

4621 Dutch Mill Rd & 4701 Ellestad Dr

Contract: 9556, Project: 15374

Entity: 4621 LLC



The Developer, 4621 LLC, has been conditionally approved for a one-lot certified map at 4621 Dutch Mill Road and 4701 Ellestad Drive. The proposed project also includes the demolition of an existing residence currently located at 4701 Ellestad Drive and the construction of a 4,425 square foot building addition for an existing concrete equipment sale and rental business, and an additional display area which the Urban Design Commission provided conditional approval on March 27, 2024

Developer Agreement Work Includes:

- One-lot Certified Survey Map (CSM)
- Construction of public sidewalk along Dutch Mill Road and Ellestad Drive
- Maintain or replace existing concrete bus boarding pad at existing stop on the south side of Dutch Mill Road west of Ellestad Drive.
- Removal and replacement of curb and gutter at abandoned driveway entrance on Ellestad Drive
- Connection of private storm sewer lateral to public storm structure on Dutch Mill Road
- Tree protection for all trees in the public right of way.

**DANE COUNTY
CERTIFIED SURVEY MAP #**

Doc. No. _____

Vol. Page

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

**Bearings are referenced to the South line
of the SW 1/4 of Section 22, which
bears N88°30'05" E on the Dane County
Coordinate System - NAD 83 (2007).**

Owner/Subdivider:
4701 LLC and 4621 LLC
12770 W. Silver Spring Drive
Butler, WI 53007

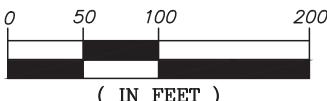
See Sheet 2 for
Easements,
Buildings & Surface
Details

LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
- Found 1-1/4" Iron Pipe
- Found 5/8" Rebar
- Found "PK" Nail
- Set 3/4" by 24" Iron Rebar
- Weighing 1.5 lbs./ft.
- (110.50') Record Data (if different)

- — — — Boundary Lines per this Survey
- — — — Lot/Survey Line of Record
- — — — Existing R/W Line
- — — — Section Line
- — — — Existing Deed Line

GRAPHIC SCALE



- (A) Also a fd. 3/4" rebar lies S57°47'25"E, 0.53' from corner
- (B) Also a fd. 1-1/4" rebar lies S05°30'53"E, 0.45' from corner
- (C) Position of fd. 1" iron pipe reestablished per POS 2001-1010

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD – SUITE A McFARLAND, WI 53558

