

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/24/2024	DCPCUP-2024-02632
Public Hearing Date	
08/27/2024	

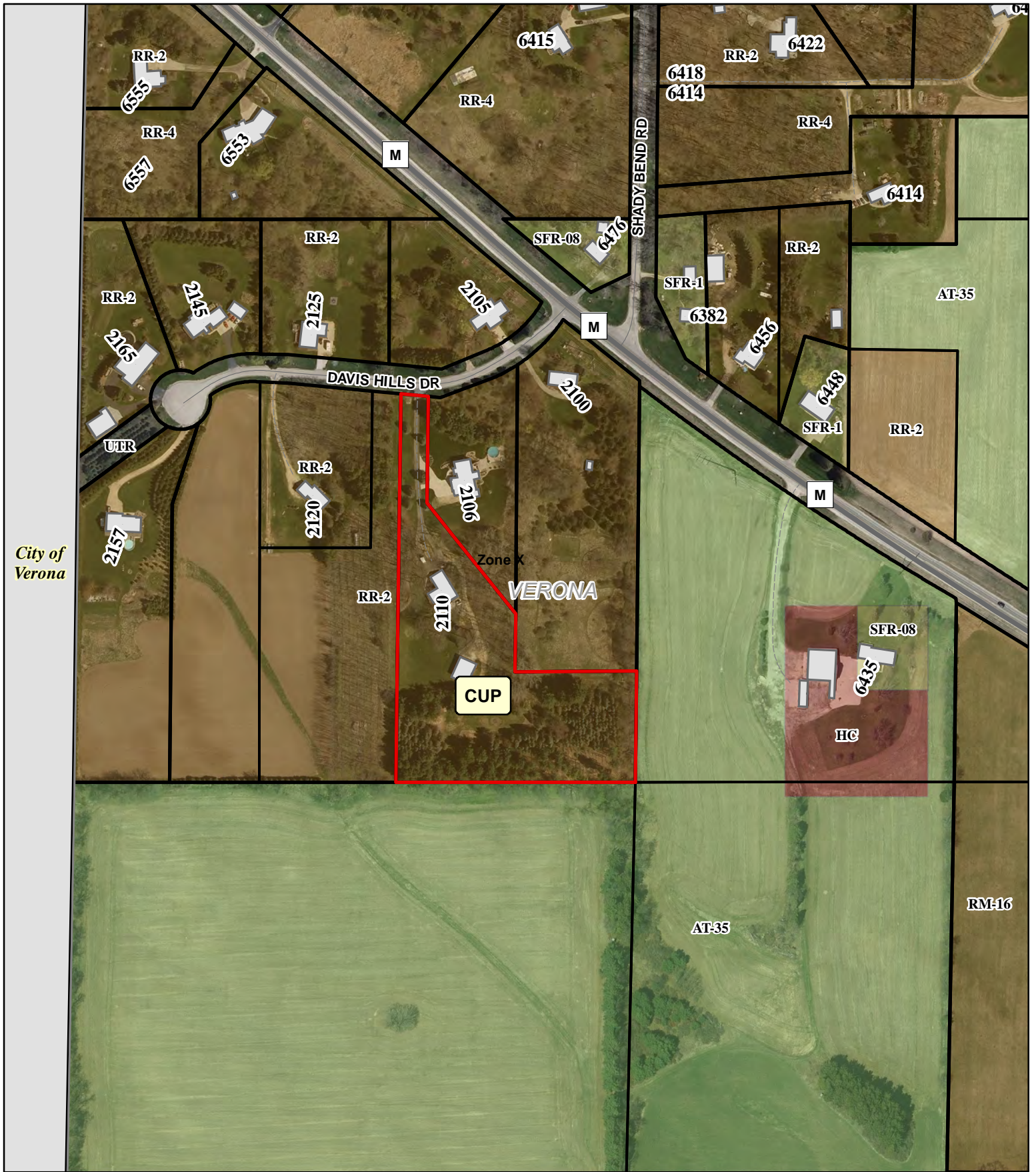
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ALEJANDRO AND ERIN ARANGO- ESCALANTE	Phone with Area Code	AGENT NAME TODD JINDRA	Phone with Area Code (608) 577-6940
BILLING ADDRESS (Number, Street) 2110 DAVIS HILL DR		ADDRESS (Number, Street) 5609 MEDICAL CIR, SUITE 202	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53719	
E-MAIL ADDRESS		E-MAIL ADDRESS tkjindra67@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2110 Davis Hill Drive					
TOWNSHIP VERONA	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-252-9850-0		---		---	

CUP DESCRIPTION
Nonprofit Head Start daycare center for up to 8 children



DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.242(3)	5.5

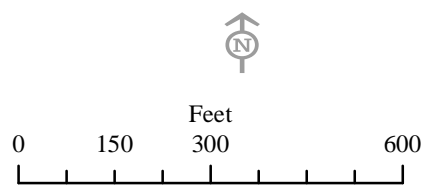
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) _____
		PRINT NAME: _____
		DATE: _____

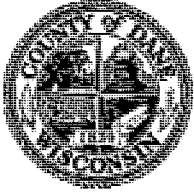


City of Verona

CUP 2632

-  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:	Alejandro & Erin Arango-Escalant	Agent Name:	Todd Jindra
Address (Number & Street):	2110 Davis Hill Dr	Address (Number & Street):	5609 Medcial Cr, Suite 202
Address (City, State, Zip):	Verona WI 53593	Address (City, State, Zip):	Madison WI 53719
Email Address:		Email Address:	tkjindra67@gmail.com
Phone#:		Phone#:	608-577-6940

SITE INFORMATION

Township:	T06NR08E	Parcel Number(s):	0608-252-9850-0
Section:	25	Property Address or Location:	2110 Davis Hill Dr, Verona WI
Existing Zoning:	R2	Proposed Zoning:	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Day Care Center (limited use) by a Nonprofit organization.</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use:</p> <p>Reach Dane operates early childhood programs, including Head Start, serving 700 children in Dane and Green counties. Reach Dane has a goal of opening a nature based preschool program where children are outside 75% of the time. Several similar programs are operating throughout Wisconsin; however, Reach Dane would be the first Head Start program in the country to have a nature-based program option. The nature-based program will enroll no more than 8 children, ages 2-3. The program will operate year-round with longer breaks in the winter, spring, and summer.</p>	

GENERAL APPLICATION REQUIREMENTS

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

<input type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
--	--	---	---	--	---

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: Todd Jindra

Date: 6/20/24

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):

- | |
|--|
| <p>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.</p> |
| <p>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.</p> |
| <p>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.</p> |
| <p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</p> |
| <p>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.</p> |
| <p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p> |
| <p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p> |
| <p>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.</p> <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: |

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

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

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
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 Chapter 11 of Chapter 14 , 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. 10.800 .
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\(15\)](#).

Standards for Conditional Use Permits:

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

The proposed use will not be detrimental to or endanger the public health, safety, comfort or general welfare of the nearby residents and falls in line with two conditional uses within the RR-2 Rural Residential Zoning District. "Day Care Centers" and "nonprofit community uses".

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.

The proposed use will not impact any of the neighboring properties, there will be a privacy fence added to the area being used for the learning center in addition to the large tree line that will offer as noise barrier and additional privacy from the neighboring properties. The area proposed backs up to farm fields and is approximately 459 feet from the nearest house to the north and 552 feet to the house to the east.

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

The immediate neighborhood has been developed with nine single-family homes (includes subject site) with 2+ acre lots, the property to the east and south of the subject site is agriculture land. The conditional use request adheres to the requirements of the RR-2 Rural Residential Zoning and does not impede the normal and orderly development and improvement of the surrounding properties. Attached are letters of support from the Owner of the property that Reach Dane will be operating as well as letters of support from 2 neighboring properties.

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

The property has adequate access to the area to be used by Reach Dane, utilities and improvements already exist on the subject property. Portable Lavatory and Composting Toilets will be utilized for sanitary purposes. See attached specifications."

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.

There is a driveway located on the subject site that Reach Dane will use to transport children and staff to the rear of the property. Children and Staff will be brought to the location via a bus. This eliminates the probability of traffic congestion typical when cars would be in que to drop off or pick up the children."

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

The conditional use request adheres to the Conditional Use 10.242(3) RR-2 Rural Residential Zoning District.

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

The conditional use approval being requested falls within the Town of Verona Comprehensive Plan's designation of "Single Family Residential"

Proposed Conditional Use:

The homeowners wish to donate a portion of their land for a year-round outdoor learning center for Reach Dane. The current property is zoned RR-2 and has a single-family house along with an outbuilding already on-site. Reach Dane will be using approximately 2.8 acres on the southeast side of the property for the learning center. The center will include a Yurt for classroom and office use, this will be supplied with electricity to support lights, computers, stove & refrigerator. Fenced in garden area, composting toilet (Clivus Multrum), portable sink (Ozark River Premier), shelter area for a firepit. The entire area will be fenced in with a natural-looking material as an extra security measure. The subject area is surrounded by large trees which will offer a noise barrier and privacy from neighboring properties.

