

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/30/2020	DCPREZ-2020-11580
Public Hearing Date	C.U.P. Number
09/22/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME UNBRIDLED SPIRITS LLC	PHONE (with Area Code) (608) 577-6683	AGENT NAME TETRA TECH	PHONE (with Area Code) (608) 346-1677
BILLING ADDRESS (Number & Street) 3070 HIDDEN VIEW TRL		ADDRESS (Number & Street) 8413 EXCELSIOR DRIVE, SUITE 160	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53717	
E-MAIL ADDRESS SBEANMD@GMAIL.COM		E-MAIL ADDRESS LUKE.SPECKETER@TETRATECH.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
2782 WHITE CROSSING ROAD		
TOWNSHIP VERONA	SECTION 7	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0608-074-9060-4		



REASON FOR REZONE	CUP DESCRIPTION
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REZONE IS TO REMOVE PART OF PROPERTY OUT OF WETLANDS.	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 Rural Mixed-Use District	RM-16 Rural Mixed-Use District	0.5		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: REZONE IS TO REMOVE PART OF PROPERTY OUT OF WETLANDS.

PRINT NAME:  Luke Specketer
DATE:  6/30/2020



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:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Ms. Stacey Bean	Agent Name:	Luke Specketer (Tetra Tech)
Address (Number & Street):	2782 White Crossing Road	Address (Number & Street):	8413 Excelsior Drive, Suite 160
Address (City, State, Zip):	Verona, WI, 53593	Address (City, State, Zip):	Madison, WI 53717
Email Address:	sbeanmd@gmail.com	Email Address:	luke.specketer@tetrattech.com
Phone#:	608-577-6683	Phone#:	608-346-1677

PROPERTY INFORMATION			
Township:	Verona	Parcel Number(s):	060807490604
Section:	7	Property Address or Location:	2782 White Crossing Road, Verona, WI 53593

REZONE DESCRIPTION		
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>		<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Reason for the request explained on page 2.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Wetland	Out of Wetland	0.5 Acres

<p>Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. <u>Only complete applications will be accepted.</u> All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.</p>				
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature _____ 

Date 6/29/20

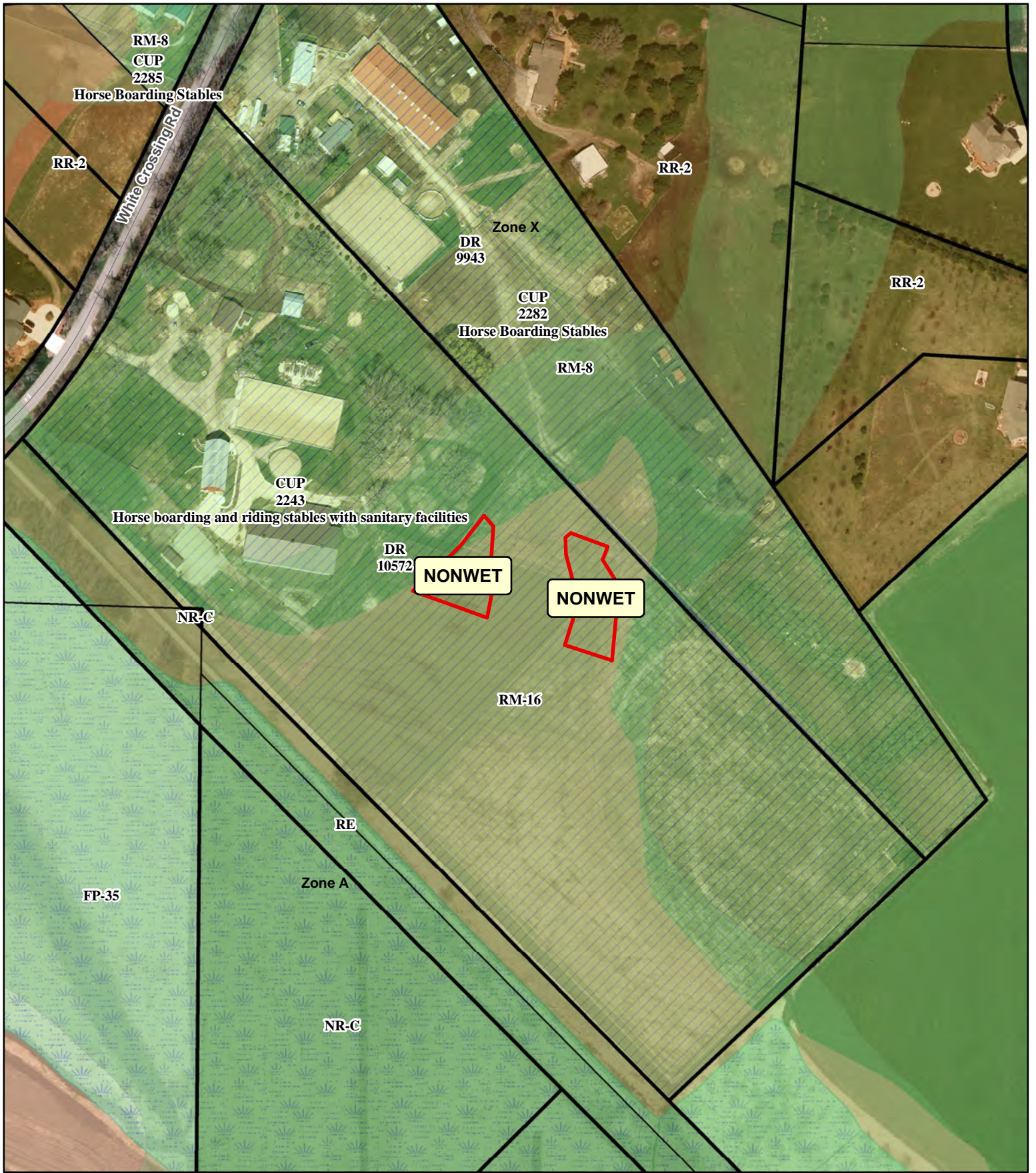
2782 White Crossing Road, Verona, WI 53593

