



**CITY OF MADISON  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION**

**\$500 Filing Fee**

Type or legibly print using blue or black ink.

Address of Subject Property: 4621 Dutch Mill Rd, Madison, WI 53716

Name of Owner: Jeffrey Miller

Address of Owner (if different than above): 12770 W Silver Spring Drive, Butler, WI 53007

Daytime Phone: 262-781-4970 Evening Phone: \_\_\_\_\_

Email Address: jmiller@kelbeebros.com

Name of Applicant (Owner's Representative): Adam Ryan

Address of Applicant: 4604 Siggelkow Road, Suite A, McFarland, WI 53558

Daytime Phone: 608-838-7750 Evening Phone: \_\_\_\_\_

Email Address: aryan@quamengineering.com

**Description of Requested Variance:**

We are requesting a Variance to allow outdoor storage in an area between a building and an adjacent street. The property is on a corner/triangle shaped lot which prevents the owner from having enough outdoor storage without placing a fenced area between the building and street. We have worked closely with Zoning to place the storage area in the least visible area on site, and the new location is a significant improvement from its current/originally approved location.

See reverse side for more instructions.

FOR OFFICE USE ONLY	
Amount Paid: <u>\$500.00</u>	Hearing Date: <u>2-15-2024</u>
Receipt: <u>136502-0001</u>	Published Date: <u>2-8-2024</u>
Filing Date: <u>1-4-24</u>	Appeal Number: <u>LNDVAR-2024-00002</u>
Received By: <u>NJK</u>	GQ: _____
Parcel Number: <u>0710 22303095</u>	Code Section(s): <u>28.151</u>
Zoning District: <u>JL</u>	_____
Alder District: <u>16-CURRIE</u>	_____

## Standards for Variance

**The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.**

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The existing outdoor storage between the building and East Broadway was approved with the initial construction of the building on site. The new storage location would be farther from the street and better screened.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

The proposed storage location functions as a side yard, and is the least prominent location. The size of the storage is not increasing from the existing storage area on site. The storage area is a small percentage of the property.

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

Compliance with the ordinance would require the business/property to reduce their existing storage space by 50% as part of the proposed expansion. Removal of the storage area would prevent them from providing the equipment needed for the machinery they sell.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

The outdoor storage is critical to the existing business, the existing storage was approved and the new storage area would be a significant improvement to the looks of the property. The property is expanding in size and the storage area is remaining the same. The ordinance is being enforced as part of the building expansion.

5. The proposed variance shall not create substantial detriment to adjacent property.

The existing storage currently abuts the adjacent property right at the East Broadway right of way, the proposed storage will remain along the property line but extend to the north rather than be located along East Broadway. The proposed storage will be an improvement to the neighbors to the east.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

Outdoor storage is common in these areas, there is a large fenced area for a facility on the same block. This area is primarily industrial, the storage area will be well screened and is primarily to prevent theft of the equipment outside of standard business hours.

## Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input checked="" type="checkbox"/>	<b>Pre-application meeting with staff.</b> Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	<b>Site plan</b> , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Lot lines.</li> <li><input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.</li> <li><input type="checkbox"/> Approximate location of structures on properties next to variance.</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features.</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred).</li> <li><input type="checkbox"/> North arrow.</li> </ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input type="checkbox"/>	<b>Interior floor plan of existing and proposed structure</b> , if required. Most additions and expansions will require floor plans.
<input checked="" type="checkbox"/>	<b>Front yard variance requests.</b> Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	<b>Lakefront setback variance requests.</b> Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	<b>Variance requests involving slope, grade, or trees. Show:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Approximate location and amount of slope.</li> <li><input type="checkbox"/> Direction of drainage. <span style="float: right;"><input checked="" type="checkbox"/></span></li> <li><input type="checkbox"/> Location, species and size of trees.</li> </ul>
<input checked="" type="checkbox"/>	Email <b>digital</b> copies of all plans and drawings to: zoning@cityofmadison.com.
<input checked="" type="checkbox"/>	<b>Pay \$500 filing fee on or before submission deadline.</b> Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge that any statements implied as fact require evidence.

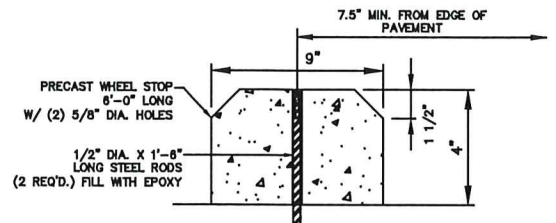
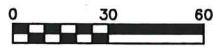
**CHECK HERE.** City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature:  Date: 12-29-20

----- (For Office Use Only) -----

<b><u>DECISION</u></b>	
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ <b>(does) (does not)</b> meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.	
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved	
Zoning Board of Appeals Chair:	Date:

NOTE:  
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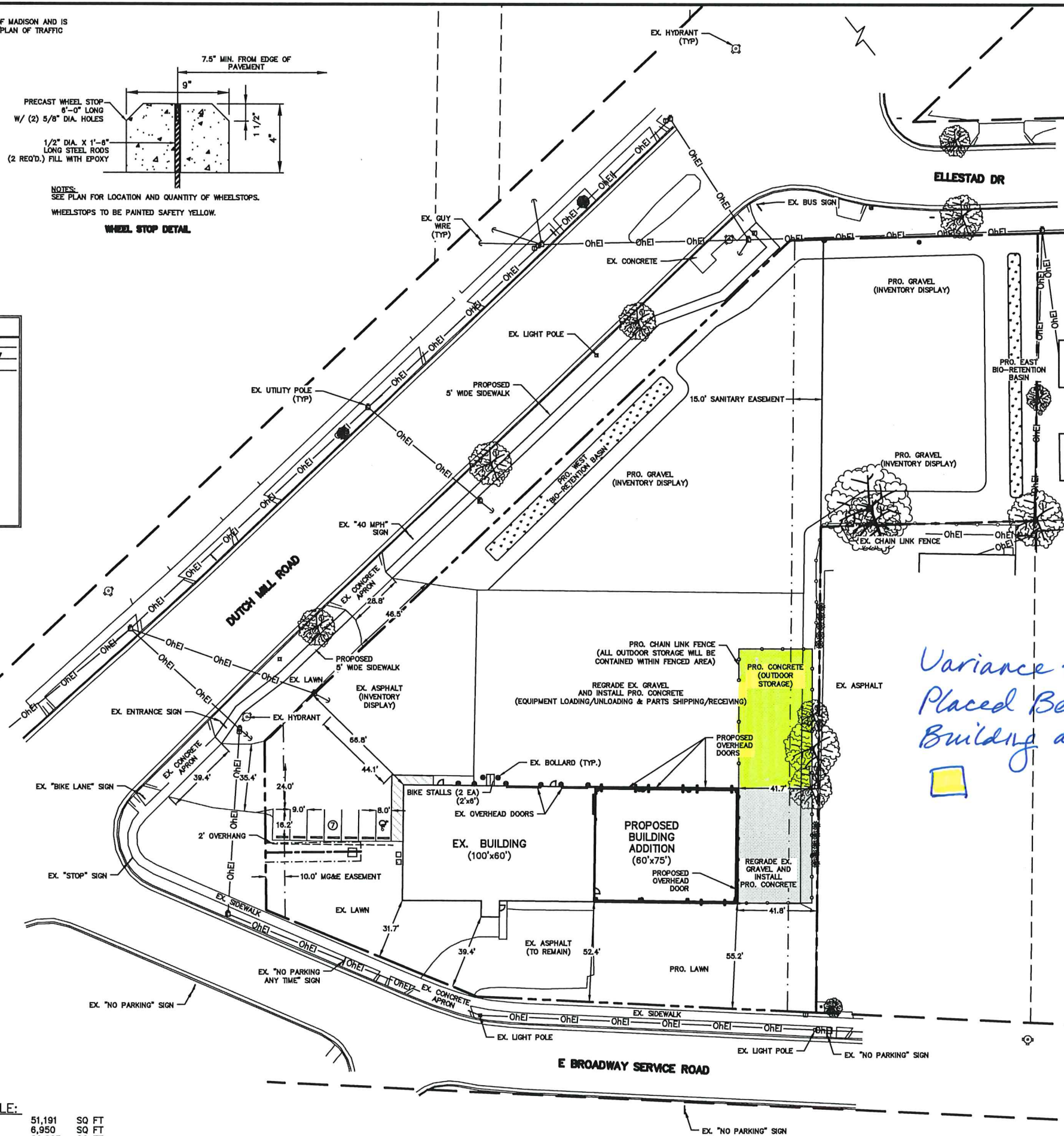
NOTES:  
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.  
WHEELSTOPS TO BE PAINTED SAFETY YELLOW.  
**WHEEL STOP DETAIL**