Written Legal Description of the CUP Parcel with map outlining proposed use area:

Municipality Name: Town of Verona Plat Name 10489 Lot 2

Township & Range: T06NR08E Section: 25

Quarter/Quarter & Quarter: SE of the NW

LOT 2 CSM 10489 CS62/75&76-7/31/2002 F/K/A LOT 3 CSM 3836 CS16/12&13-11/19/81 F/K/A LOT 3 CSM 3303 CS13/46&47-9/18/79 & ALSO INCL & DESCR AS SEC 25-6-8 PRT SE1/4NW1/4 (5.535 ACRES) SUBJ TO DRIVEWAY ESMT IN DOC #5000356.





2096 Red Arrow Trail
Madison, WI 53711

TEL (608) 275-6740
FAX (608) 275-6756
www.reachdane.org

Description of Proposed Conditional Use:

Reach Dane operates early childhood programs, including Head Start, serving 700 children in Dane and Green counties. Reach Dane has a goal of opening a nature based preschool program where children are outside 75% of the time. Several similar programs are operating throughout Wisconsin; however, Reach Dane would be the first Head Start program in the country to have a nature-based program option. The nature-based program will enroll no more than 8 children, ages 2-3. The program will operate year-round with longer breaks in the winter, spring, and summer.

Detailed description:

The nature-based program will use a yurt for shelter in case of inclement weather. The yurt will have a gravel pad rather than a concrete foundation and will be approximately 30 feet wide. We will use solar for power and have a composting toilet or port a potty. See the site plan for details. Next to the Yurt there will be a Picnic structure that would be big enough to have tables for eating and activities along with a counter space, dish washing/sink area for food preparation. A fire structure will also be added that would allow 8 kids and 4 adults to sit around. The fire pit would be between 44-60 inches with seating around the pit. There would be approximately 3 feet between each seat that will also be approximately 3 feet. The area around the seating area would be approximately 3 feet for safe walking.

We are hopeful to use solar for our electrical needs, this would include solar storage with a generator backup. Our water source would come from a sandpit pump and storage tanks.

We want to partner with the community and hope to have many volunteers from the local community.

Days/hours of operation:

The program will operate Monday-Friday 7:00am-4:30 pm. The program will run year-round with longer breaks in the winter, spring, and summer.

Number of staff:

The program will have three teachers, a family services worker, and an aide to assist with food prep. There will also be a bus dropping children off in the morning and picking them up at the end of the day. The maximum number of staff on site at one time would be six.

"Reach Dane changes the lives of underserved children and families through education and supportive services"

Any anticipated noise/pollution/etc:

Our goal is to have the least amount of impact on the land as possible. There should not be any odors, dust, soot, run off, or pollution. With a group of 6-8 children, there will be some noise.

Activities taking place outside the building:

75% of the programming will occur outside. We will use a nature-based curriculum and lessons will be based on the seasons and what's in the environment. Examples of activities would be using acorns for counting activity, finding colors in nature, planting seeds in the garden, etc.

Facilities for removing trash/waste/recycling:

We will use the existing residential trash/recycling pick up. If we use a port a potty, we will contract for professional maintenance/emptying.

Anticipated traffic:

There will be a small bus dropping off and picking up children Monday-Friday. Staff will park in the driveway of the private residence. No road improvements are needed. There will be some increased traffic with staff vehicles and parents dropping off/picking up.

Any hazardous/toxic materials:

None

Proposed outdoor lighting:

None. The program will only operate during the day.

Proposed signage:

None

Current use:

The property is a private residence, which will continue to be occupied. The nature-based program will not utilize the existing residence except for a weather emergency.

Yurt Layout Ideas:



through education and supportive services

Proposed fencing option



"Reach Dane changes the lives of underserved children and families through education and supportive services"

Proposed walking path



"Reach Dane changes the lives of underserved children and families through education and supportive services"

Jennifer White

To: Patty Lofquist
Subject: RE: Yurt Information

Hi ladies,

Thank you all for the call today! It was wonderful meeting each of you and I enjoyed answering your questions. I have included the following links and attachments that we discussed for you all to reference as you continue planning.

1. [Yurt Pitch Guide](#)
2. [Yurt Pitch Video](#)
3. [SIPs Decks Blog](#) – Further explanation of our SIPs panels option
4. Oversized Deck Plans (attached for 30' yurt as an example) – Constructing a deck and building a wooden circular raised platform
5. Permitting Documents
 - a. Items that have “R-Value” and “EcoFoil” refer to the insulation
 - b. UL and Intertek documents speak to the materials used and their flame retardant qualities
6. Connected Yurt Example Photos

Please let me know what else I can provide as you keep researching and feel free to reach out to me via email or phone any time with questions. Happy to help however I can along the way and look forward to hearing back from you all soon!

Thanks again, have a great rest of your day!

