

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
11/16/2021	DCPCUP-2021-02551
Public Hearing Date	
01/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JASON & MARY ELLEN MACKEY	Phone with Area Code (920) 723-5132	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 648 TAYLOR LN		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS memaize@gmail.com		E-MAIL ADDRESS	

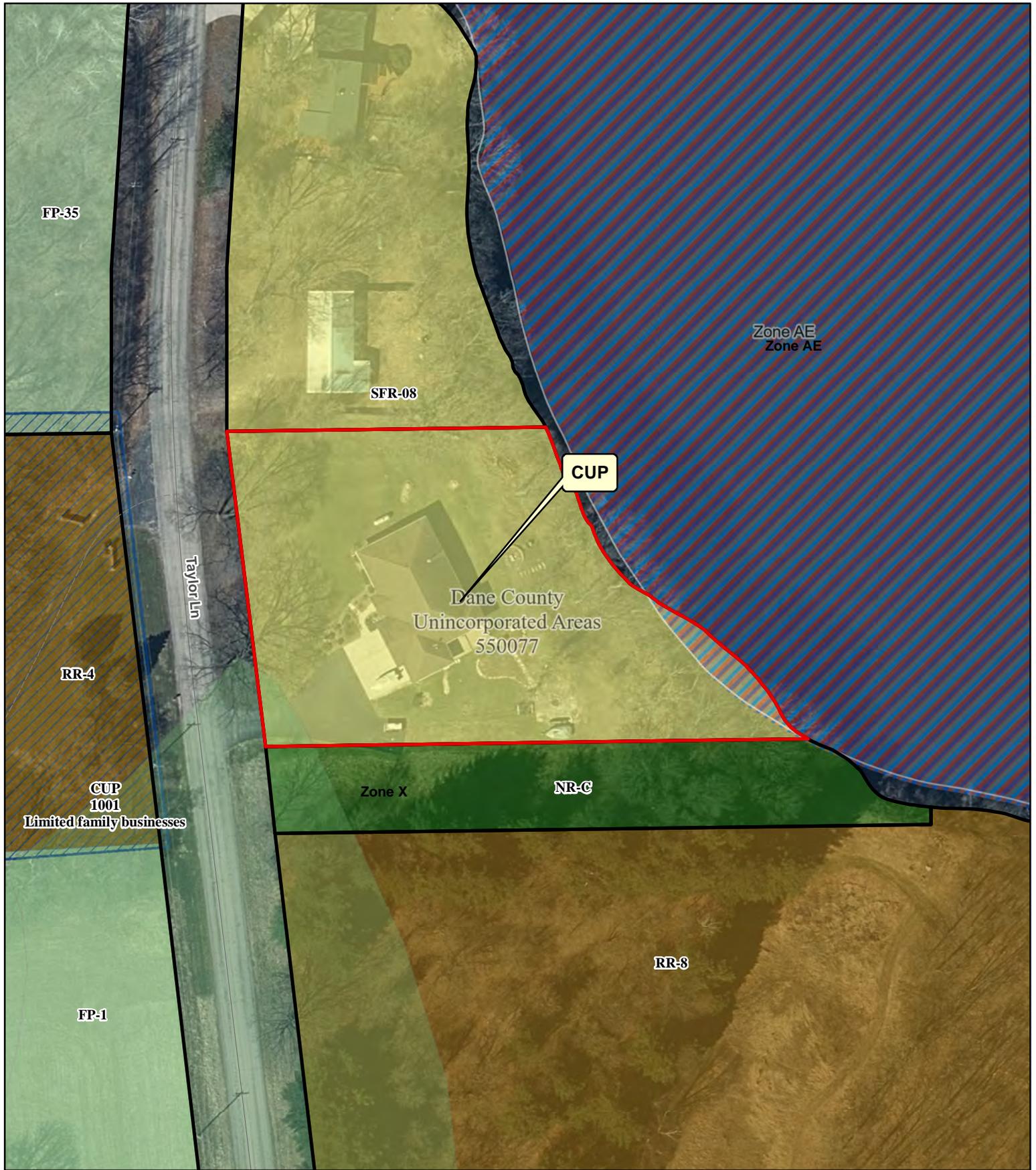
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
648 Taylor Lane					
TOWNSHIP DUNKIRK	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-204-8000-5		---		---	

CUP DESCRIPTION
allow for the construction of a taller accessory building (16 feet mean elevation)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)	0.9

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials	SIGNATURE:(Owner or Agent) _____ PRINT NAME: _____ DATE: _____
	RWL1	

COMMENTS: THE PROPOSED ACCESSORY BUILDING IS UP AGAINST ALL OF THE MINIMUM SETBACK LIMITATIONS. A LICENSED SURVEYOR WILL BE REQUIRED TO VERIFY COMPLIANCE. THE PROPERTY IS LOCATED WITHIN THE SHORELAND DISTRICT. COMPLIANCE WITH SHORELAND REGULATIONS WILL BE REQUIRED.

