

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
07/24/2023	DCPCUP-2023-02605
<b>Public Hearing Date</b>	
09/26/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME KRISTINE LEON	Phone with Area Code (920) 810-0050	AGENT NAME KYLE BLOOM	Phone with Area Code (262) 370-3244
BILLING ADDRESS (Number, Street) 213 YARROW HILL DR		ADDRESS (Number, Street) 1609 LANDMARK DR SUITE 104	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS kstary88@gmail.com		E-MAIL ADDRESS kyle.broom@greywp.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
East of 3475 N Star Rd.		
TOWNSHIP COTTAGE GROVE	SECTION 27	TOWNSHIP
		SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0711-273-0022-0	---	---

CUP DESCRIPTION
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VEHICLE REPAIR OR MAINTENANCE OPERATION

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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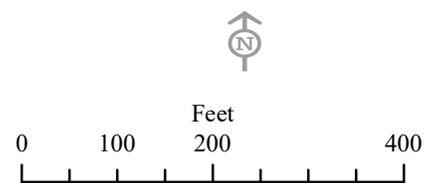
10.272(3)	1.07
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<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  _____  <b>PRINT NAME:</b>  _____  <b>DATE:</b>  _____
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# CUP 2605

-  Floodway Areas in Zone AE
-  Floodplain





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

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

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Agent Name:
Address (Number & Street):	Address (Number & Street):
Address (City, State, Zip):	Address (City, State, Zip):
Email Address:	Email Address:
Phone#:	Phone#:

### SITE INFORMATION

Township:	Parcel Number(s):	
Section:	Property Address or Location:	
Existing Zoning:	Proposed Zoning:	CUP Code Section(s):

### DESCRIPTION OF PROPOSED CONDITIONAL USE

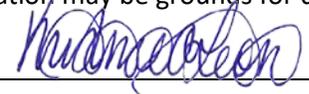
<b>Type of conditional use permit</b> (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	

### GENERAL APPLICATION REQUIREMENTS

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

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

Owner/Agent Signature: 

Date: \_\_\_\_\_

## STANDARDS FOR CONDITIONAL USE PERMITS

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

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

- |   |
|---|
| 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.  |
| 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.   |
| 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.  |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.   |
| 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.  |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located.   |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans.  |
| 8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. <ul style="list-style-type: none"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:</li><br/><li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:</li><br/><li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:</li><br/><li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:</li><br/><li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:</li></ul> |

**WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN**

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

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
List the proposed days and hours of operation.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under <a href="#">Chapter 11</a> of <a href="#">Chapter 14</a> , Dane County Code.
List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. <a href="#">10.800</a> .
Briefly describe the current use(s) of the property on which the conditional use is proposed.
Briefly describe the current uses of surrounding properties in the neighborhood.

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

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

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

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

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

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

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

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

### **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

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

The proposed business will be an automotive shop that specializes in the repair and sale of European cars (e.g., Audi, Volkswagen, BMW). There will be no salvage or body work done at this business.

### **Building A (Phase I)**

Building A will be the main office and shop. The total area of Building A will be 5,000 ft<sup>2</sup> (50'x100'). The building will be a wood frame with pre-painted steel panels used for roofing and siding constructed by Cleary Building Corp. The southwest side of the building will have an office/reception area that is 600 ft<sup>2</sup>. Within the office/reception area, there will be a 10'x10' office for meeting with clients and doing any necessary paperwork. There will also be a 10x10' restroom. The remaining 400 ft<sup>2</sup> will be a reception/waiting area.

The shop will have one roll up door on the west side of the building and one roll up door on the east side of the building for cars to enter and exit. There will be a 10'x10' employee restroom with a shower along the south wall. The shop will have 3 auto bays with lifts. There will be a 12'x15' storage room in the southeast corner of the shop. There will be a floor drain.

There will be parking spaces facing N Star Rd to display current vehicles for sale. There will be a 24' entrance on N Star Rd.

On the east side of the property will be a 12'x20' chain link fence where the dumpsters will be stored.

The septic area is located at the northeast side of the lot.

The initial phase of the business will have one mechanic and 1-2 licensed salespeople. As this is a specialized automotive business, the inspection and repair will be scheduled via phone or through the website. Automotive sales will also be promoted and listed through the business website. Hours will initially be by appointment only.

The parking lot, vehicle display area, driveway, and lanes around Building A will be asphalt.