Megan

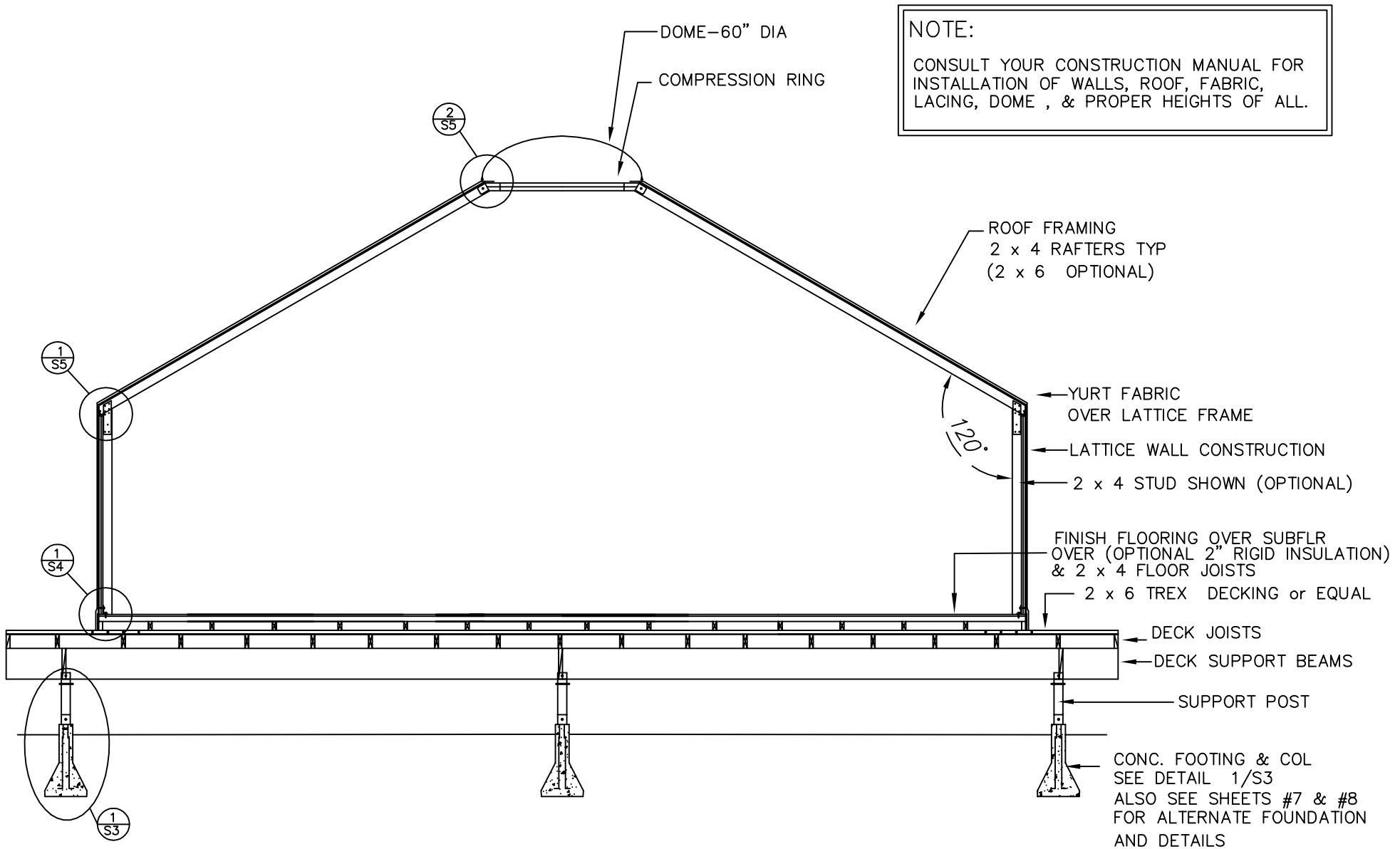


Megan Bretti
Sales & Marketing Guide

📞 970.240.2111

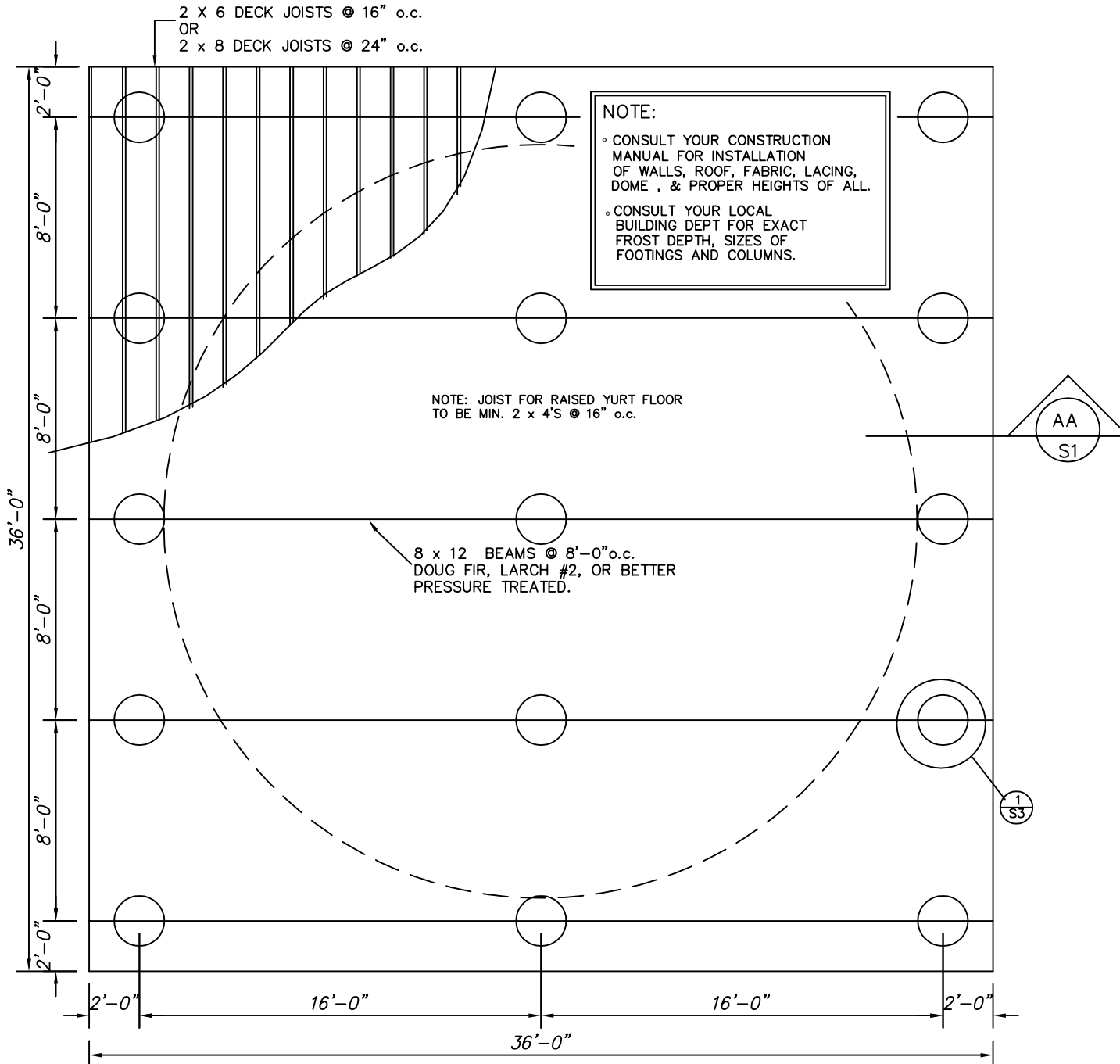
🌐 www.secretcreek.com

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.



NOTE:
 CONSULT YOUR CONSTRUCTION MANUAL FOR
 INSTALLATION OF WALLS, ROOF, FABRIC,
 LACING, DOME , & PROPER HEIGHTS OF ALL.

30' YURT BUILDING SECTION A-A | SHEET #1



30' YURT FOUNDATION/FLOOR PLAN || SHEET #2

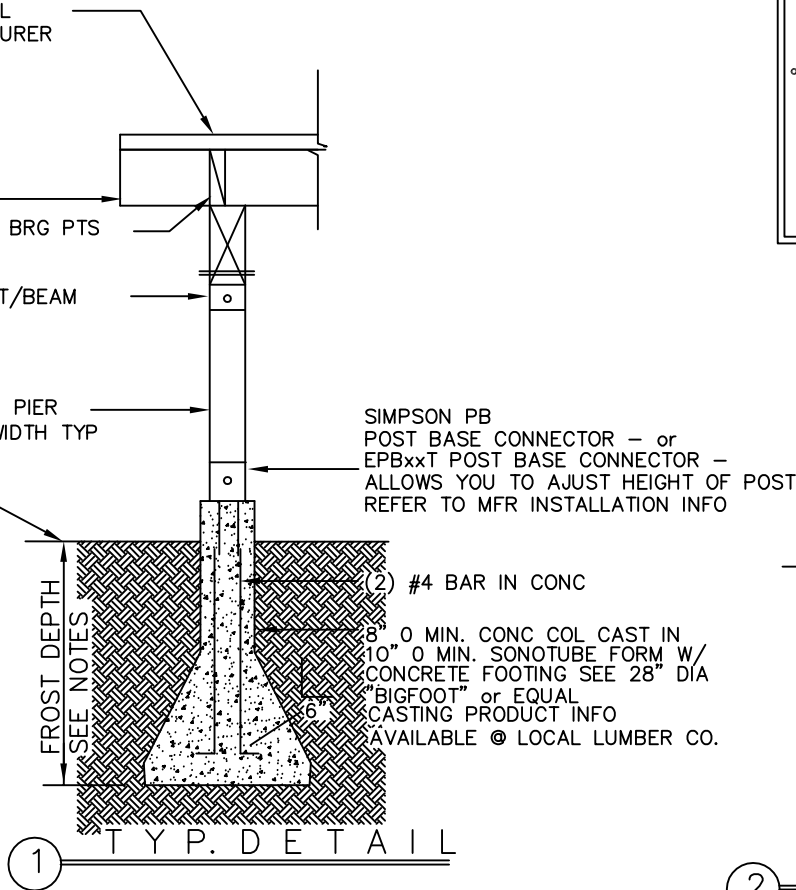
TREX DECKING OR EQUAL
SECURE PER MANUFACTURER
SPECIFICATIONS

2 x DECK JOISTS
2 x SOLID BLOCKING @ BRG PTS

SIMPSON PC @ EA POST/BEAM
CONNECTION

SUPPORT POST @ EA. PIER
SIZE TO MATCH BEAM WIDTH TYP

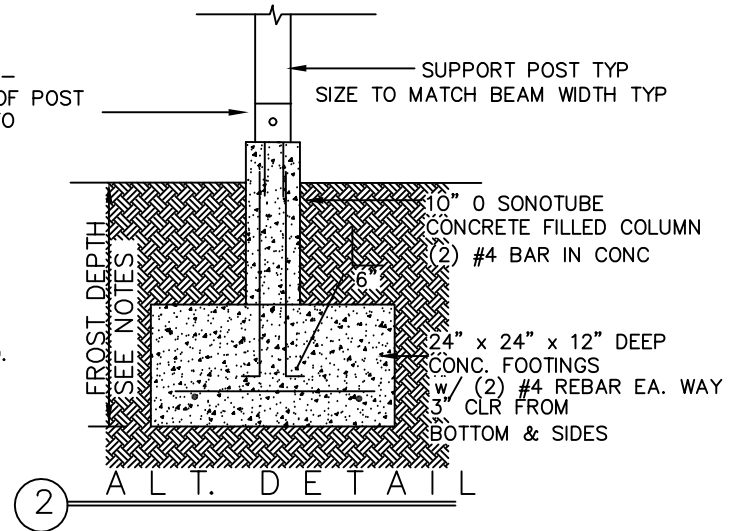
FINISHED GRADE



NOTE:

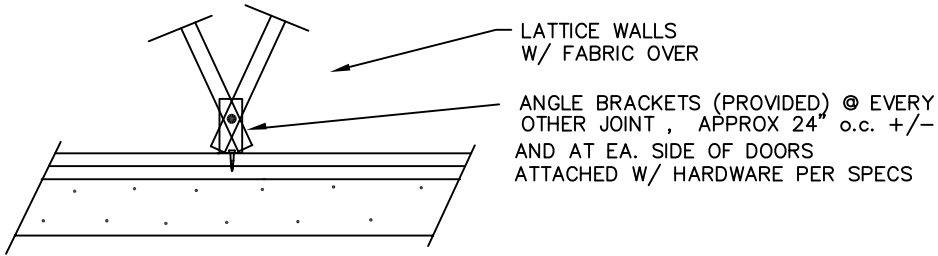
- CONSULT YOUR CONSTRUCTION MANUAL FOR INSTALLATION OF WALLS, ROOF, FABRIC, LACING, DOME , & PROPER HEIGHTS OF ALL.
- CONSULT YOUR LOCAL BUILDING DEPT FOR EXACT FROST DEPTH, SIZES OF FOOTINGS AND COLUMNS.

