

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/17/2026	DCPCUP-2026-02711
Public Hearing Date	
06/23/2026	

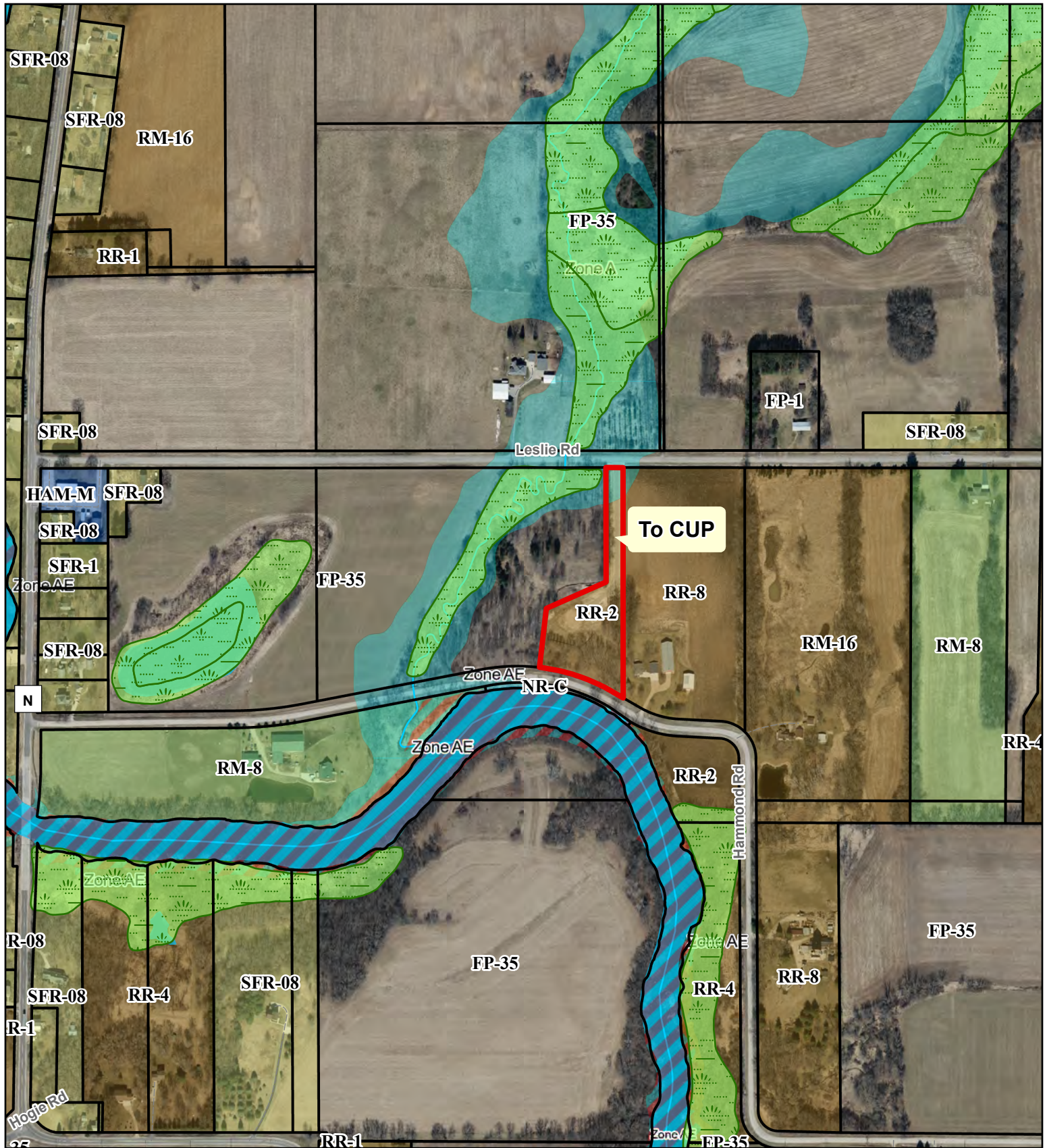
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ELAINE A HODGSON DECLARATION OF TRUST	Phone with Area Code (224) 522-1031	AGENT NAME RACHEL HUGHES	Phone with Area Code (608) 295-3442
BILLING ADDRESS (Number, Street) 9101 ALTA DR UNIT 701		ADDRESS (Number, Street) 3185 DEER POINT DRIVE	
(City, State, Zip) LAS VEGAS, NV 89145		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2525 Leslie Rd					
TOWNSHIP DUNKIRK	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-213-8030-0		---		---	

CUP DESCRIPTION
LIMITED FAMILY BUSINESS - AGRICULTURAL TOURS AND WORKSHOPS

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.242(3)	3.0

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent)
		PRINT NAME:
		DATE:



Proposed Zoning	Regulatory Floodway	Natural Resource Conservancy
Parcels	0.2% Annual Chance Flood Hazard	Residential
Wetland Class Areas	Farmland Preservation	Rural Residential and Rural Mixed Use
Zone Type	Agricultural Transition	Municipal Boundary
1% Annual Chance Flood Hazard	Hamlet	

CUP 2711

ELAINE A HODGSON

DECLARATION OF TR



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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Elaine A Hodgson	Agent Name:	Elaine A Hodgson
Address (Number & Street):	9101 Alta Drive Unit 701	Address (Number & Street):	N1624 Lakeside Ln
Address (City, State, Zip):	Las Vegas NV 89145	Address (City, State, Zip):	Lake Geneva WI 53147
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION

Township:	Dunkirk	Parcel Number(s):	026-0511-213-8030-0
Section:		Property Address or Location:	2525 Leslie Road, Stoughton WI 53589
Existing Zoning:	RR2F,	Proposed Zoning:	CUP Code Section(s): 10.103 (12)

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Limited Family Business	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Provide a short but detailed description of the proposed conditional use:
 The business will run scheduled paid seminars and tours to educate and inspire the local community in organic gardening and regenerative practices to build healthy soil. The seminars will be held in the auxiliary building we call the studio and be limited to small groups which can be accommodated. Tours will include showing how we use natural energy sources including solar panels and a geothermal system to power and heat/cool the home, studio, and greenhouse. We will use guest speakers for specialized topics.
 This type of educational event / agritourism on my RR-2 zoned property requires the proper business registration with Dane County a Conditional Use Permit (CUP).

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to 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: Elaine A Hodgson

Date: 4.13.26

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. The formation of a self sustaining, organic, small scale garden will not be detrimental to or endanger public health, safety comfort or general welfare. I hope to create a beautiful space that produces healthy food for my family (3 kids and 2 grand kids live in the area) and local food banks for people in need. My goal is to host seminars and events to enhance public health and 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. There should be no impact on the enjoyment of other property in the neighborhood. I hope to be a very good neighbor.</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. This small farm enterprise and the seminars/events held here should not impede any development or improvement of the surrounding properties.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. We will build adequate utilities, drainage and necessary site improvements to accommodate this use which will piggyback on top of the utilities already contemplated for the construction of the residential home. It has been determined that the utilities drainage and septic are adequate for the proposed conditional use. There is no need for additional access roads.</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. Don't anticipate any need for this. Seminars and events will be limited to 20 people at a time and parking will all be contained within my driveway.</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located. This small garden/farm and any seminars held on the property will conform to all applicable regulations of the district.</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans. The conditional use is consistent with the adopted town and county comprehensive plans. We did attend the Town of Dunkirk meeting on April 8th and they were in support of us moving forward with our 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">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: went to the Wisconsin government zoning map and determined that the parcel 026/0511-213-8030-0 is not part of the Farmland Preservation Zoning District. This parcel will contain the auxiliary buildings. The other parcel 026/0511-213-8002-0 is a part of the• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: This is a good location for this purpose since it is near the home I am building. The garden will be near the greenhouse, garden tool storage and well that will supply irrigation during dry months. The land is currently open and not used for agricultural purposes. It is my• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use: This land is open area with minimal trees. The soil is very sandy and is not very good for gardening now. I plan to bring in suitable soil for raised beds to be put on top of the existing land that will be a good substrate for vegetables. I will augment these beds with compost• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use: This small garden footprint on the parcel will not impair or limit any future agriculture use of surrounding parcels• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: None of this land is currently in agricultural use. I am putting it to agriculture use and will try to have minimal negative impact on any surrounding areas. Planting trees will hopefully bring nutrients up to the surface as they grow.

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.

Please see the attached Site plan – Lot 1 pf CSM 10888 – Town of Dunkirk and a plan scaled to 190% named Elaine Hodgson Garden Site Plan

It shows the location of the two auxiliary buildings. The house on this property is powered by electricity assisted by the solar array and heated with hydronic radiant floor heat with the assistance of a geothermal heat pump. It is desired to use that same method to heat both of the auxiliary buildings. This will be a common topic of seminars with local experts.

Studio/tool building

This building has a 1246 sq ft ground floor with a 432 square foot loft. It is built in the style of the home with the same materials. The lower floor will house the woodworking tools, shredder, and garden tools as well as small tractor for work around the whole property. The upper loft will be used for educational seminars and small events. Under this conditional use I am requesting it contain a sink and toilet that will be used by these attending the seminars and events as well as the in-floor radiant heating system.

List the proposed days and hours of operation.

24/7 for caring for the garden and greenhouse

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

Myself full time, potentially a part time person to tend the garden and greenhouse when I am not present. No more than 5 people at a 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.

There may be noise when constructing the raised beds (sawing, hammering), There will be some type of small tractor to move soil and compost. There will be a shredder for cardboard and small branches.

- No anticipated odors or soot. There may be dust when moving soil, but it should settle quickly
- The garden will be largely organic unless there is a disease that cannot be controlled this way. I will be very sensitive to any potential

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

There will be a compost area constructed of open wooden boxes located to the back of the garden. No site lines to the neighbors. Mixed and managed to minimize any odors or animals.

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.

Shaw has applied for and obtained all necessary permits

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.

The studio toilet and sink, for use during seminars and events, would use the existing septic field that is being made for the house. Any water from the greenhouse drain to the outside no treatment required.

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

The goal is to minimize all waste by:

- Composting all organic materials from garden and home
- Any cardboard boxes delivered to the garden or home will be shredded and composted

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

Normally there should be no traffic.

- When having dirt or lumber delivered there might be a truck, but this should not cause any street traffic.
- When we have a seminar or charity event, we may see more cars arrive and park along our driveway, but it should never cause a 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.

None anticipated

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, or most of the year we want to keep natural lighting in the garden areas

- During late Fall, Winter and early Spring months we may use grow lights in the greenhouse. This will only simulate a 12-14 hour day and not go through the night

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

If we have a sign at the driveway entrance it would be tasteful, natural looking and comply with the regulations.

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

There is no current use of the property. It is open land with building designs.

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

The surrounding properties are farms, pastures, or residential homes with large lots.

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\(15\)](#).

Description of Proposed Conditional Use

Limited Family Business

The business will run scheduled paid seminars and tours to educate and inspire the local community in organic gardening and regenerative practices to build healthy soil. The seminars will be held in the auxiliary building we call the studio and be limited to small groups which can be accommodated. Tours will include showing how we use natural energy sources including solar panels and a geothermal system to power and heat/cool the home, studio, and greenhouse. We will use guest speakers for specialized topics.