**SITE PLAN INFORMATION BLOCK**

Owner Name: 4621 LLC  
 Owner Address: 12770 W SILVER SPRING DR BUTLER, WI 53007  
 Site Address: 4621 DUTCH MILL ROAD  
 Site acreage (total): 2.158 ACRES  
 Use of Property: CONTRACTOR OFFICE AND WAREHOUSE  
 FLOOR AREA: 10,615 S.F.  
 FLOOR AREA RATIO: N/A  
 GRAVEL/PAVED AREA: 59,213 S.F.  
 IMPERVIOUS AREA: 69,828 S.F.  
 IMPERVIOUS AREA RATIO: 74.3%  
 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)



*Variance for Outdoor Storage  
Placed Between the Principal  
Building and the Abutting Street*



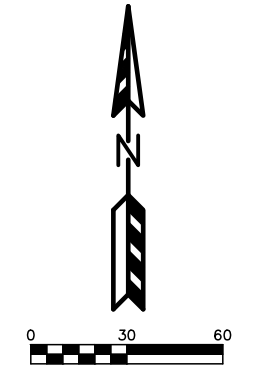
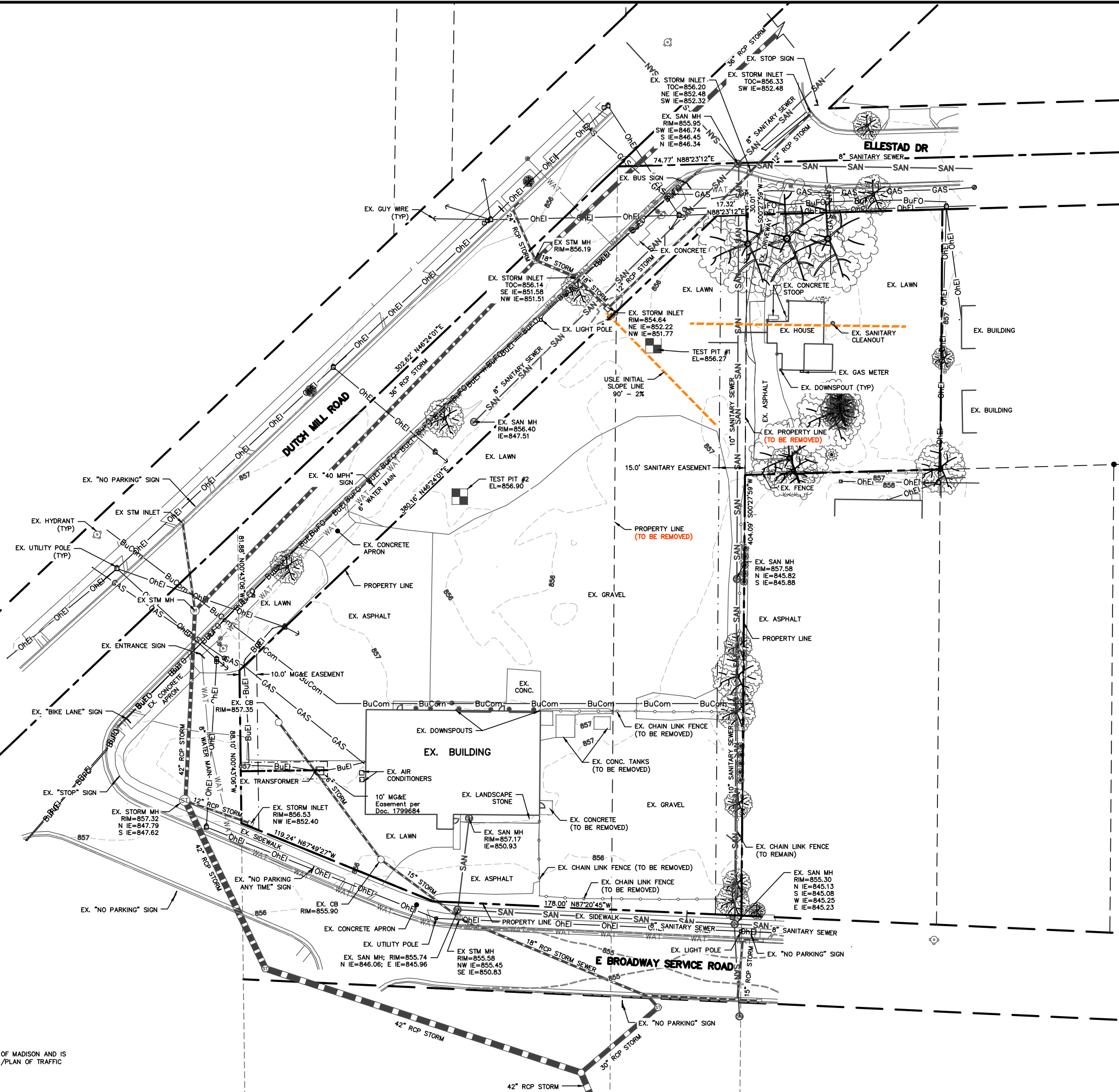
**IMPERVIOUS AREA SUMMARY TABLE:**

EXISTING IMPERVIOUS AREA AS OF 2001:	51,191	SQ FT
EXISTING IMPERVIOUS AREA ADDED SINCE 2001:	6,950	SQ FT
REDEVELOPED IMPERVIOUS AREA 2023:	26,863	SQ FT
IMPERVIOUS AREA TO BE MAINTAINED/RAISED 2023:	(33,813)	SQ FT
PRO. NEW IMPERVIOUS AREA 2023:	25,687	SQ FT
<b>TOTAL IMPERVIOUS AREA AFTER 2023 DEVELOPMENT:</b>	<b>76,878</b>	<b>SQ FT</b>