OPTIONAL ALTERNATE FOUNDATION PLANS & DETAILS - SEE SHEETS #6 & #7 FOR INFO



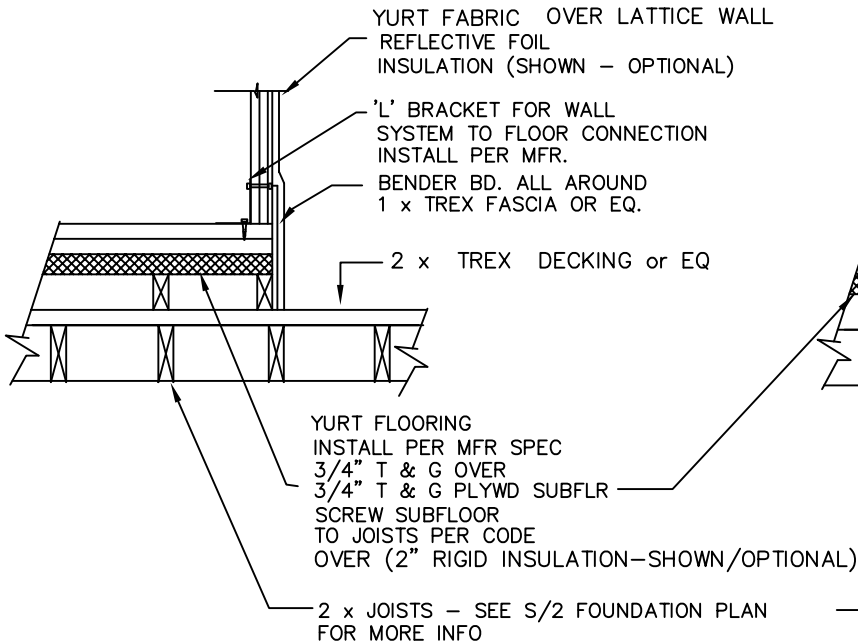
TYPICAL FOUNDATION DETAIL

SHEET #3

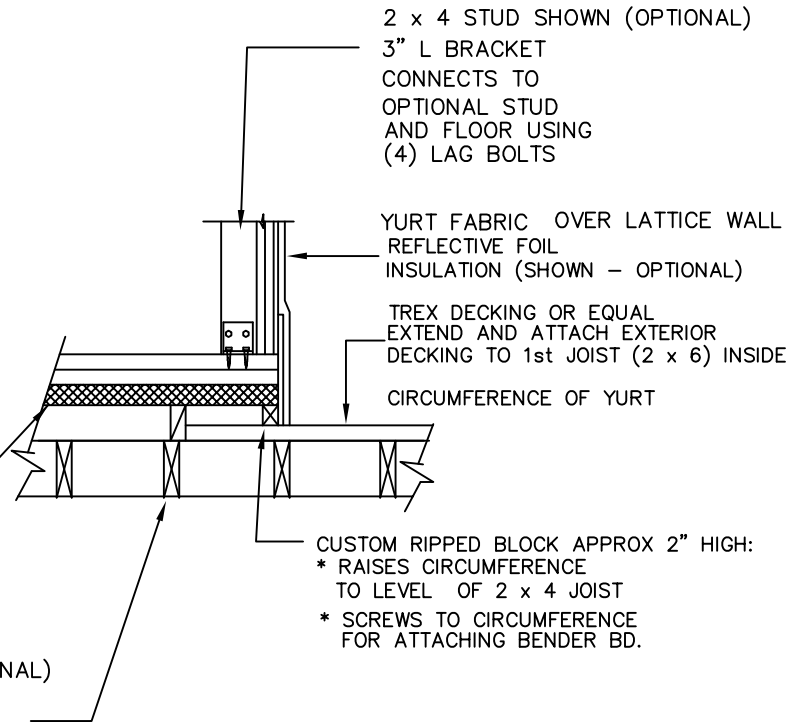


③
D E T A I L
LATTICE ATTACHMENT

NOTE:
CONSULT YOUR CONSTRUCTION MANUAL FOR
INSTALLATION OF WALLS, ROOF, FABRIC,
LACING, DOME , & PROPER HEIGHTS OF ALL.



①
T Y P . D E T A I L
FLOOR/DECK CONNECTION



②
A L T . D E T A I L
FLOOR/DECK CONNECTION
ALSO REFER TO DETAIL 1/S6 FOR MORE INFO

FABRIC OVER RAFTER
INSTALL PER MFR
(INSULATION OPTIONAL)

ROOF FRAMING
2 x 4 RAFTERS TYP
(2 x 6 OPTIONAL)

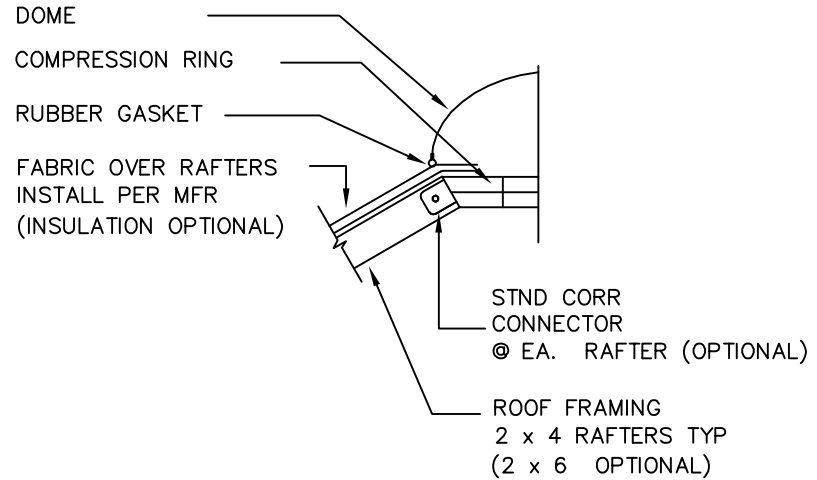
YURT FABRIC
OVER LATTICE WALL
CONSTRUCTION

TRUSS PLATE (PROVIDED)– USE
1 EACH SIDE OF STUD TYP.
W/10 – #8 HEX HEAD SHEET METAL SCREWS
AT EA. CONNECTION POINT
W/ OPTIONAL STUD

2 x 4 STUD SHOWN (OPTIONAL)
(INSULATION OPTIONAL)

NOTE:
CONSULT YOUR CONSTRUCTION MANUAL FOR
INSTALLATION OF WALLS, ROOF, FABRIC,
LACING, DOME , & PROPER HEIGHTS OF ALL.

3 ALT. DETAIL
WALL/RAFTER CONNECTION
(SHOWING OPTIONAL STUD CONNECTION)



2 TYP. DETAIL
RAFTER/DOME CONNECTION

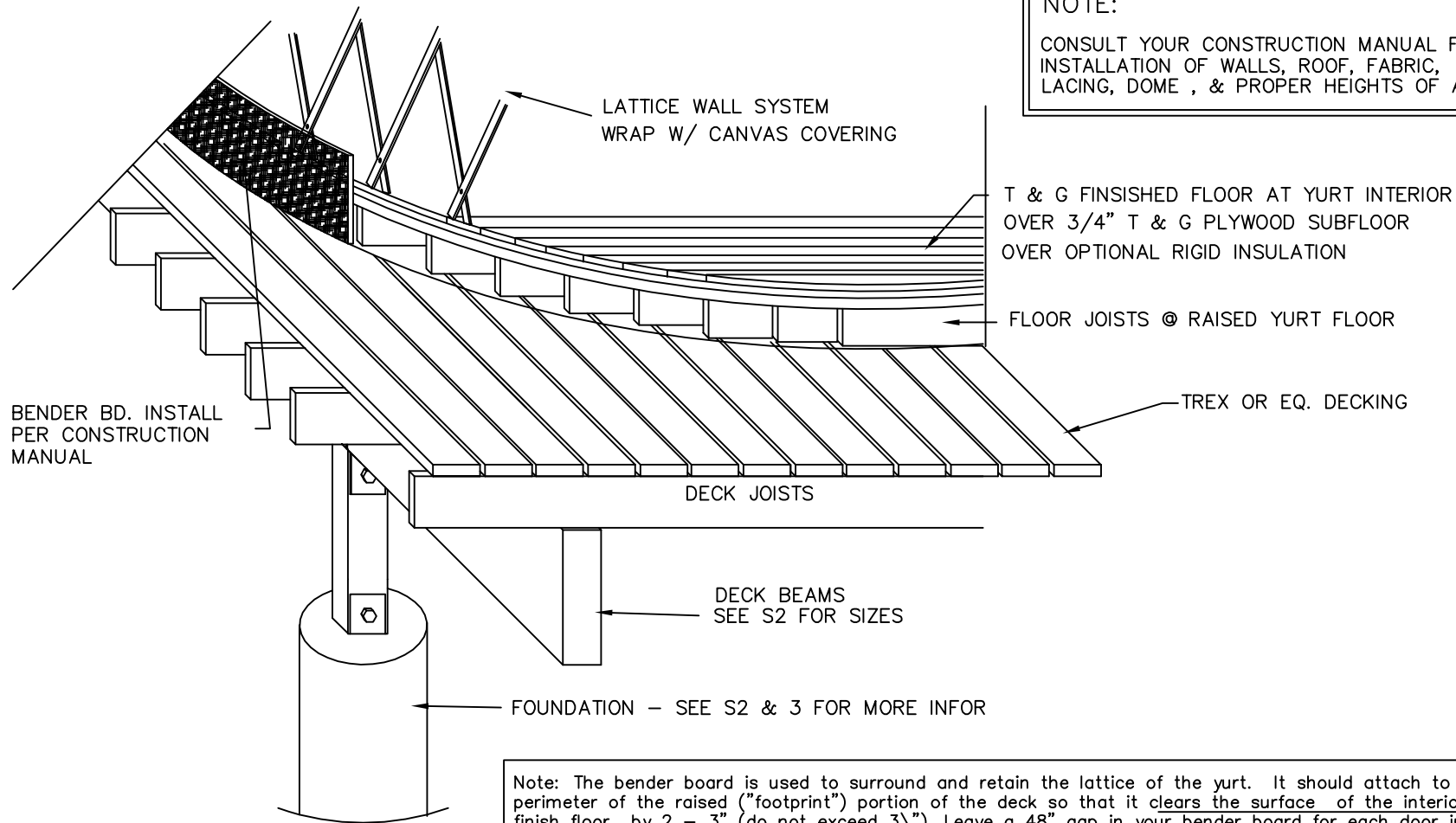
FABRIC OVER RAFTER
INSTALL PER MFR
(INSULATION OPTIONAL)