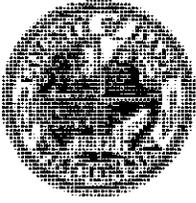


Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



CUP 02551
JASON & MARY ELLEN
MACKKEY



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

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Jason & Mary Ellen Mackey	Agent Name:	
Address (Number & Street):	648 Taylor Lane	Address (Number & Street):	
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	
Email Address:	memaize@gmail.com	Email Address:	
Phone#:	920-723-5132	Phone#:	

SITE INFORMATION

Township:	Dunkirk	Parcel Number(s):	0511-204-8000-5
Section:	20	Property Address or Location:	648 Taylor Lane, Stoughton WI 53589
Existing Zoning:	SRF08	Proposed Zoning:	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Accessory Storage building with means height of 16' (currently zoned for 12' max height)</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use:</p> <p>Detached 24' wide by 48' deep post frame building with means height of 16' to accommodate storage of 5th wheel camper and personal recreational equipment. Building footprint and side yard position meet accessory structure setbacks and size restrictions but height limitations of 12' based on current zoning will not allow the building to function for its purposed use. Building would be used solely for personal storage and building materials would match single family home on parcel so aesthetically pleasing. Seeking a CUP that will allow accessory structure to have means height of 16'.</p>	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan ↓ included w/ →	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature:

Date: 11/15/2021

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed accessory structure will be used solely for personal storage of recreational equipment and will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Several neighboring residential properties have accessory structures similar or larger in size than the proposed accessory building, so it will fit in with the existing use for the area and the proposed use seems reasonable and appropriate for the neighborhood.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed accessory building will not change the use of the parcel and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The proposed building position has adequate utilities. Quam Engineering will be updating erosion control plan to assure proper drainage.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The accessory structure will not create any additional traffic and there is adequate space to back trailers into building without use of roadway.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Yes, it will conform to all applicable regulations of the district in which the parcel is located.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Town of Dunkirk Planning Commission did not have any objections with the proposed project at their meeting on October 13th, 2021.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

It is not located in a FP zoning district.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

See letter attached dated 11/15/2021

List the proposed days and hours of operation.
None

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

0

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
None

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
None

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

Quam Engineering to complete CSM and erosion control plan, to meet requirements of the Erosion Control Permit & setback requirements.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.
None

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
No additional waste

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
No additional traffic and adequate driveway space to back in recreational equipment without use of roadway.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
None

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.
Motion sensor exterior lighting will be installed and will not be seen by neighboring parcels.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10,800.
None

Briefly describe the current use(s) of the property on which the conditional use is proposed.
Personal Storage of recreational equipment, such as 5th wheel trailer, truck and snowmobiles

Briefly describe the current uses of surrounding properties in the neighborhood.
Residential SF on parcels of 3/4 acre or larger, DNR land and Dunkirk Mill Pond.

11/15/ 2021

RE: Parcel 0511-204-8000-5
648 Taylor Lane, Stoughton, WI 53589

Legal description of boundaries: Part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 5 North, Range 11 East, in the Town of Dunkirk, Dane County, Wisconsin, described as follows: Commencing at a point where the North line of said Northeast 1/4 of the Southeast 1/4 of Section 20 intersects the center of the highway which extends in a Northerly and Southerly direction through said quarter-quarter Section, thence Southerly along the center line of said highway 11 rods, thence East to the West bank of the Yahara River; thence Northerly along the West bank of the Yahara River to the North line of the Northeast 1/4 of the Southeast 1/4 of Section 20, thence West along the North line of said quarter-quarter Section to the point of beginning.

To whom it may concern -

We recently purchased the residential property, zoned SFR08, at 648 Taylor Lane in the town of Dunkirk. We would like to have an accessory building built on the property for personal storage. After speaking with multiple sources, we were advised to pursue having the parcel rezoned to SFR1 vs. a conditional use permit, seeing that the restrictions of SFR1 meet our revised building plans. With the current zoning of SFR08, I understand there is a maximum means height of 12' (14' peak and 10' walls). This height limitation will not allow us to store the 5th wheel camper, one of the main reasons we are looking to build an accessory pole frame building. With rezoning to SFR1 it would give us a maximum means height of 16', enough to accommodate the 13' clearance we need for storage. After further discussion with Dane County employees, it was noted that while the CSM shows acreage of 1.04, the NET acreage of our parcel falls below the minimum 1.0 acre requirement to be zoned SFR1, so we have amended our plan again to now apply for a conditional use permit allowing a maximum structure means height of 16'.