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
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 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
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**4621 DUTCH MILL ROAD**  
 PROPOSED SITE PLAN  
 SHEET: C-2  
 DATED: NOVEMBER 30, 2023

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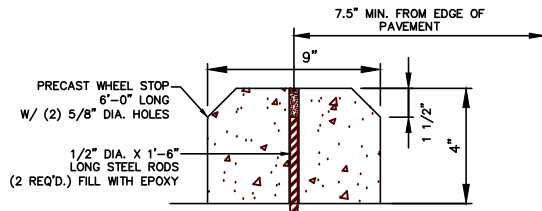


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**4621 DUTCH MILL ROAD**  
**EXISTING SITE AND REMOVALS PLAN**  
 SHEET: C-1  
 DATED: NOVEMBER 30, 2023

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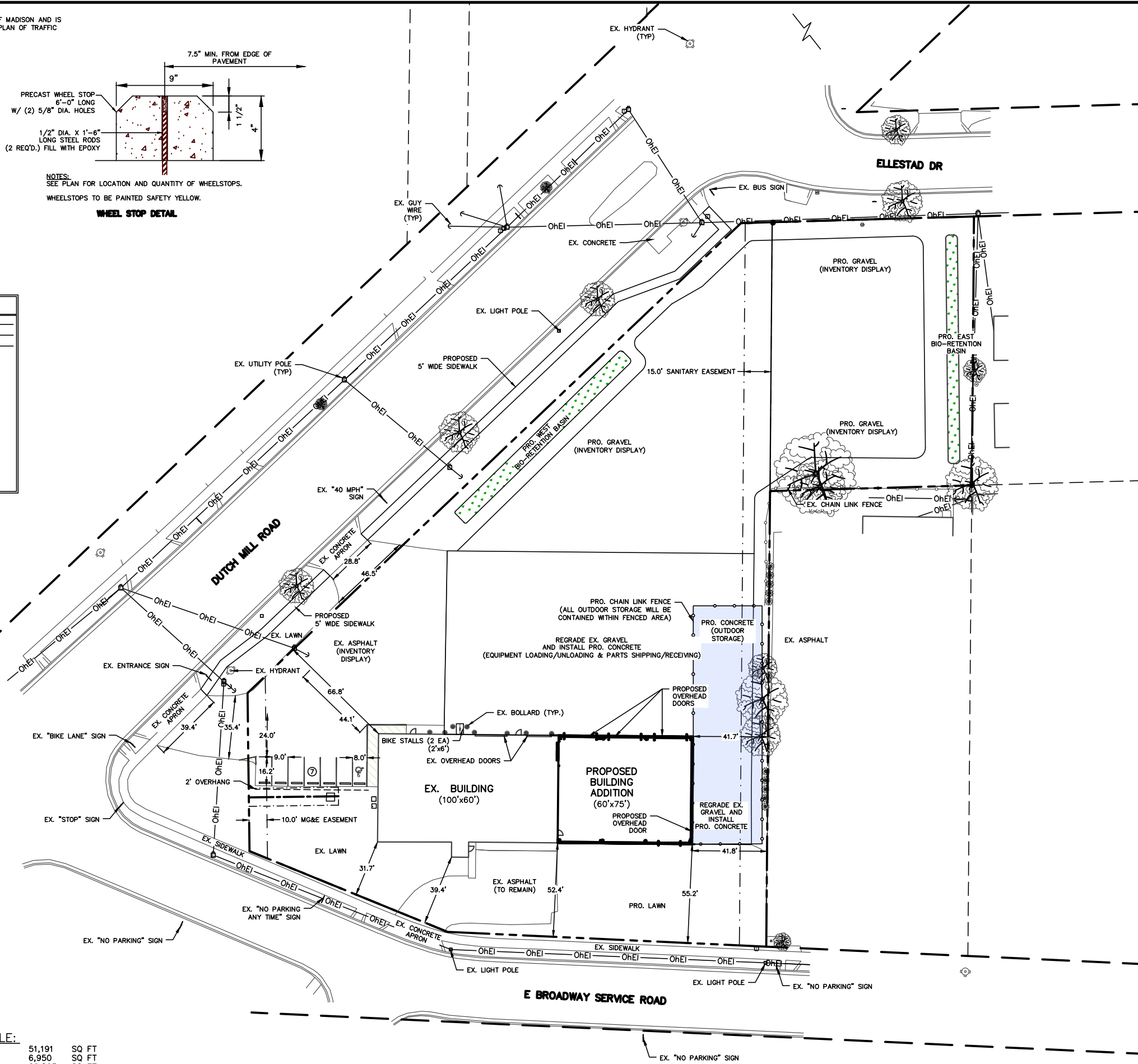
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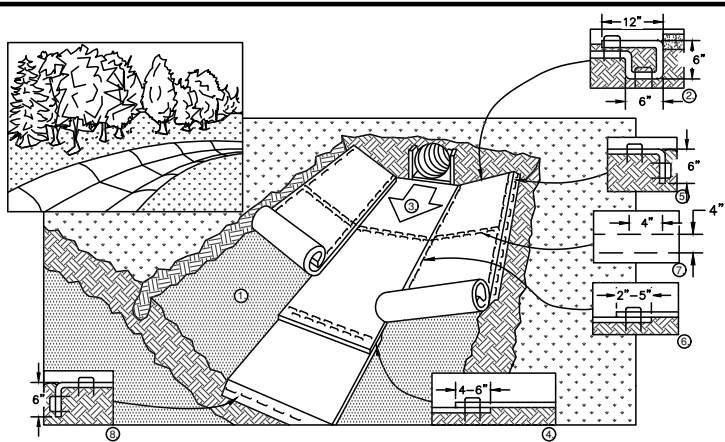


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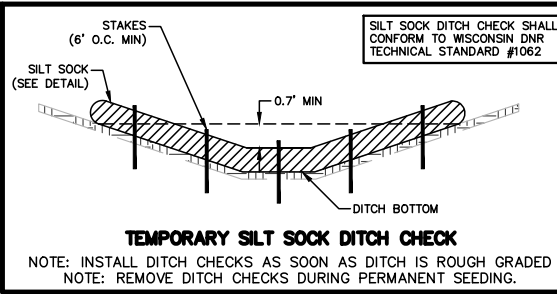
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- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
- A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH  
**EROSION CONTROL MAT - CHANNEL INSTALLATION**



**EROSION CONTROL LEGEND**

- INSTALL WISDOT CLASS I TYPE B EROSION MAT
- INSTALL TEMPORARY FLEXSTORM CATCH-IT INLET PROTECTION DURING CONSTRUCTION
- PROPOSED SILT FENCE/SOCK (SEE DETAIL)
- PROPOSED LIMITS OF DISTURBANCE (73,000 SF)
- UNIVERSAL SOIL LOSS SLOPE LINE

