Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/01/2017	DCPREZ-2017-11197
Public Hearing Date	**C.U.P. Number**
10/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES THOMAS BARBER	PHONE (with Area Code)	AGENT NAME CARDNO	PHONE (with Area Code) ((608) 661-2955
BILLING ADDRESS (Number & Street) 2216 US HIGHWAY 51 N		ADDRESS (Number & Street) 6140 COTTONWOOD DRIVE, SUITE A	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Fitchburg, WI 53719	
E-MAIL ADDRESS		E-MAIL ADDRESS zachary.waechtler@cardno.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		**ADDRESS OR LOCATION OF REZONE/CUP**		**ADDRESS OR LOCATION OF REZONE/CUP**	
1987 Barber Drive					
TOWNSHIP DUNN	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0610-262-9852-0		0610-262-9910-2			

REASON FOR REZONE	CUP DESCRIPTION
REMOVAL OF 7100 SQUARE FEET OF DESIGNATED WETLANDS FROM THE ADOPTED WETLAND INVENTORY MAPS TO ALLOW COMMERCIAL DEVELOPMENT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
Wetland District	Non-wetland District	0.16		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	RWL1	
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:
				DATE:

Form Version 03.00.03

Memorandum

Date: August 14, 2017

To: Roger Lane, Zoning Administrator, Dane County,
Room 116, City-County Building,
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342

Cc: Adam Buhalog, Landowner
Robert Brownell, Creative Financial Solutions

From: Zach Waechter, Senior Project Scientist, Cardno

RE: **Barber Road Zoning Change Application V2**

Cardno

4321 W College Avenue
Suite 200
Appleton, WI 54914
USA

Phone: +1 608-260-5847

www.cardno.com

On behalf of our client, Adam Buhalog, Cardno is submitting a zoning change application to rezone a portion of the wetland located on the Barber Road parcel out of wetland status (see attached Figure). Rezoning of the wetland will reduce wetland setbacks to allow for construction of a climate controlled, commercial storage facility. This application proposes that approximately 6503 square feet (0.149 acres) of wetland be rezoned.

The wetland areas consist of two community types as defined by Eggers and Reed (2014); fresh (wet) meadow and shallow marsh. These communities are not considered high quality wetland types by the Wisconsin DNR and are considered further degraded due to their dominance of invasive species.

Of the proposed 6503 square feet of wetland to be rezoned, approximately 763 square feet will be permanently filled due to construction. The portion of filled wetland is identified as degraded fresh (wet) meadow that is currently maintained as a manicured lawn adjacent to the existing building. This permanent filling of wetland will require a permit from the Wisconsin DNR and the U.S. Army Corps of Engineers. Both permits will be applied for if the zoning change is approved by the Town of Dunn and Dane County. Work within the wetland area will not begin until the permits have been issued by appropriate agencies.

The proposed rezoning of the subject wetland areas will not result in a significant adverse impact to the following:

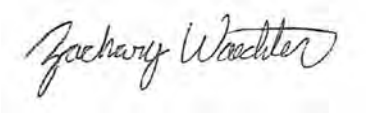
- There will be no negative impact on storm and floodwater storage. The proposed site plan has been engineered to meet all applicable state and local regulations.
- There will be no impact to the maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland. The wetland complex that the proposed rezoned wetland connects to will not be impacted to affect the above items.
- There will be no impact to the filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters. The proposed site plan has been engineered to meet all applicable state and local regulations. The proposed site plan has been engineered to ensure navigable waters will not be impacted by the proposed development.
- There will be no impact to shoreline protection against soil erosion; fish spawning, breeding, nursery or feeding grounds; wildlife habitat; or areas of special recreational, scenic or scientific interest, including scarce wetland types. As part of the proposed project a native restoration has been proposed (attached). This proposed restoration will restore five different natural communities. In restoring those natural communities it will protect the shorelines within the project area from soil erosion; will likely improve fish spawning, breeding, nursery or feeding grounds; and wildlife habitat; and will likely increase the overall florist diversity of the site and create a more scenic and atheistically pleasing area then currently exists.

Currently, the wetlands are degraded and dominated by invasive species which provide little wildlife and aesthetic values.

Attachments:

- Proposed Restoration Plan Memo
- Written Legal Description of the Proposed Zoning Boundaries
- Scaled Drawing of the Location of the Proposed Zoning Boundaries
- WDNR Pre-Application Meeting Summary; From Wendy Peich WDNR Water Management Specialist
- Zoning Change Application

Sincerely,



Zach Waechter
Senior Project Scientist for Cardno
Direct Line +1 608 260 5847
Email: zachary.waechter@cardno.com

Zoning Change Application

Proposed Restoration Plan Memo

Memorandum

Date	May 30, 2017
To:	Adam Buhalog
CC:	Robert Brownnell, Creative Financial Solutions
	Ryan Quam, Quam Engineering
From:	Zach Waechter, Senior Project Scientist, Cardno
	Will Taylor, Staff Scientist, Cardno
RE:	**Adam Buhalog Town of Dunn Storage Lockers Restoration Planning**

1.1 Site Background and Goals

Cardno was contracted by Adam Buhalog in August 2016 to perform a wetland delineation on an approximately 2.4 acre parcel in the Town of Dunn, Dane County, Wisconsin. Upon completion of this task, Cardno's contract was amended to cover the drafting of a restoration memo for the project area (Site), which includes both the original delineated parcel west of Barber Road as well as a 1.5 acre parcel immediately east of the first site and bordering Lake Kegonsa (Figure 1 and Figure 2). The total Site area of approximately 3.9 acres includes portions of an unnamed waterway connected to Lake Kegonsa as well as approximately 370 feet of lake shoreline. The goal of this restoration plan is to restore natural communities, providing habitat for native species while also reducing overland stormwater runoff from the Site into Lake Kegonsa.

1.2 Site Context

The project area is adjacent to Lake Kegonsa, the furthest downstream lake on the Yahara River chain before it flows into the Rock River near Fulton, WI. There are two parcels discussed in this memorandum, separated by Barber Drive (Figure 1 and Figure 2). The northern two-thirds of the western parcel is developed with a standing building and paved parking lot. The eastern parcel had been used as a mobile home lot in the recent past, and concrete or gravel landing pads remain throughout much of the parcel north of the waterway. There are also standing utility hook-ups present in places as well as a few storage sheds (see site photographs located in Appendix A).

Trees on-site primarily consist of box elder, silver maple, green ash, and willow, and non-native, invasive shrubs such as Amur honeysuckle are growing along the degraded slope above the waterway and cattail marsh. The herbaceous layer is a mix of non-native turf grasses and forbs that have proliferated under regular mowing of the Site.

1.3 Site Survey

Cardno surveyed the Site on December 1, 2016, following a wetland delineation completed in September 2016. During the December Site visit, Cardno meandered through the Site identifying existing natural and disturbed areas needing restoration, collected representative photos of these areas (Appendix A), and began to develop specific management goals for the Site. A second wetland delineation was completed in May 2017, following updated project boundaries. No additional wetland within the project area was encountered.

1.4 Restoration Overview and Methods

Using information from the Site surveys, wetland delineation, professional experience, and background review, Cardno recommends that Site restoration consists of the following steps:

1. In eastern parcel, fell green ash and box elder trees and potentially install near-shore fish habitat. Ash trees are susceptible to the Emerald Ash Borer, a relatively recent arrival, and unless treated are unlikely to survive beyond the next couple years. Box elder trees are a weedy native species, and removing a few of these individuals will allow more light to reach the herbaceous layer, helping to promote native species establishment.

2. In western parcel, on slope above waterway, cut and stump-treat invasive shrubs such as non-native honeysuckle that are outcompeting native species and shading ground layer, preventing the establishment of a healthy herbaceous layer that would assist in slope stabilization.

3. Complete appropriate herbicide applications to existing non-native, invasive vegetation throughout Site prior to seeding, as well as during follow-up visits for three to five years following native seeding.

4. Following invasive species treatments and topsoil additions where appropriate, native seed mixes will be broadcast in areas of the site depending on vegetation characteristics and soil moisture content. Prior to seeding, restoration areas will be cleaned of debris and hand-raked or tilled mechanically to prepare the seed bed. Seeded areas will then be mulched with weed-free straw to stabilize the disturbed area.

Assumptions:

Cardno assumes that prior to commencement of the above restoration activities, the remaining infrastructure and landing pads from the now defunct trailer park will be removed and clean topsoil will be brought in to facilitate the recreation of natural communities. Cardno assumes these steps will be taken in the Restoration Areas prior to planting and/or seeding activities (Figure 2).

1.5 Restoration Areas

Restoration areas have been delineated on the Site based on existing vegetation and hydrology. Their location is shown in Figure 2, although final boundaries may change due to proposed development. Each restoration will follow steps outlined in Section 1.4, and native seed mixes specific to each area will be provided by the Cardno Native Plant Nursery. Species lists for each of the native seed mixes are located in Appendix B and representative photos of these communities can be found in Appendix C.

Wetland Edge

The wetland edge seed mix will be used along the shoreline as well as along the edges of the waterway that through and adjacent to the parcels. This seed mix works well on areas with stable, saturated soil conditions and may spread to water depths of up to four inches.

Wet/Mesic Prairie

The wet/mesic prairie seed mix will be used on the majority of the eastern parcel, as these species are adapted to grow in soil with a fairly shallow water table. This seed mix includes native grasses and over 20 different forb species, providing color throughout the growing season as well as outstanding habitat for pollinators.

Midwest Mesic Pollinator

This seed mix will provide optimum pollinator habitat throughout the growing season by offering over 20 native forbs and low shrubs with a range of flowering periods throughout the season. This seed mix will be installed throughout the uplands in the western parcel.

Sedge Meadow

For the wetland south of the waterway in the eastern parcel, a hardy herbaceous mix dominated by sedges and wetland forbs is recommended to compete with reed canary grass and other non-native species in soils that are typically saturated throughout the year.

Swale

The swale seed mix will be installed in areas that typically experience flashy hydrology due to their location adjacent to roadways. The native species included in this mix are hardier species which can tolerate these moisture fluctuations as well as the pollutants and nutrient surges associated with stormwater runoff. These areas and the native species in this mix are also an important buffer to the open water adjacent to the Site, helping to filter pollutants before they enter the waterbodies.

1.6 Discussion

The outline for Site restoration included in this memorandum is intended to be used for initial planning purposes only and may change due to a variety of factors, including client and stakeholder feedback. The measures identified in Sections 1.4 and 1.5 will provide a foundation for creating communities that will provide ecosystem services for a variety of native species.

As with any native ecosystem restoration maintenance will be needed to ensure the goals of this restoration are met. Cardno recommends continued treatment of invasive species and potentially additional seeding for three to five years after the initial restoration.

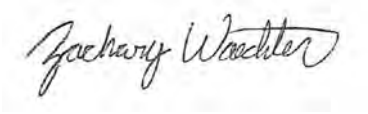
Figures

1 Project Location
2 Aerial Overview
3 Restoration Areas and Photo Locations

Appendices

A. Site Photographs
B. Native Seed Mix Species Lists
C. Representative Natural Community Photographs

Regards,



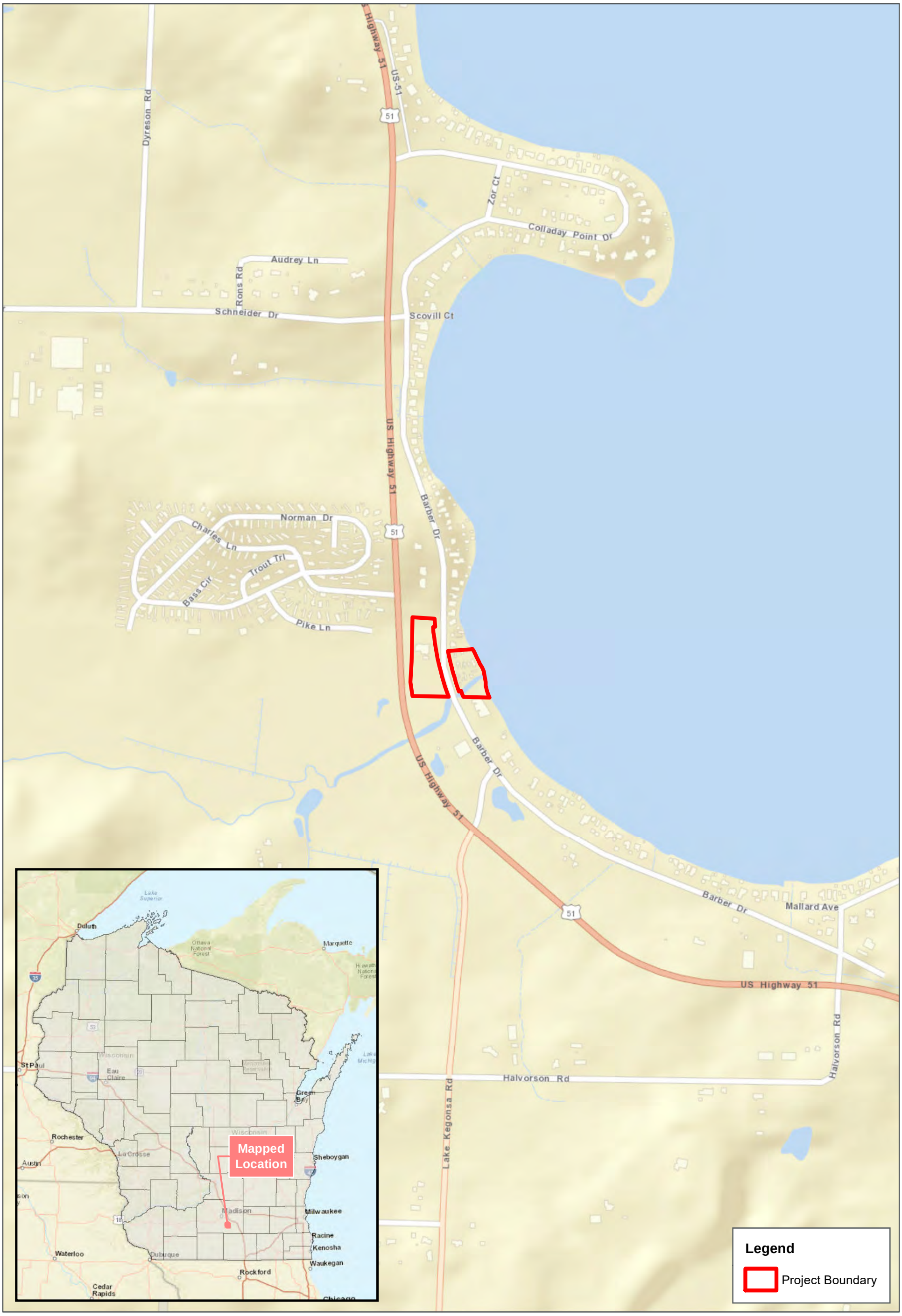
Zach Waechter
Senior Project Scientist, WPIT
Cardno

Town of Dunn Storage Lockers
Restoration Memorandum

Figure

1

Project Location



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Project No. J168349900

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Project Location

Town of Dunn Storage Lockers
Adam Buhalog
Dane County, Wisconsin

0 500 1,000 Feet

Cardno
6140 Cottonwood Dr., Suite A, Fitchburg, WI 53719 USA
Phone (+1) 608-661-2955 Fax (+1) 608-661-2961
www.cardno.com

Date Created: 5/31/2017 Date Revised: 5/31/2017 File Path: R:\Projects\16\168\168349900_AdamBuhalog_Town of Dunn Storage Lockers\GIS\MXD\Project Location 20170531.mxd
Data Sources:

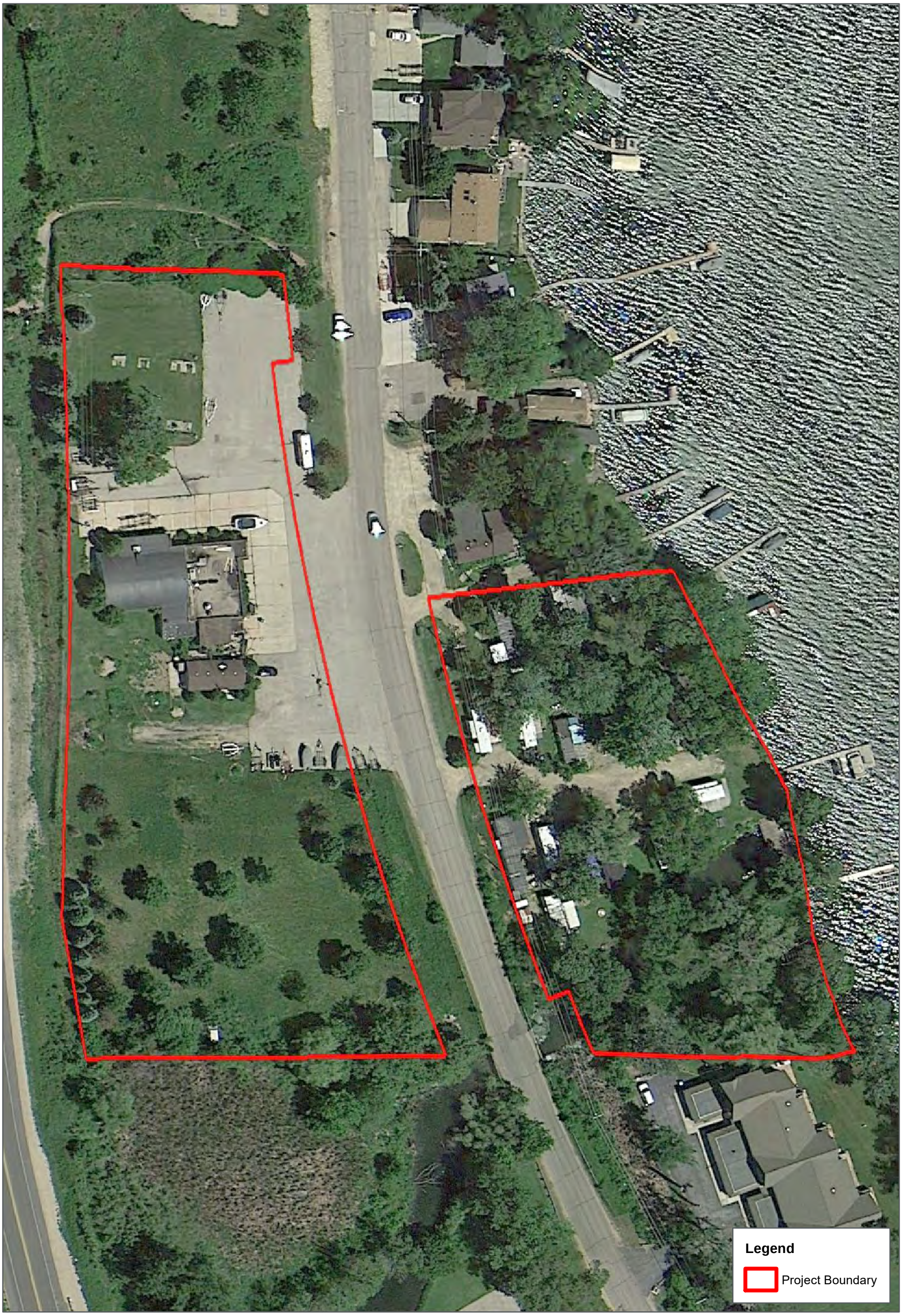
GIS Analyst: Alex Cohen

Town of Dunn Storage Lockers
Restoration Memorandum

Figure

2

Aerial Overview



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Aerial Overview

Town of Dunn Storage Lockers
Adam Buhalog
Dane County, Wisconsin

0 50 100 Feet

Cardno

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Phone (+1) 608-661-2955 Fax (+1) 608-661-2961
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Date Created: 5/31/2017 Date Revised: 5/31/2017 File Path: R:\Projects\16\168\168349900_AdamBuhalog_Town of Dunn Storage Lockers\GIS\MXD\Aerial Overview V2 20170531.mxd
Data Sources:

GIS Analyst: Alex Cohen

Town of Dunn Storage Lockers
Restoration Memorandum

Figure

3

Restoration Areas
&
Photo Locations

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Restoration Areas and Photo Locations

Town of Dunn Storage Lockers
Adam Buhalog
Dane County, Wisconsin

0 50 100 Feet

Cardno
6140 Cottonwood Dr., Suite A, Fitchburg, WI 53719 USA
Phone (+1) 608-661-2955 Fax (+1) 608-661-2961
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Date Created: 5/31/2017 Date Revised: 5/31/2017 File Path: R:\Projects\16\168\168349900_AdamBuhalog_Town of Dunn Storage Lockers\GIS\MXD\Restoration Areas Photo Locs 20170531.mxd
Data Sources:

GIS Analyst: Alex Cohen

Town of Dunn Storage Lockers
Restoration Memorandum

APPENDIX A

Site Photographs

Photograph PP-01; facing east.

Photograph PP-02; facing west.

Photograph PP-03; facing north.

Photograph PP-04; facing southeast.

Photograph PP-05; facing west.

Photograph PP-06; facing northeast.

Photograph PP-07; facing north.

Photograph PP-08; facing northeast.

Photograph PP-09; facing northeast.

Photograph PP-10; facing southwest.

Photograph PP-11; facing south.

Photograph PP-12; facing northwest.

Photograph PP-13; facing west.

Photograph PP-14; facing east.

Photograph PP-15; facing east.

Photograph PP-16; facing west.

Photograph PP-17; facing east (taken during September site visit).

Photograph PP-18; facing northwest (taken during September site visit).

Photograph PP-19; facing south (taken during September site visit).

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Town of Dunn Storage Lockers
Restoration Memorandum

APPENDIX B

Native Seed Mix Species Lists

Carex frankii, **Bristly Cattail Sedge**

Scirpus cyperinus, **Wool Grass**

Sagittaria latifolia, **Common Arrowhead**

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Wetland Edge

This is a wetland and pond-edge seed mix for sites with stable, saturated soil conditions and good water quality. When established, the deep-rooted native plants will stabilize the soil and provide food and cover for many species of native fauna. Some plant species will spread to water depths of up to four inches. This seed mix includes at least 10 of 14 native permanent grass and sedge species and 17 of 23 native forb species. Apply at 32.83 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges		
Bolboschoenus fluviatilis	River Bulrush	0.50
Carex comosa	Bristly Sedge	1.00
Carex cristatella	Crested Oval Sedge	2.00
Carex frankii	Bristly Cattail Sedge	6.00
Carex vulpinoidea	Brown Fox Sedge	3.00
Eleocharis palustris	Great Spike Rush	0.50
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	0.50
Schoenoplectus americanus	Chairmaker's Rush	1.00
Schoenoplectus tabernaemontani	Softstem Bulrush	2.50
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.75
	Total	32.75
Temporary Cover		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs		
Acorus americanus	Sweet Flag	0.50
Alisma spp.	Water Plantain Mix	2.00
Asclepias incarnata	Swamp Milkweed	2.00
Bidens spp.	Bidens Mix	2.00
Doellingeria umbellata	Flat-Topped Aster	0.25
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica	Blue Flag	4.00
Lobelia cardinalis	Cardinal Flower	0.10
Lobelia siphilitica	Great Blue Lobelia	0.25
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Pinkweed Mix	0.50
Rudbeckia laciniata	Wild Golden Glow	0.75
Sagittaria latifolia	Common Arrowhead	2.00
Senna hebecarpa	Wild Senna	2.00
Sparganium eurycarpum	Common Bur Reed	4.00
Symphyotrichum puniceum	Swamp Aster	1.00
Thalictrum dasycarpum	Purple Meadow Rue	0.50
Verbena hastata	Blue Vervain	1.50
Verbesina alternifolia	Wingstem	2.00
Vernonia spp.	Ironweed Mix	2.00
	Total	32.60

Wet-To-Mesic Prairie

This prairie seed mix offers a broad spectrum of prairie grasses, sedges, and wildflowers for sites with medium-to-wet soils. This dynamic grouping of plants features a variety of colors and textures while tolerating a wide range of conditions with several *Silphium* and *Solidago* species to provide late-season food sources for native pollinators. This seed mix includes at least 8 of 10 native permanent grass and sedge species and 26 of 33 forb species. Apply at 36.88 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges		
Andropogon gerardii	Big Bluestem	20.00
Calamagrostis canadensis	Bluejoint Grass	1.00
Carex spp.	Prairie Sedge Mix	4.00
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus virginicus	Virginia Wild Rye	24.00
Panicum virgatum	Switch Grass	2.00
Scirpus cyperinus	Wool Grass	0.50
Sorghastrum nutans	Indian Grass	6.00
Spartina pectinata	Prairie Cord Grass	3.00
	Total	64.50
Temporary Cover		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs		
Asclepias syriaca	Common Milkweed	2.00
Baptisia alba	White Wild Indigo	0.75
Chamaecrista fasciculata	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	3.50
Coreopsis tripteris	Tall Coreopsis	3.00
Desmodium illinoense	Illinois Tick Trefoil	0.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	3.50
Eryngium yuccifolium	Rattlesnake Master	2.00
Helenium autumnale	Sneezeweed	2.50
Helianthus grosseserratus	Sawtooth Sunflower	0.50
Lespedeza capitata	Round-Headed Bush Clover	1.50
Liatris spicata	Marsh Blazing Star	1.00
Monarda fistulosa	Wild Bergamot	1.00
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Physostegia virginiana	Obedient Plant	0.25
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	5.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Rudbeckia laciniata	Wild Golden Glow	1.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.50
Senna hebecarpa	Wild Senna	2.25
Silphium integrifolium	Rosin Weed	1.00
Silphium laciniatum	Compass Plant	2.00
Silphium perfoliatum	Cup Plant	1.00
Silphium terebinthinaceum	Prairie Dock	6.00
Solidago juncea	Early Goldenrod	0.25
Solidago rugosa	Rough Goldenrod	0.25
Symphyotrichum novae-angliae	New England Aster	0.25
Tradescantia ohiensis	Common Spiderwort	1.25
Vernonia spp.	Ironweed Mix	3.00
Veronicastrum virginicum	Culver's Root	0.25
Zizia aurea	Golden Alexanders	0.50
	Total	65.50

Established **Wet-To-Mesic Prairie Mix**

Spartina pectinata, **Prairie Cord Grass**

Echinacea purpurea,
Broad-Leaved Purple Coneflower

For current pricing, availability, and information on our full installation and management services, visit **cardnonativeplantnursery.com**

Midwest Mesic Pollinator

This pollinator seed mix has been developed in partnership with The Xerces Society for invertebrate conservation (www.xerces.org). Its combination of forbs and native grasses is ideal for creating wildflower-rich habitats that support a diverse population of bees and other pollinators for dry to mesic soils. This seed mix includes 3 native grass species and at least 20 of 24 native forb species. Apply at 6.91 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses		
Schizachyrium scoparium	Little Bluestem	36.00
Sorghastrum nutans	Indian Grass	2.00
Sporobolus heterolepis	Prairie Dropseed	6.00
	Total	44.00
Forbs		
Agastache foeniculum	Lavender Hyssop	2.00
Amorpha canescens	Lead Plant	2.00
Asclepias syriaca	Common Milkweed	11.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia bracteata	Cream Wild Indigo	1.00
Chamaecrista fasciculata	Partridge Pea	8.00
Cirsium discolor	Field Thistle	2.00
Dalea candida	White Prairie Clover	2.50
Echinacea pallida	Pale Purple Coneflower	3.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	4.00
Liatris aspera	Rough Blazing Star	1.00
Lupinus perennis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	2.00
Penstemon digitalis	Foxglove Beard Tongue	1.50
Pycnanthemum virginianum	Common Mountain Mint	0.50
Silphium perfoliatum	Cup Plant	0.50
Solidago speciosa	Showy Goldenrod	2.00
Symphyotrichum ericoides	Heath Aster	0.50
Symphyotrichum laeve	Smooth Blue Aster	1.50
Tradescantia ohiensis	Common Spiderwort	2.00
Verbena stricta	Hoary Vervain	2.00
Verbesina alternifolia	Wingstem	2.00
Vernonia fasciculata	Common Ironweed	1.00
	Total	66.50

Asclepias syriaca, **Common Milkweed**

Monarda fistulosa, **Wild Bergamot**

Silphium perfoliatum, **Cup Plant**

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Sedge Meadow

A grass and sedge mix for level sites with saturated soil conditions (although it will tolerate drier soils late in the year), this meadow seed mix creates a diverse habitat, offering a variety of cover and food options for wildlife. Many of the plants attract pollinators, such as butterflies and hummingbirds. This seed mix includes at least 13 of 17 native permanent grass and sedge species and 27 of 30 native forb and shrub species. Apply at 39.84 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges		
Calamagrostis canadensis	Bluejoint Grass	1.00
Carex comosa	Bristly Sedge	2.00
Carex cristatella	Crested Oval Sedge	2.00
Carex frankii	Bristly Cattail Sedge	1.50
Carex lupulina	Common Hop Sedge	2.50
Carex lurida	Bottlebrush Sedge	4.00
Carex stipata	Common Fox Sedge	1.00
Carex vulpinoidea	Brown Fox Sedge	4.00
Elymus virginicus	Virginia Wild Rye	30.00
Glyceria striata	Fowl Manna Grass	0.50
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schoenoplectus tabernaemontani	Softstem Bulrush	1.00
Scirpus atrovirens	Dark Green Rush	0.75
Scirpus pendulus	Red Bulrush	0.25
Spartina pectinata	Prairie Cord Grass	2.00
	Total	55.50
Temporary Cover		
Avena sativa	Common Oat	540.00
	Total	540.00
Forbs/Shrubs		
Alisma spp.	Water Plantain Mix	2.00
Angelica atropurpurea	Great Angelica	4.00
Asclepias incarnata	Swamp Milkweed	2.00
Bidens cernua	Nodding Swamp Marigold	2.00
Coreopsis tripteris	Tall Coreopsis	2.00
Doellingeria umbellata	Flat-Topped Aster	0.50
Eupatorium perfoliatum	Common Boneset	0.50
Eutrochium maculatum	Spotted Joe Pye Weed	1.00
Helenium autumnale	Sneezeweed	2.00
Hibiscus laevis	Halbred-Leaved Rosemallow	2.00
Iris virginica	Blue Flag	3.00
Liatris spicata	Marsh Blazing Star	2.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	1.00
Lycopus americanus	Common Water Horehound	0.25
Penthorum sedoides	Ditch Stonecrop	0.50
Physostegia virginiana	Obedient Plant	0.25
Polygonum spp.	Pinkweed Mix	0.50
Pycnanthemum virginianum	Common Mountain Mint	0.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	2.00
Silphium perfoliatum	Cup Plant	1.00
Sparganium eurycarpum	Common Bur Reed	4.00
Spiraea alba	Meadowsweet	0.25
Symphyotrichum novae-angliae	New England Aster	1.00
Symphyotrichum puniceum	Swamp Aster	1.00
Thalictrum dasycarpum	Purple Meadow Rue	1.50
Verbena hastata	Blue Vervain	2.00
Vernonia spp.	Ironweed Mix	1.00
Zizia aurea	Golden Alexanders	1.00
	Total	42.00

Established **Sedge Meadow Mix**

Lobelia cardinalis, **Cardinal Flower**

Zizia aurea, **Golden Alexanders**

For current pricing, availability, and information on our full installation and management services, visit **cardnonativeplantnursery.com**

Established **Swale Seed Mix**

Asclepias incarnata, **Swamp Milkweed**

Iris virginica, **Blue Flag**

For current pricing, availability, and information on our full installation and management services, visit **cardnonativeplantnursery.com**

Swale

Best suited for drainage swales or depressions, the native plants used in this mix help filter pollutants from lawns and pavement runoff. This seed mix can also be applied to areas that temporarily retain water after a rain event or dry-bottomed detention basins. The swale seed mix includes at least 10 of 12 native permanent grass and sedge species and 12 of 17 native forb species to provide diversity for establishment. Apply at 32.30 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges		
Andropogon gerardii	Big Bluestem	4.00
Carex comosa	Bristly Sedge	2.50
Carex cristatella	Crested Oval Sedge	2.00
Carex lurida	Bottlebrush Sedge	2.50
Carex spp.	Prairie Sedge species	8.00
Carex vulpinoidea	Brown Fox Sedge	4.00
Elymus virginicus	Virginia Wild Rye	8.00
Glyceria striata	Fowl Manna Grass	1.00
Panicum virgatum	Switch Grass	2.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
Spartina pectinata	Prairie Cord Grass	3.00
	Total	40.00
Temporary Cover		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs		
Alisma spp.	Water Plantain Mix	1.00
Asclepias incarnata	Swamp Milkweed	2.00
Coreopsis tripteris	Tall Coreopsis	1.00
Eutrochium maculatum	Spotted Joe Pye Weed	0.25
Iris virginica	Blue Flag	4.00
Liatris spicata	Marsh Blazing Star	1.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Lycopus americanus	Common Water Horehound	0.25
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rudbeckia triloba	Brown-Eyed Susan	0.50
Sagittaria latifolia	Common Arrowhead	0.25
Senna hebecarpa	Wild Senna	1.00
Silphium terebinthinaceum	Prairie Dock	1.00
Symphyotrichum novae-angliae	New England Aster	1.00
Verbena hastata	Blue Vervain	1.50
Zizia aurea	Golden Alexanders	0.75
	Total	16.75

Town of Dunn Storage Lockers
Restoration Memorandum

APPENDIX C

Representative Natural Community Photographs

Wetland Edge - *Cardno Native Plant Nursery*

Wet/Mesic Prairie - *Cardno Native Plant Nursery*

Midwest Mesic Pollinator - *Thomas Meyer WDNR.*

Sedge Meadow - *Cardno Native Plant Nursery*

Swale - *Cardno Native Plant Nursery*

Zoning Change Application

Written Legal Description of the Proposed Zoning Boundaries

Legal Description
A Parcel of Wetlands for Re-zoning Purposes

Those parts of Government Lot 2 of Section 26, Town 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, being more particularly described as follows:

Parcel A:

COMMENCING at a found aluminum monument at the West one-quarter corner of said Section 26; thence along the South line of the Northwest one-quarter of Section 26, N89°27'59"W, 2125.85 feet to a found ¾" iron rebar lying on the Easterly right-of-way line of U.S. Highway 51; thence, leaving said Easterly right-of-way line, N17°55'57"W, 13.35 feet to the **POINT OF BEGINNING,** being the beginning of a non-tangent curve, being concave Northeasterly, having a radius of 75.00 feet and a chord which bears N55°30'29"W, 16.54 feet; thence Northwesterly, 16.57 feet, along the arc of said curve through a central angle of 12°39'44", to the Westerly line of an existing wetland;

Thence, along said Westerly line, the following courses:

1. Thence N01°51'59"W, 26.05 feet;
2. Thence N11°24'27"W, 24.36 feet;
3. Thence N04°59'50"E, 19.63 feet;
4. Thence N01°09'10"W, 24.30 feet;
5. Thence N08°18'48"W, 21.79 feet;
6. Thence N03°01'06"W, 18.91 feet;
7. Thence N06°44'26"W, 16.57 feet;
8. Thence N02°26'05"E, 27.17 feet;
9. Thence N11°40'19"W, 9.57 feet;
10. Thence N07°47'36"W, 35.03 feet;
11. Thence N07°02'09"E, 22.48 feet;
12. Thence N15°34'34"E, 9.14 feet;
13. Thence N02°05'56"W, 20.43 feet;
14. Thence N10°11'36"W, 12.50 feet;
15. Thence N07°19'52"W, 18.51 feet;
16. Thence N12°06'45"W, 14.96 feet;
17. Thence N00°23'03"W, 21.61 feet;
18. Thence N10°56'57"E, 18.82 feet;
19. Thence N02°25'12"W, 13.41 feet;
20. Thence N00°33'53"W, 38.31 feet;
21. Thence N11°33'40"E, 8.45 feet to the beginning of a non-tangent curve, being concave Southeasterly, having a radius of 75.00 feet and a chord which bears N37°01'24"E, 8.97 feet;

Thence, leaving said Westerly line, Northeasterly, 8.97 feet, along the arc of said curve through a central angle of 6°51'19", to the Easterly line of an existing wetland; Thence, along said Easterly line, the following courses:

1. Thence S19°14'44"E, 6.56 feet;
2. Thence S07°35'47"E, 8.57 feet;
3. Thence S00°00'00"E, 24.53 feet;
4. Thence S19°52'08"E, 14.45 feet;
5. Thence S24°27'31"W, 13.68 feet;
6. Thence S01°38'09"W, 12.79 feet;
7. Thence S18°40'01"E, 8.64 feet;
8. Thence S21°45'15"E, 17.90 feet;
9. Thence S16°13'19"E, 10.01 feet;
10. Thence S00°10'14"E, 30.54 feet;
11. Thence S28°50'02"E, 18.39 feet;
12. Thence S50°31'54"W, 10.62 feet;
13. Thence S06°16'51"E, 28.38 feet;
14. Thence S62°54'40"E, 16.38 feet;
15. Thence S65°09'22"E, 7.31 feet;
16. Thence S60°37'36"E, 7.03 feet;
17. Thence S88°06'38"E, 15.82 feet;
18. Thence S89°00'14"E, 13.40 feet;
19. Thence S89°43'09"E, 7.46 feet;
20. Thence S80°13'20"E, 4.46 feet to a point hereinafter referred to as **POINT A**;
21. Thence S60°37'58"W, 4.86 feet;
22. Thence S89°54'41"W, 16.09 feet;
23. Thence N89°08'48"W, 14.28 feet;
24. Thence N80°57'59"W, 12.06 feet;
25. Thence S77°14'43"W, 6.83 feet;
26. Thence S85°22'08"W, 14.26 feet;
27. Thence S35°09'17"W, 10.46 feet;
28. Thence S01°27'07"W, 28.82 feet;
29. Thence S01°12'27"E, 24.14 feet;
30. Thence S02°28'38"W, 17.06 feet;
31. Thence S04°57'26"W, 28.86 feet;
32. Thence S00°37'17"E, 22.89 feet;
33. Thence S06°36'43"E, 36.02 feet;
34. Thence S06°55'43"E, 29.11 feet;
35. Thence S08°42'02"E, 22.23 feet;
36. Thence S21°34'52"E, 6.35 feet to the **POINT OF BEGINNING**.

Said Parcel contains 6,141 square feet
or 0.141 acres, more or less.

Parcel B:

COMMENCING at the above-described **POINT A**; thence N62°47'51"E, 12.88 feet to the **POINT OF BEGINNING** of an existing wetland;

Thence, along the boundary of said existing wetland, the following courses:

1. N81°45'55"E, 7.04 feet;
2. N77°53'47"E, 4.58 feet;
3. S75°59'48"E, 4.72 feet;
4. S84°57'06"E, 8.82 feet;
5. S18°16'17"E, 5.21 feet;
6. S02°46'38"W, 7.93 feet;
7. S72°03'29"W, 2.25 feet;
8. N83°21'49"W,7.11 feet;
9. S84°25'17"W, 6.72 feet;
10. N89°30'13"W, 4.93 feet;
11. N79°52'39"W, 5.19 feet;
12. N01°48'59"W, 3.77 feet;
13. N04°51'45"W, 4.32 feet;
14. N04°38'13"E, 4.33 feet to the **POINT OF BEGINNING.**

Said Parcel contains 362 square feet or 0.008 acres, more or less.

Zoning Change Application

Scaled Drawing of the Location of the Proposed Zoning Boundaries

LEGAL DESCRIPTION:

Those parts of Government Lot 2 of Section 26, Town 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, being more particularly described as follows:

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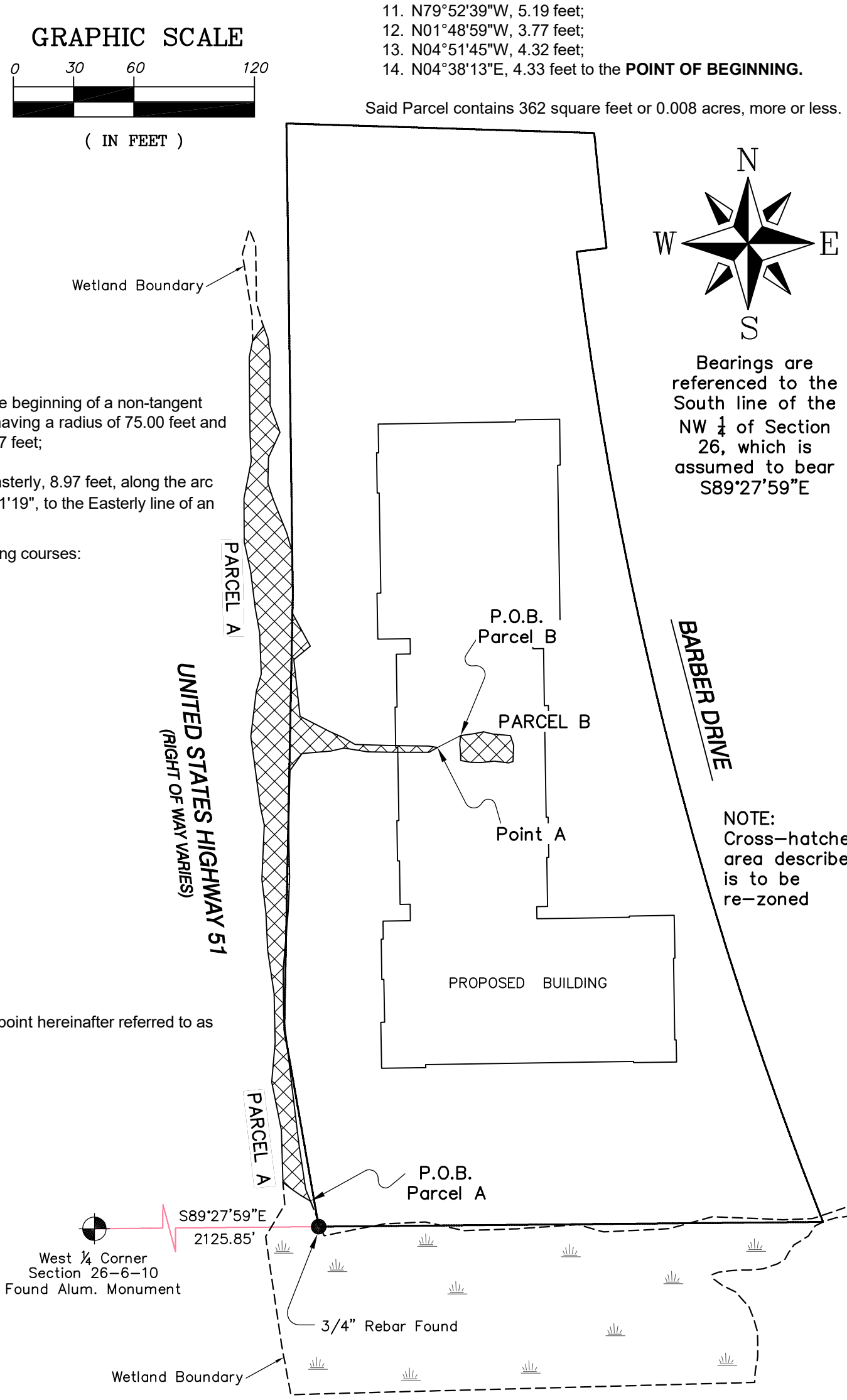

Map Exhibit

Part of Government Lot 2 of Section 26, T.6N., R.10E., Town of Dunn, Dane County, Wisconsin

TOWN OF DUNN – DANE COUNTY, WISCONSIN

RE-ZONING MAP EXHIBIT

JULY 7, 2017 (Revised 8-11-2017 to add Parcel B)

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Zoning Change Application

WDNR Pre-Application Meeting Summary; From Wendy Peich WDNR Water Management Specialist

Locker Storage Pre-application meeting 01/26/2017

- Proposed locker storage, Town of Dunn
  Drive up storage units, aesthetically like house/office building
  Proposed at 1987 US HIGHWAY 51, Stoughton. Parcel Number - 028/0610-262-9910-2; S26 T6N R10E. This location was a restaurant at one time, is considered an eyesore as it is over grown and dilapidated.

- Wetland fill would be required, under 500 square feet of impact proposed
  Required 75foot setback to south, 50feet from highway and required setback from road.

- Cardno delineation done Summer of 2016, needs concurrence. Project out of floodplain.
  Project timeline 12-18mos.
  Neighborhood meeting held and much positive feedback

- Project also proposes restoration of adjacent land to the South; Parcel Number - 028/0610-262-9852-0

- Project has already met with Roger Lane of the County and the Town planner to discuss the project. Looking to adopt ordinance for flexible setbacks.

- The re-development of this site along with the associated wetland restoration would be looked upon favorably by the WDNR.
  The project would most likely qualify for the Wetland general permit for residential, industrial and commercial development.

Zoning Change Application

DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
  Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

- **Scaled Drawing of the location of the proposed Zoning Boundaries**
  The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name J. Thomas Barber / Susan Barber
Address See Attached for Contact Infomation
Phone
Email

Agent's Name Joe Klein / Richard Bourne
Address See Attached for Contact Infomation
Phone
Email

Town: Dunn Parcel numbers affected: 2

Section: 01 Property address or location: 1995 Barber Drive, Stoughton WI 53589

Zoning District change: (To / From / # of acres) Wetland to commerical/residential

Soil classifications of area (percentages) Class I soils: ____% Class II soils: 2 % Other: 98 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- ○ Separation of buildings from farmland
- ○ Creation of a residential lot
- ○ Compliance for existing structures and/or land uses
- ⊙ Other:

See attached.

I authorize that I am the owner or have ~~permission to act~~ on behalf of the owner of the property.
Submitted By: [signature] Date: 7/28/17

DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
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  Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

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Owner's Name: J. Thomas Barber / Susan Barber
Address: See Attached for Contact Infomation
Phone:
Email:

Agent's Name: Joe Klein / Richard Bourne
Address: See Attached for Contact Infomation
Phone:
Email:

Town: Dunn
Parcel numbers affected: 2
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- ○ Separation of buildings from farmland
- ○ Creation of a residential lot
- ○ Compliance for existing structures and/or land uses
- ⊙ Other:

See attached.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Joseph J. Klein
Date: 7-28-2017

Contact Information

Owner:

J. Thomas Barber

2216 US Hwy 51

Stoughton, WI 53589

Owner:

Susan Barber

3619 Audrey Lane

Stoughton, WI 53589

Agent/Attorney for J. Thomas Barber:

Joe Klein

131 W. Wilson St., Ste 904

Madison, WI 53703

Phone: (608) 204-7411

Fax: (608) 204-7412

Email: kleinlaw@tds.net

Agent/Attorney for Susan Barber:

Richard Bourne

2000 Engel St., Ste 101

Madison, WI 53713

Phone: (608) 316-3800

FAX: (608) 223-1966

Email: RICK@WI-ATTY.COM