This type of educational event / agritourism on my RR-2 zoned property requires the proper business registration with Dane County a Conditional Use Permit (CUP).

The paid seminars will require a bathroom in the studio where the talks take place.

Standards for Conditional Use Permits

- 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.**

The formation of a self sustaining, organic, small scale garden will not be detrimental to or endanger public health, safety comfort or general welfare. I hope to create a beautiful space that produces healthy food for my family (3 kids and 2 grand kids live in the area) and local food banks for people in need. My goal is to host seminars and events to enhance public health and general welfare.

- 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.**

There should be no impact on the enjoyment of other property in the neighborhood. This enterprise will be largely quiet and peaceful. I intend to be a very good neighbor.

- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding uses permitted for the district.**

This small farm enterprise and the seminars/events held here should not impede any development or improvement of the surrounding properties.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate additional use.

We will build adequate utilities, drainage and necessary site improvements to accommodate this use which will piggyback on top of the utilities already contemplated for the construction of the residential home. It has been determined that the utilities drainage and septic are adequate for the proposed conditional use. There is no need for additional access roads.

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.

Don't anticipate any need for this. Seminars and events will be limited to 20 people at a time and parking will all be contained within my driveway

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

This small garden/farm and any seminars held on the property will conform to all applicable regulations of the district.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

The conditional use is consistent with the adopted town and county comprehensive plans by providing orderly development and preserving agricultural and natural resources. We did attend the Town of Dunkirk meeting on April 8th and they were in support of us moving forward with our plans.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the additional standards found in 10.220(1)

- **Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district.**

I went to the Wisconsin government zoning map and determined that the parcel 026/0511-213-8030-0 is not part of the Farmland Preservation Zoning District. This parcel will contain the auxiliary buildings. The other parcel 026/0511-213-8002-0 is a part of the Farmland Preservation Zoning district. Please see Attachment - Farm

Preservation Zoning. This land will contain raised garden beds and fruit and nut trees. I believe this preserves the plan for using this land for agricultural reasons.

- **Explain how the use and its location in the Farmland Preservation Zoning District are reasonable and appropriate, considering alternative locations.**

This is a good location for this purpose since it is near the home I am building. The garden will be near the greenhouse, garden tool storage and well that will supply irrigation during dry months. The land is currently open and not used for agricultural purposes. It is my desire to make it more useful and helpful to the community as a garden than as an open field. The seminars are best held onsite as I can walk people through the areas and talk about how the natural energy and in floor tubing systems support our garden/farm. I would like to encourage and educate people on how they can create the same systems on their property.

- **Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use.**

This land is currently open area with minimal trees. The soil is very sandy and is not very good for gardening now. I plan to bring in suitable soil for raised beds to be put on top of the existing land that will be a good substrate for vegetables. I will augment these beds with compost over the years to make it even more productive. I want to convert it into a space that produces food for the family and local food banks.

- **Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use.**

This small garden footprint will not impair or limit any future agriculture use of surrounding parcels.

- **Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.**

None of this land is currently in agricultural use. I am putting it to agriculture use and will try to have minimal negative impact on any surrounding areas. Planting trees will hopefully bring nutrients up to the surface as they grow.

Written Statement of Intent and Operations Plan

Describe in Detail the proposed conditional use.

Please see the attached Site plan – Lot 1 pf CSM 10888 – Town of Dunkirk and a plan scaled to 190% named Elaine Hodgson Garden Site Plan

It shows the location of the two auxiliary buildings. The house on this property is powered by electricity assisted by the solar array and heated with hydronic radiant floor heat with the assistance of a geothermal heat pump. It is desired to use that same method to heat both of the auxiliary buildings. This will be a common topic of seminars with local experts.

Studio/tool building

This building has a 1246 sq ft ground floor with a 432 square foot loft. It is built in the style of the home with the same materials. The lower floor will house the woodworking tools, shredder, and garden tools as well as small tractor for work around the whole property. The upper loft will be used for educational seminars and small events. Under this conditional use I am requesting it contain a sink and toilet that will be used by those attending the seminars and events as well as the in floor radiant heating system.

The Greenhouse

The foundation will be built by Shaw, and the glass and aluminum top is by Hartley Botanic. It is 13' 6.5" wide x 26' 8.75" long x 13'5" tall at ridge height plus 2 small porch entries on each side. The greenhouse is oriented due South to take advantage of the sun as much as possible in all seasons. It will be used to start seeds and grow seedlings to transplant into the garden when its time. It will also be used to grow herbs and vegetables in late Fall and early Spring that can benefit from the shelter, heat, light and water. The greenhouse will also have a split heater/cooler and fans to help moderate the temperature. Under this conditional use I am requesting it contain an interior water

source that can facilitate drip irrigation. It would use graywater drainage. This method of heating and cooling the greenhouse will be a topic of seminars and we will have local experts out to discuss the green advantages.

The Raised Garden Beds

I am showing ten 8'x 4'x24" high raised beds-oriented North to South to give all the plants good sun as it moves from east to west during the day. I intend to build them out of cedar at a height of 24" so that I don't have to lean over as far. I may use some of the downed branches and twigs from the forested area to fill the first 12" or so of the beds (Hugelkultur) to improve drainage, hold moisture and decompose over time. The rest of the beds will be filled with purchased local soil that is intended for raised beds. I will compost garden materials, cardboard boxes and all vegetable food waste to replenish the beds. I show 4" between beds for ample room to use a small tractor or other garden needs. I intend to install drip irrigation lines through the beds for the dry months. These raised beds will be constructed after the house, studio and greenhouse are finished. They may not all be built and/or utilized all at once.

Compost bin

I will build a 3-bin compost system to contain active, cooking and finished compost. It will be built from cedar and lined with hardware cloth to stop critters and provide drainage. I located it near the N/E side of the raised beds. It requires full sun.

Fruit and Nut Trees

These will be planted north of the raised beds, so they won't shade them and far enough from the solar panels to not shade them. The final planting plan will be made after the building is completed. I anticipate planting S/E Wisconsin zone 4-5 tolerant trees like apple, pear, service berry, pawpaw, hazelnut and northern pecan. Most of these need about 15'-20' between them except the Northern Pecan that needs 40'. They do best if there are 2 of each for pollination.

Days and Hours of Operation

- 24/7 for caring for the garden and greenhouse
- 8am-6pm for any operations that create noise that could be heard by neighbors
- The seminars and events will be held on weekends and occasional days as needed to accommodate working schedules.

Number of Employees

- Myself full time
- Potentially a part time person to help tend the garden and greenhouse when I am not present
- I anticipate there would be no more than 5 people: me, family, and a part time person working on the property at any one time when necessary.

Anticipated disturbances

- There may be noise when constructing the raised beds (sawing, hammering), There will be some type of small tractor to move soil and compost. There will be a shredder for cardboard and small branches.
- No anticipated odors or soot. There may be dust when moving soil, but it should settle quickly
- The garden will be largely organic unless there is a disease that cannot be controlled this way. I will be very sensitive to any potential pollution or hazards to the environment. The garden and greenhouse will use drip irrigation, using minimal water and should not have runoff.

Materials stored outside

- There will be a compost area constructed of open wooden boxes located to the back of the garden. No site lines to the neighbors. Mixed and managed to minimize any odors or animals.

Compliance with Stormwater and Erosion Standards

- Shaw has applied for and obtained all necessary permits

Sanitary Facilities

The studio toilet and sink, for use during seminars and events, would use the existing septic field that is being made for the house. Any water from the greenhouse drain to the outside no treatment required.

Facilities for Management of Removal of Trash, Solid Waste and Recyclable Materials

The goal is to minimize all waste by

- Composting all organic materials from garden and home
- Any cardboard boxes delivered to the garden or home will be shredded and composted
- Any materials which can't be recycled will be handled by the normal residential trash pickup. If there is more material than that, I will arrange for a special pick up or drop it off at the necessary facility.

Anticipated daily traffic

- Normally there should be no traffic.
- When having dirt or lumber delivered there might be a truck, but this should not cause any street traffic.
- If we have a charity event or seminar, we may see more cars arrive and park along our driveway, but it should never cause a traffic problem

Hazardous, Toxic or Explosive Stored

None anticipated

Outdoor Lighting

- For most of the year we want to keep natural lighting in the garden areas
- During late Fall, Winter and early Spring months we may use grow lights in the greenhouse. This will only simulate a 12-14 hour day and not go through the night.
- If there is a charity event outdoors, it would be during the temperate daylight hours and no lighting is needed. If there is a charity event during the winter, it would be indoors and there would be a more limited number of participants.
- We will have some form of entrance posts on either side of our driveway on Leslie with lower intensity lighting. They will automatically turn off at a specified time and turn on with motion sensors.

Signage

If we have a sign at the driveway entrance it would be tasteful, natural looking and comply with the regulations.

Current use of property

There is no current use of the property. It is open land with building designs.

Current use of surrounding properties.

The surrounding properties are farms, pastures, or residential homes with large lots.

Additional Materials**Agricultural entertainment**

- I don't anticipate an outdoor assembly with over 200 attendees

Domestic Pet or Large Animal Boarding

- Not the business

Communication Towers

- None

Farm residences

- None

Mineral Extraction

- None

Neighborhood Characteristics

Current use of property

Land is currently largely unimproved except for:

- A fence on the west side
- 14 pine trees planted between our proposed house and the neighbor's house as a block
- A gravel driveway from Leslie Road to the building site
- Electrical supply
- A well, no pump yet

Current use of surrounding properties.

- The 40 acres to the east are owned by the same owner as for this proposal. The most adjacent acres are forests. Further east is a fenced area that has been converted from corn crops to pasture. It is leased to a local cattle farmer. Further east from that is a pond surrounded by wildflowers and grass. The pond is managed by Wisconsin Lake and Pond who installed a solar bubbler, treating phosphates and heavy metals. It is now able to support fish. I had the pond stocked in the Fall of 2025.
- The neighbors to the west are David and Karen Johnson. They are the people who sold me these 43 acres. We are on very good terms. I introduced them to James Amara, and he is leasing 10 acres on the SW side of my property for growing forage.
- Across Leslie Road to the north are the Amara's. This allows them easy access to the leased pasture.
- To the far east, bordering the pond area, there are various residential homes and the Dunkirk Town Hall. There is quite a bit of land from this area from the proposed garden site. There are no site lines.
- To the South is Hammond Road and the Yahara River.

Regenerative Farm Business Plan

Elaine Hodgson Sole Proprietorship

224-522-1031

Plans for the 43 acres at 2525 Leslie Road, Stoughton, WI.

The forty-three acres consist of 3.3 acres of buildable land, 15 acres of forested area, 16 acres of pastureland and 9 acres of pond with restored native grasses and wildflowers.

The business will run scheduled paid seminars and tours to educate and inspire the local community in organic gardening and regenerative practices to build healthy soil. The seminars will be held in the auxiliary building we call the studio and be limited to small groups which can be accommodated. Tours will include showing how we use natural energy sources including solar panels and a geothermal system to power and heat/cool the home, studio, and greenhouse. We will use guest speakers for specialized topics.

