

Dane County Rezone Petition

Application Date	Petition Number
05/17/2023	DCPREZ-2023-11960
Public Hearing Date	
07/25/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DUANE P & CANDACE J SWALHEIM 2011 REV TRUST	PHONE (with Area Code) (608) 335-4057	AGENT NAME DUANE SWALHEIM	PHONE (with Area Code) (608) 335-4057
BILLING ADDRESS (Number & Street) 436 CONNIE ST		ADDRESS (Number & Street) 436 CONNIE ST	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS dewey@chorus.net		E-MAIL ADDRESS dewey@chorus.net	

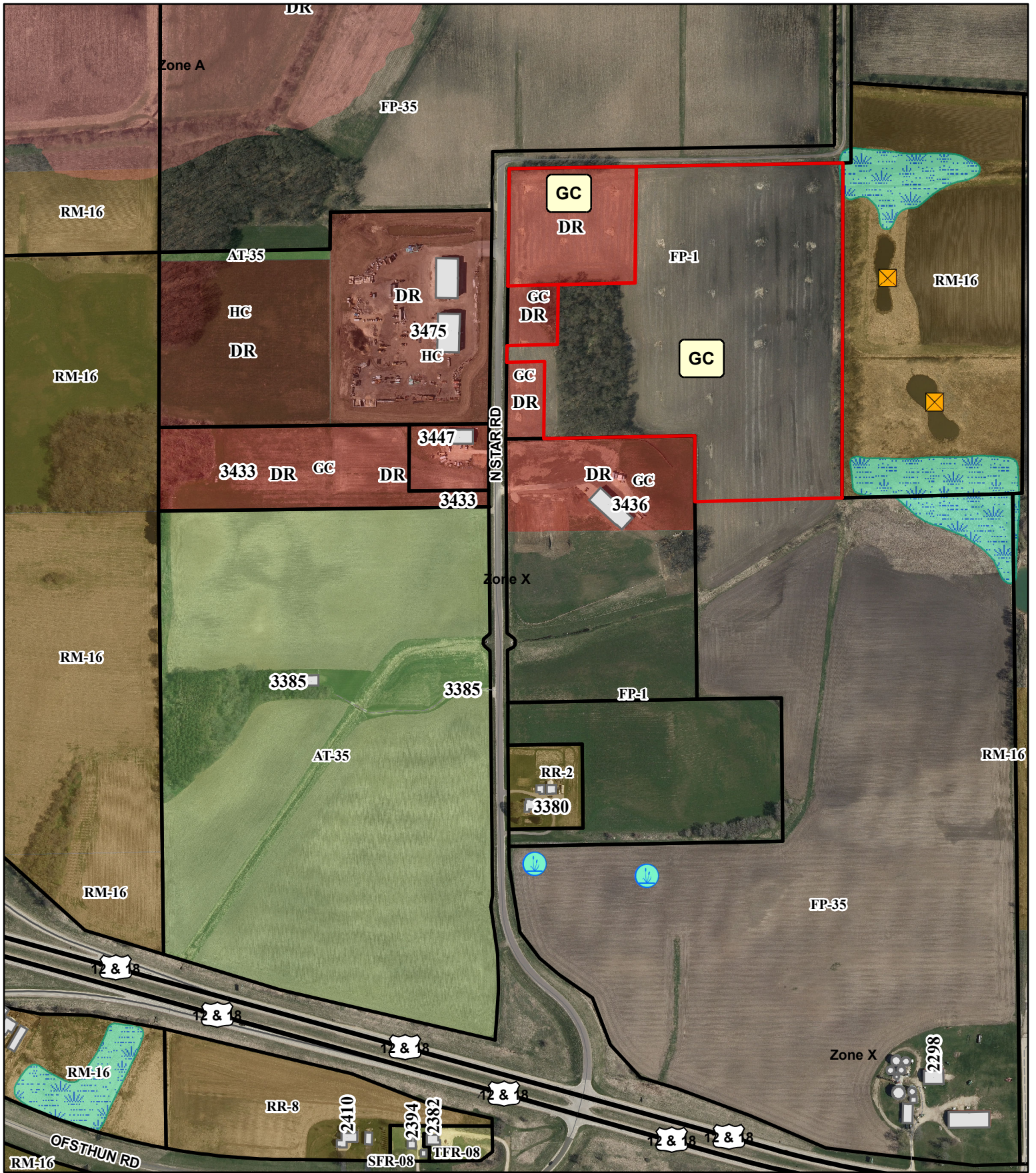
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 3436 N Star Road					
TOWNSHIP COTTAGE GROVE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-273-0044-0					

REASON FOR REZONE




ZONING FOR A COMMERCIAL BUSINESS PARK DEVELOPMENT

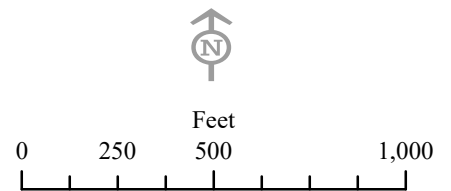
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	GC General Commercial District	18.5
FP-1 Farmland Preservation District	UTR Utility, Transportation and ROW District	9.4

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
COMMENTS: PORTIONS OF THE PROPERTY ARE SUBJECT TO SHORELAND-WETLAND ZONING REGULATIONS.				DATE:



REZONE 11960

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation Area:	\$495
Commercial:	\$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name: <u>Duane + Candace Swalheim</u>		Agent Name:	
Mailing Address: <u>436 Connie St, Cottage Grove WI</u>		Mailing Address:	
Email Address: <u>dewey@chorus.net</u>		Email Address:	
Phone#: <u>608-335-4057</u>		Phone#:	

PROPERTY INFORMATION

Township: <u>Cottage Grove</u>	Parcel Number(s): <u>0711-273-0044-0</u>
Section: <u>27</u>	Property Address or Location: <u>2298 USH 12/118 - Cottage Grove</u>

