

Kory Raisbeck and Tammy Shaulis

2216 Colladay Point Drive
Stoughton, WI 53558

February 7, 2025

Dane County Board of Adjustment
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Application for side setback variance at 2216 Colladay Point, Town of Dunn

Dear Dane County Board of Adjustment Members:

We are writing to introduce ourselves and to summarize our request for a side setback variance for the single-family property we own at 2216 Colladay Point Drive, in the Town of Dunn.

Our lot is currently improved with an existing home located 10 feet from the west lot line, and an existing detached garage located 4 feet from the west property line. We are proposing to replace the existing home and detached garage with a new home and attached garage, located 10 feet from the west lot line.

A 10-foot side setback is typically the minimum requirement for a single-family lot like ours. However, because our lot is located next to a 40-foot-wide lake access point (established on the 1939 Plat of Colladay's Point), the Zoning Administrator has determined that our lot is a "corner lot," which means a 12-foot side setback is required. We are seeking a 2-foot variance, which would allow us to maintain the existing 10-foot setback.

We believe it is important to be good stewards of the land and good neighbors. Not only will our project provide greater open space and an improved view corridor to the lake (as compared to the existing situation, where the detached garage is only 4 feet from the lot line), we will also be reducing the overall impervious surface coverage, we will be moving the new home further away from the water's edge, and we will be adding two large rain gardens to reduce runoff and enhance water quality. We have shared our plans with our neighbors, and they support our request for a variance.

As demonstrated in greater detail in the enclosed application materials, we believe our application satisfies the legal requirements for the grant of a setback variance, and we respectfully ask for your approval.

We look forward to the opportunity to discuss our application with you further at the upcoming public hearing!

Sincerely,

DocuSigned by:

48532239F100484...
DocuSigned by:

434E1931129048B...
Kory Raisbeck and Tammy Shaulis

Encl.

**Kory Raisbeck and Tammy Shaulis
2216 Colladay Point Dr.
Dimensional Zoning Variance Application**

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1. Application Form



Dane County Planning & Development

Division of Zoning

Appeal No. _____
 Date Received _____
 Date of Public Hearing _____

VARIANCE APPLICATION:

Owner: Kory Raisbeck and Tammy Shaulis
Mailing Address: 2216 Colladay Point Dr.
Stoughton, WI 53589
Phone Number(s): 608-334-1593; 330-687-1725
Email Address: raisbeck.kory@gmail.com; tlshaulis@gmail.com

Assigned Agent: Brad Burrs, Director of Construction, Urso Builders
Mailing Address: 4720 Farwell St.
McFarland, WI 53558
Phone Number(s): 608-838-2017
Email Address: brad@ursobuilders.com

To the Dane County Board of Adjustment:
 Please take notice that the undersigned was refused a permit by the Dane County Zoning Division, Department of Planning and Development, for lands described below for the reason that the application failed to comply with provisions of the Dane County Code of Ordinances: Chapters 10 – Zoning, 11 – Shoreland, Shoreland-Wetland & Inland-Wetland, 17 – Floodplain Zoning, and/or 76 – Airport Height Regulations. The owner or assigned agent herewith appeals said refusal and seeks a variance.

Parcel Number: 028/0610-234-4001-6 Zoning District: SFR-08 Acreage: 0.212
 Town: Dunn Section: 23 1 / 4 SE 1 / 4 SW
 Property Address: 2216 Colladay Point
 CSM: _____ Lot: _____ / Subdivision: Colladay's Point Block/Lot(s): Lot 1
 Shoreland: Y / N / Floodplain: Y / N / Wetland: Y / N / Water Body Lake Kegonsa
 Sanitary Service: Public / Private (Septic System)

Current Use: Single-family residence

Proposal: Remove existing home and detached garage / replace with new home w/ attach. garage

NOTE: You are encouraged to provide a complete and detailed description of the existing use and your proposed project on an attached sheet.

REQUIRED BY ORDINANCE

Section	Description	Required	Proposed or Actual	Variance Needed
10.102(10)(e)	Side setback (west lot line)	12 feet	10 feet	2 feet

PRESENTING YOUR CASE TO THE BOARD OF ADJUSTMENT:

An Area Variance may be authorized by the Dane County Board of Adjustment to vary one or more of the dimensional or physical requirements of the applicable ordinance in connection with some proposed construction.

The burden will be on you, as property owner or authorized agent, to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing, including the staff report. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and may then deny your application.

Please answer the four questions below. You are encouraged to attach a separate sheet, labeling the answers (1) through (4), to provide enough detail to support your appeal:

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. **Attach a site map showing alternatives you considered in each category below:**

(A) Alternatives you considered that comply with existing standards: If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

Alternative: Construct new residence 12 feet from west side lot line. This option was considered and rejected because of the practical difficulty in reducing the width of the proposed residence. Additionally, a 12' setback would not match the existing setback of the existing home to the west.

(B) Alternatives you considered that require a lesser variance: If you reject such alternatives, provide the reasons you rejected them.

Alternative: Construct new residence with a setback somewhere between 10 and 12 feet. This option was considered and rejected because it presented the same practical difficulty noted above, without eliminating the need for a variance.

(2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

Yes, complying with the required 12' setback presents an unnecessary hardship. The existing garage is 4' from the side lot line and the existing home is 10' from the side lot line. Locating the proposed home 12' from the lot line would severely limit the permitted building envelope, which would be unnecessarily burdensome.

- (3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain. **The required Site Plan and/or Survey submitted with your application must show these features.**

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance.

Yes, the existing 40' lake access immediately to the west is a unique physical characteristic that, when taken together with the other lot characteristics such as slope and shoreland setback requirements, present practical difficulty and unnecessary hardship to comply with a 12' setback, rather than the existing 10' setback. This set of physical circumstances is unique to this property and does not apply generally to other lots in the same SFR-08 zoning district.

- (4) What would be the effect on this property, the community or neighborhood, and the general public interest if the variance were granted? Describe how negative impacts would be mitigated. **The required Site Plan and/or Survey submitted with your application must show any proposed mitigation features.**

These interests may be listed as objectives in the purpose statement of an ordinance and may include: Promoting and maintaining public health, safety and welfare; protecting fish and wildlife habitat; maintaining scenic beauty; minimizing property damages; ensuring provision of efficient public facilities and utilities; requiring eventual compliance for nonconforming uses, structures and lots; drainage; visual impact; fire safety and building code requirements; and any other public interest issues.

The proposed variance will have no adverse impact on neighboring properties or the public health, safety and welfare, in general. In fact, the proposal will reduce the existing nonconformity and result in greater light, air and open space and an improved view corridor to the lake.

REQUIRED PLANS AND SPECIFICATIONS:

In addition to providing the information required above, you must submit:

1. **Site Plan:** Complete and detailed plans of your lot or lots, drawn to a standard and easily readable scale. **In most cases, a survey by a Registered Land Surveyor is needed.** The Site Plan/Survey should include the following, as applicable, as well as any unique existing features of the lot and any proposed mitigation features, as described above:
 - Scale and North arrow
 - Road names and right-of-way widths
 - All lot dimensions
 - Existing buildings, wells, septic systems and physical features such as driveways, utility easements, sewer mains and the like, including neighboring properties and structures.
 - Proposed new construction, additions or structural alterations.
 - For property near lakes, rivers or streams:
 - Location of Ordinary High Water Mark (OHWM) Elevation
 - Location of Floodplain Elevation
 - For property near Wetlands, a Wetland Boundary determination by a qualified professional consultant may be required.
 - Topographic survey information may be desirable or necessary.
 - Setbacks from any existing or proposed structures (building) to lot lines, right-of-way lines, Ordinary High Water Mark, and/or Wetland Boundary, as applicable.
 - For setback from Ordinary High Water Mark Variance Appeals, the setbacks of the two neighboring structures from the OHWM may be required.


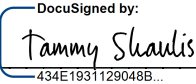
2. Floor Plans and Elevations: Professionally-prepared plans and elevations are not required, but the plans submitted must be drawn to a standard and easily readable scale, must show each story of the building or structure, and must include all parts of existing and proposed structures, including any balconies, porches, decks, stoops, fireplaces and chimneys. Exterior dimensions must be included. Show all exit door locations, including sliding doors, and any windows or other features that are pertinent to your appeal. The plans may be a preliminary version, but are expected to represent your actual proposal for the use of your lot.

Please consult with the Assistant Zoning Administrator regarding required plans for non-conventional structures such as signs, construction cranes, etc.