This type of educational event / agritourism on my RR-2 zoned property requires the proper business registration with Dane County a Conditional Use Permit (CUP).

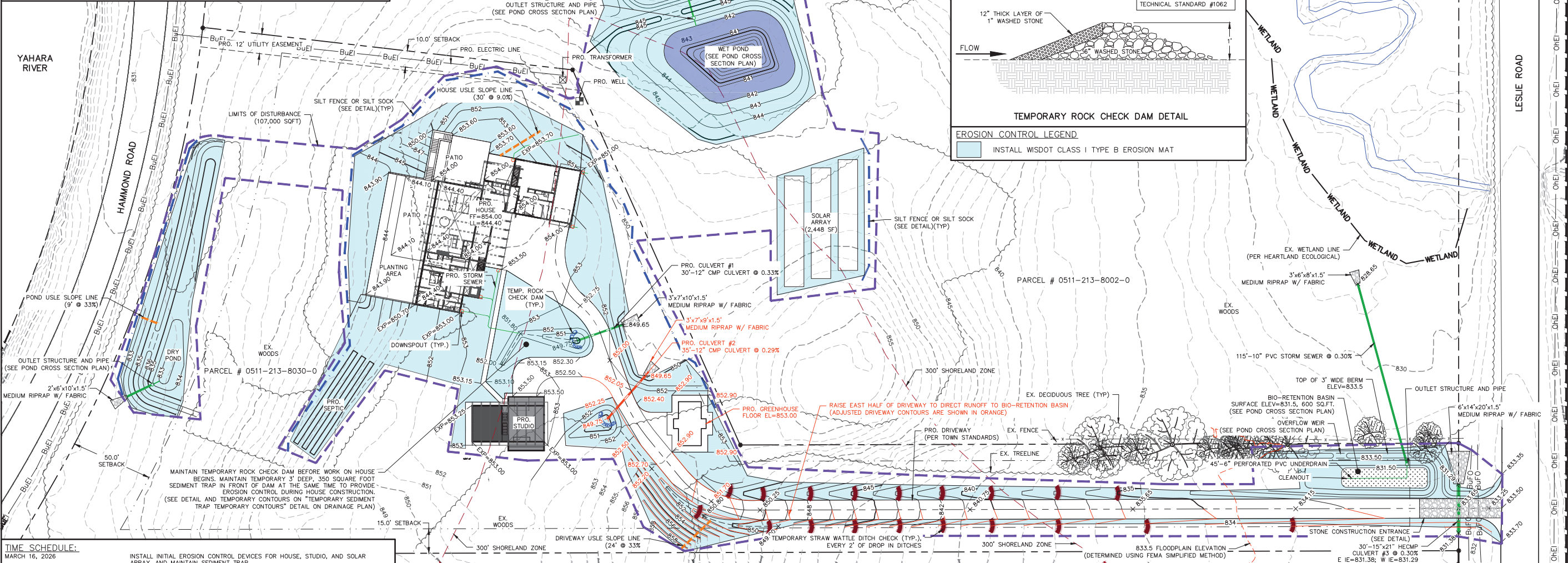
The paid seminars will require a bathroom in the studio where the talks take place.

The geothermal aspect requires water pipes running through the floor of each structure providing heating and cooling from the heat exchanger using the constant heat from ground water.

Seminars will be limited to 20 people, usually much less. Parking will be accommodated in the driveway area.

I am seeking the Dunkirk Township Board's approval for my plan. There has been substantial progress toward regenerative goals in all areas of the land. I am looking forward to providing more details on the plan, my background and answering any questions at the Dunkirk Town meeting on April 8th.

PROPOSED 0511-213-8030-0 SITE INFORMATION		PROPOSED 0511-213-8002-0 SITE INFORMATION	
PRO. HOUSE	6,151 SQFT	PRO. SOLAR ARRAY	2,448 SQFT
PRO. STUDIO	1,552 SQFT	TOTAL PRO. IMPERVIOUS	2,448 SQFT
PRO. GREENHOUSE	414 SQFT	TOTAL LOT AREA	1,119,492 SQFT
PRO. DRIVEWAY	10,536 SQFT	PERCENT PRO. IMPERVIOUS	0.22 %
PRO. WALLS AND STAIRS	530 SQFT		
PRO. PATIO	936 SQFT		
TOTAL PRO. IMPERVIOUS	20,119 SQFT		
TOTAL LOT AREA	132,599 SQFT		
PERCENT PRO. IMPERVIOUS	15.1 %		
PROPOSED 0511-213-8030-0 SHORELAND SITE INFORMATION		PROPOSED 0511-213-8002-0 SHORELAND SITE INFORMATION	
PRO. HOUSE	5,556 SQFT	PRO. SOLAR ARRAY	2,448 SQFT
PRO. STUDIO	515 SQFT	PRO. WET POND	SQFT
PRO. DRIVEWAY	4,119 SQFT		
PRO. WALLS AND STAIRS	530 SQFT		
PRO. PATIO	936 SQFT		
PRO. SHORELAND IMPERVIOUS	11,656 SQFT	PRO. SHORELAND IMPERVIOUS	2,448 SQFT
TOTAL SHORELAND AREA	93,719 SQFT	TOTAL SHORELAND AREA	1,093,956 SQFT
PERCENT SHORELAND IMPERVIOUS	12.4 %	PERCENT SHORELAND IMPERVIOUS	0.2 %



TIME SCHEDULE:

MARCH 16, 2026
INSTALL INITIAL EROSION CONTROL DEVICES FOR HOUSE, STUDIO, AND SOLAR ARRAY, AND MAINTAIN SEDIMENT TRAP.

MARCH 16, 2026 - SEPT. 15, 2028
CONSTRUCT HOUSE, STUDIO, GREENHOUSE, AND SOLAR ARRAY.

APRIL 15, 2026
BACKFILL FOUNDATION AROUND HOME.

MAY 16, 2026, MAY 19, 2027, & MAY 24, 2028
APPLY/MAINTAIN EROSION MAT, TARP, WOODCHIPS, OR ANNUAL COVER CROP WITH MULCH TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED (PER DNR TECH STANDARD 1058).

SEPTEMBER 10 - 15, 2028
RE-GRADE DRIVEWAY AND ADJACENT SIDE SLOPES.

AUGUST 24 - SEPTEMBER 15, 2028
CONSTRUCT DRY POND, WET POND, INFILTRATION BASIN, AND BIO-RETENTION BASIN PER DETAILS.

SEPTEMBER 15, 2028
RESTORE ALL PERVIOUS DISTURBED AREAS SEED AND EROSION MATTING.

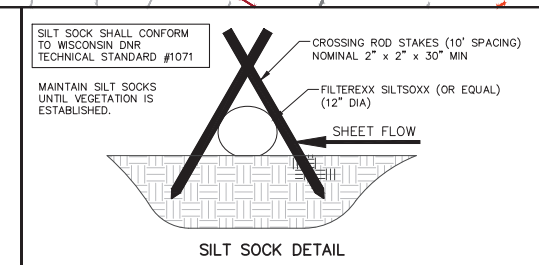
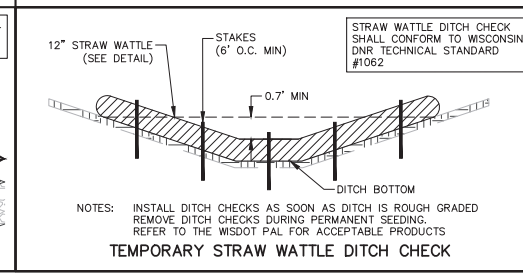
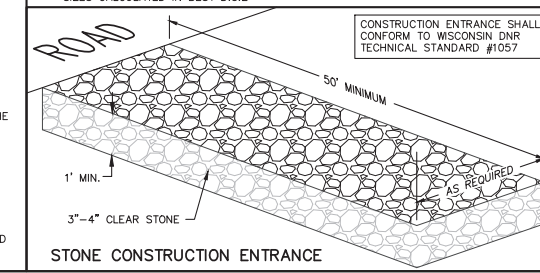
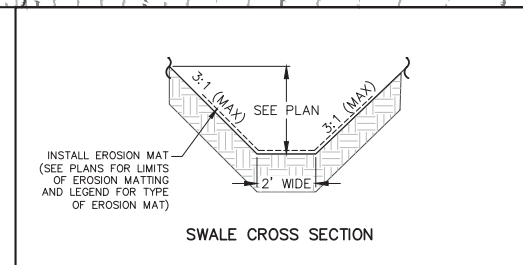
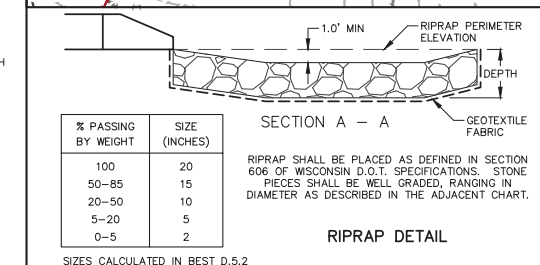
OCTOBER 16, 2026
THREE YEARS ORIGINAL EROSION CONTROL PERMIT (SE2023-0311) HAS BEEN ISSUED. APPLY FOR NEW EROSION CONTROL PERMIT.

RESTORATION NOTES:
RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH OR EROSION MAT. EROSION MAT LIMITS ARE SHOWN ON THE GRADING & EROSION CONTROL PLAN. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. THE BIO-RETENTION BASIN AND INFILTRATION BASIN SHALL BE RESTORED PER THE BIO-RETENTION BASIN AND INFILTRATION BASIN DETAILS. THE DRY POND AND SIDE SLOPES OF THE WET POND AND INFILTRATION BASIN SHALL BE RESTORED WITH WET PRAIRIE SEED MIX SUPPLIED BY AGRECOL OR EQUIVALENT. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE APPLIED IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

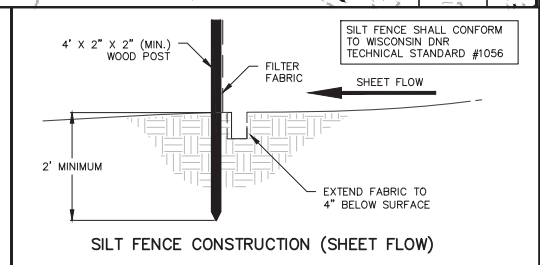
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8% FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 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 TWO (2) TONS PER ACRE. WET PRAIRIE SEED MIX SHALL BE APPLIED AT THE RATE OF EIGHT (8) POUNDS PER ACRE. WHEN SEEDING THE WET PRAIRIE SEED MIX WITH A CONVENTIONAL SPREADER, AN INERT CARRIER SUCH AS VERMICULITE, FINE GRADE PINE SHAVINGS, OR MORGANITE MAY BE INCORPORATED TO BULK UP THE SEED.

SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.