Rezone Application





Currently located next to the Sugar River Valley in Verona, the 20 acre property is utilized as a holistic wellness center with horses, and agricultural land. Equine Gestalt horse centered coaching brings human empowerment, mindfulness, and healthy living practices to surface. This horse centered coaching helps lift clients out of mourning after the loss of a loved one, bringing them awareness to emotional blockages that are holding them back.

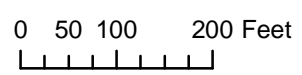
The purpose of the project is to improve an existing agricultural gravel driveway that runs through a delineated low-quality wetland that likely has a low functional value. The area impacted by the gravel driveway is currently zoned wetland and needs to be rezoned out of the wetland. The property area where the proposed access driveway improvements are is currently utilized for agricultural purposes. The purpose of the driveway improvements is to gain year-round reliable access to the upland area in the southeast corner of the property for the construction of a new single-family home. There is not an alternative route for a driveway to access the upland portion of the property that would not require working within the wetland. The proposed plan is to improve the existing gravel driveway, adding culverts at each wetland crossing to maintain hydraulic connectivity. Typical gravel driveway construction methods will be used, a local contractor will be responsible for bringing in the correct fill materials which will consist of breaker run and additional driveway base gravel. The proposed plan would minimize adverse effects on the wetlands by using best management practices for stormwater and erosion control during the driveway improvements, placing culverts to maintain hydraulic connectivity of the wetlands and sticking to the existing agricultural driveway layout to avoid disturbing more of the wetland than necessary.

Cut and fill within the floodplain is next to balanced and will have no measurable impacts to the floodplain storm and flood water storage capacity. The net 40-yard cut will be relocated outside of the wetland area. There will be no measurable impacts on groundwater in the rezoning area do to culverts implemented in low lying areas. A ditch line will run along the left and right side of the driveway where grade is 7.5%. Erosion control will be minimized with check dams, rip-rap, culverts, and ditches running along the driveway where erosion could occur. This wetland will still be able to store sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters. Fish spawning, breeding, nursery or feeding grounds, and wildlife habit will not be impacted by the implementation of this driveway. Water would have to flood through the Military Ridge State Trail before reaching the impacted wetlands by the driveway. Special recreational, scenic or scientific interest, including scarce wetland types will not be impacted. The wetland area to be rezoned will be 0.5 acres, that includes 75 feet off the driveways edge. Areas around the proposed gravel driveway location will not be impacted.



Legend

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



Petition 11580
UNBRIDLED SPIRITS LLC

West Wetland Area

Located in the Northwest ¼ of the Southeast ¼, Section 7, T6N-R8E, Town of Verona, Dane County, Wisconsin.

More Particularly Described as Follows:

Commencing at the North ¼ Corner of Section 7, T6N-R8E; Thence S00°32'02"W, 3924.06' along the West Line of the Northeast ¼ and Southeast ¼ of said Section 7, T6N-R8E; Thence S89°27'58"E, 319.93' to the Point of Beginning; Thence around the West wetland area the following courses, N23°18'54"W, 2.32'; N45°14'32"E, 19.20'; N34°39'06"W, 24.09'; N76°28'16"E, 18.94'; N65°31'16"E, 43.39'; N48°43'32"E, 19.26'; N38°49'06"E, 59.72'; S41°02'20"E, 21.01'; S03°14'18"W, 42.81'; S22°12'00"W, 29.65'; S30°06'29"E, 27.26'; S11°43'06"W, 42.38'; S09°05'59"W, 4.15'; N71°25'42"W, 119.65' to the point of beginning. West wetland contains 10,211± Square Feet or 0.23± Acres.