### **Building B (Phase II)**

Phase II will include construction of a second building, Building B. The main purpose of Building B will be to offer winter storage options for vehicles. The building will be 3,750 ft<sup>2</sup>. Vehicles stored for winter will be parked in the building for the winter and the storage price will be by foot. The vehicle storage building will be heated.

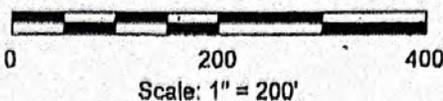


**BIRRENKOTT SURVEYING**

P.O. Box 237  
 1677 N. Bristol Street  
 Sun Prairie, WI 53590  
 Phone (608) 837-7463

# CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Southwest 1/4, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin



**Legend:**

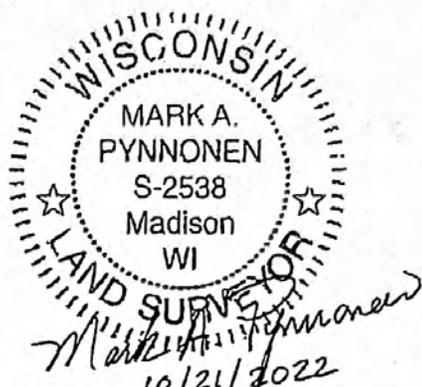
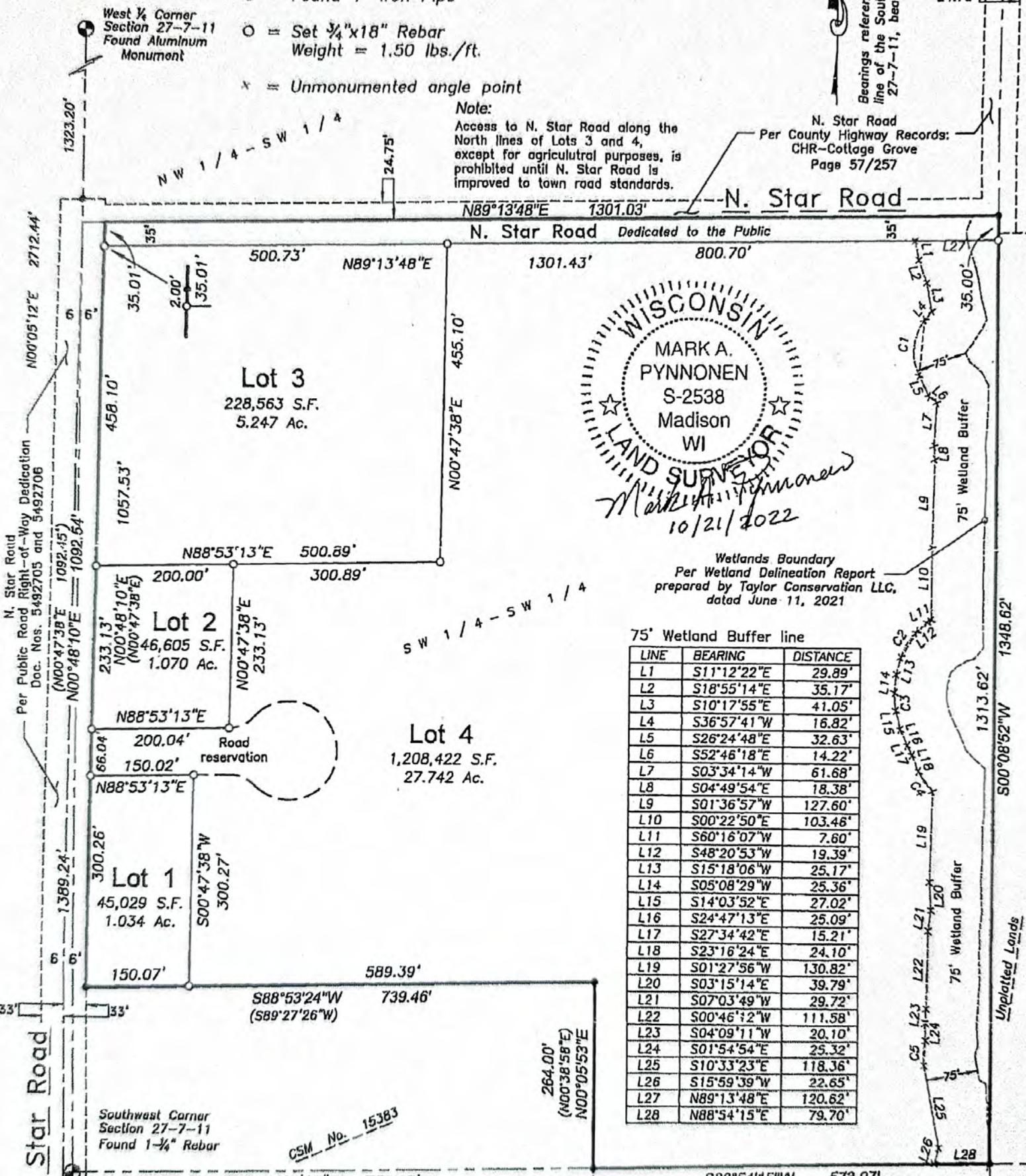
- = Found 1" Iron Pipe
- = Set 3/4"x18" Rebar  
Weight = 1.50 lbs./ft.
- x = Unmonumented angle point