LEGEND FOR COMMON LINES:

- - - 834 - - - EXISTING MINOR CONTOUR
- - - 835 - - - EXISTING MAJOR CONTOUR
- - - - - 100-YEAR FLOODPLAIN
- - - - - PROPERTY LINE
- - - - - ROAD RIGHT-OF-WAY
- - - - - EXISTING FENCE
- - - - - EXISTING BURIED FIBER OPTIC LINE
- - - - - BURIED ELECTRIC LINE
- - - - - EXISTING OVERHEAD ELECTRIC LINE
- - - - - PROPOSED SILT FENCE/SOCK (SEE DETAIL)
- - - - - PROPOSED LIMITS OF DISTURBANCE
- - - - - UNIVERSAL SOIL LOSS SLOPE LINE



EXISTING UTILITY NOTES:
EXISTING UTILITIES SHOWN HEREON WERE REQUESTED THROUGH DIGGERS HOTLINE WITH TICKET #20232806492 AND WERE MARKED BY OTHERS. UNDERGROUND UTILITY MARKINGS WERE COLLECTED DURING THE TOPOGRAPHIC COLLECTION PERFORMED JULY 18, 2023.

PROPERTY BOUNDARY DISCLAIMER:
PROPERTY LINES SHOWN ARE BASED ON CSM 10888 BIRRENKOTT SURVEYING DATED OCTOBER 17, 2003 WHICH HAVE BEEN ROTATED TO FIT MONUMENTS FOUND DURING THE FIELD SURVEY.

PROPERTY BOUNDARY INFORMATION SHOWN DOES NOT REPRESENT A PROFESSIONAL PROPERTY BOUNDARY SURVEY MEETING CHAPTER A-E 7 OF WISCONSIN ADMINISTRATIVE CODE.

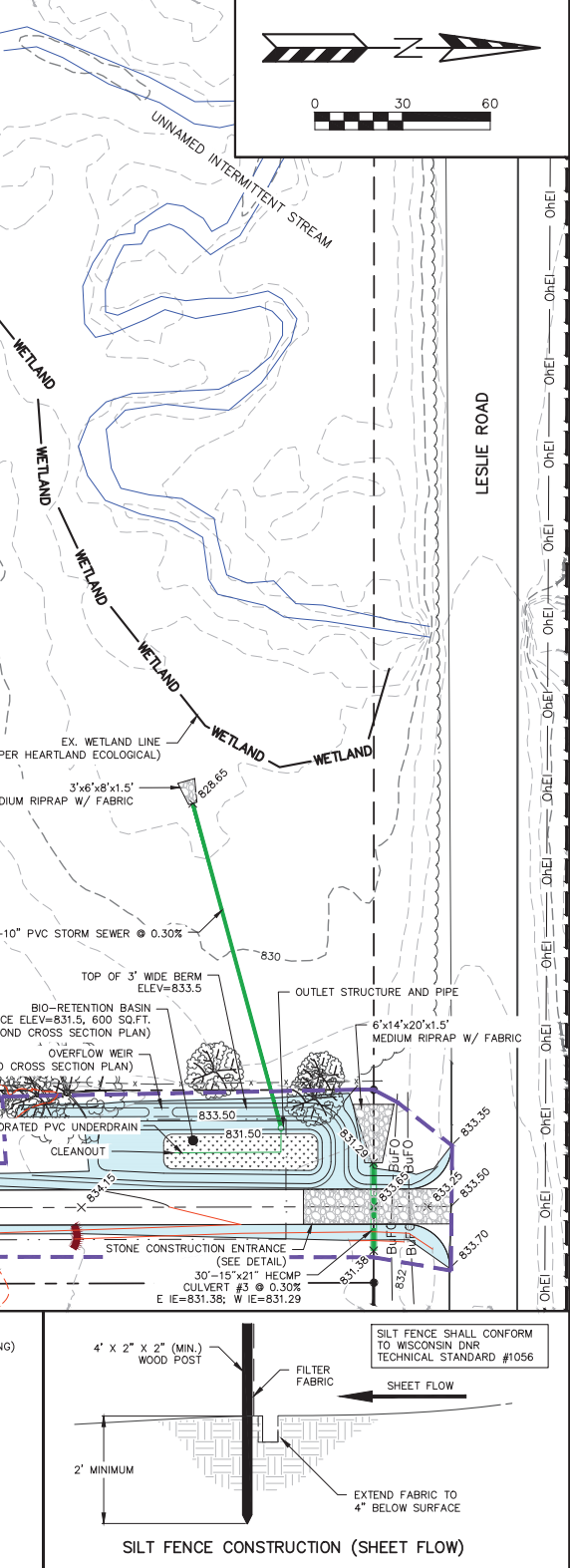
NO LIABILITY (EITHER EXPRESSED OR IMPLIED) FOR THE ACCURACY OF THE PROPERTY BOUNDARY DELINEATED HEREIN IS ASSUMED BY QUAM ENGINEERING, LLC.

TEMPORARY ROCK CHECK DAM DETAIL

ROCK CHECK DAM SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1062

EROSION CONTROL LEGEND

INSTALL WSDOT CLASS I TYPE B EROSION MAT



LOT 1 OF CSM 10888 - TOWN OF DUNKIRK
GRADING AND EROSION CONTROL PLAN
SHEET: C-2
DATED: NOVEMBER 11, 2025; REVISED: MARCH 5, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

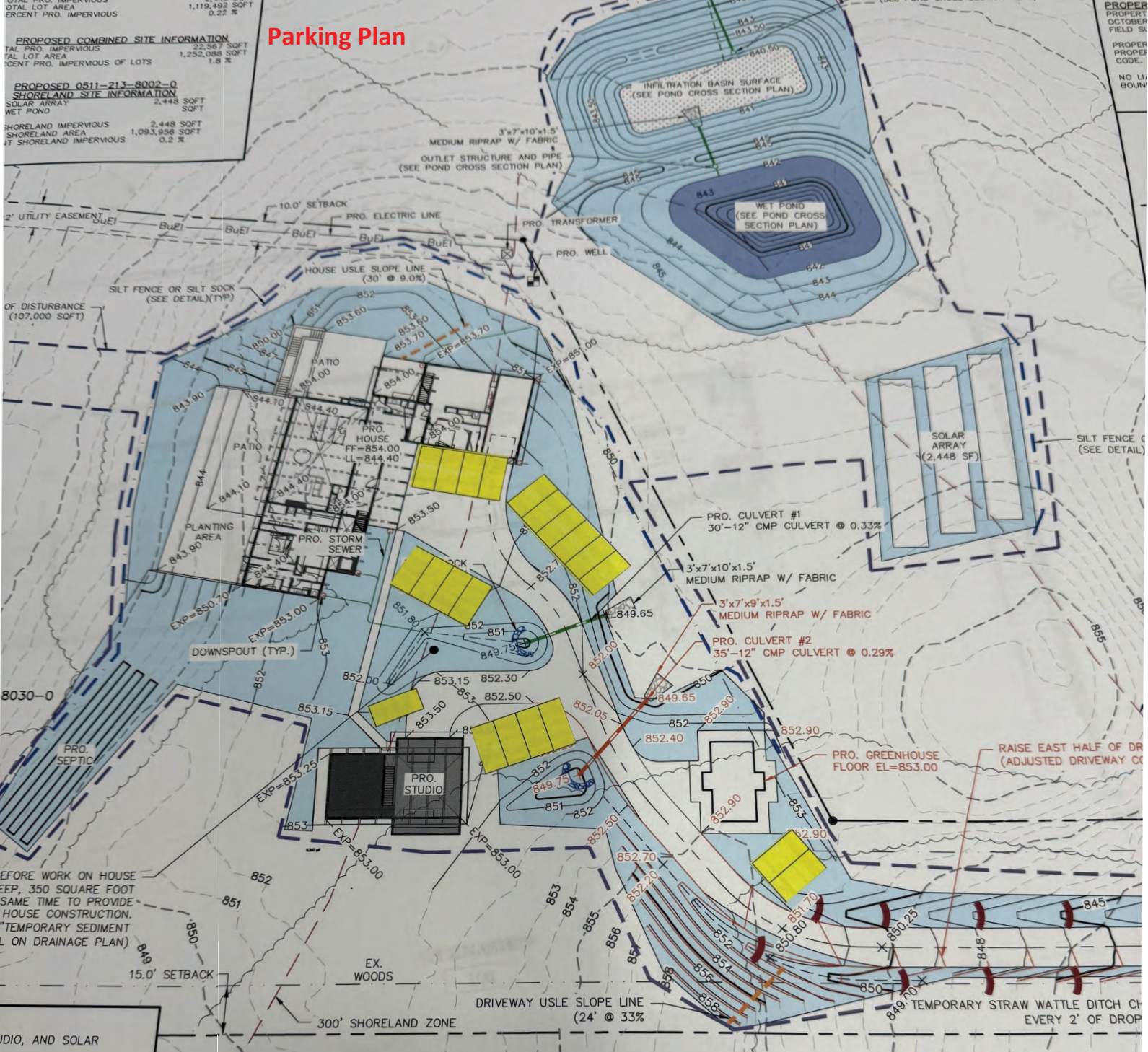
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Parking Plan

SOLAR ARRAY
 TOTAL PRO. IMPERVIOUS 2,448 SQFT
 TOTAL LOT AREA 1,119,492 SQFT
 PERCENT PRO. IMPERVIOUS 0.22 %

PROPOSED COMBINED SITE INFORMATION
 TOTAL PRO. IMPERVIOUS 22,587 SQFT
 TOTAL LOT AREA 1,252,088 SQFT
 PERCENT PRO. IMPERVIOUS OF LOTS 1.8 %

PROPOSED 0511-213-8002-0 SHORELAND SITE INFORMATION
 SOLAR ARRAY 2,448 SQFT
 WET POND 2,448 SQFT
 SHORELAND IMPERVIOUS 2,448 SQFT
 SHORELAND AREA 1,093,956 SQFT
 NET SHORELAND IMPERVIOUS 0.2 %



PRO. SEPTIC

BEFORE WORK ON HOUSE
 DEEP, 350 SQUARE FOOT
 SAME TIME TO PROVIDE
 HOUSE CONSTRUCTION.
 TEMPORARY SEDIMENT
 TRAP ON DRAINAGE PLAN)

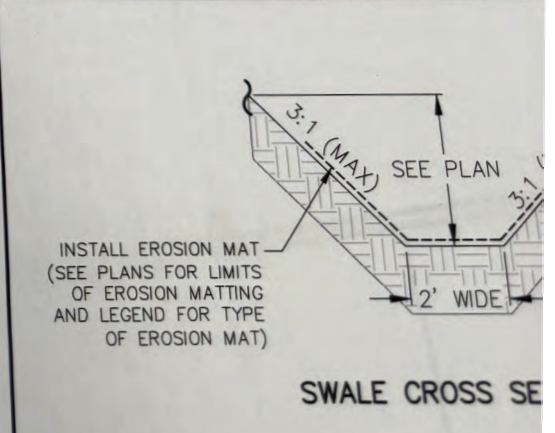
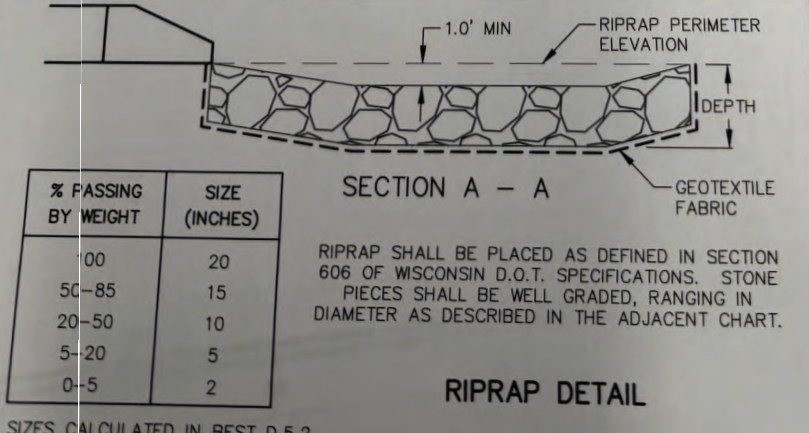
15.0' SETBACK