ROOF FRAMING
2 x 4 RAFTERS TYP
(2 x 6 OPTIONAL)

YURT FABRIC
OVER LATTICE WALL
CONSTRUCTION

TYPICAL CABLE AND SCREW
CONNECTION (PROVIDED)

1 TYP. DETAIL
WALL/RAFTER CONNECTION



NOTE:
 CONSULT YOUR CONSTRUCTION MANUAL FOR
 INSTALLATION OF WALLS, ROOF, FABRIC,
 LACING, DOME , & PROPER HEIGHTS OF ALL.

BENDER BD. INSTALL
 PER CONSTRUCTION
 MANUAL

LATTICE WALL SYSTEM
 WRAP W/ CANVAS COVERING

T & G FINISHED FLOOR AT YURT INTERIOR
 OVER 3/4" T & G PLYWOOD SUBFLOOR
 OVER OPTIONAL RIGID INSULATION

FLOOR JOISTS @ RAISED YURT FLOOR

TREX OR EQ. DECKING

DECK JOISTS

DECK BEAMS
 SEE S2 FOR SIZES

FOUNDATION - SEE S2 & 3 FOR MORE INFOR

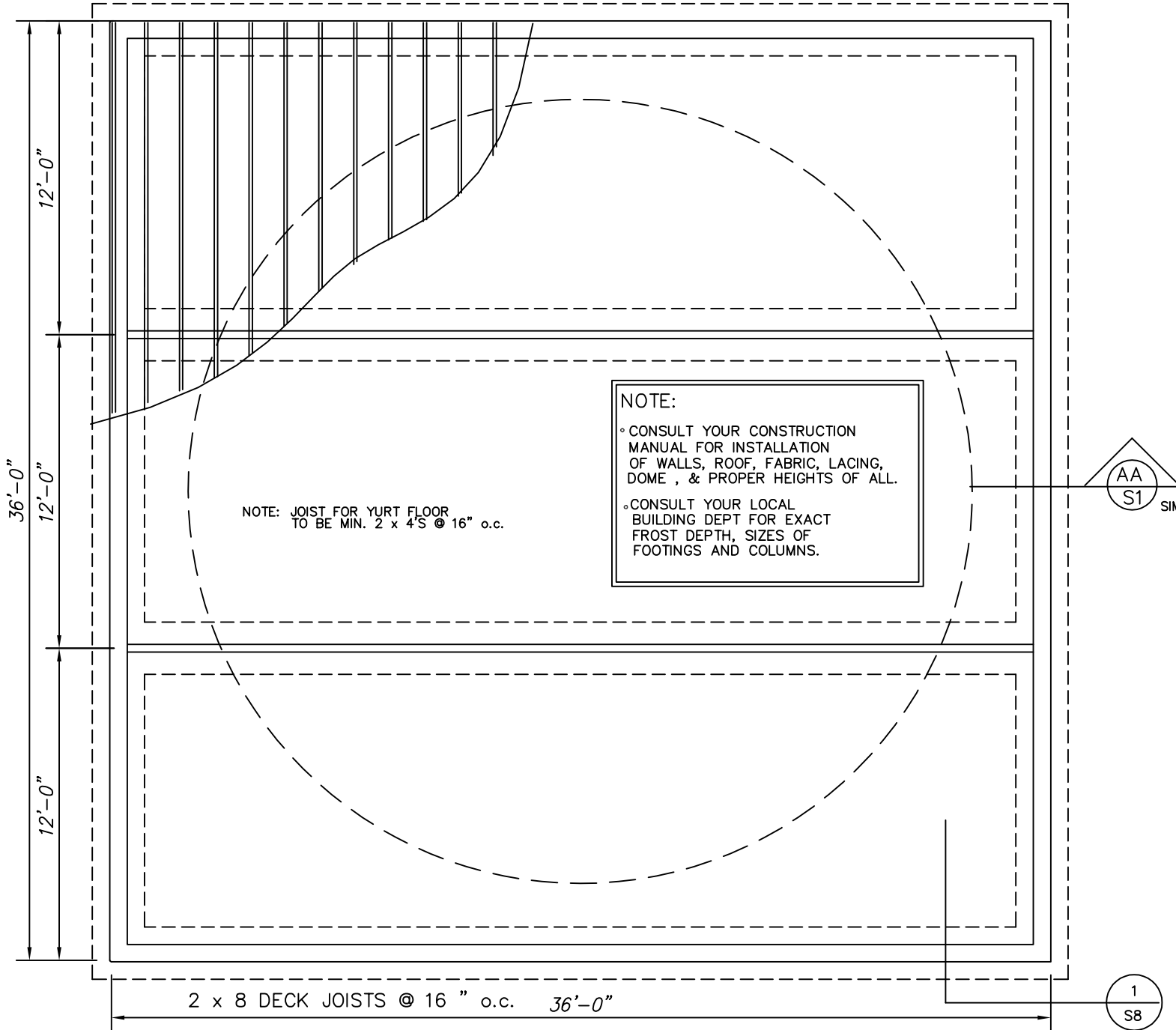
Note: The bender board is used to surround and retain the lattice of the yurt. It should attach to the perimeter of the raised ("footprint") portion of the deck so that it clears the surface of the interior finish floor by 2 - 3" (do not exceed 3"). Leave a 48" gap in your bender board for each door in your yurt. (56" gap for French doors).For placement of non-symetrical door call manufacturer.

The bender board can be attached outside of the finished size of the footprint. (e.g. a 20' yurt footprint equals 20' diameter plus the thickness of the bender board.

Choose an appropriate material for your bender board. 1 X Trex fascia bd or better
 Alternative: Use pressure treated plywood, redwood or equal.