**Note:**

Access to N. Star Road along the North lines of Lots 3 and 4, except for agricultural purposes, is prohibited until N. Star Road is improved to town road standards.

N. Star Road  
 Per County Highway Records:  
 CHR-Cottage Grove  
 Page 57/257

Bearings referenced to the West line of the Southwest 1/4, Section 27-7-11, bearing N00°05'12"E



Wetlands Boundary  
 Per Wetland Delineation Report  
 prepared by Taylor Conservation LLC,  
 dated June 11, 2021

**75' Wetland Buffer line**

LINE	BEARING	DISTANCE
L1	S11°12'22"E	29.89'
L2	S18°55'14"E	35.17'
L3	S10°17'55"E	41.05'
L4	S36°57'41"W	16.82'
L5	S26°24'48"E	32.63'
L6	S52°46'18"E	14.22'
L7	S03°34'14"W	61.68'
L8	S04°49'54"E	18.38'
L9	S01°36'57"W	127.60'
L10	S00°22'50"E	103.46'
L11	S60°16'07"W	7.60'
L12	S48°20'53"W	19.39'
L13	S15°18'06"W	25.17'
L14	S05°08'29"W	25.36'
L15	S14°03'52"E	27.02'
L16	S24°47'13"E	25.09'
L17	S27°34'42"E	15.21'
L18	S23°16'24"E	24.10'
L19	S01°27'56"W	130.82'
L20	S03°15'14"E	39.79'
L21	S07°03'49"W	29.72'
L22	S00°46'12"W	111.58'
L23	S04°09'11"W	20.10'
L24	S01°54'54"E	25.32'
L25	S10°33'23"E	118.36'
L26	S15°59'39"W	22.65'
L27	N89°13'48"E	120.62'
L28	N88°54'15"E	79.70'

75' Wetland Buffer line

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	75.00'	83.98'	64°09'08"	S05°39'46"W	79.66'
C2	75.00'	43.26'	33°02'47"	N31°49'30"E	42.66'
C3	75.00'	25.14'	19°12'21"	N04°27'41"W	25.02'
C4	75.00'	35.19'	26°52'50"	N36°25'13"W	34.86'
C5	75.00'	36.39'	27°48'11"	N02°39'08"E	36.04'