EX. WOODS

300' SHORELAND ZONE

ROAD

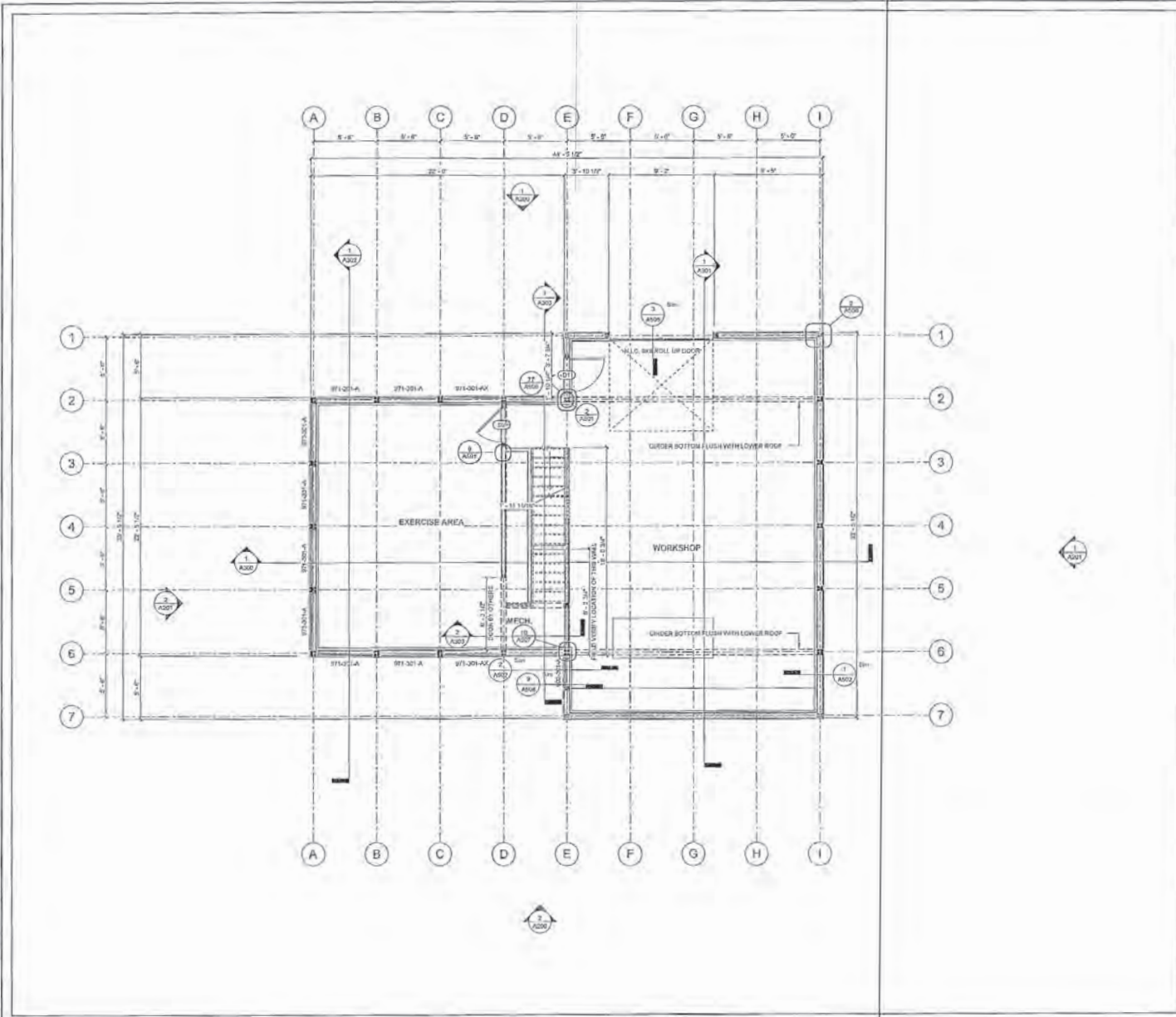
MULCH OR
 WILL OCCUR
 ALL BE
 ES OF THE
 OR
 BE IN
 BE ADDED



CONSTRUCTION ENTRANCE SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1057

12" STRAW WATTLE (SEE DETAIL)

STAKES (6' O.C. MIN)



FIRST FLOOR NOTES

- SCALE: 1/4" = 1'-0"
1. SEE SECOND FLOOR FRAMING PLAN FOR SECOND FLOOR BEAM AND WALL LOCATIONS.
 2. L.C.A. IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY MATERIALS CALLED OUT AS I.T.C. LEFT IN CONTRACT BY OTHERS.
 3. ALL ELECTRICAL, VENTING AND PLUMBING, PLUMBING FIXTURES, APPLIANCES, AND CABINETS SHALL BE I.C.C. AND ARE SHOWN FOR REFERENCE ONLY.
 4. REFER TO DOOR AND WINDOW INSTALLATION PAGES FOR DETAILS.
 5. EXTERIOR WALL LIVER IS 1/2" GYPSUM WALLBOARD (I.C.C.) TYPICAL. CEMENT BOARD SHALL BE USED BEHIND PLUMBING FIXTURES FROM FLOOR LEVEL TO 4' ABOVE FLOOR LEVEL THROUGHOUT TUB AND ENCLOSURE ENCLOSURE THE CODE APPROVED SINKER BOARD (I.C.C.).
 6. WINDOW ROOF LINER IS 5/8" GYPSUM WALLBOARD (I.C.C.) UNLESS NOTED OTHERWISE.
 7. CEILING BRICK BELOW SECOND FLOOR JOISTS IS 5/8" GYPSUM WALLBOARD (I.C.C.) UNLESS NOTED OTHERWISE.
 8. DO NOT BRICK UNDER FLOOR JOISTS - BRIMS.
 9. CLOSET BRICKWORK AND ROOF ARE BY OTHERS.
 10. AT CONTRACTOR'S OPTION, BRIMS BRIMS TO ALLOW CLEARANCE FOR PRE-FORMED COUNTERTOP SLAB ASSEMBLY.
 11. LINDAL CEDAR HOMES INC. DOES NOT RECOMMEND THE USE OF ANY FORM OF INSULATION IN CONDITIONED LIVING SPACES. HOMEOWNERS ARE ADVISED THAT SAT PROTECTS MOULD GROWTH, CONDENSATION AND OTHER MOISTURE RELATED PROBLEMS.
 12. RECESSED CROWN LIGHTING IS NOT TO BE INSTALLED IN ANY INSULATED CATHEDRAL CEILING. THE USE OF RECESSED CROWN LIGHTING REDUCES THE ROOF'S ABILITY TO PERFORM PROPERLY BY INTRODUCING A HEAT SOURCE DIRECTLY INTO THE ROOF CAVITY.
 13. WHEN PLANS ARE ON 1/2" X 1/8" SHEET, REDUCE SCALE BY HALF FOR PROPER DIMENSIONS.



**Lindal
HOMES**

2025 COPYRIGHT
LINDAL CEDAR HOMES

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PROJECT NUMBER

LINDAL DEALER
SHAW CUSTOM HOMES LLC

CLIENT
ELARE A. HOODSON 2007 DEC OF TRUST

PROJECT ADDRESS
LESLIE ROAD
STOUGHTON, WI 53586



NO.	DESCRIPTION	DATE	BY
1	ISSUANCE	11/11/2025	...

ISSUANCES

WARRANTY NUMBER
42508

2025



ISSUES
CUSTOM ELEMENT

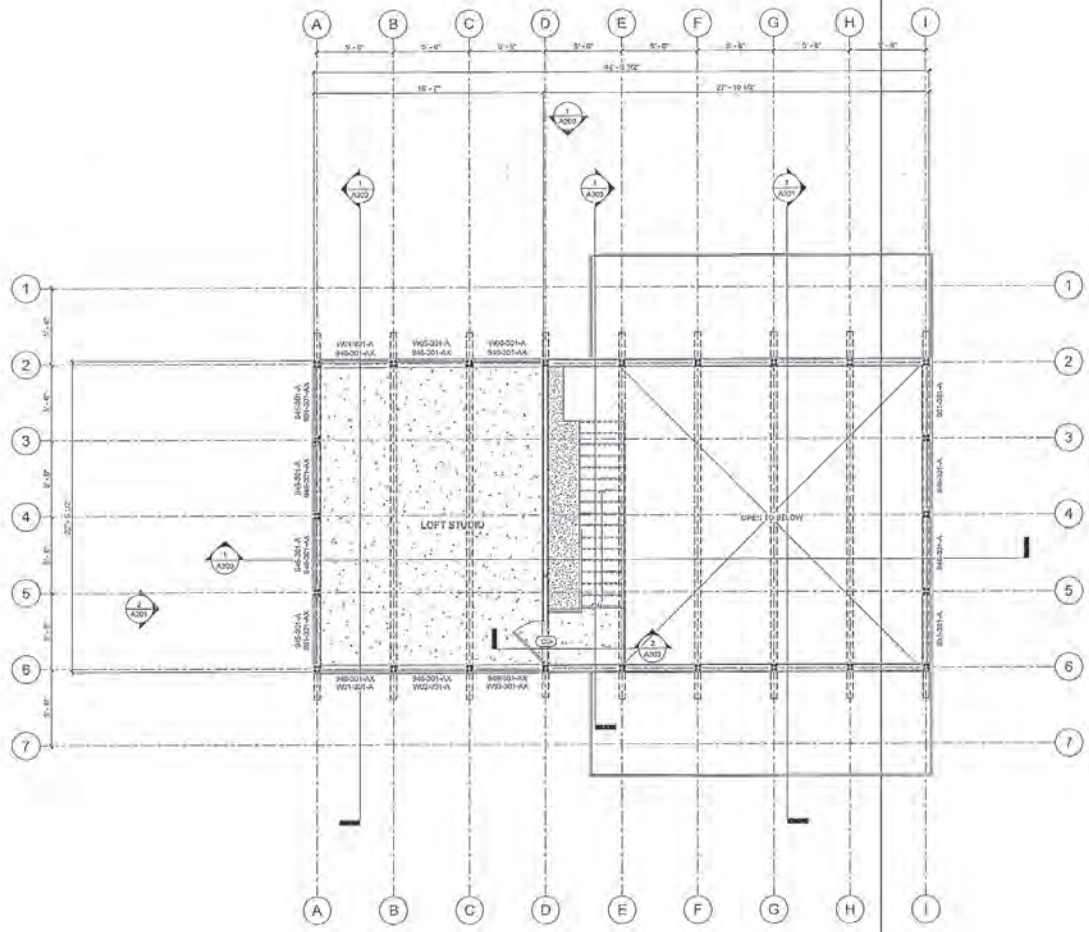
FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

