

Dane County Rezone Petition

Application Date	Petition Number
03/10/2021	DCPREZ-2021-11683
Public Hearing Date	
04/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ANDY GRAPA	PHONE (with Area Code) (608) 628-5466	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 225-5705
BILLING ADDRESS (Number & Street) 6468 FOREST PARK DRIVE		ADDRESS (Number & Street) 104A W MAIN ST.	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS apgrapa@uwalumni.com		E-MAIL ADDRESS williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5636 County Highway V					
TOWNSHIP VIENNA	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-164-9192-8					

REASON FOR REZONE

CHANGE ZONING TO ALLOW FOR A VETERINARY CLINIC

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-B Farmland Preservation Business District	4.13

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

Dane County Rezone Petition

Application Date	Petition Number
02/19/2021	DCPREZ-2021-11683
Public Hearing Date	
04/27/2021	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME ROCK CROP LLC	PHONE (with Area Code) (608) 628-5466	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 225-5705
BILLING ADDRESS (Number & Street) 5874 CUBA VALLEY RD		ADDRESS (Number & Street) 104A W MAIN ST.	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS apgrapa@uwalumni.com		E-MAIL ADDRESS williamsonsurveying.com	

SEE REVISED

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
---------------------------	---------------------------	---------------------------

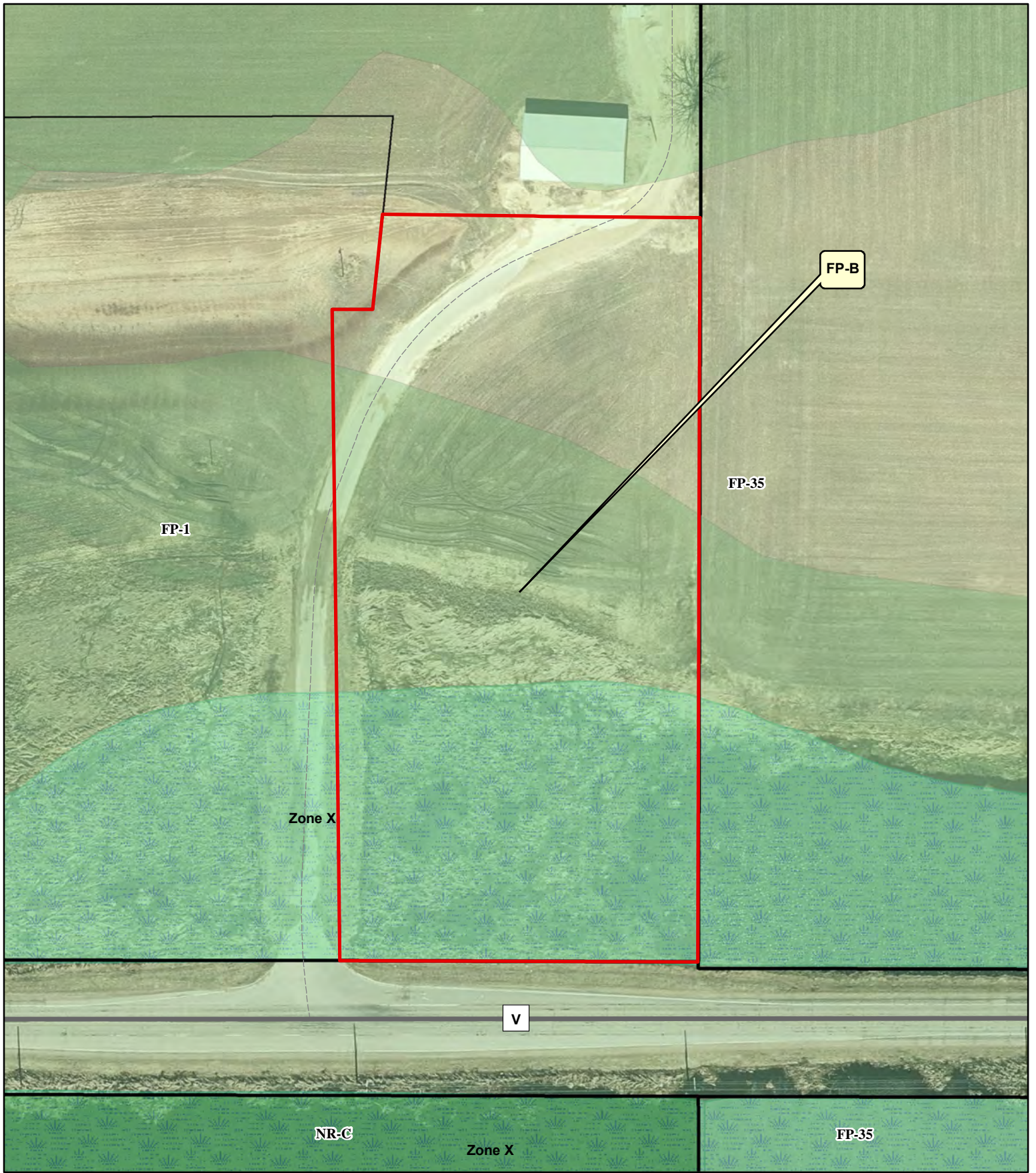
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5636 County Highway V					
TOWNSHIP VIENNA	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-164-9192-8					

REASON FOR REZONE





PROPOSED VETERINARY CLINIC

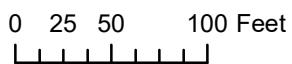
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	GC General Commercial District REVISED TO FP-B	4.13

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <input checked="" type="checkbox"/>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <input checked="" type="checkbox"/>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <input checked="" type="checkbox"/>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) <input checked="" type="checkbox"/>
PRINT NAME: <input checked="" type="checkbox"/>				
DATE: <input checked="" type="checkbox"/>				



Legend

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



Petition 11683
ROCK CROP LLC



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:	Andy Grapa	Agent Name:	Williamson Surveying
Address (Number & Street):	6468 Forest Park Drive	Address (Number & Street):	104A W Main St
Address (City, State, Zip):	Deforest, WI 53532	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	apgrapa@uwalumni.com	Email Address:	noa@williamsonsurveying.com
Phone#:	608-628-5466	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: T9N	Parcel Number(s): 064/0909-164-9192-8
Section: 16	Property Address or Location: 5636 County Highway V

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>

Create a 4.13 acre lot and change zoning district to allow for a proposed veterinary clinic.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	GC	4.13
	REVISED TO FP-B	

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. Only complete applications will be accepted. 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.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" 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 Andy Grapa

Date 2/17/21

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

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

OPERATIONAL 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 PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):

Address (Number & Street):

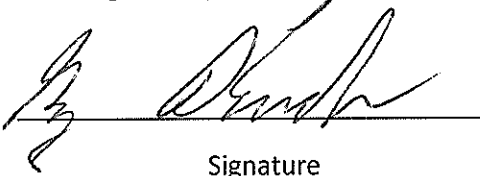
Address (City, State, Zip):

Email Address:

Phone Number:

Mr. Gary Endres is the owner of the lands being parcel number 064/0909-164-9192-8 and is being submit for rezone by Waunakee Veteran in the Town of Vienna, Dane County, Wisconsin.

I, Gary Endres, hereby authorize Andy Grapa and Waunakee Veterinary INC to petition Dane County for rezoning of the parcel.

A handwritten signature in cursive script, appearing to read "Gary Endres", is written over a horizontal line.