With our research over the past 4 months, we spoke with the Town of Dunkirk, Dane County Zoning and Dane County Land Conservation. Those conversations have resulted in a reduction in size and change in planned position of the structure to meet all setback requirements. The most recent revised plan is for a 24' x 48' building that is more than 75' from shoreline, 4' from side lot line and over 10' from house. The structure will match the exterior of the house on the front side facing the street and coordinating aluminum siding on all other three sides. There would be no need for an additional driveway as accessory structure would continue off existing parking pad on the south side of the driveway.

The project will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare. Several surrounding neighborhood properties have accessory structures similar or larger in size than the proposed building, so it will fit in with the existing use for the area and the proposed use is reasonable and appropriate for the neighborhood. The building will allow adequate interior storage for recreational equipment, so property is tidy and visibly pleasing to those who pass by. The establishment of the conditional use will not impede the normal and orderly use of surrounding properties. The position of the proposed building has adequate utilities and will have little to no impact on drainage.

The exterior of structure will be designed to match the existing residential home on the parcel, and no additional landscaping buffer should be needed to maintain aesthetically pleasing surroundings for neighboring properties. There is no operational plan as the structure will be used for personal storage only and will have no operational business creating any additional traffic or impact on neighboring properties. The outdoor lighting will be motion detected and not directed toward either neighboring parcel. There will be no additional waste produced by the proposed structure, once construction is complete. The structure will not include sanitary facilities or signage.

We met with the Town of Dunkirk Planning Commission at their meeting on October 13th and they did not have any objections with the rezoning or CUP for the proposed project. They advised we move forward with the application with Dane County. Our building plan includes contracting Quam Engineering to update both the property survey and erosion control plan completed in 2004, to meet requirements of the Erosion Control Permit from Dane County Land Conservation as well as the setback requirements.

We have included the property datasheet, scaled building map on DciMap with the proposed position and measurements of the pending structure, neighborhood aerial image, Septic System Map, Parcel Plot Map dated July 29 of 2004, and construction map showing prior erosion control plan and parcel elevations.

Thank you in advance for your time and please do not hesitate to contact us if there are any questions.



Jason & Mary Ellen Mackey
(920) 723-5132 cell
memaize@gmail.com

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. 10.102(8).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

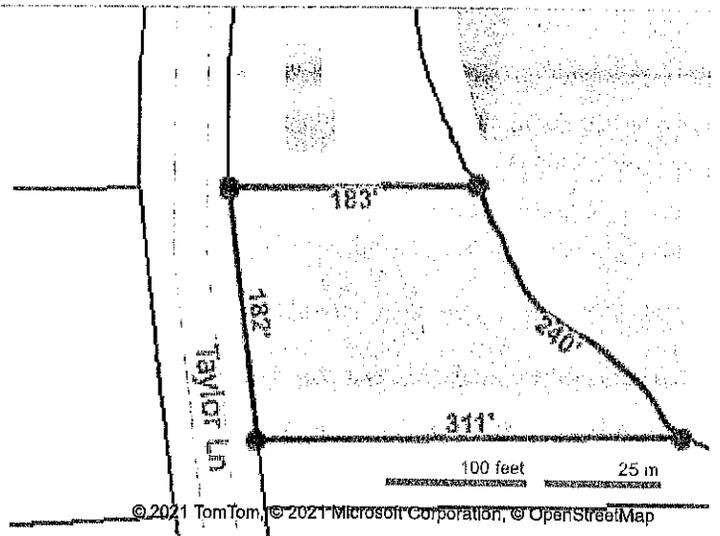
- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section 10.800.

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
- Domestic pet or large animal boarding must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. 10.103(9).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. 10.103(11).
- Mineral extraction proposals must submit additional information as required in s. 10.103(15).