REZONE DESCRIPTION

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p><u>Requesting property currently identified as Lot 4 CSM #16140 to be divided into nine 1-2 acre lots and one 5-acre lot. Also requesting to be rezoned to General Commercial for resale to light industrial use. Property was zoned Agricultural and used for crop production.</u></p>	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<u>FP-1</u>	<u>GENERAL COMMERCIAL</u>	<u>28.42 gross</u>
		<u>27.93 net</u>

Applications will not be accepted until the applicant has met with department staff to review the application and determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature *[Signature]*

Date 5/12/2023

COMMERCIAL DEVELOPMENT PLAN
TOWNSHIP OF COTTAGE GROVE WISCONSIN

Duane and Candace Swalheim

436 Connie Street, Cottage Grove Wi 53527

In May of 2020 we received a map from Cottage Grove Township entitled "Proposed For Future Commercial District". The map outlines our farmland in Section 34 and 27. Under this proposal, our farmland would be eligible to be rezoned from agricultural to commercial use. We chose the land in Section 27 for our first commercial development. Exhibit A illustrates Section 27 in relationship to the Hwy12/18 - N intersection.

We are doing this for the following reasons:

1. It is the least productive farmland. It ranges from low, poorly drained soil to high, lighter soil.
2. Four businesses have already been established adjacent to this Section.
3. North Star Road was recently upgraded to year-round heavy use.
4. Three-phase electrical service will be available to all lots.
5. There are no residences that will be adversely affected by this development.

We have also attached the Township's development policies for commercial development. (Exhibit B) Within that Policy, No.2-a emphasizes that "Hwy.12/18/N is a modern interchange that provides a well-placed opportunity for easily accessed development for business." It also states "given its distance from incorporated municipalities and its location, the Hwy 12/N interchange area is the most promising location for future rural commercial development in the Town."

The land in Section 27 totals 36.17 acres. (Exhibit C) In 2021 we created four CSM lots. Lot 1 is 1.03 acres, Lot 2 is 1.72 acres, Lot 3 is 5.65 acres, and Lot 4 is 27.742 acres. We are now applying for approval to subdivide the remaining 27.742 acre lot to multiple smaller lots. After respecting shoreline, stormwater and retention pond requirements, there will be 16.926 acres remaining to be developed. We are requesting to divide this remaining land into nine 1-to-2 acre parcels and one 5+ acre parcel.

We agree with the Cottage Grove Township that the development zoning will be GC-General Commercial Zoning. The Township has agreed that limited outdoor storage will be allowed. If a potential buyer feels he cannot operate under the uses permitted by GC Zoning, they will have the option to apply for a Conditional Use Permit. This gives the Cottage Grove Township and ourselves a way to filter out uses that we mutually agree will not be appropriate for this development. Early sales interest supports this decision. We have signed offers from a small manufacturing company utilizing 3-phase electricity, a high-end European auto repair shop, an industrial leasing company, an industrial cleaning company and a tree trimming company. The European repair shop is a good example of someone needing to use the Conditional Use Permit. Other acceptable uses would include landscaping and building trade contractors, light industrial, indoor sales, indoor storage and repair, personal or professional services, agricultural and accessory uses, offices and warehousing.

The owners of the lots will be responsible for their own sewer and water. They may be on an individual or shared basis. Each new owner is required to go before the Cottage Grove Town Board for a design review. They will be required to meet high standards for site, building, landscape, lighting, stormwater and signage design per the Town and County ordinance requirements.

Exhibit C shows Lots 8, 9 and 10 front an unimproved road. This road is currently a gravel field road; however, this road is located on an adjacent neighbor's property. Although the Township has an easement for this property, it has yet to be dedicated to them. This easement land is included in the Township's Commercial Development Plan and they have assured us we have the right to construct a road.

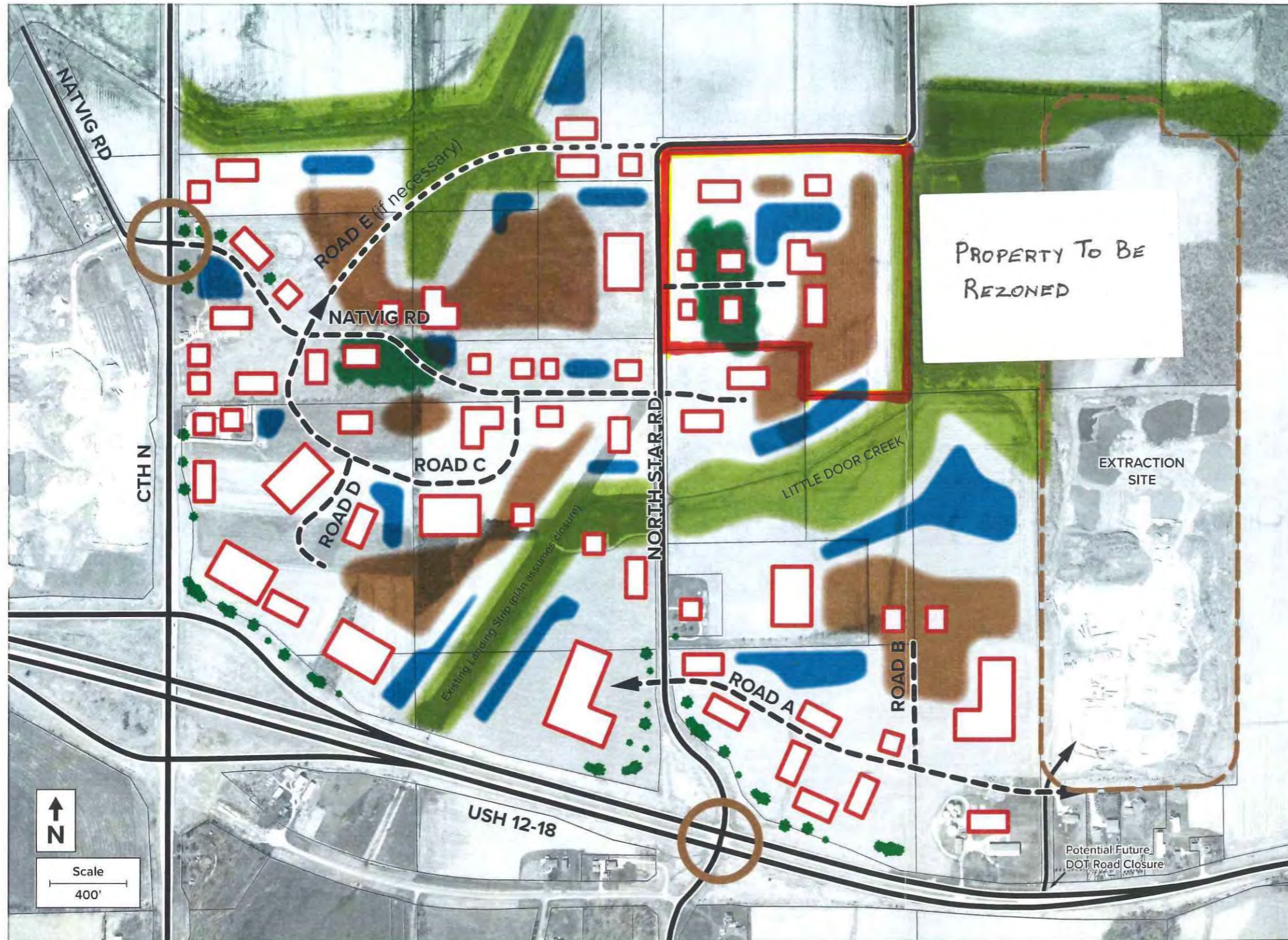
We have informed the Township that we have no intention of expanding our commercial development into Section 34 at this time. We think an expansion to the north, which includes the road, may be a better option. The Township will be considering this in 2024. With or without the Township's approval of commercial expansion to the north, the road will be constructed within a year.