Signature

A handwritten date "2/17/21" is written over a horizontal line.

Date

Waunakee Veterinary Service

Date: February 17, 2021

To: Dane County Zoning

We would like to parcel off and rezone a 4.13 acre lot located at 5636 County Highway V, located in the Town of Vienna, Wisconsin.

We are requesting to rezone the property from AT-35 (Agriculture Transition) to GC (General Commercial) so we can build a new veterinary clinic building on this lot. The lot previously had agricultural buildings in the location of the proposed building and parking lot. There is an existing private paved road that serves this lot. No new driveway connection will be made to County Highway V.

The property to the west, north and east is farmland zoned FP-1 and FP-35 (Farmland Preservation). County Highway V is located to the south. On the south side of County Highway V the property is zoned NR-C (Natural Resource Conservancy District).

The wetlands located on the property were delineated by Heartland Ecological on November 3, 2021. The wetland location was confirmed by the Wisconsin DNR on November 18, 2021.

Our company is Waunakee Veterinary Service. We are a food animal veterinary practice dedicated to enhancing the productivity of clients, promoting animal welfare, food safety and bio-security.

We currently employ 7 people. Our typical hours of operation are from 7:30 am to 5:00 pm, Monday through Friday, and 7:30 to 12:00 pm on Saturday. We also provide 24-hour emergency service.

I want to thank you in advance for your consideration of this rezoning. Please feel free to reach out to me if you have any questions. My phone number is (608) 628-5466, and my email is agrapa@uwalumni.com.

Sincerely,



Andrew Grapa

Waunakee Veterinary Service

Date: February 17, 2021

To: Dane County Zoning

We would like to parcel off and rezone a 4.13 acre lot located at 5636 County Highway V, located in the Town of Vienna, Wisconsin.

We are requesting to rezone the property from AT-35 (Agriculture Transition) to GC (General Commercial) so we can build a new veterinary clinic building on this lot. The lot previously had agricultural buildings in the location of the proposed building and parking lot. There is an existing private paved road that serves this lot. No new driveway connection will be made to County Highway V.

The property to the west, north and east is farmland zoned FP-1 and FP-35 (Farmland Preservation). County Highway V is located to the south. On the south side of County Highway V the property is zoned NR-C (Natural Resource Conservancy District).

The wetlands located on the property were delineated by Heartland Ecological on November 3, 2021. The wetland location was confirmed by the Wisconsin DNR on November 18, 2021.

A bioretention device will be used to meet Dane County Stormwater standards. A private onsite wastewater treatment system will be located southeast of the proposed building. A trash enclosure will be located on the northeast corner of the proposed parking lot. No materials will be stored outside.

Our company is Waunakee Veterinary Service. We are a food animal veterinary practice dedicated to enhancing the productivity of clients, promoting animal welfare, food safety and bio-security. We currently employ 7 people. Our typical hours of operation are from 7:30 am to 5:00 pm, Monday through Friday, and 7:30 to 12:00 pm on Saturday. We also provide 24-hour emergency service.

I want to thank you in advance for your consideration of this rezoning. Please feel free to reach out to me if you have any questions. My phone number is (608) 628-5466, and my email is apgrapa@uwalumni.com.

Sincerely,

Andrew Grapa



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

REZONE DESCRIPTION

FP-35 TO GC

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 16, T9N, R9E, Town of Vienna, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of said Section 16; thence N 89°49'26" W along the south line of the SE 1/4 of said Section 16, 1,327.20 feet to the Southeast Corner of the SW 1/4 of the SE 1/4 of said Section 16; thence N 00°15'59" W along the east line of the SW 1/4 of the SE 1/4 of said Section 16, 60.90 feet to the north right of way line of County Highway "V" and also the point of beginning.

Thence S 89°56'51" W along said north right of way line, 305.64 feet; thence N 00°51'33" W, 508.56 feet; thence S 88°16'19" E, 29.85 feet; thence N 05°47'40" E, 92.39 feet; thence S 86°47'15" E, 271.82 feet to the east line of the SW 1/4 of the SE 1/4 of said Section 16; thence S 00°15'59" E along said east line, 584.01 feet to the point of beginning. The above described parcel contains 179,767 square feet or 4.13 acres.