LOCATION

Property Address	648 Taylor Ln Stoughton, WI 53589-4132
CTV Municipality	Town Of Dunkirk
Legal/Subdivision	Sec 20-5-11 Prt Ne1/4 Se1/4 Com Inters N Ln 1/41/4 & Hwy C/L Th S Alg C/L 181.5Ft E To W Bank Of Yahara River Nly Alg W Bank To N Ln W To Pob
County	Dane County, WI
Latitude/Longitude	42.882169°/-89.213646°

CURRENT OWNER

Name	Jason
Mailing Address	648 Taylor Ln Stoughton, WI 53589-4132

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	0511-204-8000-5	Total Acres	1
Township	05N	Lot Sq Feet	43,560
Range	11E	Total Assessment	\$355,400
Section	20	NET Taxes	\$7,013.00
School District	Stoughton	Data Received	06/17/2021
2010 Census Trct/Blk	123/3	Zoning	SFR-08: SINGLE FAMILY RESIDENTIAL SMALL LOTS DISTRICT

TAXES

Tax Year	Total Specials	Other Taxes	Lottery Credit	Other Credits	NET Taxes
2020	\$9.54	\$221.40	\$180.90	\$73.82	\$7,013.00
2019					\$6,844.06
2018					\$6,638.25
2017					\$6,512.46

TAX ASSESSMENT

Tax Assessment	2020	Change (%)	2019	Change (%)	2018
Assessed Land	\$75,000.00		\$75,000.00		\$75,000.00
Assessed Improvements	\$280,400.00	\$5,800.00 (2.1%)	\$274,600.00		\$274,600.00
Total Assessment	\$355,400.00	\$5,800.00 (1.7%)	\$349,600.00		\$349,600.00

Est Market Value	\$396,300.00	\$378,500.00	\$370,700.00
Land Percentage	21.10%	21.45%	21.45%
Assessment Ratio	0.8968	0.9236	0.9431
Mill Rate	0.0198		
Assessment Area			
Land Use	Size	Assessed Land	Assessed Improvements
RESIDENTIAL	1 Acres	\$75,000	\$280,400

SCHOOL ZONE INFORMATION

Elementary	Distance	Middle	Distance	High	Distance
Kegonsa Elementary School		River Bluff Middle School		Stoughton High School	
Pre K to 5	2.4	6 to 8	2.6	9 to 12	3.1

SALES HISTORY THROUGH 08/31/2021

Date	Amount	Buyer	Seller	Conveyance	Transfer Type	Book/Page Or Document#
6/17/2021	\$601,000	Jason	Nelson Steven R And Susan D	Warranty Deed	Original Sale	5741416

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Block/Lot	Lot Dimensions
Lot Type	Curb & Gutter
Topography	Alley
Water Frontage (ft)	Sidewalk
Conditional Use	Wooded
Deed Restrictions	Gas
National Historic Dist	Water
Local Historic Dist	Sewer

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	55025C0639H	09/17/2014
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	55025C0639H	09/17/2014

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
1907362	Sold	06/17/2021	04/24/2021	\$615,000	06/17/2021	\$601,000	Jill Bilhorn	Matson & Assoc., Inc. Real Living	Mary Ellen Mackey	Coldwell Banker The Realty Group
1352861	Sold	04/02/2004	01/14/2004	\$94,900	04/01/2004	\$94,900	Tom Matson	Matson & Assoc., Inc. Real Living	Lucky Holzwarth	Matson & Assoc., Inc. Real Living