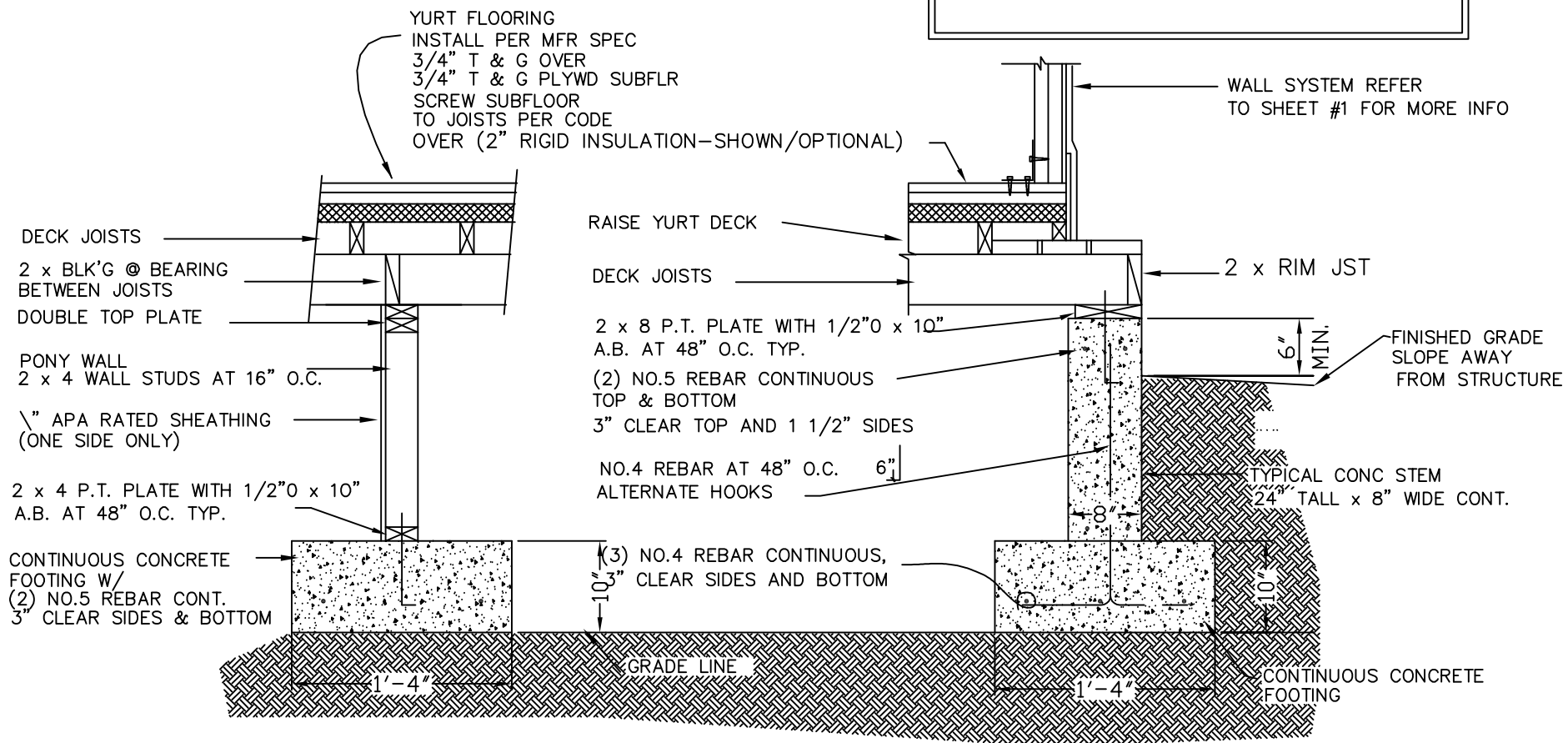
YURT ISOMETRIC

SHEET #6



NOTE:

- CONSULT YOUR CONSTRUCTION MANUAL FOR INSTALLATION OF WALLS, ROOF, FABRIC, LACING, DOME , & PROPER HEIGHTS OF ALL.
- CONSULT YOUR LOCAL BUILDING DEPT FOR EXACT FROST DEPTH, SIZES OF FOOTINGS AND COLUMNS.



1 ALTERNATE FOUNDATION DETAIL

Composting Toilet Information:

<https://clivusmultrum.com/products-services.php#Greywater>

M54 Trailhead Series

Designed for relatively low use in remote locations such as parks and golf courses, the Trailhead includes a complete composter-building package that offers a superior alternative to portable toilets and pit latrines. The composting unit is buried and serves as the foundation for the lightweight, ADA accessible toilet room structure. With foam-core panels for the floor and walls, the Trailhead is typically installed in less than two days. No concrete is necessary. When grid-power is not available, a custom-designed solar system is used to power the fan that keeps the Trailhead odorless. Both single and double-stall models are available in kit or prefabricated form; the base is also available separately. A variety of finish options are also available from cedar shakes to standing seam metal roofs.

The M54 Trailhead is available in four standard styles: **Stockbridge**, Ipswich, Rockport and Essex.

Stockbridge

The Stockbridge, our standard model, includes painted or stained 8" pine board and batten siding with an asphalt shingle roof. The customer selects shingle and paint/stain colors. The Stockbridge can be further customized with a standing seam metal roof.

Foam-flush Toilet.

The Foam-flush toilet fixture (compatible with all Clivus Multrum compost systems) looks like and offers a similar user experience to a conventional flush toilet, while using only six ounces of water per use. A small computer regulates the mixture of water and a compost compatible soap, creating a foam blanket that carries the waste from the bowl down a standard four-inch plastic drain line to the composting unit. The foam allows the drain-line to bend up to 45 degrees. In addition to offering complete user comfort, designing with the Foam-flush is easier in multi-story projects and it uses space more efficiently.

Greywater System

Greywater is water from all non-toilet fixtures (e.g., sinks, showers, washing machines). With the Clivus system, all greywater fixtures are plumbed to a collection tank called a dosing basin from which greywater is sent, often without filtration, into an outdoor or indoor irrigation system buried within the plant root zone. Placement of the irrigation system within the aerobic root zone allows for plant uptake of water and the small amount of nutrients (in the form of soap) carried in greywater. The relatively warm temperature of greywater makes possible the use of the Clivus greywater system in cold climates. All Clivus greywater systems are custom designed and engineered by Clivus according to site conditions.

Maintenance Services

Like all waste treatment systems, maintenance is necessary for the success of the Clivus composting toilet system. Clivus offers maintenance services to all its customers, ranging from complete system maintenance to periodic inspection and reporting. In locations beyond our immediate service area, Clivus provides maintenance through local subcontractors.

In many instances, maintenance staff experience a sense of relief when composting toilets replace flush toilets. Eliminating flushing prevents clogged toilets and flooded bathrooms. However, in many instances dealing with human waste on site is an unexpected and low-priority task for maintenance crews. Let Clivus Multrum make the maintenance of your composting toilets a top priority. Call Clivus today to discuss maintenance options for your installation.



Portable Sink

https://allportablesinks.com/products/ozark-river-premier-series-portable-hot-water-sink-black-abs-basin-maple-cabinet?variant=39336402583639¤cy=USD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&qad_source=1&qclid=CjwKCAjwoa2xBhACEiwA1sb1BAqECqWqUvlZJwuP8zNDa9N1vYgl0cC9KMjlz8hdMH5zRMCxi17QmhoCnKOQAvD_BwE

The Ozark River Premier Series Hot Water Sink is a 38" H portable sink. This Premier Series sink with black top features an integrated ABS splash guard. Comes with a top-fill liquid soap dispenser and quick connect hoses for easy tank removal and set up. A water heater provides the user with on demand hot water. This series is Ozark River's flagship product line and represents the most popular Ozark River Portable Sink®, featuring a versatile cabinet size that fits perfectly in restaurants, food/beverage serving, food trucks, hospitality, spas, classrooms, medical and healthcare rooms, and many other commercial applications.

NUMBER OF BASINS: 1

BASIN MATERIAL: Integrated ABS Plastic

BASIN DIMENSIONS: 12" (W) x 10" (D) x 5.75" (H)

CABINET DIMENSIONS: 25.5" (W) x 17.5" (D) x 37.5" (H)

CABINET MATERIAL: Phthalate, Lead Free Melamine

WEIGHT: 97 lbs

FRESH WATER TANK: 5 gal

WASTE WATER TANK: 6 gal

ELECTRICAL REQUIREMENTS: 110V, 20 amp

WATER HEATER: Approx. 40°F above water temperature

WARRANTY: 2 Year

Unit is NSF certified.

On-Demand Hot Water System

Integrated ABS Countertop and Basin

Phthalate Free Melamine Cabinet

Keyless Lock

Liquid Soap Dispenser

5" Swivel Casters, Front Locking

Stainless Steel Cabinet Bottom

Long Faucet Handles (ADA Compliant)