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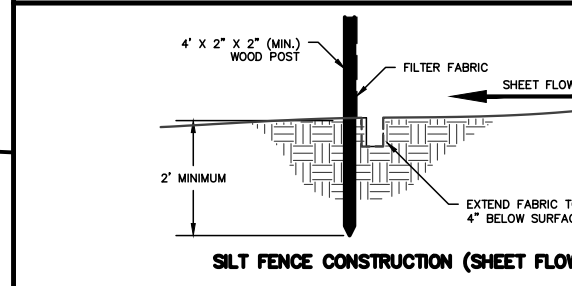
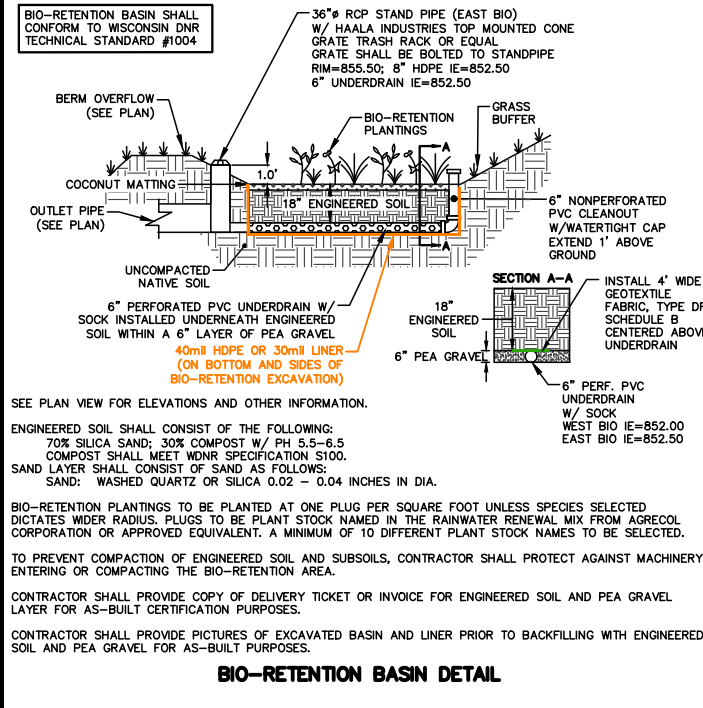
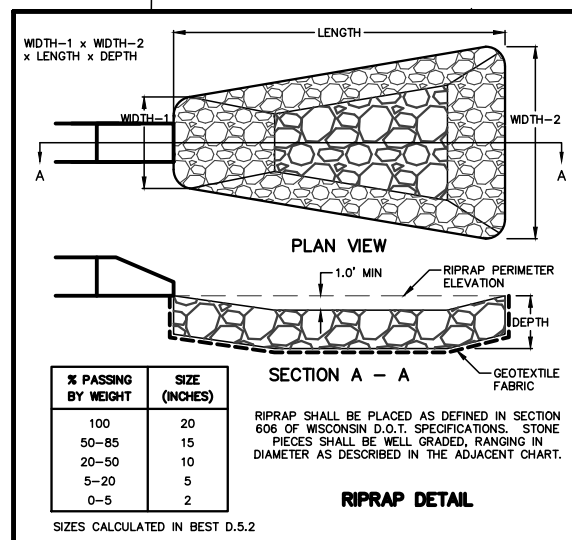
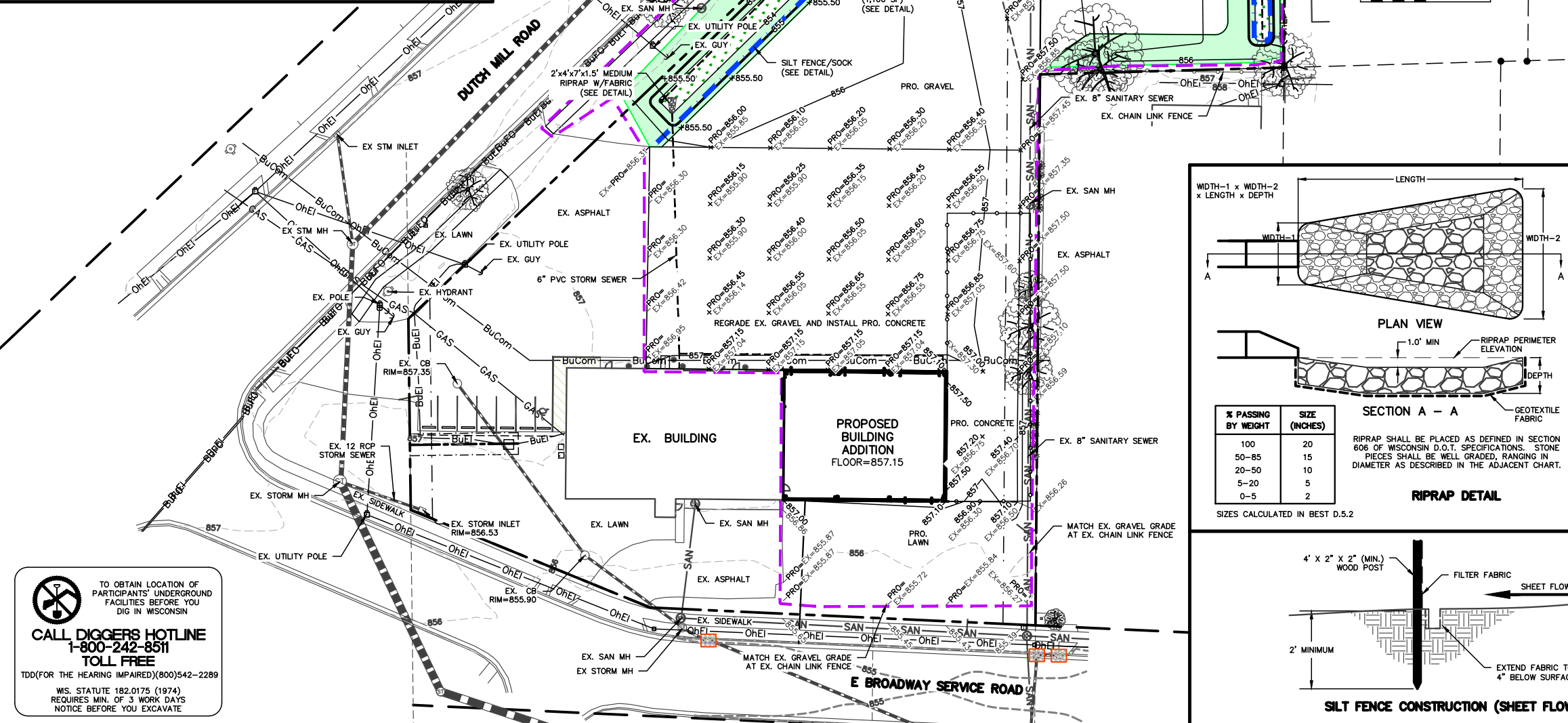
**EROSION NOTES:**  
 THE EXISTING BASE SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 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.  
 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.  
 PERMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL 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.

**TIME SCHEDULE:**  
 APRIL 15 - 30, 2023: INSTALL INITIAL EROSION CONTROL DEVICES, ROUGH GRADE SITE, DEMOLISH EXISTING HOUSE GARAGE, AND DRIVEWAY AT 4701 ELLESTAD DRIVE.  
 APRIL 30, 2023 - JULY 15, 2024: CONSTRUCT BUILDING ADDITION, STORM SEWER, NEW CONCRETE AND GRAVEL AREAS, AND CITY SIDEWALK.  
 JULY 1 - 15, 2024: GRADE AND CONSTRUCT THE BIO-RETENTION BASINS PER DETAILS.