Grading and Erosion Control Plan (Exhibit D) shows location of retention ponds, septic areas, grade elevations and typical street detail. Plan and Profile of the Cul-de-sac (Exhibit E) shows a 47-foot radius.

CONCEPT SUMMARY

Our vision is to take strategically located, marginal farmland and convert it into a small business park. Lots will contain 1 – 5 acres which we hope to market to local businesses. We will use environmentally approved practices concerning water filtration and erosion with ditching and retention ponds. General Commercial Zoning requirements will be used with the ability to apply for Conditional Use Permits that must be approved by Cottage Grove Township and us. We will provide engineered roads for easy exit and entry. Owners of lots will be responsible for wells and sewers. New owners will have to meet high standards for site building, landscape, lighting, stormwater and signage.

EXHIBIT A



LEGEND

-  Commercial/Light Industrial Conceptual Building Footprints
-  Larger Outdoor Storage Yards Allowed
-  Existing Roads
-  Conceptual Future Roads
-  Conceptual Stormwater Management Areas
-  Conceptual Resource Protection Corridors
-  Woodland Retention and Landscape Emphasis Areas
-  Business Park Gateways (entry signage, landscaping)

For permissible and recommended land uses, and for development design standards, see:

- Town Design Review Ordinance (Section 12.08 of Town Code)
- Applicable Land Division Ordinances (including Chapter 15 of Town Code and Chapter 75 of Dane County Code)
- Figure 8 of Town Comprehensive Plan Vision and Directions Volume (Commercial Development Area Purpose and Policies)
- Program to "Focus Commercial Development at the Highway 12/18/N Interchange Area" in Comprehensive Plan Vision and Directions Volume
- County Zoning Ordinance (Chapter 10 of County Code)
- County Erosion Control and Stormwater Management Regulations (Chapter 14 of County Code)

**CONCEPTUAL RURAL BUSINESS PARK DEVELOPMENT PLAN
HIGHWAYS 12/18/N INTERCHANGE—NORTHEAST QUADRANT
TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN**

OCTOBER 2021



EXHIBIT B

Development Policies within Commercial Development Area

1. Encourage growth within Commercial Development Areas to enhance the tax base and job opportunities within the Town, making agricultural preservation elsewhere more feasible. Proposed development should not have a substantial adverse effect upon adjacent property (including values), the character of the area, or the public health, safety, and general welfare. Because of the intensity of anticipated non-residential uses in the Commercial Development Area, rezonings that would enable new residential development are discouraged.
2. Attempt to focus the three distinct Commercial Development Areas shown on Map 16: Future Land Use and Transportation as follows:
 - a. Highway 12/18/N Interchange. This modern interchange provides a well-placed opportunity for easily accessed development for businesses that enhance, promote, and support the continuation of agricultural production in the Town and in the region—particularly northeast of the interchange. Uses may be dedicated to local food production, agricultural research and experimental facilities, and sustainable non-agricultural uses. Other commercial uses may also locate in this area, but those that emphasize storage (particularly outdoor storage) and outdoor display and activities should be minimized in order to maximize tax base and minimize negative aesthetic impacts in this high-visibility area with some surrounding residential development. Given its distance from incorporated municipalities and its location, the Highway 12/N Interchange area is the most promising location for future rural commercial development in the Town. The Town will consider a tax incremental district (TID) in this area, following the lead of other Dane County towns that have taken advantage of Town TIDs under State law. Any TID incentive should be tied to exceptional development quality. For more information, see associated programs in Chapter 4—Economic and Housing Development.
 - b. Near Southwest Corner of Town. Lands near the western edge of the Town benefit from proximity to Interstate 39/90 and growth associated with the City of Madison. This may be an appropriate location for commercial development geared to the traveling public and for distribution uses. Compared to past plans, this area has been reduced in size and starts further from the City of Madison by intergovernmental agreement with the City or could be threatened by future annexation to McFarland.
 - c. Town/Village Limits along N. The Village of Cottage Grove meets the Town boundary in such a way that promoting commercial growth provides opportunities and benefits for both communities and future growth in the area. Expansion of the Cottage Grove Urban Service Area would facilitate larger-scale, urban commercial operations here, but additional rural commercial development may also be appropriate here.
3. For new non-residential development, with each application for rezoning or conditional use permit approval, require submittal and review of conceptual site and building plans. Prior to building permit issuance, require that a detailed site and building plan be submitted that as laid out in accordance with Section 12.08 of the Town's Design Review Ordinance and this figure. As the Commercial Development Area is predominately mapped near main community entryways and other highly visible locations, the Town is particularly concerned that it contributes to the Town's aesthetic quality. Views to and from highways like 12, N, and AB are of particular importance to the Town.
4. Jointly work with the Wisconsin Department of Transportation, the Dane County Highway and Transportation Department, and developers to ensure that adequate rights-of-way for future roadway expansions and extensions are provided and that proper controls on vehicle access (especially the number, design and location of access driveways and intersecting local roadways) are provided. Driveway cuts that impede the efficient and safe operations of roadways are prohibited. Shared driveways and frontage road access may be required. Off-street parking shall be delineated on the site plan, in accordance with the provisions of the Dane County Zoning Ordinance.
5. Require developments to address off-site traffic, environmental, and neighborhood impacts.
6. If the business requires levels of service or roads greater than what the Town can provide, the proposal will have to be modified, it may be rejected, or it may be required to fund required service or road improvements.
7. As necessary, apply appropriate limitations preventing unacceptable future commercial or industrial uses (or conditions such as outdoor storage) on an approved development site through a deed restriction.
8. Do not permit parking or storage of vehicles within the public road easement or right-of-way.
9. If the business is located within 100 feet of an adjacent residence or residential zoning district, buffer the side of the business site facing the residence.
10. Assure that development provides access and an attractive rear yard appearance and existing and future development behind these sites.
11. If the business is to operate at night, design all outdoor lighting so as not to create glare or shine directly on neighboring residences.

Figure 9: Commercial Development Area Purpose and Policies (two-page figure)

Purpose	
<ul style="list-style-type: none"> • Enable a range of agricultural business, retail, commercial service, storage, light assembly, institutional, health care, research and development, institutional, and recreational uses. • Require that new development meet high standards for site, building, landscape, lighting, stormwater, and signage design per Town and County ordinance requirements. • Support development of an agricultural business center, to enhance rural research and production opportunities and build off similar initiatives in the area. • Provide logical locations for highway-oriented commercial development consistent with the Town’s character, population, needs, and public service capabilities. • Minimize uses that focus on outdoor storage or display and that may someday require extensive public services and utilities. 	
Typical Implementing Zoning Districts	New Lot Sizes
HAM-M Hamlet Mixed Use GC General Commercial, but sometimes limit the range and scale of uses through deed restrictions HC Heavy Commercial, but often limit the range and scale of uses through deed restrictions LC Limited Commercial	Minimum lot size is one acre, provided that soil tests determine that the lot is suitable for an on-site waste treatment system. New holding tanks not permitted.
Relationship to Town’s TDR Program	
Non-residential development—and land divisions, rezonings, and conditional use permits for such development—may occur without having to meet the Town’s RDU and TDR requirements.	

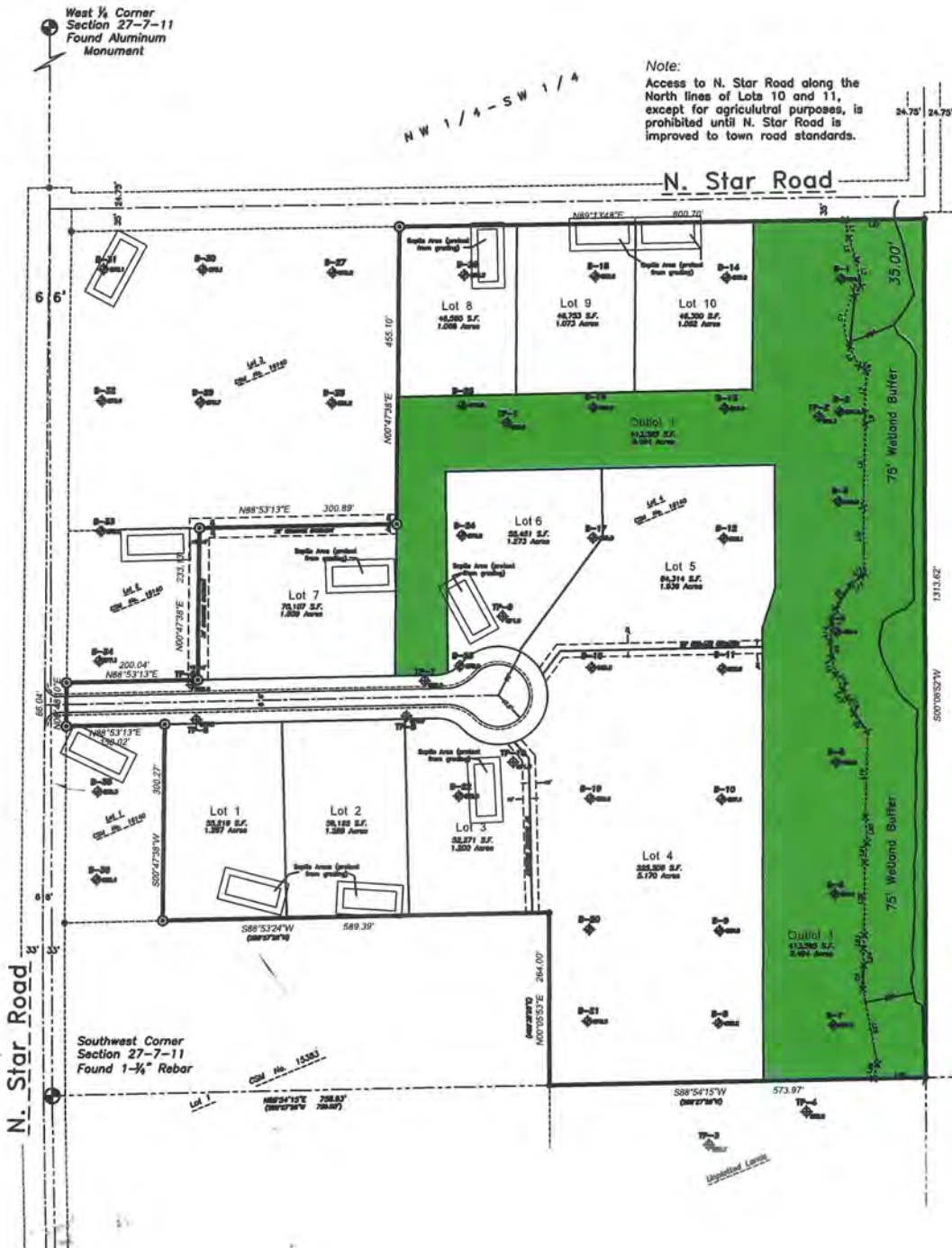
EXHIBIT C

SWALHEIM BUSINESS PARK

Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dana County on Pages 134-135 on Document No. 5670066, located in the Southwest ¼ of the Southwest ¼, Section 27, T7N, R11E, Town of Cottage Grove, Dana County, Wisconsin



Note:
Access to N. Star Road along the North lines of Lots 10 and 11, except for agricultural purposes, is prohibited until N. Star Road is improved to town road standards.



Rezone:
Lot 4, Certified Survey Map No. 16140
FP-1 to GC (General Commercial)
27.742 acres
0711-273-0044-0

Outlot 1 to be rezoned to UTR

75' Wetland Buffer Site

Lot	Area (S.F.)	Acres
L1	11,174.00	0.254
L2	11,174.00	0.254
L3	11,174.00	0.254
L4	11,174.00	0.254
L5	11,174.00	0.254
L6	11,174.00	0.254
L7	11,174.00	0.254
L8	11,174.00	0.254
L9	11,174.00	0.254
L10	11,174.00	0.254
L11	11,174.00	0.254
L12	11,174.00	0.254
L13	11,174.00	0.254
L14	11,174.00	0.254
L15	11,174.00	0.254
L16	11,174.00	0.254
L17	11,174.00	0.254
L18	11,174.00	0.254
L19	11,174.00	0.254
L20	11,174.00	0.254
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L22	11,174.00	0.254
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L24	11,174.00	0.254
L25	11,174.00	0.254
L26	11,174.00	0.254
L27	11,174.00	0.254
L28	11,174.00	0.254
L29	11,174.00	0.254
L30	11,174.00	0.254
L31	11,174.00	0.254
L32	11,174.00	0.254
L33	11,174.00	0.254
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L35	11,174.00	0.254
L36	11,174.00	0.254
L37	11,174.00	0.254
L38	11,174.00	0.254
L39	11,174.00	0.254
L40	11,174.00	0.254
L41	11,174.00	0.254
L42	11,174.00	0.254
L43	11,174.00	0.254
L44	11,174.00	0.254
L45	11,174.00	0.254
L46	11,174.00	0.254
L47	11,174.00	0.254
L48	11,174.00	0.254
L49	11,174.00	0.254
L50	11,174.00	0.254

75' Wetland Buffer Site

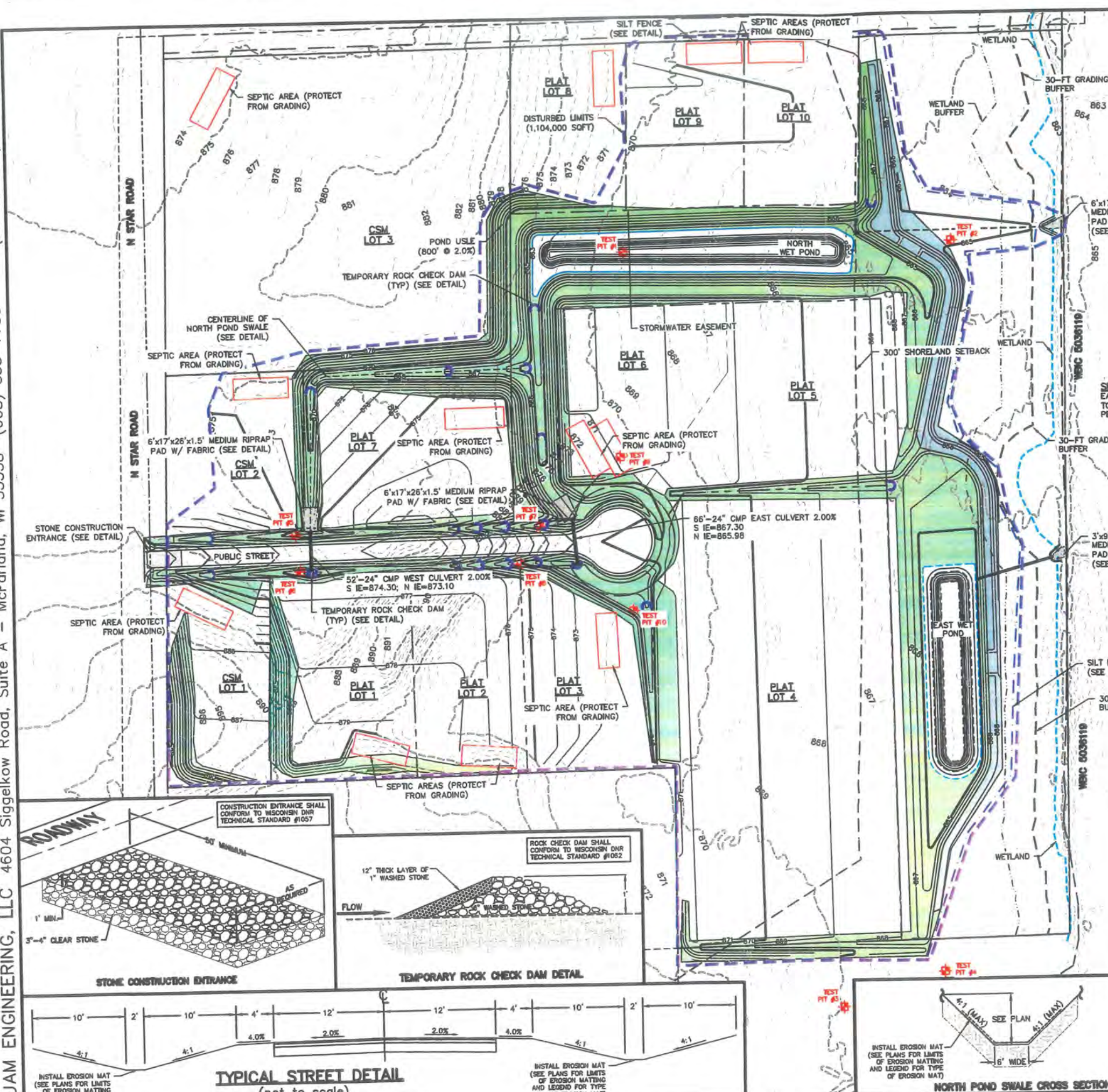
Lot	Area (S.F.)	Acres
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L2	11,174.00	0.254
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L9	11,174.00	0.254
L10	11,174.00	0.254
L11	11,174.00	0.254
L12	11,174.00	0.254
L13	11,174.00	0.254
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L45	11,174.00	0.254
L46	11,174.00	0.254
L47	11,174.00	0.254
L48	11,174.00	0.254
L49	11,174.00	0.254
L50	11,174.00	0.254

Note: Septic Areas are proposed. Soils need to be confirmed for all Septic Areas.

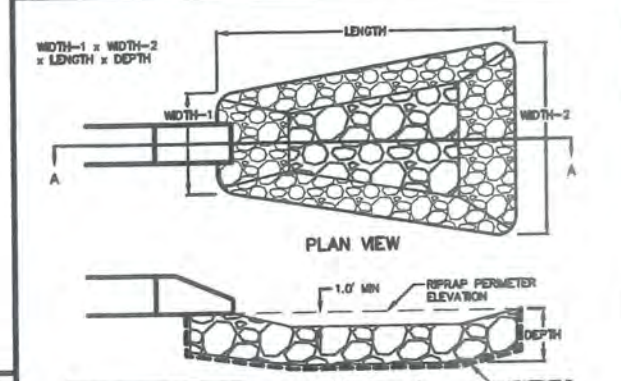
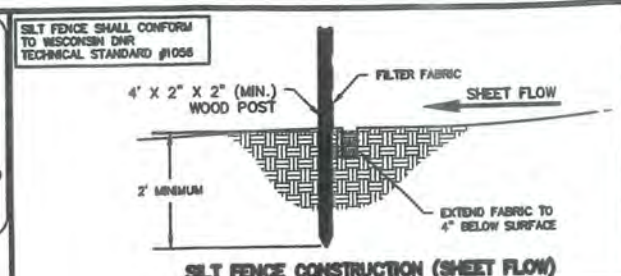
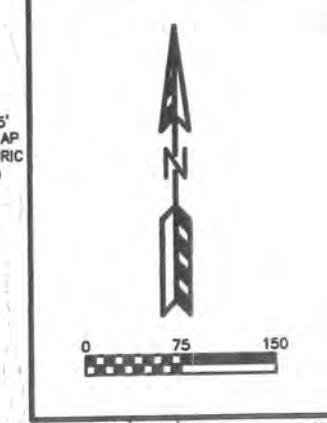
- Legend:
- = Found 1" Iron Pipe
 - ⊙ = Found 3/4" Rebar
 - x = Unmonumented angle point
 - ⊕ = Soil Boring with Elevation
 - ⊖ = Test Pit with Elevation



EXHIBIT D



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD (FOR THE HEARING IMPAIRED) (800) 542-2289
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



SHORELAND SETBACK SITE INFORMATION

EAST WET POND	0.512 ACRE
TOTAL AREA WITHIN 300' OF STREAM	9.492 ACRE
PERCENT EX. IMPERVIOUS	5.39 %

% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50-85	15
20-50	10
5-20	5
0-5	2

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

SIIZES CALCULATED IN BEST D.5.2

EROSION NOTES:
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DIRT SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER. ON-SITE BORROW PITS MUST BE CONSTRUCTED WITH THE SAFETY OF THE GENERAL PUBLIC IN MIND.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
 PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES SHALL BE USED TO TREAT ALL WATER PUMPED DURING DEWATERING.
 SEEDING FROM SEPTEMBER 15 THROUGH NOVEMBER 15 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING SHOULD BE COMPLETED AFTER NOVEMBER 15. DISTURBED AREA SHALL HAVE EROSION MATTING APPLIED BEFORE DORMANT SEEDING. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.

RESTORATION NOTES:
 ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 10" (10) INCHES OF TOPSOIL, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS EXCEPT THE DETENTION POND. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. THE SEED MIXTURE FOR THE DETENTION POND SIDE SLOPES SHALL BE "NET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

LEGEND:

- 871 - EXISTING MINOR CONTOUR.
- 870 - EXISTING MAJOR CONTOUR.
- 871 - PROPOSED MINOR CONTOUR.
- 870 - PROPOSED MAJOR CONTOUR.
- INSTALL CLASS 1 TYPE B EROSION MATTING
- INSTALL CURLEX NETFREE OR EQUIVALENT CLASS 1 TYPE B NET-FREE EROSION MATTING. NET FREE MATTING SHALL BE APPLIED TO DISTURBED AREAS ADJACENT TO STREAMS AND WETLAND

TIME SCHEDULE:

NOVEMBER 23 - DECEMBER 7, 2022	INSTALL STONE CONSTRUCTION ENTRANCE, SILT FENCE, AND GRADE THE STORMWATER PONDS.
DECEMBER 7, 2022 - MAY 15, 2023	GRADE LOTS, CONSTRUCT STREET, AND RESTORE DISTURBED AREAS.
APRIL 8, 2023	COMPLETE STORMWATER PONDS PER PLAN AND RESTORE DISTURBED AREAS AROUND NET PONDS.

OWNER:
 DUANE AND CANDICE SWALHEM 2011 REVOCABLE TRUST
 ATTN: DUANE SWALHEM
 435 CONNIE STREET
 COTTAGE GROVE, WI 53527

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

COTTAGE GROVE RURAL BUSINESS LOTS
 GRADING AND EROSION CONTROL PLAN
 SHEET: C-2
 DATED: MAY 2, 2023

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

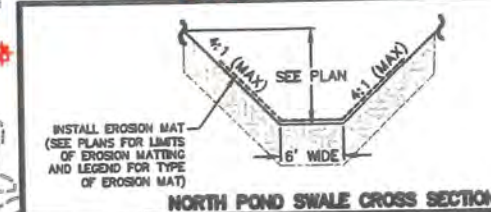
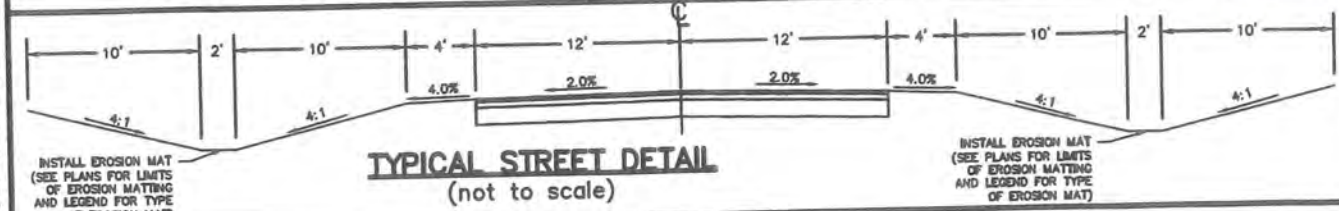
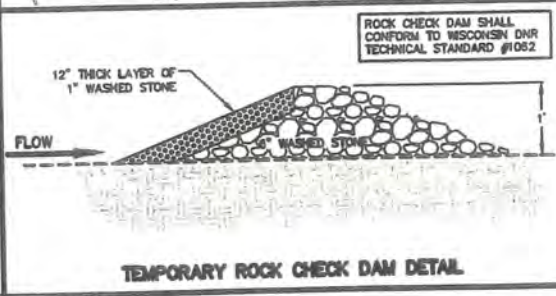
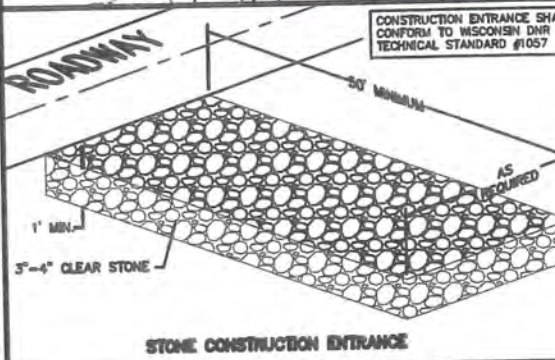
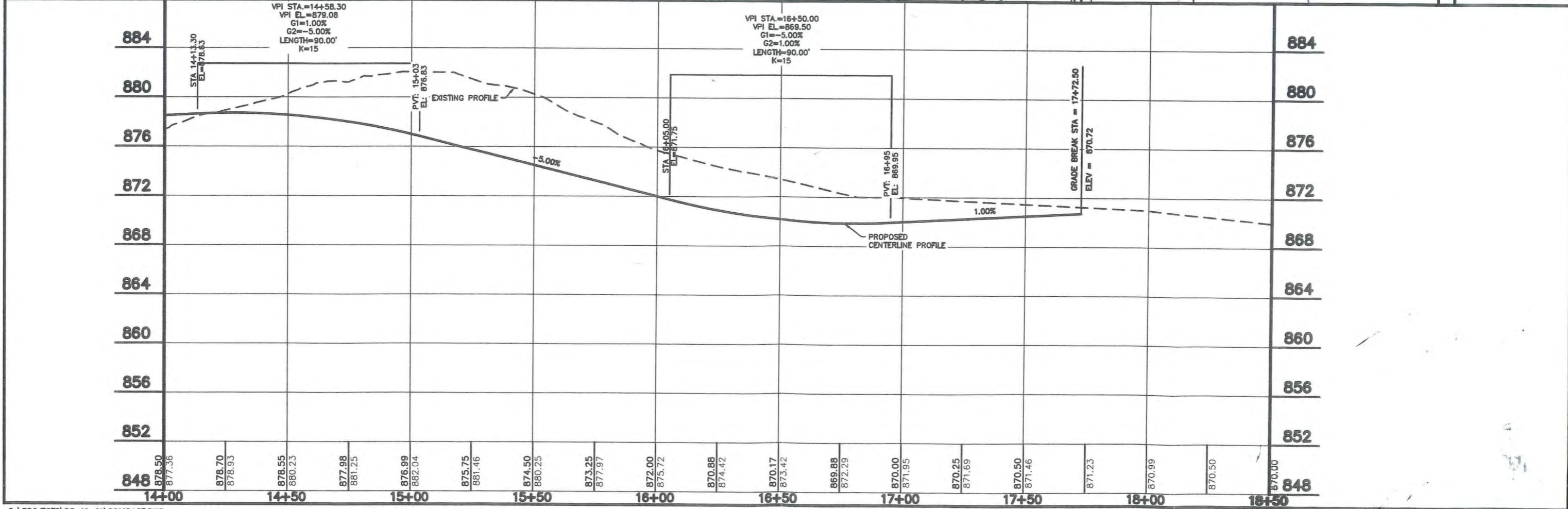
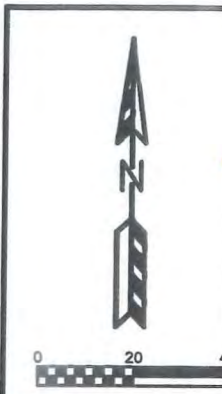
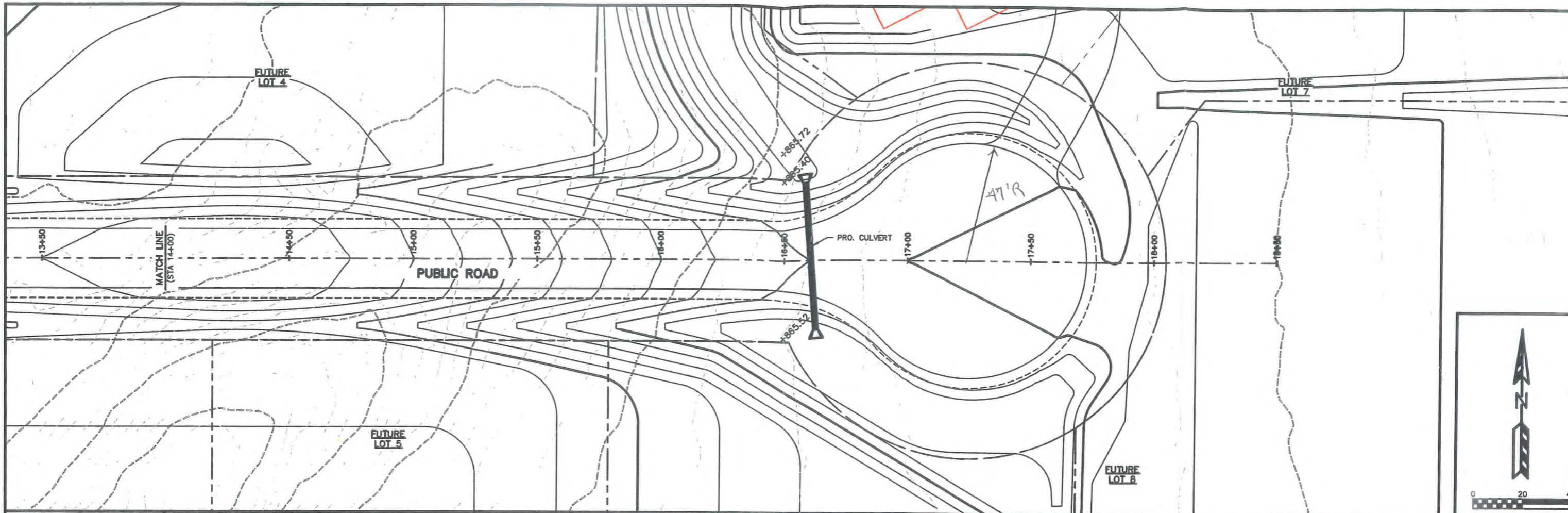


EXHIBIT E



Q:\PROJECTS\DS-19-21\DS19BASE.DWG

Legal Description:**FP-1 to UTR:**

Part of Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the Southwest Corner of said Section 27; thence N88°54'15"E (recorded as N89°27'26"E), 1085.17 feet along the South line of Southwest $\frac{1}{4}$ to the point of beginning; thence N00°08'52"E, 692.52 feet; thence N17°49'31"E, 62.93 feet; thence N00°08'52"E, 190.27 feet; thence S88°53'13"W, 502.57 feet; thence S00°27'01"E, 308.86 feet to a point on a curve; thence along a non-tangential curve to the right having a radius of 50.00 feet and a chord bearing and length of S78°47'31"W, 17.53 feet; thence S88°53'13"W, 63.40 feet; thence N00°47'38"E, 428.29 feet; thence N88°53'13"E, 540.96 feet; thence N00°42'40"E, 256.69 feet to a Southerly right-of-way line of N. Star Road; thence N89°13'48"E, 260.20 feet along said Southerly right-of-way line to the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S00°08'52"W, 1313.62 feet along said East line to the aforesaid South line; thence S88°54'15"W, 247.73 feet along said South line to the point of beginning; Containing 413,565 square feet, or 9.494 acres.

FP-1 to GC:

Part of Lot 4, Certified Survey Map No. 16140, recorded in Volume 119 of Certified Survey Maps of Dane County on Pages 134-135 as Document No. 5870098, located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, described as follows:

Commencing at the Southwest Corner of said Section 27; thence N88°54'15"E (recorded as N89°27'26"E), 758.93 feet along the South line of Southwest $\frac{1}{4}$ to the point of beginning; thence N00°05'53"E (recorded as N00°38'58"E), 264.00 feet; thence S88°53'24"W, 589.39 feet; thence N00°47'38"E, 300.27 feet; thence S88°53'13"W, 150.02 feet to the East right-of-way line of N. Star Road; thence N00°48'10"E, 66.04 feet along said East right-of-way line; thence N88°53'13"E, 200.04 feet; thence N00°47'38"E, 233.13 feet; thence N88°53'13"E, 300.89 feet; thence N00°47'38"E, 455.10 feet to the Southerly right-of-way line of N. Star Road; thence N89°13'48"E, 540.50 feet along said Southerly right-of-way line; thence S00°42'40"W, 256.69 feet; thence S88°53'13"W, 540.96 feet; thence S00°47'38"W, 428.29 feet; thence N88°53'13"E, 63.40 feet and a point on a curve; thence along a non-tangential curve to the left having a radius of 50.00 feet and a chord bearing and length of N78°47'31"E, 17.53 feet; thence N00°27'01"W, 308.86 feet; thence N88°53'13"E, 502.57 feet; thence S00°08'52"W, 190.27 feet; thence S17°49'31"W, 62.93 feet; thence S00°08'52"W, 692.52 feet to the aforesaid South line; thence S88°54'15"W (recorded as S88°27'26"W), 326.24 feet along said South line to the point of beginning; Containing 794,857 square feet, or 18.247 acres.