A102

1 1ST FLOOR PLAN
A102
1/4" = 1'-0"

LINDAL HOMES INC. UNPUBLISHED. 10/2014



1 A101 02 - SECOND FLOOR PLAN
1/4" = 1'-0"

SECOND FLOOR NOTES

- SCALE: 1/4" = 1'-0"
- SEE ROOF FRAMING PLAN FOR BEAM, GIRDER AND JOIST SIZES.
 - L.C.H. IS NOT RESPONSIBLE FOR ANY DESIGN OR MATERIALS CALLED OUT AS N.L.C. (NOT BY CONTRACT) BY OTHERS.
 - ALL ELECTRICAL, HEATING AND COOLING, PLUMBING FIXTURES, APPLIANCES AND CABLES ARE E.L.C. AND ARE SHOWN FOR REFERENCE ONLY.
 - REFER TO COOR. AND WINDOW INSTALLATION PAGES FOR DETAILS. INTERIOR WALL LINING IS 1/2" GYPSUM WALLBOARD (A.C.C.), TYPICAL EXCEPT BATH (A.C.C.) IS USED BEHIND PLUMBING FIXTURES FROM FLOOR LEVEL TO 4' ABOVE FLOOR LEVEL, THROUGHOUT THE 4' TOWER ENCLOSURES USE CODE APPROVED MEDIUM DENSITY (M.D.F.).
 - INTERIOR ROOF LINING IS 1/2" GYPSUM WALLBOARD (A.C.C.) UNLESS NOTED OTHERWISE.
 - DO NOT DRILL HOLES THROUGH POSTS IN BEAMS.
 - CLOSET SHELVING AND RODS ARE BY OTHERS.
 - AT CONTRACTORS DISCRETION, PAUSE WINDOWS TO ALLOW CLEARANCE FOR PRE-FORMED COUNTERTOP/BACKSPLASH ASSEMBLY.
 - LINDAL CUSTOM HOMES INC. DOES NOT RECOMMEND THE USE OF ANY FORM OF HONEYBEE OR BEEHIVE IN UNFINISHED SPACES. HONEYBEES AND BEEHIVES THAT MAY PROMOTE MOLD GROWTH, CONDENSATION AND OTHER STRUCTURE RELATED PROBLEMS.
 - NECESSARY CANNISTER LIGHTING IS NOT TO BE INSTALLED IN ANY UNFINISHED CRAWLER SPACE. THE USE OF NECESSARY CANNISTER LIGHTING REDUCES THE ROOF'S ABILITY TO PERFORM PROPERLY BY INTRODUCING A HEAT SOURCE DIRECTLY INTO THE ROOF cavity.
 - IF PLAN ARE ON 1/2" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSION.



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PROJECT NORTH

LINDAL DEALER
SHAW CUSTOM HOMES LLC

CLIENT
ELAINE A. RODGSON 2007 DEC OF TRUST

PROJECT ADDRESS
LESLIE ROAD
STOUGHTON, WI 53599



NO.	DESCRIPTION	DATE	BY
1	ISSUANCE	10/24/14	10/24/14
2	ISSUANCE	10/24/14	10/24/14
3	ISSUANCE	10/24/14	10/24/14

ISSUANCES

WARRANTY NUMBER

42508

MODEL

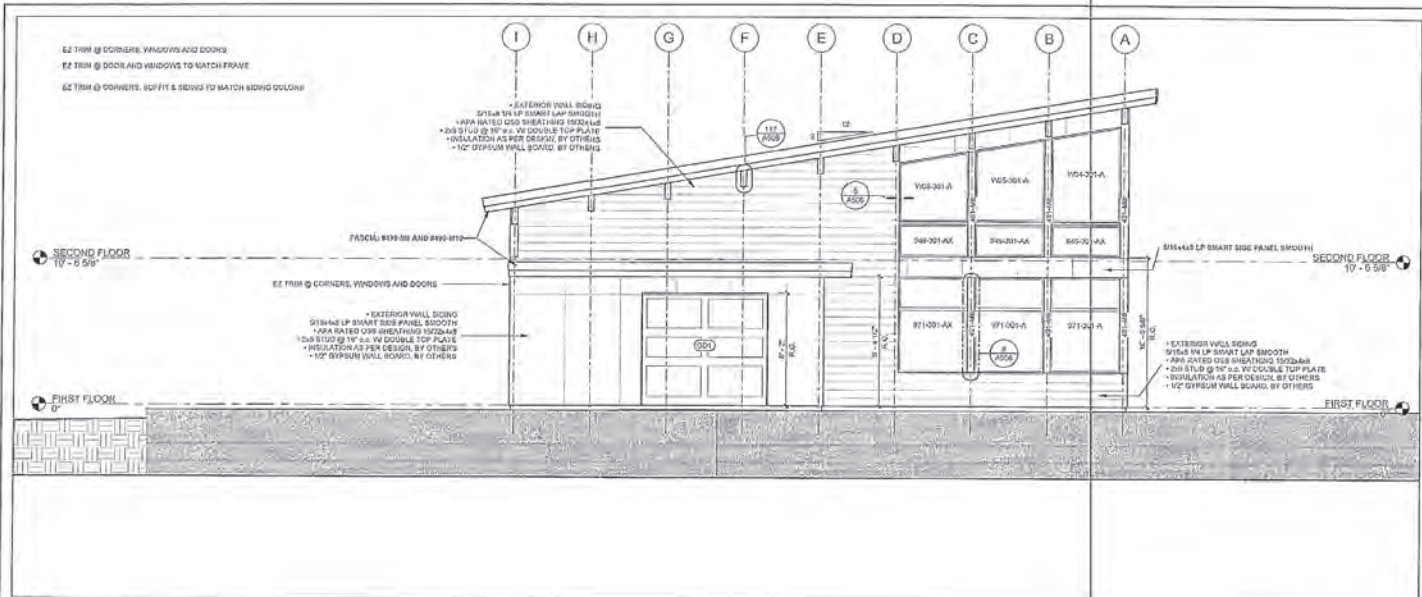


MODEL
CUSTOM ELEMENT

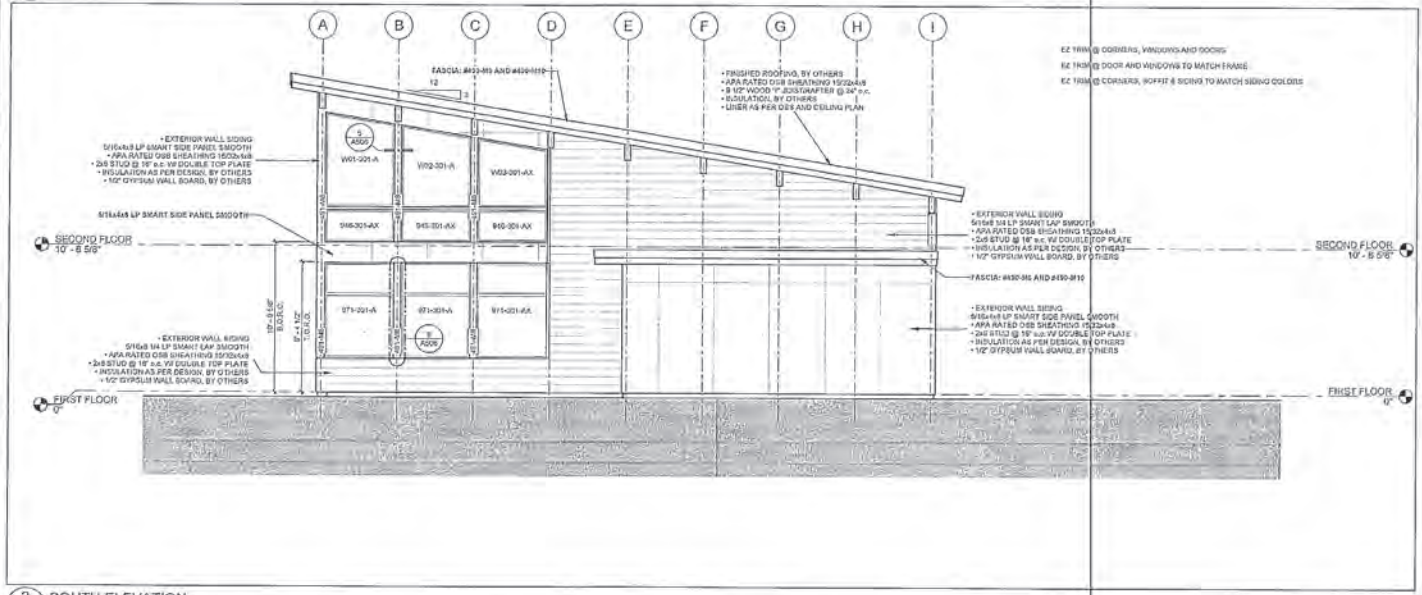
SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

A103



1 NORTH ELEVATION
A200 1/4" = 1'-0"



2 SOUTH ELEVATION
A200 1/4" = 1'-0"

ELEVATION NOTES

- SCALE 1/4" = 1'-0"
1. CALCULATE JOISTS SUBJECT TO AIR/WATER INFILTRATION SUCH AS BEARING DOORS, WINDOWS, AND ROOF PENETRATIONS THROUGH EXTERIOR WALLS OF BUILDING.
 2. ROOFING IS BY OTHERS.
 3. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND/OR THE EXTERIOR FINISH OR ROOF SURFACE IS 1/2" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW HITEER.
 4. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE POSITION OF CUSTOMER SUPPLIED STORM DOORS TO ADJUST WITH PREVENTING AIR AND WATER INFILTRATION.
 5. EXPOSED BULKHEAD BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
 6. GRADE MUST ALLOW ADEQUATE DRAINAGE.
 7. CONTRACTOR TO VERIFY GRADE LOCATION.
 8. WHEREVER POSSIBLE, LOCAL CLEARANCES (I.E. RECORDS) THE USE OF CUTTER AND DOWNSPUT SYSTEMS. THE DOWNSPUTS SHOULD BE AT A MINIMUM OF 9'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
 9. WHEN PLANS ARE ON 1/4" SHEETS, REDUCE SCALE BY HALF FOR FINISH CONSTRUCTION.

NOTE:
COLORS & PATTERNS ASSOCIATED WITH FINISH MATERIAL MUST BE COORDINATED WITH THE CLIENT AND APPROVED BY THE CLIENT AND/OR DEALER.

FLOOR: FINISH MARK TYPE AS PER LEGEND AND SCHEDULE. DENOTES ONLY EXTERIOR MATERIAL FINISH.

