



MEMORANDUM

To: Dane County Planning & Development, Division of Zoning

From: Wade Wyse, P.E., Aiden Lawyer, Staff Engineer

Re: Application of Zoning Variance – Steve Frame Residence – Town of Vermont

Project #: 25-1444

Date: 2025-08-11

Cc: Steve Frame, Owners

As Required by the Dane County Planning and Development Division of Zoning for a Zoning Variance Application, Wyser Engineering has prepared this narrative as the assigned agent on behalf of the owner, Steve Frame. The written permission for preparation can be found in **Exhibit A**.

Steve Frame is proposing a new driveway to serve a future residence on Lot 2 of Certified Survey Map No. 13988 in the Town of Vermont, located on Ryan Road approximately 0.14 miles south of the intersection with Moyer Road. Please see **Exhibit B** for reference to CSM 13988. Due to the unique nature of this parcel and the requirements set forth in Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations of the Dane County Code of Ordinances a 50-foot variance is being requested from the required 75-foot setback for the OHWM for structures to accommodate the construction of a proposed driveway. Acknowledgement of this Variance Application from the Town of Vermont can be found in **Exhibit G**.

Site Background

Prior to investigating the potential locations for a driveway entrance, Wyser Engineering conducted surveying efforts to prepare a Topographic and Utility map of the site on June 9th and 10th 2025. The prepared Topographic and Utility Map can be found in **Exhibit C** and site photos from the survey efforts are in **Exhibit D**. The only legal access to the site is from Ryan Road along the West side of the site. Ryan Creek, a Class-II Trout Stream, flows between the property and Ryan Road. Since Ryan Creek runs along the length of the property, an inquiry into the FEMA Flood Hazard Viewer was made and it was determined that much of the area along the western property line is located within the FEMA Floodplain. The printout of the associated FEMA FIRMette map can be found in **Exhibit F**. After careful consideration of all locations for a residential driveway to the building envelope depicted in CSM 13988 it was determined that the best location was at a previously cleared and unimproved access location approximately 28-feet north of the location where Ryan Road crosses Ryan Creek, within the 75-foot zoning setback of Ryan Creek. **Exhibit E** contains the proposed access location and driveway to the building envelope provided in CSM 13988.



1. Design Alternatives

Prior to requesting this variance, three design alternatives were considered to comply with the requirements set forth in Chapter 11 of the Dane County Code of Ordinances. After careful consideration of these alternatives, it was determined that pursuing a 50-foot variance was the only viable alternative. The three alternatives that were explored are as follows:

1. Crossing Ryan Creek elsewhere on the property to connect to Ryan Road.

This design alternative is unfeasible because it would result in the need for a larger variance and would create excessive disturbance and impervious surface area within the 35-foot and 75-foot setbacks set forth in the Dane County Code of Ordinances.

2. Create New Access at the Northern Most Corner Property Corner.

The second alternative was an access point further north on the 70-foot-wide section of Right-of-Way that was outside the 75-foot zoning setback. This alternative was unfeasible due to the extreme topography in this area. The existing hillside slope in this area ranges from 85% to 100% for a distance exceeding 30-feet starting within 3-feet of the existing edge of pavement. These slopes would prevent the construction of any driveway that meets the driveway requirements set forth by the Town of Vermont.

3. Request an access easement through one of the neighboring Properties.

This alternative was not pursued since the only viable location would be through the property to the north (3643 Ryan Road) which is owned by a separate private party. Additionally, the required easement would have been extremely intrusive through the existing home site and exceed 500-feet through the center of their property due to topography and proximity of Pleasure Valley Creek. This alternative would have resulted in excess disturbance of a large hillside with existing slopes varying from 45% to 65% over lengths more than 40-feet to create a driveway that meets the Town of Vermont requirements. The excessive disturbance for the driveway would require the removal of all mature trees within the disturbance area.