08-838-7750 www.quamengineering.com

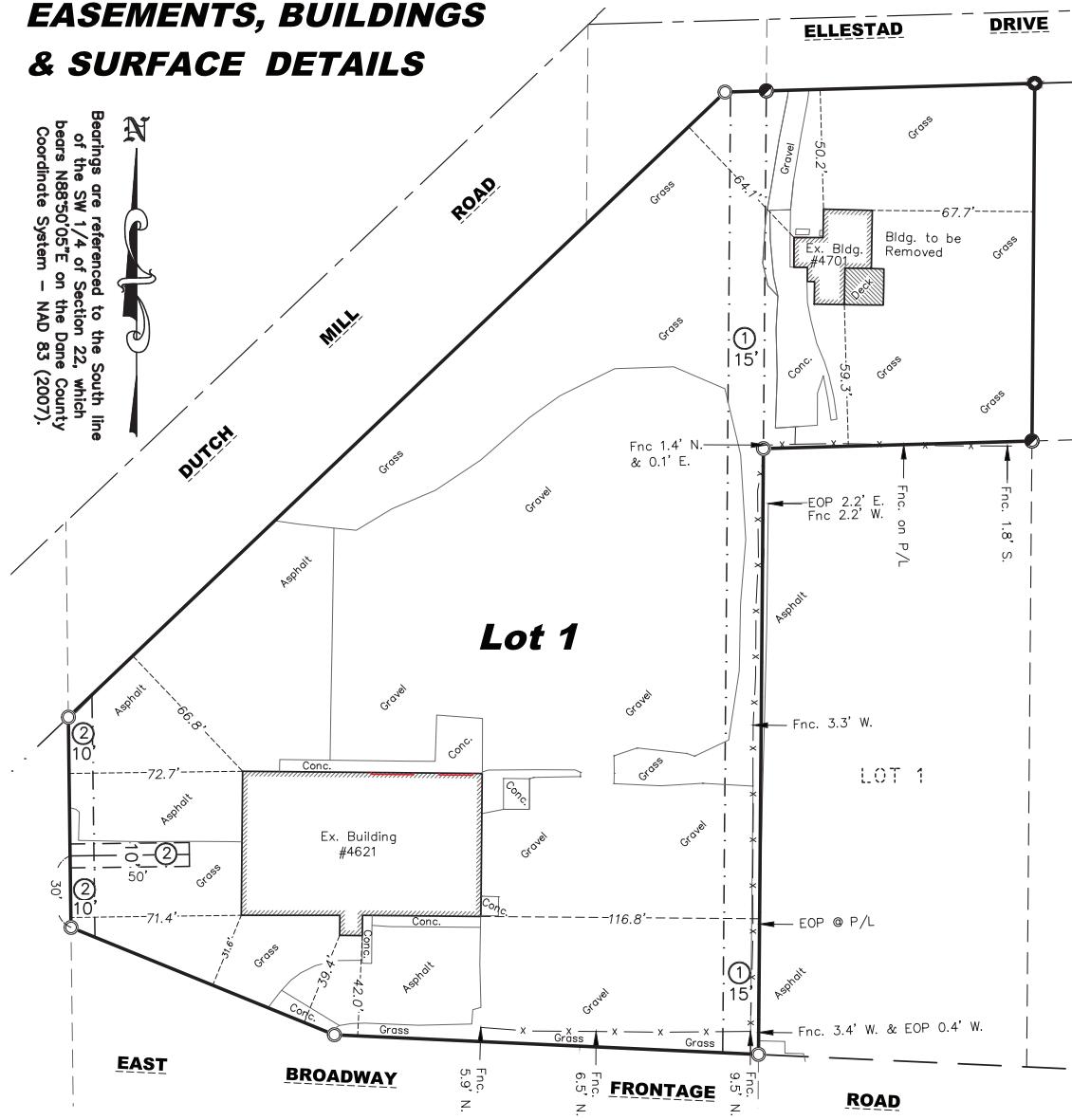
SHEET 1 OF 7

DANE COUNTY CERTIFIED SURVEY MAP

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

EASEMENTS, BUILDINGS & SURFACE DETAILS

Bearings are referenced to the South line of the SW 1/4 of Section 22, which bears N88°50'05"E on the Dane County Coordinate System - NAD 83 (2007).



LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
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- Weighing 1.5 lbs./ft.
- Record Data (if different)
- Boundary Lines per this Survey
- Lot/Survey Line of Record
- Existing R/W Line
- Section Line
- Existing Deed Line
- Existing Easement Line
- Existing Fence Line

(110.50')

SHEET 2 OF 7



EASEMENT NOTES:

① 15' City of Madison Sewer Easement per Doc. 1070037.

② 10' MG&E Electric Easements per Doc. 1799684.

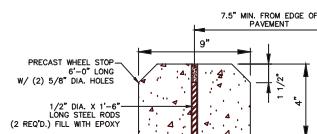
C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Proposed Site Plan - public sidewalk along Dutch Mill Road and Ellestad Drive adjacent to project frontage and curb and gutter replacement on Ellestad Drive