**RESTORATION NOTES:**  
 RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.  
 ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. THE BIO-RETENTION BASIN SHALL BE RESTORED PER THE BIO-RETENTION BASIN DETAIL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED 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.  
 ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL BE 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 MIXTURES 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.  
 SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING SHALL COMPLETED AFTER NOVEMBER 15. 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.

**OWNER:**  
 4621 LLC  
 4621 RYCH MILL RD  
 MADISON, WI 53716

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



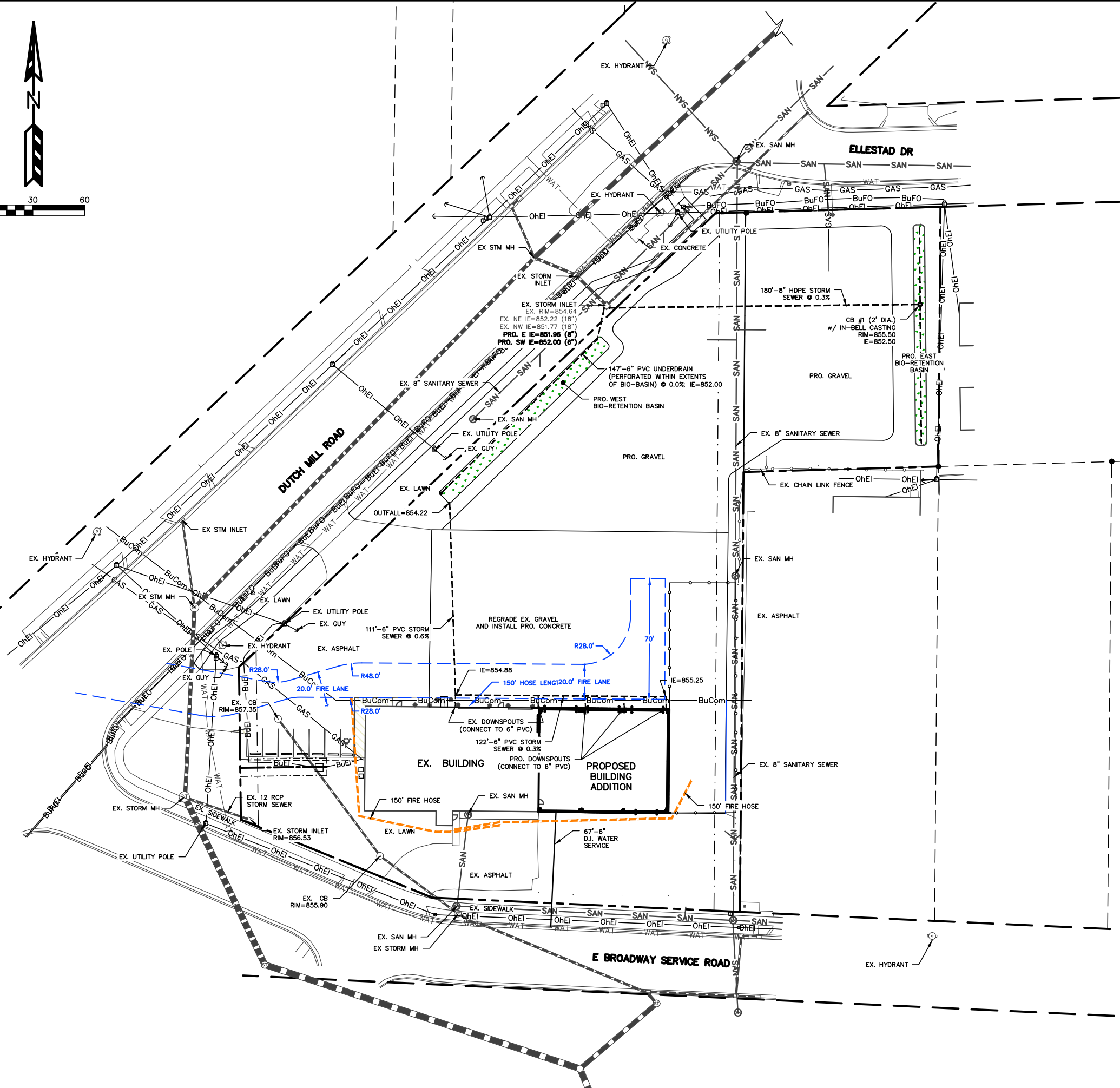
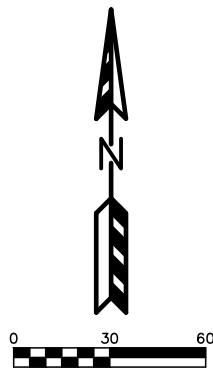
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**4621 DUTCH MILL ROAD**  
 GRADING AND EROSION CONTROL PLAN  
 SHEET: C-3  
 DATED: NOVEMBER 30, 2023  
**QUAM ENGINEERING, LLC**  
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**UTILITY NOTES:**

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 OR APPROVED EQUAL.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS AND 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. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT 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 CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR 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 ALDER OF THE CHANGE IN THE TREE PLAN.

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 ABUTS THE PROPERTY 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 PAVEMENT 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: NOVEMBER 30, 2023