PLOT PLAN

PREPARED BY

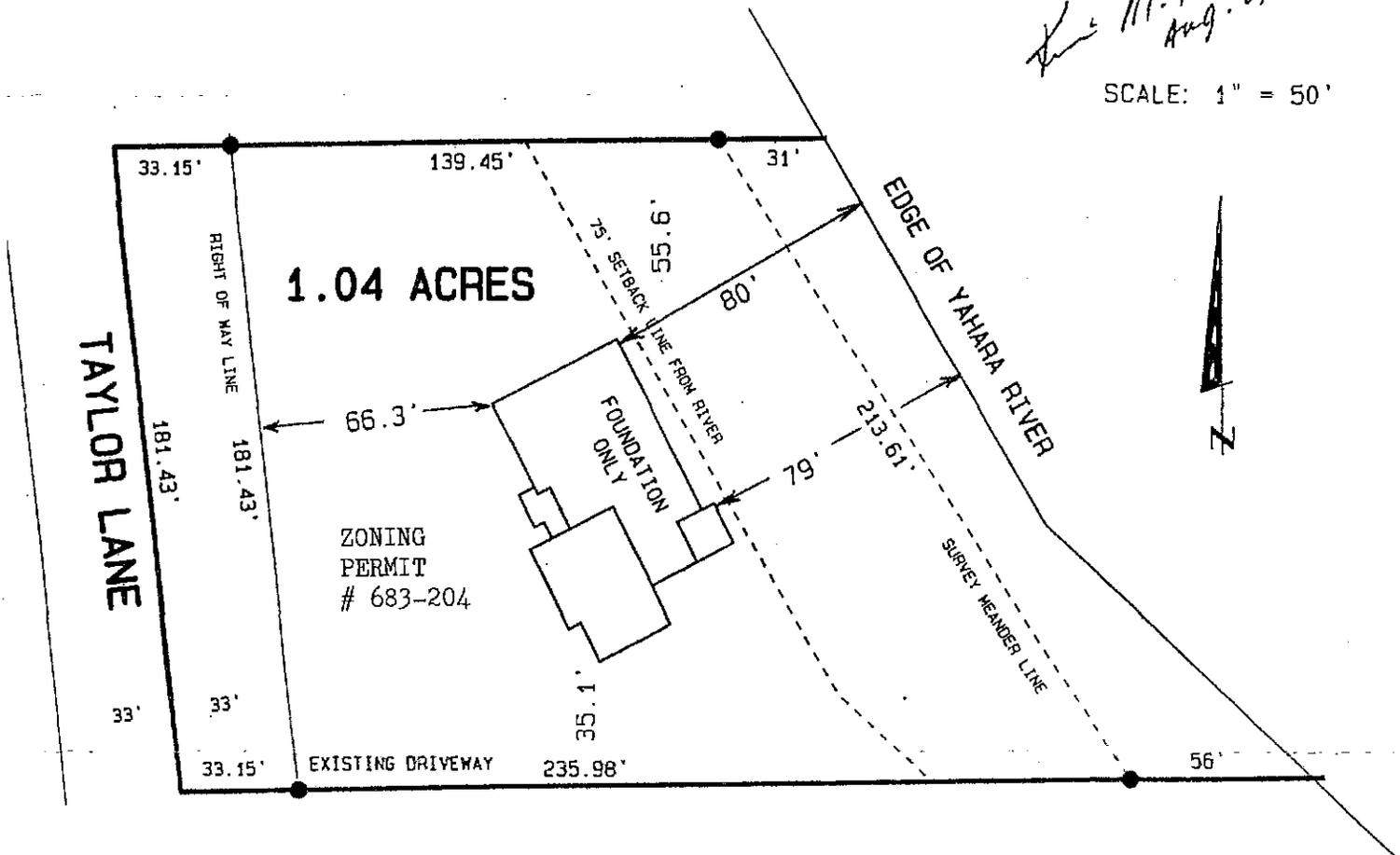
ARROW Land Surveying
A Division of Radel and Associates, Inc.
7340 Darlin Court, Unit 12 • Dane, WI 53529
Tel: (608) 849-8116 • Fax: (608) 849-8115



DATED: JULY 29, 2004

PREPARED FOR: STEVE NELSON

SCALE: 1" = 50'



DESCRIPTION:

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 20, T5N, R11E,
IN THE TOWN OF OUNKIRK, DANE COUNTY, WISCONSIN.

JOB NO. 04R-99-A

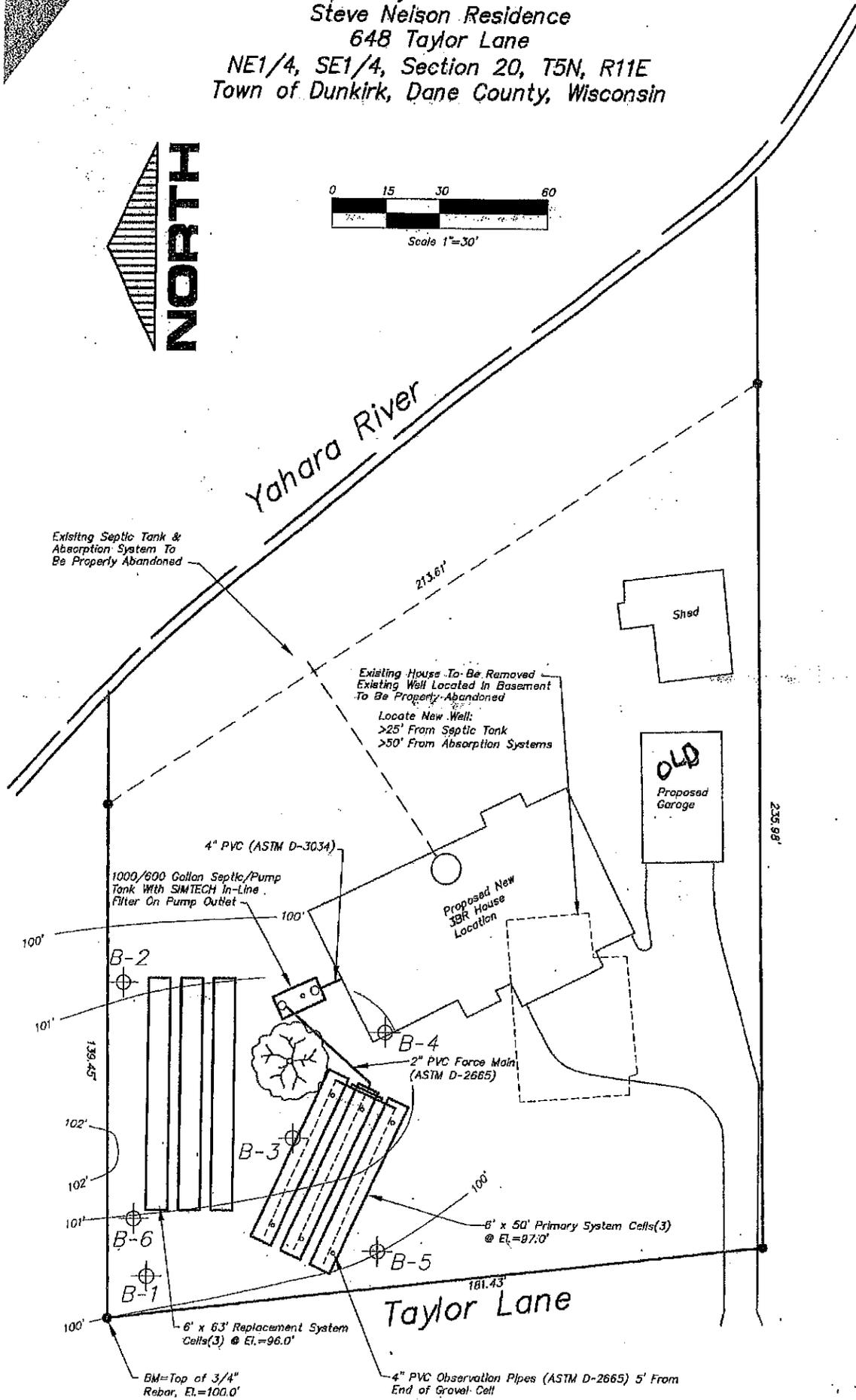
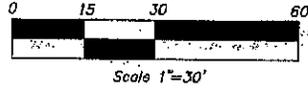
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SURVEYORS CERTIFICATE:

I, Kevin M. Radel, Registered Land Surveyor S-1852, do hereby certify that the information shown hereon is correct to the best of my knowledge and belief.

Kevin M. Radel

Septic System Site Plan
 Steve Nelson Residence
 648 Taylor Lane
 NE1/4, SE1/4, Section 20, T5N, R11E
 Town of Dunkirk, Dane County, Wisconsin



Existing Septic Tank & Absorption System To Be Properly Abandoned

Existing House To Be Removed
 Existing Well Located In Basement
 To Be Properly Abandoned
 Locate New Well:
 >25' From Septic Tank
 >50' From Absorption Systems

OLD
 Proposed Garage

1000/600 Gallon Septic/Pump Tank With SIMTECH In-Line Filter On Pump Outlet

4" PVC (ASTM D-3034)

Proposed New JBR House Location

2" PVC Force Main (ASTM D-2665)

6' x 50' Primary System Cells(3) @ EL=97.0'

6' x 6.3' Replacement System Cells(3) @ EL=96.0'

BM=Top of 3/4" Rebar, EL=100.0'

4" PVC Observation Pipes (ASTM D-2665) 5' From End of Gravel Cell

235.98'

Taylor Lane

Yahara River

213.61'

181.43'

B-2

B-4

B-3

B-5

B-6

B-1

100'

101'

102'

102'

101'

100'

139.45'



196950

196800

291164

291208

292150

196210

198008

292300

480005

292450

481004

480658

CITHIN

484458

Taylor Ln

483220

484403

481808

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385

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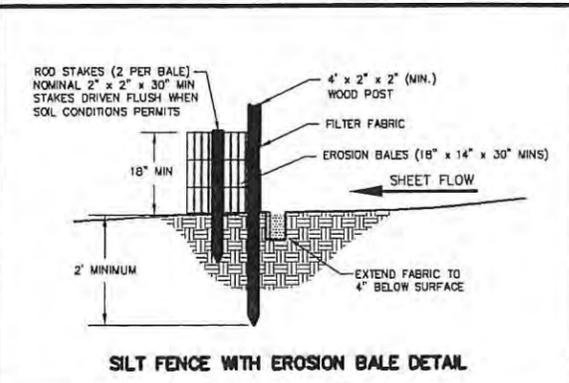
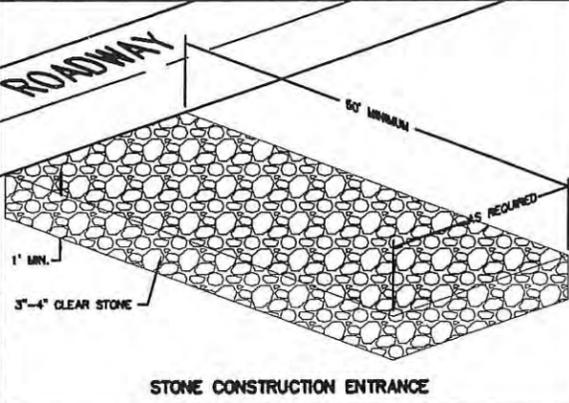
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED.
 TOPSOIL STOCKPILES SHALL BE SEEDED WITH WINTER WHEAT OR EQUIVALENT SEED MIXTURE.
 SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:
 JUNE 14 - 16, 2004 INSTALL EROSION CONTROL DEVICES.
 JUNE 17 - SEPTEMBER 15, 2004 CONSTRUCT HOUSE FOUNDATION AND DRIVEWAY AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 STEVE NELSON
 819 DEVONSHIRE ROAD
 STOUTSTON, WI 53589

