

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
04/20/2023	DCPCUP-2023-02595
<b>Public Hearing Date</b>	
06/27/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CLAUDIA ANDERSON	Phone with Area Code (608) 515-4013	AGENT NAME KATE DENNIS	Phone with Area Code (608) 515-4709
BILLING ADDRESS (Number, Street) 2402 ROBERT ST		ADDRESS (Number, Street) 2402 ROBERT STREET	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS skyking7@zoho.com		E-MAIL ADDRESS fort.littlegreen@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2402 Robert Street					
TOWNSHIP DUNKIRK	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-091-8340-1		---		---	

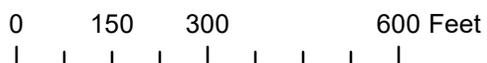
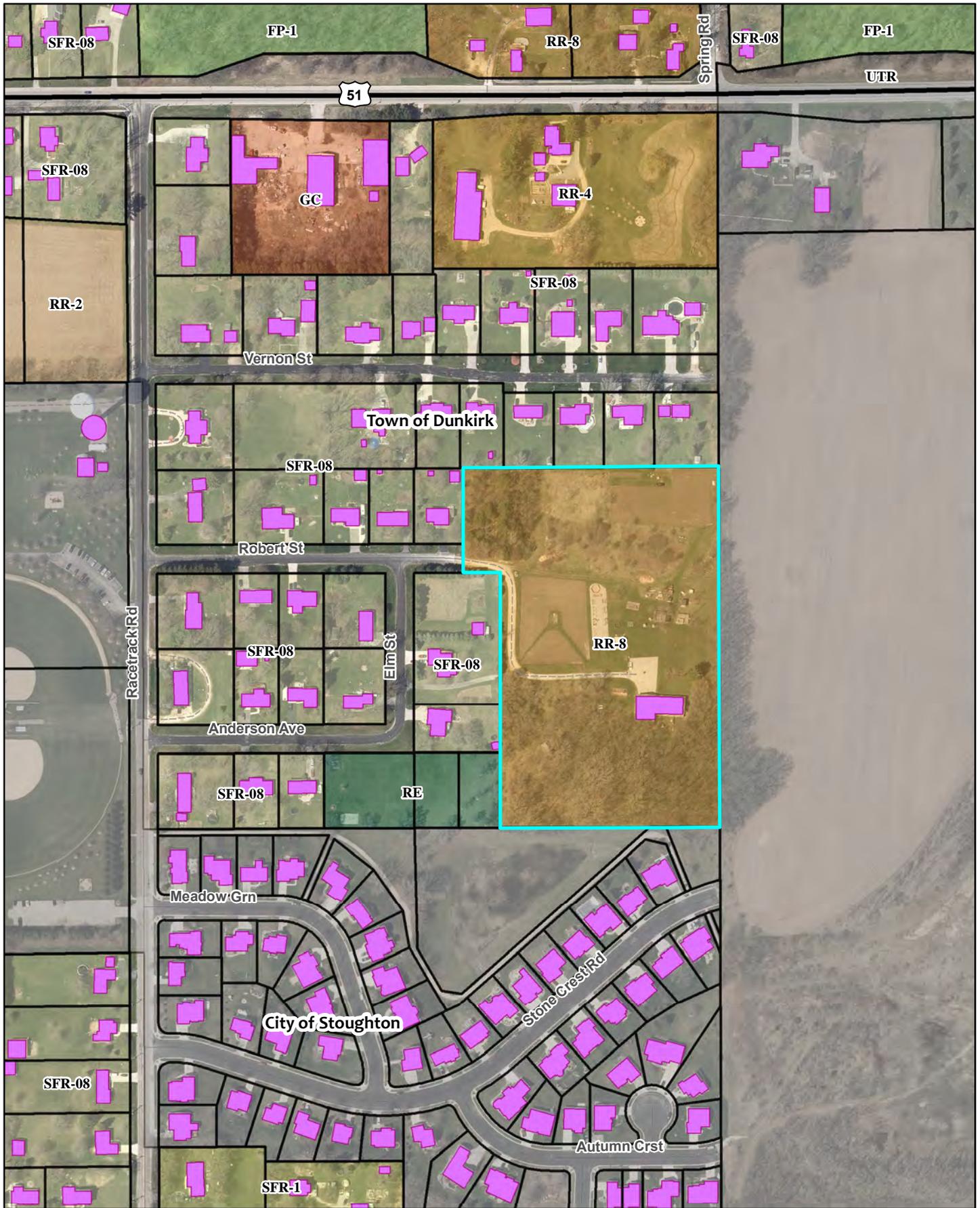
CUP DESCRIPTION
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Updating the operations plan of the daycare center to construct an accessory building

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.244(3)	10.23
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<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>   
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# Neighborhood Map



## STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

<p>1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.</p>
<p>2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.</p>
<p>3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</p>
<p>5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p>
<p>8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.</p> <ul style="list-style-type: none"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:</li> <li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:</li> <li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:</li> <li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:</li> <li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:</li></ul>

## WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

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

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

List the proposed days and hours of operation.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Briefly describe the current uses of surrounding properties in the neighborhood.

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

### **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

### **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

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

### **OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

### **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

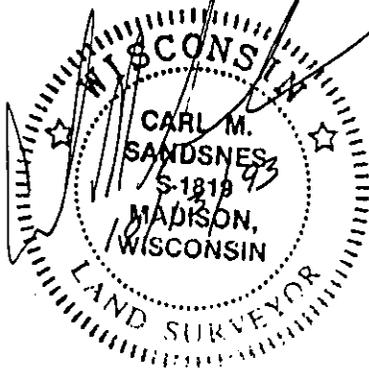
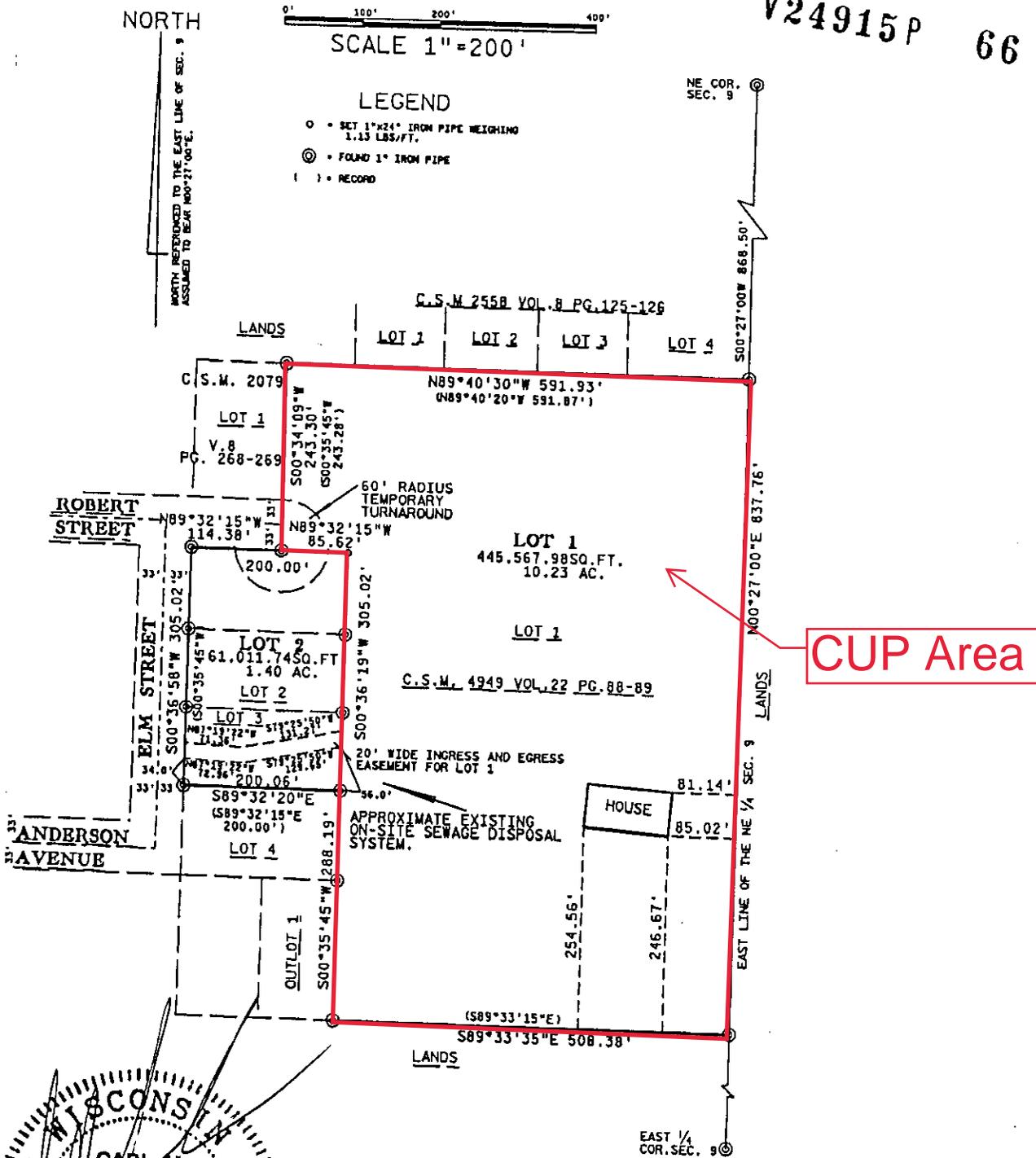