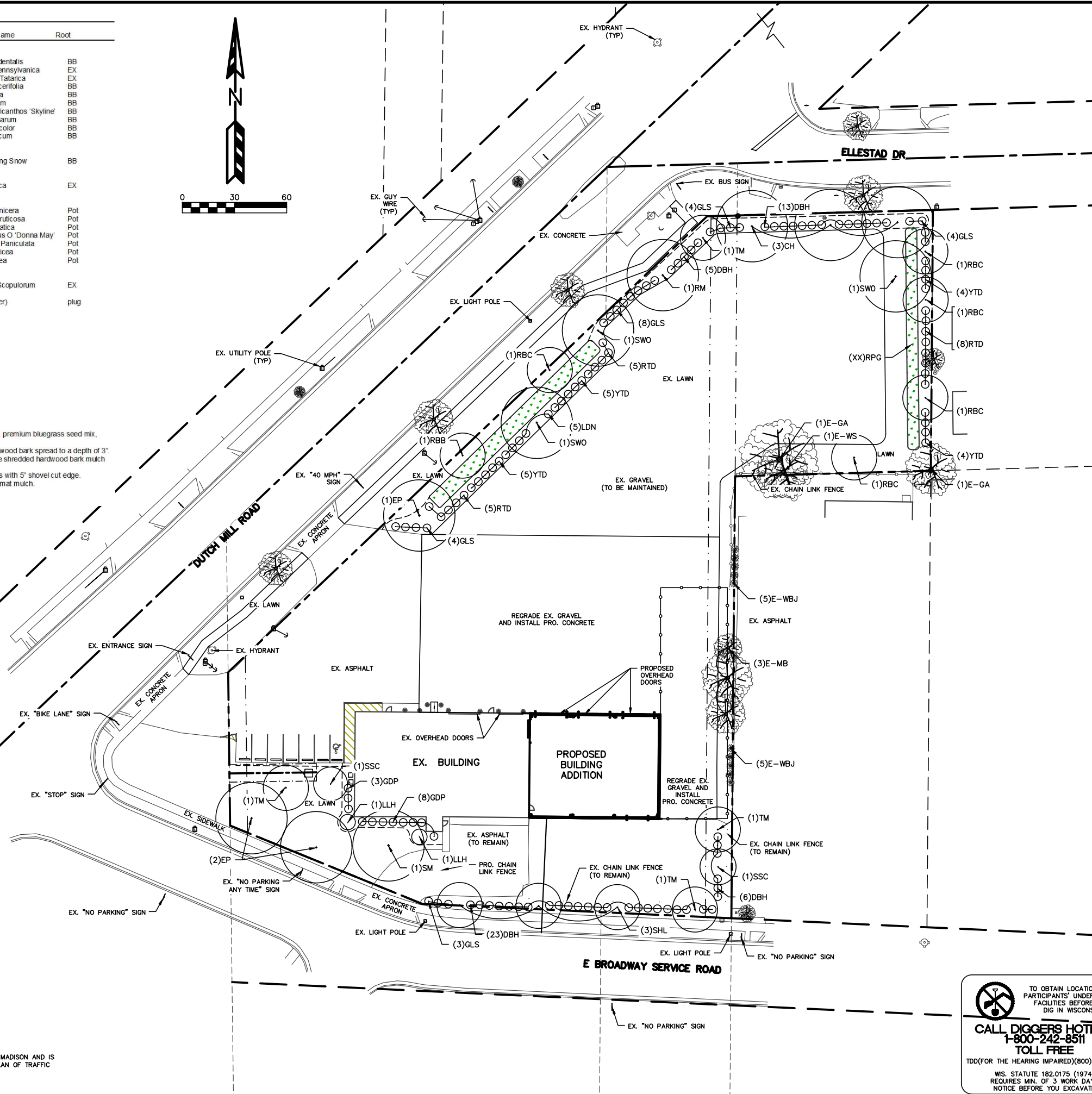
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	Root
<b>(28) Climax Trees</b>					
CH	3	2 1/2"	Common Hackberry	Celtis Occidentalis	BB
E-GA	2	12"+	Existing Green Ash	Fraxinus Pennsylvanica	EX
E-MB	3	12"+	Existing Mulberry	Morus Alba Tatarica	BB
EP	3	2 1/2"	Existing Planetree	Platanus Acerifolia	BB
RBC	5	12"	River Birch Clump	Betula Nigra	BB
RM	1	2 1/2"	Red Maple	Acer Rubrum	BB
SHL	3	1 1/2"	Skyline Honeylocust	Gleditsia Tricanthos 'Skyline'	BB
SM	1	2 1/2"	Sugar Maple	Acer Saccharum	BB
SWO	3	2 1/2"	Swamp White Oak	Quercus Sericea	BB
TM	4	2 1/2"	Tatarian Maple	Acer Tataricum	BB
<b>(2) Ornamental Trees</b>					
SSC	2	12"	Spring Snow Crab	Malus 'Spring Snow'	BB
<b>(1) Evergreen Trees</b>					
E-WS	1	50'	Existing White Spruce	Picea Glauca	EX
<b>(124) Deciduous Shrubs</b>					
DBH	47	24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
GDP	11	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot
GLS	23	18"	Gro Low Sumac	Rhus Aromatica	Pot
LDN	5	24"	Little Devil Ninebark	Physocarpus O' Donna May'	Pot
LLH	2	24"	Little Lime Hydrangea	Hydrangea Paniculata	Pot
RTD	18	24"	Red Twig dogwood	Cornus Sericea	Pot
YTD	18	24"	Yellow Twig dogwood	Cornus Lutea	Pot
<b>(10) Evergreen Shrubs</b>					
E-WBJ	10	18"	Existing Wichita Blue Juniper	Juniperus Scopulorum	EX
<b>RGP (XX) Bio-retention Plantings (Planted 12" on center)</b>					
			Common Blue Star		plug
			Bottle Gentian		
			Columbine		
			Switchgrass		
			Black Eyed Susan		
			Wild Iris		
			Swamp Milkweed		
			White Turtlehead		
			Cardinal Flower		
			Turk's Cap Lily		
			Little Bluestem		
			Canada Wild Rye		

NOTES:

- Designated lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
- Designated planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- Designated planting beds separated from lawn and turf areas with 5" shovel cut edge.
- Rain garden to receive shredded hardwood bark or coconut mat mulch.
- Rain garden plants (RGP) to be installed 12" on center.
- Rain garden to be constructed per WDNR specifications.



**LANDSCAPE WORKSHEET**  
4621 Dutch Mill Road - Madison, Wisconsin

<b>Zoning Classification:</b>	IL
<b>Landscape Points Required</b>	
Developed Area =	75,965 SF
Landscape Points: 75,965 / 100 * 1 =	<b>760 points</b>
<b>Total Landscape Points Required</b>	<b>760 points</b>
<b>Landscape Points Supplied</b>	
Existing canopy trees - 5 @ 35 =	175 points
Proposed canopy trees - 23 @ 35 =	805 points
Existing evergreen trees - 1 @ 35 =	35 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 0 @ 15 =	0 points
Proposed ornamental trees - 2 @ 15 =	30 points
Existing upright evergreen shrubs - 10 @ 10 =	100 points
Proposed upright evergreen shrubs - 0 @ 10 =	0 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 124 @ 3 =	372 points
Existing evergreen shrubs - 0 @ 4 =	0 points
Proposed evergreen shrubs - 0 @ 4 =	0 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 0 @ 2 =	0 points
<b>Total landscape points supplied =</b>	<b>1,427 points</b>
<b>Lot Frontage Landscape Required</b> (Section 28.142(5) Development Frontage Landscaping)	
One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) linear feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree.	
Dutch Mill Rd, East Broadway Service Rd, and Ellested Dr = 895.5 LF Frontage	
Over story trees required 895.5/30' = 29.9	<b>30 trees</b>
Shrubs required (895.5/30) x 5 = 149.3	<b>150 shrubs</b>
Over story trees supplied	<b>19 trees</b>
Ornamental trees supplied	<b>2 trees</b>
Shrubs supplied	<b>106 shrubs</b>

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

**4621 DUTCH MILL ROAD**  
**PROPOSED LANDSCAPE PLAN**  
SHEET: C-5  
DATED: NOVEMBER 30, 2023

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

PROPOSED BUILDING FOR:

19-0754

**SCALE VERIFICATION**

THIS BAR MEASURES 1" ON ORIGINAL.  
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO  
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER  
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED  
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS  
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION  
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL  
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND  
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION  
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING  
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF  
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY  
COMPENSATION TO BAYLAND BUILDINGS, INC.