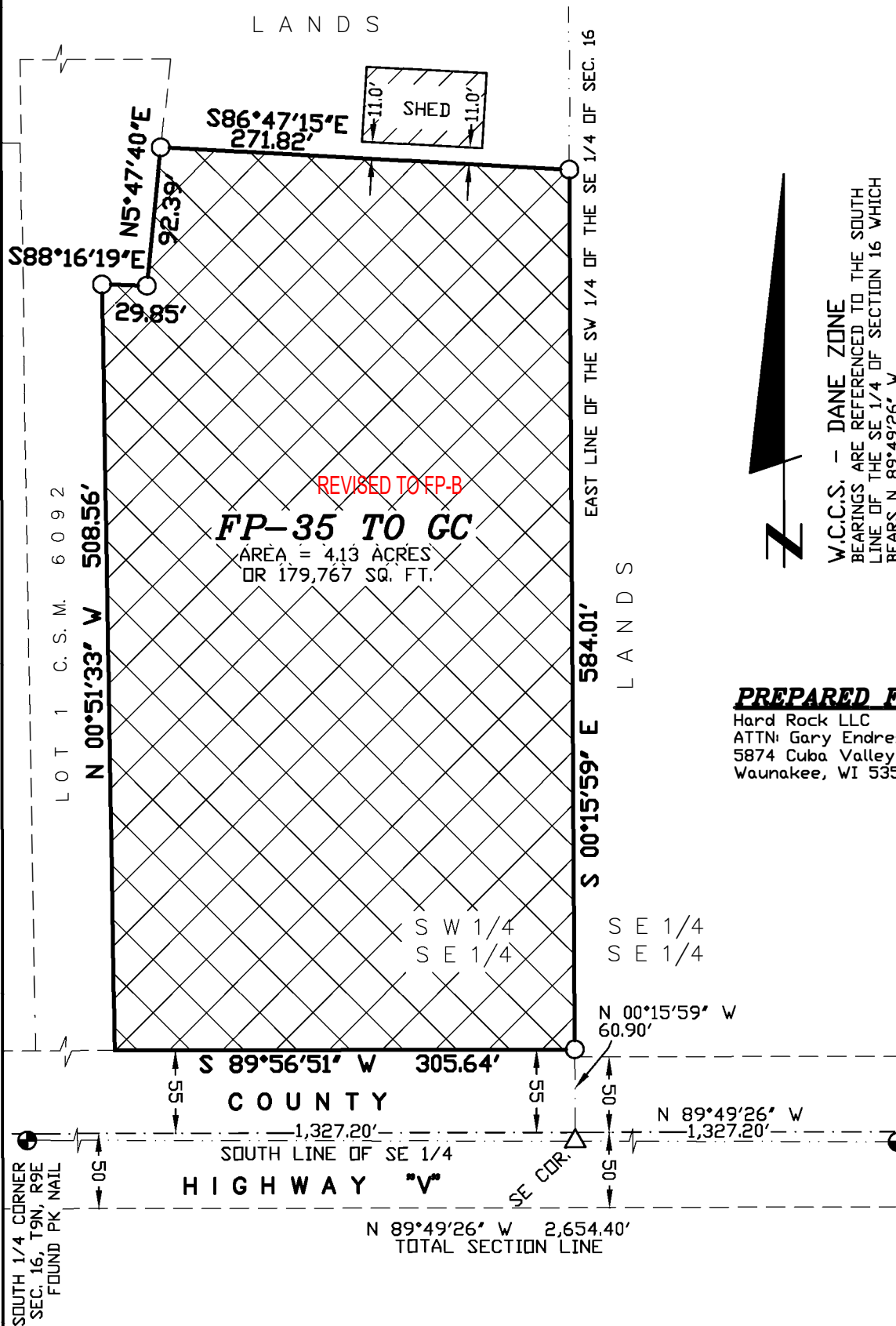


WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

REZONE MAP

L A N D S



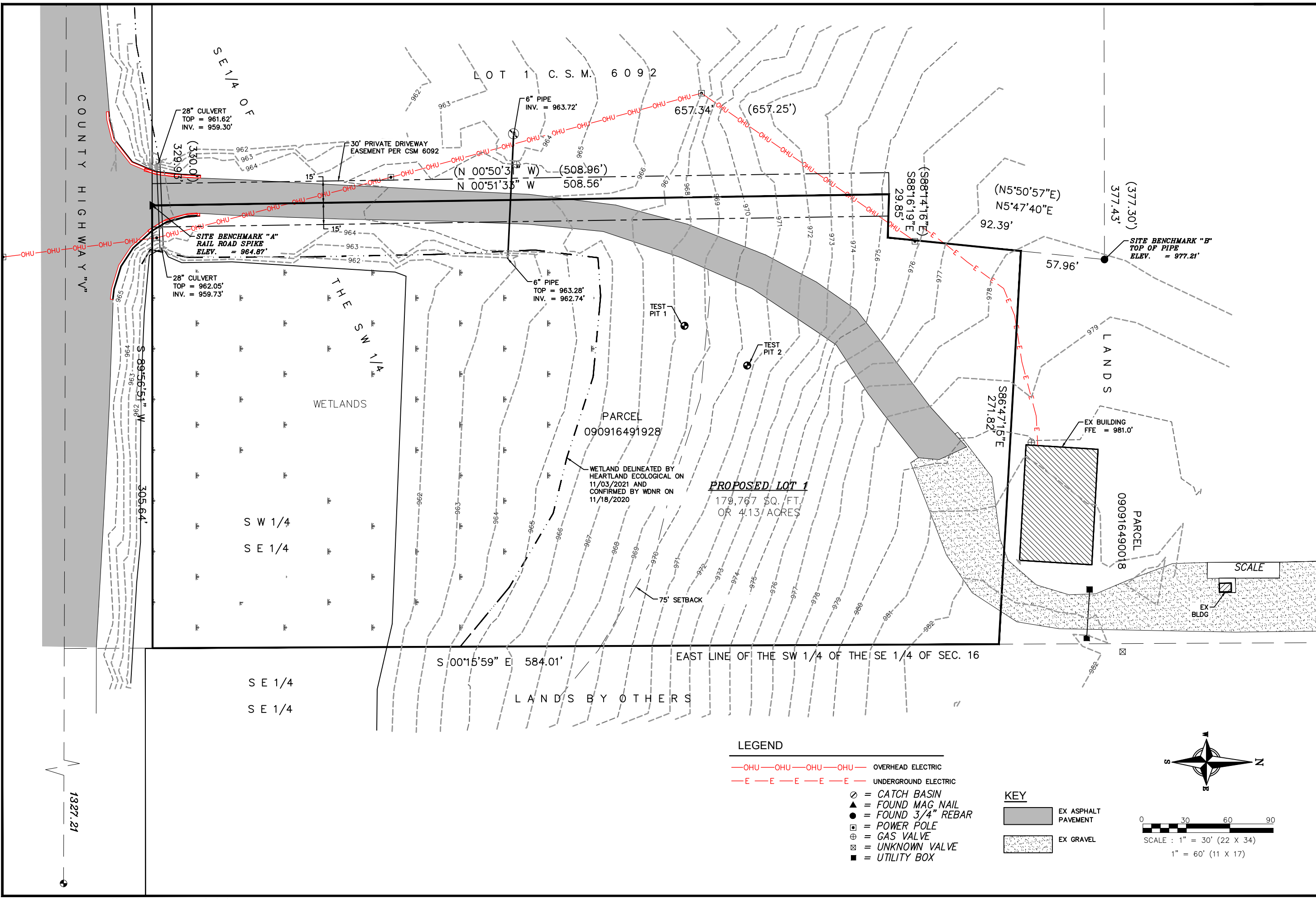
W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SE 1/4 OF SECTION 16 WHICH
BEARS N 89°49'26" W

PREPARED FOR:

Hard Rock LLC
ATTN: Gary Endres
5874 Cuba Valley Rd.
Waunakee, WI 53597

SCALE 1" = 100'



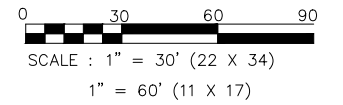


LEGEND

- OHU—OHU—OHU—OHU— OVERHEAD ELECTRIC
- E—E—E—E—E— UNDERGROUND ELECTRIC
- ⊙ = CATCH BASIN
- ▲ = FOUND MAG NAIL
- = FOUND 3/4" REBAR
- ⊕ = POWER POLE
- ⊗ = GAS VALVE
- ⊠ = UNKNOWN VALVE
- = UTILITY BOX