MATERIAL FINISH LEGEND:

FLOOR	DOOR TRIM	F-001	WOOD
F-002	WINDOW TRIM	F-003	FASCIA
F-004	EXT. WALL TRIM	F-005	SOFFIT

MATERIAL FINISH		
RANK	FINISH	COMMENTS
F-001	DOOR TRIM	WOOD
F-002	WINDOW TRIM	FASCIA
F-003	EXT. WALL TRIM	WOOD
F-004	SOFFIT	WOOD



2014 COPYRIGHT
LINDAL CEDAR HOMES

LINDAL DEALER

SHAW CUSTOM HOMES LLC

CLIENT

ELAINE A. HODGSON 2007 DEC DEC
TRUST

PROJECT ADDRESS

LESLIE ROAD
STOUGHTON, WI 53889



DATE	BY	DESCRIPTION

ISSUANCES

WARDEN/TITLE NUMBER

42508

DATE

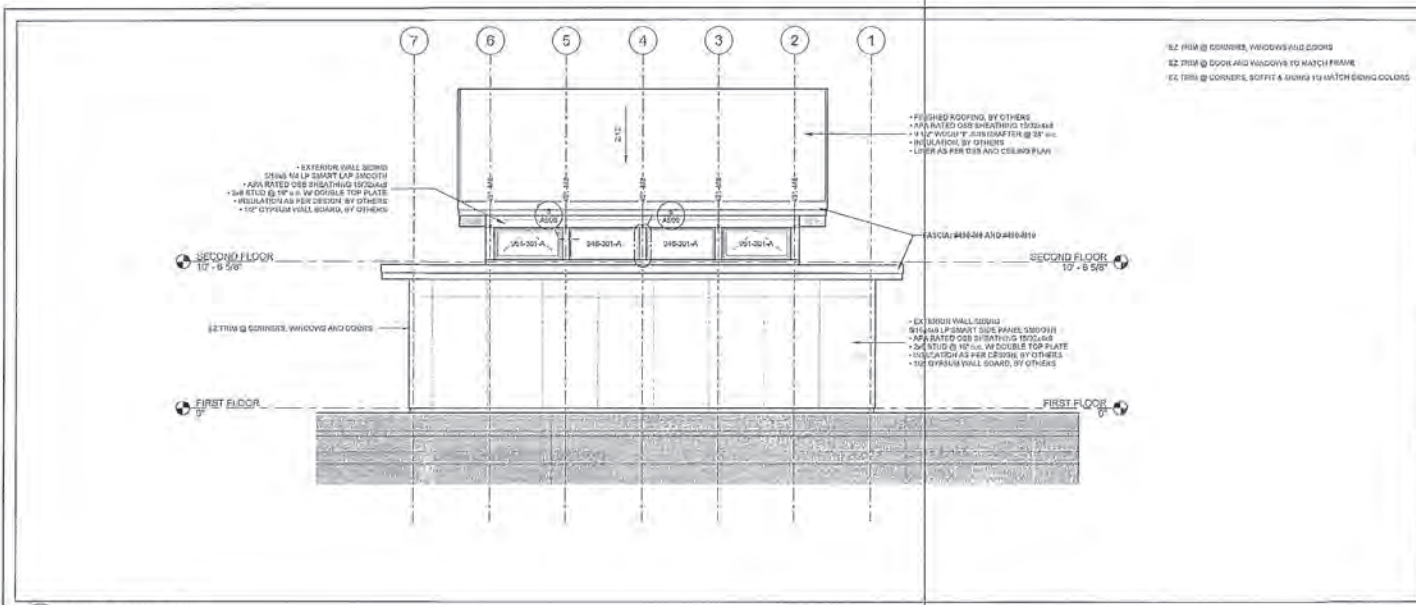


MODEL
CUSTOM ELEMENT

NORTH & SOUTH ELEVATIONS

Scale: As indicated

A200

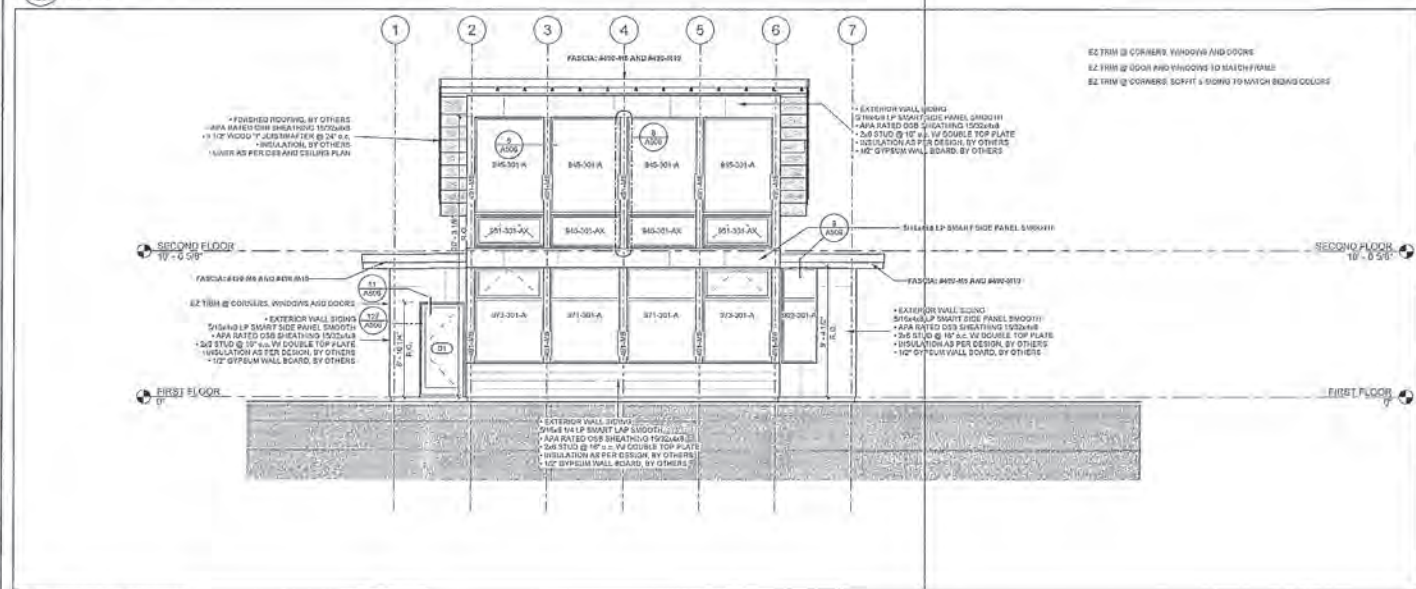


E2 TRIM @ CORNERS, WINDOWS AND DOORS
 E2 TRIM @ DOOR AND WINDOWS TO MATCH FRAME
 E2 TRIM @ CORNERS, SOFFIT & SIDING TO MATCH SIDING COLORS

• FINISHED ROOFING, BY OTHERS
 • APA RATED OSB SHEATHING 1/2"X8"X8"
 • 1/2" INSUL @ 12" o.c. W/ DOUBLE TOP PLATE
 • INSULATION AS PER DESIGN, BY OTHERS
 • LINER AS PER CEILING COLORS PLAN

• EXTERIOR WALL BOARD
 • STAINLESS LP SMART SIDE PANEL SMOOTH
 • APA RATED OSB SHEATHING 1/2"X8"X8"
 • 3/4" STUD @ 16" o.c. W/ DOUBLE TOP PLATE
 • INSULATION AS PER DESIGN, BY OTHERS
 • 1/2" OSB WALL BOARD, BY OTHERS

1 EAST ELEVATION
 A201 1/4" = 1'-0"



E2 TRIM @ CORNERS, WINDOWS AND DOORS
 E2 TRIM @ DOOR AND WINDOWS TO MATCH FRAME
 E2 TRIM @ CORNERS, SOFFIT & SIDING TO MATCH SIDING COLORS

• EXTERIOR WALL BOARD
 • STAINLESS LP SMART SIDE PANEL SMOOTH
 • APA RATED OSB SHEATHING 1/2"X8"X8"
 • 3/4" STUD @ 16" o.c. W/ DOUBLE TOP PLATE
 • INSULATION AS PER DESIGN, BY OTHERS
 • 1/2" OSB WALL BOARD, BY OTHERS

• EXTERIOR WALL BOARD
 • STAINLESS LP SMART SIDE PANEL SMOOTH
 • APA RATED OSB SHEATHING 1/2"X8"X8"
 • 3/4" STUD @ 16" o.c. W/ DOUBLE TOP PLATE
 • INSULATION AS PER DESIGN, BY OTHERS
 • 1/2" OSB WALL BOARD, BY OTHERS

2 WEST ELEVATION
 A201 1/4" = 1'-0"

ELEVATION NOTES

- SCALE: 1/4" = 1'-0"
1. CALL ALL JOINTS SUBJECT TO AIR AND WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PENETRATING THROUGH EXTERIOR WALLS OF BUILDING.
 2. EXTERIOR SIDING SHALL BE:
 - 1" TO RANDOM LENGTH ROUGH CEDAR, USE 20 SCAFF JOINTS and FACE NAIL PER EXTERIOR WALL DETAILS
 - 3/8" x 4" BEVEL BREAKAWAY FACE TIGHT-KNOT CEDAR, FACE NAIL PER EXTERIOR WALL DETAILS
 - 1/2" x 4" BEVEL BREAKAWAY FACE TIGHT-KNOT CEDAR, FACE NAIL PER EXTERIOR WALL DETAILS
 - EXTERIOR SIDING SHALL BE 5/8" x 14" FIBER CEMENT HORIZONTAL LAP, 1/8" HD NAIL PER EXTERIOR WALL DETAILS
 3. WINDOWS BY OTHERS
 4. ALL OPENING TO EXIST WHERE THE BILL IS WITHIN 12" OF THE FLOOR AND ADD THE EXTERIOR VALUING OR ROOF SURFACE TO 12" OR MORE BELOW THE WINDOW WALL REQUIRE A 4" MANGUM WINDOW LITER
 5. SYNCHRO EXTERIOR JOISTS IN EXPOSED LOCATIONS MAY BECOME THE ACCESSION OF CUSTOMER SUPPLYED TRIM DOORS TO ASSESS WITH MATCHING AIR AND WATER INFILTRATION
 6. EXPOSED ULLULAM BEAMS ARE TO BE CAPPED WITH FACED MATERIAL, SEE ROOF CEILING FOR INFORMATION
 7. SLOPE MUST SLOPE AWAY FROM BUILDING
 8. CONTRACTOR TO VERIFY GRADE LOCATION
 9. WHEREVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF CUTTER AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD BE A MINIMUM OF 10' AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
 10. WHEN PLANS ARE 1/4" x 1/4" SCALES, REDUCE SCALE BY HALF FOR PROPER DIMENSION
- NOTE:
 COLORS & PATTERNS ASSOCIATED WITH FINISH MATERIAL MUST BE COORDINATED WITH OWNER AND A BUSINESS COLOR APPROVED FORM SIGNED AND APPROVED BY THE CLIENT AND OR DEALER.
- 7-X06-A FINISH MARK TYPE AS PER LEGEND AND SCHEDULE. INDICATES ONLY EXTERIOR MATERIAL FINISH.