**JOB NUMBER:** 19-0754

**PROJECT EXECUTIVE:** DAVE PHILLIPS  
(262) 308-2580

**DRAWN BY:** AJR/CRP/JRG

**DATE:** 12/13/23

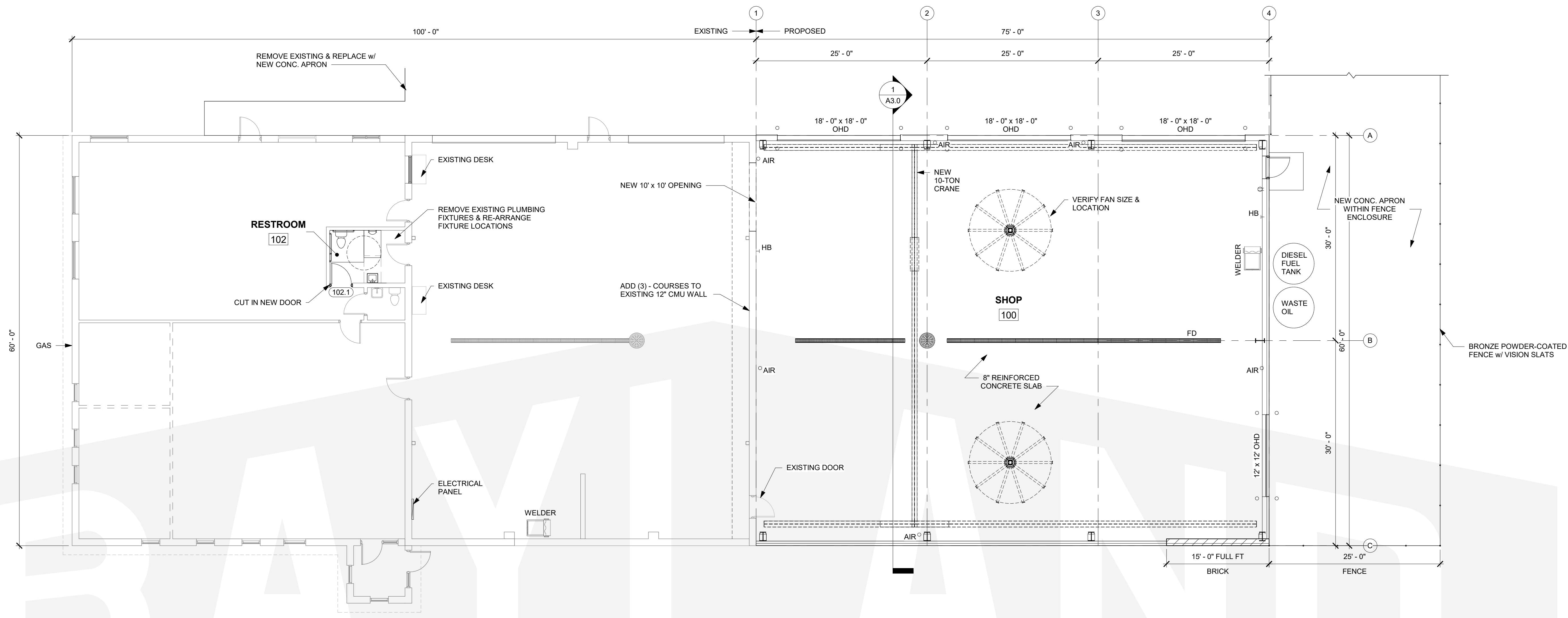
**REVISIONS:**

**ISSUED FOR:** CHECKED DATE:  
BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

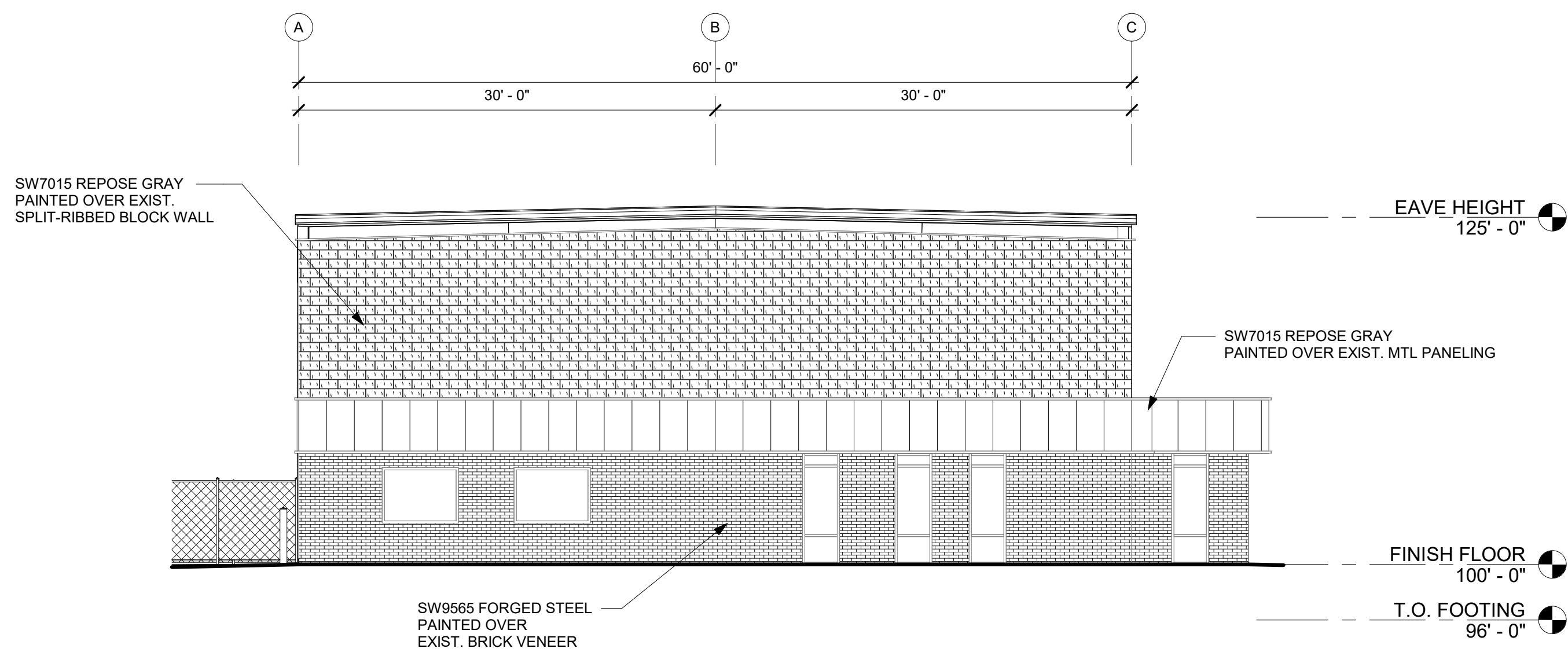
OVERALL FLOOR PLAN

**A1.0**

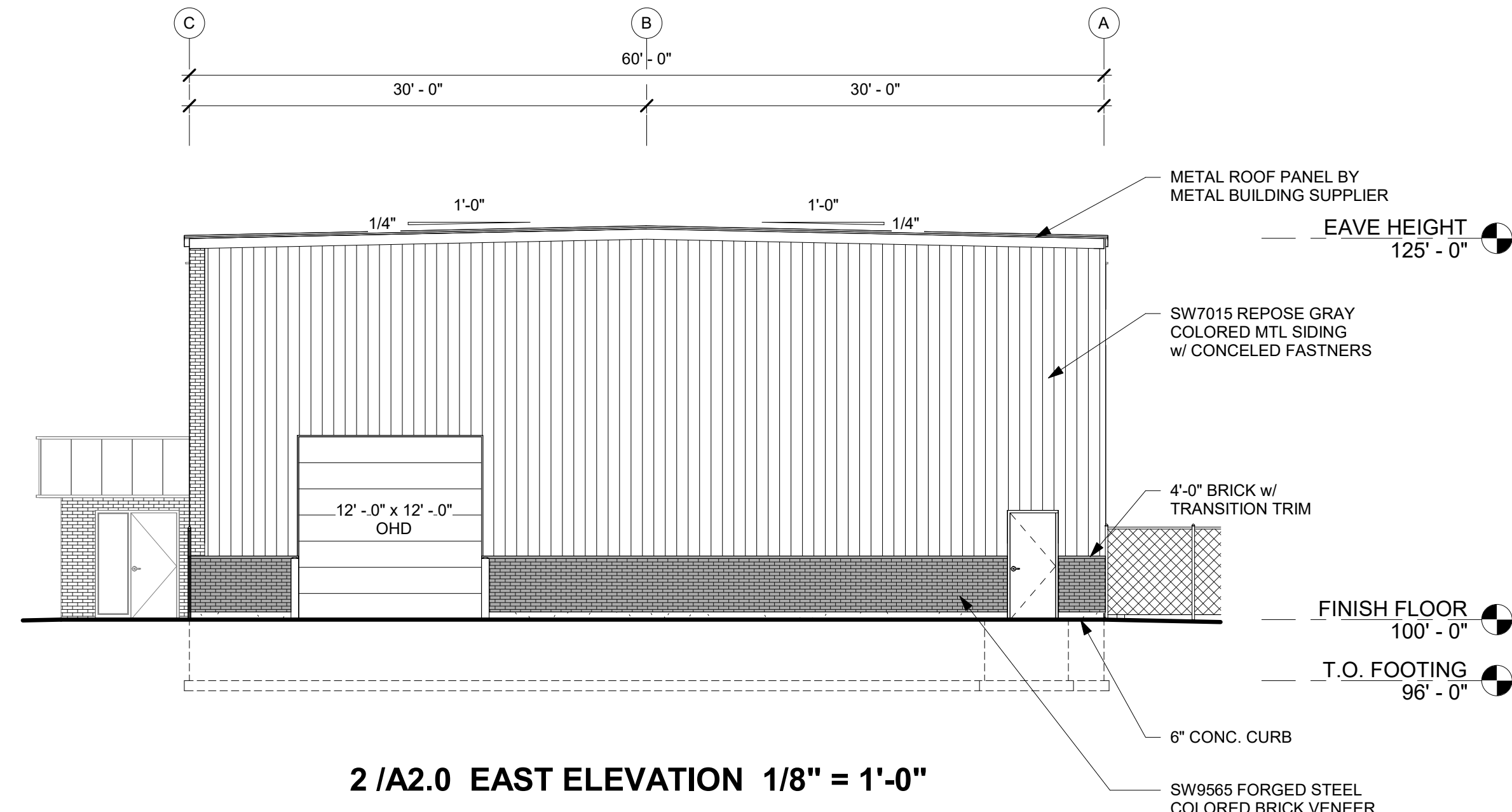


1/A1.0 PROPOSED FLOOR PLAN 1/8" = 1'-0" NORTH

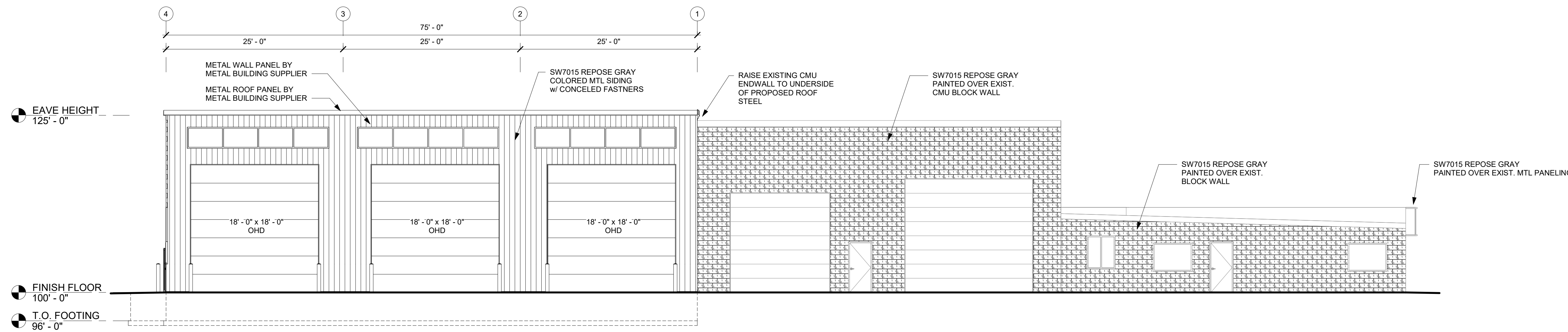




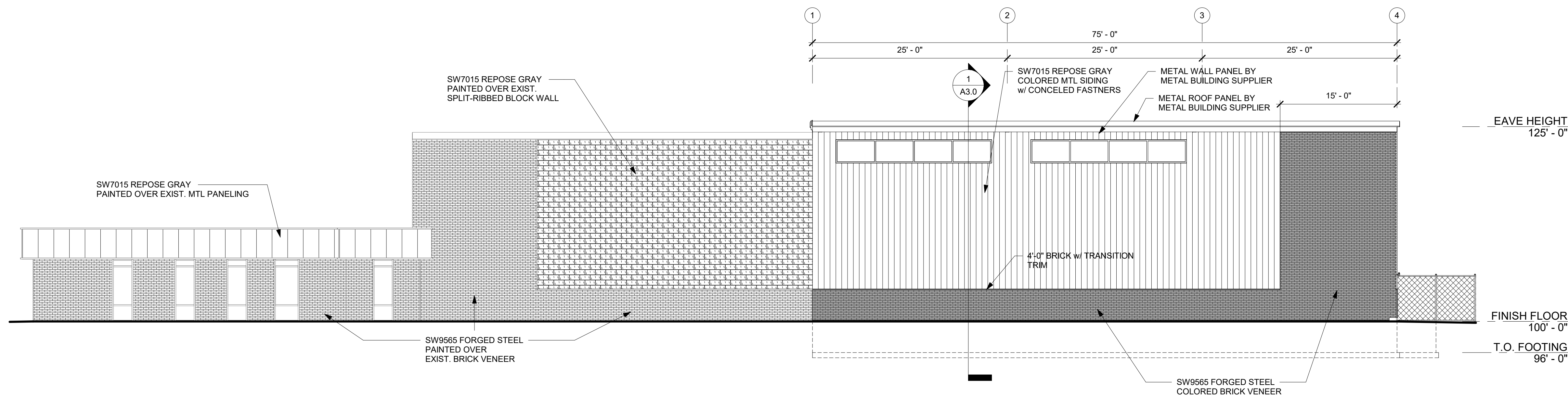
1 /A2.0 WEST ELEVATION 1/8" = 1'-0"



2 /A2.0 EAST ELEVATION 1/8" = 1'-0"



3 /A2.0 NORTH ELEVATION 1/8" = 1'-0"



4 /A2.0 SOUTH ELEVATION 1/8" = 1'-0"

PROPOSED BUILDING FOR:

19-0754

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EXTERIOR ELEVATIONS

A2.0