3. Town Acknowledgment: Obtain a signed, dated memo or letter from the Town Clerk or Administrator of the Town where the variance is needed, acknowledging that you have informed them of your intention to apply for the variance(s). You probably will need to appear before the Town Board and/or Plan Commission, which will provide advisory input requested by the Board of Adjustment.

APPLICANT SIGNATURE:

The undersigned hereby attests that all information provided is true and accurate, and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.

Signature Required:   Date: 2/7/2025

Print Name: Kory Raisbeck and Tammy Shaulis

Specify Owner or Agent: Property owners

Agent must provide written permission from the property owner

STAFF INFORMATION:

Date Zoning Division Refused Permit (if different from filing date)

Filing Date

Filing Materials Required:

Site Plan

Floor Plans

Elevations

Fee _____ Receipt No. _____

Town Acknowledgement Date

Notices Mailed Date

Class II Notices Published Dates

Site Visit Date

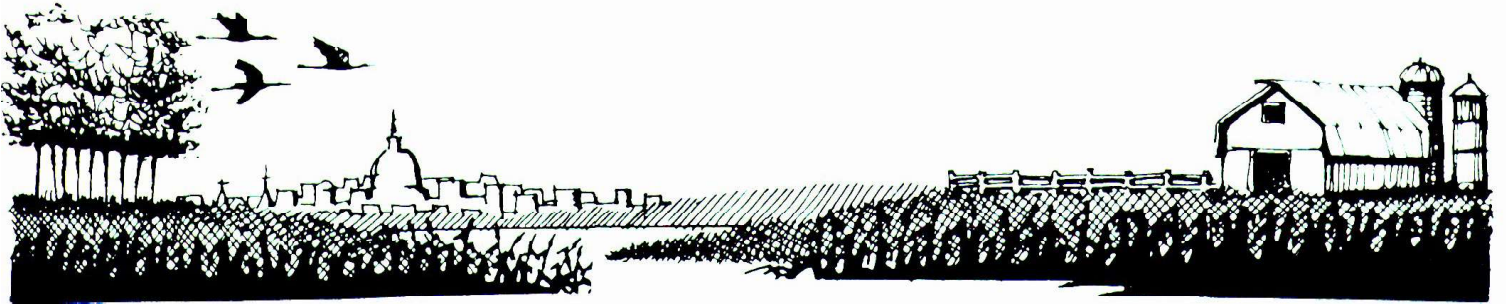
Town Action Received Date:

Public Hearing Date

Action by B.O.A. _____

Approved by: _____ Date: _____
Director, Division of Planning Operations, Department of Planning and Development

2. Town of Dunn Acknowledgment



TOWN OF DUNN - 4156 COUNTY ROAD B, McFARLAND, WI 53558

Phone: (608) 838-1081

Website: www.townofdunnwi.gov

E-mail: townhall@townofdunnwi.gov

FAX: (608) 838-1085

February 4, 2025

To: Kory Raisbeck and Tammy Shaulis
Re: Proposed variance for Parcel 0610-234-4001-6

This letter confirms that the Town of Dunn has been contacted by the landowner or their representative regarding a proposed variance for the lot referenced above.

After an application has been submitted to Dane County Zoning, the Town Board must make a recommendation to the Dane County Board of Adjustment regarding the proposed variance. The recommendation will be considered at a public meeting of the Town Board.

In order to have the variance placed on a future Town Board agenda you need to do the following:

1. Provide the Town with a copy of the completed Dane County Board of Adjustment variance application. Include any supporting documentation, diagrams, or information that explains the variance requested.
2. Submit the above materials to the Town immediately after you have filed your application with Dane County.

We recommend contacting your neighbors to let them know you are pursuing a variance. Your adjacent neighbors will receive a notice from the Town when the variance is placed on the Town Board agendas. Neighbors may be more supportive of a variance if they have spoken with the landowner and understand how the variance will affect them before they receive a notice from the Town.

Sincerely,

Ben Kollenbroich
Planning and Land Conservation Director

Kelsey Shepperd
Administrative Coordinator

Email copy: Hans Hilbert, Dane County Zoning, Hilbert.hans@danecounty.gov

3. Statement of Hardship

STATEMENT OF HARDSHIP

1. Unnecessary Hardship. *Unnecessary Hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. Consider these points: (i) purpose of zoning restriction; (ii) zoning restriction's effect on property; (iii) short term, long term and cumulative effects of variance on neighborhood and public interest.*

Complying with the required 12-foot setback presents an unnecessary hardship. The existing garage is 4 feet from the side lot line and the existing home is 10 feet from the side lot line. Locating the proposed home 12 feet from the lot line would severely limit the permitted building envelope, which would be unnecessarily burdensome.

The hardship we face is not self-created but is a direct result of the unique physical characteristics of this lot, which was platted in 1939, and the need to modernize the aging and outdated structure, which is preexisting. The location of the existing home 10 feet from the side lot line was presumably done in accordance with prior zoning regulations and the setback has functioned without issue for decades. Requiring a 12-foot side setback would significantly reduce the permitted building envelope, especially when considering the shoreland setback requirements that also apply to this lot. The lot's dimensions, combined with the existing setback and the environmental considerations of the lakefront property, create a unique challenge that cannot be reasonably alleviated by other means.

2. Unique physical property limitations. *Limitations such as steep slopes or wetlands that prevent compliance with the ordinance. The circumstances of an applicant, such as a growing family, elderly parents, or a desire for a larger garage, are not legitimate factors in deciding variances.*

We would like to emphasize that our property is unique and warrants relief from the 12-foot setback requirement due to the lot's specific circumstances. The existing lot is situated next to an undeveloped, unimproved lake access point, which is intended to remain in this undeveloped condition. This differs from a typical corner lot that is adjacent to two public streets, where a greater setback is generally desirable.

The existing 40-foot lake access immediately to the west is a unique physical characteristic that, when taken together with the other lot characteristics such as slope and shoreland setback requirements, present practical difficulty and unnecessary hardship to comply with a 12-foot setback, rather than the existing 10-

foot setback. This set of physical circumstances is unique to this property and does not apply generally to other lots in the same SFR-08 zoning district.

3. No harm to public interests. A variance may not be granted which results in harm to public interests. Public interests can be determined from the general purposes of an ordinance as well as the purposes for a specific ordinance provision. Analyze short-term, long-term and cumulative impacts of variance requests on the neighbors, community and statewide public interest.

Granting a two-foot dimensional variance will not result in harm to the public interest. The requested two-foot reduction in the side setback is modest, and the new home will not encroach further into the setback than the current structure. The proposed variance is the minimum reduction (roughly 17%) that will conform to the pre-existing 10-foot setback pattern in the area. The proposed construction is in line with the aesthetic and spatial integrity of the area. Additionally, there is no evidence to suggest that this variance would result in negative impacts on neighboring properties, such as reduced access to light, air, or privacy. This is further supported by the fact that the existing home, located at the same distance from the side lot line, has not caused such issues for years.

The variance will be in harmony with the general purpose and intent of the zoning ordinance. The purpose of the side setback is to provide adequate space between structures, ensuring safety, privacy, and aesthetic coherence in the neighborhood. This variance request aligns with those objectives because it maintains the established 10-foot setback that has been in place for the previous structure. The overall project will actually enhance light, air and open space because the detached garage (and the other pavement/structure closer to the lake) will be removed.

Finally, we have shared our plans with our neighbors and they have written letters of support, which further demonstrate the absence of detriment to the area. We also note that our neighbors on the west side of the 40-foot lake access also received a side setback variance in the past. Although we realize that these issues are not controlling/binding precedent, we urge the board to take this additional evidence into consideration when evaluating our request overall.

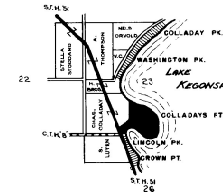
4. 1939 Plat of Colladay's Point

37

621548

COLLADAY'S POINT

A PART OF THE S.W. 1/4, AND GOVERNMENT LOT NO 4
OF SECTION 23, T. 6 N., R. 10 E.
TOWNSHIP OF DUNN
DANE CO. WISCONSIN
SCALE - 1"=100'



STATE OF WISCONSIN)
COUNTY OF DANE) ss By the order and under the direction of Charles M. Colladay, have made a survey and plat of the following land located in the Southwest quarter of Section 23, Town 6 North, Range 10 East, (Town of Dunn) Dane County, Wisconsin, which is described as follows: Beginning at the Northwest corner of Lincoln Park, a plat of record; Thence Northerly on a prolongation of the West line of Lincoln Park for a distance of 75 feet to a point which is 1995 feet East and 17.25 feet North of the Southeast corner of the above mentioned Section 23 and the point of beginning of this description; Thence North 88°40' West, 156.5 feet to the center line of U.S. Highway No 5; Thence North 0°-02' West along and upon the center line of said Highway, 351.3 feet; Thence East, 140 feet; Thence on a curve to the left whose radius is 23 feet and whose long chord bears South 63°10' East 40.4 feet; Thence North 65°46' East, 383 feet; Thence on a 11°-20'-36" degree curve to the right whose long chord bears North 77°28' East 1262.8 feet; Thence North 40°18' East 240 feet to the shore of Lake Kegonsa; Thence Easterly, Southeasterly, Southerly, Southwesterly, Westerly, Northwesterly, Southwesterly, 3800 feet more or less to a line which bears South 88°-40'- East, 220.1 feet from point of beginning; Thence North 89°-40' West, 350.1 feet to point of beginning.

I certify that the within plat is a correct representation of the exterior boundaries of the land surveyed and of the divisions thereon made by me and that I have fully complied with the provisions of Chapter 236 of the revised statutes of the State of Wisconsin in surveying, subdividing, and mapping the same.

Witnesses: Andrew D. Cahlan Dane County Surveyor
Wm. D. Cottle Notary Public

Subscribed and sworn to before me this 10th day of July, 1939
My Commission expires February 14, 1940

Charles M. Colladay
Owner
Dane County, Wis.

STATE OF WISCONSIN)
COUNTY OF DANE) ss As Owner, I hereby certify that I caused the land described in the foregoing affidavit of Andrew Cahlan, Surveyor, to be surveyed, divided, mapped, and dedicated as represented on the plat.

Witnesses: Andrew D. Cahlan
W. C. Dalmeida Notary Public

STATE OF WISCONSIN)
COUNTY OF DANE) ss Personally appeared before me this 10th day of July, 1939, the above named Charles M. Colladay to me known to be the person who, as such owner, executed the foregoing instrument, and acknowledged the same.

My Commission expires February 14, 1940

W. C. Dalmeida
Notary Public
Dane Co., Wisconsin

STATE OF WISCONSIN)
COUNTY OF DANE) ss Resolved that a plat known as Colladay's Point which has been duly filed with the Town of Dunn, Dane County, Wisconsin, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board on this 6th day of June, 1939.

APPROVED BY - The Wisconsin State Board of Health this 23rd day of June, 1939.

Signed By: John H. Overby State Domestic Sanitary Officer
W. A. Purper State Health Officer

APPROVED BY - The Director of Regional Planning this 14th day of June, 1939

W. W. Ferguson
Director of Regional Planning

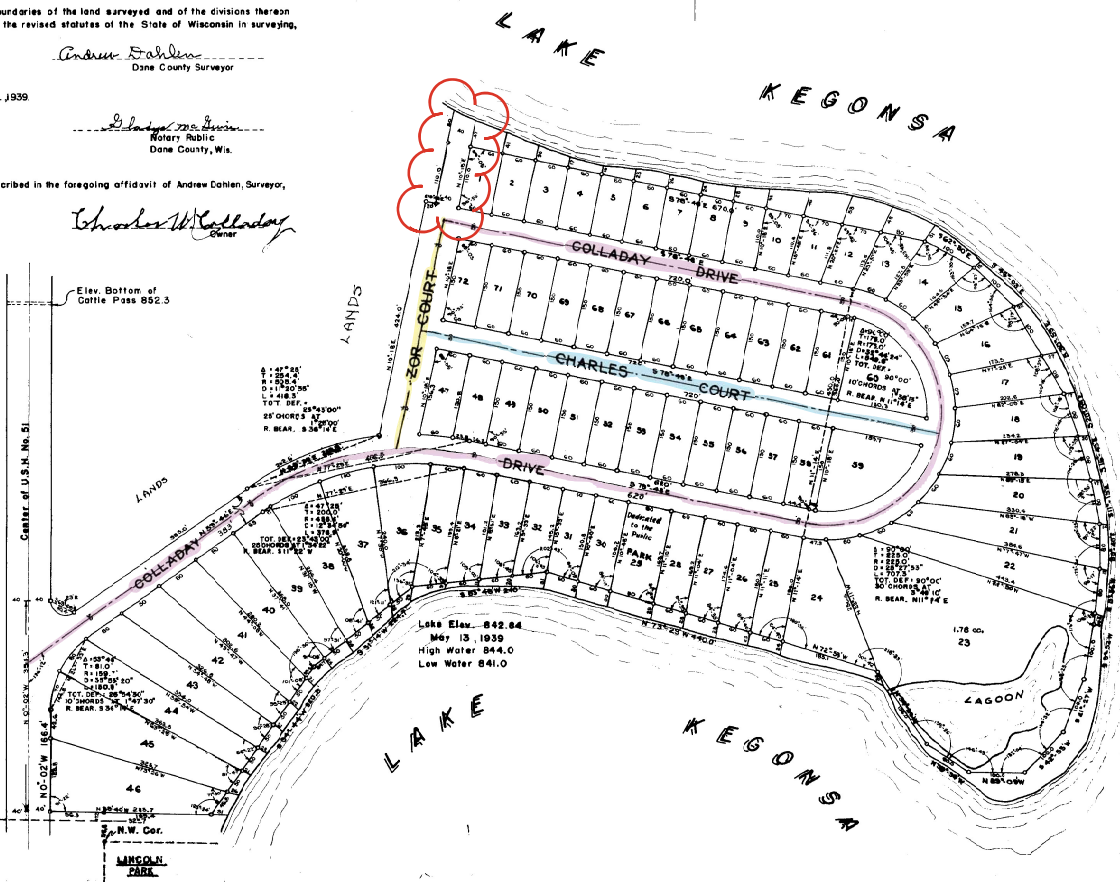
APPROVED BY - Dane County Park Commission this 14th day of June, 1939

W. W. Ferguson
Chairman

OFFICE OF REGISTER OF DEEDS)
DANE COUNTY, WISCONSIN) ss Received for Record July 11,
A.D. 1939 at 11:20 o'clock A.M. and record in Vol. 9 of 1939 on page 37.

W. C. Dalmeida
Register

NOTE -
Iron pipe of the required length and diameter have been set in their proper places and are indicated thus - . All streets and parks shown on this plat are dedicated to the public as such.

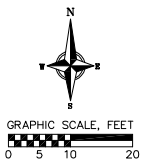


5. C101 – Existing Conditions

6. C201 – Proposed Site Plan

© Vierbicher Associates, Inc.

17 Jun 2024 1:36p - K:\Projects\Bullseye\240202_2\Draws\240202_SitePlan.dwg - brj.kwl



- NOTES:**
- TOTAL AREA OF PARCEL SURVEYED: 9,872 SF
 - PARCEL NUMBER: 0610-234-4001-6
 - SEWER CONNECTION BY CONTRACTOR TO BE MADE TO LAKE KEGONSA SANITARY DISTRICT. NO POWTS SYSTEM PRESENT ON THE LOT.
 - DEPTH TO BEDROCK IS GREATER THAN 80 INCHES*
 - DEPTH TO WATER TABLE IS GREATER THAN 80 INCHES**
 - SOIL TYPE ON ENTIRE SITE IS PLAND SILT LOAM*
- *INFORMATION FROM USDA WEB SOIL SURVEY
 **INFORMATION FROM FIELD SOILS TEST

IMPERVIOUS AREAS		
	AREA (SF)	PERCENTAGE
TOTAL PARCEL AREA	9,872	-
EXISTING IMPERVIOUS	295	3%
PROPOSED IMPERVIOUS	4,034	41%
TOTAL IMPERVIOUS	4,329	44%
EFFECTIVE IMPERVIOUS ¹	1,471	15%

¹EFFECTIVE IMPERVIOUS AREA IS DEFINED AS THE TOTAL IMPERVIOUS AREA LESS THE IMPERVIOUS AREA BEING TREATED BY THE RAIN GARDEN

SITE PLAN LEGEND

	PROPERTY BOUNDARY
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED BUILDING
	EROSION MAT CLASS I, TYPE A
	TRACKING PAD

GRADING LEGEND

	- 820 -	EXISTING MAJOR CONTOURS
	- 815 -	EXISTING MINOR CONTOURS
	- 0 - 0 -	SILT FENCE
	- - - -	DISTURBED LIMITS
	1048.61	EXISTING SPOT ELEVATIONS
	820	PROPOSED MAJOR CONTOURS
	815	PROPOSED MINOR CONTOURS
	2.92%	PROPOSED SLOPE ARROWS
	1048.61	PROPOSED SPOT ELEVATIONS