2. Unnecessary Hardship

To comply with Dane County Chapter 11 the 75-foot setback would create unnecessary hardship in the construction of a driveway elsewhere on the property. This is because Ryan Creek separates Ryan Road from this property along the entire Right-of-Way with exception of the previously mentioned access outside the 75-foot setback that was determined to be unfeasible. This leaves the proposed access located within the 75-foot setback as the only viable entrance on the site. If this variance was denied it would prevent any residential access to the property as allowed in the current RM-16 zoning.

3. Physical Characteristics of the Site

The physical characteristics of this property provide unique limitations due to the location of Ryan Creek and the extreme topography on the site. Along the Ryan Road Right-of-Way, only 70-feet is located outside of the 75-foot Zoning setback. The entirety of this area has extreme topography that prevents



any potential for a driveway that meets the Town of Vermont Requirements to be constructed. Additionally, access elsewhere along the Right-of-Way would require a crossing of Ryan Creek of more than 100-feet through the shoreland zoning setback. This would result in a detrimental effect on the shoreland area.

4. Variance Effects

Approval of this variance request would result in minimal impact to the adjacent shoreland areas considering the presence of Ryan Road in relation to the water body. This is a unique case request and does not set up a negative precedence for other applications to the board.

Thank you for your efforts in reviewing this Dane County Application of Zoning Variance. If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Wade P. Wyse". The signature is written in a cursive, flowing style.

Wade Wyse, P.E.

Principal



Exhibit A

Written Permission for Preparation

Tara Miller

From: Steven Frame <stevenframe53@gmail.com>
Sent: Tuesday, August 5, 2025 5:25 PM
To: Tara Miller
Cc: Adam Watkins; Wade Wyse
Subject: Re: Updated Wyser Engineering Proposal - Ryan Road Driveway

CAUTION:EXTERNAL

I accept the proposal.

Steven Frame

608-575-6786

stevenframe53@gmail.com

On Tue, Aug 5, 2025 at 9:47 AM Tara Miller <tara.miller@wyserengineering.com> wrote:

Hi Steve,

Please find the attached proposal which has been updated from the original to include task 1.1 (blue text), services to satisfy Dane County Zoning's requirement for the extensive variance application write-up. Note that we will take no offense if you elect to complete the variance application yourself – the PDF form is attached for reference. If you prefer that route, we will provide you with the driveway plans once completed and will let you coordinate directly with Dane County Zoning.

Thanks Steve,

Tara



Tara Miller

Business Manager

WYSER ENGINEERING

300 East Front Street

Mount Horeb, WI 53572

(608) 437-1980 (Office)

(608) 437-1861 (Direct)

tara.miller@wyserengineering.com

www.wyserengineering.com



PROPOSAL ACCEPTANCE

Agreed to this 6 day of August, 2025

By (please print): Steven L Frame

Title: Owner

Company: _____

Signature: Steven L Frame

Purchase Order #: _____

Invoicing Address: _____

Attn / Email Address: Steven frame 53 @ g mail. com



Exhibit B

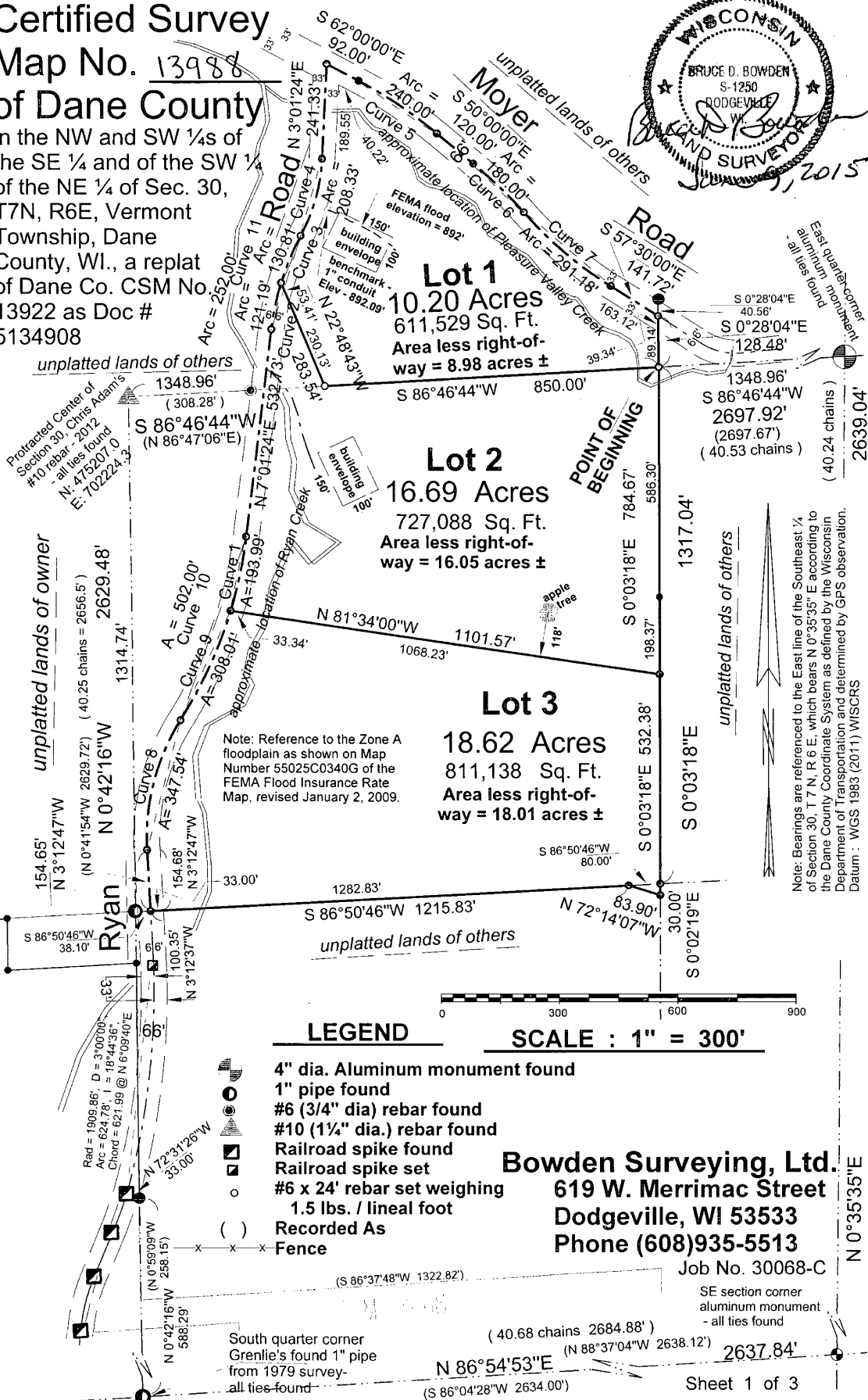
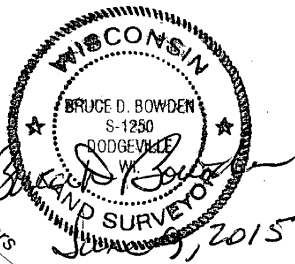
CSM No. 13988

LICENSED TO PREFERRED TITLE LLC AND NOT FOR SUBLICENSE, RELICENSE OR ANY OTHER TRANSFER

Doc # 5159140

Certified Survey Map No. 13988 of Dane County

in the NW and SW 1/4s of
the SE 1/4 and of the SW 1/4
of the NE 1/4 of Sec. 30,
T7N, R6E, Vermont
Township, Dane
County, WI., a replat
of Dane Co. CSM No.
13922 as Doc #
5134908



LICENSED TO PREFERRED TITLE LLC AND NOT FOR SUBLICENSE, RELICENSE OR ANY OTHER TRANSFER

Certified Survey Map No. 13988 of Dane County

Parts of the Northwest and Southwest 1/4s of the Southeast 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 7 North, Range 6 East, Vermont Township, Dane County, WI., being a replat of Dane County CSM No. 13922 recorded as Doc. No. 5134908

Surveyor's Certificate

I, Bruce D. Bowden, P.L.S. - 1250, agent of Bowden Surveying, Ltd., do hereby certify:

:That I have surveyed, divided, mapped and monumented those parts of the Northwest and Southwest 1/4s of the Southeast 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 7 North, Range 6 East, Vermont Township, Dane County, Wisconsin, being Lots 1, 2 and 3 of Certified Survey Map 13922 of Dane County and more particularly described as follows:

Commencing at the Northeast corner of the said Southeast quarter; thence S 86°46'44"W along the North line thereof, 1348.96' to the Northeast corner of the Northwest quarter of the said Southeast quarter and the point of beginning; thence S 0°03'18"E, 1317.04' to the Southeast corner of the Northwest quarter of the said Southeast quarter; thence S 0°02'19"E along the East line of the Southwest quarter of the Southeast quarter, 30.00'; thence N 72°14'07"W, 83.90' to the North line of the Southwest quarter of the Southeast quarter; thence S 86°50'46" W along the said North line, 1215.83' to the center line of Ryan Road; thence N 3°12'47"W along said center line, 154.65' to the beginning of a 563.57' radius curve to the right; thence Northeasterly, 347.54' along the arc of said curve making a central angle of 35°20'00" and a long chord of 342.06' that bears N 14°27'22"E to a point of reverse curvature; thence Northeasterly, 308.01' along the arc of an 1145.92' radius curve (D = 5°00') to the left making a central angle of 15°24'00" and a long chord of 307.08' that bears N 24°25'22"E; thence continuing Northerly, 193.99' along the last said curve to the left making a central angle of 9°42'00" and a long chord of 193.76' that bears N 11°52'24"E; thence N 7°01'24"E, 532.73' to a 687.55' radius curve (D = 8°20') to the right; thence Northerly, 121.19' along last said curve to the right making a central angle of 10°06'00" and a long chord of 121.03' that bears N 12°04'24"E; thence continuing Northerly along last said curve, 130.61' making a central angle of 10°54'00" and a long chord of 130.61' that bears N 22°34'24"E to the beginning of a 477.46' radius curve (D = 12°00') to the left; thence Northerly, 208.33' along the arc of last said curve making a central angle of 25°00'00" and a long chord of 206.68' that bears N 15°31'24"E; thence N 3°01'24"E along Ryan Road, 241.33' to the center line of Moyer Road; thence S 62°00'00"E along Moyer Road, 92.00' to the beginning of an 1145.92' radius curve (D = 5°00') to the right; thence Southeasterly, 240.00' along last said curve to the right making a central angle of 12°00'00" and a long chord of 239.56' that bears S 56°00'00"E; thence S 50°00'00"E, 120.00' to the beginning of an 1145.92' radius curve (D = 5°00') to the right; thence Southeasterly, 180.00' along last said curve to the right making a central angle of 9°00'00" and a long chord of 179.82' that bears S 45°30'00" E to the beginning of a 1011.10' radius curve (D = 5°40') to the left; thence Southeasterly, 291.18' along the arc of last said curve making a central angle of 16°30'00" and a long chord of 290.17' that bears S 49°15'00"E; thence S 57°30'00"E along Moyer Road, 141.72' to the East line of the Southwest quarter of the said Northwest quarter; thence S 0°28'04"E along said East line, 128.48' to the point of beginning. Parcel contains 45.51 acres (1,982,294 square feet), more or less, and is subject to any and all easements and rights-of-way of record and/or usage, including, but not limited to, Ryan Road and Moyer Road.

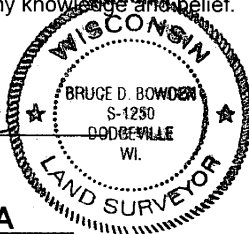
:That I have made such survey and land division under the direction of Steven L. and Jane M. Frame, owners.

:That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Section A.E. 7 of Wisconsin Administrative Code, and the subdivision regulations of Dane County and the Town of Vermont in surveying, dividing, and mapping the same.

:That such map is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief.

Dated this 9th day of June, 2015.


Bruce D. Bowden, P.L.S. - 1250
Agent of Bowden Surveying, Ltd.



Bowden Surveying, Ltd.

619 W. Merrimac Street

Dodgeville, WI 53533

Phone (608)935-5513

CURVE DATA

Curve #	Degree	Radius	Delta Angle	Chord	Bears
1	5°00'	1145.92'	9°42'00"	193.76'	N 11°52'24" E Tangent Bears
2	8°20'	687.55'	10°06'00"	121.03'	N 12°04'24" E
3	8°20'	687.55'	10°54'00"	130.61'	N 22°34'24" E N 28°01'24"E
4	12°00'	477.46'	25°00'00"	206.68'	N 15°31'24" E
5	5°00'	1145.92'	12°00'00"	239.56'	S 56°00'00" E
6	5°00'	1145.92'	9° 00'00"	179.82'	S 45°30'00" E S 41°00'00"E
7	5°40'	1011.10'	16°30'00"	290.17'	S 49°15'00" E
8	10°10'	563.57'	35°20'00"	342.06'	N 14°27'22" E N 32°07'22"E
9	5°00'	1145.92'	15°24'00"	307.08'	N 24°25'22" E
10	5°00'	1145.92'	25°06'00"	498.00'	N 19°34'24" E
11	8°20'	687.55'	21°00'00"	250.59'	N 17°31'24" E

LICENSED TO PREFERRED TITLE LLC AND NOT FOR SUBLICENSE, RELICENSE OR ANY OTHER TRANSFER

Certified Survey Map No. 13988 of Dane County

Parts of the Northwest and Southwest $\frac{1}{4}$ s of the Southeast $\frac{1}{4}$ and of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Town 7 North, Range 6 East, Vermont Township, Dane County, WI., being a replat of Dane County CSM No. 13922 recorded as Doc. No. 5134908

Owner's Certificate

As owner, we hereby certify that we have caused the lands described hereon to be surveyed, described, mapped and monumented as represented hereon. We also certify that this certified survey map is required by S. 75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Dated this 21 day of April, 2015.

Steven L. Frame
Steven L. Frame - owner

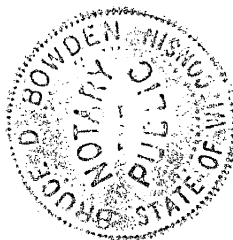
Jane M. Frame
Jane M. Frame - owner

STATE OF WISCONSIN)

Dane County) ss

Personally came before me this 21ST day of 2015, 2015, the above named Steven L. Frame and Jane M. Frame to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Bruce D. Bowden
Bruce D. Bowden, Notary Public, Dane County, Wisconsin
My commission expires July 9, 2017.



LOCAL GOVERNMENT APPROVAL

Approved for recording by the Town Board of the Town of Vermont on this 21ST day of April, 2015.

Barbara K. Grenlie
Barbara K. Grenlie, Chairman

COUNTY GOVERNMENT APPROVAL

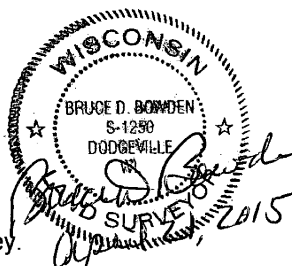
Approved for recording per Dane County Zoning and Land Regulation Committee action of JUNE 12, 2015, by

Daniel Everson
Daniel Everson, Authorized Representative #9704
#9733

Register of Deeds

Received for recording this 12th day of JUNE, 2015 at 12:07 o'clock Pm and recorded in Volume 93 of Certified Survey Maps of Dane County on Pages 209 - 211.
Received 6/12/15 at 7:47am

Kristi Chlebowski
Kristi Chlebowski - Dane County Register of Deeds



Refer to building site information contained in the Dane County Soil survey.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.

Bowden Surveying, Ltd.

619 W. Merrimac Street
Dodgeville, WI 53533
Phone (608)935-5513

Job No. 30068-C



Exhibit C

Topographic & Utility Map as Surveyed by Wyser Engineering



RYAN ROAD

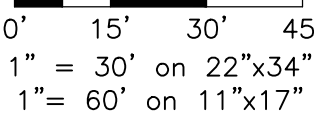
AREA OF SLOPES GREATER THAN 30%. REFER TO TOWN OF VERMONT DRIVEWAY ORDINANCE FOR RESTRICTIONS WITHIN THIS AREA

150' X 100' BUILDING
ENVELOPE PER CSM
NO. 13988

35' VEGETATIVE BUFFER FROM
WATERWAY PER DANE COUNTY
CODE OF ORDINANCES

75' IMPERVIOUS AREA
WATERWAY SETBACK PER DANE
COUNTY CODE OF ORDINANCES

	PROPERTY LINE
	SETBACK
	NAVIGABLE WATERWAY CENTERLINE
	EXISTING CULVERT
	TREE LINE
	EDGE OF ASPHALT
	ASPHALT PAVEMENT
	GRAVEL PAVEMENT
	CONTOUR MAJOR
	CONTOUR MINOR



1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 9 AND 10, 2025.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD89).
3. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONSIN DANE, GRID 2006. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T6N, 8R6E, BEARS N 07° 27' W
4. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

LOT 1 CSM 13988, RYAN ROAD

TOWN OF VERMONT, DANE COUNTY, WI

Sheet Title:
SITE PLAN

RYAN ROAD
BLUE MOUNDS, WI 53517

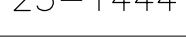
Revisions:		
No.	Date:	Description:
Graphic Scale		
Wyser Number	25-1444	
Set Type	EXHIBIT	
Date Issued	06/19/2025	
Sheet Number	EXH A	





Exhibit D
Site Photos



View of Ryan Creek Facing South.



View of Cleared Area Within 75' Shoreland Setback Facing Southeast.



View of Cleared Area and Proposed Driveway Access Within the 75' Shoreland Setback Facing Northwest



View of Ryan Road Facing North



View of Ryan Road Facing South



View of Proposed Driveway Access Area Facing East



Driveway Serving 3625 Ryan Within 75-Foot Setback.



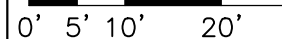
Exhibit E

Proposed Access and Development Plan

CHILD'S DRIVEWAY

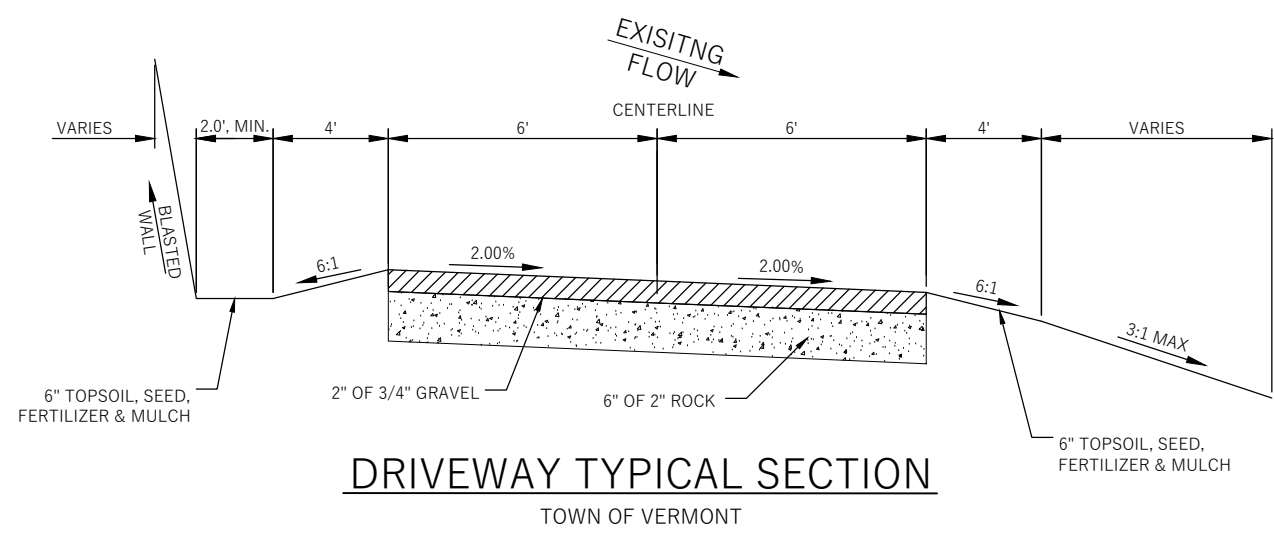
TOWN OF VERMONT, DANE COUNTY, WI

Sheet Title:
SITE PLAN

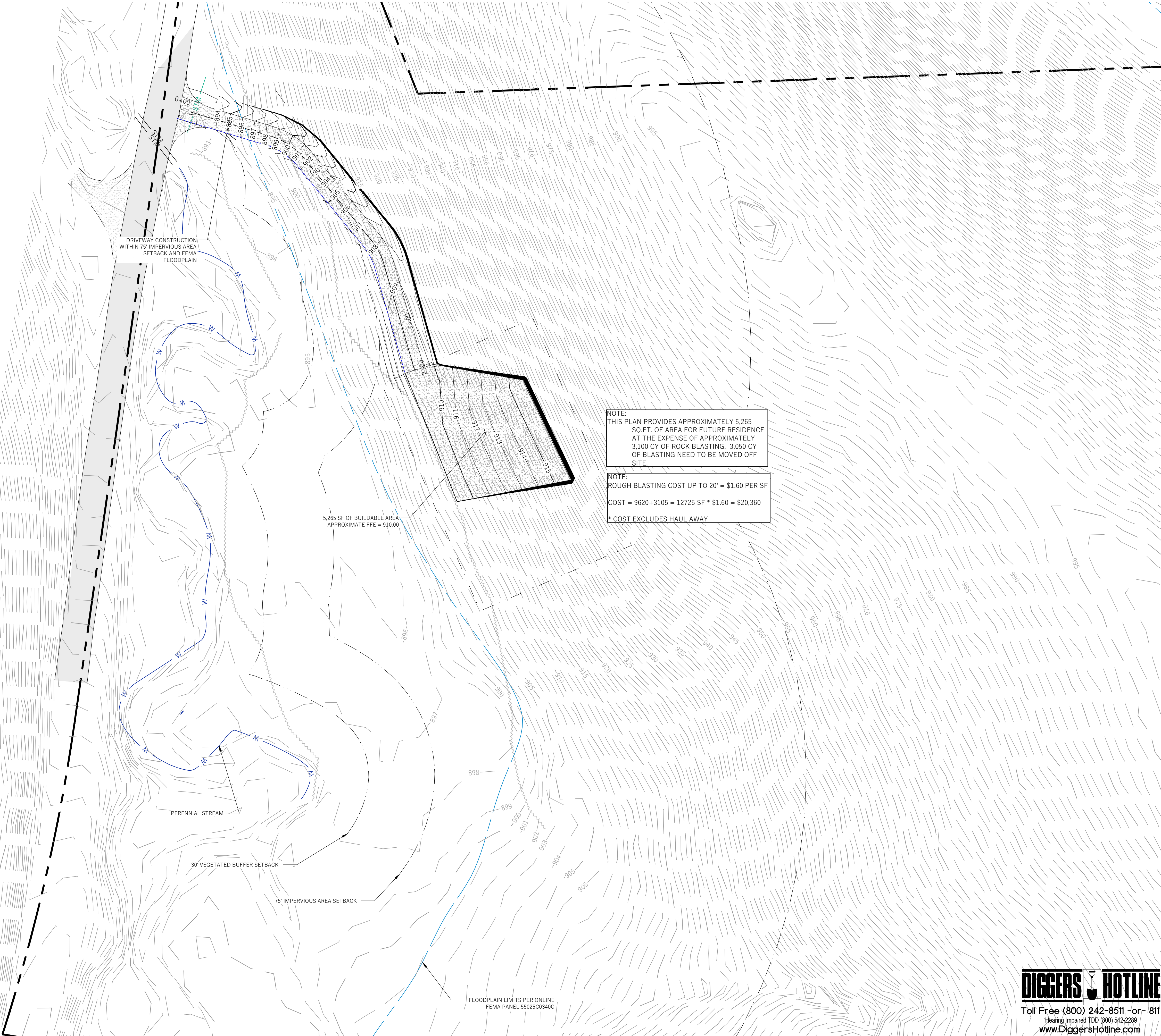
Revisions:					
No.	Date:	Description:			
Graphic Scale					
Wysar Number	25-1444				
Set Type	PERMIT				
Date Issued	08/08/2025				
Sheet Number	C100				



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 9, 2025 AND BY PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEM MAPPING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWN'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH TOWN OF VERMONT STANDARD SPECIFICATIONS.

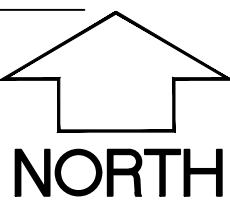


File: W:\2025\251444_Childs - Ryan Rd Driveway, Town of Vermont\dwg\251444_Civil Design.dwg Layout: Grading Plan User: alawyer Plotdate: Aug 11, 2025 - 8:43am



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- STM
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 9, 2025 AND BY PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEM MAPPING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWN'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH TOWN OF VERMONT STANDARD SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH MUNICIPALITY.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / TOWN OF VERMONT / DANE COUNTY LAND CONSERVATION HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE TOWN OF VERMONT BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE MUNICIPALITY AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. LOCATE, INSTALL, AND MAINTAIN DITCH CHECKS PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- 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.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRS) PUBLIC DATABASE AT: <http://dnr.wi.gov/botw/>.
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/ngdes/pubs/concretestwashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.



Toil Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER
ENGINEERING

RYAN ROAD
BLUE MOUNDS, WI 53517

CHILD'S DRIVEWAY
TOWN OF VERMONT, DANE COUNTY, WI
Sheet Title:
GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale
0' 5' 10' 20' 30'

Wysen Number
25-1444

Set Type
PERMIT

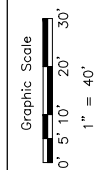
Date Issued
08/08/2025

Sheet Number
EXH B



WYSER
ENGINEERING

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



Revisions:	No.	Date:										Description:		Wyser Number	25-1444
														Set Type	PERMIT
														Date Issued	08/08/2025
														Sheet Number	P-1



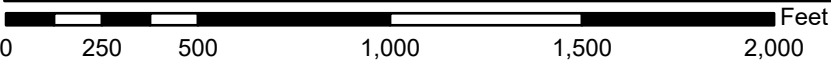
Exhibit F

FEMA Flood Plain Map

National Flood Hazard Layer FIRMMette



89°49'57"W 43°3'21"N



1:6,000

89°49'20"W 43°2'55"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/8/2025 at 6:27 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Exhibit G

Town of Vermont Acknowledgement