NOTE: THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



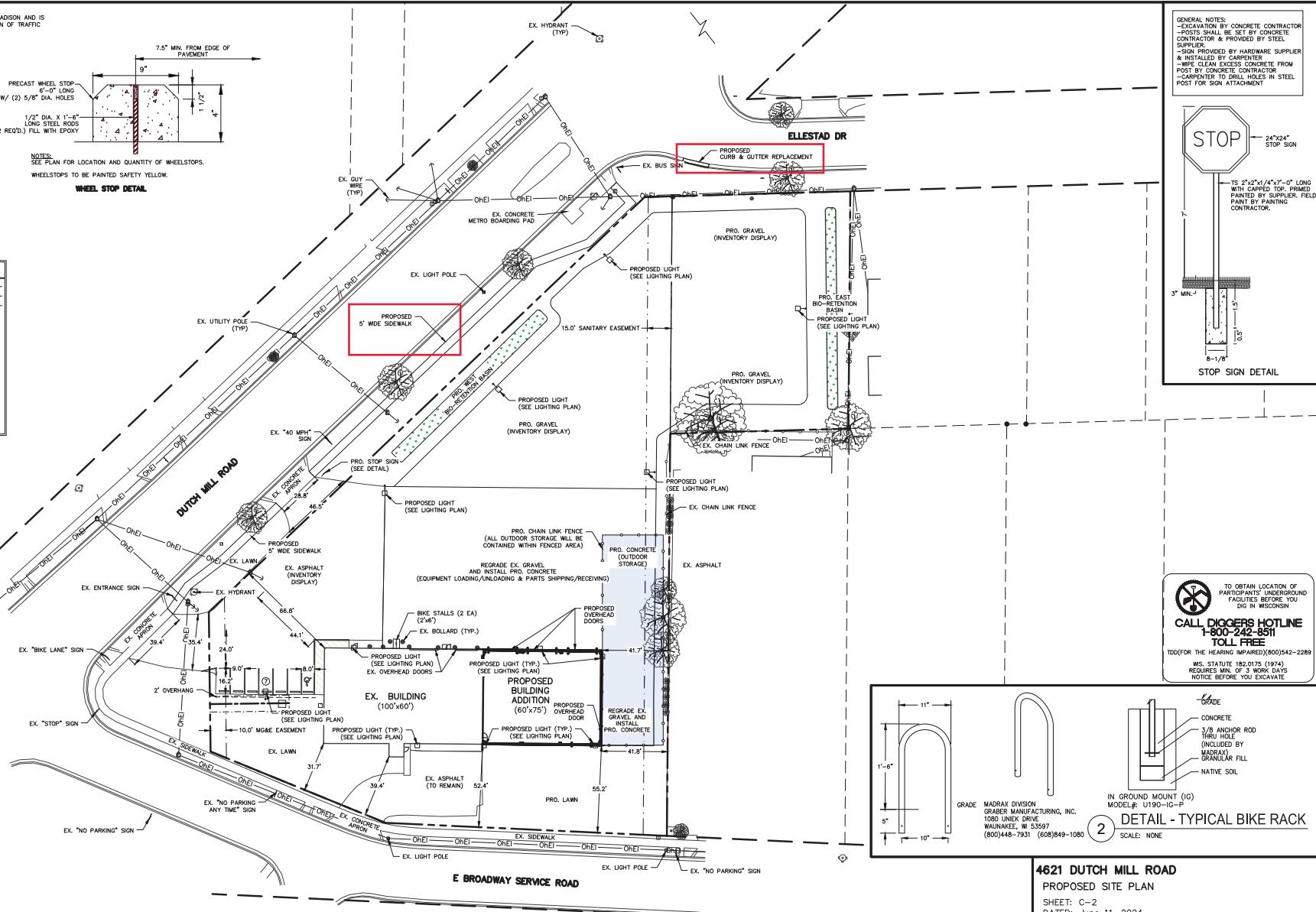
NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELTOPS.
WHEELTOPS TO BE PAINTED SAFETY YELLOW.