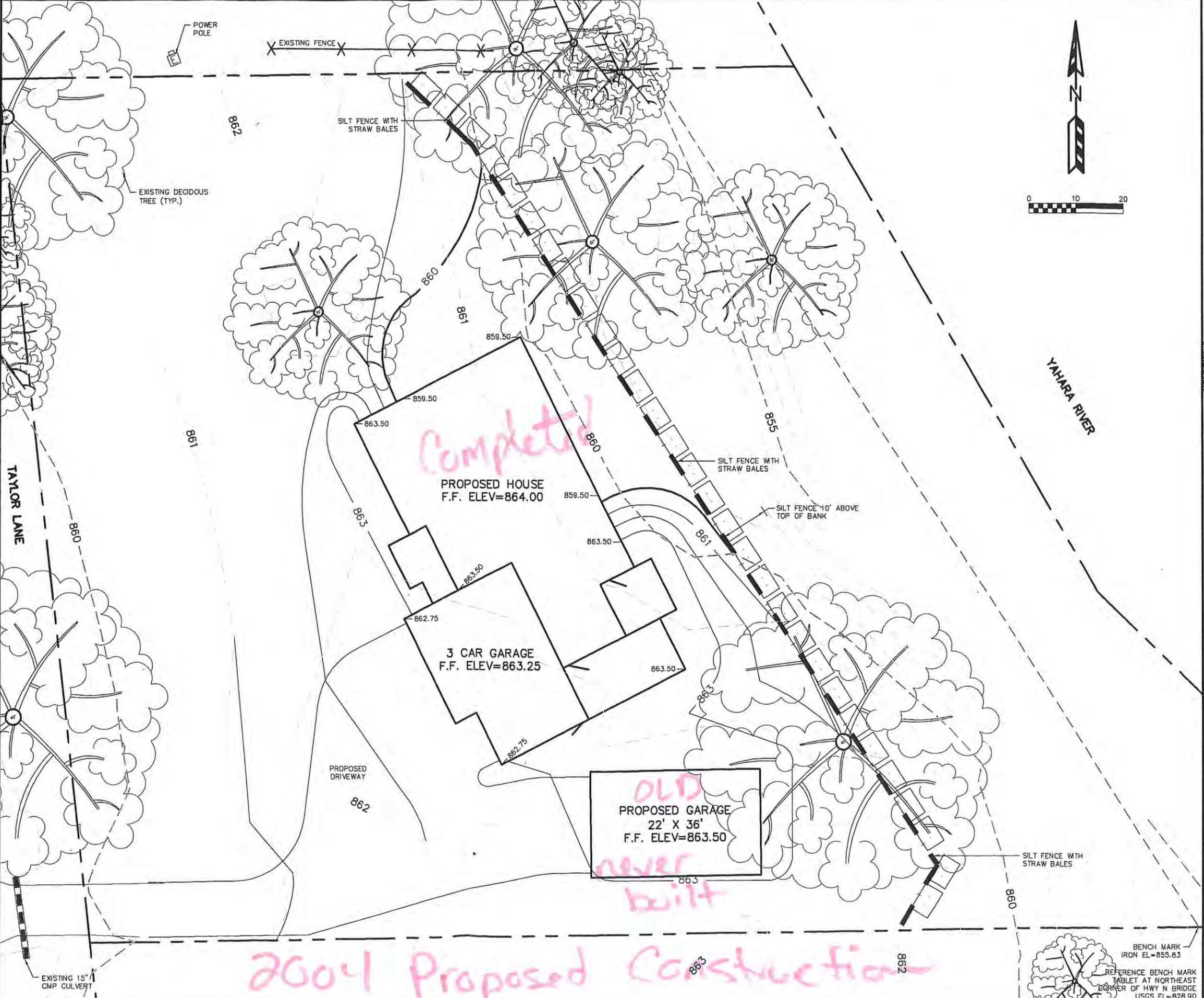
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 6621 MEREDITH WAY
 MCFARLAND, WI 53558