MATERIAL FINISH LEGEND:

- F-DRT # DOOR TRIM F-SDS # SIDING
 F-WND # WINDOW TRIM F-FAS # FACIA
 F-VNL # EXT. WALL TRIM F-SOFF # SOFFIT

MATERIAL FINISH		
MARK	FINISH	COMMENTS
F-DRT 1	DOOR TRIM FINISH AS PER DSS	
F-SDS 1	FACED FINISH AS PER DSS	
F-WND 1	WINDOW FINISH AS PER DSS	
F-SOFF 1	SOFFIT FINISH AS PER DSS	
F-VNL 1	WALL TRIM FINISH AS PER DSS	
F-WND 1	WINDOW TRIM FINISH AS PER DSS	

Lindal HOMES

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 LINDAL CEDAR HOMES

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LINDAL DEALER
 SHAW CUSTOM HOMES LLC

CLIENT
 ELAINE A. HODGSON 2007 DEC OF TRUST

PROJECT ADDRESS
 LESLIE ROAD
 STOUGHTON, WI 53589

SCOTT A. SCOTT ARCHITECT
 1000 W. WISCONSIN ST.
 SUITE 100
 MADISON, WI 53703
 (608) 261-1111

NO.	REVISION	DATE	BY
1	ISSUANCE	10/15/14	AS

ISSUANCE:

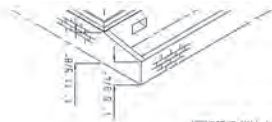
WARRANTY NUMBER
 42508

ISSUES

LINDAL
 CUSTOM ELEMENT

EAST & WEST ELEVATIONS
 Scale: As Indicated

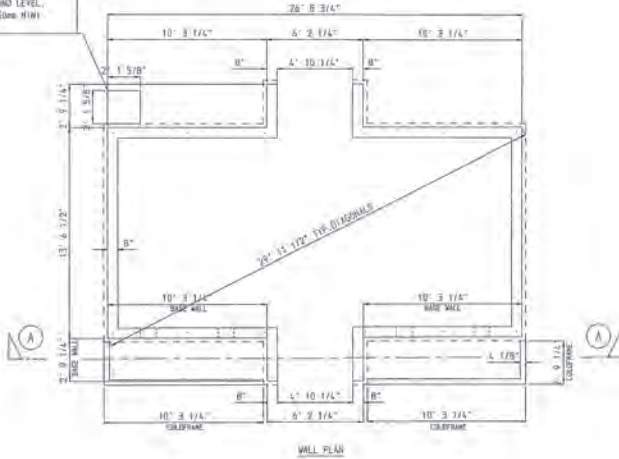
A201



ISOMETRIC WALL LAYOUT

IMPORTANT NOTE:
IF THE 6\"/>

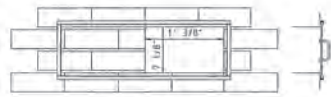
201 AS THE THRESHOLD LEVEL.
AT, SMOOTH AND LEVEL,
NO FINISHES (150mm MIN)
STABILITY.



WALL PLAN



SCALE 1:30



VENT SLIDE DETAIL

SCALE 1:10

This is to be half stretcher bond with no cavity.
6\"/>

Just above mortar above and below (effectively
against the brickwork.

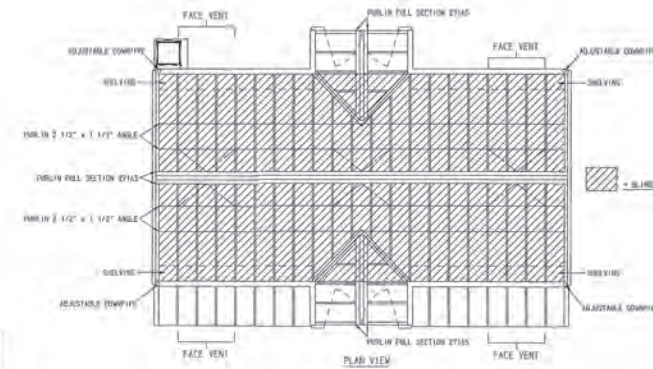
1 to suit local ground conditions,
stability.

GENERAL NOTES:
STRUCTURE BUILT IN ALUMINIUM ALLOY
POLYESTER POWDER COATED SATIN DARK BRONZE RAL 8002
ROOF VENTS OPERATED BY HYDRAULIC/VEHICLE AUTOVENTS
VERTICAL FACE VENTS OPERATED BY MANUAL SWING MECHANISMS
GLAZED IN TOUGHENED SAFETY GLASS
ALUMINIUM SWING DOOR COMPLETE WITH LOCKS & AGED BRONZE FINISH
GUTTER ALUMINIUM GUTTERS
SHELVING AS DETAILED
COLDFRAMES AS DETAILED
BLINDS AS DETAILED

CAD ALUMINIUM WALL FINISHES FITTED TO RIDGE
4x COLDFRAME VENT SLIDES AS DETAILED
5x LARGE WATERBUTT
M22 STRENGTHENING STANCHIONS WITH SLATTED TOP AND LOW SHELF AS DETAILED
3x PORTING SHOE
ROOF COVERS
30x 10\"/>

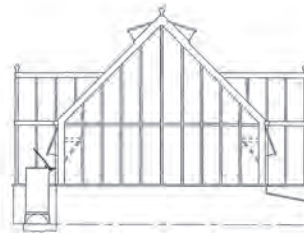


REAR ELEVATION

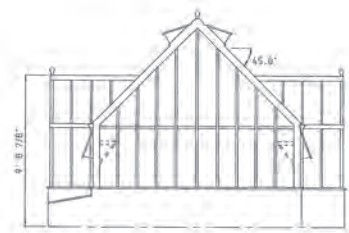


PLAN VIEW

PLEASE NOTE: A CLEARANCE OF 24\"/>

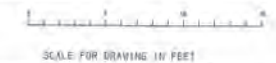


FRONT ELEVATION



END ELEVATION

THRESHOLD AND INTERIOR PATH LEVEL WHICH SHOULD BE SLIGHTLY ABOVE NORMAL GROUND LEVEL.
THE THRESHOLD LEVEL IS THE LEVEL AT WHICH THE DOOR WILL OPERATE WITH NORMAL CLEARANCE
THIS SHOULD BE THE FINISHED FLOOR LEVEL INSIDE THE GLASSHOUSE.
VALTER TO BE 2\"/>



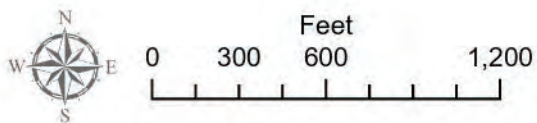
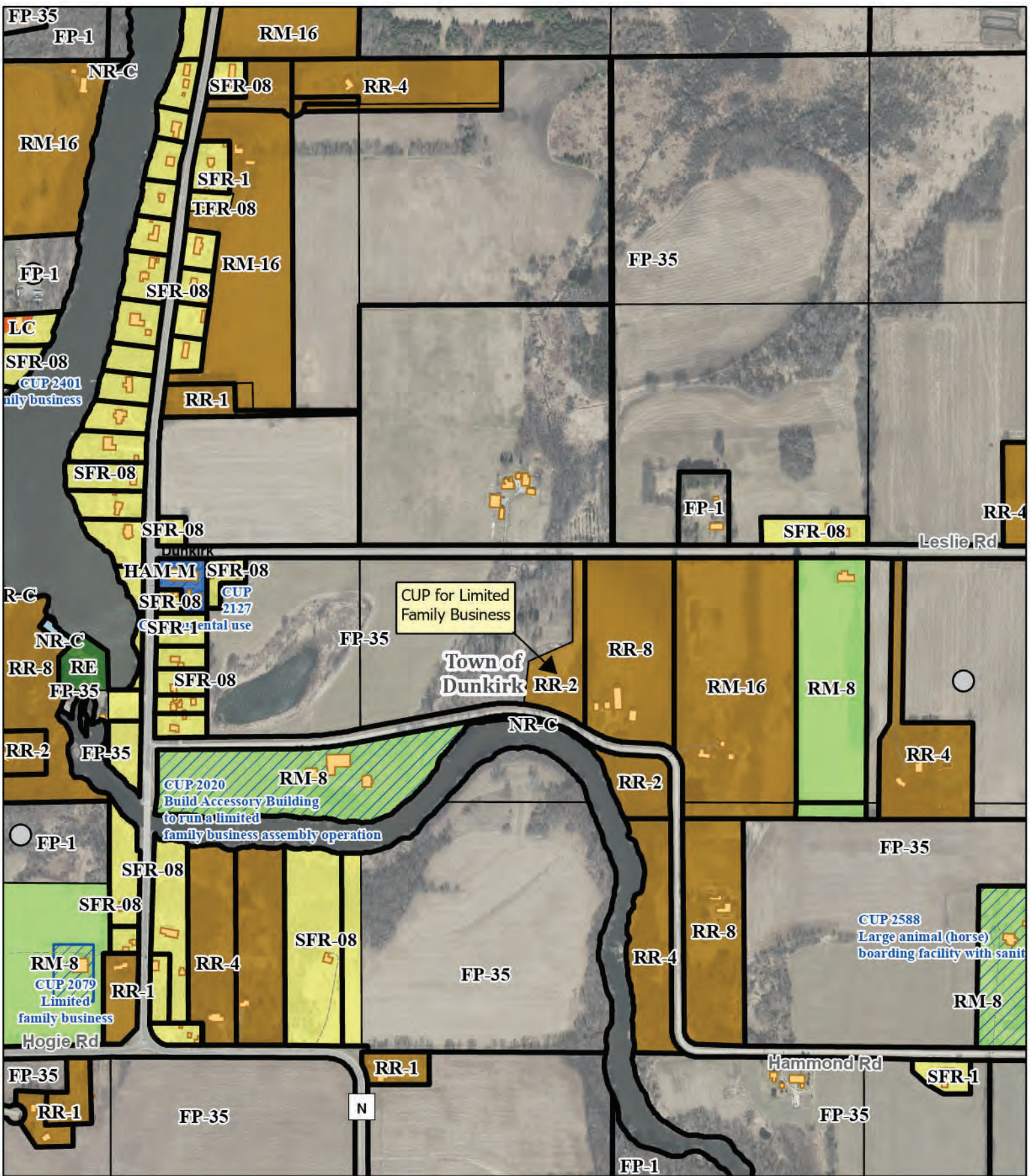
SCALE FOR DRAWING IN FEET

DESCRIPTION:

GENERAL ARRANGEMENT DRAWING
THE VICTORIAN MANDIR GLASSHOUSE

CLIENT: ELAINE HODGSON
2525 LESLIE ROAD
STOUGHTON
VI
BRVLS

3rd ANGLE
PROJECT



2525 LESLIE ROAD

Neighborhood Zoning Map

CUP 2711**Legal Description**

Lot 1 Certified Survey Map No. 10888, recorded in Volume 65, page 100-101 of Dane County Certified Survey Maps, Document No. 3830716, located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 21, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin.