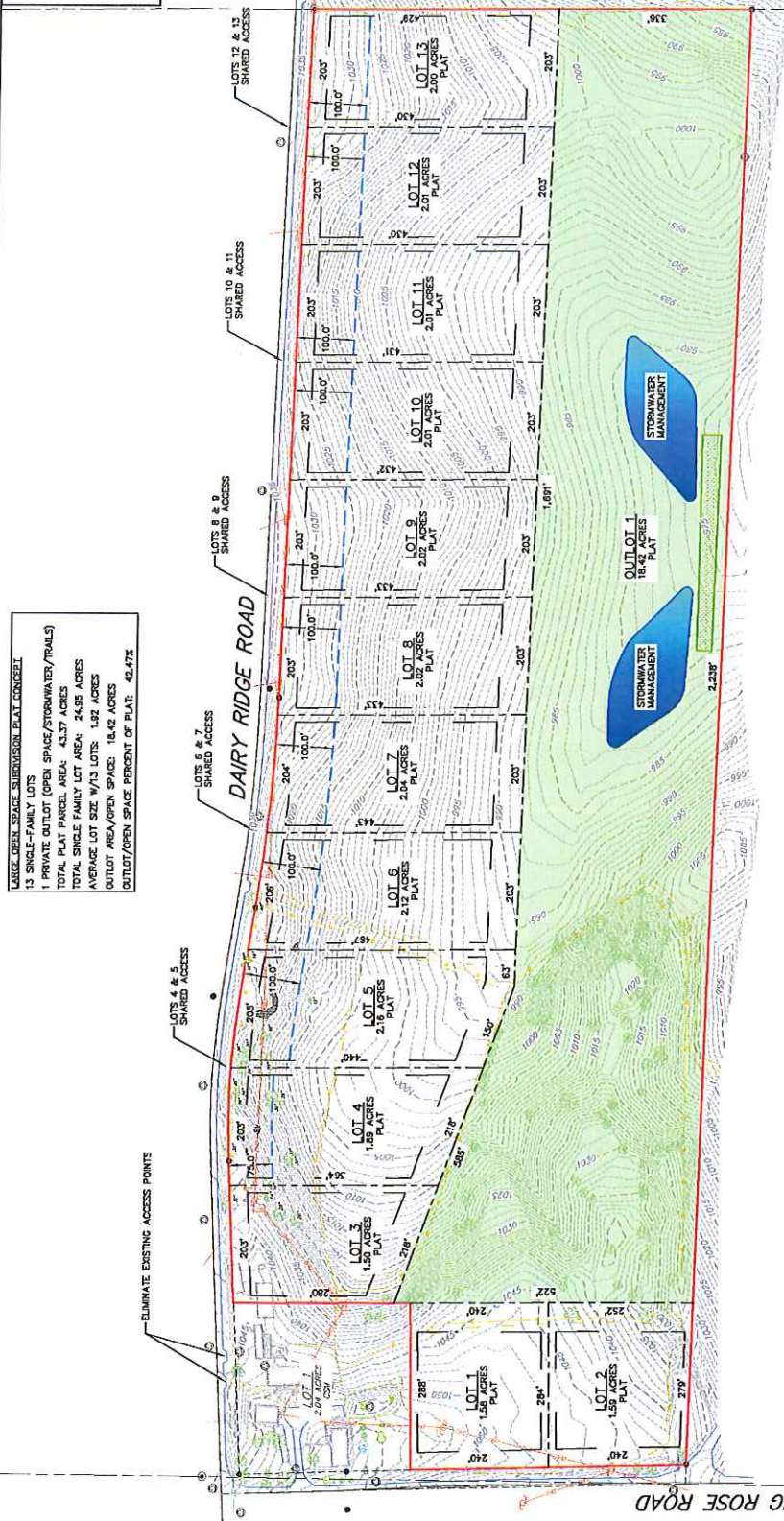
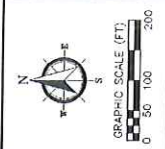




- GENERAL NOTES**
1. TREES AND BRUSH TO BE REMOVED AS NEED TO FACILITATE 14' MINIMUM CLEAR SPACE ABOVE HIGH POINT OF DRIVE.
  2. TREES AND BRUSH TO BE REMOVED AS NEED AT OPENING OF DRIVEWAY TO MAINTAIN INTERSECTION SIGHT DISTANCE. REFER TO EXHIBIT.
  3. PULL OFF TO BE 8' WIDE AND 50' LONG CONSTRUCTED OF 6-INCHES COMPACTED 3-INCH DIAMETER BASE COARSE OVERLAID WITH 6-INCHES COMPACTED 1 1/2 TO 1 1/4 INCH GRAVELS AND FINES.
  4. DOWNSTREAM END OF EXISTING CULVERT TO BE EXTENDED BY 5' AND ENDWALL ADDED. EXTENSION TO MATCH SIZE AND MATERIAL OF EXISTING CULVERT. ENDWALL TO BE BACKFILLED SUCH THAT IT SLOPES TO THE EXISTING DRIVEWAY AND PROVIDES MIN 3' CLEAR ZONE FROM EDGE OF GRAVEL.







**LARGE OPEN SPACE SUBDIVISION PLAT CONCEPT**  
 13 SINGLE-FAMILY LOTS  
 1 PRIVATE OUTLOT (OPEN SPACE/STORMWATER/TRAILS)  
 TOTAL PLAT PARCEL AREA: 43.37 ACRES  
 TOTAL SINGLE FAMILY LOT AREA: 24.95 ACRES  
 AVERAGE LOT SIZE: 1.91 ACRES  
 OUTLOT AREA/OPEN SPACE: 18.42 ACRES  
 OUTLOT/OPEN SPACE PERCENT OF PLAT: 42.47%

- TOPOGRAPHIC LINES/NETWORK LEGEND**
- PROPERTY BOUNDARY
  - SECTION LINE
  - EXISTING PROPERTY LINE
  - EXISTING EDGE OF ASPHALT
  - EXISTING CURB AND GUTTER
  - EXISTING RETAINING WALL
  - EXISTING GUY LINE
  - EXISTING OVERHEAD GENERAL UTILITIES
  - EXISTING STORM SEWER LINE (SIZE NOTED)
  - EXISTING EDGE OF TREES
  - EXISTING MAJOR CONTOUR
  - EXISTING GRAVEL/DIRT ROAD/PATH
  - EXISTING CONCRETE
  - EXISTING BUILDING
- TOPOGRAPHIC SYMBOL LEGEND**
- BENCHMARK
  - FOUND 1 1/4" IRON ROD
  - FOUND 3/4" IRON ROD
  - SET NAIL
  - EXISTING SANITARY CLEANOUT
  - EXISTING SEPTIC TANK
  - EXISTING UTILITY VOID
  - EXISTING MET
  - EXISTING DOWN GUY
  - EXISTING UTILITY POLE
  - EXISTING SIGN
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED PROPERTY LINE
  - PROPOSED ZONING SETBACK LINE
  - PROPOSED INCREASED REQUIRED FRONT SETBACK LINE
  - OPEN SPACE