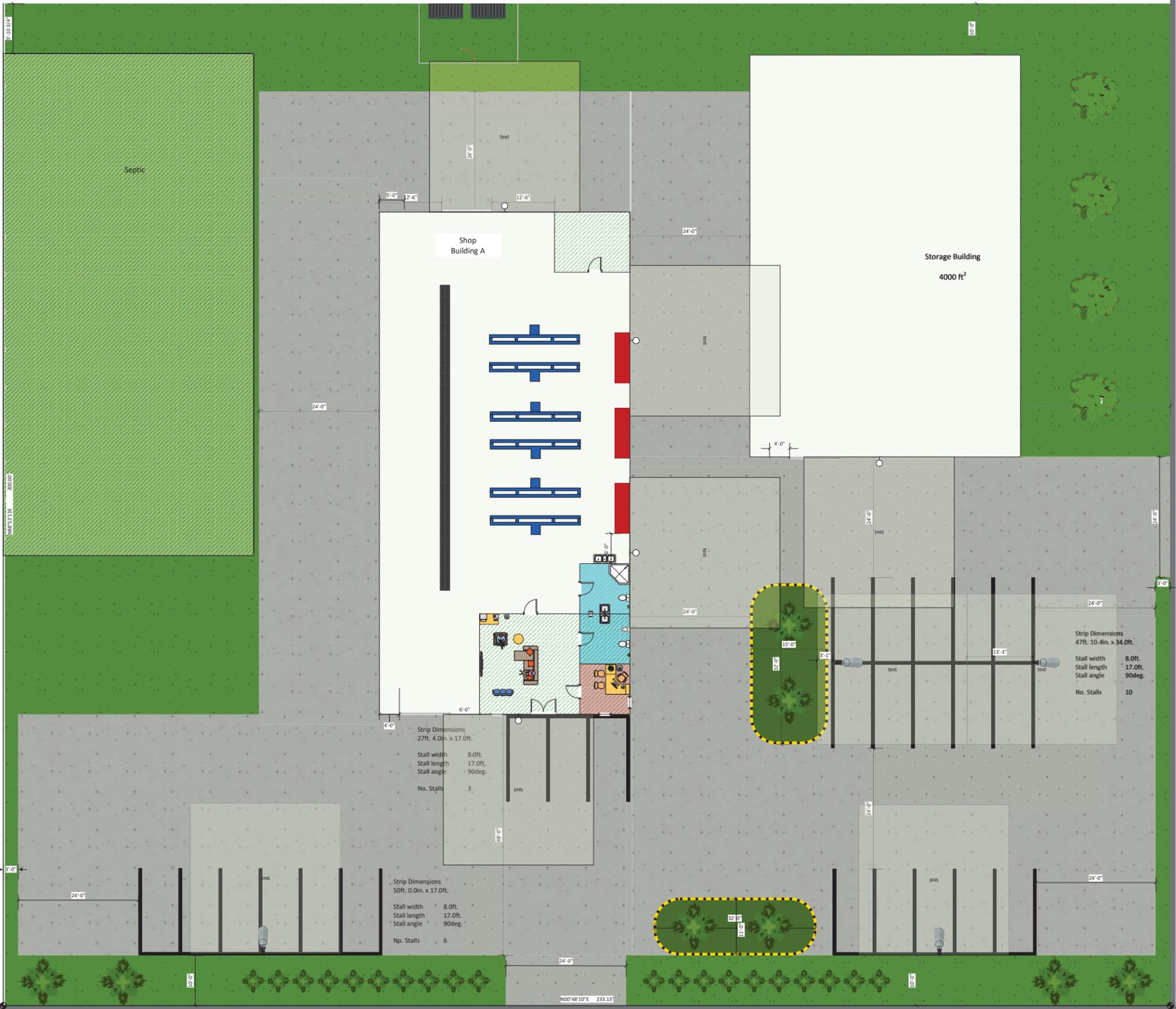
**Note:** Monuments and witness monuments found and verified for the following Public Land Survey Monument Records:

- Southwest Corner, Section 27, prepared by Daniel V. Birrenkott, dated February 24, 2022
- West 1/4 Corner, Section 27, prepared by Bruce D. Bowden, dated February 11, 2013