GFCI Outlet Protection



NSF





Drop off Zone



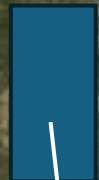
Fence - natural product

Small Deck off front of Yurt

30' Yurt

8x10 Composting Toilet

Picnic shelter



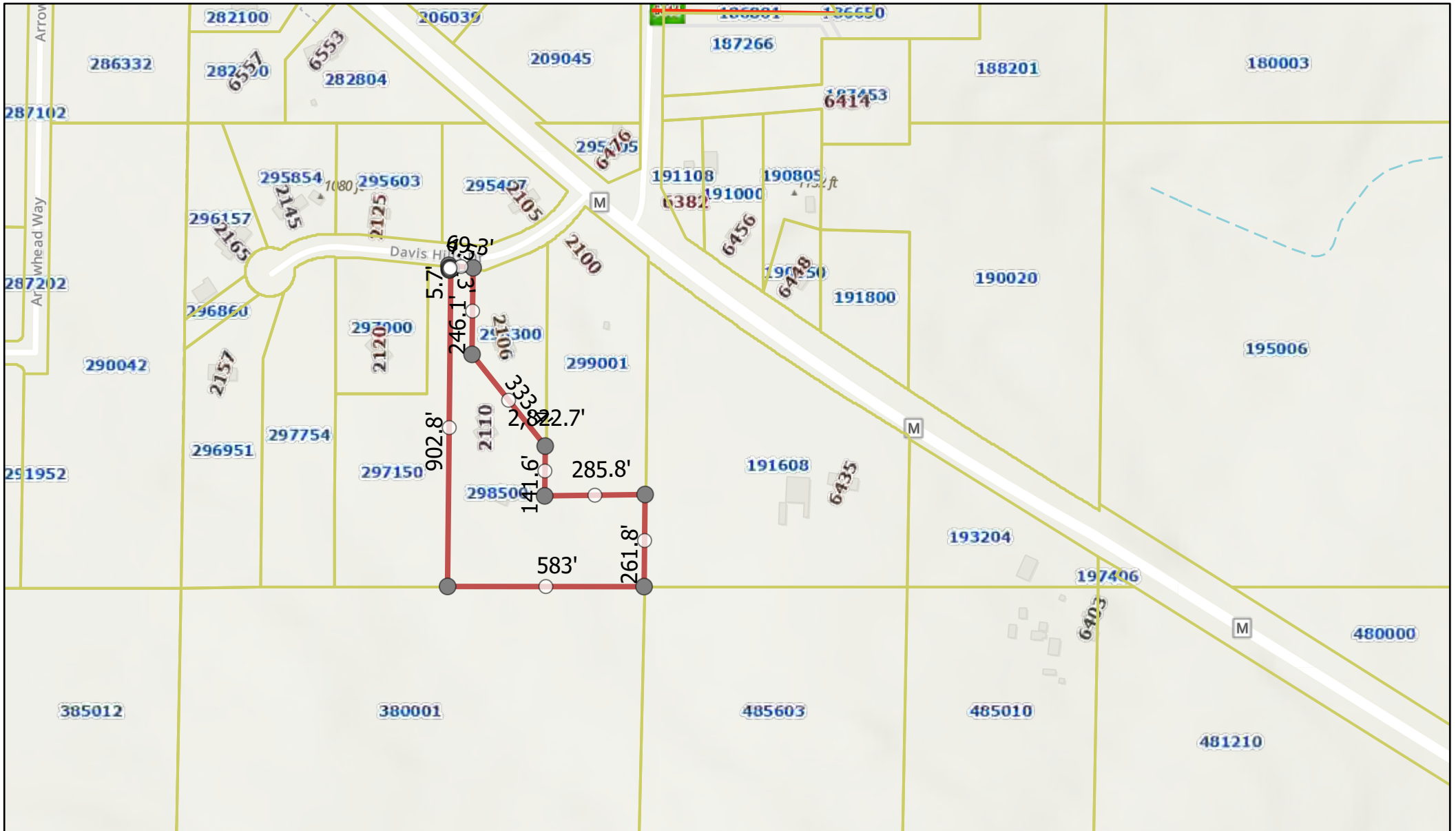
Garden area



12' fire shelter



Dane County Map



May 15, 2024

Parcels

Easements

General Easement

Ingress-Egress

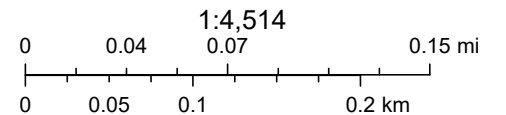
<all other values>

Address and Building Number



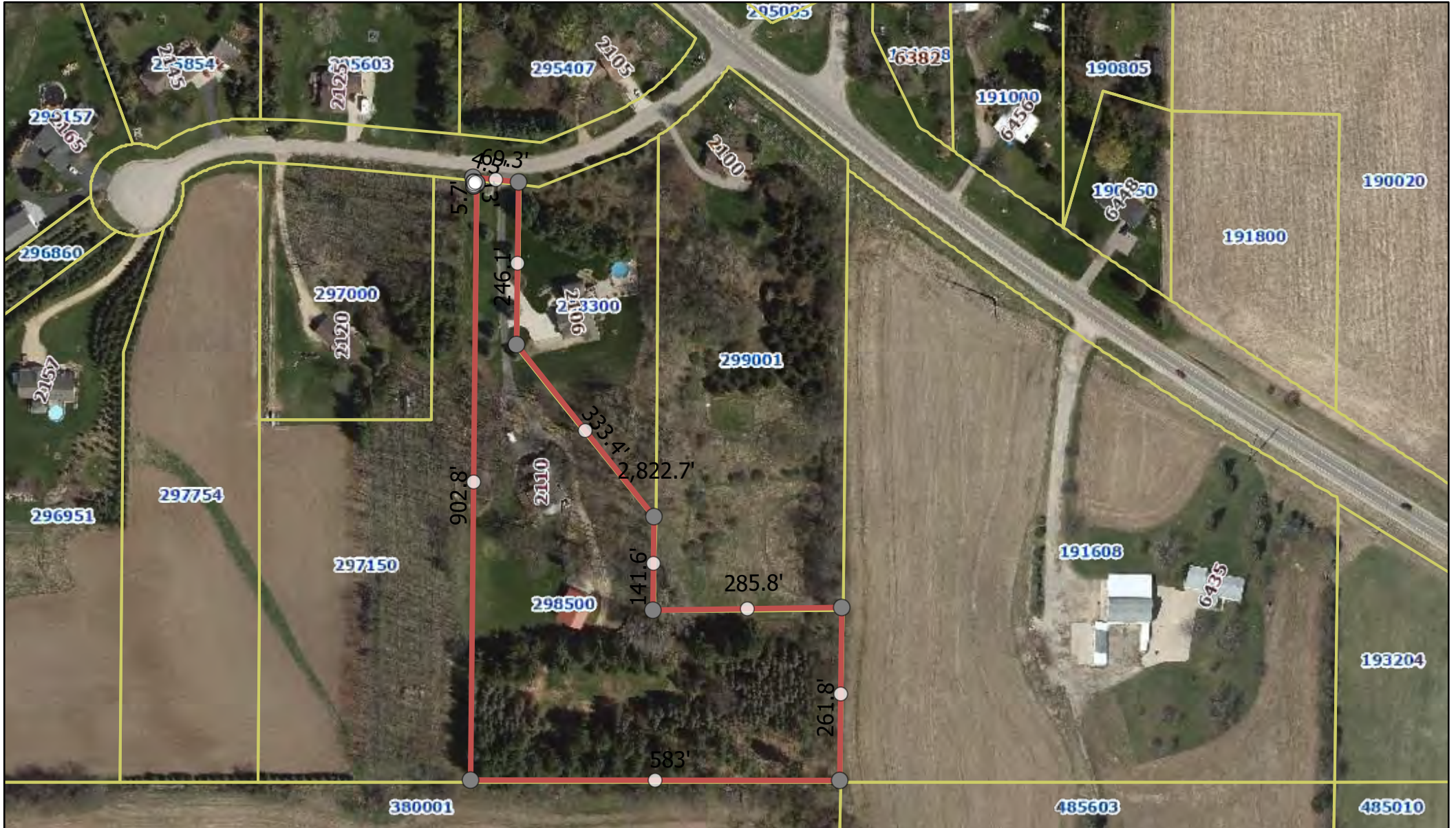
Driveway Entrance Address

Parcel Number



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Dane County Map

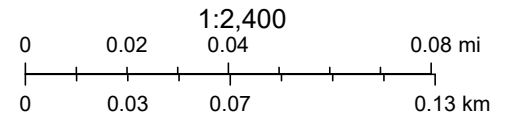


May 15, 2024

Parcels

Address and Building Number

Parcel Number



June 17, 2024

To Whom It May Concern:

I am writing to express my enthusiastic support of and commitment to the establishment of a nature-based Early Head Start program at my residence located at 2110 Davis Hills Drive, in collaboration with Reach Dane.

As the founder of All Children Thrive and former Wisconsin appointee overseeing early care and education for our state, I am deeply committed to providing enriching experiences and opportunities for young children that foster their holistic growth and well-being through multigenerational programs such as Early Head Start. The concept of a nature-based Early Head Start aligns perfectly with community needs – providing access to high-quality, affordable care in nurturing environments with educators who support the cognitive, social, and emotional development of children.

With the upmost support from my family, our residence at 2110 Davis Hills Drive offers a unique setting ideal for such a program, with ample green space and natural surroundings that are conducive to outdoor learning and play. I believe that integrating nature into early childhood education not only enhances children's physical health but also stimulates curiosity, creativity, and a lifelong appreciation for the environment. Furthermore, after discussing this program with my neighbors, I discovered that not only are they in full support, they also are interested in volunteering to ensure its success.

Collaborating with Reach Dane, an organization known for its dedication to providing high-quality early childhood education and family support services, would ensure that this nature-based Early Head Start program meets the highest standards of educational excellence and community engagement. Together, we can create a model program that serves as a beacon of innovation and inclusivity in early childhood education.

I am excited about the potential impact of this initiative on the lives of young children and families in our community. By offering a nature-based Early Head Start program at my residence, we have the opportunity to nurture the next generation of lifelong learners. Furthermore, it is widely known that quality early childhood education not only has positive outcomes for children, it also greatly benefits parents/guardians and the community, resulting in workforce recruitment and retention as well as economic growth.

Please feel free to contact me at 917-698-0095 or erin@allchildren-thrive.com if you have any questions. Thank you for your consideration.

