



Dane County Planning & Development Division of Zoning

Appeal No. _____
Date Received _____
Date of Public Hearing Sept 24, 2015

VARIANCE APPLICATION:

Owner: Daniel P. Sears Sr. and Jill Sears
Mailing Address: 216 Thomson Lane
Oregon, WI 53575
Phone Number(s): 702-556-9911 / 608-209-4139
Email Address: npboy100@gmail.com, npgirl100@gmail.com

Assigned Agent: None
Mailing Address: _____
Phone Number(s): _____
Email Address: _____

*To the Dane County Board of Adjustment:
Please take notice that the undersigned was refused a permit by the Dane County Zoning Division, Department of Planning and Development, for lands described below for the reason that the application failed to comply with provisions of the Dane County Code of Ordinances: Chapters 10 – Zoning, 11 – Shoreland, Shoreland-Wetland & Inland-Wetland, 17 – Floodplain Zoning, and/or 76 – Airport Height Regulations. The owner or assigned agent herewith appeals said refusal and seeks a variance.*

Parcel Number: 0510-081-9100-0 Zoning District: RH-3 Acreage: 11.531
Town: Rutland Section: 8 1/4 1/4
Property Address: _____
CSM: LL985 Lot: 1 / Subdivision: None Block/Lot(s): Lot 1
Shoreland: Y / (N) / Floodplain: Y / (N) / Wetland: Y / (N) / Water Body None
Sanitary Service: Public / (Private) (Septic System)

Current Use: Vacant Land

Proposal: Build single family home.

NOTE: You are encouraged to provide a complete and detailed description of the existing use and your proposed project on an attached sheet.

REQUIRED BY ORDINANCE

Section	Description	Required	Proposed or Actual	Variance Needed
14.46	Applicability of requirement for stormwater control	Yes		Yes
14.50	Erosion Control Plan	Yes		Yes
14.51	Stormwater Management Plan	Yes		Yes

PRESENTING YOUR CASE TO THE BOARD OF ADJUSTMENT:

An Area Variance may be authorized by the Dane County Board of Adjustment to vary one or more of the dimensional or physical requirements of the applicable ordinance in connection with some proposed construction.

The burden will be on you, as property owner or authorized agent, to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing, including the staff report. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and may then deny your application.

Please answer the four questions below. You are encouraged to attach a separate sheet, labeling the answers (1) through (4), to provide enough detail to support your appeal:

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below:

(A) Alternatives you considered that comply with existing standards: If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

See Attached

(B) Alternatives you considered that require a lesser variance: If you reject such alternatives, provide the reasons you rejected them.

See Attached

(2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

See Attached

- (3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain. The required Site Plan and/or Survey submitted with your application must show these features.

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance.

See Attached

- (4) What would be the effect on this property, the community or neighborhood, and the general public interest if the variance were granted? Describe how negative impacts would be mitigated. The required Site Plan and/or Survey submitted with your application must show any proposed mitigation features.

These interests may be listed as objectives in the purpose statement of an ordinance and may include: Promoting and maintaining public health, safety and welfare; protecting fish and wildlife habitat; maintaining scenic beauty; minimizing property damages; ensuring provision of efficient public facilities and utilities; requiring eventual compliance for nonconforming uses, structures and lots; drainage; visual impact; fire safety and building code requirements; and any other public interest issues.

See Attached

REQUIRED PLANS AND SPECIFICATIONS:

In addition to providing the information required above, you must submit:

1. **Site Plan:** Complete and detailed plans of your lot or lots, drawn to a standard and easily readable scale. In most cases, a survey by a Registered Land Surveyor is needed. The Site Plan/Survey should include the following, as applicable, as well as any unique existing features of the lot and any proposed mitigation features, as described above:
 - Scale and North arrow
 - Road names and right-of-way widths
 - All lot dimensions
 - Existing buildings, wells, septic systems and physical features such as driveways, utility easements, sewer mains and the like, including neighboring properties and structures.
 - Proposed new construction, additions or structural alterations.
 - For property near lakes, rivers or streams:
 - Location of Ordinary High Water Mark (OHWM) Elevation
 - Location of Floodplain Elevation
 - For property near Wetlands, a Wetland Boundary determination by a qualified professional consultant may be required.
 - Topographic survey information may be desirable or necessary.
 - Setbacks from any existing or proposed structures (building) to lot lines, right-of-way lines, Ordinary High Water Mark, and/or Wetland Boundary, as applicable.
 - For setback from Ordinary High Water Mark Variance Appeals, the setbacks of the two neighboring structures from the OHWM may be required.

2. Floor Plans and Elevations: Professionally-prepared plans and elevations are not required, but the plans submitted must be drawn to a standard and easily readable scale, must show each story of the building or structure, and must include all parts of existing and proposed structures, including any balconies, porches, decks, stoops, fireplaces and chimneys. Exterior dimensions must be included. Show all exit door locations, including sliding doors, and any windows or other features that are pertinent to your appeal. The plans may be a preliminary version, but are expected to represent your actual proposal for the use of your lot.

Please consult with the Assistant Zoning Administrator regarding required plans for non-conventional structures such as signs, construction cranes, etc.

3. Town Acknowledgment: Obtain a signed, dated memo or letter from the Town Clerk or Administrator of the Town where the variance is needed, acknowledging that you have informed them of your intention to apply for the variance(s). You probably will need to appear before the Town Board and/or Plan Commission, which will provide advisory input requested by the Board of Adjustment.

APPLICANT SIGNATURE:

The undersigned hereby attests that all information provided is true and accurate, and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.

Signature Required:  Date: 8/10/2015
Print Name: Daniel P. Sears Sr. and Jill Sears

Specify Owner or Agent: _____
Agent must provide written permission from the property owner

STAFF INFORMATION:

Date Zoning Division Refused Permit (if different from filing date)

Filing Date

Filing Materials Required:

Site Plan

Floor Plans

Elevations

Fee _____ Receipt No. _____

Town Acknowledgement Date

Notices Mailed Date

Class II Notices Published Dates

Site Visit Date

Town Action Received Date:

Public Hearing Date

Action by B.O.A. _____

Approved by: _____ **Date:** _____
Director, Division of Planning Operations, Department of Planning and Development

Prepared on: August 9, 2015

By:

Dan & Jill Sears
216 Thomson Lane
Oregon, WI 53575

Property ID: 051008191000

CSM: 11985

Lot: 1

0 Hwy 138, Oregon, WI

We plan to build a single family home of approximately 2,000 square feet on the property for our family of four. Our plans are to extend the existing shared driveway that was present on the property when we purchased it with a new section of driveway that will be approximately 850 feet in length and will connect our home. Our builder worked with Wyse Engineering and the Dane County Department of Erosion Control and Stormwater Management, Josh Harder, in the design of the driveway and controls as per the attached drawings/ site plan. While the cost of this was not in our budget we liquidated our retirement fund to be able to pay the added costs and move forward. Upon applying for a permit Josh informed us via our builder that we would have to install additional controls along the existing driveway all the way back to highway 138. These costs are estimated at approximately \$58,000-\$78,000 in addition to building \$20,000-\$30,000 in erosion and stormwater controls for the new impervious added by the construction of our home and additional driveway. We paid \$170,000 for the property and do not have the additional monies that total about 60% of the value of the property for these stormwater controls which is currently prohibiting us for using the land as intended.

We are asking for a variance to 14.46(1) "Any development(s) after August 22, 2001 that result(s) in the cumulative addition of 20,000 square feet of impervious surface to the site" and section 14.51 "Stormwater Management Plan Requirements" as it applies to the site (site defined as the entire property) for the existing driveway. Our proposed construction of a single family home and driveway (less than 19,000 square feet additional) to connect down slope from the existing driveway constructed on the property previously owned by the Stokstad Brothers who planned, and had approved by the county (Permit# EC20070094), and built in 2007 (Exhibit B). As found in the attached, the county inspected the project on 10/26/2007 and noted 'Entire site established, great grass take, looks good'. This plan details the controls in place including an east-west culvert between the north and south bump-outs at the low spot for cross as evident on page 5 on the attached certified survey map dated 10/31/2006.

We have learned through this process and meeting with the Town of Rutland Planning Commission that it is a fairly common occurrence for property owners, particularly farms with acreage, to be authorized to split their land and sell sections for folks to build single family homes. The Rutland Planning Commission was already familiar with our property and some had previously visited the site. The Rutland Planning Commission and Town Board unanimously voted to approve a variance and provide us a letter of recommendation for which is attached. We also learned that our lot is not that unusual being flag shaped with a long shared driveway governed by an easement however the commission indicated to us that this was their first time hearing about challenges with the ordinance. We believe it is important they educate themselves with the ordinance and advise future property owners of the ordinance particularly 14.46 in effort to prevent future disputes.

We are asking for relief to the ordinance 14.46(1) as it applies to the site (site meaning the entire property as outlined in CSM 11985) requesting to exclude the existing driveway which appears to have been designed with the ordinance in mind as it follows the example of preserving the neighborhood or rural character, does not disturb any of the woods, crop lands, or vegetation (natural resources) to diminish threats to public health, safety, and property. This existing driveway follows the ideas, spirit, and recommendations by matching the landform and is shared with our neighbors and the farmer. There is approximately fifteen feet on either side of the existing driveway which does not have curbs with rolling swells and dips of grasses to absorb any runoff which creates a natural buffer to the neighbors land to the east and the farm field to the west. There are several areas along the existing driveway should an excessive amount of water occur could easily pass over the driveway as to not cause a backup on my neighbor's property while allowing the water to settle in natural swales and valley's preventing it from running off onto the tillable land.

The contours and elevations of the property identified on topographical maps for the site (CSM 11985) are such that the proposed Sears project is down slope of the existing driveway which eliminates the possibility of stormwater runoff reaching it. While Joshua Harder with the Dane County Department of Land and Water Resources understands and agrees with our assessment he has explained to us he has no leeway under the ordinance to exclude the existing driveway in stormwater and erosion control calculations. Josh is very familiar with the property and how it has evolved as he was the one who eventually approved the permit application by the Stokstad brothers and was involved with the Rogowski project as well.

We appealed to Mr. Kevin Connors for a variance to the ordinance which he denied stating we failed to meet the requirements of the ordinance sections 14.72(a), 14.72(b), and 14.72(c). We appealed Mr. Connors decision as per section 14.71 of the ordinance to the Dane County Land Conservation Committee. The committee denied our appeal stating again that we failed to meet the criteria set forth in the ordinance sections 14.72(a), 14.72(b), and 14.72(c). During our meeting with the committee on 7/27/2015 the ordinance was discussed and Jeremy Balousek of the county stated the ordinance only has a trigger of 20,000 square feet impervious and no other considerations are taken. Mr. Balousek indicated that no variance has ever been granted to the ordinance since its inception and during the discussion he indicated the ordinance does not allow them to consider whether or not it makes logical since to apply the ordinance and that only the trigger of 20,000 square feet is ever considered. Committee chair Steve Haak and members Nick Zweifel, Shelia Stubbs, Dave Ripp, Patrick Downing, and Carl Chenoweth seemed to understand the dilemma however felt required to rule on the appeal by considering if we had satisfied ordinance sections 14.72(a), 14.72(b), and 14.72(c) which are abstract and ambiguous at best.

(a) Enforcement of the standards set forth in this ordinance will result in unnecessary hardship to the landowner; - Stormwater controls costing 60% of the property value is a hardship to me.

(b) The hardship is due to exceptional physical conditions unique to the property; - To me the long driveway and the county requiring me to build controls not previously required and having to take into consideration the neighbors land seems exceptional.

and

(c) Granting the variance will not adversely affect the public health, safety or welfare, nor be contrary to the spirit, purpose and intent of this ordinance. – This driveway has existed for 8 years without issue. I am not changing it and am only building down slope from it. Neither my neighbors nor the public has been impacted by its existence for 8 years nor will they be impacted by it if I am allowed to extend it going downhill.

Question 1A) We considered building our house right at the end of the driveway but we really don't want to have to cut down trees to make room for a house. One of the reasons we fell in love with the property was the existing woods, wildlife, and nature that it provides and the spectacular views from the proposed house site. We could not

build directly at the end of the existing driveway as we would be within the 66 foot shared easement agreement we have with the neighbor and the farmer.

We considered non-pervious construction methods for extending the driveway however using these methods on a slope would most likely result in washout of the driveway requiring frequent repairs. The use of non-pervious methods would still exceed the 20,000 square foot limit.

Question 1B) If we did remove trees and build at the end of the existing driveway it is still over the 20,000 square feet of impervious material requiring additional erosion and stormwater controls be applied to the existing driveway.

We could not consider building directly at the end of the existing driveway and not take out trees as we would be within the 66 foot shared easement agreement that came with the property with the neighbor and the farmer.

Question 2) Without relief from the ordinance requiring stormwater controls (14.50) on the existing driveway we cannot use the property for the reason purchased which was to build a single family home on the property as it is economically not possible for us.

Question 3) No. The property is shaped like a flag pole (see CSM 11985) with an existing driveway approximately 1,400 feet long that runs between other properties and is governed by a Declaration of Easements with two (2) other parcels of real estate. The ordinance requirements, as explained to us by Joshua Harder, controls are required such as drainage pipe the length of the driveway from County Hwy 138 on the North to the furthest point of the driveway on the south. The elevation at the southern point is much lower than the existing driveway making it cost prohibitive for us. We also feel this invasive construction would take out more tillable land from the farmer as well as degrade the environment for our neighbor to our east who rides their horses on our property.

Question 4) Being granted a variance from the ordinance for the existing driveway will result in no negative impact. As previously stated the existing driveway is up slope from the proposed new construction and will not see any additional stormwater runoff. As our family will be driving on the driveway we will continue to maintain it and the landscape in partnership with neighbors as dictated by the Declaration of Easements. We will continue to share in the mowing and once moved in would share in the snow removal on the existing driveway. The proposed storm water and erosion controls for the new driveway and home site should be more than sufficient to contain runoff and as stewards of the land we will diligently plant, grow and maintain vegetation to ensure the soils around our land stay where they belong to maintain the scenic beauty of the land.

We are appealing to the board of adjustments in hopes that common sense and logic will prevail. The ordinance was written by people who wished to protect not only the land and water but the citizens who live here. They understood the ordinance was not a 'one size fits all' solution as evident by the section that allows for a variance. While the rules for a successful variance request are abstract and could be argued just as much for a variance as against, they provide the opportunity for the directors, committee's, and boards to grant a variance to the minimum extent necessary to afford relief from unnecessary hardship. In my case the unnecessary hardship is the monies I do not have to construct stormwater controls on a driveway that has existed for 8 years. I was able to raise the monies required to install the required stormwater controls for the impervious created by the new driveway and house by cashing out my 401k. Without relief we will not be able to build and the existing driveway will still be there without stormwater controls.

Prepared on: June 8, 2015

By:

Dan & Jill Sears
216 Thomson Lane
Oregon, WI 53575

Property ID: 051008191000

CSM: 11985

Lot: 1

0 Hwy 138, Oregon, WI

1. Exhibit A Sears site plan and photos
2. Exhibit B Stokstad Permit Application – EC2007-0094
3. Exhibit C Rogowski Permit Application – EC2010-0310
4. Exhibit D Rogowski Permit Application – EC2011-0039
5. Exhibit F Declaration of Easements – Doc# 4633964
6. Exhibit G Town of Rutland Board & Planning Commission Recommendation

To: MARK RIZEN
From: Harvey 835

COPY

A

THOM R. GRENLIE REGISTERED LAND SURVEYOR S1001
400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

WISCONSIN
of Dane
SS.
SYOR'S CERTIFICATE

CERTIFIED SURVEY MAP

Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34
consin Statutes.

so certify that I have surveyed and mapped the lands described herein and that the maps is a
representation in accordance with the information provided.

Thom R. Grenlie 10-31-06
Thom R. Grenlie, Registered Land Surveyor

DESCRIPTION: A PART OF THE EAST 1/2 OF SECTION 8, T15N, R10E, TOWN OF
RUTLAND, DANة CO., WI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF
SECTION 8, T15N, R10E, DANة CO., WI, THENCE S89°24'03"E 377.56 FEET TO A POINT ON THE EAST CORNER OF
SECTION 8, T15N, R10E, DANة CO., WI, THENCE S89°24'03"E 950.64 FEET TO THE S&W COR. OF
SECTION 8, T15N, R10E, DANة CO., WI, THENCE S0°56'00"E 405.00 FEET; THENCE
N01°03'36"E 768.89 FEET; THENCE S89°24'03"E 1379.62 FEET; THENCE S85°34'26"W 187.47 FEET;
THENCE S14°32'34"W 339.11 FEET TO THE SOUTH 1/4 COR. OF SECTION 8, T15N, R10E, DANة CO., WI;
THENCE N84°17'38"E 387.63 FEET TO THE SOUTH 1/4 COR. OF SECTION 8, T15N, R10E, DANة CO., WI;
THENCE N85°34'26"W 187.47 FEET TO THE POINT OF BEGINNING.

CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE ABOVE LANDS TO
BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY
REQUIRE BY S75.17(1)(A), DANة COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE
DANة COUNTY ZONING & LAND REGULATION COMMITTEE FOR APPROVAL.

STOKSTAD BROTHERS, LLC

Harvey J. Stokstad
HARVEY J. STOKSTAD

Olaf C. Stokstad
OLAF C. STOKSTAD

PUBLIC: PERSONALLY CAME BEFORE ME THIS 31st DAY OF NOV., 2006, THE ABOVE-NAMED
PARTIES, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND
ADMITTED THE SAME.

M. EXPIRES: 1-26-07

Ann Grulich
NOTARY PUBLIC



TOWN OF RUTLAND: RESOLVED, THAT THIS CERTIFIED SURVEY, WHICH
HAS BEEN DULY FILED FOR APPROVAL OF THE TOWN BOARD OF THE
TOWN OF RUTLAND, DANة CO., WI, BE AND THE SAME IS HEREBY
APPROVED. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND
CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF
THE TOWN OF RUTLAND ON: November 9, 2006

Dawn George
DAWN GEORGE, TOWN CLERK

AND
1 inch = 200 ft.
Iron stake found
1"x24" iron pipe set
min. wt. = 1.134 lbs
BYED RT. EC
74
DVED
BOOK LOOSE
10-31-06
FILE
AGE 1 OF 2 PAGES

SURVEYED FOR: STOKSTAD BROS. LLC
C/O PARK RESE. INTERMED., 976-E PARK ST., BOSTON, WI 53515
DESCRIPTION-LOCATION: PRT E1/2, NW1/4 S8N1/4, NE1/4,
SEC. 8, T5N, R10E, TOWN OF RUTLAND, DANة CO., WI

APPROVED FOR RECORDING PER DANة COUNTY ZONING & LAND
REG. COM. action of November 15, 2006

REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT
Received for recording this 14th day of
November, 2006 at 10:05 o'clock A. M.
and recorded in Volume 73 of Certified Survey
Maps of Dane County in Pages 233-234

DOCUMENT # 4253917
CERTIFIED SURVEY MAP # 11986 Vol. 73 Page 233

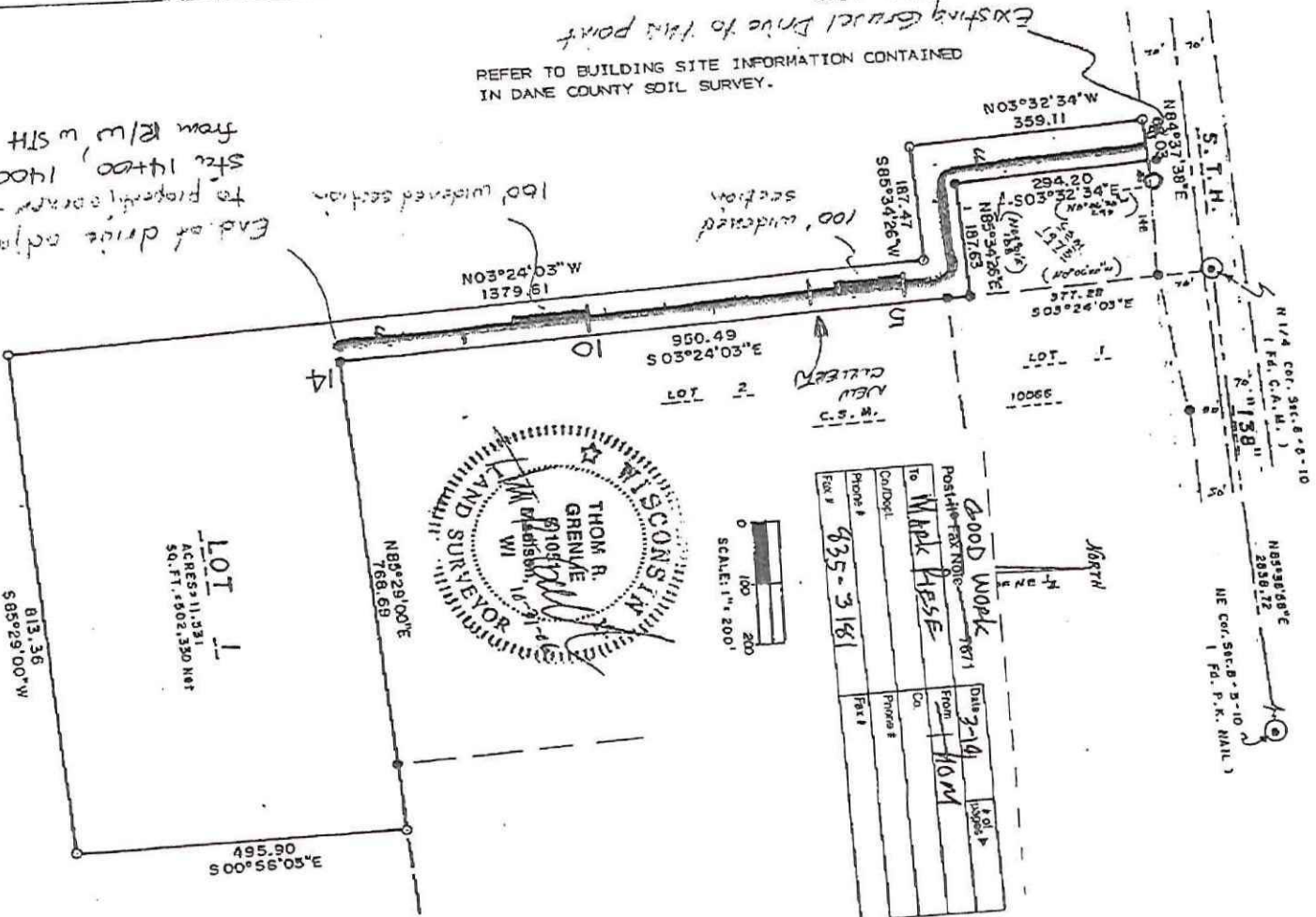
#1



Stock No. 26273

GRENLIE OFFICE MAP NO. 3547

CERTIFIED SURVEY MAP



GOOD WORK 7871

Date 3-14

To: MHPK P&SE From: HOM

Phone # 935-3181



REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.

Existing Gravel Drive to this point R/W 138

End of drive adjacent to property owner - Sta 14+00, 1400 feet from R/W w/ STA 138

CERTIFIED SURVEY MAP NO.