CERTIFIED SURVEY MAP NO. 16140

VOLUME 119 PAGE 134

DOCUMENT NO. 5870098

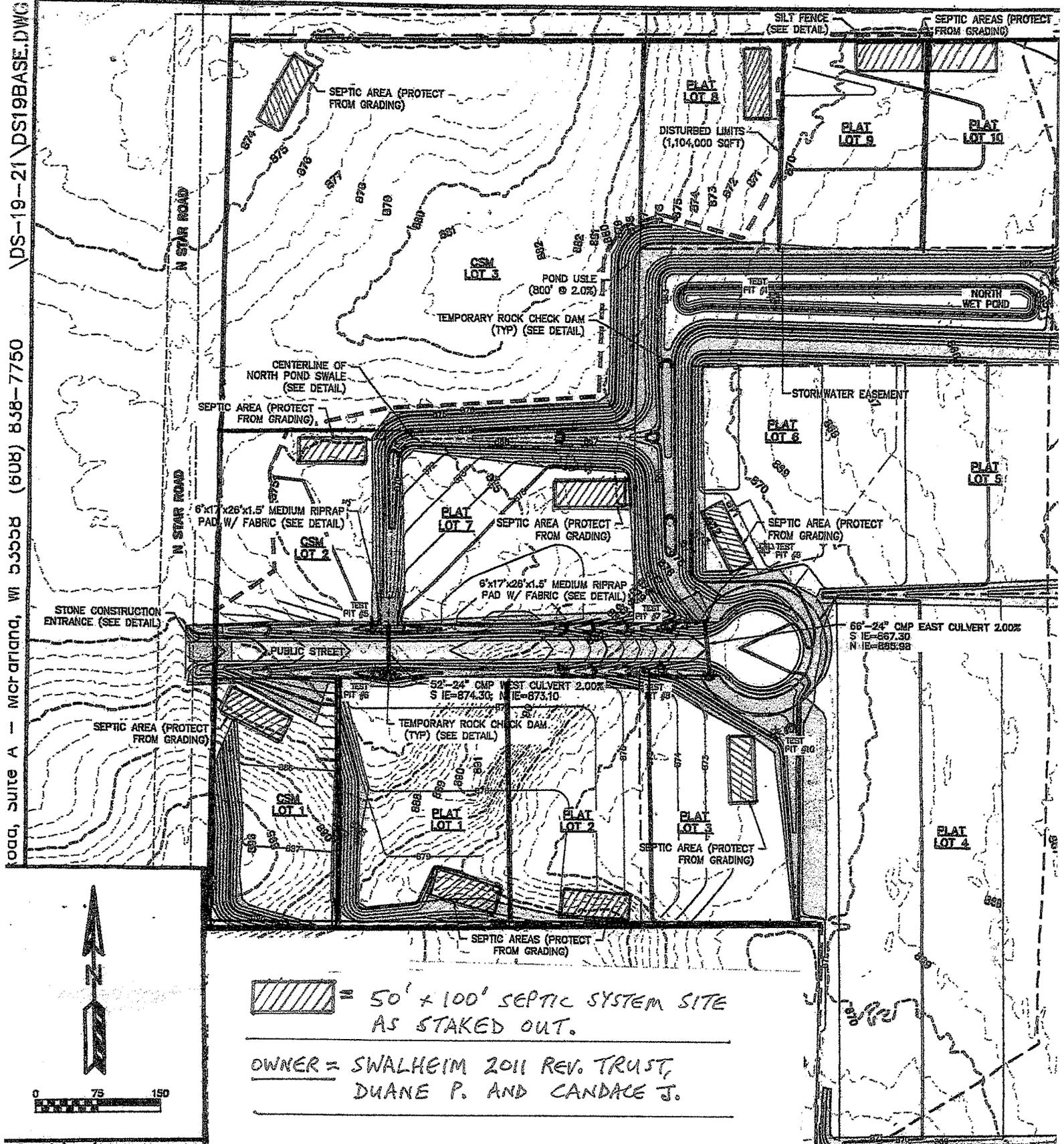


N Star Rd

**COTTAGE GROVE RURAL BUSINESS LOTS**  
 GRADING AND EROSION CONTROL PLAN  
 SHEET: C-2  
 DATED: JANUARY 18, 2023

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
[www.quamengineering.com](http://www.quamengineering.com)  
 4804 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

*Richard C. Herro*  
 RICHARD C. HERRO CST-71536  
 4-14-2023





SOIL EVALUATION REPORT

CSM LOT 2

In accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

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

County DANE
Parcel I.D. 0711-273-0022-0
Reviewed by _____ Date _____

Property Owner <b>SWALHEIM 2011 REV. TRUST, Duane P.</b>	Property Location Govt. Lot <b>SW 1/4 SW 1/4 S27 T7 N R 11</b>	<input checked="" type="checkbox"/> E (or) W <input type="checkbox"/>
Property Owner's Mailing Address 436 Connie Street <b>and Candace J.</b>	Site Address or CSM and Lot #: Lot 2—CSM # 16140. Identified on Site Map as "CSM Lot 2"	
City Cottage Grove	State WI	Zip Code 53527
Phone Number 608-335,4057	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town COTTAGE GROVE	Nearest Road N. Star Road

New Construction Use:  Residential / Number of bedrooms \_\_\_\_\_ Code derived designflow rate TBD GPD  
 Replacement  Public or commercial - Describe: To Be Determined Flood Plan elevation if applicable N/A ft.  
 Parent material Loess over Glacial Till  
 General comments and recommendations: Install Mound System as shown. Soil Loading Rate = 0.6.

**1** Boring #  Boring  Pit  
 Ground surface elev. 97.4 ft. Depth to limiting factor 22 in. / elev. 95.6 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-17	10YR 3/3	none	sil	2msbk	mfr	cs	1f	0.6	0.8
2	17-22	10YR 4/3	none	sil	2msbk	mfr	cs	1f	0.6	0.8
3	22-30	10YR 4/4	c2d 10YR 5/8 & 6/2	sicl	2msbk	mfr	cs	1f	0.4	0.6
4	30-36	10YR 4/4	m3p 10YR 5/8 & 6/1	sicl	2msbk	mfr			0.4	0.6

**2** Boring #  Boring  Pit  
 Ground surface elev. 99.0 ft. Depth to limiting factor 23 in. / elev. 97.1 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-17	10YR 3/3	none	sil	2msbk	mfr	cs	1f	0.6	0.8
2	17-23	10YR 4/4	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	23-29	10YR 4/4	c2d 10YR 5/8 & 6/2	scl	2msbk	mfr	cs	1f	0.4	0.6
4	29-40	10YR 4/4	m3p 10YR 5/8 & 6/1	cl	2msbk	mfr			0.4	0.6

CST Name (Please Print) Richard C. Herro, Rick Herro Soil Testing LLC	Signature <i>Richard C. Herro</i>	CST Number 71536
Address 603 Dewey Avenue, Jefferson, WI 53549	Date Evaluation Conducted 4-14-2023	Telephone Number 920-650-6788. Email: rherro54@gmail.com

\* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

3

Boring #

Boring  
 Pit

Ground surface elev. 98.3 ft.

Depth to limiting factor 18 in. / elev. 96.8 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-14	10YR 3/3	none	sil	2msbk	mfr	cs	1f	0.6	0.8
2	14-18	10YR 4/4	none	scl	2msbk	mfr	cs	1f	0.4	0.6
3	18-27	10YR 4/4	c2d 10YR 5/8 & 6/2	scl	2msbk	mfr	cs	1f	0.4	0.6
4	27-40	10YR 4/4	m3p 10YR 5/8 & 6/1	cl	2msbk	mfr			0.4	0.6

Boring #

Boring  
 Pit

Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in. / elev. \_\_\_\_\_ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

Boring #

Boring  
 Pit

Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in. / elev. \_\_\_\_\_ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

CHECK BOX AS APPLICABLE

SOIL EVALUATION  
SITE MAP

PROJECT NAME:

SWALHEIM PROJECT

PROJECT ADDRESS:

N. STAR ROAD

BM Symbol:



BM Elevation:

100.0

FT

BM Description:

TOP OF ROD AT LOT CORNER

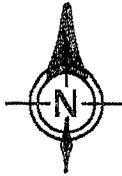
Slope Gradient (%)  
of Tested Area:

3%

Well Symbol (if applicable):



Indicate north by  
drawing an arrow  
on the appropriate line.



CHECK BOX AS APPLICABLE



SYSTEM  
PLOT PLAN

PAGE 5 OF 5

DESIGN FLOW: TO BE DETERMINED GPD

Attach design flow calculations for commercial plans.

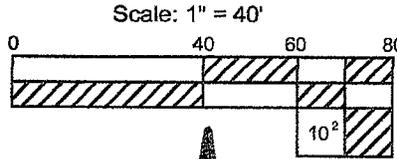
Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer: \_\_\_\_\_ / \_\_\_\_\_

Force Main: \_\_\_\_\_ / \_\_\_\_\_

**IMPORTANT:**

Show ground elevation contours at suitable intervals.



LOT 2 - CSM  
CSM # 16140

PARCEL # 0711-273-0022-0

R/W

BENCHMARK: EL = 100.0' AT TOP OF REROD.  
(AT GROUND LEVEL)

NORTH LOT LINE

B-2

99.0'

99.0'

MOUND SYSTEM SITE

3%

98.3'

98.3'

B-3

97.4'

B-1

97.4'

CSM  
LOT 2

N. STAR ROAD

NOTE: PROTECT MOUND SITE AND AREA 15 FEET  
DOWNSLOPE IN ITS NATURAL CONDITION.  
NO SOIL COMPACTION, DISTURBANCE, EXCAVATION,  
OR VEHICULAR TRAFFIC IS ALLOWED.

*Richard C. Herro*

RICHARD C. HERRO CST-71536

4-14-2023

**CUP 2605 Legal Description**

Lot 2, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on pages 134-135 as Document No. 5870098, located in the southwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$ , Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.