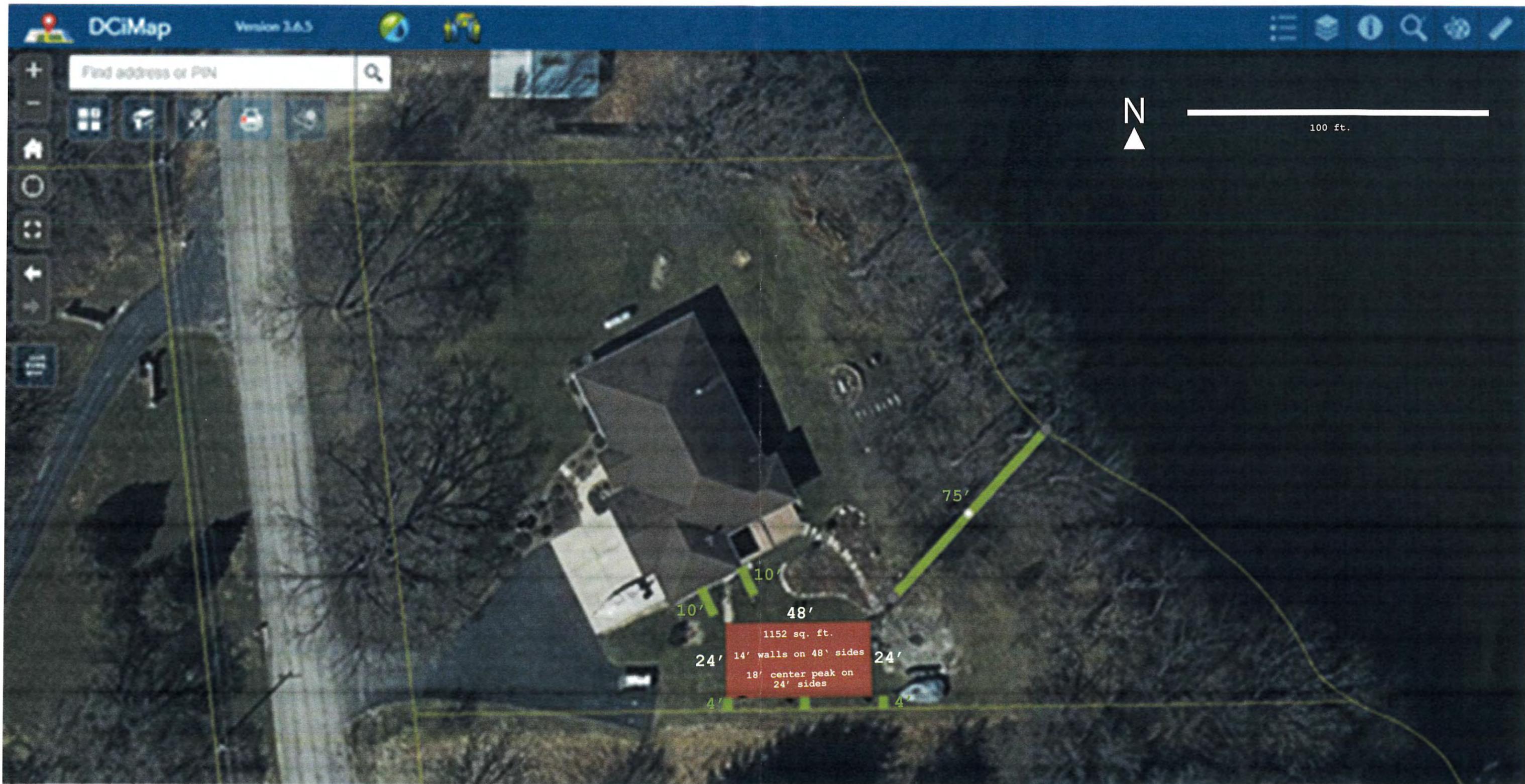


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CALL DIGGERS HOTLINE
 1-800-242-8511
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 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NELSON - RESIDENCE CONSTRUCTION
 GRADING & EROSION CONTROL PLAN
 EXHIBIT #3
 DATED: MAY 20, 2004

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 6621 Meredith Way, McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752





The accessory building will be positioned 4' off the south lot line, with more than 10' setbacks from primary residence and exceeding 75' from shoreline. Roofline of house exceeds 18' at peak so structure should appear balanced on parcel.