11985

VOL. 73 PAGE

334

LOT 1
ACRES=11.31
50. FT. x 802.330 NRT

813.36
S85°29'00"W

495.90
S00°56'05"E

N89°29'00"E
768.69

950.49
S03°24'03"E

1979.61
W. 83°24'E ON

187.47
S88°34'26"W

359.11
N03°32'34"W

N84°37'38"E

N1/4 COR. SEC. 8-T-10
(F.D. C.A.M.)
R. 138

N83°36'08"E
2059.72

NE COR. SEC. 8-T-10
(F.D. P.R. NAIL)

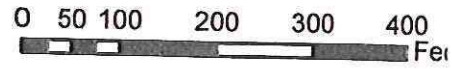
NORTH





Sears Driveway
Rutland, Sec. 8
Parcel Data

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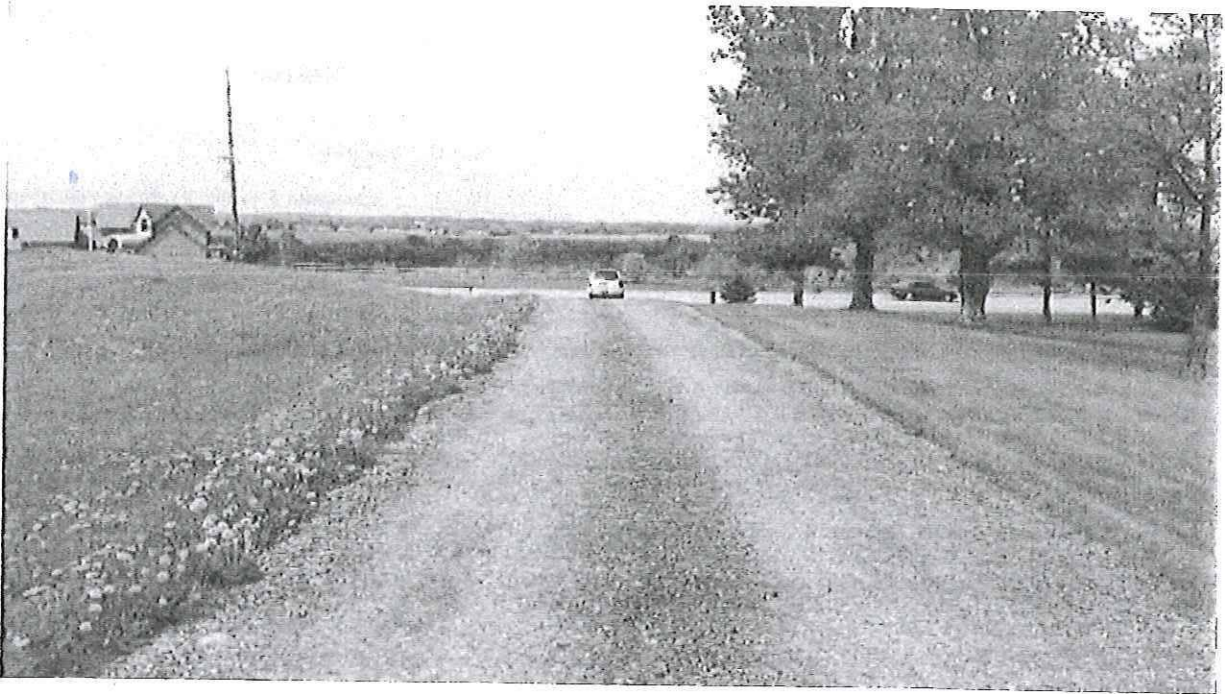


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View from Hwy 138 of north end of driveway

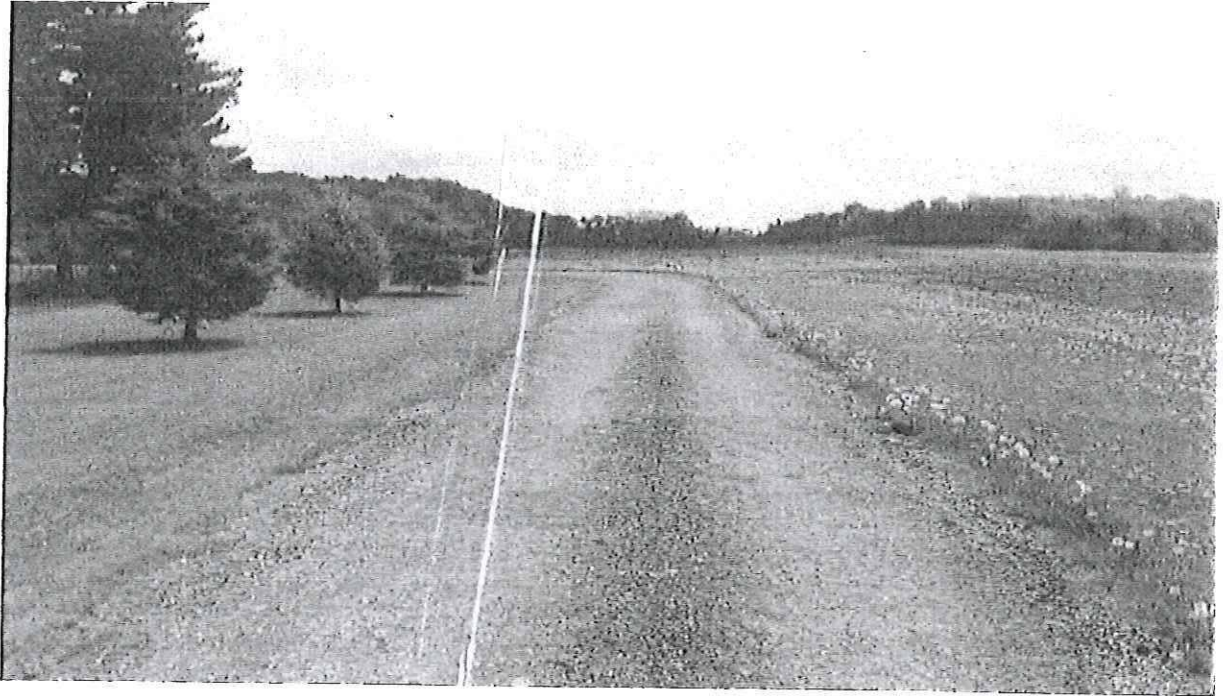


View from north end of driveway towards hwy 138

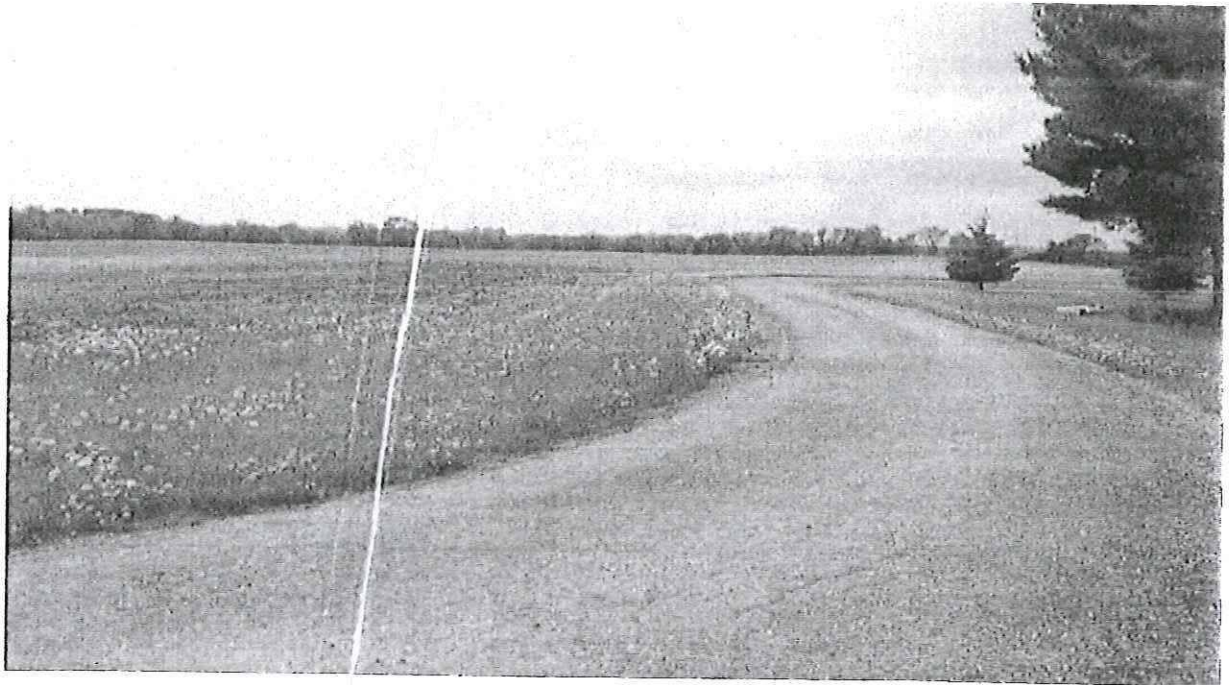


Looking south on north end of driveway

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Looking west from northeast curve



Looking south from northeast curve

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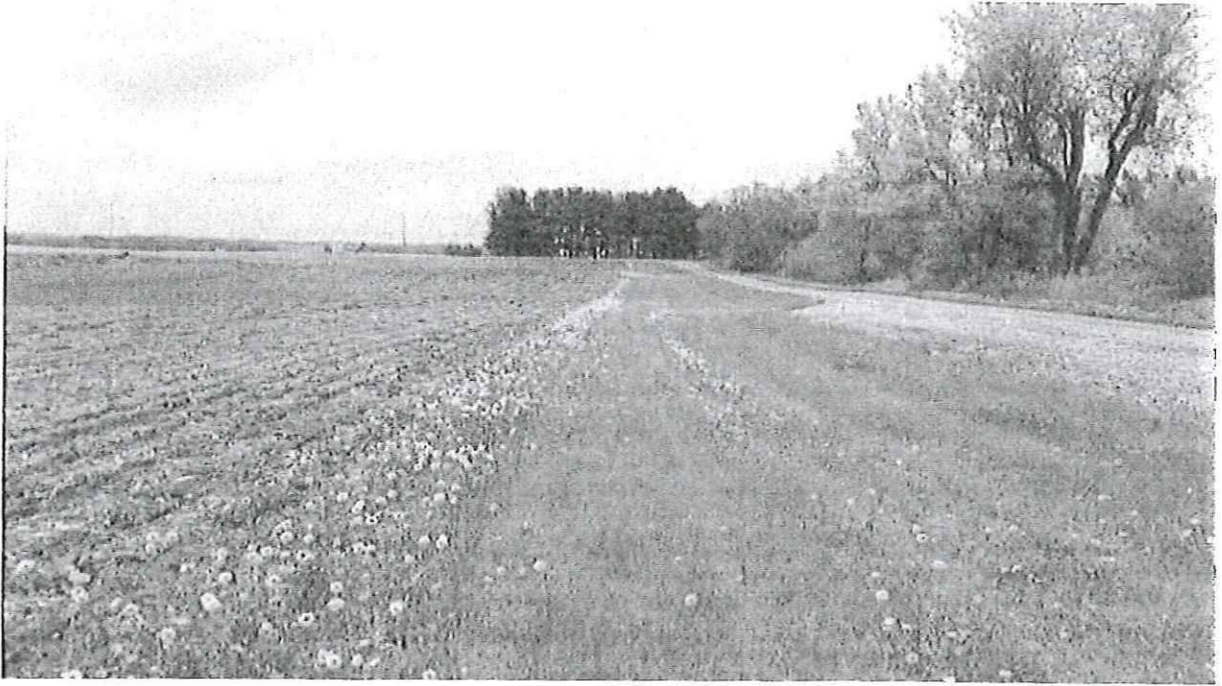


View north from between bumpouts

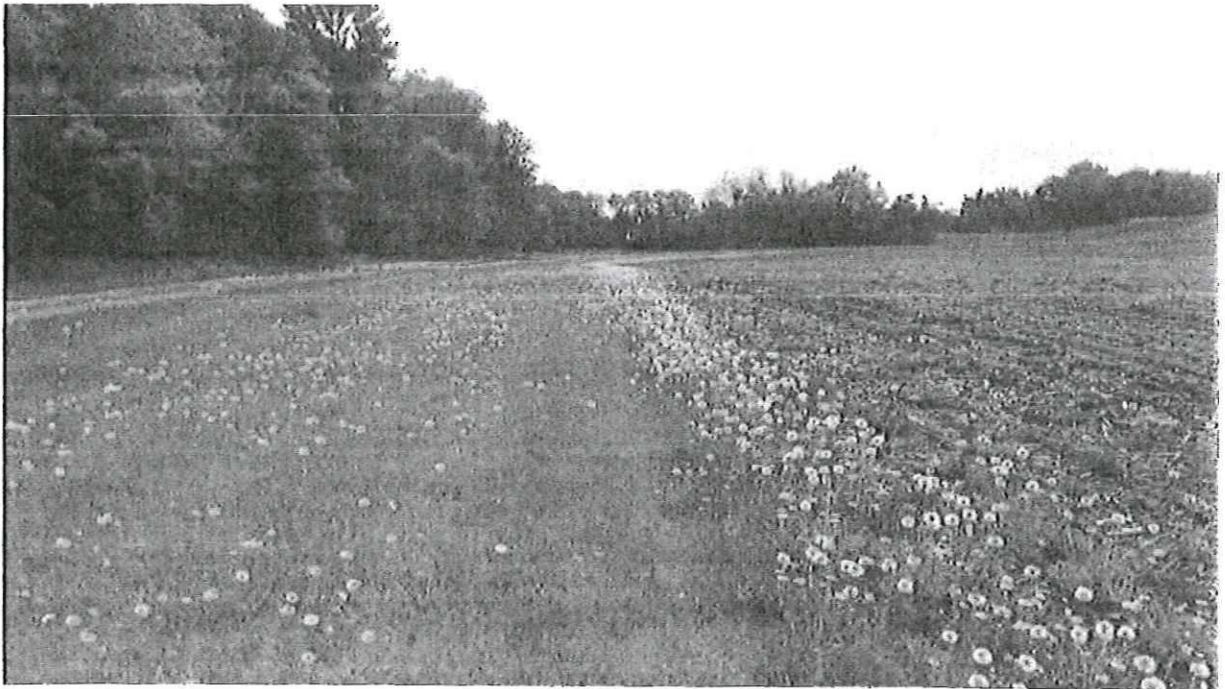


North view from south bumpout

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View south from south bumpout



Split with neighbors driveway

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End of existing driveway facing north



End of existing driveway facing south

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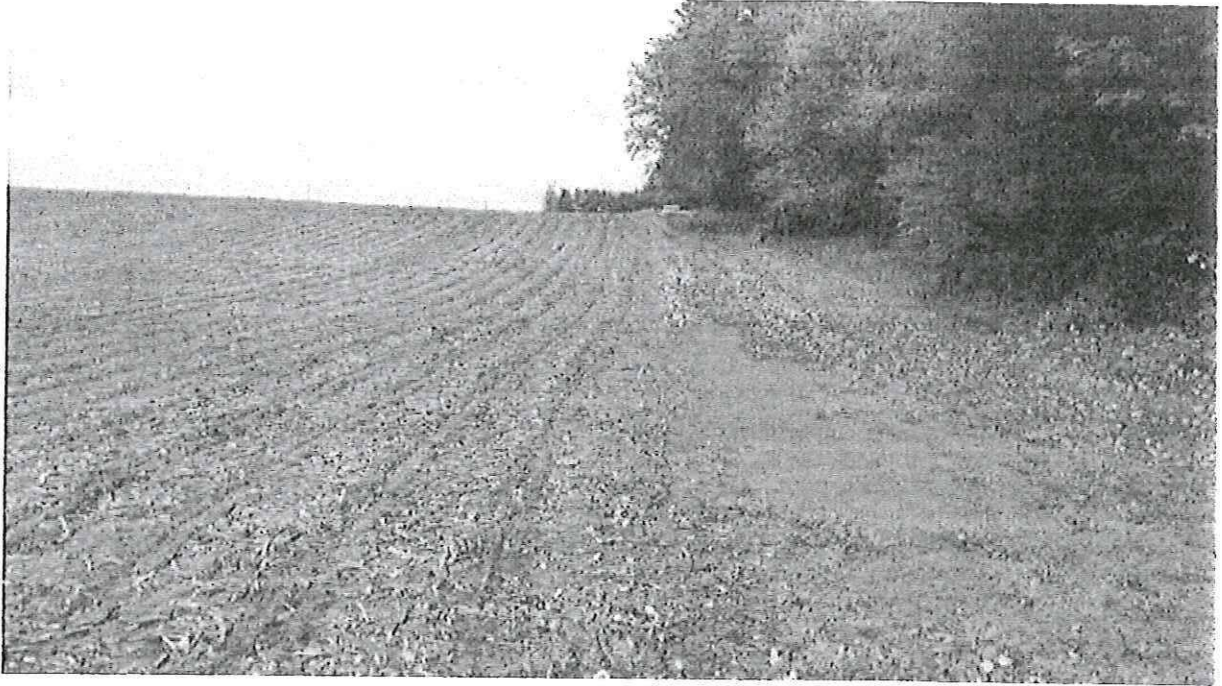


Highest point of proposed new driveway facing south



Most southern point of proposed new driveway facing north

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Most southern point of proposed new driveway facing east

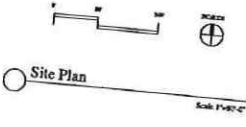
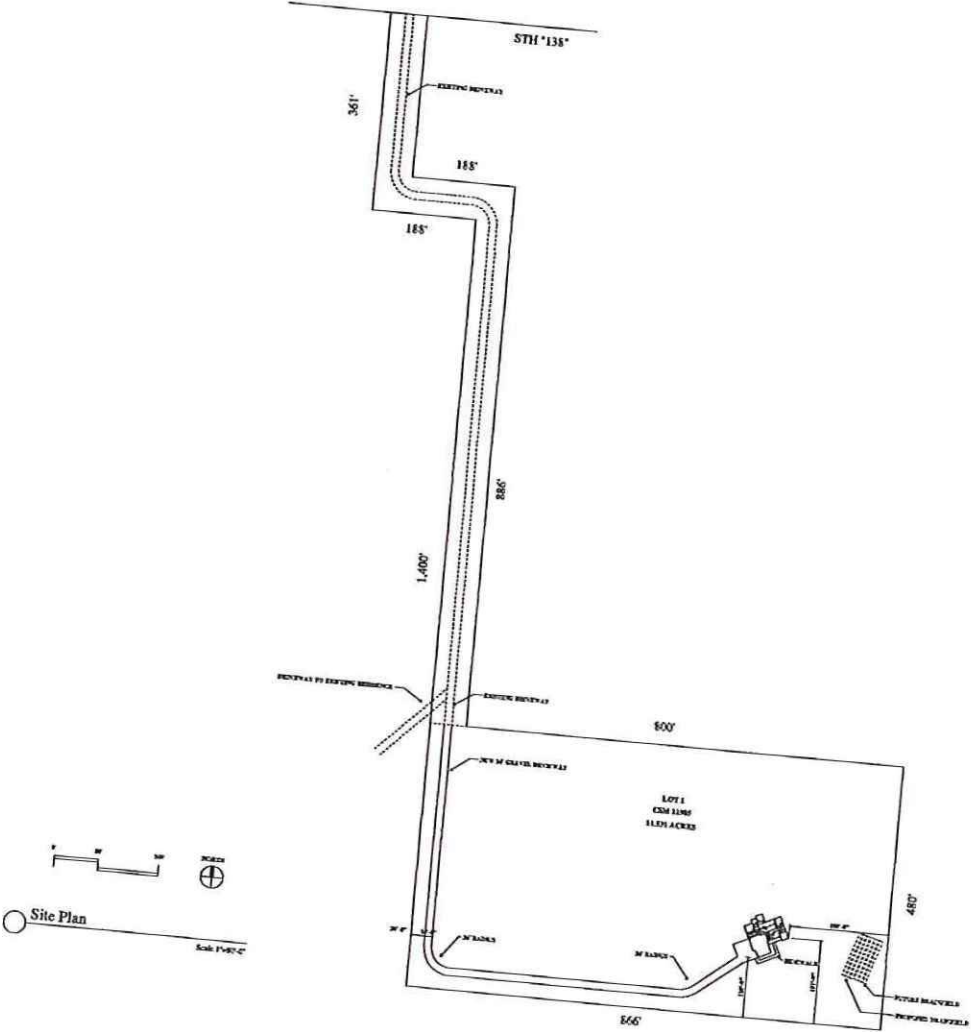


Most southern point of proposed new driveway facing west

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Site Plan

Project: **Scars Horne**
 Address: **Village at Orange**
 Sheet Title: **Site Plan**

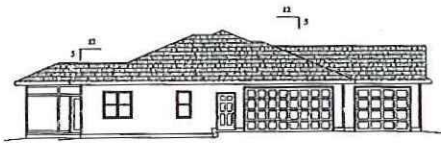
Date: **05-25-2014**
 Scale: **As Shown**
 Job #: **05-01**

Prepared for: **Ed Hefty Construction**
 Address: **1021 1/2 Street Lane Orange, NC 27654**
 Phone: **608-432-7864**

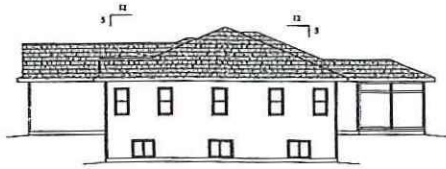
Concepts In Architecture, LLC
 Jeffrey Conner, Architect
 400 S. Main Street
 Orange, NC 27654
 Phone: **608-432-3118**
 Fax: **608-432-3119**
 Website: **www.conceptsinc.com**

Sheet C1

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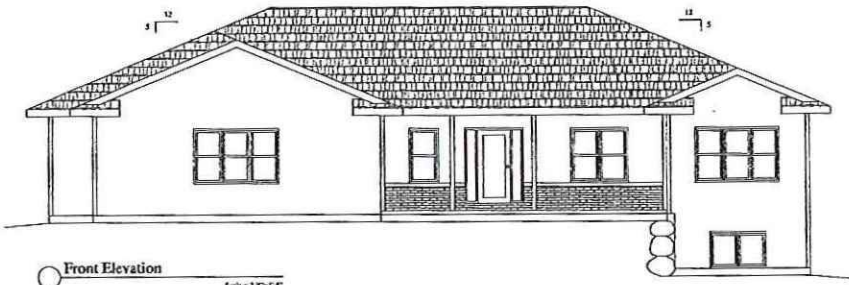
Left Elevation
Scale = 1/8" = 1'-0"



Right Elevation
Scale = 1/8" = 1'-0"



Rear Elevation
Scale = 1/8" = 1'-0"



Front Elevation
Scale = 1/8" = 1'-0"

Ed Hefly Construction, Architects
733 S. Math Street
Oregon, WI 53075
Phone: 262-233-3344
Fax: 262-233-3344
www.edhefly.com

Concepts
In
Architecture, LLC

Prepared by: Ed Hefly Construction
Address: 1006 Hillcrest Lane
Oregon, WI 53075
262-233-3344

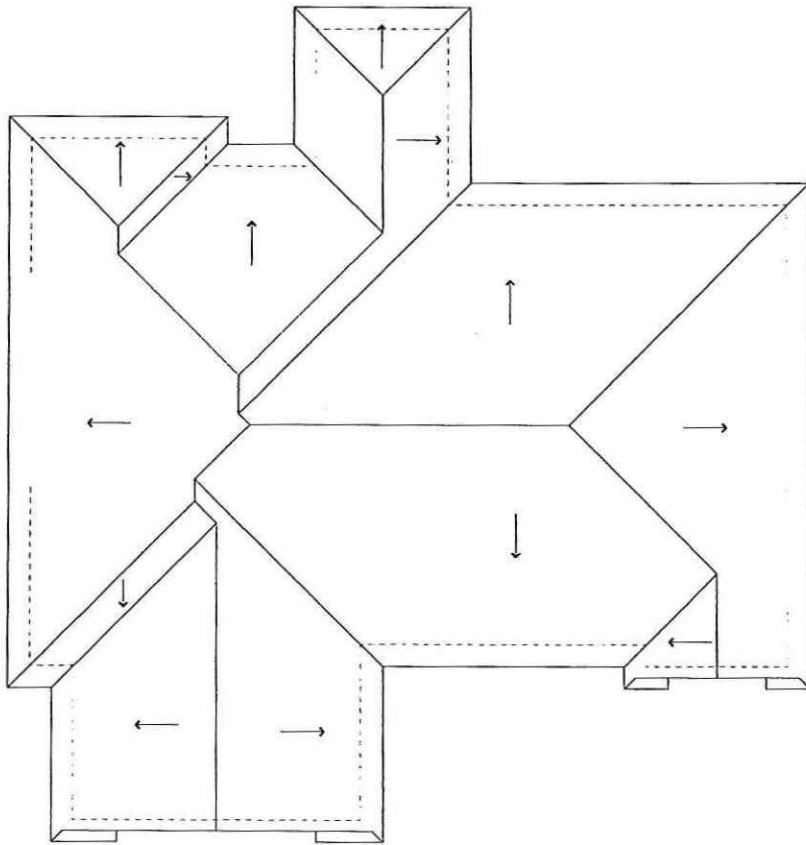
Project: Sears Residence
Address: Village of Oregon
Sheet Title: Elevations

Plot: 01-23-3344
Scale: A 9 A 4
3.8 8 85-07

3

X

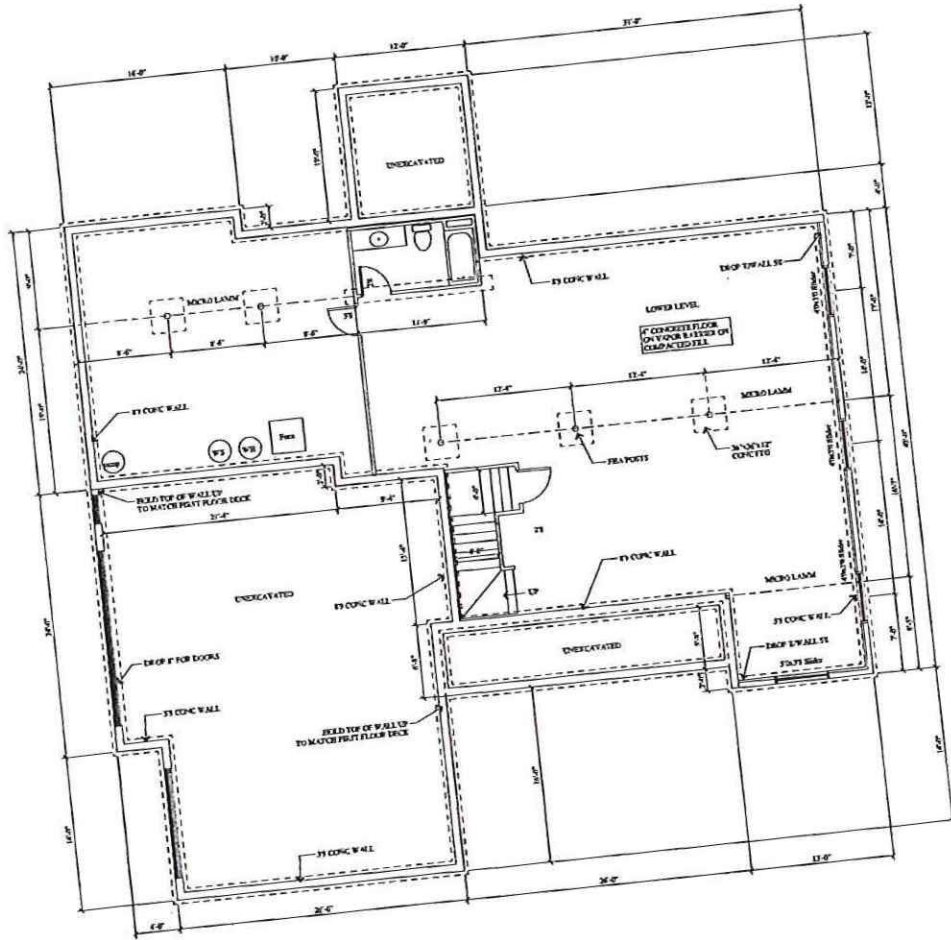
A



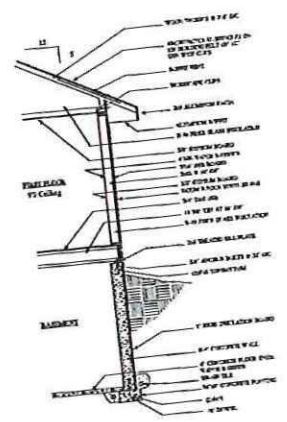
Roof Plan
Scale: 1/8" = 1'-0"

Ed Hefty Construction 1016 Hillcrest Lane Oregon, WI 508-827-7004	Concepts in Architecture, LLC Jeffrey C. Smith, Architect 773 S. Main Street Oregon, WI 53751 508-827-7004 www.conceptsarch.com
Seans Residence Village of Oregon Address: Sheet Title: Roof Plan	
Date: 05-22-14	Drawn: A.J.M.4
Scale: A.J.M.4	Check: J.S.P. 05-07
PROJECT 4	

A



Foundation Plan
Scale = 1/4" = 1'-0"



Typical Section
Scale = 1/2" = 1'-0"

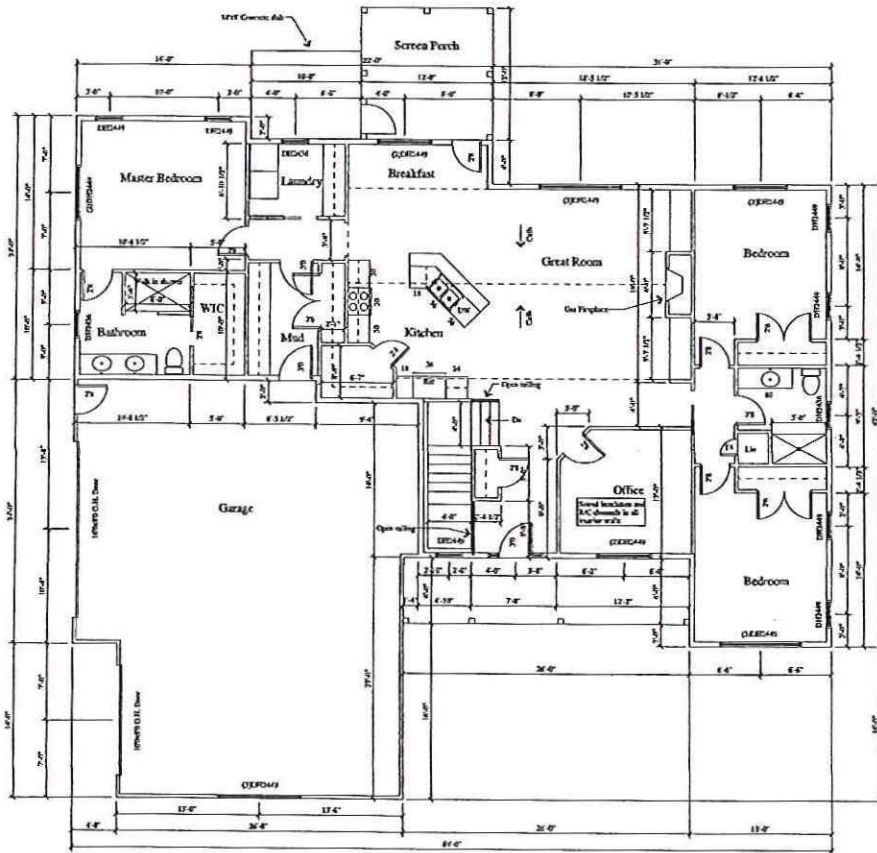
Ed Hefly Construction
 1000 NE Commercial Lane
 Astoria, OR 97103
 Phone: 503-325-7104
 Fax: 503-325-7104

Prepared by: Ed Hefly Construction
 Project: Seam Residence
 Address: Village of Oregon
 Date: 08-23-14
 Scale: As Shown
 1 & 2 of 2

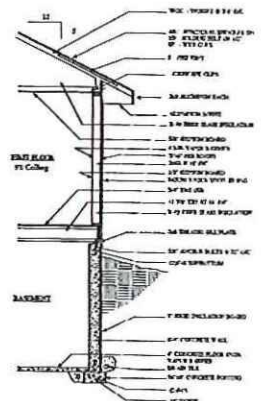
Concepts
 In
 Architecture, LLC
 Jeffrey Conner, Architect
 732 S. Main Street
 Astoria, OR 97103
 Phone: 503-325-3198
 Fax: 503-325-3198

SHEET
 2

A



First Floor Plan 2,152 SF
Scale = 1/8" = 1'-0"



Typical Section
Scale = 1/4" = 1'-0"

Jeffrey Chevrolet, Architect
712 S. Main Street
Bloomington, MN 55405
612-251-1195

Concepts
In
Architecture, LLC

Prepared for: Ed Hefly Construction
1525 10th Street East
Duluth, MN 55812
612-251-7924

Project: Sears Residence
Address: Village of Olympia

Sheet Title: First Floor Plan

Date: 04-23-11
Scale: As Shown
S.A.R.: 05-01

SECRET
1

Dane County ^{Exhibit B} Erosion Control & Stormwater Management Permit Application

(Incomplete applications will not be accepted)

LCD office use only

Permit Number: EC 2007 0094

Date: 6-14-07

Project Name: Stokstad Brothers LLC Applicant Information (Individual making in-person application)

Landowner Name(s): Stokstad Brothers LLC Applicant Name: Harley Stokstad

Landowner Address: 1222 Sunrise Rd Applicant Address: 1201 Sunrise Rd
Oregon, WI 53575 Oregon, WI 53575

Landowner Phone: (608) 835-7348 Applicant Phone: (608) 835-7085

Landowner E-mail: _____ Applicant E-mail: _____

Name and company of engineer/consultant who prepared the plans: John J. Havel, Norwest Investments
State License No. E-14315

Type of Permit: (check only one)

Erosion Control Only (EC) Erosion Control & Stormwater Management (ES) Stormwater Management Only (SM)

Redevelopment (RD) Shoreland Erosion Control Only (SE) Shoreland Erosion Control & Stormwater Management (SS)

Municipality: Town of Rutland Section: QB NE 1/4 of the NW 1/4 Parcel #: _____

Fee Calculation (all projects must include disturbed area and new impervious, even if not subject to fee as noted by brackets)

Total Disturbed Area... [EC,ES,RD,SE,SS].....	<u>60,000</u>	ft ² x \$0.0040/ft ² = \$	<u>240.00</u>
Total New Impervious... [ES,SM,RD,SS]..... (includes gravel)	<u>19,800</u>	ft ² x \$0.0050/ft ² = \$	<u>99.00</u>
Total Redevelopment Impervious... [RD]..... (includes gravel)	<u>19,600</u>	ft ² x \$0.0025/ft ² = \$	<u>49.00</u>
Base Fee: EC, ES, SM, or RD (\$200); SE or SS with new or replacement structure (\$400); SE or SS without new or replacement structure (\$200); or SE permit with P.E. waiver under DCCO 11.05(2)(b) (\$50) [subtract PRL fee (\$50) if application includes PRL and receipt]		Base Fee = \$	<u>200.00</u>
		Total Fee = \$	<u>388.00</u> 388.00 <u>440.00</u> JJA

- Notes:
1. Be sure to clearly indicate the extent (limits) and size (ft²) of all disturbed and impervious areas on your plan
 2. All requirements included in this application correspond to the requirements set forth in chapters 11 and/or 14 of the Dane County Code of Ordinances
 3. By submitting this application, permittee and landowner permit Dane County staff to enter project property for inspection and/or curative action (s. 14.49(4)c or 11.05(5)(a)3 DC Code of Ordinances)

Applicant Signature: Harley J. Stokstad Date: _____
Stokstad Bros LLC.

If the person applying (submitting the application in-person, at the counter) is not the landowner, a notarized statement authorizing the applicant to act as the landowner's agent must be attached

Permit Received by: Jo Aaron Date: 6/14/07

Permit Reviewed by: Jo Aaron Date: 7/6/07

This application must be submitted in person M-F, 8 A.M. – 4 P.M.,
with two copies of all permit materials to:
Dane County Land Conservation, 1 Fen Oak Ct, Room 208, Madison, WI
Revised 6/13/07

Erosion Control Application Checklist

LCD office use only

Permit Number: _____

Date: _____

Project Name: STOKSTAD PROPERTY

Please check the appropriate box: I=Included; NA=Not Applicable (if 'NA' is checked, an explanation must be provided)

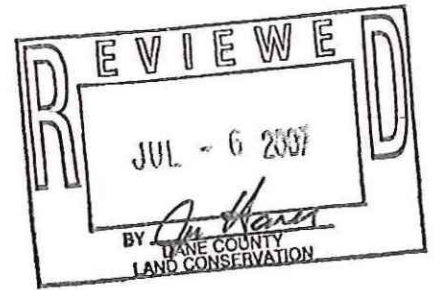
Plan Requirement	Applicant			LCD	
	I	NA	Location in Plan - page number	I	NA
1. Detailed written description of how the site will be developed (narrative including scope of land disturbing activities and sequence of construction events)	<input checked="" type="checkbox"/>		SEE ATTACHED NARRATIVE DESCRIPTION		
2. Plan drawing of site (of known scale and including: property lines, lot dimensions, limits of disturbed area, limits of impervious area, land cover type, natural and artificial water features, 100-yr flood plain, delineated wetland boundaries, location of all proposed erosion control practices)	<input checked="" type="checkbox"/>		SEE PLAN VIEW		
3. Direction of runoff flow (elevation contour lines or runoff arrows)	<input checked="" type="checkbox"/>		SEE PLAN VIEW		
4. Watershed size for each drainage area (include all off site run-on and area within the project boundaries)	<input checked="" type="checkbox"/>		SEE USGS MAPS & LONGER II CALC'S		
5. Provisions to prevent mud-tracking onto public thoroughfares during construction (i.e. tracking pad or existing gravel drive)	<input checked="" type="checkbox"/>		20' x 100' x 1' DEEP STONE TRACKING PAD OF 3" CLEAR STONE. (SEE DETAIL)		
6. Provisions to prevent the delivery of sediment to stormwater conveyance system (i.e. inlet protection or stone weeper)	<input checked="" type="checkbox"/>		N/A		
7. Prevent gully and bank erosion and apply minimum standards for sheet and rill erosion: 7.5 tons/acre/year (Universal Soil Loss Equation - USLE worksheets must be completed and attached)	<input checked="" type="checkbox"/>		SEE USLE WORKSHEET		
8. Provisions for sequential steps mitigating the erosive effect of land disturbing activities (list of erosion control practices)	<input checked="" type="checkbox"/>		SEE ATTACHED ESTIMATE ON NARRATIVE SHEET		
9. Proposed schedule for installation and completion of all elements of the erosion control plan (date(s) must be consistent with USLE and be appropriate for each practice)	<input checked="" type="checkbox"/>		SEE U.S.L.E. WORKSHEET		
10. Fertilizer and seeding rates (seed, mulch, polymer, fertilizer, etc.)	<input checked="" type="checkbox"/>		SEED = 3 ¹ / ₂ / 1000 SF FERT = 7 ¹ / ₂ / 1000 SF MULCH = 2 TON / ACRE		
11. Itemized estimated cost of all elements of the erosion control plan including installation and labor (a letter of credit [LOC] is required if estimated cost is greater than \$5000)	<input checked="" type="checkbox"/>		SEE ATTACHED ESTIMATE ON NARRATIVE SHEET		
12. Design discharge for ditches and structural measures (flow calculations)	<input checked="" type="checkbox"/>		SEE HYB CALC'S		
13. Cross sections and profiles of road ditches and channels (existing and proposed)	<input checked="" type="checkbox"/>		SEE ATTACHED TRP. SEC.		
14. Runoff velocities in channels (to ensure channel stability)	<input checked="" type="checkbox"/>		SEE HYB CALC'S		
15. Culvert sizes (existing and proposed)	<input checked="" type="checkbox"/>		SEE PLAN VIEW & DRAINAGE CALC'S.		
16. Proof of stable outlet, capable of carrying the design flow at a non-erosive velocity (having no ditches, swales, culverts, downspouts, or other features that concentrate runoff present and having all runoff leave the site as sheet flow, may be sufficient to satisfy this requirement)	<input checked="" type="checkbox"/>		SEE HYB CALC'S SHEAR VALUES LESS THAN 1.5 PSF FOR EROSION MAT		
17. Copy of Preliminary Review Letter, permits or approvals by other agencies (e.g. WDNR, Army Corps of Engineers, driveway permit, etc)	<input checked="" type="checkbox"/>		DRIVEWAY PERMIT ATTACHED.		
18. Any other information necessary to reasonably determine the location, nature and condition of any physical or environmental features of the site	<input checked="" type="checkbox"/>		NONE		

* Any proposed changes to the erosion control plan must be submitted and approved prior to implementation.

Indicates information must always be included

Exhibit B

Norwell Investments, LLC
John A. Norwell P.E., L.S.
State Engineer Registration No 14315



Subject: Erosion Control for Construction of Drive
Stockstad Property (prepared by John Norwell 4/2/07)

Construction Plan and Erosion Control Measures:

The construction will start with excavation and installation of the culvert at State Trunk Highway 138 and installation of a 40' x 100" clear stone tracking pad at the beginning of the drive. Straw bales will be provided in close proximity to the discharge end of the culvert.

The excavation for the road will begin after this installation and that construction will start at the highway and proceed southerly to the end. The existing topsoil as it is excavated shall be hauled from the drive and new crushed stone base shall be hauled in to form the new road base and surface. In conjunction with the construction of the drive, a new culvert will be installed at the low point of the drive to allow for cross drainage and straw baled ditch checks will be placed in close proximity to the discharge end of the culvert.

The final shaping and forming of a narrow ditch will be done along the west side of the drive to direct water to the culverts where needed. All disturbed soil will then be fine graded on both sides of the drive, and excess tracking pad material removed, and areas prepared for seeding, fertilizing and mulch. In addition, erosion control mats will be placed adjacent to both sides of the two culverts prior to the seeding, fertilizing and mulching operations.

A good quality highway right-of-way seed mix shall be placed along any disturbed soil areas at the rate of 3# per 1,000 sq. ft., fertilized at the rate of 7# per 1,000 sq. ft., and mulched at the rate of 2 tons/acre.

After the grass is firmly established the straw bales will be pulled and removed. Any small areas disturbed during that process shall be reseeded and mulched.

Erosion Control Construction Estimate:

Provide and install 10 straw bales (5 for each culvert discharge ditch)	10@ \$ 15 = \$ 150
Install tracking pad 40' x 100' (40 c.y. clear stone)	40@\$ 25 = 1000
Install erosion control mats	4@\$125 = 600
Seed (Lump Sum)	\$250 = 250
Fertilize (Lump Sum)	\$150 = 150
Mulch (Lump Sum)	\$600 = 600
TOTAL ESTIMATE	\$ 2750

Exhibit B

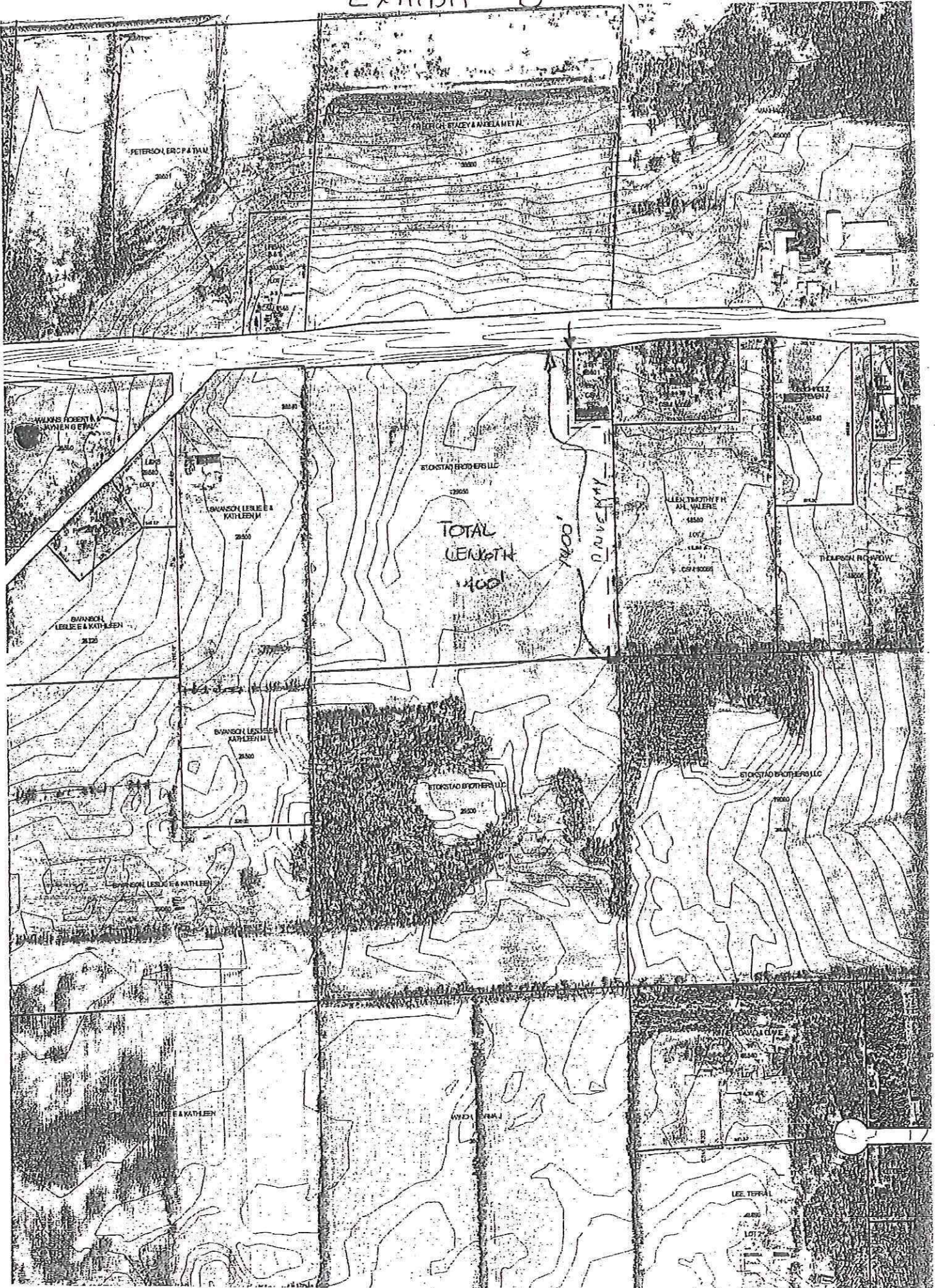


Exhibit B

MAR-14-2007 10:15 FROM: GRENIE SURVEYORS

8456854

TO: 6088353181

P. 001/001

FORM NO. 585-A

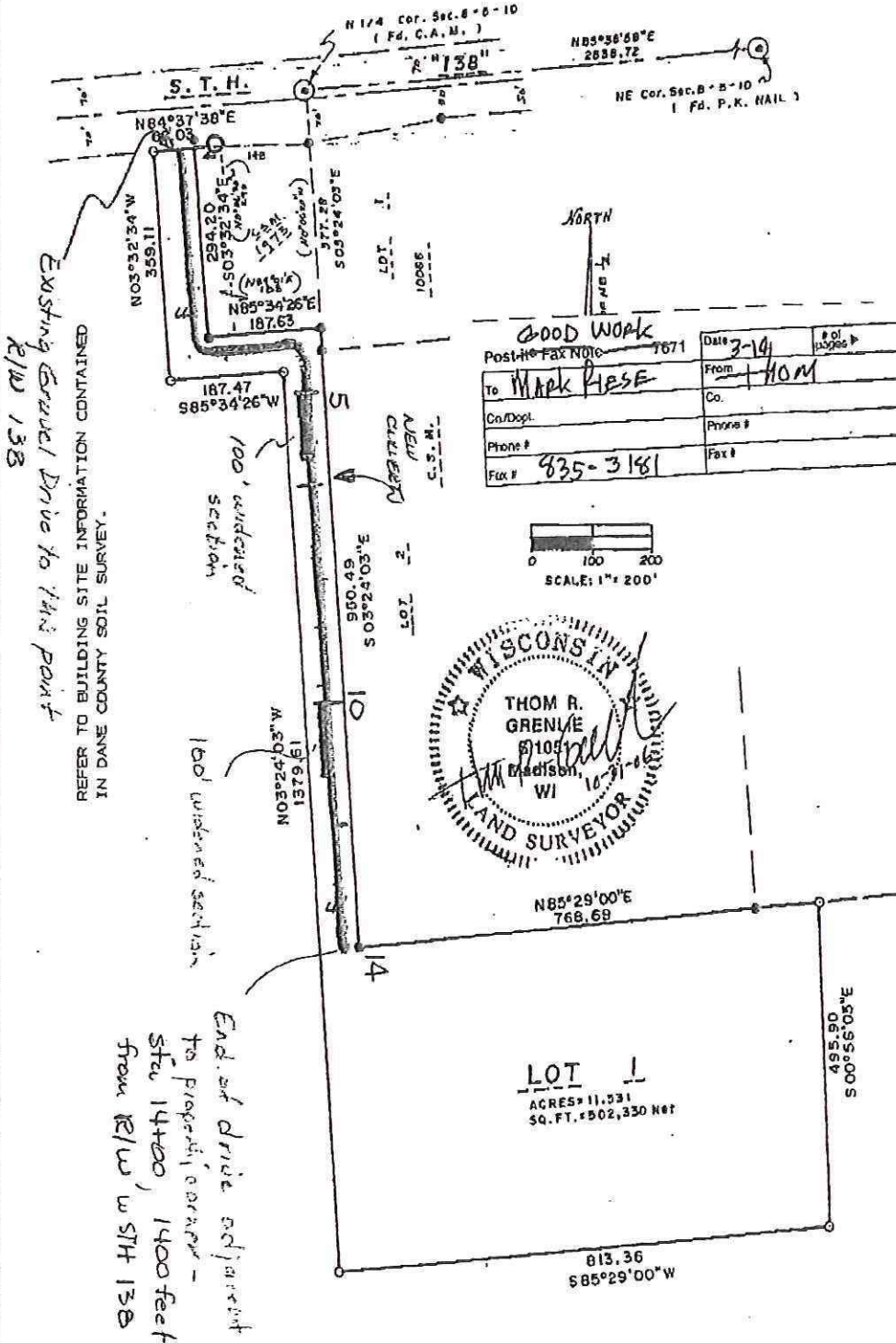


Stock No. 26273

GRENIE OFFICE MAP NO. 3547

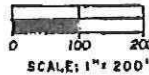
PAGE 2 OF 2 PAGES

CERTIFIED SURVEY MAP



GOOD WORK

Post-ite FAX #	7671	Date	3-14	# of pages	
To	MARK RESE	From	HOM	Co.	
Co/Dcpt.		Phone #		Phone #	
Phone #		Fax #	935-3181	Fax #	



Existing Gravel Drive to this point
R/W 13B

REFER TO BUILDING SITE INFORMATION CONTAINED
IN DANE COUNTY SOIL SURVEY.

End of drive adjustment
to Property corner -
from R/W, W/STH 13B

Exhibit B

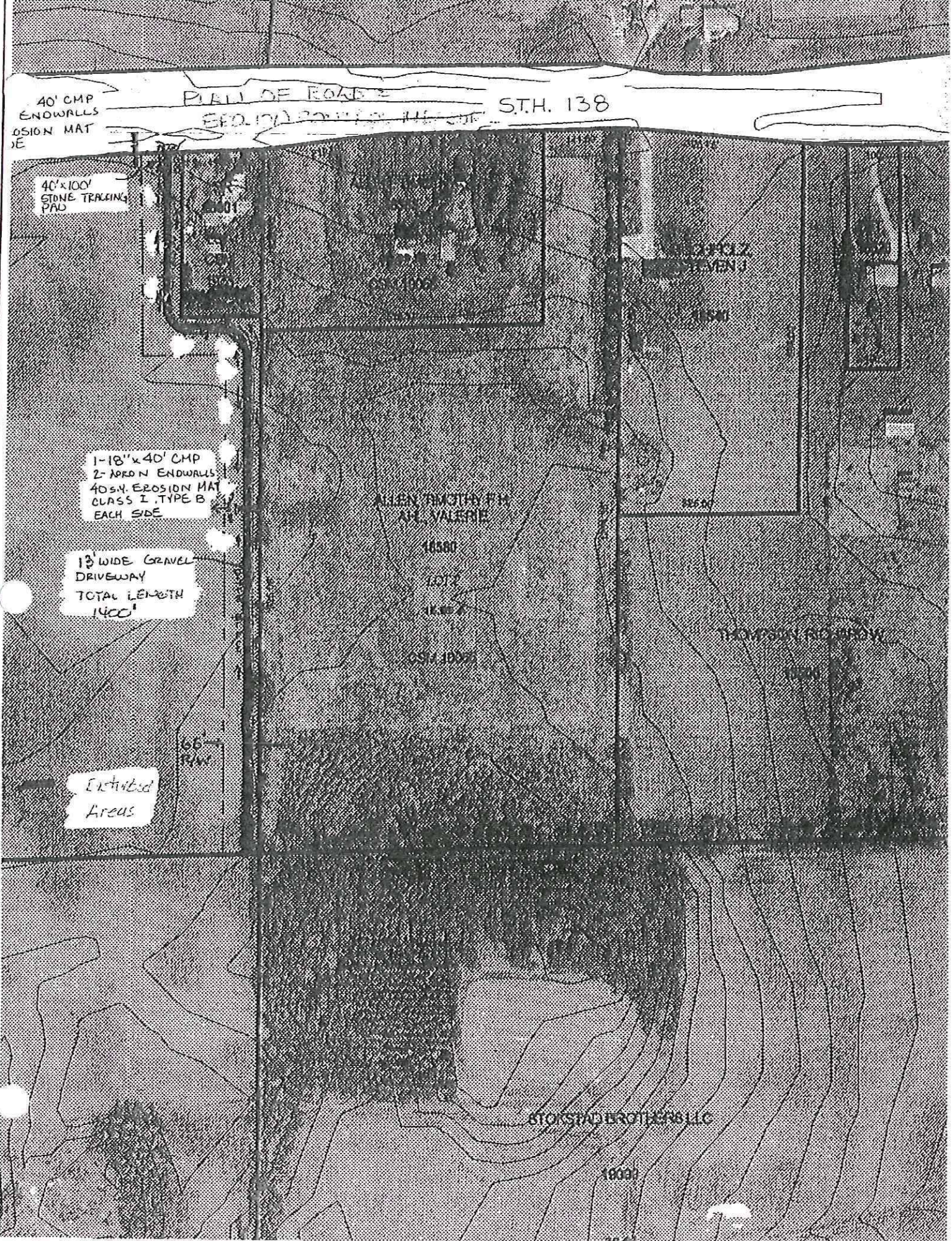


Exhibit B

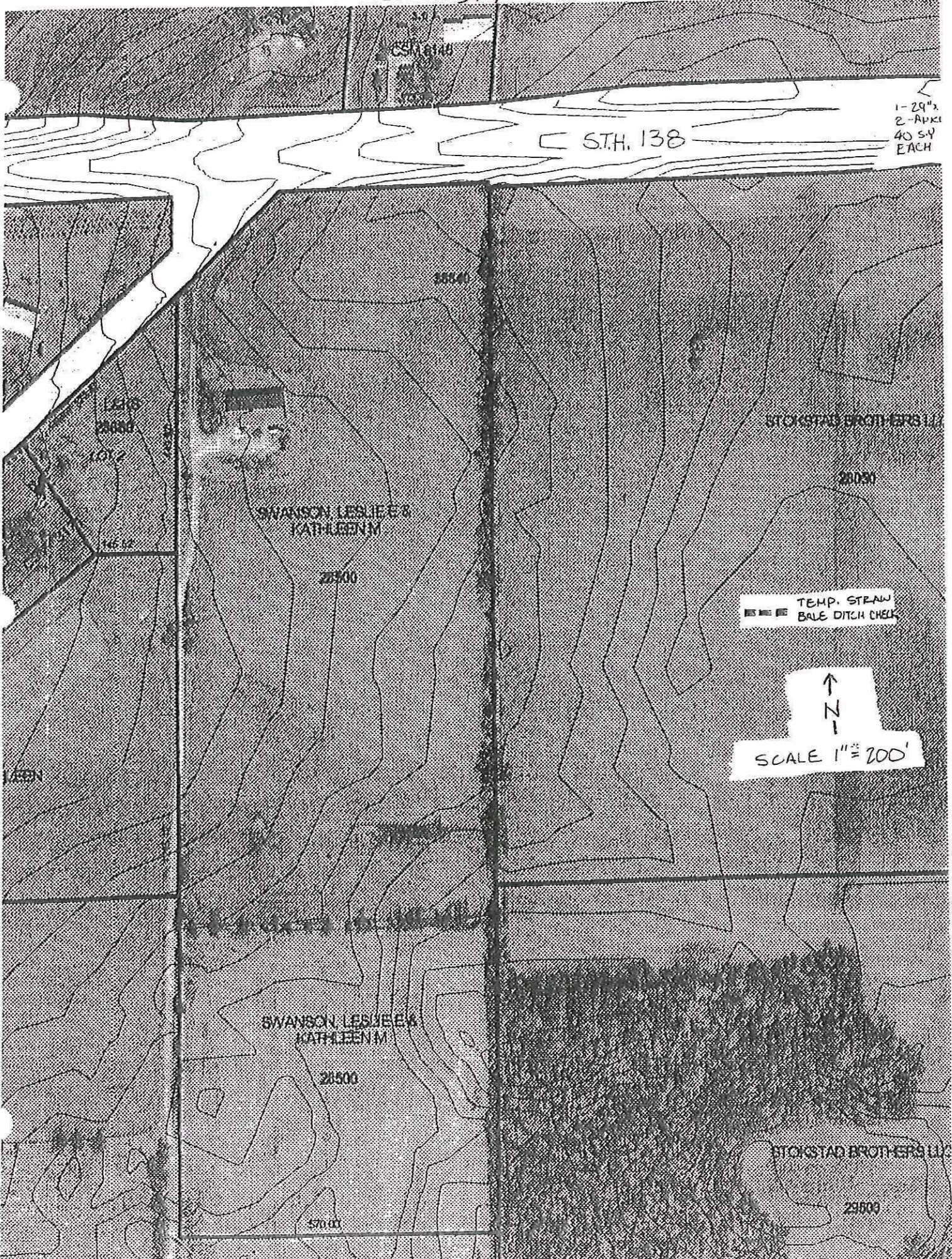


Exhibit B

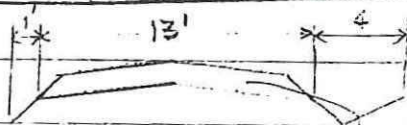
DRIVE CROSS SECTION & DRAINAGE CALC'S COLVERTS

STOKSTAD PROPERTY (DRIVEWAY CONST.)

Added Impervious area $13' \times 1400' + 2 (7' \times 100') = \underline{19600 \text{ sq. ft.}}$

DRIVEWAY LENGTH $\approx 1400'$

DRIVE & DITCH TYPICAL SECTION



AVG. SECTION = 18' WIDTH

NOT TO SCALE

variable depth $\geq 6"$ minimum

Total Disturbed area calculation: Regular Road Section $18' \times 1400' = 25,200 \text{ sq. ft.}$

(See Below) Widened Fencing Section: $2 \times 100' \times 7' = 1,400 \text{ sq. ft.}$

Colvert areas: $2 @ 475 \text{ sq. ft.} = 950 \text{ sq. ft.}$

Total Disturbed area = $27,550 \text{ sq. ft.}$

DRAINAGE AREA #1

8 ACRES \times 0.2476 = 5.5 ACRES

TERMIN = ROLLING LAND = ROLLING LAND = .45 = 2.82 $\frac{ft^3}{hr}$

@ 4"/hr RAINFALL

DRAINAGE CALCULATION YIELDS AN 18" ϕ CMP.

DRAINAGE AREA #2

8 ACRES \times 0.2476 = 7.4 ACRES

TERMIN = ROLLING LAND = ROLLING LAND = .45

@ 4"/hr RAINFALL

DRAINAGE CALCULATION YIELDS A 21" dia. CMP USE 24" x 30" CMP

EL1 = 1035

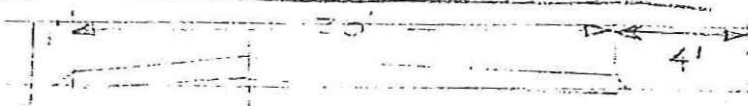
EL2 = 995

DIS1 = 1000'

Total Length each widened section 100'

= 211.2

DRIVE TYPICAL SECTION (EXCEPTION) EVERY 200'



Revised

1.10.10

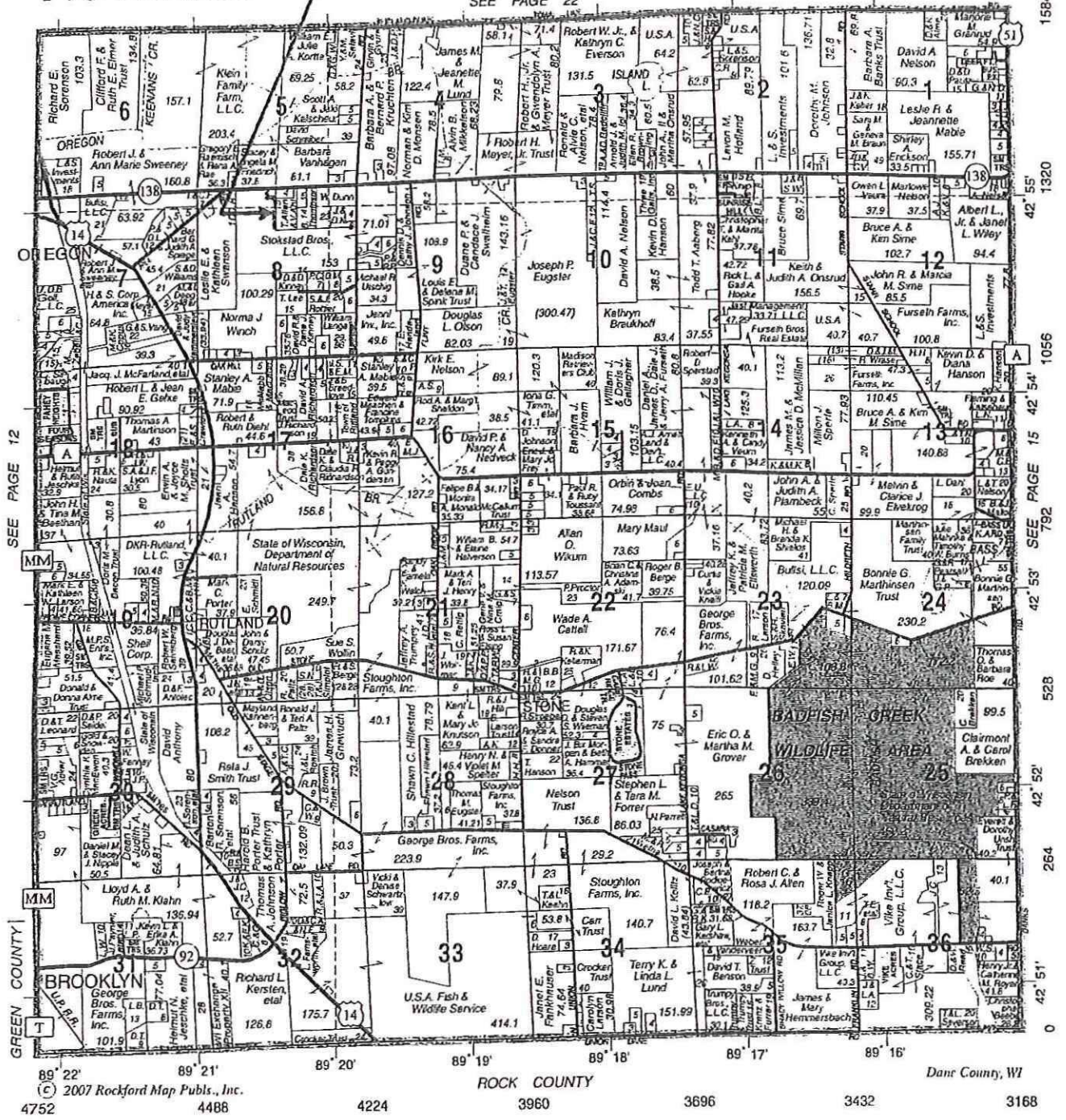
2 to be provided at { 500' N. of front property line ST 1 & B
1000' N. of front property line ST 1 & B

RUTLAND

PROJECT LOCATION

SEE PAGE 22

T.5N.-R.10E.



89° 22' 89° 21' 89° 20' 89° 19' 89° 18' 89° 17' 89° 16'

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4752 4488 4224 3960 3696 3432 3168

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BROOKLYN
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BROOKLYN, WI 53521
608-455-2311

The Bank of
Belleville
A Branch Of Union Bank & Trust Company

110 GREENWAY CROSS
BELLEVILLE, WI 53508
608-424-1997

Oregon
THE BANK OF OREGON
A BRANCH OF UNION BANK & TRUST COMPANY

883 NORTH MAIN ST.
OREGON, WI 53575
608-835-2265

Exhibit B

(Joins sheet 140)

R. 10 E.



(Joins sheet 164)



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Department



Developer: Moil Construction
Project: 1222 Sunrise Rd Driveway
Date: 7/5/2007

Version 2.1

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%R _a R _x K _t L _s C (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
bare ground	7/15/2007	9/15/2007	34.6%	150	DnB	0.37	2.0%	200	0.25	1.00	4.7	↓
seed and mulch	9/15/2007	11/15/2007	10.8%	150	DnB	0.37	2.0%	200	0.25	0.12	0.2	
end	11/15/2007	----	----	----	----	----	----	----	----	----	----	
TOTAL											4.9	NONE

Land Disturbing Activities:

input
bare ground
seed and mulch
seeding
soil
end

definition
activity which leaves the ground devoid of vegetation
application of straw at 1.5 tons/acre with or without seeding
temporary or permanent seeding without the use of mulching materials
installation of soil
end of 60 day cover establishment or permanent stabilization (required input)

Notes:

Designed By:	JN
Date:	7/5/2007
Checked By:	JAH
Date:	7/5/2007

Approved JAH 7/6/07

EXHIBIT B

Exhibit B

Stokstad Property (Area 1)

Data as inputed

AREA = 8.999999E-03 SQ MI
CHANNEL SLOPE = 28.8 FT/MI
RETENTION AREA = 0 SQ MI
SOIL PERMEABILITY = 1.65 IN/HR

Results

◎FLOOD FREQ	◎MAGNITUDE (CFS)	◎STANDARD ERROR
2-YEAR	0.	24%
5-YEAR	1.	23%
10-YEAR	1.	25%
25-YEAR	1.	29%
50-YEAR	1.	31%
100-YEAR	1.	33%

DRAINAGE AREA #1 (PROPOSED 18" X 40' CMP)

HY8.EXE		DATE: 03-30-2007		CULVERT NO. 1 OF 1	
CULVERT FILE: STOKIAD1		FHWA CULVERT ANALYSIS			
TAILWATER FILE: REGULAR		HY8, VERSION 6.1			
TAILWATER RATING CURVE					
NO.	FLOW (cfs)	ELEVATION (ft)	DEPTH (ft)	VELOCITY (fps)	SHEAR (psf)
1	0.00	994.60	0.00	0.00	0.00
2	0.50	994.87	0.27	1.71	0.13
3	1.00	994.95	0.35	2.04	0.17
4	1.50	995.01	0.41	2.25	0.20
5	2.00	995.05	0.45	2.42	0.23
6	2.50	995.09	0.49	2.56	0.25
7	3.00	995.13	0.53	2.68	0.26
8	3.50	995.16	0.56	2.79	0.28
9	4.00	995.19	0.59	2.88	0.29
10	4.50	995.22	0.62	2.97	0.31
11	5.00	995.24	0.64	3.05	0.32

PRESS <D> FOR DATA
 <P> TO PLOT RATING CURVE
 <ESC> FOR CHANNEL SHAPE MENU
 <ENTER> TO CONTINUE

1-Help 2-Program 3 4 5-End 6 7 8 9-DOS 10

(AREA 2)

Exhibit B

Dane County Highway Department

03-30-2007

08:46:01

CONGER II
AREA 5

Exhibit B

Stokstad Property (area2)

Data as inputed

AREA = .012 SQ MI
CHANNEL SLOPE = 211.2 FT/MI
RETENTION AREA = .001 SQ MI
SOIL PERMEABILITY = 1.65 IN/HR

Results

◎FLOOD FREQ	◎MAGNITUDE (CFS)	◎STANDARD ERROR
2-YEAR	1.	24%
5-YEAR	1.	23%
10-YEAR	2.	25%
25-YEAR	2.	29%
50-YEAR	2.	31%
100-YEAR	2.	33%

DRAINAGE AREA #2 (Proposed 29"x18" x 40' CMP)

HY8.EXE						
CULVERT FILE: STOKSTAD		FHWA CULVERT ANALYSIS			DATE: 03-30-2007	
TAILWATER FILE: REGULAR		HY8, VERSION 6.1			CULVERT NO. 1 OF 1	
TAILWATER RATING CURVE						
NO.	FLOW (cfs)	ELEVATION (ft)	DEPTH (ft)	VELOCITY (fps)	SHEAR (psf)	
1	0.00	984.60	0.00	0.00	0.00	
2	0.50	984.84	0.24	2.22	0.24	
3	1.00	984.91	0.31	2.64	0.31	
4	1.50	984.96	0.36	2.92	0.36	
5	2.00	985.00	0.40	3.14	0.40	
6	2.50	985.03	0.43	3.32	0.43	
7	3.00	985.06	0.46	3.48	0.46	
8	3.50	985.09	0.49	3.61	0.49	
9	4.00	985.12	0.52	3.74	0.52	
10	4.50	985.14	0.54	3.85	0.54	
11	5.00	985.16	0.56	3.95	0.56	

PRESS <D> FOR DATA
 <P> TO PLOT RATING CURVE
 <ESC> FOR CHANNEL SHAPE MENU
 <ENTER> TO CONTINUE

1-Help 2-Prgr 3 4 5-End 6 7 8 9-DOS 10

Exhibit B

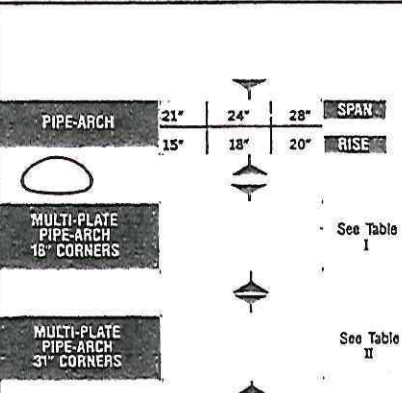
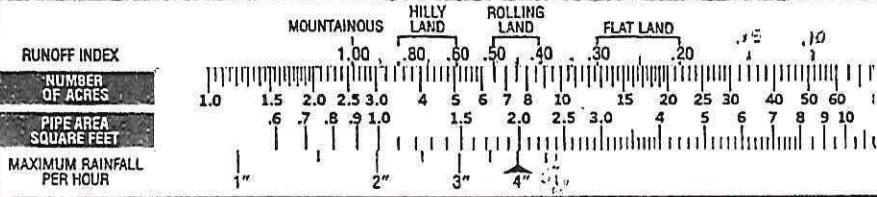
DRAINAGE CALCULATOR for Round Pipe and Pipe-Arch



THE ESTIMATOR

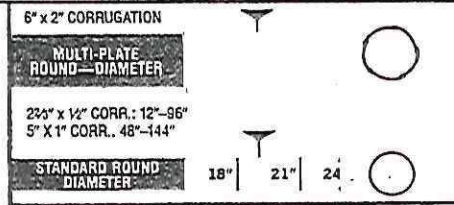
This handy calculator gives you a quick, easy way to estimate the approximate size and shape of drainage structure. All calculations are based on Talbot's empirical formula, $A = C\sqrt{M^3}$ using a maximum rainfall of 4" per hour. Corrections for other rates of rainfall are easily obtained as indicated in Instruction No. 1 and also in the example. M equals the number of acres drained.

Choice of Runoff Index (Value of C) depends on the exercise of good judgment in evaluating the shape of area, cultivation and slope of land to be drained. Note choice of structures for various areas.



See Table I

See Table II



I DIMENSIONS OF MULTI-PLATE PIPE-ARCHES 18° CORNERS

Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.
1	73	55	9	103	71	16	135	88	27	171	107
2	76	57	10	106	73	16	142	91	28	178	109
3	81	59	11	112	75	20	148	93	29	184	111
4	84	61	12	114	77	21	150	95	30	186	113
5	87	63	13	117	79	22	152	97	31	188	115
6	92	65	14	123	81	23	154	100	32	190	118
7	95	67	15	126	83	24	161	101	33	197	119
8	98	69	16	131	85	25	167	103	34	199	121
			17	137	87	26	168	105			

II DIMENSIONS OF MULTI-PLATE PIPE-ARCHES 31° CORNERS

Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.
35	159	112	43	190	128	51	223	144
36	162	114	44	195	130	52	226	146
37	166	116	45	198	132	53	231	148
38	170	118	46	204	134	54	234	150
39	173	120	47	206	136	55	236	152
40	179	122	48	209	138	56	239	154
41	184	124	49	215	140	57	245	156
42	187	126	50	217	142	58	247	158

- Set number of acres to be drained under Runoff Index. Read required cross section of structure over arrow. For rainfall other than 4", move area above expected rainfall to 4" arrow.
 - Read size of drainage structure opposite arrows. When in doubt use structure to right of arrow.
- NOTE—When a single opening will not provide the required area, a battery of two or more structures may be installed side by side.
- EXAMPLE—140 Acres Rolling Land. Runoff Index = .50 20 sq. ft. are required for 4" rainfall. Use 66" MULTI-PLATE or Standard Round Pipe; or 77" x 52" Pipe-Arch; or No. 1 MULTI-PLATE Pipe-Arch 18° corners. 3" rainfall requires 15 sq. ft. area. Set 15 sq. ft. over 4" arrow. Use 54" Standard Round Pipe; or 71" x 47" Pipe-Arch.

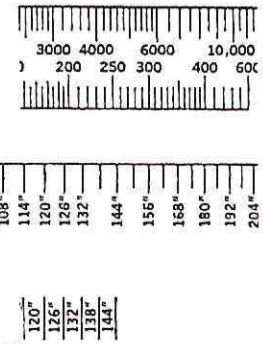


Exhibit B

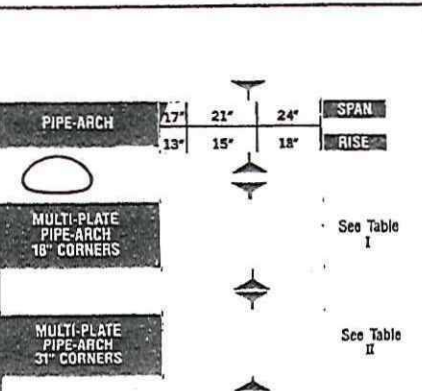
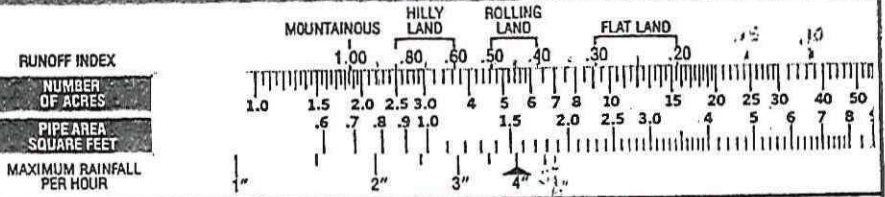
DRAINAGE CALCULATOR for Round Pipe and Pipe-Arch



THE ESTIMATOR

This handy calculator gives you a quick, easy way to estimate the approximate size and shape of drainage structure. All calculations are based on Talbot's empirical formula, $A = C\sqrt{M^3}$ using a maximum rainfall of 4" per hour. Corrections for other rates of rainfall are easily obtained as indicated in Instruction No. 1 and also in the example. M equals the number of acres drained.

Choice of Runoff Index (Value of C) depends on the exercise of good judgment in evaluating the shape of area, cultivation and slope of land to be drained. Note choice of structures for various areas.



6" x 2" CORRUGATION

MULTI-PLATE ROUND-DIAMETER

2 3/4" x 1 1/2" CORR.: 12"-96"

5" X 1" CORR.: 48"-144"

STANDARD ROUND DIAMETER

15" 18" 21"

I DIMENSIONS OF MULTI-PLATE PIPE-ARCHES 18" CORNERS

Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.
1	73	55	0	103	71	18	139	89	27	171	107
2	76	57	10	106	73	19	142	91	28	178	109
3	81	59	11	112	75	20	149	93	29	184	111
4	84	61	12	114	77	21	150	95	30	188	113
5	87	63	13	117	78	22	152	97	31	188	115
6	92	65	14	123	81	23	154	100	32	190	116
7	95	67	15	126	83	24	161	101	33	197	119
8	98	69	16	131	85	25	167	103	34	199	121
			17	137	87	26	169	105			

II DIMENSIONS OF MULTI-PLATE PIPE-ARCHES 31" CORNERS

Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.	Key No.	Span In.	Rise In.
35	159	112	43	190	129	81	223	144			
36	162	114	44	195	130	82	225	146			
37	166	116	45	198	132	83	231	148			
38	170	118	46	204	134	84	234	150			
39	173	120	47	206	136	85	236	152			
40	179	122	48	209	138	86	239	154			
41	184	124	48	215	140	87	245	155			
42	187	126	80	217	142	88	247	156			

- 1 Set number of acres to be drained under Runoff Index. Read required cross section of structure over arrow. For rainfall other than 4", move area above expected rainfall to 4" arrow.
 - 2 Read size of drainage structure opposite arrows. When in doubt use structure to right of arrow.
- NOTE—When a single opening will not provide the required area, a battery of two or more structures may be installed side by side.

EXAMPLE—140 Acres Rolling Land. Runoff Index = .50
 20 sq. ft. are required for 4" rainfall. Use 65" MULTI-PLATE or Standard Round Pipe; or 77" x 52" Pipe-Arch; or No. 1 MULTI-PLATE Pipe-Arch 18" corners. 3" rainfall requires 15 sq. ft. area. Set 15 sq. ft. over 4" arrow. Use 54" Standard Round Pipe; or 71" x 47" Pipe-Arch.

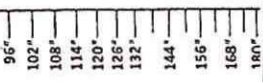
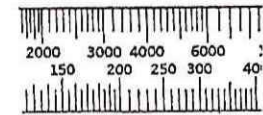


Exhibit B

Exhibit B



DANE COUNTY
Land and Water Resources Department
Land Conservation Division

Kevin Connors, Director
Patrick Sutter, County Conservationist

FILE COPY

DATE: July 6, 2007

TO: Harley Stokstad
Permit Applicant

FROM: Josh Harder *JH*
Erosion Control Engineer

RE: **Stokstad Brothers Driveway – Erosion Control Plan, EC2007-0094**

The submitted erosion control plan meets the needs of the site and includes the following requirements:

1. The site will only be accessed off STH 138 by a stone tracking pad. The pad will be a minimum of 100' long x 40' wide x 12" deep and will be constructed of 3-inch clear stone. No other site access may be used and material deposited in the road will be cleaned up at the end of each workday.
2. Straw bale velocity checks and erosion matting must be installed at the proposed culvert outfalls as stated in the approved plan.
3. Grading must be confined to the areas shown on the plan. No material storage, vehicle traffic or grading may occur in the areas identified as "vegetated buffer" or "undisturbed" on the plan. In the event any of these areas are disturbed, additional erosion control measures will be required.
4. The plan includes a construction schedule as follows:

Grading and construction is planned to begin July 15, 2007.

All disturbed areas on site must be restored and stabilized as noted in the plan by September 15, 2007.

The construction site will follow the plan according to the schedule approved by Dane County Land Conservation. **This permit will expire on the stabilization date included in the plan (September 15, 2007) and may be amended prior to permit expiration only.** This review is for the erosion control requirements of Chapter 14, Dane County Code of Ordinances only and other approvals may be necessary. **A permit card must be obtained from the Land Conservation counter and**

Exhibit B

displayed onsite prior to disturbing ground. It is recommended that you contact the Land Conservation Division prior to picking up the permit card.

Cc John Norwell, Norwell Investments



DANE COUNTY
Land and Water Resources Department
Land Conservation Division

Kevin Connors, Director
Patrick Sutter, County Conservationist

**INFORMATION FOR THOSE OBTAINING EROSION CONTROL
& STORMWATER MANAGEMENT PERMITS**

- Please read your approval letter and familiarize yourself with the conditions indicated in it. If you see any problems or do not understand it, contact the Land Conservation staff member who wrote it immediately, at (608) 224-3730. All parties will be responsible for meeting all of the conditions and timelines unless you are granted written revisions.
- Your Dane County Erosion Control/Stormwater Management/ Redevelopment Permit under Chapter 11 or 14 of the Dane County Ordinance will expire on the stabilization date noted in your approval letter from the Dane County Land Conservation Division. These permits may only be revised or extended with the written approval of D.C. Land Conservation before the stabilization date.
- To apply for an extension, you must contact Dane County Land Conservation in writing before the stabilization date and they must acknowledge receipt of the request, and then issue written approval of the extension request.
- *Once a permit expires, it is considered null and void, and if the site has not been stabilized to Dane County standards, you will be required to cease all work on the property, apply for a new permit in complete form, pay double permit fees, and wait the 15 or more working day waiting period for approval of the new permit, as well as face possible citations and fines for each day the site is in violation.*
- As-built plans for Stormwater Management Permits must be submitted after site stabilization for review to Land Conservation Division. After the as-builts are approved and the final inspection is made, the permit will be closed-out.

**STATEMENT FOR APPLICANT TO READ AND SIGN BEFORE
PERMIT CARD ISSUED:**

Permit Number: EC.2007 0094
Project Name: Stakstad Bros Driveway
Project Expiration Date: 9-15-07

I, (Printed Name: Hanley J. Stakstad) have read, understand, and will take responsibility as owner, applicant, or agent, for all points addressed in the above notice.

Signature: Hanley J. Stakstad Date: 7-9-07

****Original- to LCD for Permit File, Yellow- to Applicant, Pink- to Owner**

Exhibit B

PROJECT NAME: Stokstad Bros Driveway

PERMIT #: EC2007-0094

Date: 7/20/07 Time: 12:00 Hours: 0.1

NOTES:

CODE: INS CON NON CIT SWO ENF REV

NO START

PRACTICE:

- Silt Fence
- Tracking Pad
- Stone Weeper(s)
- Stable Outlet
- Temporary Basin
- Earthen Berm
- Mulch
- Temp Seed & Mulch
- Erosion Mat
- Perm Seed & Mulch
- Sod
- Street Sweeping
- Inlet Protection
- Schedule
- Other: _____

(Check all adequate practices, circle deficiencies and note changes)

Date: 8/15/07 Time: 1:20 Hours: 0.3

NOTES:

CODE: INS CON NON CIT SWO ENF REV

PRACTICE:

- Silt Fence
- Tracking Pad
- Stone Weeper(s)
- Stable Outlet
- Temporary Basin
- Earthen Berm
- Mulch
- Temp Seed & Mulch
- Erosion Mat
- Perm Seed & Mulch
- Sod
- Street Sweeping
- Inlet Protection
- Schedule
- Other: STRAW BALE DITCH

(Check all adequate practices, circle deficiencies and note changes)

NO PERMIT CARD POSTED, ✓ DATABASE,
DITCH ✓'S IN PLACE & FUNCTIONING,
CULVERT @ HWY 138 IS SILTED IN - NEEDS
TO BE REMOVED SEEDING LOOKS PRG-ITY SPARSE
& LITTLE MULCH - SHOULD RESEED &
MULCH, NO CULVERT INSTALLED AS
SHOWN ON PLAN
EXTRA AREA OF DISTURBANCE SEE PHOTO
20' X 50', WIDE DITCH ✓ W/ 2
MULCH BALES BOTH SIDES

Date: 8/16/07 Time: 8:30 Hours: _____

NOTES:

CODE: INS CON NON CIT SWO ENF REV

PRACTICE:

- Silt Fence
- Tracking Pad
- Stone Weeper(s)
- Stable Outlet
- Temporary Basin
- Earthen Berm
- Mulch
- Temp Seed & Mulch
- Erosion Mat
- Perm Seed & Mulch
- Sod
- Street Sweeping
- Inlet Protection
- Schedule
- Other: _____

(Check all adequate practices, circle deficiencies and note changes)

LEFT MESSAGE FOR HARLEY - CALL
BACK RE. SEEDING, DITCH ✓'S,
REMOVAL OF SEDIMENT HWY 138 ROW,
CULVERT INSTALLATION, & SCHEDULING
SPOKE W/ HARLEY'S BROTHER, HAS
CLEANED OUT SEDIMENT, WILL EXTEND
STRAW BALE DITCH ✓'S, MONITOR SEEDING

Exhibit B

PROJECT NAME: Stokstad Bros Driveway PERMIT #: EC2007-0094

Date: _____ Time: _____ Hours: _____

NOTES:

CODE: INS CON NON CIT SWO ENF REV

PRACTICE:

- Silt Fence
- Tracking Pad
- Stone Weeper(s)
- Stable Outlet
- Temporary Basin
- Earthen Berm
- Mulch
- Temp Seed & Mulch
- Erosion Mat
- Perm Seed & Mulch
- Sod
- Street Sweeping
- Inlet Protection
- Schedule
- Other: _____

(Check all adequate practices, circle deficiencies and note changes)

Date: 9/6/07 Time: 2:30 Hours: 0.2

NOTES:

CODE: (INS) CON NON CIT SWO ENF REV

PRACTICE:

- Silt Fence
- Tracking Pad
- Stone Weeper(s)
- Stable Outlet
- Temporary Basin
- Earthen Berm
- Mulch
- Temp Seed & Mulch
- Erosion Mat
- Perm Seed & Mulch
- Sod
- Street Sweeping
- Inlet Protection
- Schedule
- Other: SILVA DITCH

(Check all adequate practices, circle deficiencies and note changes)

MADE REPAIRS AS REQUESTED
EXTENDED BALE V'S, DRIVEWAY
SIDE SLOPES WELL ESTABLISHED,
E-MAT & DITCH NEEDS MORE GROWTH
TO CLOSE OUT

Date: 10/26/07 Time: 11:20A Hours: 0.2

NOTES:

CODE: (INS) CON NON CIT SWO ENF REV

PRACTICE:

- Silt Fence
- Tracking Pad
- Stone Weeper(s)
- Stable Outlet
- Temporary Basin
- Earthen Berm
- Mulch
- Temp Seed & Mulch
- Erosion Mat
- Perm Seed & Mulch
- Sod
- Street Sweeping
- Inlet Protection
- Schedule
- Other: _____

(Check all adequate practices, circle deficiencies and note changes)

Entire site established,
great grass take, looks
good. Close-out (OK)
Sub notice -> remove
baler checks - use to
mulch off site.

Exhibit B

Dane County Erosion Control and Stormwater Management Permit Information Report

Date 4/12/2007 Parcel Number 0510-081-9100-0
 Permit Number EC20070094 Municipality Town of Rutland
 Project Name Stokstad Bros. Driveway Location SW Quarter of the NE Quarter of Section 08
 Permit Type Erosion Control (EC)

Letter of Credit No Credit Amount \$0.00 Date Received Date Released
 Affidavit: No Date Received Date Recorded
 As-Built Plans: No Date Received Date Approved Approved By

Application Comment

Landowner Information

Name Stokstad Bros. LLC
 Address 1222 Sunrise Rd
 Oregon, WI 53575
 Phone No (608) 835-7348 Fax No
 eMail

Applicant Information

Name Harley Stokstad
 Address 1201 Sunrise Rd
 Oregon, WI 53575
 Phone N (608) 835-7085 Fax N
 eMail

Fee Calculation

TOTAL DISTURBED AREA	60,000.00 sq.ft. X .004 \$/sq.ft. =	\$240.00
TOTAL NEW IMPERVIOUS AREA	19,950.00	
	Base Fee	\$200.00
	Double Fee: No Total Permit Fee	\$440.00

Review Information		Permit Card
Review Status: Accepted	Project Start Date: 7/15/2007	Card Issued: No
Review Date: 7/6/2007	Project Stabilization Date: 9/15/2007	Date Issued:
Reviewer: JAH	Prelim Review Letter: No	Issued By:
Review Comments:		

Permit Status	Inspection Status
Permit Status: Closed	Inspection Status: Pending Inspection
	Inspector Initials: JAS

Dane County Erosion Control Permit Simplified Application

Exhibit C

LCD office use only	
Permit Number:	<u>EC 2010-0310</u>
Date:	<u>10-6-10</u>

This form may only be used for the following projects:

1. Land disturbing activities meeting the criteria of DCCO s. 14.50(2)
2. Land disturbing activities occurring in the Shoreland Zone meeting the criteria of DCCO s. 11.05(2)(b)

Please see Dane County Code of Ordinances for the complete list of qualifying criteria.

Project Name:	<u>Rogowski Driveway</u>	Applicant Information (Individual making in-person application)
Landowner Name(s):	<u>Brad & Deanne Rogowski</u>	Applicant Name: <u>Brad Rogowski</u>
Landowner Address:	<u>1009 Drumlin Dr. Oregon WI 53575</u>	Applicant Address: <u>1009 Drumlin Dr. Oregon WI 53575</u>
Landowner Phone:	<u>815-252-2979</u>	Applicant Phone: <u>815-252-2979</u>
Landowner E-mail:	<u>drrogo@yahoo.com</u>	Applicant E-mail: <u>drrogo@yahoo.com</u>

Type of Permit: Erosion Control (EC) Shoreland Erosion Control (SE)
(check only one)

Municipality: Rutland Section: 8 Quarter: NW Parcel Number: 051008295010

Fee Calculation

Total Disturbed Area.....	<u>14,000</u> sq.ft.	
Total New Impervious..... <i>(includes gravel)</i>	<u>9100</u> sq.ft.	
	Base Fee = \$	<u>100.00</u>
	Total Fee = \$	<u>100.00</u>

NOTES: SHARED DRIVEWAY CONSTRUCTED UNDER EC 2007-0094

1. All requirements included in this application correspond to the requirements set forth in chapters 11 and/or 14 of the Dane County Code of Ordinances.
2. By submitting this application, permittee and landowner permit Dane County staff to enter project property for inspection and/or curative action (s. 14.49(4)c or 11.05(5)(a)3 DC Code of Ordinances)

Applicant Signature: [Signature] Date: 10-6-2010

If the person applying (submitting the application in-person, at the counter) is not the landowner, a notarized statement authorizing the applicant to act as the landowner's agent must be attached

Permit Reviewed and Issued by: [Signature] Date: 10-6-10

This application must be submitted in person M-F, 8 A.M. – 4 P.M.,
with two copies of all permit materials to:
Dane County Land Conservation, 1 Fen Oak Ct, Room 208, Madison, WI

Erosion Control Permit Simplified Application Checklist

Project Name: Rogowski Driveway

LCD office use only

Permit Number: _____

Date: _____

Applicant			
Plan Requirement	I	NA	Location in Plan - page number
1. Detailed written description of how the site will be developed (narrative including scope of land disturbing activities and sequence of construction events)	/		3
2. * Plan drawing of site (of known scale and including: property lines, lot dimensions, limits of disturbed area, limits of impervious area, land cover type, natural and artificial water features, delineated wetland boundaries, location of all proposed erosion control practices)	/		4 and 5
3. * Direction of runoff flow (elevation contour lines or runoff arrows)	/		4
4. Size of area that drains onto site (contributing drainage area)	/		3
5. Provisions to prevent mud-tracking onto public thoroughfares during construction (i.e. tracking pad or existing gravel drive)	/		3
6. Provisions to prevent the delivery of sediment to stormwater conveyance system (i.e. inlet protection or stone weeper)	/		3
7. Proposed Erosion Control Practices (list of erosion control practices)	/		3
8. * Proposed Start Date (date for installation of all erosion control practices and start of excavation)	/		3
9. Proposed Stabilization Date (date for placement of seed & mulch, sod or permanent surfacing.)	/		3
10. Culvert sizes (existing and proposed culverts on or adjacent to the site)	/		3
11. Any other information necessary to reasonably determine the location, nature and condition of any physical or environmental features of the site.	/		6

Any proposed changes to the erosion control plan must be submitted and approved prior to implementation.

Indicates information must always be included

*Information to address the items above is available on the following Dane County websites:

<http://accessdane.co.dane.wi.us/html/parcelsearch.asp>

<http://www.co.dane.wi.us/lwr/permit/>

Rogowski Driveway Erosion Control Permit Application Details

Description of Development:

Land will be graded at 20' wide area with a 13' gravel driveway placed in the graded area. The proposed driveway will link an existing shared driveway to the eventual building site of a single family home. Withg a total length of 700'. All area that will be disturbed is currently tilled farmland.

Size of Area that drains onto site:

No areas drain onto site of proposed driveway. It is running across a ridge and all water runs away from the driveway site.

Provisions to prevent mud-tracking onto public thoroughfares:

There is an approximately 1000' long existing driveway that serves the proposed driveway, so all equipment will run on it to access the proposed site.

Provisions to prevent delivery of sediment to stormwater system:

There are no stormwater conveyance systems one or adjacent to the propose site.

Proposed Erosion Control Practices:

Bale Ditch Check

Proposed Start Date:

As soon as permits are obtained.

Proposed Stabilization Date:

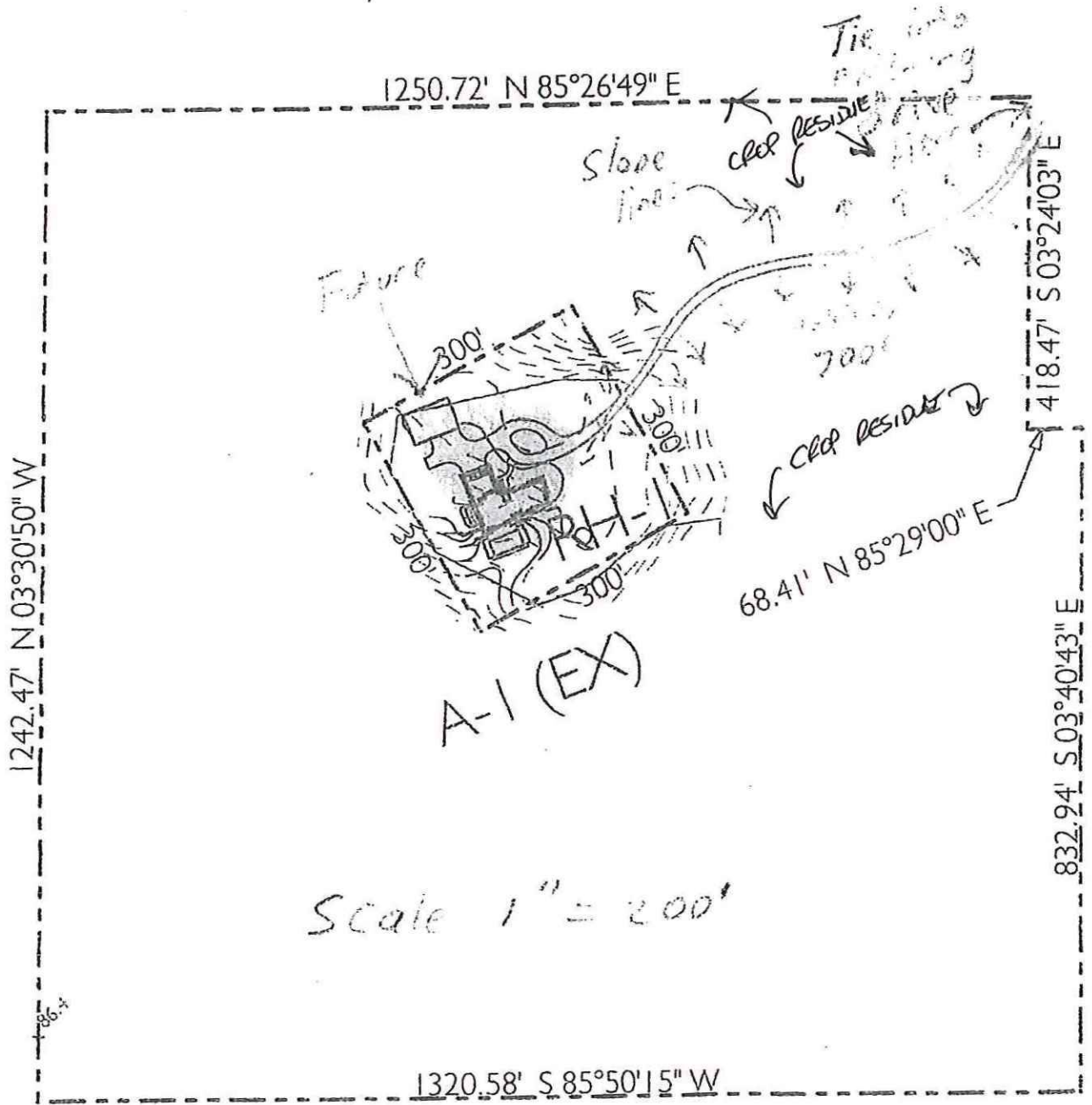
12' wide drive will be surfaced with either gravel or recycled asphalt by the end of Nov 30, 2010. Excavated area along drive to be seeded as soon as excavation is finished if possible. If project starts to late in the fall, area will be seeded after the spring thaw. March or April 2011.

Culverts:

No culverts will be required.

Exhibit C

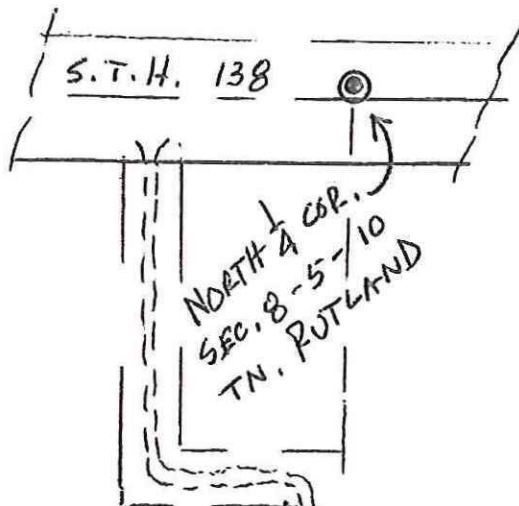
Yellow = proposed drive
pink = future building



Scale 1" = 200'

Exhibit C

HWY 138



Pase

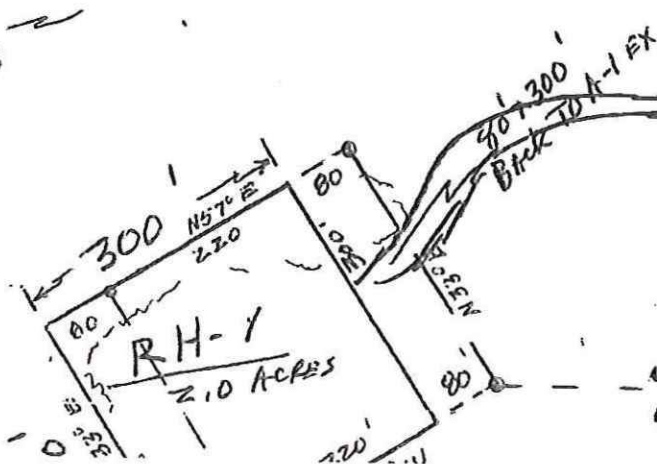
Current existing Shared driveway

end of current driveway

53°24'03" E 1918.9'

SOILS = 100% CLASS IV

Rogowski 37 ACRES



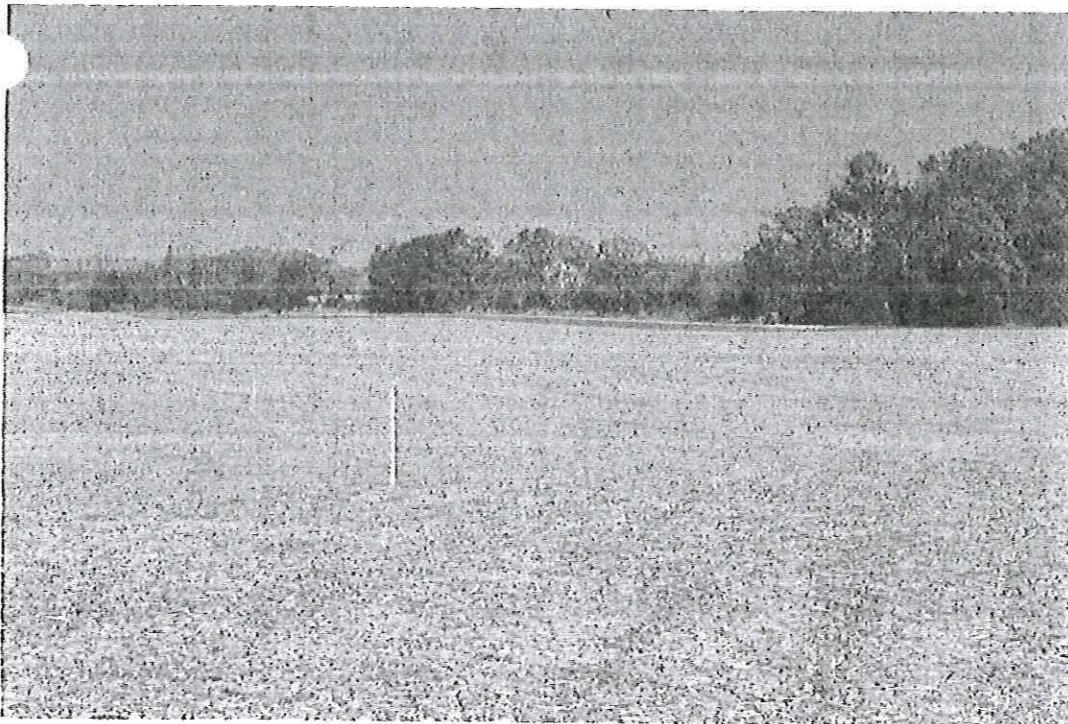
CSM # 11985

1242'

Exhibit C



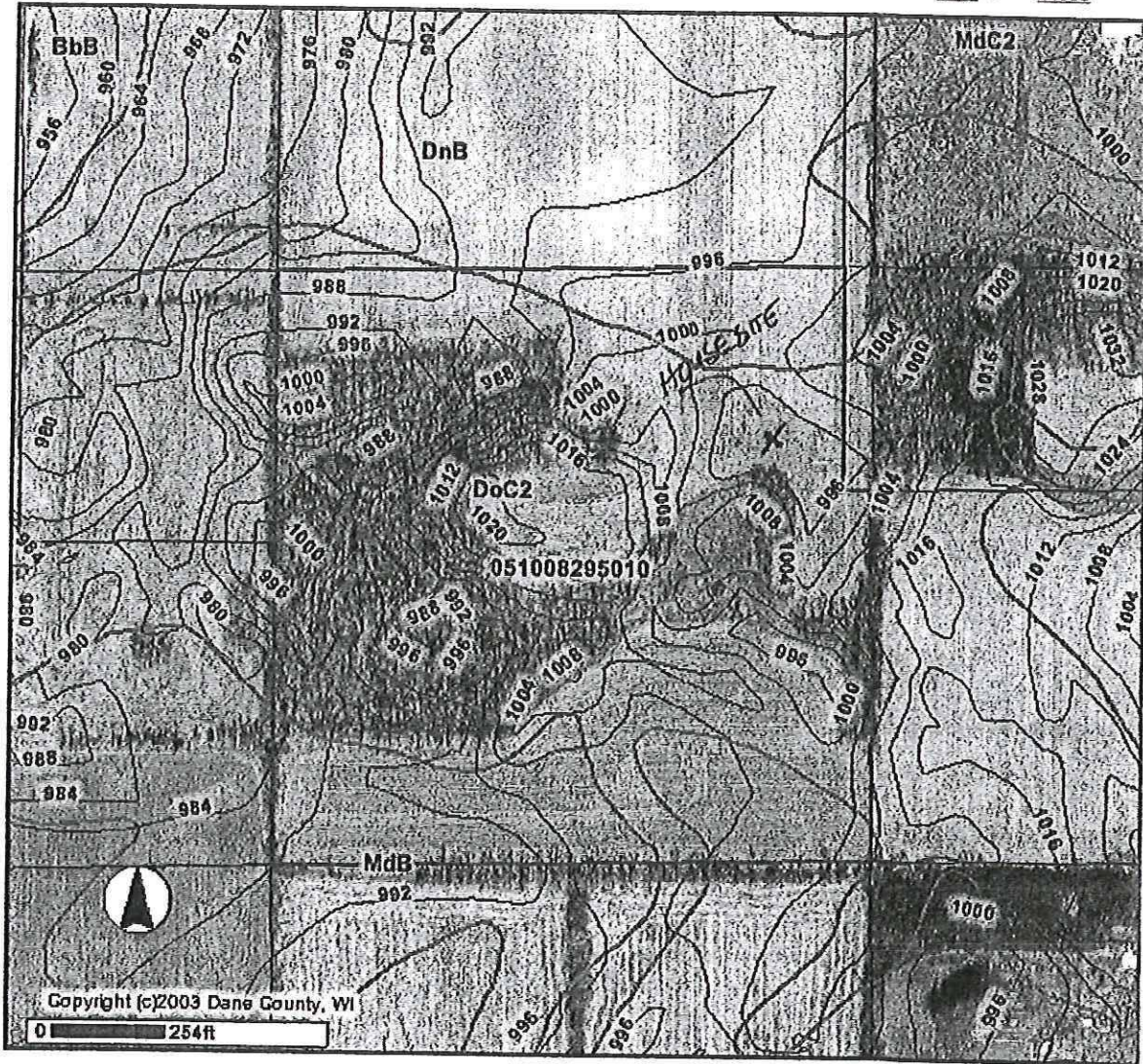
View of Existing shared Driveway



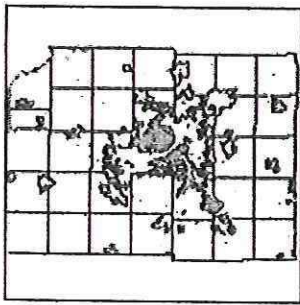
View of proposed driveway looking towards end of existing shared drive.
Entire area to be excavated is currently farm ground.

Dane County DCiMap

Print Close



2005 Contours-4ft	Local Roads	On/Off Ramps
Road Centerlines	County Highways	Parcels
(cont)	State Highways	Ownership Boundaries
	Interstate	
	US Highways (cont)	



DCiMap

DISCLAIMER
 This map was prepared using the Dane County DCiMap online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

Exhibit C

MAR-14-2007 10:15 FROM: GRENLIE SURVEYORS

8456854

TO: 6088353181

P. 001/001

FORM NO. 985A

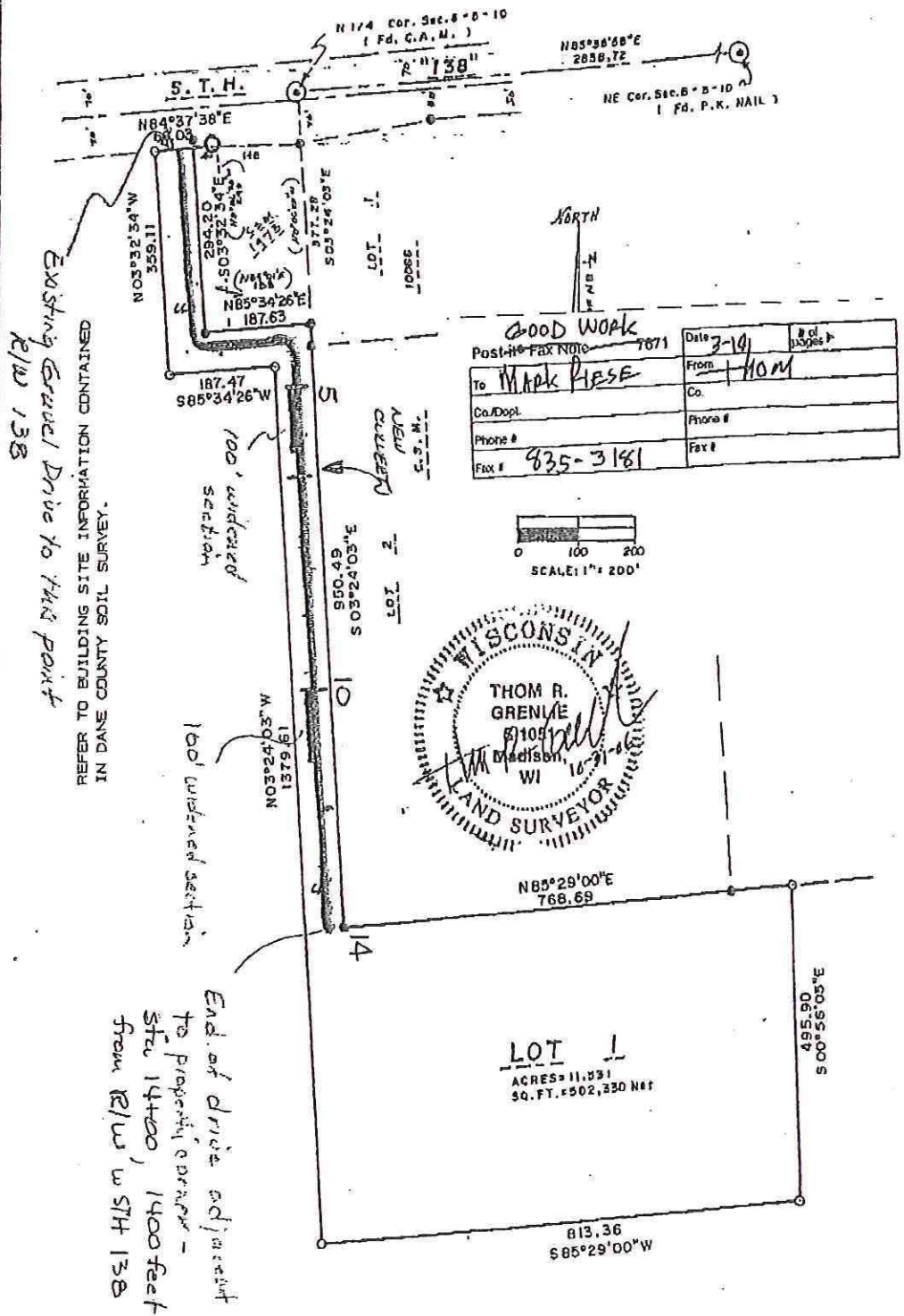


Stock No. 26273

GRENLIE OFFICE MAP NO. 3547

PAGE 2 OF 2 PAGES

CERTIFIED SURVEY MAP



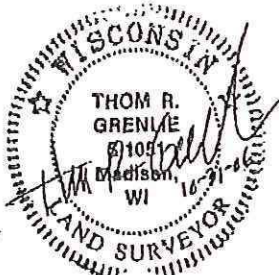
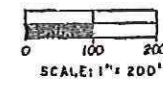
REFER TO BUILDING SITE INFORMATION CONTAINED
IN DANE COUNTY SOIL SURVEY.

Existing Gravel Drive to this point
R/W 138

End of drive adjustment
to property corner -
Sta 14+00, 1400 feet
from R/W, w/ STH 138

GOOD WORK

Post-# FAX #	7871	Date	3-10	# of pages	7
To	MARK RESE	From	THOM		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	635-3181	Fax #			



LOT 1
ACRES = 11.831
SQ. FT. = 502,330 Net

2723 2011

Exhibit D.

Dane County Erosion Control & Stormwater Management Permit Application

(Incomplete applications will not be accepted)

LCD office use only - Revised 1.13.09

Permit Number: EC 2011-0039

Date: 1/4/11

Project Name: Rogowski Residence Applicant Information (Individual making in-person application)

Landowner Name(s): Deanna & Brad Rogowski Applicant Name: John Skewm

Landowner Address: 1009 Drumlin Applicant Address: 1249 William St
Oregon WI Kladron 53703

Landowner Phone: 815.252.2984 Applicant Phone: 609.287.1445

Landowner E-mail: deanna_rogow@yahoo.com Applicant E-mail: jskewm@yahoo.com

Name and company of engineer/consultant who prepared the plans: Genesis Architects

Type of Permit: (check only one)

Erosion Control Only (EC) Stormwater Management Only (SM) Erosion Control & Stormwater Management (ES)

Shoreland Erosion Control Only (SE) Shoreland Erosion Control & Stormwater Management (SS)

Municipality: Town of Rutland Section: _____ Quarter: _____ Parcel #: 0510-0P2-9501-0

Fee Calculation (all projects must include disturbed area and new impervious, even if not subject to fee as noted by brackets)

Total Disturbed Area... [EC,ES,SE,SS].....	<u>90,000</u> ft ² x \$0.005/ft ² = \$ <u>450.00</u>
Total New Impervious... [ES,SM,SS]..... (includes gravel)	<u>9,241</u> ft ² x \$0.010/ft ² = \$ _____
Total Redevelopment Impervious... [ES,SM,SS]..... (includes gravel)	_____ ft ² x \$0.005/ft ² = \$ _____
Base Fee: \$200 - EC or SE meeting criteria in Ch. 11.05(2)(c); \$400 - ES, SM, SE, or SS	Base Fee = \$ <u>200.00</u>
	Total Fee = \$ <u>650.00</u>

Notes:

1. Be sure to clearly indicate the extent (limits) and size (ft²) of all disturbed and impervious areas on your plan
2. All requirements included in this application correspond to the requirements set forth in chapters 11 and/or 14 of the Dane County Code of Ordinances
3. By submitting this application, permittee and landowner permit Dane County staff to enter project property for inspection and/or curative action (s. 14.49(4)c or 11.05(5)(a)3 DC Code of Ordinances)

Applicant Signature: [Signature] Date: 010411

If the person applying (submitting the application in-person, at the counter) is not the landowner, a notarized statement authorizing the applicant to act as the landowner's agent must be attached

Permit Received by: [Signature] Date: 04 JAN 11

Permit Reviewed by: [Signature] Date: 10 AUG 11

This application must be submitted in person M-F, 8 A.M. - 4 P.M.,
with two copies of all permit materials to:
Dane County Land Conservation, 1 Fen Oak Ct, Room 208, Madison, WI

Exhibit D

Erosion Control Application Checklist

LCD office use only

Permit Number: EC 2011-

Date: 1/4/11

Project Name: _____

Please check the appropriate box: I=Included; NA=Not Applicable (if 'NA' is checked, an explanation must be provided)

Plan Requirement	Applicant		Location in Plan - page number	LCD	
	I	NA		I	NA
1. Detailed written description of how the site will be developed (narrative including scope of land disturbing activities and sequence of construction events)	<input checked="" type="checkbox"/>		① Install s. sock w/ stakes ② Found. + rough grading		
2. Plan drawing of site (of known scale and including: property lines, lot dimensions, limits of disturbed area, limits of impervious area, land cover type, natural and artificial water features, 100-yr flood plain, delineated wetland boundaries, location of all proposed erosion control practices)	<input checked="" type="checkbox"/>		See plan		
3. Direction of runoff flow (elevation contour lines or runoff arrows)	<input checked="" type="checkbox"/>		See plan		
4. Watershed size for each drainage area (include all off site run-on and area within the project boundaries)					
5. Provisions to prevent mud-tracking onto public thoroughfares during construction (i.e. tracking pad or existing gravel drive)	<input checked="" type="checkbox"/>		Existing gravel drive		
6. Provisions to prevent the delivery of sediment to stormwater conveyance system (i.e. inlet protection or stone weeper)	<input checked="" type="checkbox"/>		Stone weeper if necessary		
7. Prevent gully and bank erosion and apply minimum standards for sheet and rill erosion: 7.5 tons/acres/year (Universal Soil Loss Equation - USLE worksheets must be completed and attached)	<input checked="" type="checkbox"/>		SEE USLE		
8. Provisions for sequential steps mitigating the erosive effect of land disturbing activities (list of erosion control practices)	<input checked="" type="checkbox"/>		SILT SOCK		
9. Proposed schedule for installation and completion of all elements of the erosion control plan (date(s) must be consistent with USLE and be appropriate for each practice)					
10. Fertilizer and seeding rates (seed, mulch, polymer, fertilizer, etc.)	<input checked="" type="checkbox"/>		Mulch on Paves @ normal rate		
11. Itemized estimated cost of all elements of the erosion control plan including installation and labor (a letter of credit [LOC] is required if estimated cost is greater than \$5000)	<input checked="" type="checkbox"/>		\$ 750		
12. Design discharge for ditches and structural measures (flow calculations)		<input checked="" type="checkbox"/>			
13. Cross sections and profiles of road ditches and channels (existing and proposed)		<input checked="" type="checkbox"/>			
14. Runoff velocities in channels (to ensure channel stability)		<input checked="" type="checkbox"/>	No channels		
15. Culvert sizes (existing and proposed)		<input checked="" type="checkbox"/>	NONE		
16. Proof of stable outlet, capable of carrying the design flow at a non-erosive velocity (having no ditches, swales, culverts, downspouts, or other features that concentrate runoff present and having all runoff leave the site as sheet flow, may be sufficient to satisfy this requirement)	<input checked="" type="checkbox"/>		Sheet flow		
17. Copy of Preliminary Review Letter, permits or approvals by other agencies (e.g. WDNR, Army Corps of Engineers, driveway permit, etc)		<input checked="" type="checkbox"/>			
18. Any other information necessary to reasonably determine the location, nature and condition of any physical or environmental features of the site		<input checked="" type="checkbox"/>			

* Any proposed changes to the erosion control plan must be submitted and approved prior to implementation.

Indicates information must always be included

Exhibit D

I, Deanna Rogowski (landowner) hereby authorize John Sveum (applicant) to act as my agent for the purpose of submitting an erosion control and/or stormwater management application to Dane County Land Conservation for Rogowski Home (project name)

[Signature] 1.5.11
 Signature of Owner Date

Deanna Rogowski
 Name printed

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 1-5-11
 by the above named person. (date)

Signature of Notary [Signature]
 Print or type name Pamela Strandlie

Date commission expires 1-6-13

Seal:

OGOWSKI RESIDENCE
 HWY 138
 OREGON, WISCONSIN

LEGAL DESCRIPTION

PART OF THE E/4 OF THE N/4 OF SECTION 8, T4N R10E, CO. 10W, DIST. OF WASHINGTON, WISCONSIN, BEING THE SOUTHWEST CORNER OF THE S/4 OF SEC. 8, THENCE S81°23'13"W 138.18 FEET TO THE SOUTHWEST CORNER OF THE S/4 OF SEC. 8, THENCE N0°00'00"W 134.47 FEET, THENCE N89°56'47"E 134.47 FEET TO THE WESTERLY CORNER OF THE S/4 OF SEC. 8, THENCE S73°47'18"E 134.47 FEET, THENCE S73°47'18"E 134.47 FEET TO THE POINT OF BEGINNING, CONTAINING 27.1 ACRES.

TOGETHER WITH A NON-ENCLOSURE AGREEMENT AND BOUNDARY AGREEMENT, AS IN AND TO BE REFERRED TO AS FOLLOWS: PART OF THE LOT 1, COR. NO. 11981, DANE COUNTY RESUBDIVISION, BEING THE NORTHEAST CORNER OF THE S/4 OF LOT 1, ON THE SOUTHWEST CORNER OF THE S/4 OF SEC. 8, THENCE N81°23'13"W 138.18 FEET, THENCE S73°47'18"E 134.47 FEET, THENCE S73°47'18"E 134.47 FEET TO THE WESTERLY CORNER OF THE S/4 OF SEC. 8, THENCE N0°00'00"W 134.47 FEET, THENCE S81°23'13"W 138.18 FEET TO THE POINT OF BEGINNING.

NOVEMBER 17, 2009

PROPERTY INFORMATION

LOT 20400
 PARCEL/LOT AREA: 3 ACRES
 LOT AREA: 1.287 ACRES
 PARCEL/LOT WIDTH: 137'
 LOT WIDTH: 137'
 PARCEL/LOT DEPTH: 137'
 PROPOSED FRONT SETBACK: 120.11'
 PARCEL/LOT DEPTH TO TOTAL PLY (S): 137.00' (NET) (39.11' (S))
 PROPOSED SIDE SETBACK: 30'
 PROPOSED REAR SETBACK: 30'
 PROPOSED BUILDING HEIGHT: 1 STORY, 28'
 PROPOSED LOT COVERAGE: 10% (2,919.51 S.F.)

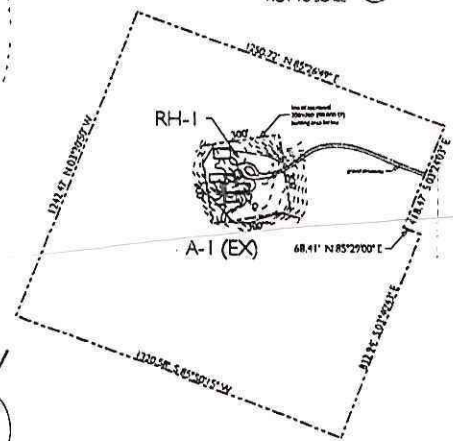
REVIEWED

AUG 17 2011

BY [Signature]

DANE COUNTY
 LAND CONSERVATION

LOCATION MAP
 NOT TO SCALE



ISSUED FOR
 CONSTRUCTION

NO. OF EXISTING PROPOSED BY	NO. OF EXISTING PROPOSED BY
NO. OF EXISTING PROPOSED BY	NO. OF EXISTING PROPOSED BY
NO. OF EXISTING PROPOSED BY	NO. OF EXISTING PROPOSED BY
NO. OF EXISTING PROPOSED BY	NO. OF EXISTING PROPOSED BY

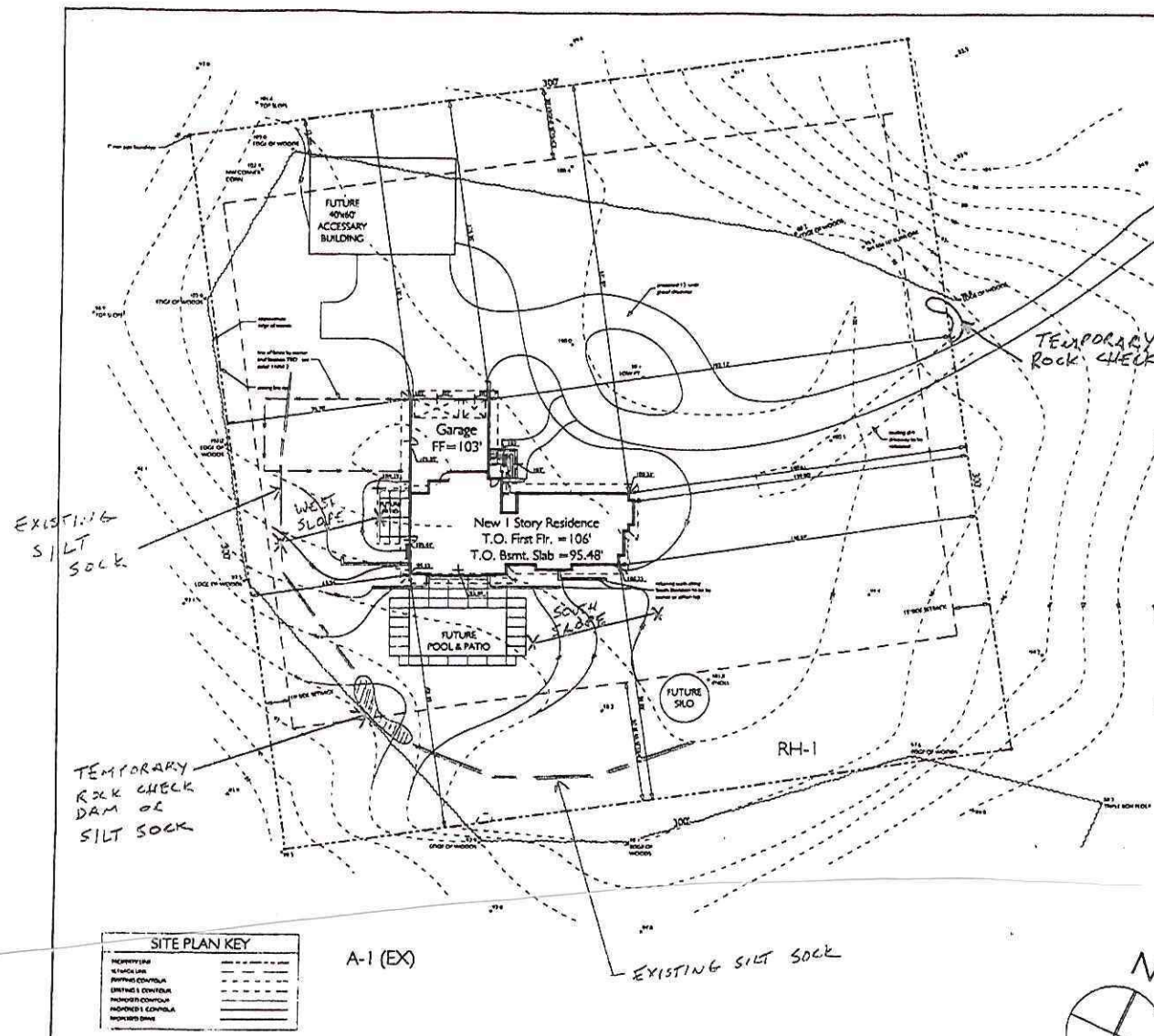
GENESIS ARCHITECTURE, LLC
 4920 WILMINGTON DR. SUITE A
 MADISON, WISCONSIN 53704
 TEL: 262-752-1894
 FAX: 262-752-1895
 www.genesisarchitecture.com
 office@genesisarchitecture.com

12/9/10

A0.1

YB-01-11

Exhibit D

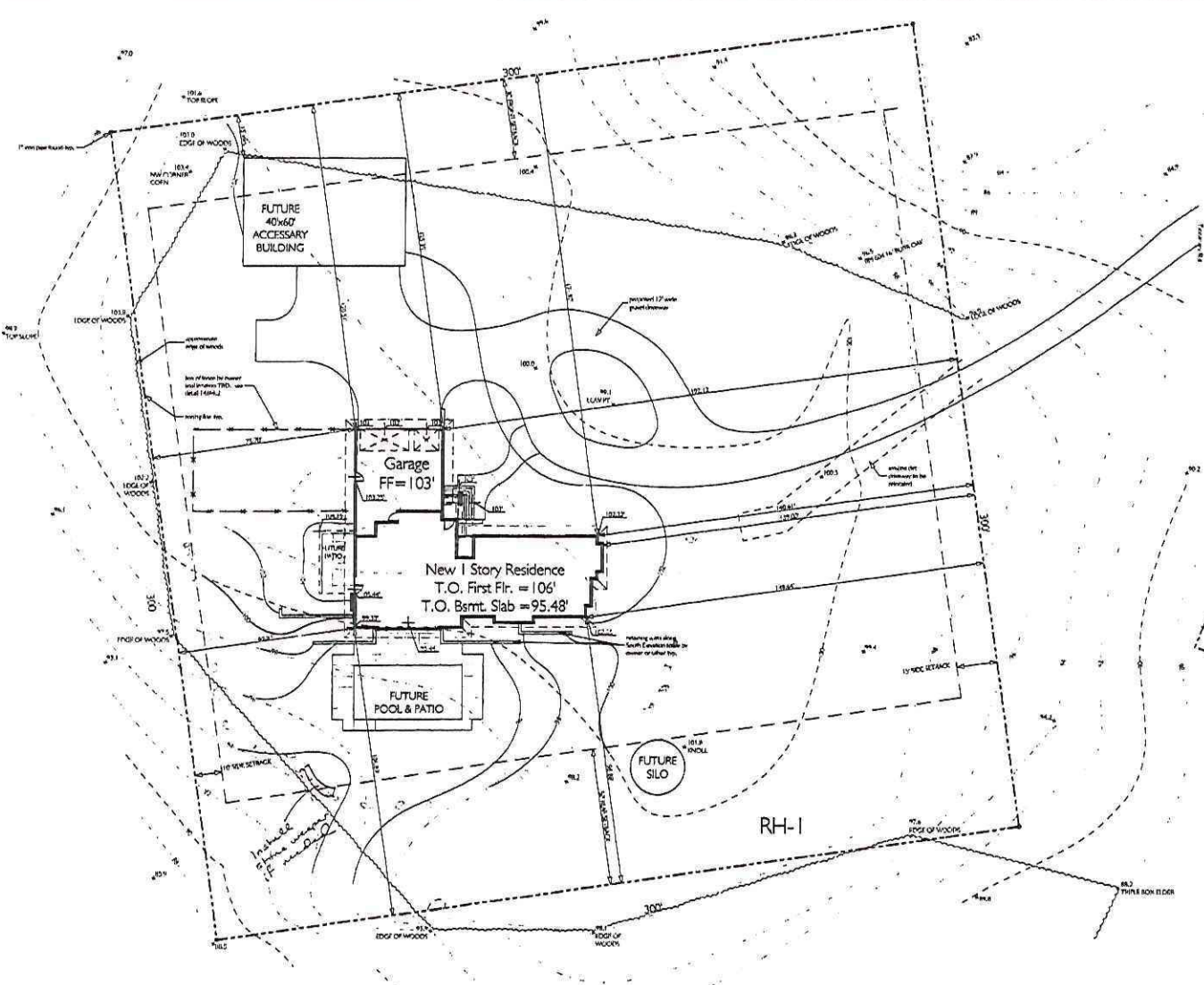


SITE PLAN KEY

PROPERTY LINE	---
SETBACK LINE	---
BOUNDARY CONTROL	---
EXISTING & CONTROL	---
PROPOSED CONTROL	---
PROPOSED CONTROL	---
PROPOSED CONTROL	---

ENLARGED SITE PLAN
 SCALE: 1" = 20'
 A0.1

FULL SITE PLAN
 SCALE: 1" = 200'
 A0.1
 SITE PLAN

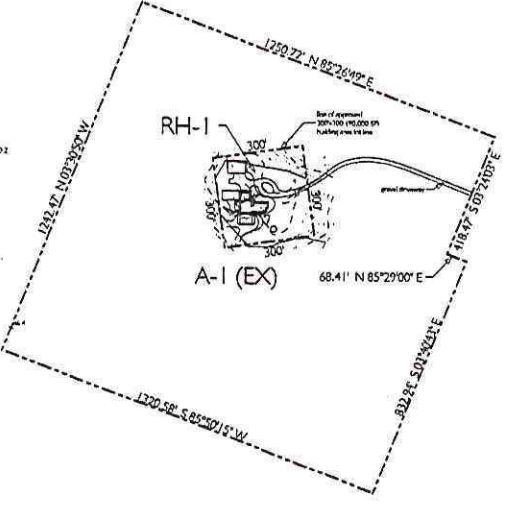


SITE PLAN KEY	
PROPERTY LINE	---
STRAIGHTLINE	---
EXISTING CONTOUR	---o---
EXISTING CONTOUR	---o---
PROPOSED CONTOUR	---o---
PROPOSED CONTOUR	---o---
PROPOSED DRIVE	---

DRIVEWAY	SFR - GAR
1500	3941
600	
1800	
1000	
3500	

A-1 (EX)

ENLARGED SITE PLAN
SCALE: 1" = 20'
A0.1



FULL SITE PLAN
SCALE: 1" = 200'
A0.1

LEGAL DESCRIPTION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, T34N, R10E, TOWNSHIP OF RUTLAND, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SEC. 8, THENCE 88°52'51"SW 1335.58 FEET TO THE SOUTHWEST CORNER OF THE SAID 1/4, THENCE 52°32'51"SW 124.47 FEET, THENCE N85°24'45" E 1230.72 FEET TO THE WESTERLY LINE OF CD# NO 1198, THENCE S 1/4 CORNER 48.84 FEET, THENCE N 85°29'00" E 68.41 FEET, THENCE S 24°45' E 127.61 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1 ACRES TOGETHER WITH A NICHKLEIN EGRESS AND ACCESS EASEMENT, 62' IN WIDTH, DESCRIBED AS FOLLOWS: PART OF THE LOT 1, CD# NO 1198, DANE COUNTY REGISTRY, BEGINNING AT THE NORTHWEST CORNER OF THE SAID LOT 1, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S 1/4, L34, THENCE N 85°29'00" E 103 FEET, THENCE S 24°45' E 127.61 FEET, THENCE N 85°24'45" E 1230.72 FEET, THENCE S 1/4 CORNER 48.84 FEET, THENCE N 85°29'00" E 68.41 FEET, THENCE S 24°45' E 127.61 FEET, THENCE N 85°24'45" E 1230.72 FEET, THENCE N 85°29'00" E 68.41 FEET TO THE POINT OF BEGINNING.

PROPERTY INFORMATION

LOT ZONING	RH-1	RURAL HOMES DISTRICT
MINIMUM LOT AREA	2 ACRES	
MINIMUM LOT WIDTH	71.3055 F., 2.07 ACRES	
LOT WIDTH	152'	
MINIMUM FRONT SETBACK	10'	
PROPOSED FRONT SETBACK	10' (WITH BOTH SIDES TO TOTAL MIN. 25')	
MINIMUM SIDE SETBACK	5' (WEST), 139.11' (EAST)	
PROPOSED SIDE SETBACK	5'	
MINIMUM REAR SETBACK	5'	
PROPOSED REAR SETBACK	5'	
MAXIMUM BUILDING HEIGHT	1 1/2 STORIES OR 36'	
PROPOSED BUILDING HEIGHT	1 STORIES, 28'	
MAXIMUM LOT COVERAGE	30% (3,305 S.F.)	
PROPOSED LOT COVERAGE	7.915 (7,957 S.F.)	

ISSUED FOR CONSTRUCTION

DATE	CONTRACT NUMBER	DESCRIPTION



GENESIS Architecture, LLC
6929 MARINER DR. SUITE A
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

ROGOWSKI RESIDENCE
HWY 138
OREGON, WISCONSIN

Exhibit D

12/6/10

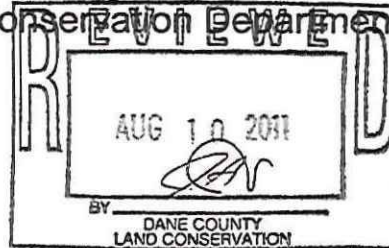
A0.1

SITE PLAN



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Department



Developer: Yahara Builders
 Project: Rogowski Residence - East Slope
 Date: 7/27/2011

Version 2.1

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%RxRxKxLSxC (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
bare ground	6/12/2011	8/20/2011	48.0%	150	DoC2	0.37	2.0%	150	0.23	1.00	6.0	↓ Exhibit D
seeding	8/20/2011	10/20/2011	20.2%	150	DoC2	0.37	2.0%	150	0.23	0.40	1.0	
end	10/20/2011	----	----	----	----	----	----	----	----	----	----	
TOTAL											7.1	NONE

Land Disturbing Activities:

Input bare ground seed and mulch seeding sod end	definition activity which leaves the ground devoid of vegetation application of straw at 1.5 tons/acre with or without seeding temporary or permanent seeding without the use of mulching materials installation of sod end of 60 day cover establishment or permanent stabilization (required input)
---	--

Notes: The area east of the house will be seeded by August 20, 2011.

Designed By:	AFF
Date	7/27/2011
Checked By:	
Date	



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Department



REVIEWED
 AUG 10 2011
 BY _____
 DANE COUNTY
 LAND CONSERVATION

Developer: Yahara Builders
 Project: Rogowski Residence - Driveway
 Date: 7/27/2011

Version 2.1

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%RxRxKxLSxC (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
bare ground	1/15/2011	7/26/2011	59.8%	150	DoC2	0.37	3.0%	40	0.21	1.00	6.8	↓ NONE
seed and mulch	7/26/2011	9/26/2011	30.2%	150	DoC2	0.37	3.0%	40	0.21	0.12	0.4	
end	9/26/2011	----	----	----	----	----	----	----	----	----	----	
TOTAL											7.2	NONE

Exhibit D

Land Disturbing Activities:

Input	definition
bare ground	activity which leaves the ground devoid of vegetation
seed and mulch	application of straw at 1.5 tons/acre with or without seeding
seeding	temporary or permanent seeding without the use of mulching materials
sod	installation of sod
end	end of 60 day cover establishment or permanent stabilization (required input)

Notes: The driveway side slopes have been restored with erosion mat on July 26, 2011.