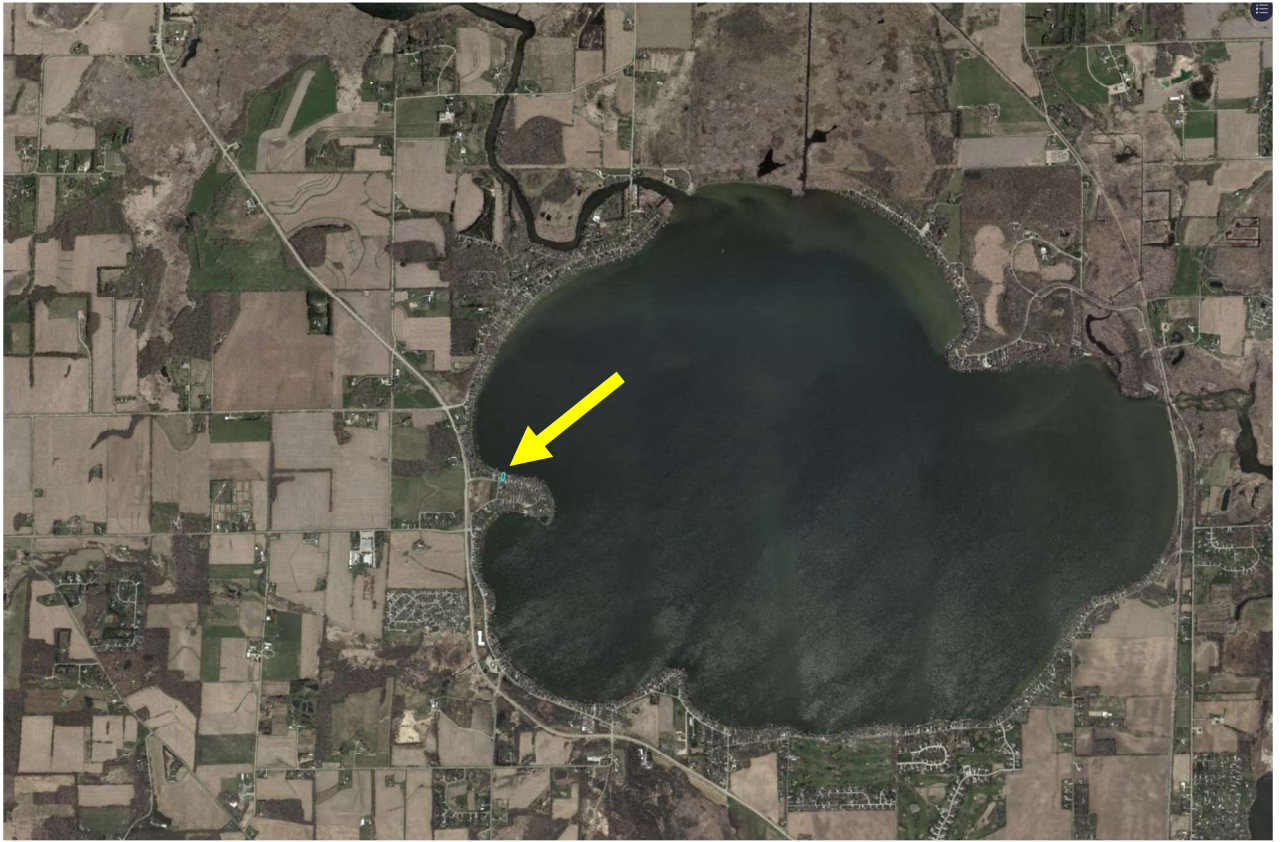
SITE PLAN
 RAISBECK RESIDENCE - 2216 COLLADAY POINT
 TOWN OF DUNN
 DANE COUNTY, WI

REV.	DATE	REVISIONS

DATE: NOVEMBER 2024
 DRAFTER: KWR
 CHECKED: GBLA
 PROJECT NO.: 240302

C201

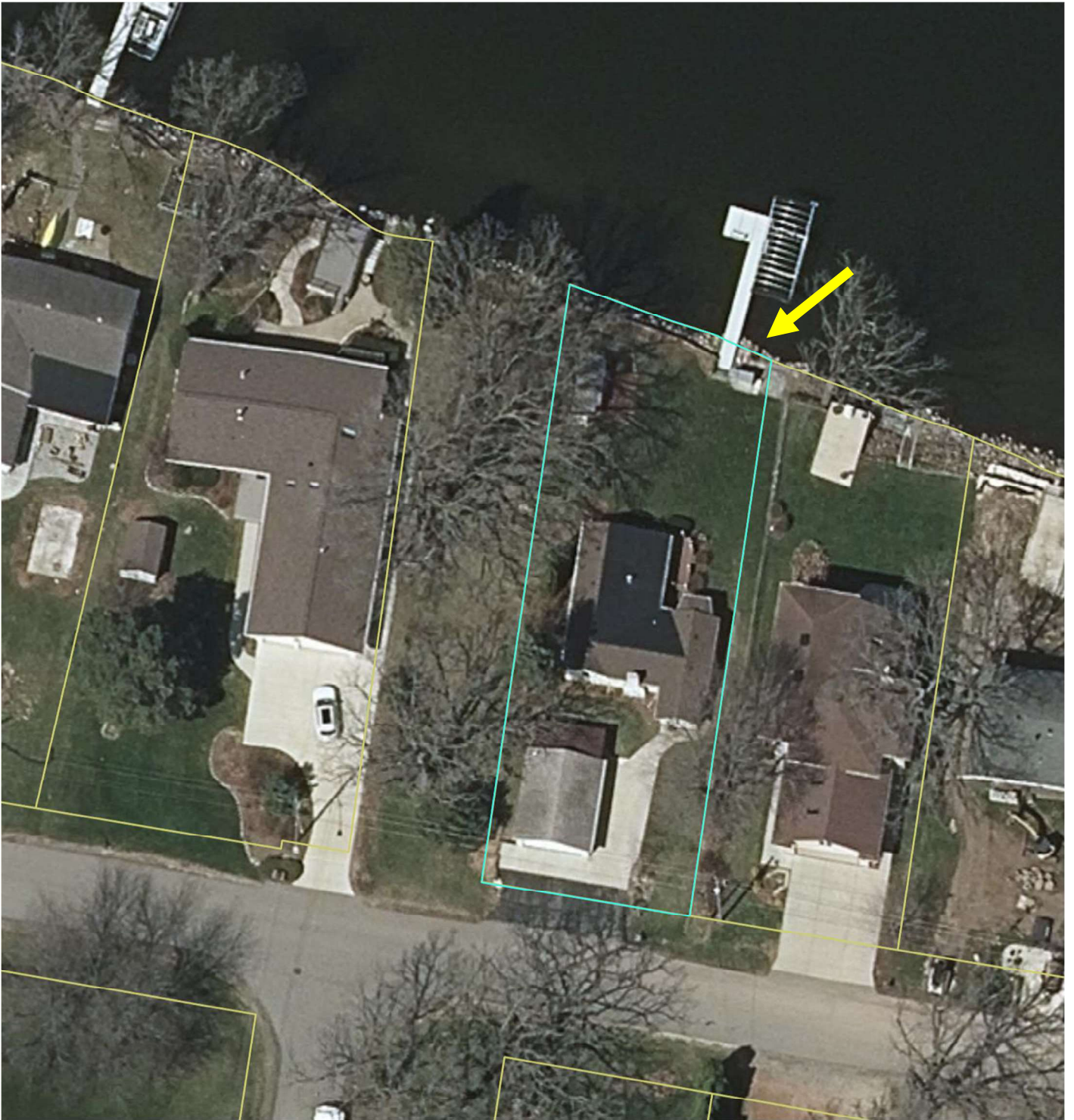
7. Site Photos



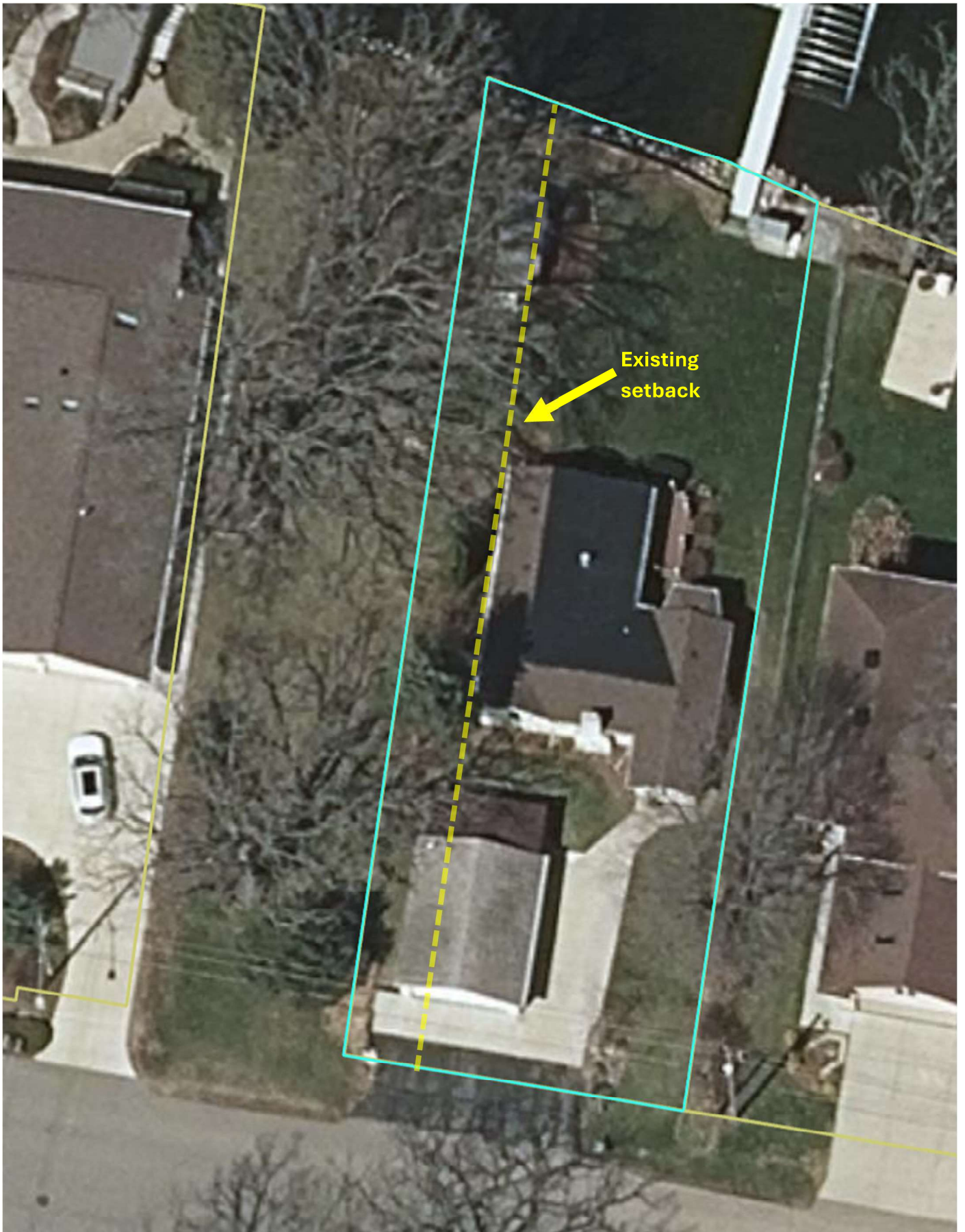
Site Location Map



Colladay's Point



Subject Property: 2216 Colladay Point Drive



Approximate location of existing 10' setback



Survey stakes marking the westerly boundary of the subject property



Survey stakes marking the easterly boundary of 2218 Colladay Point Dr.



View along Zor Ct., looking north toward Lake Kegonsa



Intersection of Zor Ct. and Colladay Point Dr., looking north toward Lake Access

8. Letters of Support from Neighbors

Friday, January 31, 2025

Subject: Setback variance for 2216 Colladay Drive, Stoughton WI

To Whom It May Concern:

I am writing to express my support for the variance request submitted by Tammy Shaulis and Kory Raisbeck for the redevelopment of their property located at 2216 Colladay Point Dr, on Lake Kegonsa. I own the home at 2214 Colladay Point Dr, directly east of the property in question.

Kory and Tammy shared their building plans with me. I have no concern with what they are proposing. Their current home which they will be removing in order to build this new home, has also been at the proposed 10' variance for the past 23+ years. It has not been a problem nor deficit.

Tammy and Kory have consistently demonstrated a commitment to maintaining and enhancing the character of our neighborhood. As a fellow resident and immediate neighbor, I believe this project aligns with the interests of our community and will have a positive impact on our neighborhood. I support the proposed variance request and hope you will as well.

Thank you for your time and consideration.

Sincerely,

Judith K Lehman
2214 Colladay Point Dr; Stoughton, WI 53589
608.770.3367; judliehman@gmail.com

January 31, 2025

Subject: Setback variance for 2216 Colladay Drive, Stoughton WI

To Whom It May Concern:

We are writing to express our support for the variance request submitted by Tammy Shaulis and Kory Raisbeck for the redevelopment of their property located at 2216 Colladay Point Dr, on Lake Kegonsa. We own the home located at 2218 Colladay Point Drive, located west of the property in question.

Kory and Tammy shared their building plans with us and we have no concerns with what they are proposing. Tammy and Kory have consistently demonstrated a commitment to maintaining and enhancing the character of our neighborhood. As a fellow resident and immediate neighbor, we believe this project aligns with the interests of the community and will have a positive impact on our neighborhood. We urge you to approve the variance they are seeking.

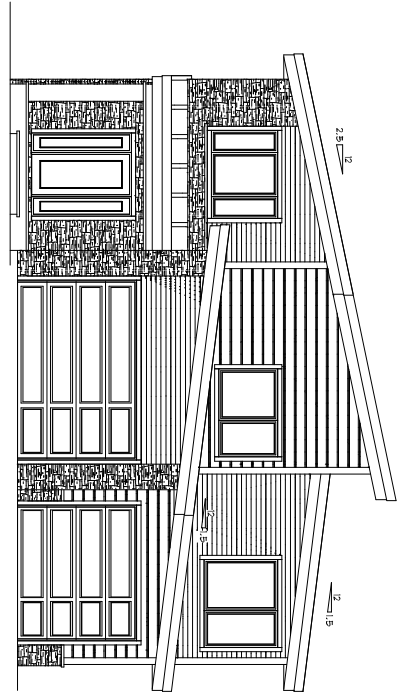
Thank you for your time and consideration.

Sincerely,

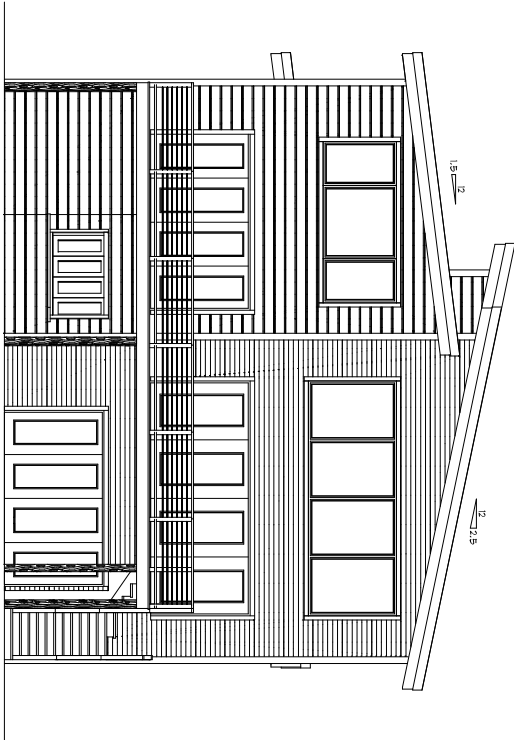
Paul & Karen Becker

2218 Colladay Point Drive

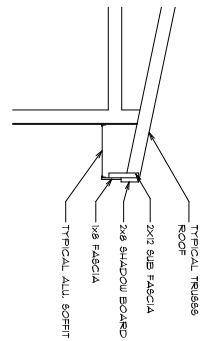
9. Architectural Plans



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



EAVE DETAIL
SCALE: 1/2" = 1'-0"

- ROOF RITCH PER ELEVATIONS
- 2x12 SUB FASCIA
- 2x8 SHADOW BOARD
- 1/2" POLY V.B.
- TYPICAL ALL SOFFIT
- 2x1 EAVE O.H.
- 2x1 GABLE END O.H.
- TYPICAL 2x6 SIDING EXT. WALL
- TYPICAL 2x6 SHEATHING
- 2x6 STUDS @ 16" O.C.
- R23 BLOWN INSULATION
- 6 mil POLY V.B.
- 1/2" DRY WALL
- TYPICAL 2x6 SIDING EXT. WALL
- 1/16" GAB SHEATHING
- 2x6 STUDS @ 16" O.C.
- R23 BLS INSULATION
- 6 mil POLY V.B.
- 1/2" DRY WALL
- 2x6 FT PLATE
- 1" RIGID INSULATION
- 8" FOKRED CONCRETE FOUNDATION WALL
- 4" DRAIN TILE W/ CRUSHED STONE
- TYPICAL TRUSS ROOF
- STANDING SEAM METAL ROOFING
- 1/2" ROOFING OSB 1/2" CLIPS
- PRE-ENGINEERED TRUSSES @ 24" O.C.
- 1/2" ENERGY BEEF
- 2x12 SUB FASCIA
- R23 BLOWN INSULATION
- 6 mil POLY V.B.
- 5/8" CEILING BOARD
- TAPED & SANDED
- 8" 1/2" TALL WALLS
- 3/4" OSB SUB FLOOR
- 8" FLOOR TRUSSES @ 24" O.C.
- 9" 1/2" TALL WALLS
- 3/4" OSB SUB FLOOR
- 8" FLOOR TRUSSES @ 24" O.C.
- 8" 9" TALL WALLS
- TYPICAL BASEMENT FLOOR:
- 3" CONCRETE SLAB O/W
- FIBER REIN FOR CONCREMENT
- COMPACTED GRANULAR FILL

*GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED):
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 ALL OPENINGS > 1'-0" TO BE ENGINEERED PER SUPPLIER.

TYPICAL WALL SECTION
SCALE: NOT TO SCALE

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AMERICAN DESIGN CONCEPTS

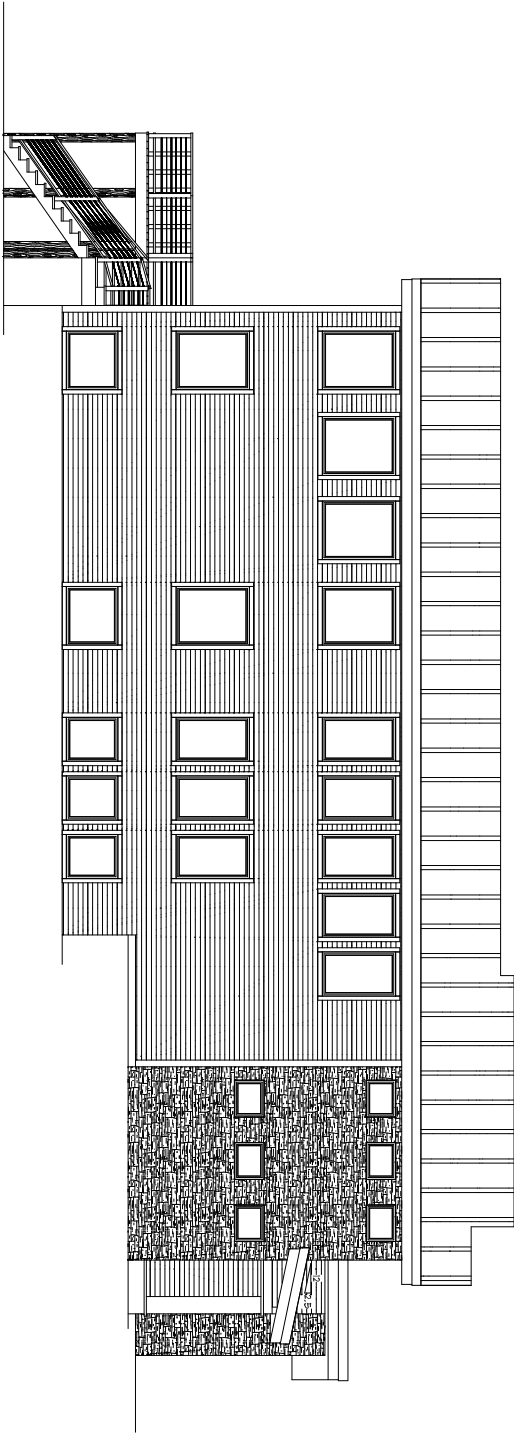
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**URSO BROTHERS
RAISBECK - SHAULIS RESIDENCE**

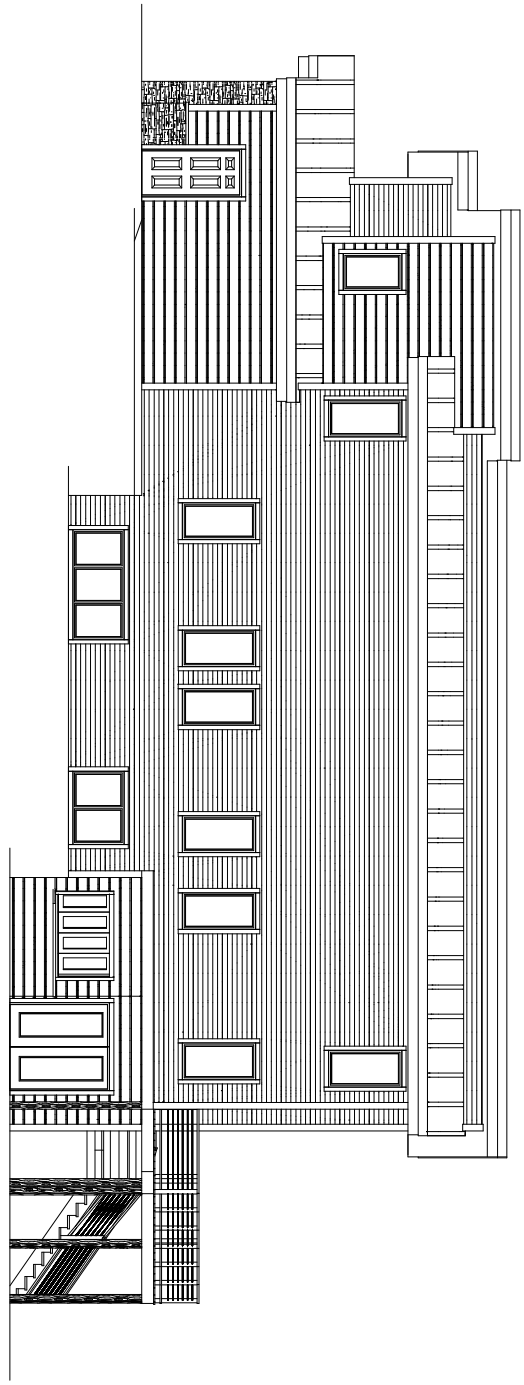
ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE	01/22/24
REVISED	06/02/24
REVISED	06/02/24

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LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

A2

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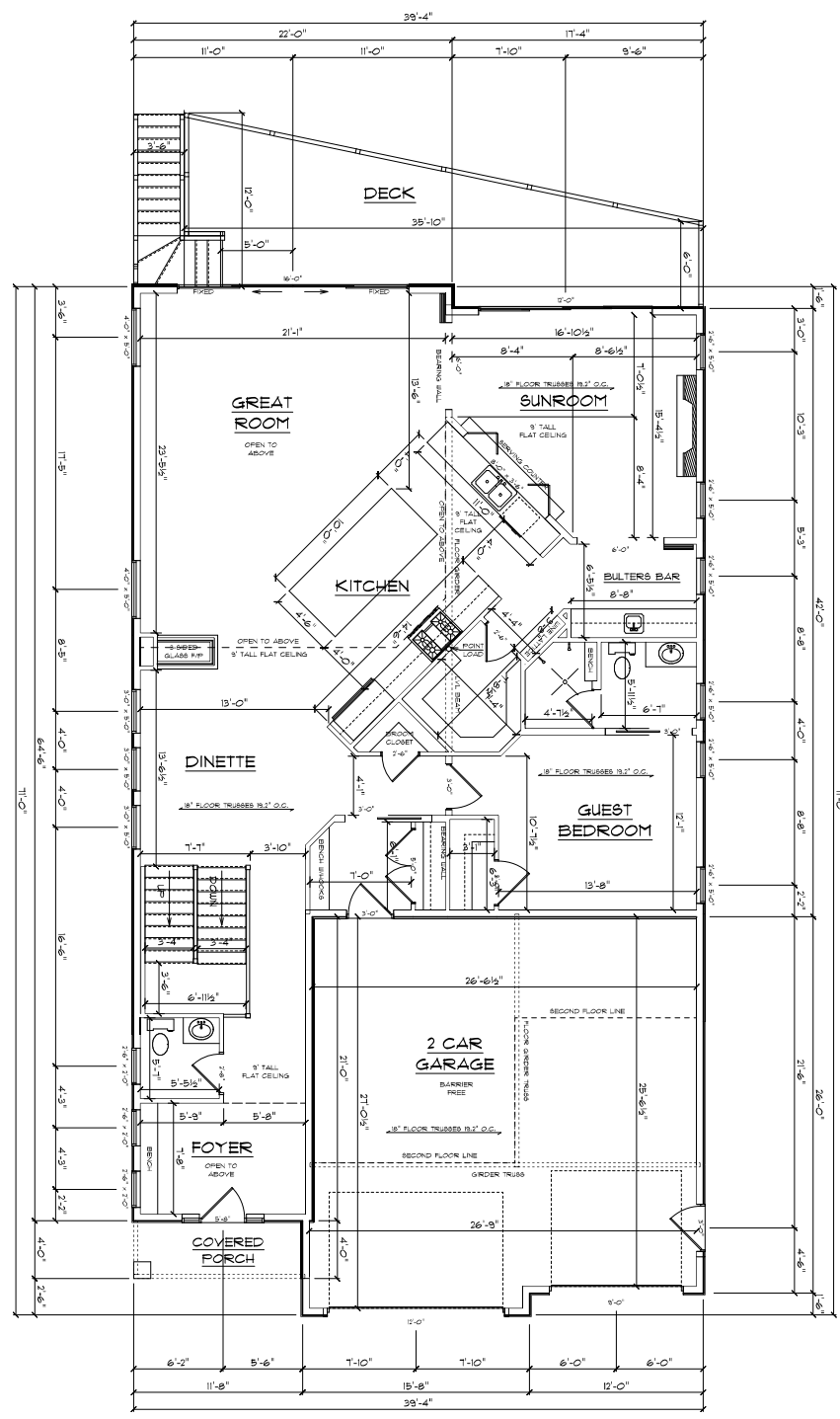
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SIDE ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE	07/22/24
REVISED	08/02/24
REVISED	08/16/24