WHEEL STOP DETAIL

0 30 60

SITE PLAN INFORMATION BLOCK	
Owner Name	4621 LLC
Owner Address	12270 W SILVER SPRING DR BUTLER, WI 53507
Site Address	4621 DUTCH MILL ROAD
Site acreage (total)	2.158 ACRES
Use of Property	CONTRACTOR OFFICE AND WAREHOUSE
FLOOR AREA	1068 S.F.
IMPERVIOUS AREA	1068 S.F.
GRAVEL/PAVED AREA	5841 S.F.
IMPERVIOUS AREA	5976 S.F.
IMPERVIOUS AREA RATIO	74.2%
BUILDING HEIGHT	EX. BUILDING 23'4" PRO. 12'
Number of Parking stalls	SHOWN
Standard	6
Accessible	1
Total	7
Number of trees shown. (See Landscape Plan)	

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IMPERVIOUS AREA SUMMARY TABLE:

EXISTING IMPERVIOUS AREA AS OF 2001:	51,191	SQ FT
EXISTING IMPERVIOUS AREA ADDED SINCE 2001:	6,950	SQ FT
IMPERVIOUS AREA TO BE MAINTAINED/RAISED 2024:	33,813	SQ FT
REDEVELOPED IMPERVIOUS AREA 2024:	26,018	SQ FT
REMOVED IMPERVIOUS AREA 2024:	(5,911)	SQ FT
PRO. AND EX. NEW IMPERVIOUS AREA ADDED SINCE 2001	4,476	SQ FT
TOTAL IMPERVIOUS AREA AFTER 2024 DEVELOPMENT:	69,756	SQ FT

4621 DUTCH MILL ROAD

PROPOSED SITE PLAN

Sheet: C-2

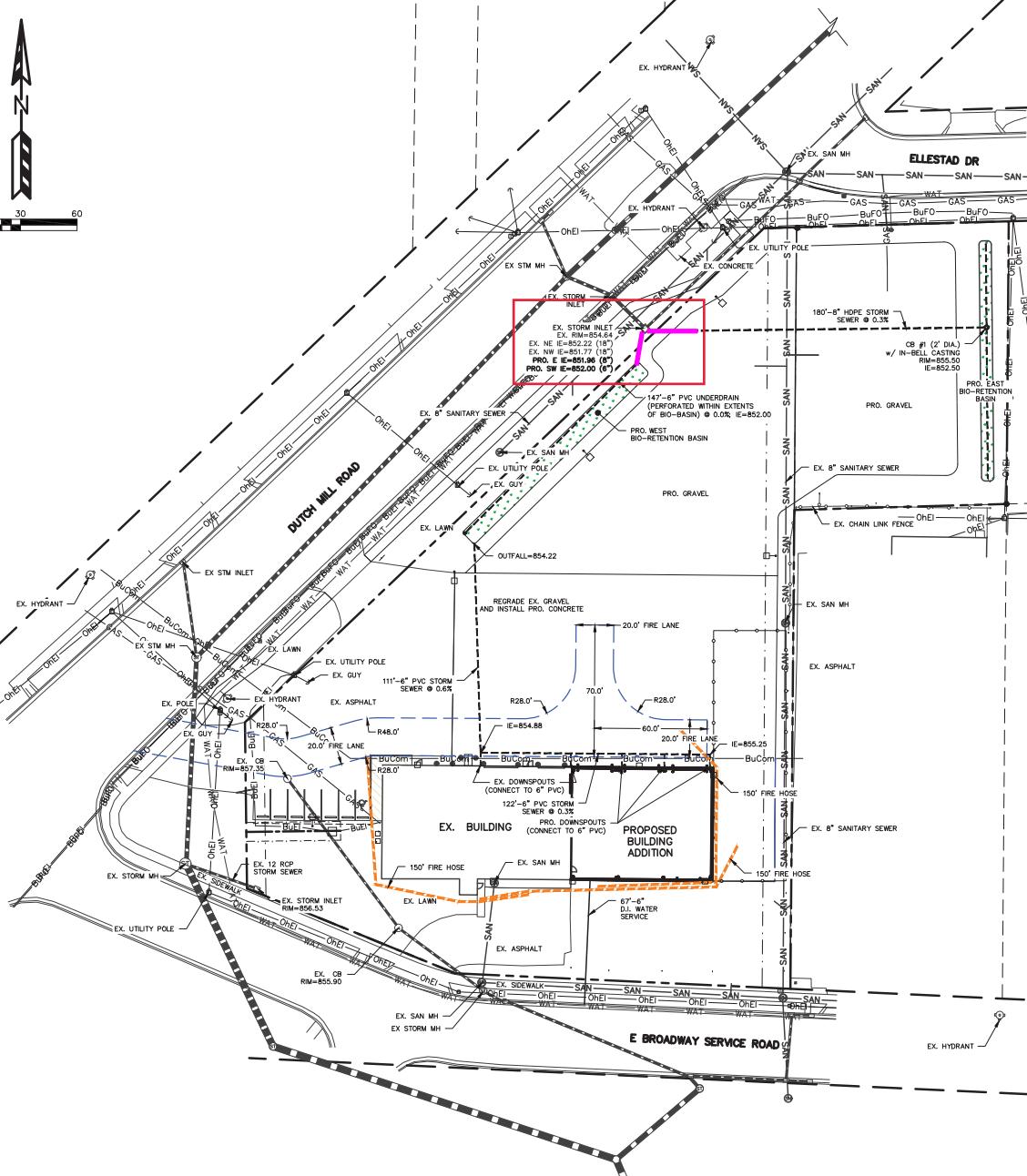
Dated: June 11, 2024

QUAM ENGINEERING, LLC
Residential and Commercial Site Design
Consultants

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
www.quamengineering.com

Utility Plan - private storm lateral connections (6" and 8") to public storm structure on Dutch Mill Road

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \JM-28-22\JM28BASE.DWG



UTILITY NOTES:

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

PLUMBER SHALL VERIFY SANITARY LATERAL AND WATER SERVICE SIZE
TO PROPOSED BUILDINGS

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

PRIOR TO BEGINNING SEWER CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A CITY PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY AND TO CONNECT TO CITY SEWERS. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL SUBMIT A WATER SERVICE APPLICATION FORM AND FEES BEFORE CONNECTING TO THE EXISTING WATER SYSTEM, PROVIDE AT LEAST 48-HOUR NOTICE BETWEEN APPLICATION SUBMITTAL AND THE REQUESTED INSTALLATION OR INSPECTION APPOINTMENT. APPLICATION MATERIALS ARE AVAILABLE ON THE WATER UTILITY'S PLUMBERS & CONTRACTORS WEBSITE; OTHERWISE THEY MAY BE OBTAINED FROM THE WATER UTILITY MAIN OFFICE AT 119 E OLIN AVENUE.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

CATCH BASINS AND INLETS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OF APPROVED EQUAL.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS OR OTHER WATER SERVICES MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. UNLESS APPROVED BY FORESTRY, ANY TREE REMOVAL OR DAMAGE TO A TREE IS PROHIBITED. IF REMOVAL IS NECESSARY, THE CONTRACTOR SHALL CONTACT CITY FORESTRY (266-0610) FOR APPROVAL. TO AVOID DAMAGE TO THE TREE AND ROOT SYSTEM, TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARDS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE APPROVED DURING CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAITING PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDERMAN.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK, SIDEWALK AND CURB AND GUTTER THAT ARE IN THE PROPERTY LINE THAT IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK, SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY PAYMENT ON DUTCH MILL ROAD AND EAST BROADWAY SERVICE ROAD ADJACENT TO THE DEVELOPMENT THAT IS DAMAGED BY CONSTRUCTION IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4621 DUTCH MILL ROAD

UTILITY & FIRE LANE PLAN

SHEET: C-4

DATED: APRIL 19, 2024

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