Designed By:	AFF
Date	7/27/2011
Checked By:	
Date	

Starks, Jess

From: Aaron Falkosky [afalkosky@quamengineering.com]
Sent: Tuesday, July 05, 2011 10:46 AM
To: Starks, Jess
Cc: 'Brad Rogowski'
Subject: RE: Rogowski Residence - Town of Rutland

Jess,
Attached is the revised USLE worksheet for the driveway.

Aaron Falkosky, P.E.
Project Engineer
afalkosky@quamengineering.com

Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
www.quamengineering.com
608.838.7750 and Fax 608.838.7752

From: Starks, Jess [mailto:Starks@countyofdane.com]
Sent: Monday, June 27, 2011 11:25 AM
To: 'Brad Rogowski'
Cc: 'afalkosky@quamengineering.com'
Subject: RE: Rogowski Residence - Town of Rutland

Hi Brad,

Just the areas you reseeded, which I figured to be around the point the driveway turns from the fenceline to the west and onward to the house. If you see bare spots elsewhere on the driveway, you will find that mulching them will help prevent erosion from becoming an issue and allow better grass take now that it is late in the season.

Aaron, would you please send me a new USLE for the driveway reflecting Brad's choice, below?

Thank you,

Jess

Jess Starks

Erosion Control Specialist
Erosion Control & Stormwater Management Program

Dane County Dept. of Land & Water Resources
Land Conservation Division
1 Fen Oak Ct, Rm 208
Madison, WI 53718
(608) 224-3647, starks@co.dane.wi.us

-----Original Message-----

From: Brad Rogowski [mailto:drrogo@yahoo.com]

7/6/2011

Sent: Monday, June 27, 2011 11:13 AM
To: Starks, Jess
Subject: Re: Rogowski Residence - Town of Rutland

Jess,

I will get the area reseeded and mulched this week.

Do I need to mulch just the area I reseed or does the entire driveway area need to be mulched?

Thank you,

Brad Rogowski

From: "Starks, Jess" <Starks@countyofdane.com>
To: 'Brad Rogowski' <drrogo@yahoo.com>
Cc: 'Aaron Falkosky' <afalkosky@quamengineering.com>; "jsveum@yaharabuilders.com" <jsveum@yaharabuilders.com>; 'Ryan Quam' <rquam@quamengineering.com>; "Harder, Joshua" <Harder@countyofdane.com>; "Balousek, Jeremy" <balousek@countyofdane.com>; "Sutter, Pat" <Sutter@countyofdane.com>
Sent: Monday, June 27, 2011 11:00 AM
Subject: RE: Rogowski Residence - Town of Rutland

Brad,

I forgot to mention that using erosion control mat, of WisDOT PAL Type I, Class B (double-net) or better, would up your chances of grass establishment. It would have to be installed correctly using the manufacturer's staple pattern.

Just wanted to offer that as an alternative.

Jess

Jess Starks

Erosion Control Specialist
Erosion Control & Stormwater Management Program
Dane County Dept. of Land & Water Resources
Land Conservation Division
1 Fen Oak Ct, Rm 208
Madison, WI 53718
(608) 224-3647, starks@co.dane.wi.us

-----Original Message-----

From: Starks, Jess
Sent: Monday, June 27, 2011 10:56 AM
To: 'Brad Rogowski'
Cc: 'Aaron Falkosky'; 'jsveum@yaharabuilders.com'; 'Ryan Quam'; Harder, Joshua; Balousek, Jeremy; Sutter, Pat
Subject: RE: Rogowski Residence - Town of Rutland

Hi Brad,

Your original permit for the driveway was set up to be a 6-month time window, which is the maximum time allowed under a simplified checklist Erosion Control Permit, running from October 18, 2010, to April 18, 2011. The permit expired in April 2011, and there was no extension granted because it was already at the 6-month maximum time limit. It is now the end of June and the grass was just seeded for the driveway a couple of weeks ago. The time period in early spring is better for growing grass without surface protection, as there are less intense storms as a general rule, and cool/moist temperatures allow for better grass take. Your permit was set up for grass growing in April and May.

The driveway area is not permitted now, which is a separate item of noncompliance with County standards, so needs to either be stabilized: any bare spots reseeded WITH mulch included to allow for surface protection against more intense storms; or perimeter controls placed downslope of the graded areas until the grass becomes established. I would rather see the bare spots reseeded and straw or hay mulch applied to all slopes up to the cornfield....it is probably much less expensive and far more feasible than installing 500+' of silt sock and then removing it, plus your seed will less likely be washed away. In this time of year, it is always a gamble because of intense thunderstorms being much more common- no matter what you do, you could hit the weather wrong and have to do repairs. Whichever you choose (installing silt sock or seeding and mulching the bare areas associated with the driveway), it will have to be done this week, to remain in compliance with Dane County regulations.

Then you should let Aaron Falkosky know your decision so he may design a USLE for it, and we can include that area in your 2011 EC permit #EC2011-0039.

If you have any other questions please feel free to call me.

Regards,

Jess

Jess Starks

Erosion Control Specialist
Erosion Control & Stormwater Management Program
Dane County Dept. of Land & Water Resources
Land Conservation Division
1 Fen Oak Ct, Rm 208
Madison, WI 53718
(608) 224-3647, starks@co.dane.wi.us

-----Original Message-----

From: Brad Rogowski [<mailto:drrogo@yahoo.com>]
Sent: Monday, June 27, 2011 9:34 AM
To: Starks, Jess
Subject: Re: Rogowski Residence - Town of Rutland

Jess,

I am a little confused. When the original permit was done for the driveway, the erosion control was approved with using bail brakes for the ditch area. There was not a mention of having to use silt socks for the entire length of both sides of the driveway. Could you please clarify this for me?

Thank You,
Brad Rogowski

From: "Starks, Jess" <Starks@countyofdane.com>
To: 'Aaron Falkosky' <afalkosky@quamengineering.com>; "jsveum@yaharabuilders.com" <jsveum@yaharabuilders.com>
Cc: 'Ryan Quam' <rquam@quamengineering.com>; "Harder, Joshua" <Harder@countyofdane.com>; "Balousek, Jeremy" <balousek@countyofdane.com>; "drrogo@yahoo.com" <drrogo@yahoo.com>; "Sutter, Pat" <Sutter@countyofdane.com>
Sent: Monday, June 27, 2011 8:47 AM
Subject: RE: Rogowski Residence - Town of Rutland

Hello Aaron,

Has the silt sock been installed along the disturbed side slopes of the driveway? If not, I cannot accept that USLE. Here is a photo from my inspection on 20 JUN 2011 showing no perimeter control along the driveway. Silt sock would be necessary for the downslope segments of the driveway where it turns west from the fenceline on the east side, to the house site. This would still be a sizeable length. The permit for the driveway expired on April 18, 2011, and it is technically not stabilized (seed by itself does not count if planted in June). I am not going to push the issue of including that area in this permit and paying double fees for it, as long as we can get perimeter control for these areas, and keep moving forward on the rest of the site and get everything stabilized within County standards.

As for the house areas, we can only accept the USLEs if the western downslope areas are protected by perimeter controls, as well.

Please keep in mind the Dane County policy of accepting 12" diameter silt sock only, and not the smaller 9".

John, I will reinspect to check, then approve the permit revision if the driveway and house downslope areas do have perimeter controls and mulch where specified.

Thank you,

Jess

Jess Starks

Erosion Control Specialist
Erosion Control & Stormwater Management Program
Dane County Dept. of Land & Water Resources
Land Conservation Division
1 Fen Oak Ct, Rm 208
Madison, WI 53718
(608) 224-3647, starks@co.dane.wi.us

-----Original Message-----

From: Aaron Falkosky [<mailto:afalkosky@quamengineering.com>]
Sent: Thursday, June 23, 2011 4:07 PM
To: Starks, Jess
Cc: jsveum@yaharabuilders.com; 'Ryan Quam'; Harder, Joshua; Balousek, Jeremy; drrogo@yahoo.com; Sutter, Pat
Subject: RE: Rogowski Residence - Town of Rutland

Jess,

I spoke with John this afternoon. He mailed the check yesterday. Attached are the revised USLE worksheets with more detailed construction schedules for the west & south slopes and driveway area. The west and south slopes were disturbed two weeks ago and will be temporarily mulched prior to the next forecasted rain event. The site will be permanently seeded and mulched on August 20th. If everything is satisfactory,

please provide your approval. If you have any questions or comments, please feel free to contact me.

Aaron Falkosky, P.E.
Project Engineer
afalkosky@quamengineering.com

Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
www.quamengineering.com
608.838.7750 and Fax 608.838.7752

From: Starks, Jess [mailto:Starks@countyofdane.com]
Sent: Monday, June 20, 2011 4:15 PM
To: 'Aaron Falkosky'
Cc: jsveum@yaharabuilders.com; 'Ryan Quam'; Harder, Joshua; Balousek, Jeremy; 'drrogo@yahoo.com'; Sutter, Pat
Subject: RE: Rogowski Residence - Town of Rutland

Aaron,

I went to the site today, and as you know, they were already well underway. We need the 2nd half of the after-the-fact double permit fees to avoid other enforcement for beginning work without a permit.

Please submit the remaining \$650.00 to my attention, payable to Dane County Treasurer, by this Friday, 4:00 p.m., 24 JUN 2011, to avoid stop work orders and citations.

One other item is that the USLEs are not set up correctly, as they have not stabilized any of the house areas, and only seeded the driveway areas- no mulch, which was proposed in your USLEs dated 5/31/11. I don't know how they are going to meet the soil loss standard, especially with the downstream area being planted in corn with zero residue. You may have to get creative, or have it finished immediately. We will need new USLEs for the house areas and the driveway areas from the 1st curve to the residence included in a separate USLE.

Thank you.

Sincerely,

Jess Starks
Erosion Control Specialist
Erosion Control & Stormwater Management Program
Dane County Dept. of Land & Water Resources
Land Conservation Division
1 Fen Oak Ct, Rm 208
Madison, WI 53718
(608) 224-3647, starks@co.dane.wi.us

-----Original Message-----

From: Aaron Falkosky [mailto:afalkosky@quamengineering.com]
Sent: Tuesday, May 31, 2011 8:58 AM
To: Starks, Jess; Balousek, Jeremy

Cc: jsveum@yaharabuilders.com; 'Ryan Quam'; Harder, Joshua
Subject: RE: Rogowski Residence - Town of Rutland

Jess & Jeremy,
Attached are the revised USLE worksheets with seed & mulch instead of sod.

*Aaron Falkosky, P.E.
Project Engineer
afalkosky@quamengineering.com*

*Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
www.quamengineering.com
608.838.7750 and Fax 608.838.7752*

From: Starks, Jess [mailto:Starks@countyofdane.com]
Sent: Friday, May 27, 2011 4:21 PM
To: 'Aaron Falkosky'
Cc: jsveum@yaharabuilders.com ; 'Ryan Quam'; Balousek, Jeremy; Harder, Joshua
Subject: RE: Rogowski Residence - Town of Rutland

Hello Aaron,

I have logged in your application amendment under permit # I left you a phone message regarding the USLEs. I think they might need to be set up differently (sod classification only available during late spring to credit the fast grass take at that time of year). I will be gone on Tuesday so you might have some luck talking to Jeremy about this issue- he is the one who told me about the reason for this in the first place. The application will be in my "deficient" files.

Otherwise I will look at it on Wednesday.

Thanks,

Jess

Jess Starks

**Erosion Control Specialist
Erosion Control & Stormwater Management Program
Dane County Dept. of Land & Water Resources
Land Conservation Division
1 Fen Oak Ct, Rm 208
Madison, WI 53718
(608) 224-3647, starks@co.dane.wi.us**

-----Original Message-----

From: Aaron Falkosky [mailto:afalkosky@quamengineering.com]
Sent: Friday, May 27, 2011 12:43 PM
To: Starks, Jess
Cc: jsveum@yaharabuilders.com ; 'Ryan Quam'
Subject: Rogowski Residence - Town of Rutland

Jess,

Attached are the Site Plan w/ erosion control items and USLE worksheets for the referenced project. Slopes greater than 10% will be temporarily mulched prior to the next forecasted rain event and permanently restored with WDOT Class II, Type B Erosion Mat. If everything is satisfactory, please provide your approval. If you have any questions, please feel free to contact me.

Aaron Falkosky, P.E.
Project Engineer
afalkosky@quamengineering.com

Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
www.quamengineering.com
608.838.7750 and Fax 608.838.7752

Starks, Jess

From: Aaron Falkosky [afalkosky@quamengineering.com]
Sent: Wednesday, July 27, 2011 10:42 AM
To: Starks, Jess
Cc: 'Brad Rogowski'; jsveum@yaharabuilders.com; 'Ryan Quam'
Subject: RE: Rogowski Residence - Town of Rutland EC2010-0310

Jess,

Attached are the revised driveway USLE worksheet and Site Plan w/ Erosion Control items per your comments below. A temporary rock check dam was added to the ditch as requested. I realize you requested a USLE for the area southeast of the house, but I'm not sure how I can provide a seed & mulch date if that area will remain farm field. Please let me know if you still need a USLE for that area.

Otherwise, if everything is satisfactory please provide your approval. If you have any questions or comments, feel free to contact me.

Aaron Falkosky, P.E.
 Project Engineer
afalkosky@quamengineering.com

Quam Engineering, LLC
 4604 Siggelkow Road, Suite A
 McFarland, WI 53558
www.quamengineering.com
 608.838.7750 and Fax 608.838.7752



From: Brad Rogowski [mailto:drrogo@yahoo.com]
Sent: Tuesday, July 26, 2011 7:45 PM
To: Starks, Jess; 'Aaron Falkosky'
Cc: Balousek, Jeremy; Sutter, Pat; Connors, Kevin
Subject: Re: Rogowski Residence - Town of Rutland EC2010-0310

Jess and Aaron,

The erosion mat is in place along the problem areas of the driveway as of today July 26. Pics are included.

Aaron.

We are planning on the area starting at 40 ft east of the house and south of the driveway to remain farm ground. It was not farmed this year due to equipment being parked in that area the day of planting. We do not plan on seeding this area with grass. We will not know when the farmer will till this area because many years he no tills the land and it will be dependent on when the crops are ready for harvesting which can vary by months if the weather is not proper.

Brad Rogowski

From: "Starks, Jess" <Starks@countyofdane.com>
To: 'Brad Rogowski' <drrogo@yahoo.com>; 'Aaron Falkosky' <afalkosky@quamengineering.com>
Cc: "Balousek, Jeremy" <balousek@countyofdane.com>; "Sutter, Pat" <Sutter@countyofdane.com>; "Connors, Kevin" <connors.kevin@countyofdane.com>
Sent: Monday, July 25, 2011 7:57 AM

7/27/2011

Starks, Jess

From: Starks, Jess
Sent: Tuesday, August 02, 2011 9:55 AM
To: 'Brad Rogowski'
Cc: jsveum@yaharabuilders.com; 'Ryan Quam'; Balousek, Jeremy; Sutter, Pat; Connors, Kevin; 'Aaron Falkosky'
Subject: RE: Rogowski Residence - Town of Rutland EC2010-0310

Tracking: Recipient	Read
'Brad Rogowski'	
jsveum@yaharabuilders.com	
'Ryan Quam'	
Balousek, Jeremy	Read: 8/2/2011 10:14 AM
Sutter, Pat	Read: 8/2/2011 9:55 AM
Connors, Kevin	Read: 8/2/2011 11:43 AM
'Aaron Falkosky'	

Good morning Brad,

I inspected your site last Friday and I saw that the work was done. The rock check dams should help, although they are not constructed of clear stone, so they may not function as they are supposed to....this may cause issues for you. Please leave them as they are, but understand that you run a risk of having the wrong material negate the positive effects.

The other remark I have is that whoever sold you that erosion mat really did you a disservice. I have never seen poorer quality erosion mat. It does not meet the WisDOT Product Acceptability List as was directed, (*WisDOT PAL Type I, Class B -double-net- or better*) and the cellulose in the netting will not handle hardly any flow without failing/washing away. We will allow to remain, but again, it does not coincide with your plan and may well have to be replaced.

I will approve your permit revision but there is a distinct possibility that your erosion troubles on the driveway part of the site are not over.

Thanks

Jess Starks

Erosion Control Specialist
 Erosion Control & Stormwater Management Program

Dane County Dept. of Land & Water Resources
 Land Conservation Division
 1 Fen Oak Ct, Rm 208
 Madison, WI 53718
 (608) 224-3647, starks@countyofdane.com

-----Original Message-----

From: Brad Rogowski [mailto:drrogo@yahoo.com]
Sent: Sunday, July 31, 2011 8:06 PM
To: Starks, Jess; 'Aaron Falkosky'
Cc: jsveum@yaharabuilders.com; 'Ryan Quam'; Balousek, Jeremy; Sutter, Pat; Connors, Kevin
Subject: Re: Rogowski Residence - Town of Rutland EC2010-0310

8/2/2011

Jess and Aaron,

Attached are pics of the 3 rock check dams. All three were completed July 29.

Brad

From: "Starks, Jess" <Starks@countyofdane.com>
To: 'Aaron Falkosky' <afalkosky@quamengineering.com>; 'Brad Rogowski' <drrogo@yahoo.com>
Cc: "jsveum@yaharabuilders.com" <jsveum@yaharabuilders.com>; 'Ryan Quam' <rquam@quamengineering.com>; "Balousek, Jeremy" <balousek@countyofdane.com>; "Sutter, Pat" <Sutter@countyofdane.com>; "Connors, Kevin" <connors.kevin@countyofdane.com>
Sent: Wednesday, July 27, 2011 4:21 PM
Subject: RE: Rogowski Residence - Town of Rutland EC2010-0310

Thank you, Aaron and Brad.

Jess

Jess Starks

Erosion Control Specialist
Erosion Control & Stormwater Management Program
Dane County Dept. of Land & Water Resources
Land Conservation Division
1 Fen Oak Ct, Rm 208
Madison, WI 53718
(608) 224-3647, starks@countyofdane.com

-----Original Message-----

From: Aaron Falkosky [<mailto:afalkosky@quamengineering.com>]
Sent: Wednesday, July 27, 2011 4:19 PM
To: Starks, Jess; 'Brad Rogowski'
Cc: jsveum@yaharabuilders.com; 'Ryan Quam'; Balousek, Jeremy; Sutter, Pat; Connors, Kevin
Subject: RE: Rogowski Residence - Town of Rutland EC2010-0310

Jess,

Attached is the USLE worksheet for the area east of the house. This area will be seeded by August 20th. If you have any questions or comments, please feel free to contact me.

Aaron Falkosky, P.E.
Project Engineer
afalkosky@quamengineering.com

Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
www.quamengineering.com
608.838.7750 and Fax 608.838.7752

From: Starks, Jess [<mailto:Starks@countyofdane.com>]
Sent: Wednesday, July 27, 2011 12:19 PM
To: 'Brad Rogowski'; Aaron Falkosky
Cc: jsveum@yaharabuilders.com; 'Ryan Quam'; Balousek, Jeremy; Sutter, Pat; Connors, Kevin
Subject: RE: Rogowski Residence - Town of Rutland EC2010-0310

Brad,



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Department



AUG 18 2011
AS
 BY _____
 DANE COUNTY
 LAND CONSERVATION

Developer: Yahara Builders
 Project: Rogowski Residence - West Slope
 Date: 8/18/2011

Version 2.1

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%R _x R _x K _x LS _x C (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
bare ground	6/12/2011	9/15/2011	60.4%	150	DoC2	0.37	5.0%	35	0.32	1.00	10.6	↓ Exhibit D
seed and mulch	9/15/2011	11/15/2011	10.8%	150	DoC2	0.37	5.0%	35	0.32	0.12	0.2	
end	11/15/2011	---	---	---	---	---	---	---	---	---	---	
TOTAL											10.9	31%

Land Disturbing Activities:

input	definition
bare ground	activity which leaves the ground devoid of vegetation
seed and mulch	application of straw at 1.5 tons/acre with or without seeding
seeding	temporary or permanent seeding without the use of mulching materials
sod	installation of sod
end	end of 60 day cover establishment or permanent stabilization (required input)

Notes: The silt sock will reduce soil loss by 42%, bringing the total soil loss below 7.5 tons/acre/year.

Designed By:	AFF
Date	8/18/2011
Checked By:	
Date	



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Department



REVIEWED
 AUG 18 2011
DAJ
 BY DANE COUNTY
 LAND CONSERVATION

Developer: Yahara Builders
 Project: Rogowski Residence - South Slope
 Date: 8/18/2011

Version 2.1

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%R _x R _x K _x LS _x C (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
bare ground	6/12/2011	8/18/2011	47.0%	150	DoC2	0.37	6.8%	35	0.47	1.00	12.3	↓ <i>Exhibit D</i>
seed and mulch	8/18/2011	9/15/2011	13.4%	150	DoC2	0.37	6.8%	35	0.47	0.12	0.4	
seed and mulch	9/15/2011	11/15/2011	10.8%	150	DoC2	0.37	6.8%	35	0.47	0.12	0.3	
end	11/15/2011	----	----	----	----	----	----	----	----	----	----	
TOTAL											13.0	42%

Land Disturbing Activities:
 Input definition
 bare ground activity which leaves the ground devoid of vegetation
 seed and mulch application of straw at 1.5 tons/acre with or without seeding
 seeding temporary or permanent seeding without the use of mulching materials
 sod installation of sod
 end end of 60 day cover establishment or permanent stabilization (required input)

Notes: Disturbed areas south of the house will be temporarily mulched prior to the next forecasted rain event and permanently restored by September 15, 2011. The silt sock will reduce soil loss by 42%, bringing the total soil loss below 7.5 tons/acre/year.

Designed By:	AFF
Date	8/18/2011
Checked By:	
Date	



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Department



R E V I E W E D
 SEP 20 2011
[Signature]

Developer: Yahara Builders
Project: Rogowski Residence - South Slope
Date: 9/12/2011

Version 2.1

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%R _x R _x K _x LS _x C (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
bare ground	6/12/2011	8/19/2011	47.5%	150	DoC2	0.37	6.5%	35	0.44	1.00	11.7	<div style="display: flex; align-items: center; justify-content: center;"> ↓ </div>
seed and mulch	8/19/2011	10/1/2011	16.9%	150	DoC2	0.37	6.5%	35	0.44	0.12	0.5	
seed and mulch	10/1/2011	5/15/2012	23.1%	150	DoC2	0.37	6.5%	35	0.44	0.12	0.7	
end	5/15/2012	----	----	----	----	----	----	----	----	----	----	
TOTAL											12.9	42%

Exhibit D

Land Disturbing Activities:	input	definition
	bare ground	activity which leaves the ground devoid of vegetation
	seed and mulch	application of straw at 1.5 tons/acre with or without seeding
	seeding	temporary or permanent seeding without the use of mulching materials
	sod	installation of sod
	end	end of 60 day cover establishment or permanent stabilization (required input)

Notes: Disturbed areas south of the house were temporarily mulched on August 19th and will be permanently restored by October 1st.
 The silt sock will reduce soil loss by 42%, bringing the total soil loss below 7.5 tons/acre/year.

Designed By:	AFF
Date	9/12/2011
Checked By:	
Date	



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Department



REVIEWED
SEP 23 2011
BY *[Signature]*
DANE COUNTY
LAND CONSERVATION

Developer: Yahara Builders
Project: Rogowski Residence - East Slope
Date: 9/12/2011

Version 2.1

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%RxRxKxLSxC (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
bare ground	6/12/2011	10/1/2011	64.4%	150	DoC2	0.37	2.0%	150	0.23	1.00	8.1	↓ EN 4.6.7 D
seeding	10/1/2011	5/15/2012	23.1%	150	DoC2	0.37	2.0%	150	0.23	0.40	1.2	
end	5/15/2012	----	----	----	----	----	----	----	----	----	----	
TOTAL											9.3	19%

Land Disturbing Activities:

input	definition
bare ground	activity which leaves the ground devoid of vegetation
seed and mulch	application of straw at 1.5 tons/acre with or without seeding
seeding	temporary or permanent seeding without the use of mulching materials
sod	installation of sod
end	end of 60 day cover establishment or permanent stabilization (required input)

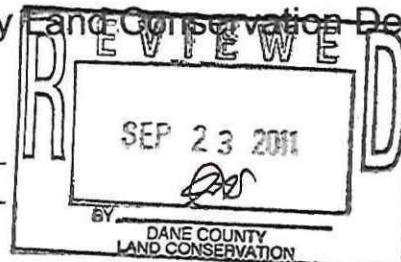
Notes: The area east of the house will be seeded by October 1st.

Designed By:	AFF
Date	9/12/2011
Checked By:	
Date	



Universal Soil Loss Equation for Construction Sites

Dane County Land Conservation Department



Developer: Yahara Builders
 Project: Rogowski Residence - West Slope
 Date: 9/12/2011

Version 2.1

Land Disturbing Activity	Begin Date	End Date	Period % R	Annual R Factor	Soil Map Unit	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A=%RxRxKxLSxC (tons/acre)	Percent Reduction Required
												(7.5 tons/acre)
bare ground	6/12/2011	8/19/2011	47.5%	150	DoC2	0.37	5.0%	35	0.32	1.00	8.4	↓ Exhibit D
seed and mulch	8/19/2011	10/1/2011	16.9%	150	DoC2	0.37	5.0%	35	0.32	0.12	0.4	
seed and mulch	10/1/2011	5/15/2012	23.1%	150	DoC2	0.37	5.0%	35	0.32	0.12	0.5	
end	5/15/2012	---	---	---	---	---	---	---	---	---	---	
TOTAL											9.2	18%

Land Disturbing Activities:

input	definition
bare ground	activity which leaves the ground devoid of vegetation
seed and mulch	application of straw at 1.5 tons/acre with or without seeding
seeding	temporary or permanent seeding without the use of mulching materials
sod	installation of sod
end	end of 60 day cover establishment or permanent stabilization (required input)

Notes: Disturbed areas west of the house were temporarily mulched on August 19th and will be permanently restored by October 1st. The silt sock will reduce soil loss by 42%, bringing the total soil loss below 7.5 tons/acre/year.

Designed By:	AFF
Date	9/12/2011
Checked By:	
Date	




Exhibit D

FILE

Land Conservation Division
Dane County Land & Water Resources Department
Patrick J. Sutter, County Conservationist

DATE: August 10, 2011

TO: Brad Rogowski
Owner

FROM: Jess Starks 
Erosion Control Specialist

RE: Rowgowski Residence & Driveway Extension -Erosion Control Plan,
EC2011-0039

FILE COPY

The submitted erosion control plan meets the needs of the site. The plan includes the following requirements:

1. The site may only be accessed off STH 138 using the existing gravel driveway. In the event material is tracked onto the roadway it will be removed and site access will cease until tracking controls are improved. No other site access may be used.
2. 12" diameter silt sock must be installed prior to grading in the locations shown on the plan, including down slope of all soil stockpiles. The silt fence must be maintained until the site is vegetated and stabilized.
3. Rock check dams will be installed at the locations shown on the plan, constructed of 3" clear stone. Accumulated sediment will be removed when it reaches a depth of one half the height of the dam.
4. The driveway sideslopes that handle concentrated flow must be stabilized with WisDOT PAL-approved Type I, Class B or better erosion mat.
5. The area east of the house will be stabilized with annual rye or wheat to gain full vegetative cover before being tilled for agricultural purposes when crops are planted in the adjacent field.
6. Grading must be confined to the areas shown on the plan. No material storage, vehicle traffic or grading may occur outside the limits of disturbance identified on the erosion control plan.
7. The plan includes a construction schedule as follows:

Grading and construction began on January 15, 2011.

Exhibit D

Driveway sideslope areas identified on the plan will be erosion matted as described in the plan by July 26, 2011.

The area east of the house will be temporary seeded with annual cover crop by August 20, 2011.

All remaining disturbed areas on the site must be permanently seeded and mulched by August 20, 2011.

The construction site must follow the plan according to the schedule approved by Dane County Land Conservation. **This permit will expire on the stabilization date included in the plan (August 20, 2011) and may be amended prior to permit expiration only.** This review is for the erosion control requirements of Chapter 14, Dane County Code of Ordinances only and other approvals may be necessary. A permit card from the Land Conservation must be posted on the site prior to disturbing ground.

Cc: Aaron Falkosky, P.E., Quam Engineering (by email)
Ryan Quam, P.E., Quam Engineering (e-mail)




EXhibit D

Land Conservation Division
Dane County Land & Water Resources Department

Patrick J. Sutter, County Conservationist

DATE: August 18, 2011

TO: Brad Rogowski
Owner

FROM: Jess Starks 
Erosion Control Specialist

RE: **Rogowski Residence & Driveway Extension**
Erosion Control Plan, EC2011-0039
1st Revision

The submitted erosion control plan meets the needs of the site. The plan includes the following requirements:

1. The site may only be accessed off STH 138 using the existing gravel driveway. In the event material is tracked onto the roadway it will be removed and site access will cease until tracking controls are improved. No other site access may be used.
2. 12" diameter silt sock must be installed prior to grading in the locations shown on the plan, including down slope of all soil stockpiles. The silt fence must be maintained until the site is vegetated and stabilized.
3. Rock check dams will be installed at the locations shown on the plan, constructed of 3" clear stone. Accumulated sediment will be removed when it reaches a depth of one half the height of the dam.
4. The driveway sideslopes that handle concentrated flow must be stabilized with WisDOT PAL-approved Type I, Class B or better erosion mat.
5. The area east of the house will be stabilized with annual rye or wheat to gain full vegetative cover before being tilled for agricultural purposes when crops are planted in the adjacent field.
6. Grading must be confined to the areas shown on the plan. No material storage, vehicle traffic or grading may occur outside the limits of disturbance identified on the erosion control plan.
7. The plan includes a construction schedule as follows:



Exhibit D

Land Conservation Division
Dane County Land & Water Resources Department

Patrick J. Sutter, County Conservationist

DATE: September 23, 2011

TO: Brad Rogowski
Owner

FROM: Jess Starks *JAS*
Erosion Control Specialist

RE: **Rogowski Residence & Driveway Extension**
Erosion Control Plan, EC2011-0039
2nd Revision

The **revised** erosion control plan meets the needs of the site. The plan includes the following requirements:

1. The site may only be accessed off STH 138 using the existing gravel driveway. In the event material is tracked onto the roadway it will be removed and site access will cease until tracking controls are improved. No other site access may be used.
2. 12" diameter silt sock must be installed prior to grading in the locations shown on the plan, including down slope of all soil stockpiles. The silt fence must be maintained until the site is vegetated and stabilized.
3. Rock check dams will be installed at the locations shown on the plan, constructed of 3" clear stone. Accumulated sediment will be removed when it reaches a depth of one half the height of the dam.
4. The driveway sideslopes that handle concentrated flow must be stabilized with WisDOT PAL-approved Type I, Class B or better erosion mat.
5. The area east of the house will be stabilized with annual rye or wheat to gain full vegetative cover before being tilled for agricultural purposes when crops are planted in the adjacent field.
6. Grading must be confined to the areas shown on the plan. No material storage, vehicle traffic or grading may occur outside the limits of disturbance identified on the erosion control plan.
7. The plan includes a construction schedule as follows:

Exhibit D

Grading and construction began on January 15, 2011.

Driveway sideslope areas identified on the plan will be erosion matted as described in the plan by July 26, 2011.

All remaining bare soil areas will be permanently restored by October 1, 2011.

The construction site must follow the plan according to the schedule approved by Dane County Land Conservation. **This permit will expire on the stabilization date included in the plan (October 1, 2011) and may be amended prior to permit expiration only.** This review is for the erosion control requirements of Chapter 14, Dane County Code of Ordinances only and other approvals may be necessary. A permit card from the Land Conservation must be posted on the site prior to disturbing ground.

Cc: Aaron Falkosky, P.E., Quam Engineering (via email)
Ryan Quam, P.E., Quam Engineering (via email)
John Sveum, Yahara Builders (via email)

Exhibit D

07 JAN 11: Left message for John Sveum that need a plan with aerial of location in relation to rest of 40-acre parcel (impossible to determine). Need watershed delineated. Also need notarized statement.

12 JAN 11: Notarized statement received.

14 JAN 11: Message from John Sveum wondering what is needed.

18 JAN 11: Left message for J.S. explaining need for delineated watershed.

09 MAR 11: Left message for J.S. again asking what to do with permit- hold for additional materials? Send back?

24 MAY 11: Left msg. for Brad Rogowski to call me re: permit

29 MAY 11: Sent email to owner re: 2 permits.

25 MAY 11: Spoke to Aaron F. @ Quam re: what is needed

① Delineate watershed (s)

② New USEs

③ Stable outlet

EXhibit D

Starks, Jess

From: Starks, Jess
Sent: Tuesday, May 24, 2011 2:00 PM
To: 'drrogo@yahoo.com'; 'jsveum@yaharabuilders.com'
Cc: Balousek, Jeremy
Subject: Erosion Control Permits

Hello Brad and John,

I left a message for Brad and I think it cut me off. I have a couple of things I would like to discuss:

1. Was the driveway ever built per the Erosion Control Permit #EC2010-0310?
2. What would you like me to do with the permit application submitted by John Sveum on 01 JAN 2011, which is being held in abeyance pending the missing items from Yahara Builders, for disturbance over an acre relating to home construction and driveway extension? I left 5 messages and the permit is still waiting for all requirements to be met. After a reasonable amount of time, deficient permit applications are returned to the applicant and marked "denied", and fees are forfeited. Please let me know in writing of your intentions, and if it is to obtain the erosion control permit, supply the missing items by June 1st.

Thank you. Please call if you have questions.

Jess

Jess Starks
Erosion Control Specialist
Erosion Control & Stormwater Management Program

Dane County Dept. of Land & Water Resources
Land Conservation Division
1 Fen Oak Ct, Rm 208
Madison, WI 53718
(608) 224-3647, starks@co.dane.wi.us

Exhibit F

DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 4633964

02/10/2010 11:40 AM

Exempt #:

Rec. Fee: 23.00 Pages: 7

DECLARATION OF EASEMENTS

This Declaration made this 10th day of FEBRUARY, 2010, by Stokstad Brothers L.L.C., a Wisconsin limited liability company (hereinafter referred to as "Declarant").

RECITALS:

A. Declarant holds title to three adjoining parcels of real estate, each situated in Section 8 of the Town of Rutland, Dane County, Wisconsin, which parcels (hereinafter collectively referred to as the "Parcels" and individually referred to as a Parcel, and each individual Parcel specifically referred to by its label as "Parcel A", "Parcel B" and "Parcel C") are more particularly described on Exhibit A attached hereto. The Parcels have the relative locations and configurations appearing on the map attached hereto as Exhibit B.

B. Each of the Parcels is presently unimproved. Parcel B and Parcel C are each suitable for future development for single family residential use.

C. Declarant wishes to provide for the establishment of joint driveway easements and a utility line easement serving the Parcels, and to establish the rights and duties with respect to use and maintenance of such easements, all in the manner and form following.

GRANT, DECLARATION AND ESTABLISHMENT OF EASEMENTS

THEREFORE, the undersigned does hereby grant, declare and establish the following easement rights and restrictions:

Article I

Driveway Easement Serving Parcel B and Parcel C

1. Declarant does hereby grant, declare, provide for and establish an easement and right of way (hereinafter referred to as the "Joint Driveway Easement") over and across a portion of Parcel C (hereinafter referred to as the "Joint Driveway Easement Area") more particularly described as follows:

Part of Lot 1, Certified Survey Map No. 11985, Dane County Registry, described as follows: Beginning at the Northwest corner of said Lot 1, on the Southerly right-of-way line of STH 138; thence N84°37'38"E 66.03 feet; thence S3°32'34"E 294.20

Return to: Atty William L. Fahey PO Box 1507 Madison, WI 53701

See attached Exhibit A

Parcel Identification Number

#19

c/8

7/23

Exhibit F

feet; thence N85°34'26"E 187.63 feet; thence S3°24'03"E 950.49 feet; thence S3°40'43"E 494.98 feet; thence S85°29'W 68.41 feet; thence N3°24'03"W 1379.61 feet; thence S85°34'26"W 187.47 feet; thence N3°32'34"W 359.11 feet to the point of beginning.

The Joint Driveway Easement established hereunder shall be for the purpose of providing ingress and egress, including vehicular traffic, from and between State Highway 138 and Parcels B and C, respectively. Declarant intends that a driveway (the "Joint Driveway") shall be installed and maintained within the Joint Driveway Easement Area, for the joint and mutual use and benefit of the owners of Parcel B and Parcel C and their tenants, and all contractors, invitees, licensees, guests and permittees of said owners and tenants. The Joint Driveway Easement is non-exclusive, and as to the North 359.11 feet thereof shall exist co-extensively with the Parcel A Driveway Easement established at Article II of this Declaration.

2. The Joint Driveway Easement Area shall not be used for any purpose inconsistent with the purposes expressed in this Declaration. Neither owner of Parcel B or Parcel C shall permit the Joint Driveway Easement Area to be obstructed by parked vehicles, the placement of dirt or snow thereon, or otherwise. Neither owner of Parcel B or Parcel C may permit a tenant, contractor, invitee, licensee, guest and permittee to make any improper use of the Joint Driveway Easement Area. It is intended that the Joint Driveway Easement Area shall at all times be open for driveway purposes serving both Parcel B and Parcel C (and, as to the North 359.11 feet thereof, Parcel A in accordance with the terms of Article II of this Declaration.)

3. The owners of Parcel B and Parcel C shall be responsible for the improvement, repair, maintenance and removal of snow from the Joint Driveway as follows:

a. The Joint Driveway Easement Area shall not be improved until the first completion of the construction of a new residence on either Parcel B or Parcel C. Promptly following completion of the first such building project, that portion of the Joint Driveway extending between State Highway 138 and a point lying 20 feet South of the extended North boundary line of Parcel B (the "Northern Driveway Segment") shall be improved by the laying of a $\frac{3}{4}$ th inch gravel surface with depth of between 4 and 5 inches. The cost of installation of such gravel overlay shall be shared equally by the owner of Parcel B and the owner of Parcel C.

b. Following installation of the aforementioned gravel overlay, the portion of the Joint Driveway within the Northern Driveway Segment shall thereafter be repaired and maintained, and snow shall be removed therefrom, at such times and in such manner as may be mutually agreed upon by the owners of Parcel B and Parcel C, and at their shared and equal expense.

c. Except as provided at paragraph a above, and as otherwise provided in this Declaration with respect to the Parcel A Driveway Easement and the Utility Line Easement, no part of the Joint Driveway Easement Area shall be improved except with the prior written consent of the owners of both Parcel B and Parcel C.

d. Notwithstanding the foregoing, if any damage is done to any portion of the Joint Driveway Easement Area by reason of the act or failure to act of either owner of Parcel A or

Exhibit F

Parcel B, or such owner's tenant, contractor, invitee, licensee, guests, or permittee, such damage shall be repaired at the expense of such owner.

Article II

Limited Driveway Easement Serving Parcel A

1. Declarant does hereby grant, declare, provide and establish an easement and right of way (hereinafter referred to as the "Parcel A Driveway Easement") over and across the North 359.11 feet of the Joint Driveway Easement Area (the "Parcel A Driveway Easement Area").

2. The Parcel A Driveway Easement shall be for the purposes of ingress and egress of the trucks, tractors, and other farming and commercial equipment and vehicles from and between State Highway 138 and Parcel A. It is intended that access to Parcel A shall be afforded over that portion of the Joint Driveway situated within the Parcel A Driveway Easement Area. This easement and right of way shall extend for the benefit of the owner of Parcel A and such owner's tenants, and all contractors, invitees, licensees, guests and permittees of said owner and tenants.

3. The Parcel A Driveway Easement shall not be used for any purpose inconsistent with the purposes specified in this Declaration. The owner of Parcel A shall not permit the Parcel A Driveway Easement Area to be obstructed by parked vehicles, the placement of dirt or snow thereon, or otherwise. The owner of Parcel A shall not permit a tenant, contractor, invitee, licensee, guests or permittee to make any improper use of the Parcel A Driveway Easement Area. It is intended that the Parcel A Driveway Easement Area shall at all times be open for driveway purposes for the benefit of Parcel A, Parcel B and Parcel C.

4. The owner of Parcel A shall have no responsibility to contribute toward the cost of maintenance, repair or snow removal from the Joint Driveway extending through the Parcel A Driveway Easement Area. Notwithstanding the foregoing, however:

a. The owner of Parcel A may fortify, widen or upgrade the driveway surface of the portion of the Joint Driveway extending through the Parcel A Easement Area for the purpose of increasing the load-bearing capacity of the driveway surface to withstand the size, weight and types of vehicles entering Parcel A over the Parcel A Driveway Easement Area. All costs of such changes to the Joint Driveway within the Parcel A Driveway Easement Area shall be paid by the owner of Parcel A.

b. If any damage is done to any portion of the Parcel A Driveway Easement Area by reason of the act or failure to act of the owner of Parcel A, or such owner's tenants, contractors, invitees, licensees, guests or permittees, such damage shall be repaired at the expense of the owner of Parcel A.

Article III

Utility Line Easement

1. Declarant does hereby grant, declare, provide and establish an easement (the "Utility Line Easement") over, across and through the Northern Driveway Segment of the Joint Driveway

Easement Area. This Utility Line Easement shall be for the purposes of installation, repair, replacement and maintenance of an underground line of utility (electrical and telephone) wires terminating at a junction box (the "Utility Lines") serving both Parcel B and Parcel C. The Utility Lines shall be placed on a pathway (the "Utility Line Route") situated within the Joint Driveway Easement Area and alongside the Joint Driveway, and shall extend from State Highway 138 to the South line of the Northern Driveway Segment. The junction box shall be located at the South end of the Northern Driveway Segment.

2. In conjunction with the first construction of a residence upon either Parcel B or Parcel C, the Utility Lines shall be installed and extended along the Utility Line Route. All costs of installation of such Utility Lines shall be shared equally by the owners of Parcel B and Parcel C.

3. The owners of Parcel B and Parcel C shall have the equal right to connect any building or buildings constructed on either such Parcel to the Utility Lines. Such connection shall be made to the Utility Lines at the junction box situated at the South end of the Utility Line Route, provided all costs of any and each such connection shall be the sole responsibility of the owner of Parcel being served thereby. Until such time as both Parcel B and Parcel C have been connected to the Utility Lines, the owner of the first Parcel to be connected to the Utility Lines shall have the right and exclusive responsibility to repair, replace and maintain the Utility Lines, and shall pay any expense related thereto. From and after such time as both Parcel B and Parcel C have been connected to the Utility Lines, the responsibility for repair, replacement and maintenance of the Utility Lines shall be allocated as follows:

a. All costs of repair, replacement and maintenance of the Utility Lines within the Utility Line Route shall be shared equally by the owners of Parcel B and Parcel C, and so much of the surface or subsurface of the Joint Driveway Easement Area as may be disturbed as a consequence of such work shall be restored to substantially the same condition as existed immediately prior to the disturbance at the equal expense of the owners of Parcel B and Parcel C. The performance of any such work shall be done at such times and in such manner as may be mutually agreed upon by the owners of Parcel B and Parcel C.

b. Notwithstanding the foregoing, in the event and to the extent that any incident of repair, replacement and/or maintenance of utility service within the Joint Driveway Easement Area is performed for the exclusive benefit of Parcel B or Parcel C, then the owner of such Parcel benefiting from such work shall pay all costs incurred in connection therewith, and so much of the surface or subsurface of the Joint Driveway Easement Area as may be disturbed as a consequence of such work shall be restored to substantially the same condition as existed immediately prior to the disturbance at the expense of such owner.

Article IV
Miscellaneous

1. The easements created hereunder for the benefit of Parcel A, Parcel B and Parcel C shall be appurtenant to each such Parcel, and this Declaration shall be binding upon and accrue to the benefit of the owners of Parcel A, Parcel B and Parcel C and their successors in interest. The easements established hereunder shall run with the land.

2. The easements created herein are intended to be perpetual, and shall be and remain in effect until amended or terminated by unanimous agreement of the owners of Parcel A, Parcel B and Parcel C.

3. To the extent that the owner of any Parcel shall have the right or duty to perform any work within the Joint Driveway Easement Area under the terms of this Declaration, such owner and the owner's contractors, representatives, and agents shall have the right to enter the Joint Driveway Easement Area to perform such work.

4. If the owner of any Parcel fails to perform or otherwise violates any of the terms, restrictions, easements or conditions of this Declaration then, upon ten (10) days' written notice to the defaulting owner, the owners of the other Parcels, or either of them, may immediately cure such default and recover all costs thereof, including reasonable attorney's fees, from the defaulting owner. In addition to the right to cure and the right to recover costs and damages, the owner of any Parcel may, in the event of any violation or threatened violation of the terms, easements or conditions of this Declaration, enjoin such violation or threatened violation by order or judgment of a court of competent jurisdiction. The party or parties seeking the injunction, if successful, shall also recover reasonable costs and attorneys fees for bringing such action.

This Declaration executed by the Declarant on the day and year first above-written.

STOKSTAD BROTHERS L.L.C.

By: Harley J. Stokstad
Harley Stokstad

By: Olaf Stokstad
Olaf Stokstad

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 8 day of ~~FEBRUARY~~ 2010, the above-named Harley Stokstad and Olaf Stokstad, to me known to be all of the members of Stokstad Brothers L.L.C. and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Brenda L. Cuta
Notary Public, Dane County, Wisconsin.
My commission: 11-03-2013

This instrument drafted by Attorney William L. Fahey.

Exhibit F

**EXHIBIT A
TO
DECLARATION OF EASEMENTS**

Legal Descriptions for Parcel A, Parcel B and Parcel C

"Parcel A":

The East ½ of the Northwest ¼ of Section 8, Township 5 North, Range 10 East (Town of Rutland), Dane County, Wisconsin. Subject to existing public highway.

EXCEPT: Lot 1 of Certified Survey Map No. 1973 recorded in Volume 8 of Certified Survey Maps of Dane County on page 113, Dane County Registry.

FURTHER EXCEPT: Land described in quit claim deed recorded July 12, 2000 with Document No. 3229321, Dane County Registry.

FURTHER EXCEPT: Lot 1 of Certified Survey Map No. 11985 recorded in Volume 73 of Certified Survey Maps of Dane County on pages 333-334, as Document No. 4253917, Dane County Registry.

FURTHER EXCEPT: Part of the East ½ of the Northwest ¼ of Section 8, Town 5 North, Range 10 E, Town of Rutland, Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of the Northwest ¼ of Sec. 8; thence S85°50'15"W 1320.58 feet to the Southwest corner of the said East ½, Northwest ¼; thence N3°30'50"W 1242.47 feet; thence N85°26'49"E 1250.72 feet to the Westerly line of CSM No. 11985; thence S3°24'03"E 418.47 feet; thence N85°29'E 68.41 feet; thence S3°40'43"E 832.94 feet to the point of beginning.

PIN: 052/0510-082-8051-0; 052/0510-082-9501-0p

"Parcel B":

Part of the East ½ of the Northwest ¼ of Section 8, Town 5 North, Range 10 E, Town of Rutland, Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of the Northwest ¼ of Sec. 8; thence S85°50'15"W 1320.58 feet to the Southwest corner of the said East ½, Northwest ¼; thence N3°30'50"W 1242.47 feet; thence N85°26'49"E 1250.72 feet to the Westerly line of CSM No. 11985; thence S3°24'03"E 418.47 feet; thence N85°29'E 68.41 feet; thence S3°40'43"E 832.94 feet to the point of beginning. Contains 37.1 acres.

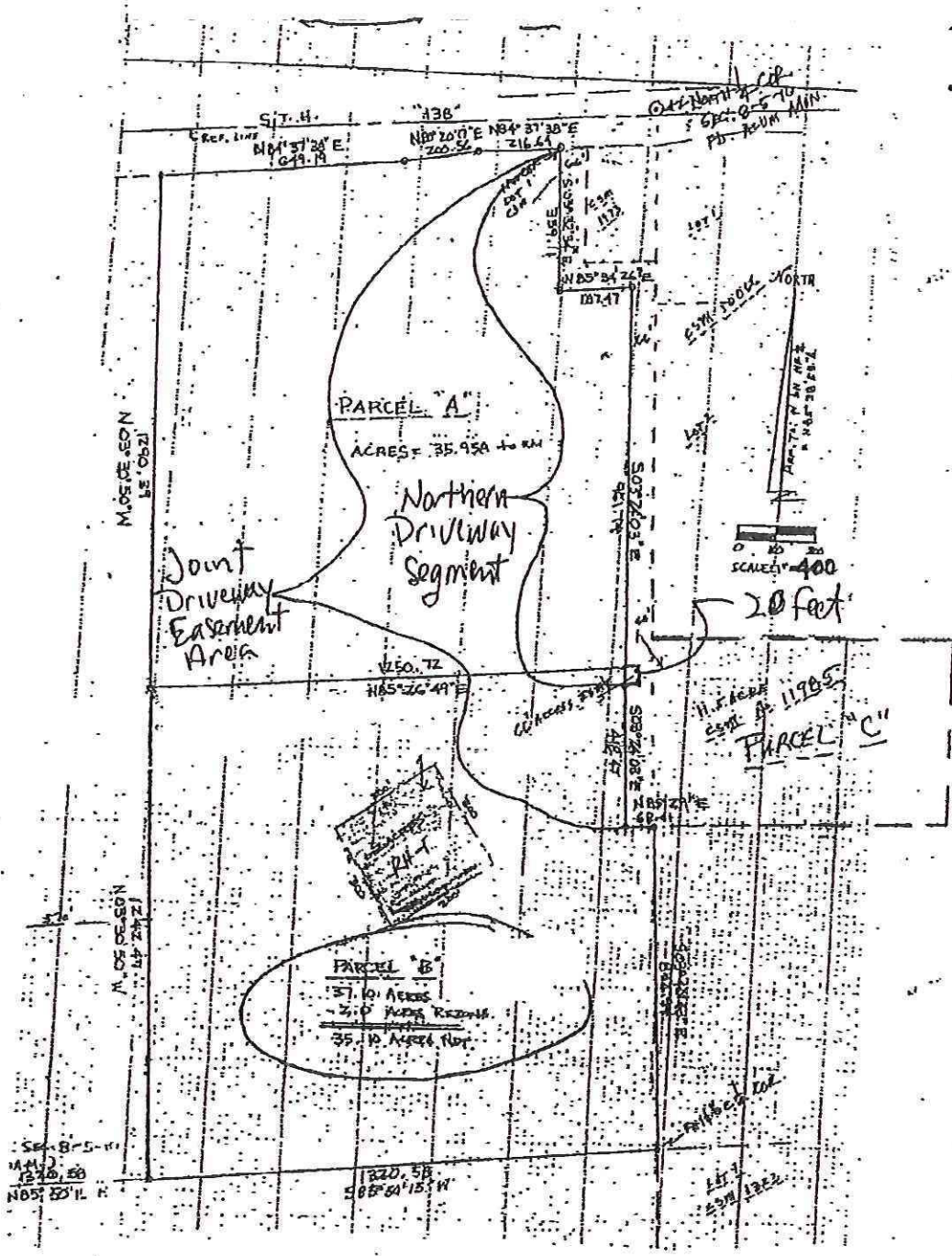
PIN: 052/0510-082-9501-0p

"Parcel C":

Lot 1 of Certified Survey Map No. 11985 recorded in Volume 73 of Certified Survey Maps of Dane County on pages 333-334, as Document No. 4253917, Dane County Registry.

PIN: 052/0510-081-9100-0

EXHIBIT B
TO
DECLARATION OF EASEMENTS



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

Signed by grantor(s) or grantor(s) agent: _____ Date (use black Ink) _____

Name of grantor(s) or grantor(s) agent printed: (use black Ink) _____

Town of Rutland

June 4, 2015

Roger Lane, Zoning Administrator
Dane County Planning and Development
City-County Building, Room 116
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703-3342

Re: Daniel and Jill Sears Request for a Variance

Dear Roger,

At their June 2015 meetings, the Planning Commission and Town Board for the Town of Rutland reviewed the information submitted by Daniel and Jill Sears pertaining to their request for a variance to waive requirements for the existing driveway leading to the lot they recently purchased to build a new home on.

The Planning Commission and Town Board both approved unanimously (6-0 and 4-0) to support the granting of the requested variance. The requirement to install a stormwater pipe along the driveway that has been in existence for a number of years seems to be unnecessary and would create a hardship for the Sears'.

We respectfully request that this letter of support of the granting of the requested variance be forwarded to the Board of Adjustment.

If there are questions or additional information that the Town of Rutland could furnish to you, please contact myself or Chair Jeanette Walker.

Thank you.

For the Rutland Town Board,



Dawn George, Clerk