KEY

- EX ASPHALT PAVEMENT
- EX GRAVEL



ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	02-17-21

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 www.wa-pe-wi.com

PROFESSIONAL ENGINEERING

377

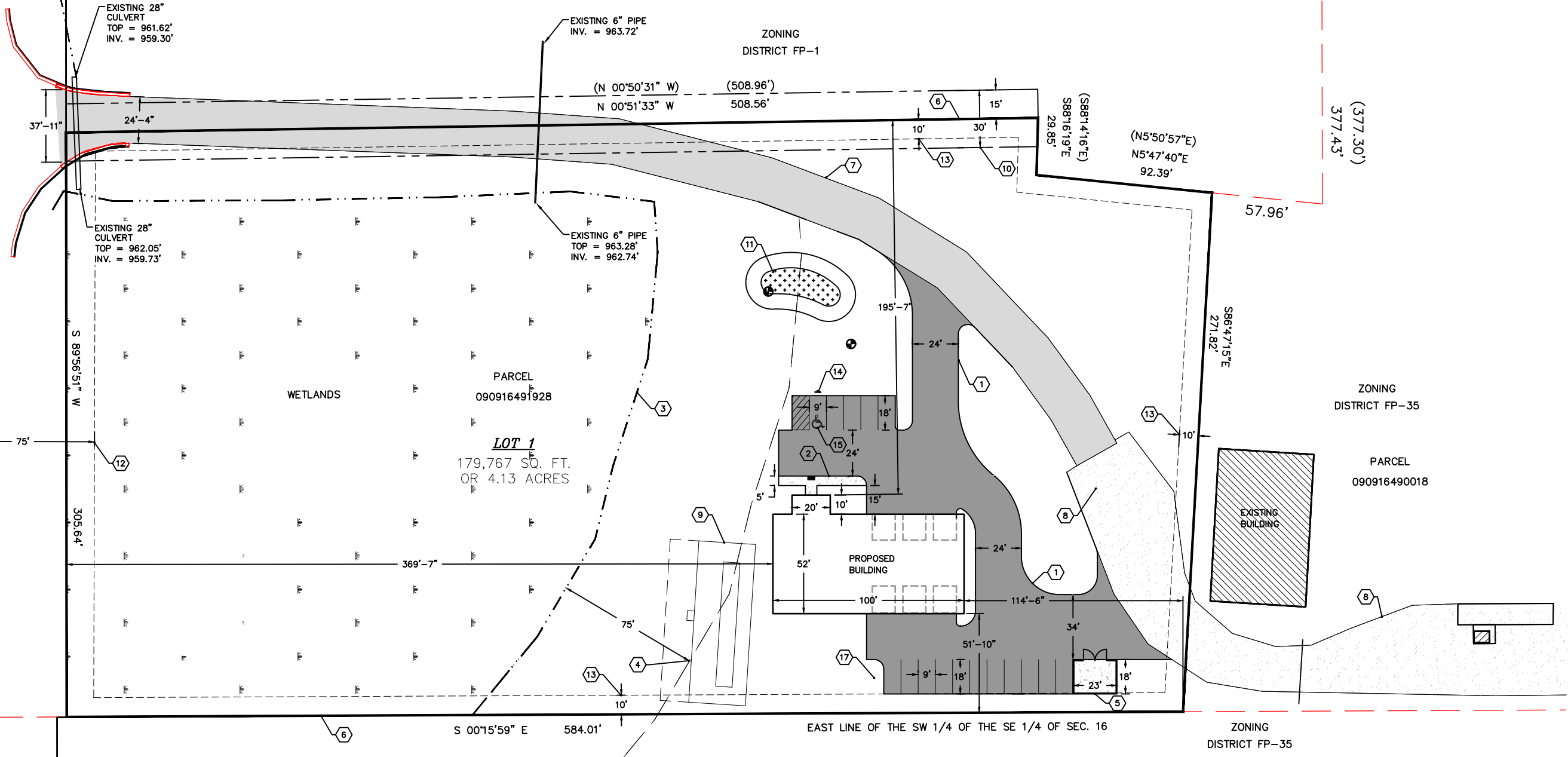
WAUNAKEE VETERINARY SERVICE
EXISTING CONDITIONS

TOWN OF VIENNA, WISCONSIN

5636 COUNTY HIGHWAY A

C100

COUNTY HIGHWAY "V"



SITE INFORMATION

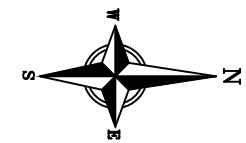
SITE ADDRESS: 5636 COUNTY HWY V
 SITE ACREAGE TOTAL: 179,767 SF (4.13 ACRES)
 NUMBER OF BUILDING STORIES = 1
 BUILDING AREA = 5,400 GSF
 EXISTING IMPERVIOUS AREA = 34,283 SF
 (BASED ON 2017 AERIAL PHOTOGRAPH)
 PROPOSED IMPERVIOUS AREA = 35,626 SF
 TOTAL PERVIOUS AREA = 144,141 SF
 IMPERVIOUS SURFACE % = 19.8%
 NUMBER OF PARKING STALLS: 16 (1 HC)

PLAN KEY

- ① ASPHALT PAVEMENT
- ② RAISED EDGE CONCRETE SIDEWALK
- ③ WETLAND DELINEATED BY HEARTLAND ECOLOGICAL ON 11/03/2021 AND CONFIRMED BY WDNR ON 11/18/2020
- ④ 75' WETLAND SETBACK
- ⑤ TRASH ENCLOSURE
- ⑥ PROPERTY LINE
- ⑦ EXISTING ASPHALT DRIVE
- ⑧ EXISTING GRAVEL DRIVE
- ⑨ SEPTIC LOCATION
- ⑩ EX 30' PRIVATE DRIVEWAY EASEMENT
- ⑪ BIORETENTION DEVICE
- ⑫ BUILDING SETBACK LINE - 75' FROM HWY CENTERLINE
- ⑬ BUILDING SETBACK LINE - 10' SIDE AND REAR
- ⑭ HANDICAP ACCESSIBLE SIGN
- ⑮ VAN ACCESSIBLE STALL
- ⑯ CURB RAMP TYPE 1 W/ DETECTABLE WARNING FIELD
- ⑰ PROPOSED WELL LOCATION

KEY

- ASPHALT PAVEMENT
- CONCRETE
- EXISTING PAVEMENT
- EXISTING GRAVEL



0 30 60 90
 SCALE : 1" = 30' (22 X 34)
 1" = 60' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	02-17-21

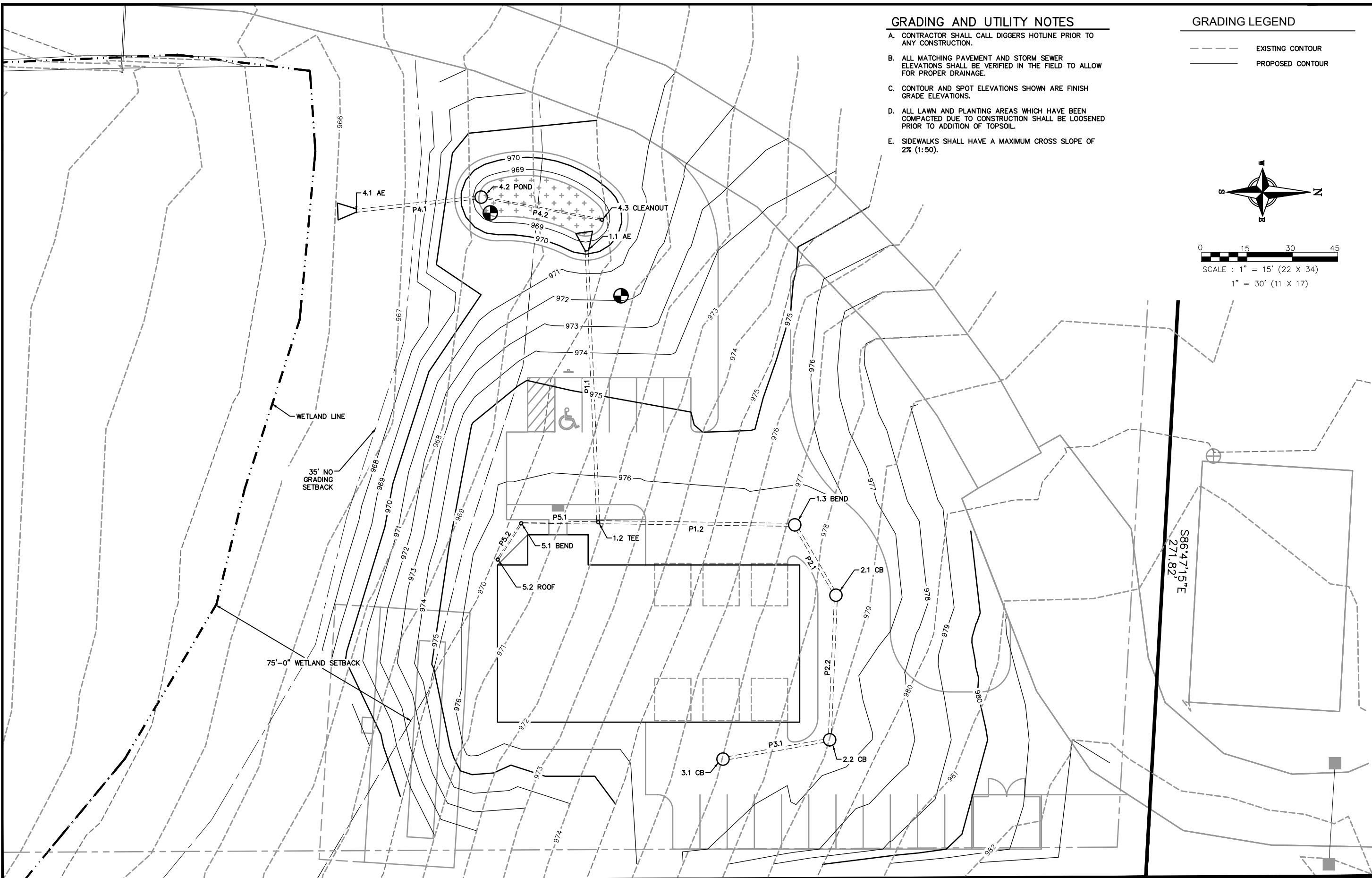
818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 www.pe-wi.com