Stock No. 26273

# Certified Survey Map

All of Lots 1, 2 and 3, Certified Survey Map 4949, Volume 22 Pages 88-89, Located in the East 1/2 of Northeast 1/4 of Section 9, T05N-R11E, Town of Dunkirk, Dane County, Wisconsin.

V24915P 66



Dane County:  
Approval for recording per Dane County  
Zoning and Natural Resource Committee.  
Action of October 14, 1993.

*Norbert Scribner* #5438  
Norbert Scribner

REGISTER OF DEEDS:  
Received for recording this 14th day of  
October, 1993 at 2:58 o'clock  
p.m. and recorded in Volume 37 of  
Certified Survey Maps of Dane County, on  
Page(s) 45 thru 47.

Document No. **2528293**  
Certified Surveys Map No. 4949  
Volume 37 Page(s) 45-47

JANE LIGHT REGISTER OF DEEDS,  
BY KAREN L. SILBERA  
Sheet 1 of 3 Sheets  
Deputy Clerk

NOTE: REFER TO BUILDING SITE  
INFORMATION CONTAINED IN THE  
"DANE COUNTY SDIL SURVEY".

Survey by:  
Owen Ayres & Associates  
2445 Darwin Road  
Madison, WI. 53704

Survey for:  
Mr. David Anderson  
1262 Elm Street  
Stoughton, WI. 53589

Office map No. \_\_\_\_\_

Legal Description for CUP

Lot 1 of CSM 7252, Section 9, T05N, R11E, Town of Dunkirk, Dane County, Wisconsin



**EXISTING CONDITIONS NOTES**

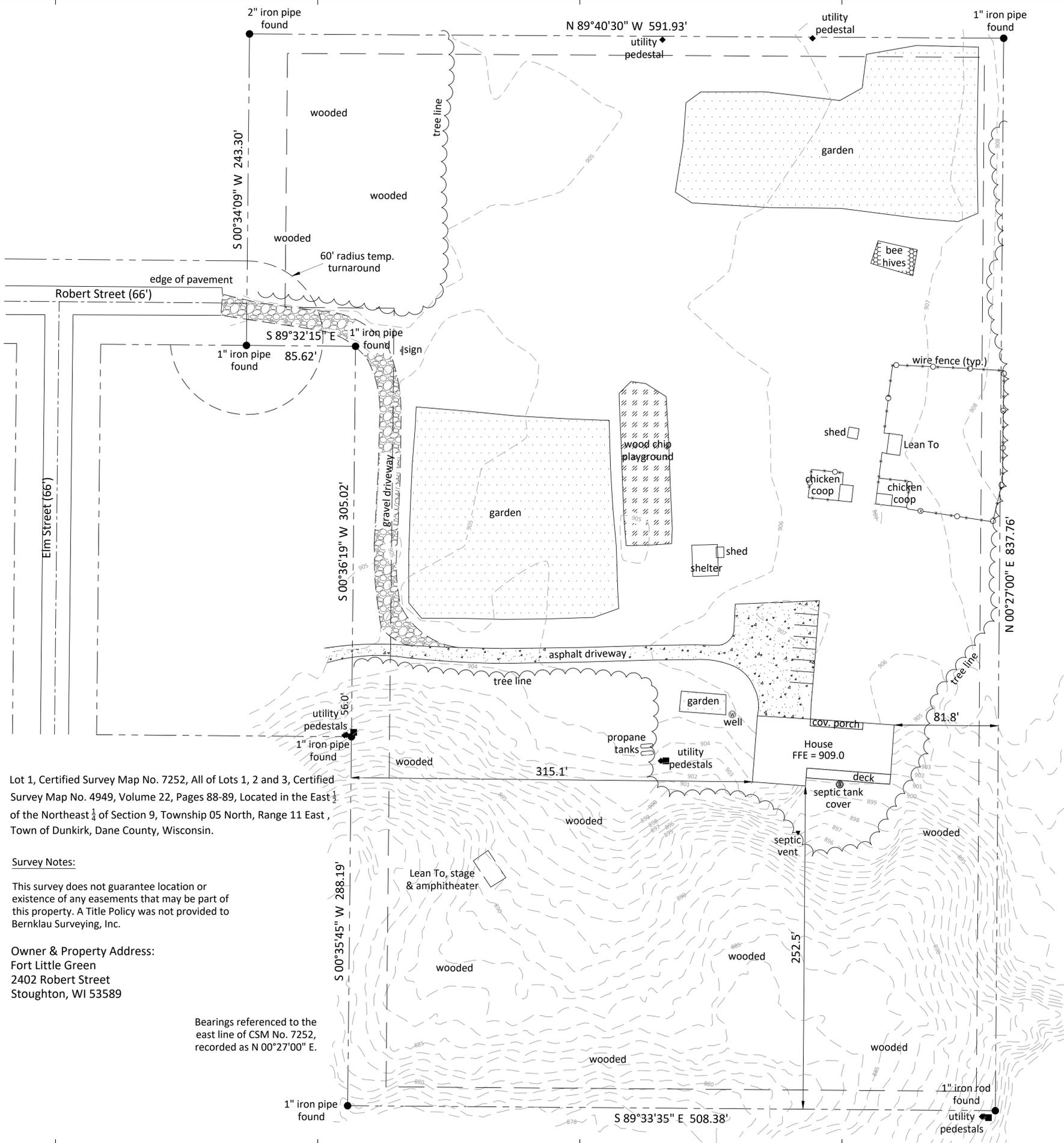
1. THE EXISTING FEATURES INFORMATION SHOWN ON THIS SHEET WAS COLLECTED ON MAY 2, 2022 BY BERNKLAU SURVEYING, INC. THE COORDINATE SYSTEM USED FOR THIS TOPOGRAPHIC DATA COLLECTION WAS THE WCCS-GREEN ZONE AND THE VERTICAL DATUM USED WAS THE NAVD88-2012.
2. THE EXISTING UTILITIES SHOWN HEREON WERE REQUESTED THROUGH DIGGERS HOTLINE AND THIS SURVEY DOES NOT GUARANTEE THE LOCATION OR EXISTENCE OF ANY OTHER PUBLIC OR PRIVATE UTILITIES. DRAINAGE DOCTOR, LLC OR BERNKLAU SURVEYING, INC. SHALL BE HELD HARMLESS IF PRIVATE OR PUBLIC UTILITIES ARE ENCOUNTERED THAT ARE NOT SHOWN ON THIS SHEET. CONTRACTOR SHALL CONFIRM LOCATION OF ALL UTILITIES, PRIVATE AND PUBLIC, PRIOR TO COMMENCING LAND DISTURBANCE.
3. THIS SURVEY DOES NOT GUARANTEE LOCATION OR EXISTENCE OF ANY EASEMENTS THAT MAY BE PART OF THIS PROPERTY. A TITLE POLICY WAS NOT INVESTIGATED AS PART OF THIS SURVEY.
4. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL HARDSCAPE FEATURES, PAVEMENTS, UTILITIES AND STORMWATER MANAGEMENT FEATURES. SOME FEATURES SHOWN ON THIS SHEET MAY HAVE CHANGED SINCE THE TOPOGRAPHIC SURVEY WAS PERFORMED. THE BARN RUINS HAVE BEEN REMOVED.
5. REFER TO CERTIFIED SURVEY MAP FOR ADDITIONAL PROPERTY LINE AND EASEMENT DOCUMENTATION.
6. GRAVEL AREAS THAT ARE SCHEDULED TO BE REMOVED CAN BE UTILIZED AS STRUCTURAL BACKFILL.