East Wetland Area

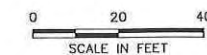
Located in the Northwest ¼ and the Southwest ¼ of the Southeast ¼, Section 7, T6N-R8E, Town of Verona, Dane County, Wisconsin.

More Particularly Described as Follows:

Commencing at the North ¼ Corner of Section 7, T6N-R8E; Thence S00°32'02"W, 4001.45' along the West Line of the Northeast ¼ and Southeast ¼ of said Section 7, T6N-R8E; Thence S89°27'58"E, 557.59' to the Point of Beginning; Thence around the East wetland area the following courses, N16°15'41"E, 40.65'; N01°33'07"E, 55.32'; N13°58'40"W, 47.68'; N02°09'10"W, 23.63'; N61°45'12"E, 12.61'; S71°25'42"E, 58.29'; S22°25'30"W, 22.09'; S30°32'06"E, 34.01'; S17°49'50"E, 30.51'; S08°48'06"W, 35.66'; S05°01'34"W, 58.64'; S07°14'31"W, 4.07'; N71°25'42"W, 77.98' to the point of beginning. East wetland contains 11,805± Square Feet or 0.27± Acres.

LEGEND

- 1520 — INDEX CONTOUR (PROPOSED)
- 1510 — INDEX CONTOUR (EXISTING)
- — INTERMEDIATE CONTOUR (PROPOSED)
- — INTERMEDIATE CONTOUR (EXISTING)
- DELINEATED WETLAND



WORKING COPY

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE: 07/15/2020
 DRAIN BY: SSW
 DESIGNED BY: SSW
 CHECKED BY: SSW
 APPROVED BY: SSW



UNBRIDLED SPIRITS LLC
 DANE COUNTY, WISCONSIN
 LEGAL DESCRIPTION

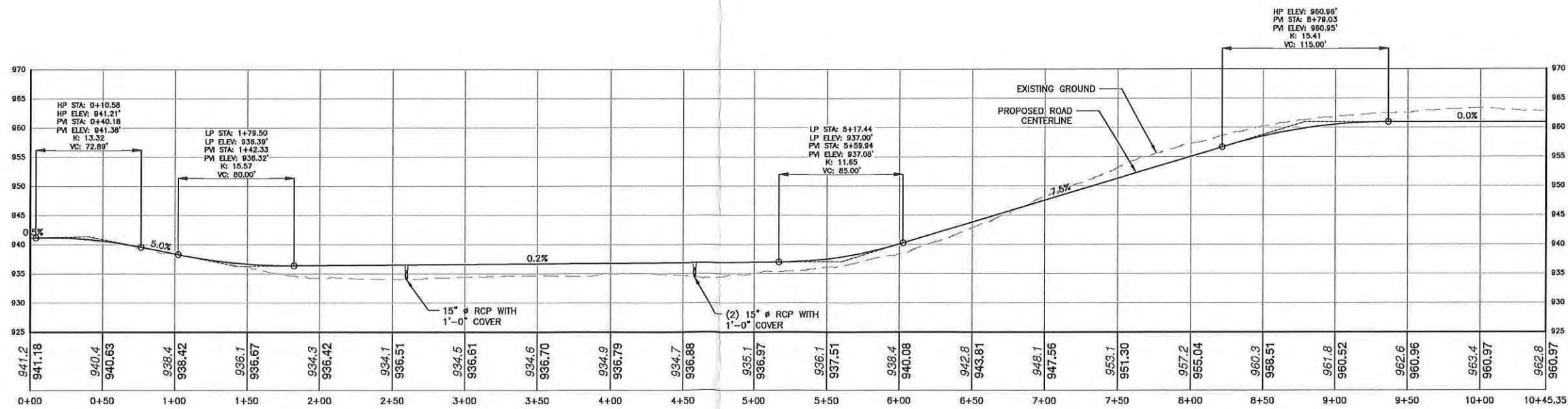
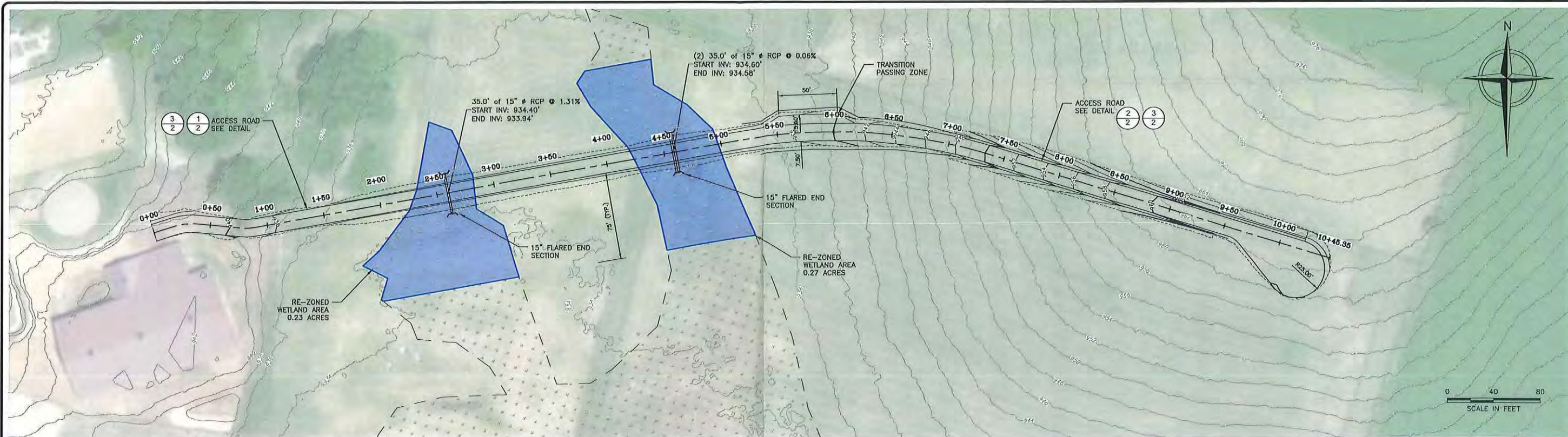
RE-ZONED WETLAND AREAS

SHEET NO.
3

PROJECT NO.
190682

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LEGEND

- 1520— INDEX CONTOUR (PROPOSED)
- INTERMEDIATE CONTOUR (PROPOSED)
- 1510— INDEX CONTOUR (EXISTING)
- INTERMEDIATE CONTOUR (EXISTING)
- DELINEATED WETLAND

ROAD CUT/FILL VOLUMES		
CUT (CY)	FILL (CY)	NET (CY)
760	720	40 <CUT>

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE: 07/15/2020
 DRAWN BY: SSW
 DESIGNED BY: SSW
 CHECKED BY: SSW
 APPROVED BY: SSW



UNBRIDLED SPIRITS LLC
 DANE COUNTY, WISCONSIN

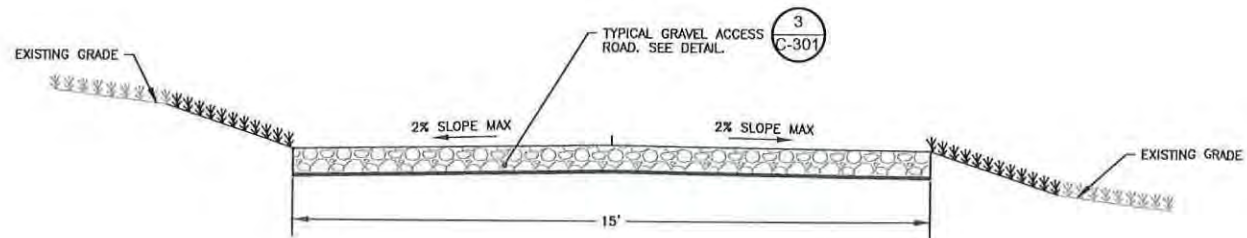
PROPOSED ACCESS ROAD

WORKING COPY

SHEET NO.
1

PROJECT NO.
 190662

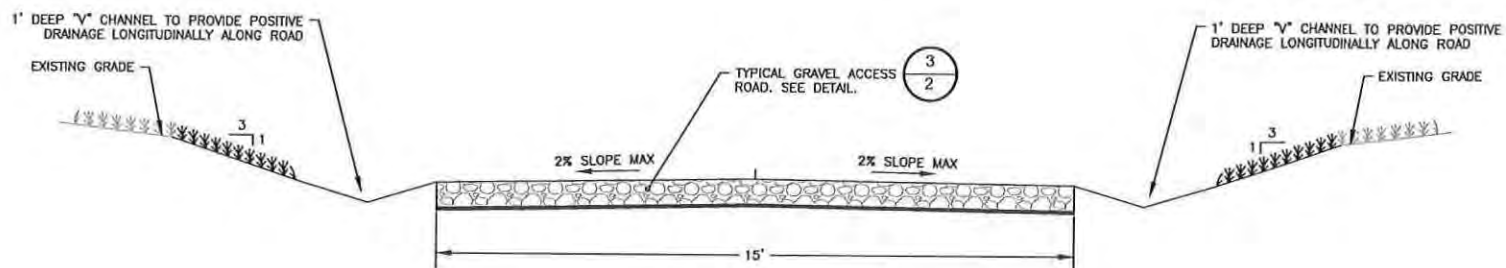
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TYPICAL ACCESS ROAD

SECTION

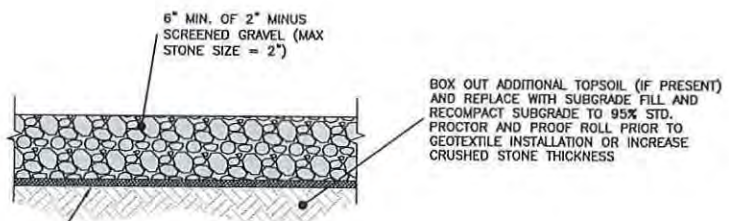
SCALE: N.T.S.



TYPICAL ACCESS ROAD W/ SWALE

SECTION

SCALE: N.T.S.



MIRAF1 HP270 WOVEN GEOTEXTILE OR EQUIVALENT INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

TYPICAL GRAVEL ACCESS ROAD

DETAIL

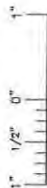
SCALE: N.T.S.



NOTES:

1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION CRITERIA.
3. SUBCONTRACTOR SHALL FOLLOW GEOTEXTILE FABRIC MANUFACTURER INSTALLATION PROCEDURES.
4. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".

This drawing represents intellectual property of Tetra Tech. Any modification to the original design shall be approved in writing by Tetra Tech. Tetra Tech shall not be held liable for any changes made to this document without approval in writing from Tetra Tech.



The ST PROJECTS/UNBRIDLED SPIRITS LLC/ISSUES/Manual/Details/07-15-2020 - 07/15/2020

WORKING COPY

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE: 07/15/2020
 DESIGNED BY: SSW
 CHECKED BY: SSW
 APPROVED BY:



UNBRIDLED SPIRITS LLC
 DANE COUNTY, WISCONSIN

DETAILS

SHEET NO.
2
 PROJECT NO.
 190582

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg, WI 53711-5397

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



March 11, 2020

GP-SC-2020-13-00340

Unbridled Spirits LLC
Stacy Bean
3070 Hidden View Trail
Verona, WI 53593

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, located in the Town of Verona, Dane County, also described as being in the SW1/4 of the SE1/4 of Section 07, Township 06 North, Range 08 East.

Dear Ms. Bean:

Thank you for submitting an application for coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, s. 281.36, Wis. Stats.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill 0.08 acres of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2017 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Allen Ramminger at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

If you have any questions, please call me at (608) 228-4067 or email Allen.Ramminger@wisconsin.gov.

Sincerely,



Allen Ramminger
Water Management Specialist

cc: Samuel Woboril (651) 290-5878 Samuel.J.Woboril@usace.army.mil Project Manager,
Roger Lane, Dane County Zoning Administrator
Jake Donar, Conservation Warden
Travis Schroeder, Wetland and Waterway Field Supervisor
John Wright, Town of Verona
Lucas Specketer, Consultant
File

WDNR-GP1-2017 Permit Conditions – Residential/Commercial/Industrial

You agree to comply with the following conditions:

1. **Application.** You shall submit a complete application package to the Department as outlined in the application materials and section 2 of this permit. If requested, you shall furnish the Department, within a reasonable timeframe, any information the department needs to verify compliance with the terms and conditions of this permit.
2. **Certification.** Acceptance of general permit WDNR-GP1-2017 and efforts to begin work on the activities authorized by this general permit signifies that you have certified the project meets all eligibility standards outlined in Section 1 of this permit and that you have read, understood and have agreed to follow all terms and conditions of this general permit.
3. **Reliance on Applicant's Data.** The determination by this office that a confirmation of authorization is not contrary to wetland water quality standards will be based upon the information provided by the applicant and any other information required by the DNR.
4. **Project Plans.** This permit does not authorize any work other than what is specifically described in the notification package and plans submitted to the Department and you certified is in compliance with the terms and conditions of WDNR-GP1-2017
5. **Expiration.** This WDNR-GP1-2017 expires on March 11, 2025. The time limit for completing work authorized by the provisions of WDNR-GP1-2017 ends 5 years after the date on which the discharge is considered to be authorized under WDNR-GP1-2017 or until the discharge is completed, whichever occurs first.
6. **Other Permit Requirements.** You are responsible for obtaining any other permit or approval that may be required for your project by local zoning ordinances, other local authority, other state permits and by the U.S. Army Corps of Engineers before starting your project.

7. **Authorization Distribution.** You must supply a copy of the permit coverage authorization to every contractor working on the project.
8. **Project Start.** You shall notify the Department before starting construction.
9. **Permit Posting.** You must post a copy of this permit coverage letter at a conspicuous location on the project site prior to the execution of the permitted activity, and remaining at least five days after stabilization of the area of permitted activity. You must also have a copy of the permit coverage letter and approved plan available at the project site at all times until the project is complete.
10. **Permit Compliance.** The department may modify or revoke coverage of this permit if the project is not constructed in compliance with the terms and conditions of this permit, or if the Department determines the project will be detrimental to wetland water quality standards. Any act of noncompliance with this permit constitutes a permit violation and is grounds for enforcement action. Additionally, if any applicable conditions of this permit are found to be invalid or unenforceable, authorization for all activities to which that condition applies is denied.
11. **Construction Timing.** Once wetland work commences, all wetland construction activities must be continuous until the permitted activity is completed and the site is stabilized.
12. **Construction.** No other portion of the wetland may be disturbed beyond the area designated in the submitted plans.
13. **Project Completion.** Within one week of completion of the regulated activity, you shall submit to the Department a statement certifying the project is in compliance with all the terms and conditions of this permit, and photographs of the activities authorized by this permit. This statement must reference the Department-issued docket number, and be submitted to the Department staff member that authorized coverage.
14. **Proper Maintenance.** You must maintain the activity authorized by WDNR-GP1-2017 in good condition and in conformance with the terms and conditions of this permit utilizing best management practices. Any structure or fill authorized shall be properly maintained to ensure no additional impacts to the remaining wetlands.
15. **Site Access.** Upon reasonable notice, you shall allow access to the site to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance with the terms and conditions of WDNR-GP1-2017 and applicable laws.
16. **Erosion and siltation controls.** The project site shall implement erosion and sediment control measures that adequately control or prevent erosion, and prevent damage to wetlands as outlined in NR 151.11(6m), Wis. Adm. Code.
17. **Equipment use.** The equipment used in the wetlands must be low ground weight equipment as specified by the manufacturer specifications.

18. **Invasive Species.** All project equipment shall be decontaminated for removal of invasive species prior to and after each use on the project site by utilizing other best management practices to avoid the spread of invasive species as outlined in NR 40, Wis. Adm. Code. For more information, refer to <http://dnr.wi.gov/topic/Invasives/bmp.html>.
19. **Federal and State Threatened and Endangered Species.** WDNR-GP1-2017 does not affect the DNR's responsibility to insure that all authorizations comply with Section 7 of the Federal Endangered Species Act, s. 29.604, Wis. Stats and applicable State Laws. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. No activity is authorized which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act and/or State law or which is likely to destroy or adversely modify the critical habitat of a species as identified under the Federal Endangered Species Act.
20. **Special Concern Species.** If the Wisconsin National Heritage Inventory lists a known special concern species to be present in the project area you will take reasonable action to prevent significant adverse impacts or to enhance the habitat for the species of concern.
21. **Historic Properties and Cultural Resources.** WDNR-GP1-2017 does not affect the DNR's responsibility to insure that all authorizations comply with Section 106 of the National Historic Preservation Act and s. 44.40, Wis. Stats. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. Information on the location and existence of historic resources can be obtained from the State Historic Preservation Office and the National Register of Historic Places. If cultural, archaeological, or historical resources are unearthed during activities authorized by this permit, work must be stopped immediately and the State Historic Preservation Officer must be contacted for further instruction.
22. **Preventive Measures.** Measures must be adopted to prevent potential pollutants from entering a wetland or waterbody. Construction materials and debris, including fuels, oil, and other liquid substances, will not be stored in the construction area in a manner that would allow them to enter a wetland or waterbody as a result of spillage, natural runoff, or flooding. If a spill of any potential pollutant should occur, it is the responsibility of the permittee to remove such material, to minimize any contamination resulting from this spill, and to immediately notify the State Duty Officer at **1-800-943-0003**.
23. **Suitable fill material.** All fill authorized under this permit must consist of clean suitable soil material, as defined by s. NR 500.03(214), Wis. Admin. Code, free from hazardous substances as defined by s. 289.01(11), Wis. Stats., and free from solid waste as defined by s. 289.01(11) and (33), Wis. Stats.
24. **Standard for Coverage.** Wetland impacts from the project will cause only minimal adverse environmental impacts as determined by the Department.
25. **Transfers.** Coverage under this permit is transferable to any person upon prior written approval of the transfer by the Department.

26. **Limits of State Liability.** In authorizing work, the State Government does not assume any liability, including for the following:
- Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the State in the public interest.
 - Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - Design or construction deficiencies associated with the permitted work.
 - Damage claims associated with any future modification, suspension, or revocation of this WDNR-GP1-2017.
27. **Reevaluation of Decision.** The Department may suspend, modify or revoke authorization of any previously authorized activity and may take enforcement action if any of the following occur:
- The applicant fails to comply with the terms and conditions of WDNR-GP1-2017.
 - The information provided by the applicant in support of the permit application proves to have been false, incomplete, or inaccurate.
 - Significant new information surfaces which this office did not consider in reaching the original public interest decision.





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

March 27, 2020

Regulatory File No. MVP-2020-00321-SJW

Unbridled Spirits LLC
c/o Stacy Bean
3070 Hidden View Trail
Verona, Wisconsin 53593

Dear Ms. Bean:

We are responding to your request for authorization to permanently discharge fill material into wetlands for the construction of an access road which will be used to provide access to an upland building site in the Town of Verona. The project site is located in the SE ¼ of Section 07, Township 06 North, Range 08 East, Dane County, Wisconsin.

Project authorization:

The regulated activities associated with this project include the permanent discharge of fill material into 0.08 acre of wetland. We have determined that these activities are authorized by a Nationwide Permit (NWP) or a Regional General Permit (RGP), specifically, NWP 29, Residential Developments. This work is shown on the enclosed figures, labeled MVP-2020-00321-SJW: Page 1 of 2 through 2 of 2.

Conditions of your permit:

You must ensure the authorized work is performed in accordance with the enclosed General Permit terms, General Conditions, and St. Paul District Regional Conditions.

You are also required to complete and return the enclosed Compliance Certification form within 30 days of completing your project. Please email the completed form to the contact identified in the last paragraph.

A change in location or project plans may require re-evaluation of your project. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of this permit invalidates this authorization and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, and other Federal permits that apply to this project.

Water Quality Certification:

You may not proceed with the work described above until you have obtained a Water Quality Certification or waiver. You are responsible for contacting the certifying agency listed below.

Permit expiration:

This permit is valid until March 18, 2022, unless the general permit is modified, suspended, or revoked. If the work has not been completed by that time, you should contact this office to verify that the permit is still valid. Furthermore, if you commence or are under contract to commence this activity before the date of General Permit expiration, modification, or revocation,

Regulatory Branch (File No. MVP-2020-00321-SJW)

you have 12 months to complete the activity under the present terms and conditions of the General Permit.

Jurisdictional determination:

No jurisdictional determination was requested or prepared for this project. While not required, you may request a jurisdictional determination from the contact identified in the last paragraph.

Contact Information:

If you have any questions, please contact me in our Stevens Point office at (651) 290-5878 or by email at samuel.j.woboril@usace.army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel J. Woboril". The signature is written in a cursive style with a large initial "S".

Samuel J. Woboril
Project Manager

CC:

Lucas Specketer, Tetra Tech
Allen Ramminger, Wisconsin Department of Natural Resources
(GP-SC-2020-13-00340)



Horse pasture Area

DP-1

DP-2

DP-4

DP-3



**US Army Corps
of Engineers®**

St. Paul District

COMPLIANCE CERTIFICATION

Regulatory File Number: MVP-2020-00321-SJW
Name of Permittee: Stacy Bean – Unbridled Spirits, LLC
County/State: Dane County, Wisconsin
Date of Issuance: March 27, 2020

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the Corps contact identified in your verification letter within 30 days.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

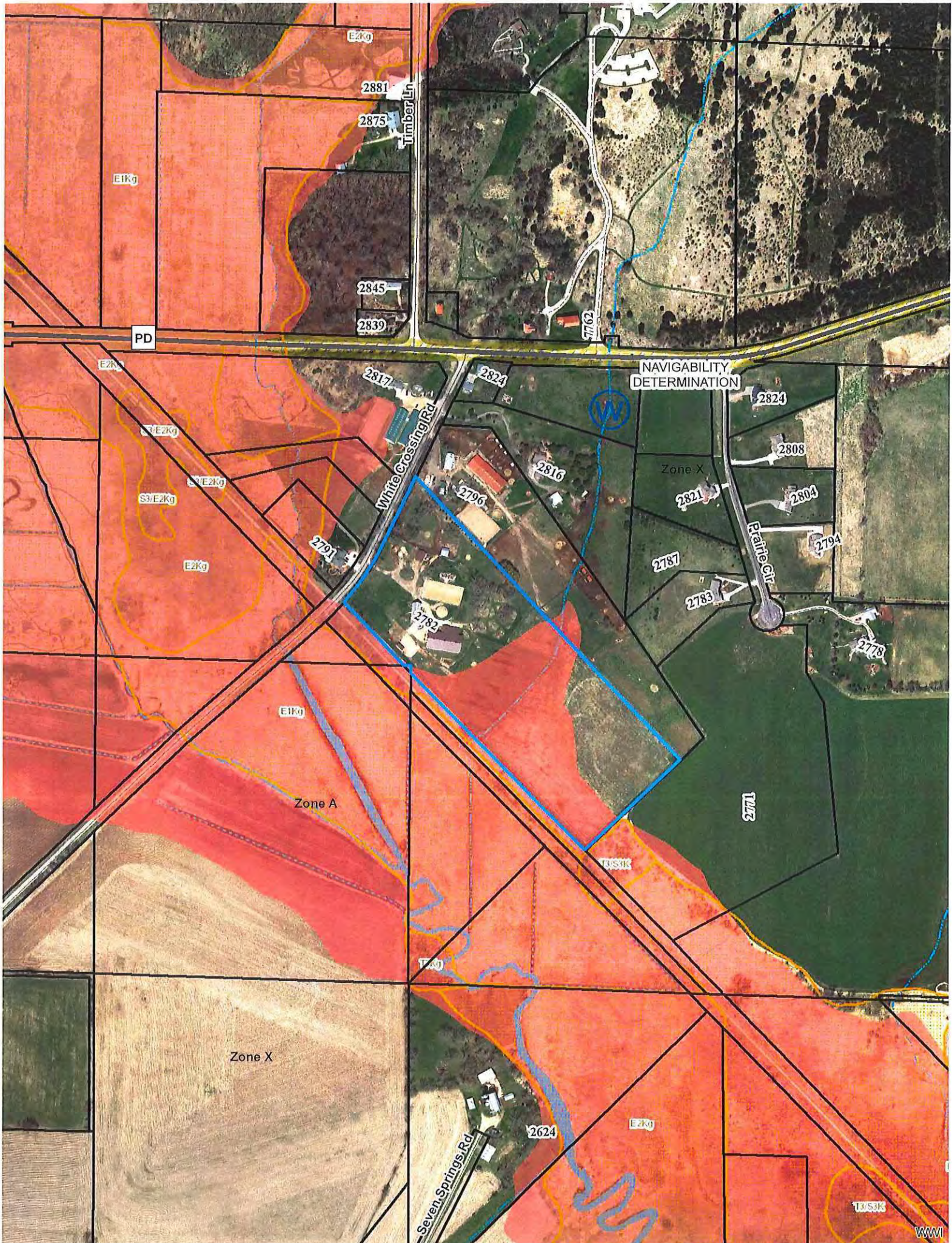
By signing below, the permittee is certifying that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the permit, and any required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

Parcel Number - 062/0608-074-9060-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR08E	07	NE of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	<p>SEC 7-6-8 PRT NE1/4SW1/4 & PRT W1/2 SE1/4 COM SEC CTR TH S 199.1 FT TH S87DEGE 129.2 FT TO C/L WHITE CROSSING RD TH S25DEGW ALG SD C/L 344.3 FT TO POB TH CONT ALG SD C/L S25DEGW 325.2 FT TH SW ALG SD C/L ON CRV TO R L/C S32DEGW 261.9 FT TO NE R/W LN RR TH S44DEGE ALG SD R/W LN 1481.3 FT TH N45DEGE 560.9 FT TH N44DEGW 1649.75 FT TO POB EXC PRT LYG IN SE1/4SW1/4 (20 ACRES M/L) EXC ANY & ALL RR R/W LANDS TO WI DNR</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	UNBRIDLED SPIRITS LLC 	
Primary Address	2782 WHITE CROSSING RD	
Billing Address	3070 HIDDEN VIEW TRL VERONA WI 53593	



E2Kq

2881

2875

Timber Ln

2845

2839

E1Kq

PD

7702

NAVIGABILITY DETERMINATION

E2Kq

2817

2824

2824

S3/E2Kq

S3/E2Kq

S3/E2Kq

S3/E2Kq

E2Kq

Zone X

White Crossing Rd

2816

2796

2808

2804

2791

2787

2783

Prairie Cir

2794

2778

E1Kq

Zone A

2771

T3S3K

T3Kq

Zone X

Seven Springs Rd

2624

E2Kq

T3S3K

WWI