PROFESSIONAL ENGINEERING

WAUNAKEE VETERINARY SERVICE
SITE PLAN

TOWN OF VIENNA, WISCONSIN
 5636 COUNTY HIGHWAY V

C200

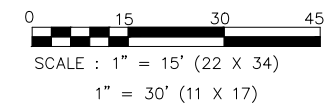


GRADING AND UTILITY NOTES

- A. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- B. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
- C. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
- D. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
- E. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).

GRADING LEGEND

- - - - - EXISTING CONTOUR
- PROPOSED CONTOUR



S 00°15'59" E 584.01'

EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SEC. 16

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	02-17-21

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 www.pe-wi.com

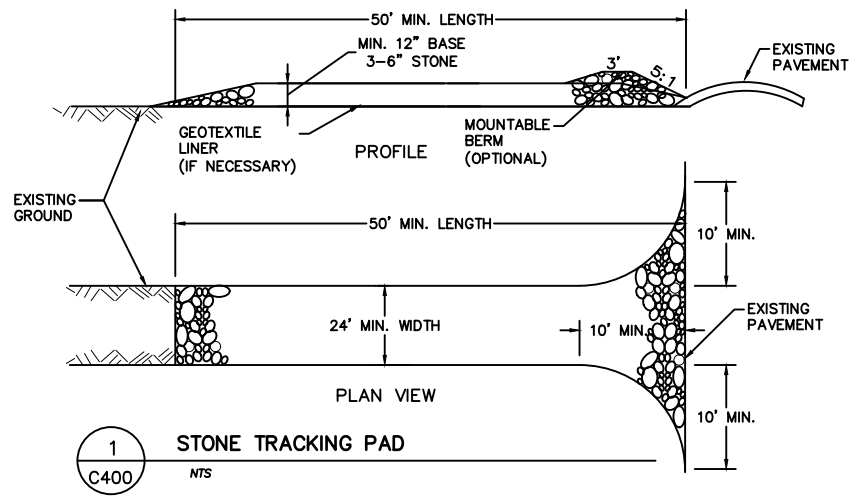
PROFESSIONAL ENGINEERING

WAUNAKEE VETERINARY SERVICE GRADING PLAN

5636 COUNTY HIGHWAY V

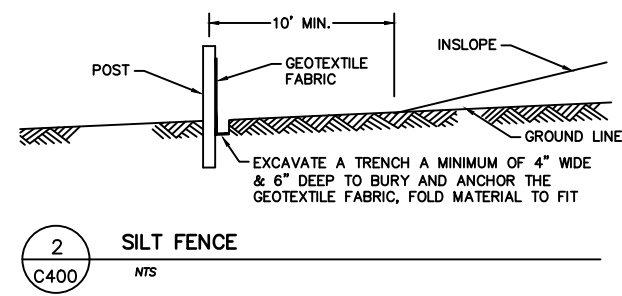
TOWN OF VIENNA, WISCONSIN

C300

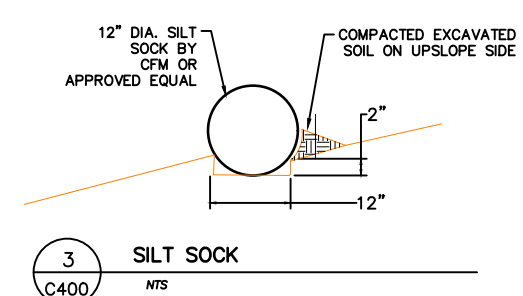


EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
4. RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH FRAMED INLET PROTECTION MEETING ASTM D8057-17 REQUIREMENTS. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT OR WISCONSIN DOT CLASS 2, TYPE B, COCONUT FIBER EROSION MAT AS NOTED.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 3.5 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
14. POLYMER. BARE SOILS TO BE EXPOSED OVER WINTER SHALL BE SPRAYED WITH POLYMER IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1050.



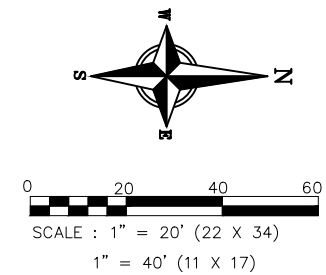
2 SILT FENCE
C400 NTS



3 SILT SOCK
C400 NTS

KEY

- WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT
- WISCONSIN DOT CLASS 2, TYPE B, COCONUT FIBER EROSION MAT



PROFESSIONAL ENGINEERING

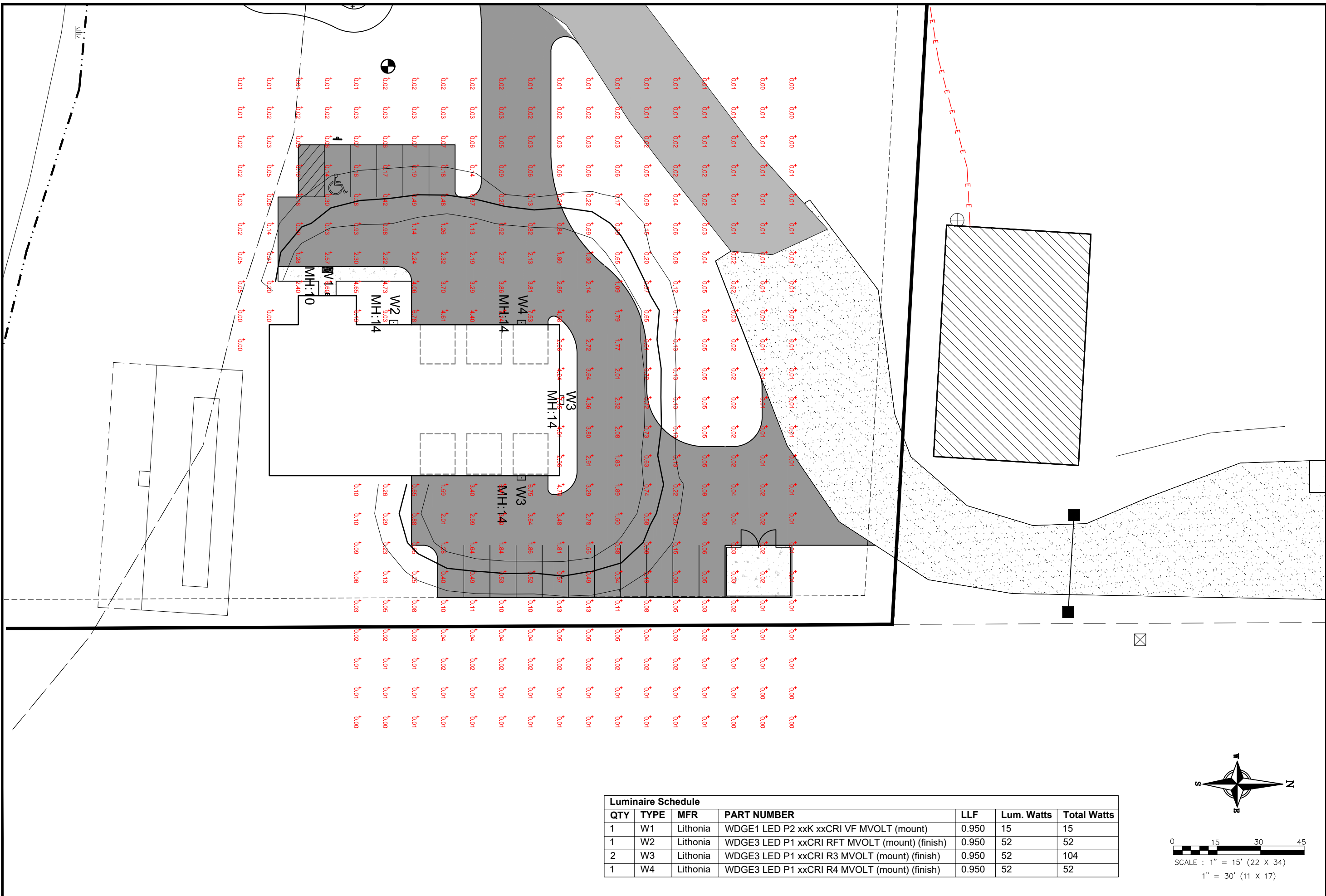
818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
www.pe-wi.com

WAUNAKEE VETERINARY SERVICE
EROSION CONTROL PLAN

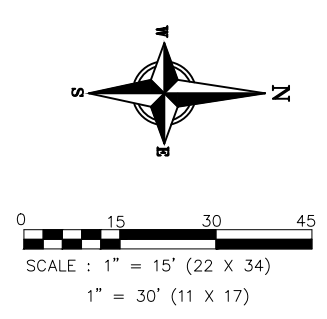
TOWN OF VIENNA, WISCONSIN
5636 COUNTY HIGHWAY V

C400

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	02-17-21



Luminaire Schedule						
QTY	TYPE	MFR	PART NUMBER	LLF	Lum. Watts	Total Watts
1	W1	Lithonia	WDGE1 LED P2 xxK xxCRI VF MVOLT (mount)	0.950	15	15
1	W2	Lithonia	WDGE3 LED P1 xxCRI RFT MVOLT (mount) (finish)	0.950	52	52
2	W3	Lithonia	WDGE3 LED P1 xxCRI R3 MVOLT (mount) (finish)	0.950	52	104
1	W4	Lithonia	WDGE3 LED P1 xxCRI R4 MVOLT (mount) (finish)	0.950	52	52



ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	02-17-21

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 www.pe-wi.com

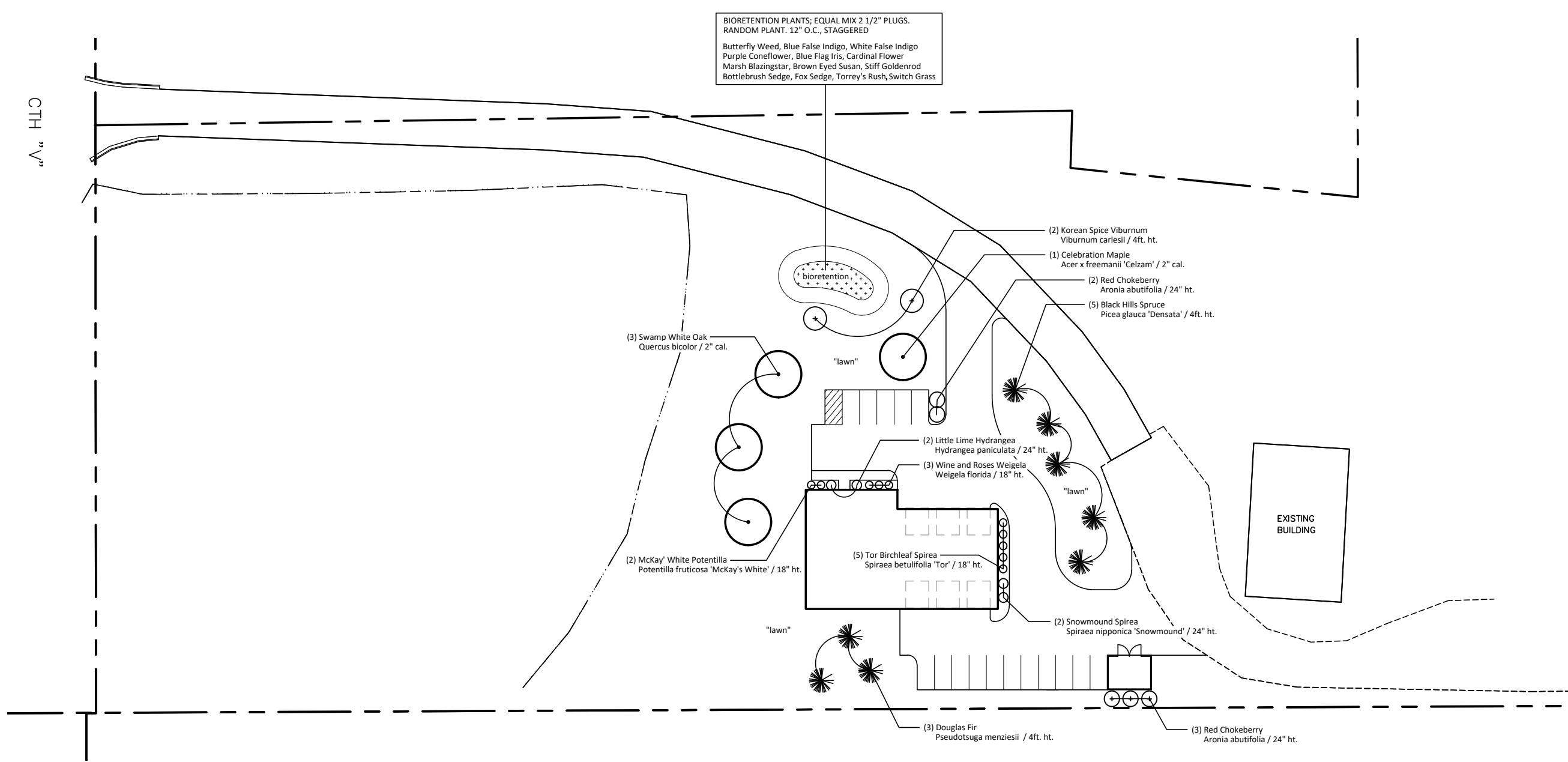
PROFESSIONAL ENGINEERING LLC

WAUNAKEE VETERINARY SERVICE LIGHTING PLAN

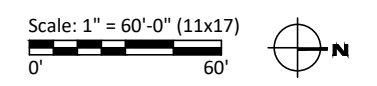
TOWN OF VIENNA, WISCONSIN

5636 COUNTY HIGHWAY V

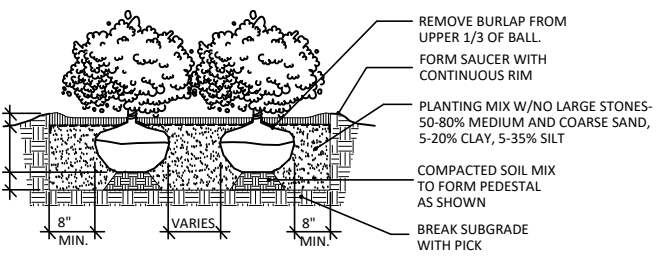
E100



1 LANDSCAPE PLAN

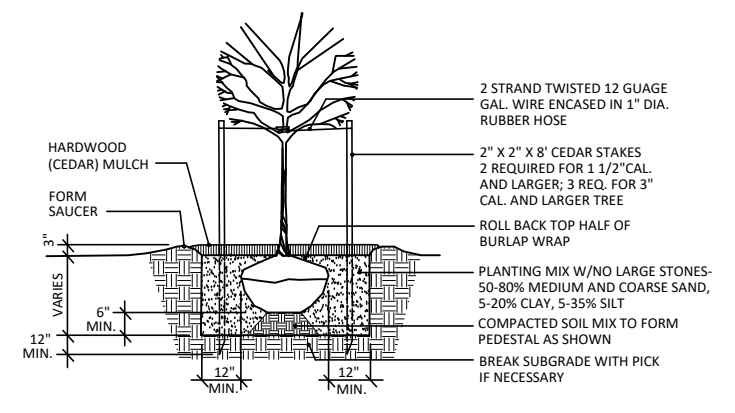


- GENERAL NOTES:**
- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
 - "Landscape stone" to be clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 - Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
 - Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



2 SHRUB PLANTING

NTS



3 TREE PLANTING

NTS

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-18-21

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

PROFESSIONAL ENGINEERING LLC

WAUNAKEE VETERINARY SERVICE LANDSCAPE PLAN

TOWN OF VIENNA, WISCONSIN

L100



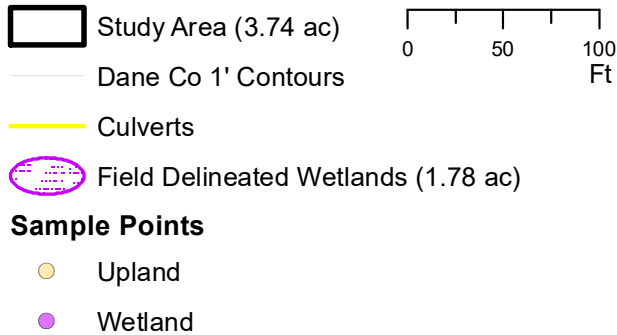
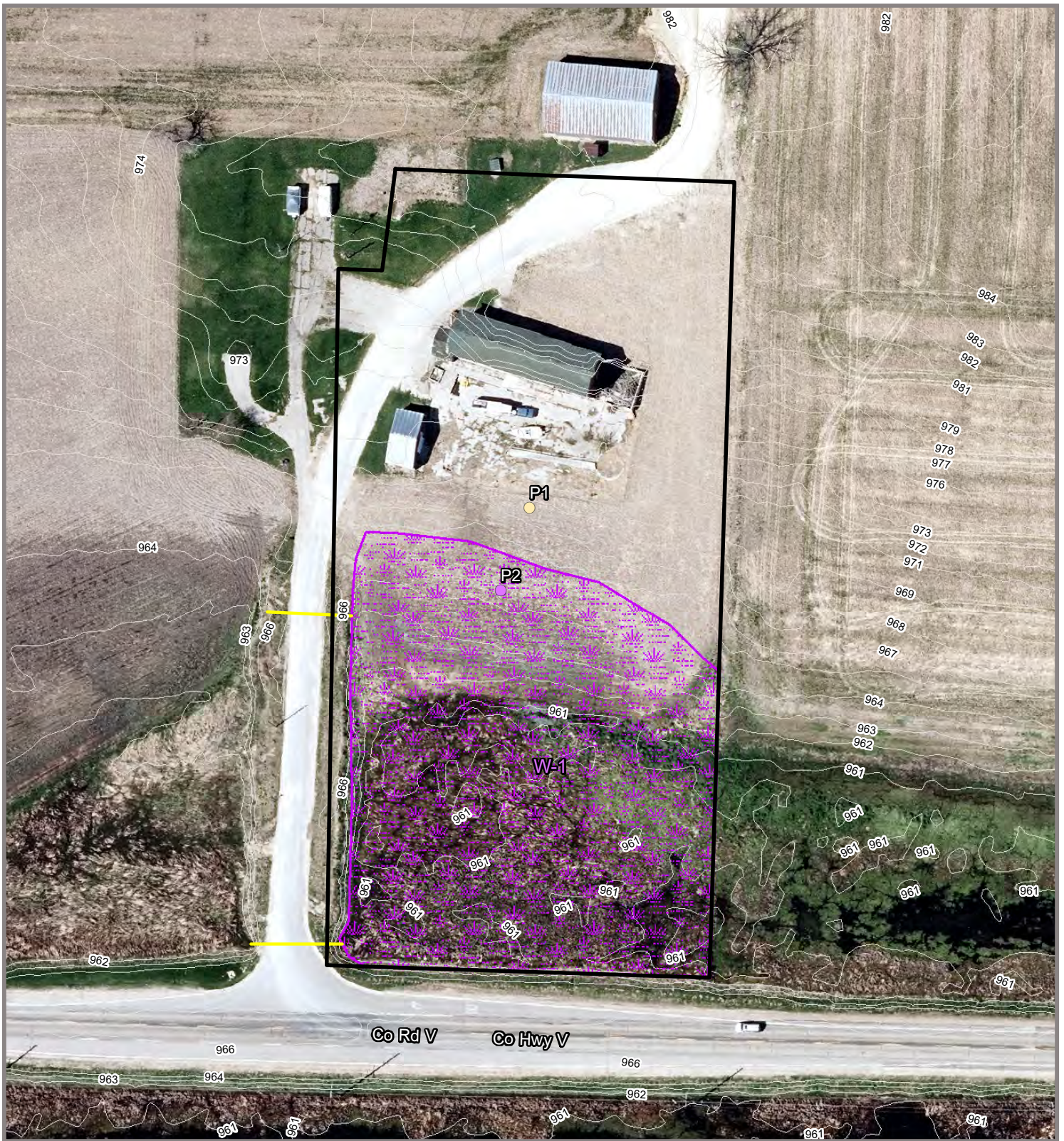
Wetland Delineation Report

Waunakee Veterinary Service – 5636 County Road V

Town of Vianna, Dane County, Wisconsin

November 3, 2020

Project Number: 20200415



Heartland
 ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands

Waunakee Veterinary Service
 Project #20200415
 T9N, R9E, S16
 T Vienna, Dane Co, WI

2017 Orthophoto
 Data: Dane Co 11/1/2020

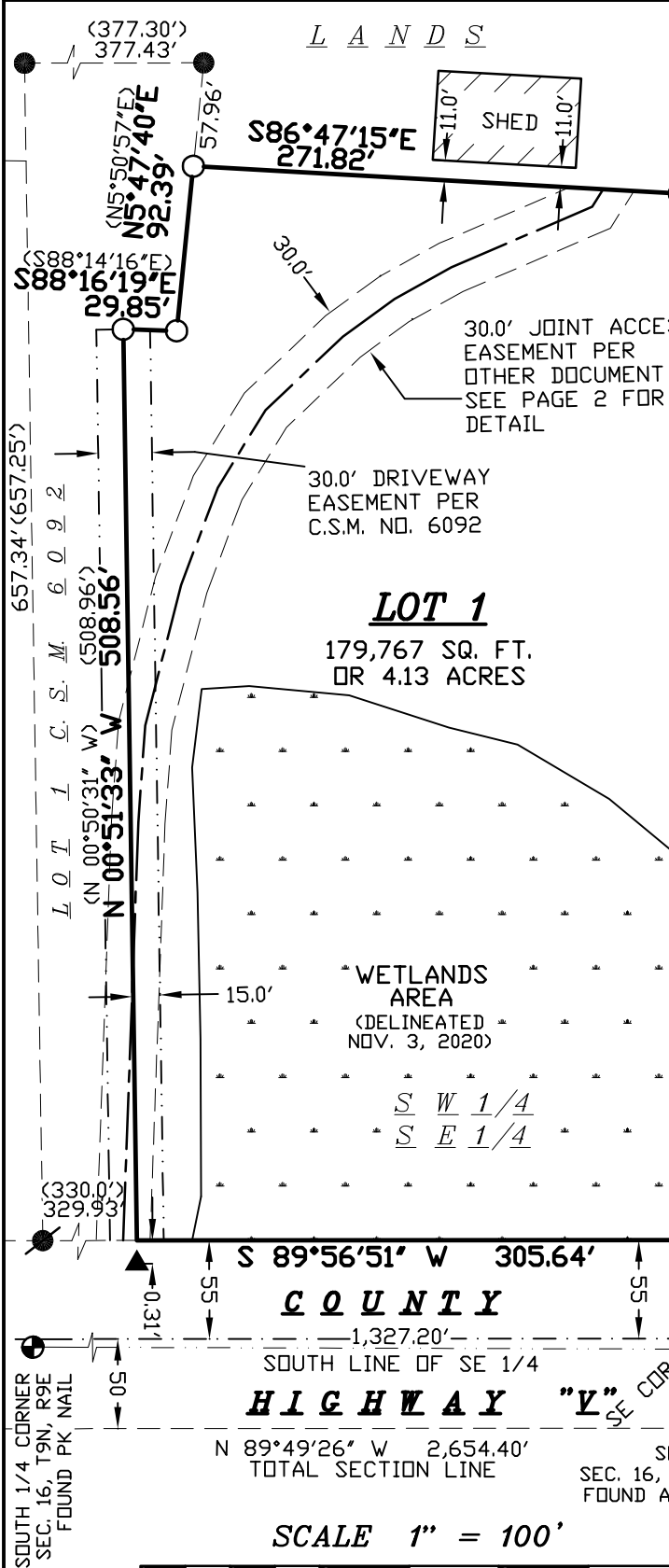


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the SE 1/4 of Section 16,
T9N, R9E, Town of Vienna, Dane County, Wisconsin.



EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SEC. 16

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- ⊙ = FOUND 3/4" REBAR
- ▲ = FOUND RAILROAD SPIKE
- △ = SET SURVEY SPIKE
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- (##) = RECORDED AS

PREPARED FOR:

Hard Rock LLC
ATTN: Gary Endres
5874 Cuba Valley Rd.
Waunakee, WI 53597

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 3.) ALL SECTION CORNER TIES FOR THE SOUTH 1/4 CORNER AND THE SE CORNER WERE CHECK AND VERIFIED TO THE MOST RECENT SECTION CORNER TIE SHEETS.

S E 1/4
S E 1/4

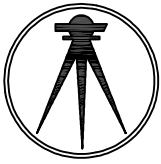


W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SE 1/4 OF SECTION 16 WHICH
BEARS N 89°49'26" W

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



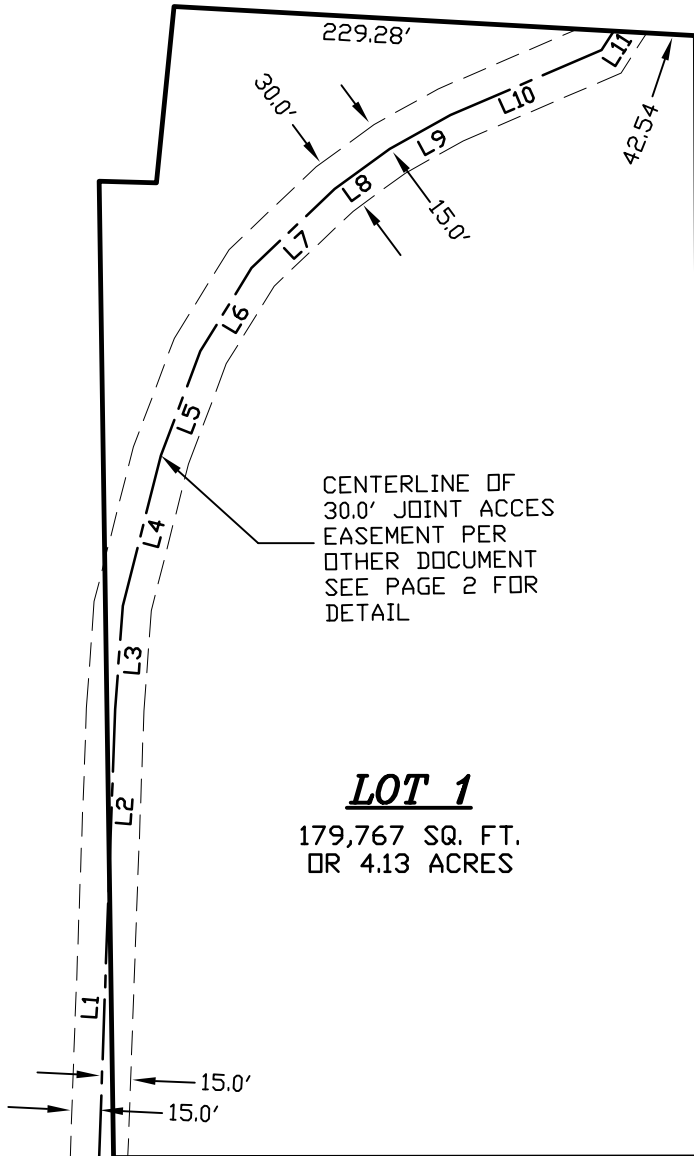
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the SE 1/4 of Section 16,
 T9N, R9E, Town of Vienna, Dane County, Wisconsin.

L O T 1 C. S. M. 6 0 9 2



LOT 1

179,767 SQ. FT.
 OR 4.13 ACRES



W.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SE 1/4 OF SECTION 16 WHICH
 BEARS N 89°49'26" W

SCALE 1" = 100'

LINE	BEARING	DISTANCE
L1	N 02°04'12" E	149.46
L2	N 02°04'12" E	84.13
L3	N 04°08'13" E	54.05
L4	N 14°18'41" E	80.87
L5	N 20°36'29" E	58.08
L6	N 31°38'50" E	50.83
L7	N 46°28'40" E	59.70
L8	N 53°52'00" E	35.56
L9	N 60°56'51" E	36.27
L10	N 66°44'54" E	85.63
L11	N 32°27'26" E	11.66

S 89°56'51" W
 7.64'

**C O U N T Y
 H I G H W A Y " Y "**

SURVEYORS SEAL