**PROPERTY CORNER/CONTROL POINT LIST**

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
101	1" IRON PIPE	424920.974	872570.183	904.50
104	1" IRON PIPE	424921.865	872484.588	904.40
114	1" IRON PIPE	425161.595	873078.903	908.60
118	2" IRON PIPE	425164.953	872486.983	904.60
123	1" IRON PIPE	424815.971	872566.961	895.60
127	1" IRON PIPE	424327.788	872563.964	877.10
131	1" IRON PIPE	424323.881	873072.324	898.30

**EXISTING CONDITIONS LEGEND**

	STREET CENTERLINE
	EXISTING CONTOUR LINE
	EXISTING UNDERGROUND ELEC. LINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND FIBER LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING EDGE OF GRAVEL
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING PROPERTY LINE
	EXISTING BUILDING OFFSET LINE
	EXISTING SANITARY SEWER LINE
	EX. STM SEWER LINE W/ FLOW ARROWS
	EXISTING UNDERGROUND TELE. LINE
	EXISTING WATER MAIN/SERVICE LINE
	EXISTING ACCESS EASEMENT LINE
	EXISTING UTILITY EASEMENT LINE
	EXISTING SANITARY MH STRUCTURE
	EXISTING PROPERTY CORNER
	EXISTING WATER HYDRANT
	EXISTING WATER VALVE
	EXISTING ELECTRICAL POLE
	EXISTING LIGHT POLE
	EXISTING CONTROL POINT

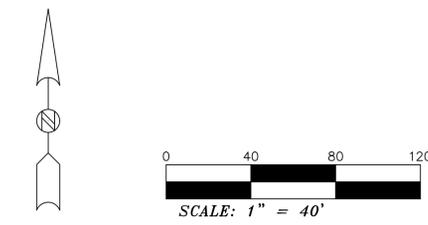


Lot 1, Certified Survey Map No. 7252, All of Lots 1, 2 and 3, Certified Survey Map No. 4949, Volume 22, Pages 88-89, Located in the East 1/4 of the Northeast 1/4 of Section 9, Township 05 North, Range 11 East, Town of Dunkirk, Dane County, Wisconsin.

**Survey Notes:**  
 This survey does not guarantee location or existence of any easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.

**Owner & Property Address:**  
 Fort Little Green  
 2402 Robert Street  
 Stoughton, WI 53589

Bearings referenced to the east line of CSM No. 7252, recorded as N 00°27'00" E.



**DRAINAGE DOCTOR, LLC**  
 416 W. RED PINE CIRCLE  
 DOUGLASS, WI 53118  
 608.535.9580 main

MARK	DATE	DESCRIPTION
1		
2		

REVIEW DOCUMENTS FOR  
**FORT LITTLE GREEN**  
 SITE DEVELOPMENT  
 TOWN OF DUNKIRK, WISCONSIN

DD FILE NO. 4136  
 JOB NO. 2-27-23  
 ISSUE DATE  
 DESIGNED BY  
 DRAWN BY  
 PROJECT MGR  
 ©2022 DRAINAGE DOCTORS, LLC

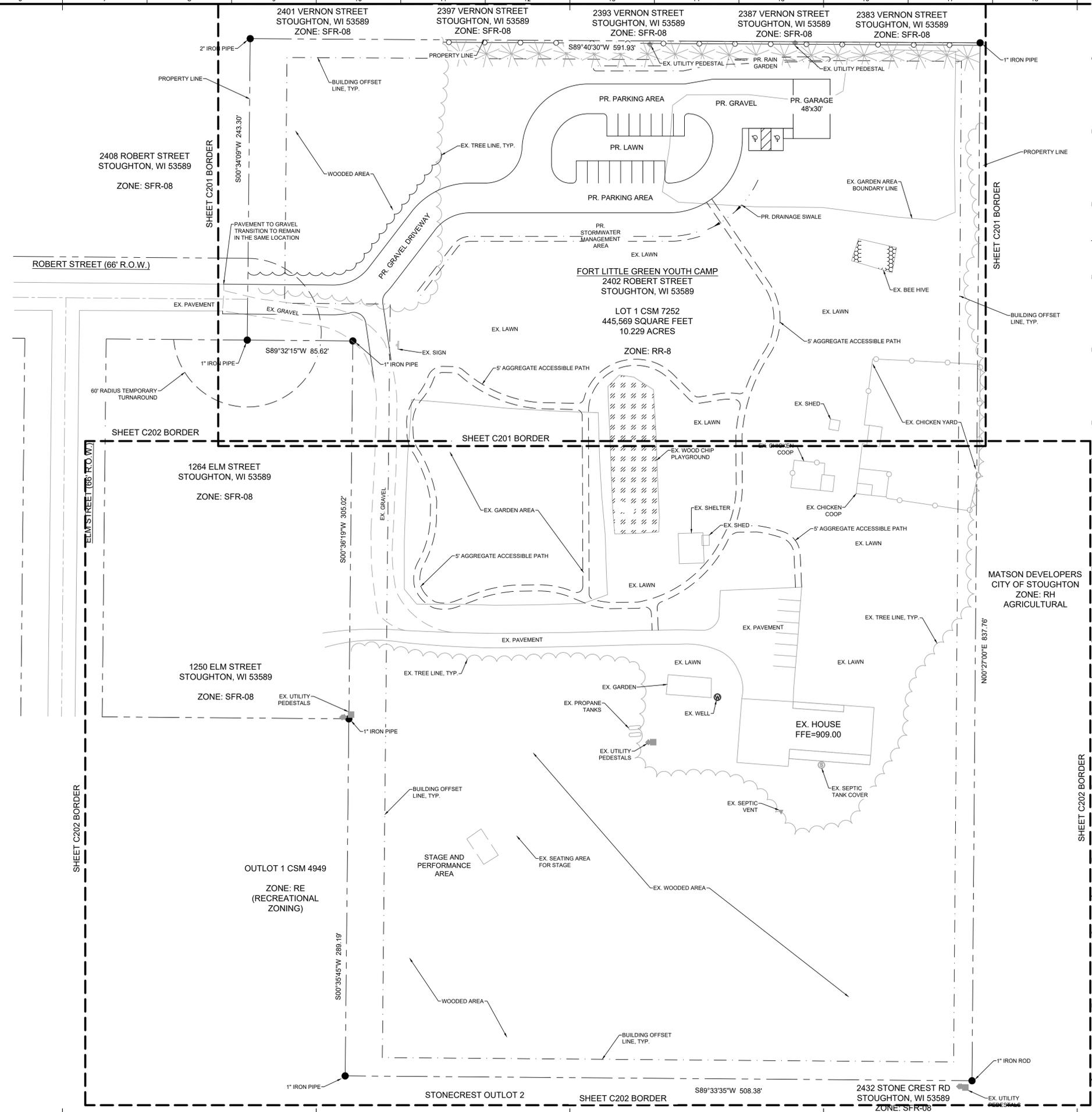
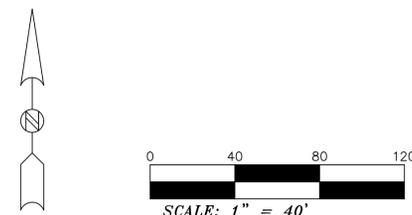
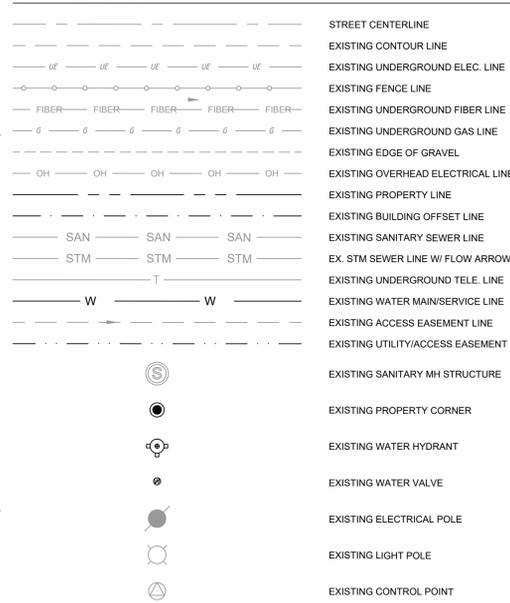
SHEET CONTENTS  
 EXISTING CONDITIONS

**C100**

**SITE PLAN NOTES**

- THE ACCESS DRIVEWAY OFF OF ROBERTS STREET SHALL BE THE ONLY LOCATION UTILIZED AS CONSTRUCTION VEHICLE ACCESS TO THE SITE.
- TOTAL PROPERTY AREA: 445,569 SF (10.23 ACRES)
- EXISTING CONDITIONS (BEFORE REMOVALS)
  - BUILDING ROOF: 5,691 SF
  - ASPHALT PAVEMENT: 8,469 SF
  - GRAVEL AREAS: 6,040 SF
  - EX. WOODED AREAS: 184,335 SF
  - LAWN/LANDSCAPE AREAS: 241,034 SF
  - PERVIOUS AREAS: 95.5%
- PROPOSED CONDITIONS (AFTER REMOVALS)
  - PR. BUILDING: 1,440 SF
  - EX. BUILDING: 5,691 SF
  - PR. GRAVEL DRIVE/PARKING: 21,626 SF
  - EX. ASPHALT PAVEMENT: 8,469 SF (EXISTING AND PHASE 1)
  - EX. GRAVEL AREAS: 4,328 SF (685 SF REMOVED FOR PR. GRAVEL)
  - PR. AGGREGATE ACCESSIBLE PATH: 6,500 SF (1,300 FEET OF PATH)
  - EX. WOODED AREAS: 177,712 SF (6,623 SF REMOVED)
  - LAWN, LANDSCAPE AND STORMWATER AREAS: 210,242 SF
  - PERVIOUS AREAS: 89.2%
- PROPOSED LANDSCAPE FEATURES BY OTHERS
- REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL DIMENSIONS OF THE BUILDING, INTERIOR WALL LAYOUT AND LOCATIONS OF DOORS. ACCESS DOORS, EXCLUDING GARAGE DOORS, AND STOOPS
- BUILDING OFFSETS WERE DETERMINED USING DANE COUNTY CHAPTER 10 ZONING ORDINANCE, SECTION 10.244. ZONING FOR THIS PROPERTY IS DETERMINED TO BE RR-8 (RURAL RESIDENTIAL ZONING DISTRICT).
- PARKING LAYOUT WAS DESIGNED USING DANE COUNTY ORDINANCE SECTION 10.102(8)(d).
- MINIMUM NUMBER OF PARKING STALLS CALCULATED BASED ON DANE COUNTY ORDINANCE SECTION 10.102(8)(a)33. 6 FULL TIME EMPLOYEES (1 STALL PER 1.3 EMPLOYEES) AND 100 PEOPLE AT FULL OCCUPANCY (1 STALL PER 6 OCCUPANTS) EQUALS A MINIMUM TOTAL OF 22 PARKING SPACES PROVIDED. PROPOSED PLAN PROVIDES 22 TOTAL PARKING SPACES, PLUS TWO ACCESSIBLE PARKING SPACES. ALSO NOT INCLUDED IS THE PROPOSED GARAGE DESIGNED TO HOLD THREE SHUTTLE VANS AND THE EXISTING GARAGE DESIGNED TO HOLD TWO VEHICLES.
- ACCORDING TO THE DNR ONLINE SURFACE WATER VIEWER MAP, THE FOLLOWING PHYSICAL FEATURES DO NOT EXIST WITHIN THIS PROPERTY:
  - NAVIGABLE NOR NON-NAVIGABLE WATERWAYS
  - FLOODPLAIN BOUNDARIES
  - DELINEATED WETLAND AREAS

**DRAWING LEGEND**



**DRAINAGE DOCTOR, LLC**  
 416 W. RED PINE CIRCLE  
 DOUGLASS, WI 53118  
 608.535.9580 main

MARK	DATE	DESCRIPTION
1		
2		

REVIEW DOCUMENTS FOR  
**FORT LITTLE GREEN  
 SITE DEVELOPMENT**  
 TOWN OF DUNKIRK, WISCONSIN

DD FILE NO. JOB NO. 4136  
 3-30-23  
 ISSUE DATE  
 DESIGNED BY  
 DRAWN BY  
 PROJECT MGR  
 ©2022 DRAINAGE DOCTORS, LLC

SHEET CONTENTS  
 OVERALL PROPOSED SITE PLAN

**C200**

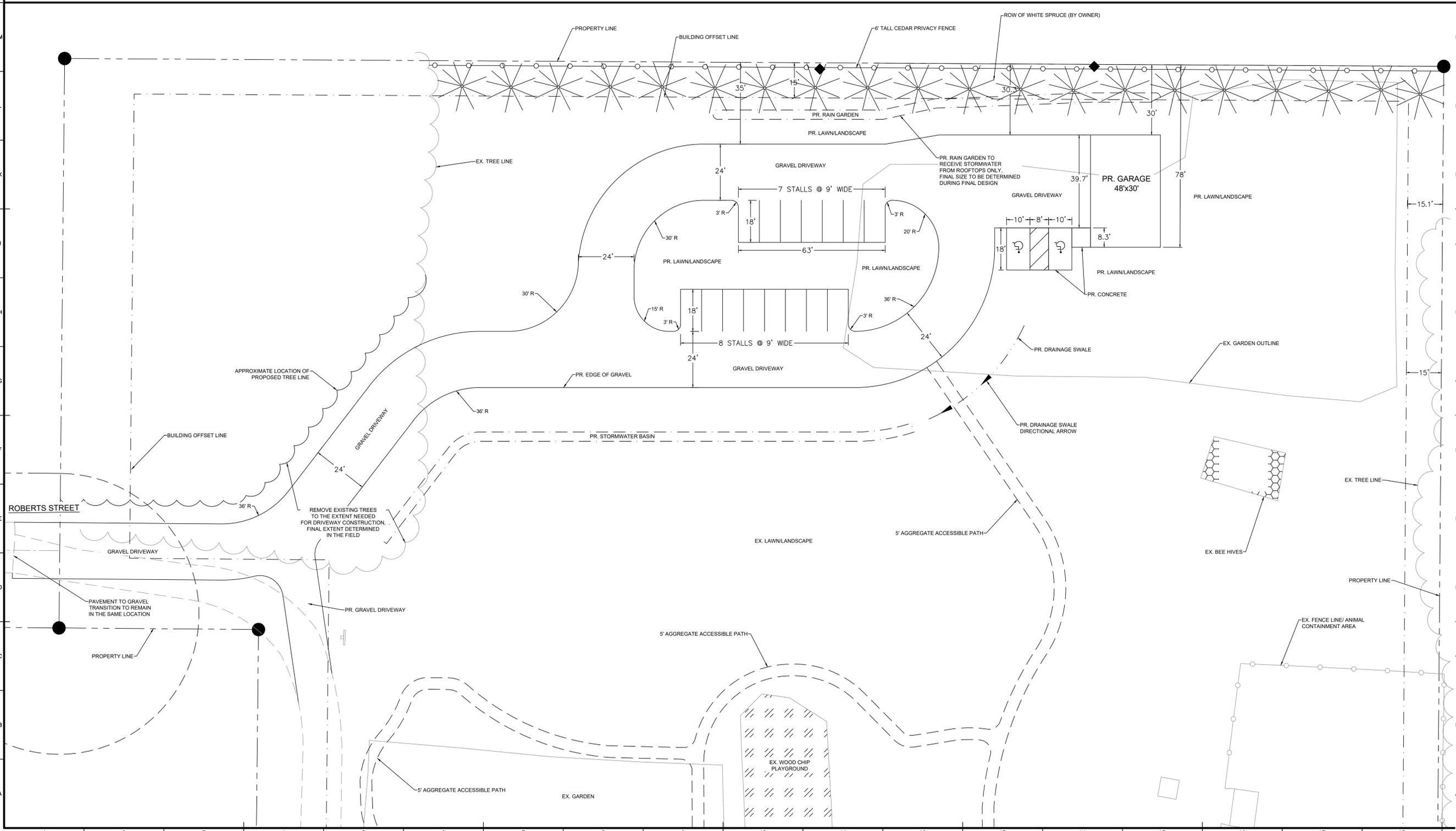
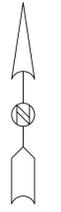
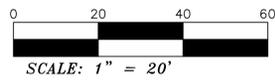
**SITE PLAN NOTES**

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 EX. WOODED AREAS: 184,335 SF  
 LAWN/LANDSCAPE AREAS: 241,034 SF  
 PERVIOUS AREAS: 95.5%
- PROPOSED CONDITIONS (AFTER REMOVALS)  
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 EX. ASPHALT PAVEMENT: 8,469 SF (EXISTING AND PHASE 1)  
 EX. GRAVEL AREAS: 4,329 SF (865 SF REMOVED FOR PR. GRAVEL)  
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- PROPOSED LANDSCAPE FEATURES BY OTHERS
- REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL DIMENSIONS OF THE BUILDING, INTERIOR WALL LAYOUT AND LOCATIONS OF DOORS, ACCESS DOORS, EXCLUDING GARAGE DOORS, AND STOODS
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- PROPOSED PLAN PROVIDES 22 TOTAL PARKING SPACES, PLUS TWO ACCESSIBLE PARKING SPACES. ALSO NOT INCLUDED IS THE PROPOSED GARAGE DESIGNED TO HOLD THREE SHUTTLE VANS AND THE EXISTING GARAGE DESIGNED TO HOLD TWO VEHICLES.
- ACCORDING TO THE DNR ONLINE SURFACE WATER VIEWER MAP, THE FOLLOWING PHYSICAL FEATURES DO NOT EXIST WITHIN THIS PROPERTY:  
 -NAVIGABLE NOR NON-NAVIGABLE WATERWAYS  
 -FLOODPLAIN BOUNDARIES  
 -DELINEATED WETLAND AREAS
- ROW OF WHITE SPRUCE SHOWN TO BE BY OWNER. WHITE SPRUCE SHOWN AT 20' DIAMETER DRIP LINE WHICH IS THE TYPICAL MAXIMUM DIAMETER GROWTH OF WHITE SPRUCE.

**DRAWING LEGEND**

- STREET CENTERLINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELEC. LINE
- EXISTING FENCE LINE
- EXISTING UNDERGROUND FIBER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING EDGE OF GRAVEL
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING PROPERTY LINE
- EXISTING BUILDING OFFSET LINE
- EXISTING SANITARY SEWER LINE
- EX. STM SEWER LINE W/ FLOW ARROWS
- EXISTING UNDERGROUND TELE. LINE
- EXISTING WATER MAIN/SERVICE LINE
- EXISTING ACCESS EASEMENT LINE
- EXISTING UTILITY EASEMENT LINE
- PROPOSED CEDAR PRIVACY FENCE
- EXISTING SANITARY MH STRUCTURE
- EXISTING PROPERTY CORNER
- EXISTING WATER HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRICAL POLE
- EXISTING LIGHT POLE
- EXISTING CONTROL POINT
- PROPOSED WHITE SPRUCE



MARK	DATE	DESCRIPTION
1		
2		

REVIEW DOCUMENTS FOR  
**FORT LITTLE GREEN  
 SITE DEVELOPMENT**  
 TOWN OF DUNKIRK, WISCONSIN

DD FILE NO. 4136  
 JOB NO. 2-27-23  
 ISSUE DATE  
 DESIGNED BY  
 DRAWN BY  
 PROJECT MGR  
 ©2022 DRAINAGE DOCTORS, LLC

SHEET CONTENTS  
**PROPOSED SITE PLAN  
 NORTH**

**C201**

**SITE PLAN NOTES**

1. THE ACCESS DRIVEWAY OFF OF ROBERTS STREET SHALL BE THE ONLY LOCATION UTILIZED AS CONSTRUCTION VEHICLE ACCESS TO THE SITE.

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PERVIOUS AREAS: 89.2%

3. PROPOSED LANDSCAPE FEATURES BY OTHERS

4. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL DIMENSIONS OF THE BUILDING, INTERIOR WALL LAYOUT AND LOCATIONS OF DOORS, ACCESS DOORS, EXCLUDING GARAGE DOORS, AND STOOPS

5. BUILDING OFFSETS WERE DETERMINED USING DANE COUNTY CHAPTER 10 ZONING ORDINANCE, SECTION 10.244. ZONING FOR THIS PROPERTY IS DETERMINED TO BE RR-8 (RURAL RESIDENTIAL ZONING DISTRICT).

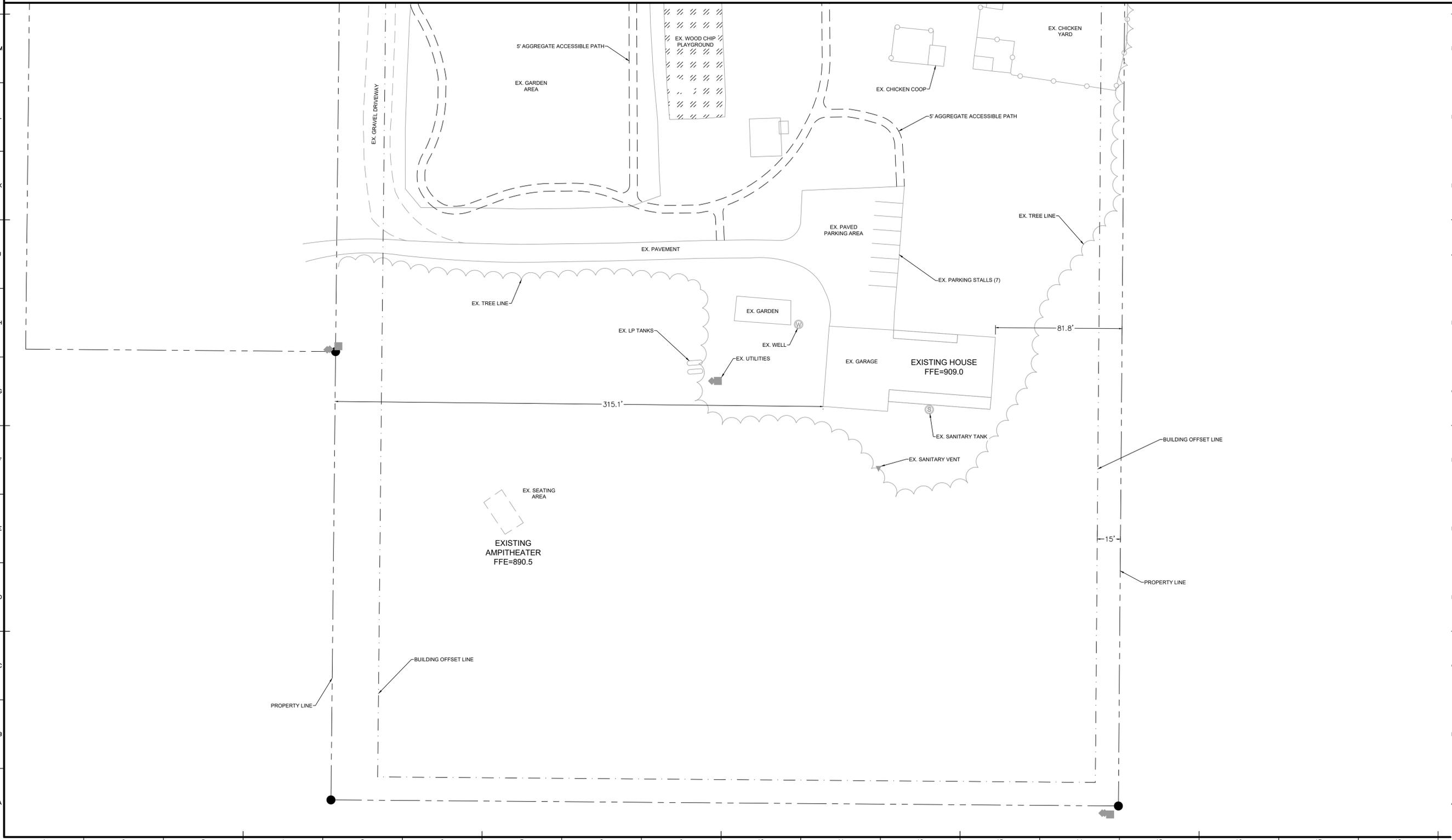
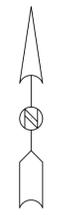
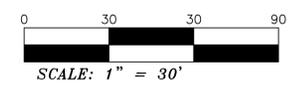
6. PARKING LAYOUT WAS DESIGNED USING DANE COUNTY ORDINANCE SECTION 10.102(B)(4).

7. MINIMUM NUMBER OF PARKING STALLS CALCULATED BASED ON DANE COUNTY ORDINANCE SECTION 10.102(B)(4)33. 6 FULL TIME EMPLOYEES (1 STALL PER 1.3 EMPLOYEES) AND 100 PEOPLE AT FULL OCCUPANCY (1 STALL PER 6 OCCUPANTS) EQUALS A MINIMUM TOTAL OF 22 PARKING SPACES PROVIDED. PROPOSED PLAN PROVIDES 22 TOTAL PARKING SPACES, PLUS TWO ACCESSIBLE PARKING SPACES. ALSO NOT INCLUDED IS THE PROPOSED GARAGE DESIGNED TO HOLD THREE SHUTTLE VANS AND THE EXISTING GARAGE DESIGNED TO HOLD TWO VEHICLES.

8. ACCORDING TO THE DNR ONLINE SURFACE WATER VIEWER MAP, THE FOLLOWING PHYSICAL FEATURES DO NOT EXIST WITHIN THIS PROPERTY:  
 -NAVIGABLE NOR NON-NAVIGABLE WATERWAYS  
 -FLOODPLAIN BOUNDARIES  
 -DELINEATED WETLAND AREAS

**DRAWING LEGEND**

- STREET CENTERLINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELEC. LINE
- EXISTING FENCE LINE
- EXISTING UNDERGROUND FIBER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING EDGE OF GRAVEL
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING PROPERTY LINE
- EXISTING BUILDING OFFSET LINE
- EXISTING SANITARY SEWER LINE
- EX. STM SEWER LINE W/ FLOW ARROWS
- EXISTING UNDERGROUND TELE. LINE
- EXISTING WATER MAIN/SERVICE LINE
- EXISTING ACCESS EASEMENT LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING SANITARY MH STRUCTURE
- EXISTING PROPERTY CORNER
- EXISTING WATER HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRICAL POLE
- EXISTING LIGHT POLE
- EXISTING CONTROL POINT



**DRAINAGE DOCTOR, LLC**  
 416 W. RED PINE CIRCLE  
 DOWNSMAN, WI 53118  
 608.535.9580 main

MARK	DATE	DESCRIPTION
1		
2		

REVIEW DOCUMENTS FOR  
**FORT LITTLE GREEN**  
 SITE DEVELOPMENT  
 TOWN OF DUNKIRK, WISCONSIN

DD FILE NO. 4136  
 JOB NO. 2-27-23  
 ISSUE DATE  
 DESIGNED BY  
 DRAWN BY  
 PROJECT MGR  
 ©2022 DRAINAGE DOCTORS, LLC

SHEET CONTENTS  
 PROPOSED SITE PLAN  
 SOUTH

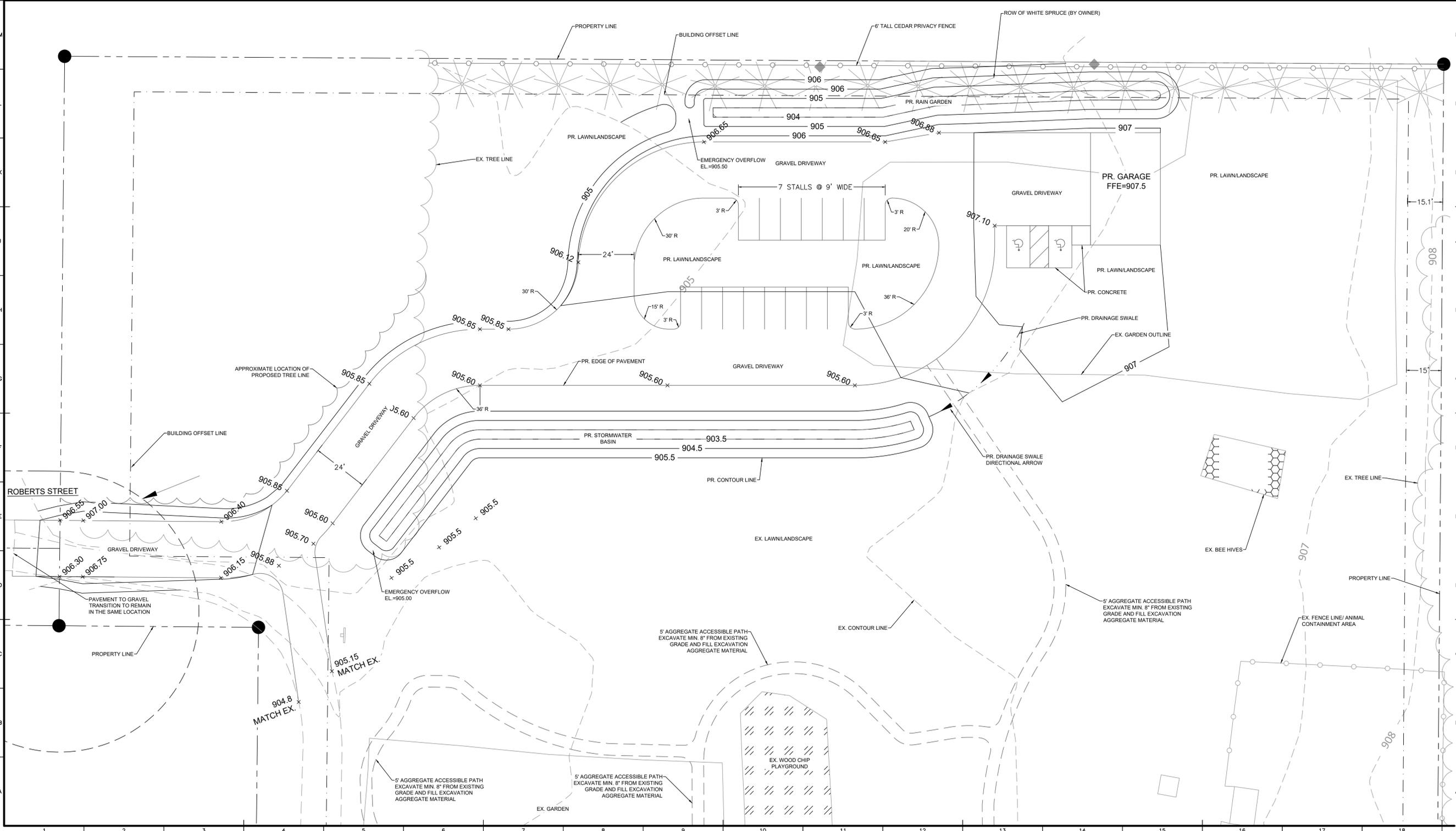
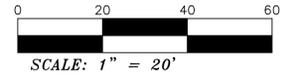
**C202**

**GRADING PLAN NOTES**

1. THE ACCESS DRIVEWAY OFF OF ROBERTS STREET SHALL BE THE ONLY LOCATION UTILIZED AS CONSTRUCTION VEHICLE ACCESS TO THE SITE.
2. FINISH TRAIL ELEVATION WILL MATCH EXISTING GRADE. EXCAVATE A MINIMUM OF 8" OF EXISTING MATERIAL TO BOTTOM OF TOPSOIL LAYER AND PLACE AGGREGATE MATERIAL.
3. SPOT GRADES LISTED ON THIS PLAN ARE TO FINISH GRADE ELEVATIONS.
4. STORMWATER BASIN AND RAIN GARDEN WILL RECEIVE 24" OF ENGINEERED SOIL.
5. TOPSOIL SHALL BE REMOVED AND STOCKPILED ONSITE FOR RE-SPREAD PURPOSES. TOPSOIL IS ADEQUATE FILL MATERIAL FOR ANY AREAS NOT DESIGNATED AS PROPOSED HARDSCAPES (DRIVEWAY, PARKING, BUILDING, ETC.).
6. CONFER WITH SOILS ENGINEER FOR ADEQUACY OF EXCAVATED MATERIAL BELOW TOPSOIL FOR STRUCTURAL FILL UNDER HARDSCAPE AREAS.
7. ACCORDING TO THE DNR ONLINE SURFACE WATER VIEWER MAP, THE FOLLOWING PHYSICAL FEATURES DO NOT EXIST WITHIN THIS PROPERTY:  
 - NAVIGABLE NOR NON-NAVIGABLE WATERWAYS  
 - FLOODPLAIN BOUNDARIES  
 - DELINEATED WETLAND AREAS

**DRAWING LEGEND**

- |  |                                   |  |                                |
|--|-----------------------------------|--|--------------------------------|
|  | STREET CENTERLINE                 |  | EXISTING SANITARY MH STRUCTURE |
|  | EXISTING CONTOUR LINE             |  | EXISTING PROPERTY CORNER       |
|  | EXISTING UNDERGROUND ELEC. LINE   |  | EXISTING WATER HYDRANT         |
|  | EXISTING FENCE LINE               |  | EXISTING WATER VALVE           |
|  | EXISTING UNDERGROUND FIBER LINE   |  | EXISTING ELECTRICAL POLE       |
|  | EXISTING UNDERGROUND GAS LINE     |  | EXISTING LIGHT POLE            |
|  | EXISTING EDGE OF GRAVEL           |  | EXISTING CONTROL POINT         |
|  | EXISTING OVERHEAD ELECTRICAL LINE |  | PROPOSED WHITE SPRUCE          |
|  | EXISTING PROPERTY LINE            |  |                                |
|  | EXISTING BUILDING OFFSET LINE     |  |                                |
|  | EXISTING SANITARY SEWER LINE      |  |                                |
|  | EX. STM SEWER LINE W/ FLOW ARROWS |  |                                |
|  | EXISTING UNDERGROUND TELE. LINE   |  |                                |
|  | EXISTING WATER MAIN/SERVICE LINE  |  |                                |
|  | EXISTING ACCESS EASEMENT LINE     |  |                                |
|  | EXISTING UTILITY EASEMENT LINE    |  |                                |
|  | PROPOSED CEDAR PRIVACY FENCE      |  |                                |



MARK	DATE	DESCRIPTION
1		
2		

REVIEW DOCUMENTS FOR  
**FORT LITTLE GREEN  
 SITE DEVELOPMENT**  
 TOWN OF DUNKIRK, WISCONSIN

DD FILE NO. 4136  
 JOB NO. 3-30-23  
 ISSUE DATE  
 DESIGNED BY  
 DRAWN BY  
 PROJECT MGR

SHEET CONTENTS  
**PROPOSED GRADING PLAN**

**C300**



Consultants:

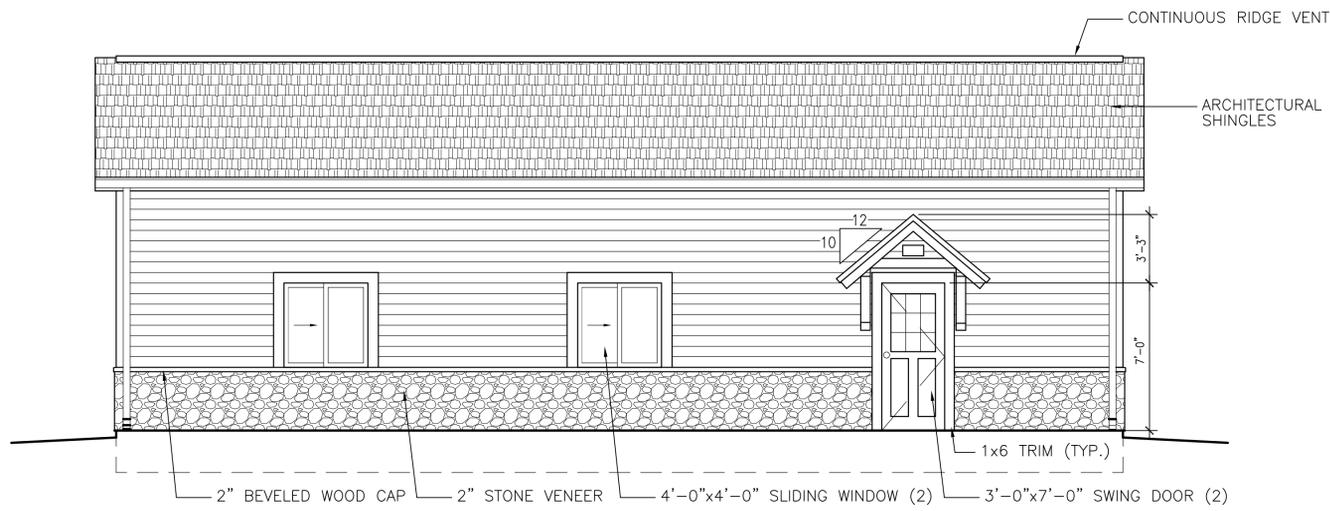


**Fort Littlegreen**  
2402 Robert Street  
Stoughton, WI 53589

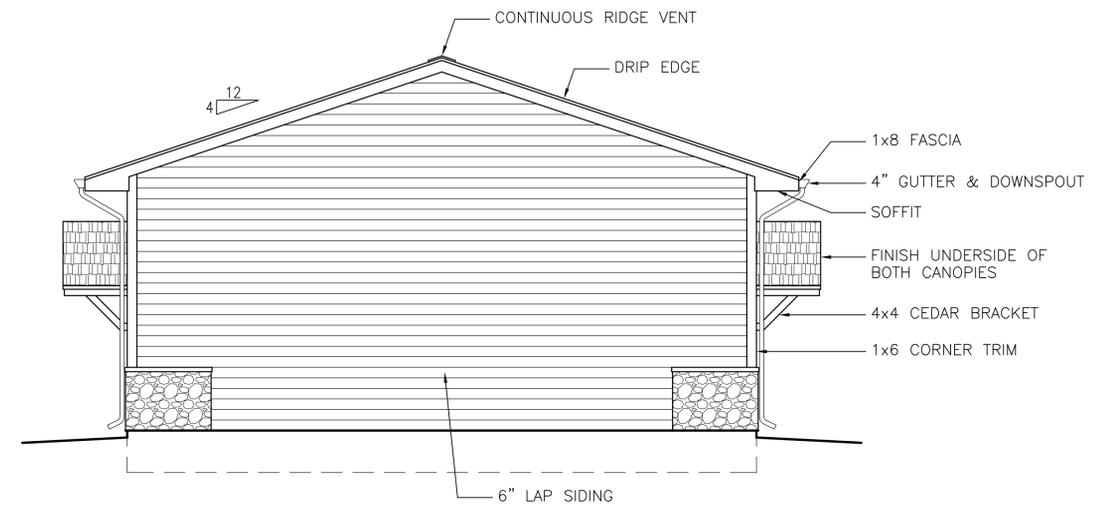
Revision Schedule	
Revision #	Revision Date

Preliminary  
3/17/2023  
Exterior Elevations

**A300**

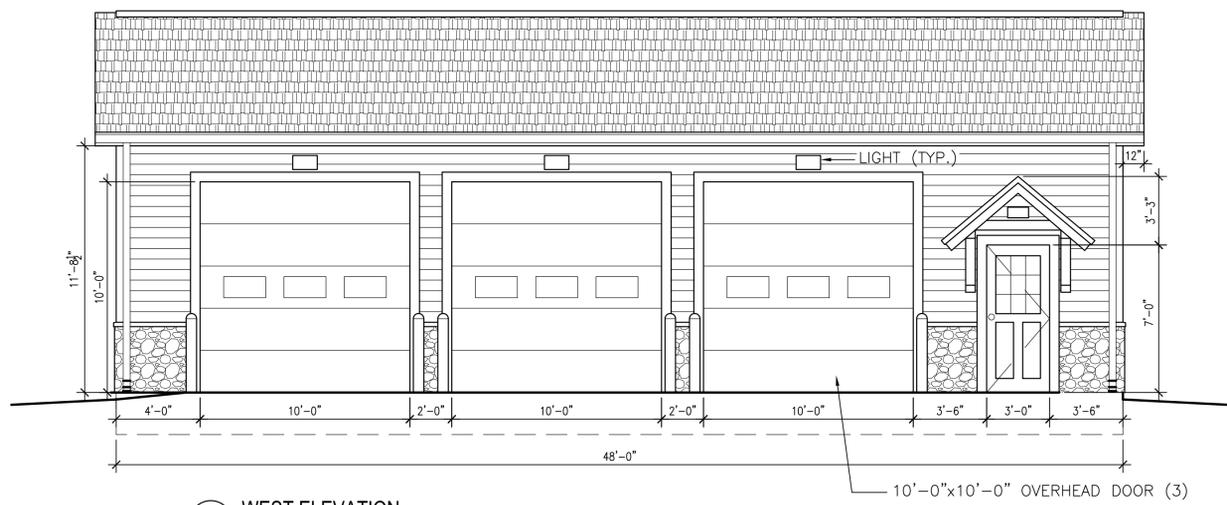


**1 EAST ELEVATION**  
SCALE: 1/4"=1'-0"

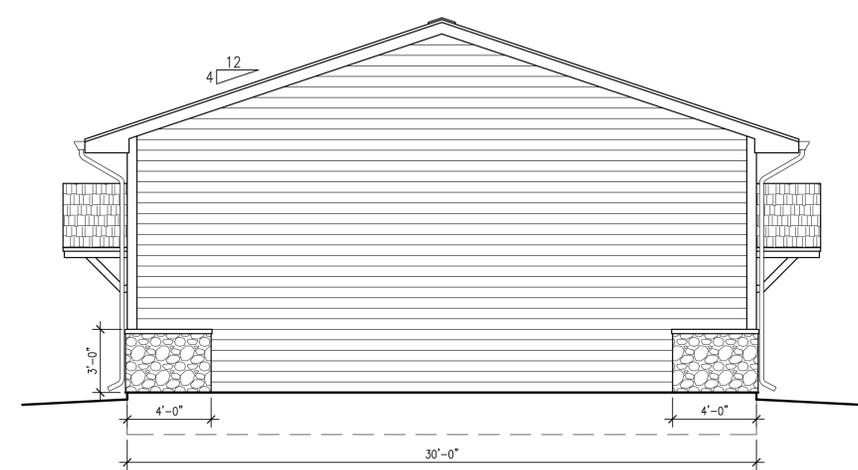


**3 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

ARCHITECTURAL SHINGLES: OWENS CORNING TRUDEFINITION DURATION CHATEAU GREEN HK57  
DRIP EDGE: COLOR TO MATCH FASCIA/RAKE  
FASCIA/RAKE: 1x8 LP SMARTSIDE FASCIA BOARD WOOD TEXTURE, FINISH BY DIAMOND KOTE - UMBER / ALTERNATE FINISH BY AMERHART - CANYON BROWN  
GUTTER/DOWNSPOUT: BROWN  
SOFFIT: ALUMINUM, VENTED - BROWN / ALTERNATE: LP SMARTSIDE WOOD TEXTURED VENTED SOFFIT - FINISH SAME AS FASCIA  
UNDERSIDE OF CANOPY: LP SMARTSIDE PANELS - FINISH SAME AS FASCIA  
CEDAR BRACKETS: FINISH TO MATCH FASCIA  
TRIM: CORNER, DOOR & WINDOW: 1x6 LP SMARTSIDE TRIM BOARD WOOD TEXTURE, FINISH SAME AS FASCIA/RAKE  
SLIDING WINDOW 4'x4' (2): ANDERSEN 100 SERIES GLIDING IN DARK BRONZE OR EQUAL  
SWING DOOR 3'x7' (2): JELD-WEN STEEL EXTERIOR 1/2 VIEW 9-LIGHT 2 PANEL IN MILK CHOCOLATE OR EQUAL  
OVERHEAD DOOR 10'x10' (3): IDEAL COMMERCIAL STEEL PANEL, BETTER, CFR38 IN MOCHA BROWN w/(3) 24"x12" LIGHTS OR EQUAL  
LAP SIDING: 6" LP SMARTSIDE LAP SIDING WOOD TEXTURE, FINISH BY DIAMOND KOTE - UMBER / ALTERNATE FINISH BY AMERHART - CANYON BROWN  
BEVELED WOOD CAP: WOOD FINISH TO MATCH LAP SIDING  
STONE VENEER: RIVER ROCK COLORADO BY ELDORADO STONE OR EQUAL



**2 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**4 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"