Sincerely,



Erin Arango-Escalante

Subject: Supporting a Nature-Based Early Head Start Program at 2110 Davis Hills Drive in Partnership with Reach Dane

June 16, 2024

To Whom It May Concern:

As proud members of our community and advocates for the well-being of children, we are reaching out to you in support of a nature-based program at 2110 Davis Hills Drive, in partnership with Reach Dane.

As neighbors and parents who cherish our community, we know firsthand the importance of providing our children with a nurturing environment where they can thrive and grow. A nature-based Early Head Start program offers precisely that – a holistic approach to early childhood education that prioritizes outdoor play, exploration, and hands-on learning. Research has consistently shown that such experiences not only promote physical health and emotional well-being but also enhance cognitive development and stimulate creativity.

Moreover, by partnering with Reach Dane to establish a nature-based program at 2110 Davis Hills Drive, we are investing in the future of our community. We are nurturing a generation of environmentally conscious citizens who will be the stewards of our natural resources for years to come. We are fostering partnerships with local environmental organizations and businesses, strengthening the ties that bind us together as a community united in our commitment to sustainability and preservation.

We urge you to consider the immense benefits that a nature-based Early Head Start program at 2110 Davis Hills Drive in partnership with Reach Dane would bring to Verona. Let's seize this opportunity to provide our children with the gift of nature and create a brighter, more vibrant future for our community.

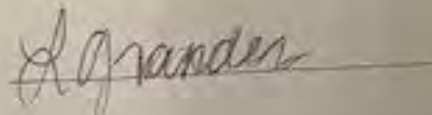
Sincerely,

Keaton Grander Keatongrander@gmail.com

Lyndsey Grander Lyndseygrander@gmail.com

2105 Davis Hills Drive Verona WI, 53593

 6/17/24



From: Joanne Gauthier <jo@g6.ltd>

Date: June 18, 2024 at 5:30:08 PM CDT

To: Erin Arango-Escalante <erin@allchildren-thrive.com>

Subject: Advocating for Nature-Based Early Head Start Program in the Town of Verona

JG

2125 Davis Hills Dr, Verona, WI 53593 * 608-695-9729 * Jo@G6.LTD

June 18, 2024

Dear Town of Verona,

I am writing to express my support for the establishment of a nature-based Early Head Start program at 2110 Davis Hills Drive.

A nature-based Early Head Start program would offer unique learning opportunities, promoting creativity, curiosity, and a lifelong appreciation for the environment. It would also foster environmental stewardship and create partnerships with local organizations, businesses, and volunteers, strengthening community ties.

By investing in our children's future and embracing the outdoors, we can build a more vibrant, resilient, and sustainable community for generations to come. I urge you to consider the immense value this program would bring to Verona.

Thank you for your time and consideration.

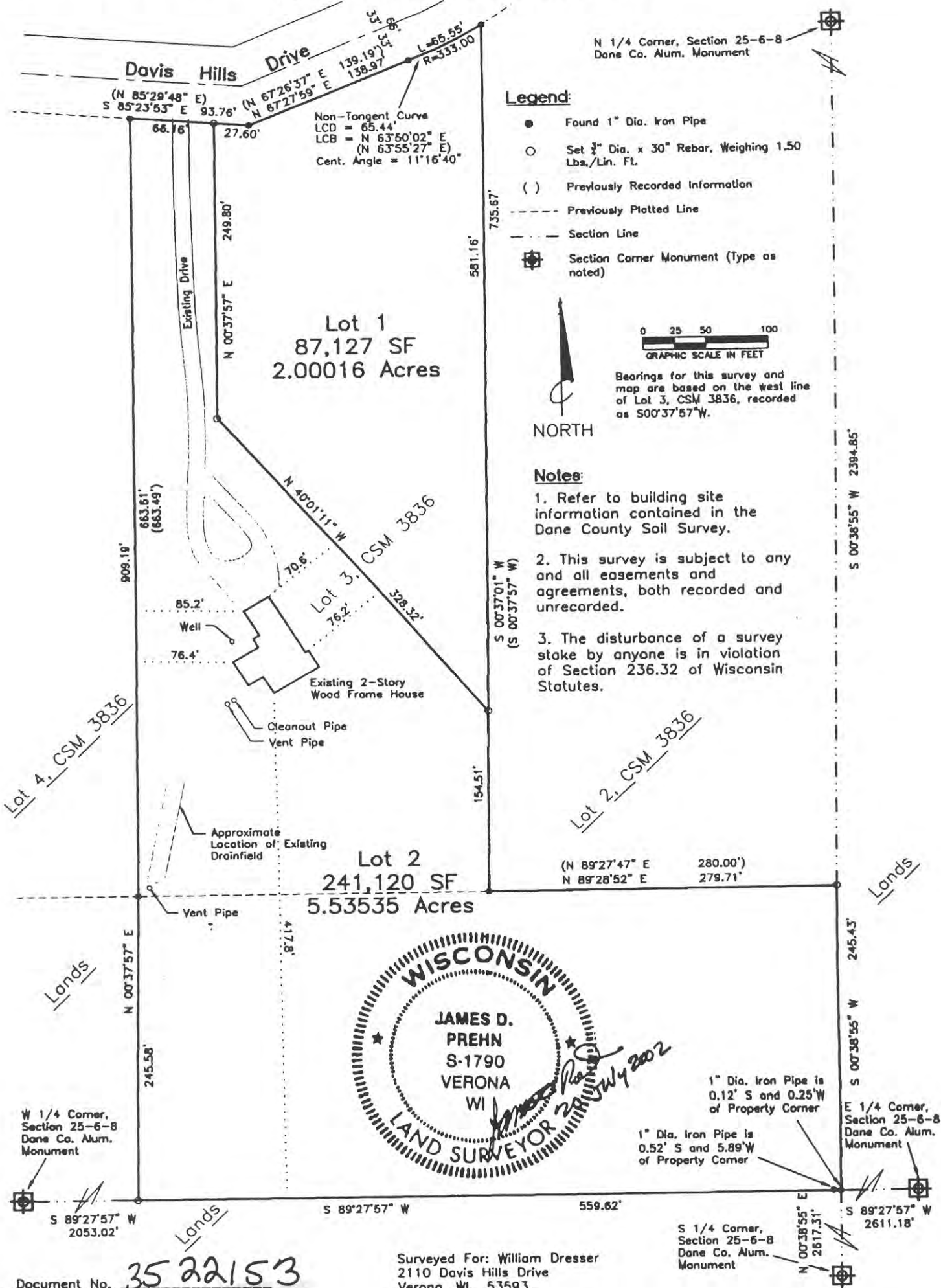
Sincerely,

Joanne Gauthier

002536

CERTIFIED SURVEY MAP

Lot 3, Certified Survey Map 3836, Vol. 16, Pp. 12-13 and Part of the SE 1/4 of the NW 1/4, Section 25, all Located in T6N, R8E, Town of Verona, Dane County, Wisconsin

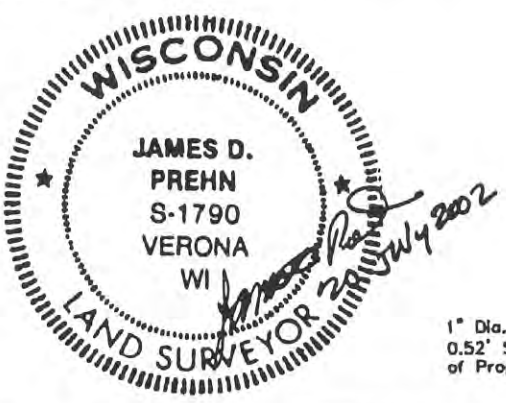


- Legend:**
- Found 1" Dia. Iron Pipe
 - Set 3/4" Dia. x 30" Rebar, Weighing 1.50 Lbs./Lin. Ft.
 - () Previously Recorded Information
 - Previously Plotted Line
 - - - Section Line
 - ⊕ Section Corner Monument (Type as noted)

0 25 50 100
GRAPHIC SCALE IN FEET

Bearings for this survey and map are based on the west line of Lot 3, CSM 3836, recorded as S00°37'57"W.

- Notes:**
1. Refer to building site information contained in the Dane County Soil Survey.
 2. This survey is subject to any and all easements and agreements, both recorded and unrecorded.
 3. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.



Document No. 35 22153
 Certified Survey Map No. 10489
 Volume 62 Page 75

Surveyed For: William Dresser
 2110 Davis Hills Drive
 Verona, WI 53593

Surveyed By: Spatial Data Surveys
 580 Arthur Street
 Verona, WI 53593 608-845-2048

Dwn: JDP Date: 24 June 02
 Drawing No.: SDS01048-B1
 Sheet No.: 1 of 2

2

CUP 2632 Legal Description:

LOT 2 CSM 10489, recorded in Volume 62, Pages 75-76 of Certified Survey Maps of the Dane County Register of Deeds, Section 25, Town of Verona, Dane County, Wisconsin.