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1ST FLOOR PLAN
 1944 SQFT FINISHED AREA

FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

A3

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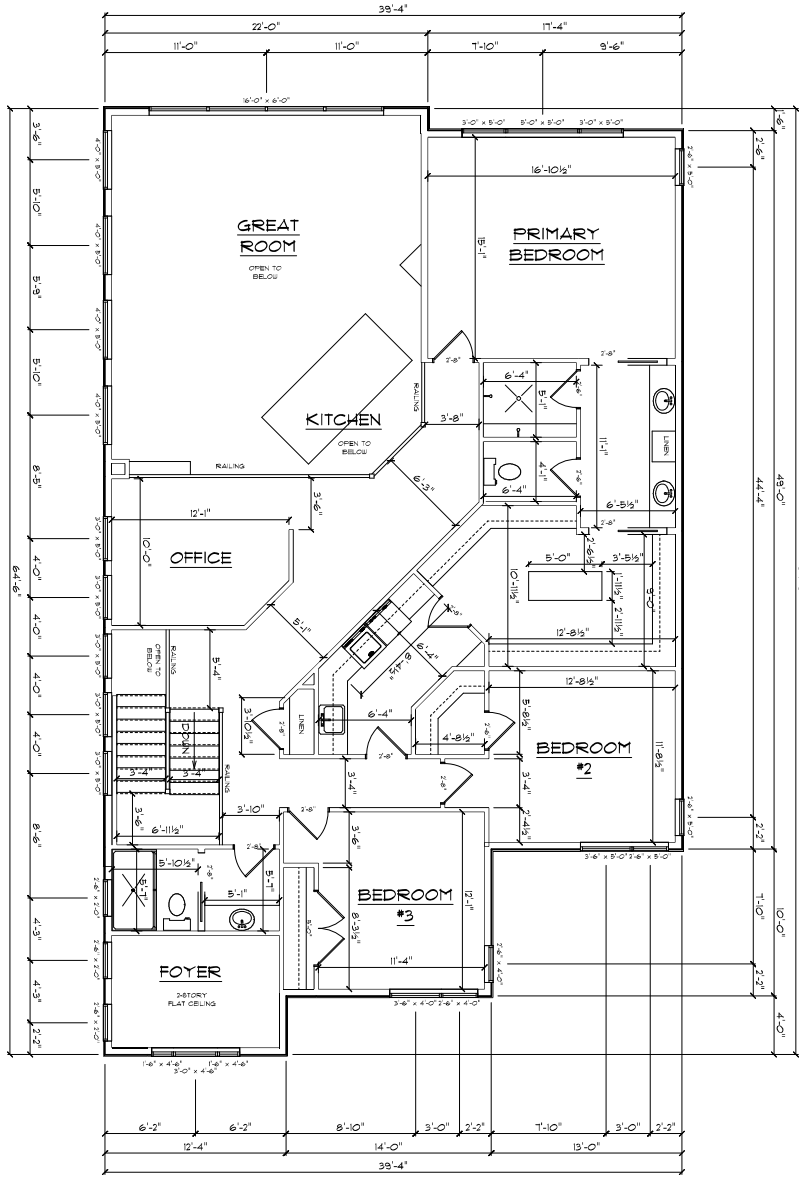
URSO BROTHERS
 RAIBBECK - SHAULIS RESIDENCE

FIRST FLOOR, FLOOR PLAN
 1944 SQFT FINISHED AREA
 SCALE: 1/4" = 1'

PLAN START DATE 07/22/24	
REVISED 08/01/24	
REVISED 08/19/24	

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2ND FLOOR PLAN
 1500 SQFT FINISHED AREA

A4

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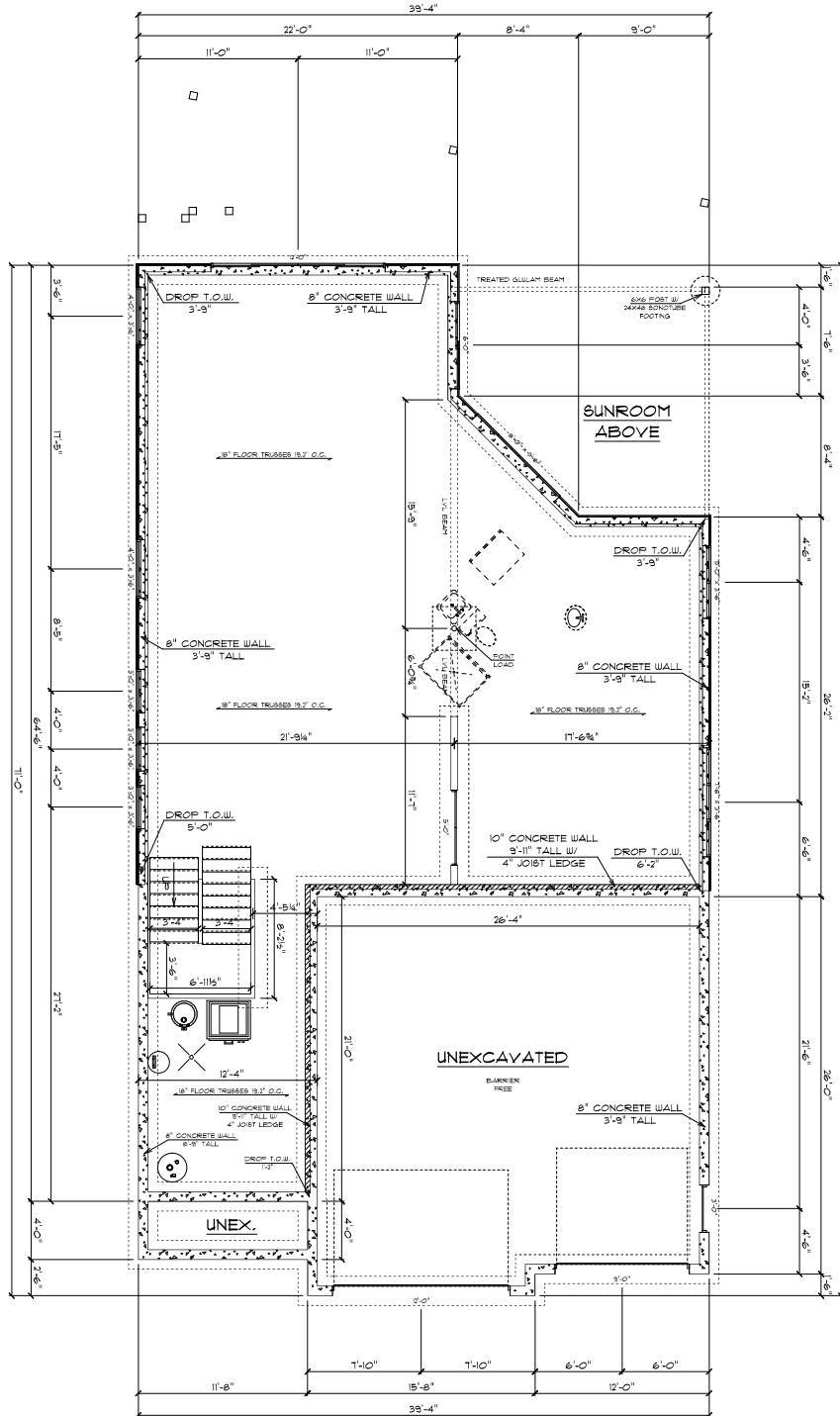
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SECOND FLOOR FLOOR PLAN
 1500 SQFT FINISHED AREA
 SCALE: 1/4" = 1'

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PLAN START DATE 07/22/24	
REVISED 08/01/24	
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

A5

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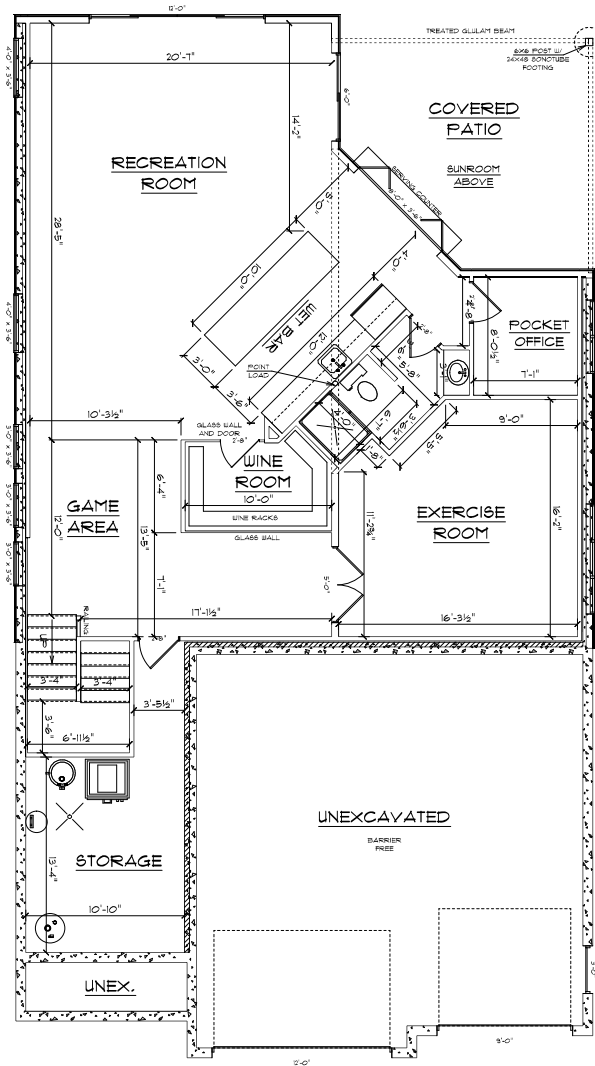
FOUNDATION PLAN

SCALE: 1/4" = 1'

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PLAN START DATE 01/22/24	
REVISED 08/01/24	
REVISED 08/12/24	

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FOUNDATION FINISH PLAN
SCALE 1/4" = 1'-0"
1338 SQFT FINISHED AREA

FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

A6

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URSO BROTHERS
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FOUNDATION FINISH PLAN
1338 SQFT FINISHED AREA
SCALE: 1/4" = 1'

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PLAN START DATE 01/2024	
REVISED 08/01/24	
REVISED 08/16/24	

**10. Erosion Control and Shoreland
Mitigation Permit Applications
[excerpts]**

Erosion Control and Shoreland Mitigation Permit Applications
Raisbeck Residence – 2216 Colladay Point
Town of Dunn, Wisconsin

Prepared For:
Urso Brothers, LLC
4720 Farwell St.
McFarland, WI 53558

Prepared By:
Vierbicher
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717

Prepared On:
November 27, 2024
Project #240302–Task 2

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NARRATIVE

1.1 Introduction

The project site is a redevelopment of a single-family residential lot along the shore of Lake Kegonsa in the Town of Dunn in Dane County (SE ¼ of SW ¼, Section 23, T06N R10E). The 9,872 SF parcel is located within the 300' shoreland zoning district of the lake. There are existing structures and pavements on site that total to 3,859 SF of impervious surface. The existing house and garage structure are to be demolished.

A single-family residence home and attached garage with a footprint of 2,446 SF is proposed to be constructed, along with a new driveway, sidewalk, porch, and deck. This will result in 4,034 SF of added impervious surface, creating at 44% impervious surface ratio. This exceeds the 15% impervious surface ratio allowed in Chapter 11.03(3) – Shoreland, Shoreland-Wetland, and Inland-Wetland Regulations of the Dane County Ordinances.

To meet shoreland mitigation requirements, the impervious area will be reduced to a 14.90 % ratio by infiltrating 75% of the runoff for the impervious area. The site will also meet the 40% TSS reduction, as compared to no controls, for the 1-year, 24-hour storm event, and infiltrate 75% of the pre-developed volume on an average annual basis as required by the Dane County Shoreland Mitigation Permit.

These performance standards will be met through the implementation of two rain gardens, which will capture and infiltrate runoff from 3,963 SF.

1.2 Soils Description

The USGS Soil Survey shows subsurface soils on site to consist of silt loam. Soil types within the project area consist solely of Plano silt loam. The locations of this soil type is presented in the USDA NRCS Soils Map in Section 3 of this report. The Dane County Soil Map provided the same soil type, showing the site to be entirely of Plano silt loam.

Soil test pits for the project were completed by CGC, Inc. on November 6th, 2024. Results of the soil tests can be found in the Soil Evaluation Report in Section 4 of this report. The infiltration facilities have been modeled with design infiltration rates of 0.13 and 0.5 inches/hour respectively as shown from the results of the test pits.

1.3 Design Criteria

Shoreland Mitigation - Performance Requirements	
Design Frequency	1, -Year, 24-hour storm event using the MSE4 NRCS Rainfall Distribution
Rainfall Data	<i>See SLAMM Input (Section 5, Appendix)</i>
Peak Rate Control	No performance requirement
Sediment Control	40% Reduction, as compared to no controls, for the 1-year, 24-hour storm event
Infiltration	Infiltrate 75% of the pre-developed volume on an average annual basis.



1.4 Summary of Results

Sediment Control

The site will be required to reduce TSS from the site by forty percent (40%), as compared to no controls, for the 1-year, 24-hour storm event. The table below summarizes the results of the TSS modeling.

No Controls (lbs)	After Stormwater w/ Controls (lbs)	TSS Removed from Site (lbs)	% Reduction
35.82	21.38	14.44	40.31

The site is required to meet 40% TSS reduction from a no control standpoint. The stormwater management facilities have been designed to treat runoff and will achieve a 40.31 % TSS removal rate. TSS was modeled with WinSLAMM v. 10.5 and calculations are within Section 5 of this report.

Infiltration

The site is required to infiltrate 75% of the pre-developed infiltration volume on an average annual basis and reach an impervious ratio of 15% by infiltrating 75% of the proposed impervious surface area. The table below summarizes the results of infiltration modeling.

Runoff Volume, No Controls (cu. ft)	Required infiltration volume, (cu. ft) (75%)	Proposed Infiltration Volume (cu. Ft)	Infiltration Met?
Existing Site (0.227 ac): 7,574	5,681	5,978	Yes
Proposed Impervious (0.066 ac): 6,247	4,685	5,978	Yes

The stormwater management facilities have been designed to infiltrate 96% of the proposed impervious runoff volume and 79% of the existing conditions volume. Infiltration was modeled with WinSLAMM v. 10.5 and calculations are within Section 6 of this report.

Erosion Control

All erosion control measures will be in place prior to land disturbing activities.

1.5 Conclusions

Through the use of two rain gardens, the site's effective impervious area has been reduced to a 14.90 % ratio by infiltrating 75% of the runoff for the impervious area and 75% of the pre-developed infiltration volume on an average annual basis. The site has met the 40% TSS reduction, as compared to no controls, for the 1-year, 24-hour storm event.



1.6 Permits

The following is a list of anticipated permits that will be applied for:

- Dane County Shoreland Mitigation Permit
- Dane County Shoreland Erosion Control Permit
- Dane County Shoreland Zoning Permit

The completed application forms and associated application checklists for these permits can be found in Section 2 of this report.

M:\Urso\240302_Urso Builders 2024 Staking\Raisbeck Residence-2216 Colladay Point\Design Development\Stormwater and Erosion Control\Stormwater Report\2024-11-27 - EC Shoreland Mitigation Report - 2216 Colladay Point.docx

