

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submittal reviewed by \_\_\_\_\_  
Legistar # \_\_\_\_\_

2/24/22  
10:45 a.m.

RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

### 1. Project Information

Address: 3706 South Dutch Mill Road

Title: Proposed Shop - 3706 South Dutch Mill Road

### 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 3/30/2022

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

### 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

#### Signage

- Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)  
 Signage Exception

#### Other

- Please specify \_\_\_\_\_

### 4. Applicant, Agent, and Property Owner Information

**Applicant name** Casey Curtin  
**Street address** 3172 Vilas Road  
**Telephone** 608-669-4559

**Company** Curtin Concrete  
**City/State/Zip** Cottage Grove, WI 53527  
**Email** curtinconcrete@gmail.com

**Project contact person** Adam Ryan  
**Street address** 4604 Siggelkow Road, Suite A  
**Telephone** 608-838-7750

**Company** Quam Engineering, LLC  
**City/State/Zip** McFarland, WI 53558  
**Email** aryan@quamengineering.com

**Property owner (if not applicant)** \_\_\_\_\_  
**Street address** \_\_\_\_\_ **City/State/Zip** \_\_\_\_\_  
**Telephone** \_\_\_\_\_ **Email** \_\_\_\_\_

**5. Required Submittal Materials**

- Application Form**
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal\***
- Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.



Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Kevin Firchow, Janine Glaeser, Jacob Moskowitz, Chris Wells on January 29, 2021.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Casey Curtin Relationship to property Owner  
 Authorizing signature of property owner *Casey P. Curtin* Date Feb 17 2022

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



**LETTER OF INTENT**

To: City of Madison Planning Division  
215 Martin Luther King Jr. Blvd., Suite 017 Lower Level  
Madison, WI 53703

Project: Shop Building  
3706 South Dutch Mill Road

**Contacts:**

Owner:	Curtin Concrete	Building	Gilpin Designs
	3172 Vilas Road		Designer: Gilpin Designs
	Cottage Grove, WI 53527		3836 Coyt Road
	Attn: Casey Curtin		Cottage Grove, WI 53527
	608-669-4559		Attn: Philip Gilpin
			608-838-8619

Civil Engineer: Quam Engineering, LLC  
4604 Siggelkow Road, Suite A  
McFarland, Wisconsin 53558  
Attn: Aaron Falkosky  
608-838-7750

**Project Description:**

The proposed project involves the construction of a 5,175 square foot shop building for a concrete business, 2 stall parking area, and garage entrance.

**Project Schedule:**

Construction will begin in Spring 2022 and be completed in Fall 2022.

**Zoning Data:**

Current Zoning: IL (Industrial Limited)  
Setbacks: 0' front yard, 0' sideyard if property adjacent is IL or IG zone (10' for all other zones), 30' rear yard

**Project Data:**

Legal: BLOOMING GROVE ASSESSORS PLAT #2, OUTLOT 68 EXCEPT, PART USED FOR HWY  
Lot Area: 22,294 square feet = 0.51 acres  
Lot Coverage: Impervious = 11,738 sq. ft. (52.7% of site)

- 5,175 sq. ft. building "footprint"
- 1,478 sq. ft. parking, drive aisles, and sidewalk
- 5,085 sq. ft. ex. gravel area

Pervious = 10,860 sq. ft. (47.3% of site)

- Lawn, landscaped areas, drainage ways

Building Area: 5,175 gross square feet total  
Building height: 1 story, 17'-0.5" to eave, 18'-11.5" to peak

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4604 Siggelkow Road, Suite A ♦ McFarland, Wisconsin 53558 ♦ [www.quamengineering.com](http://www.quamengineering.com)

**Urban District Commission Data:**

Urban Design District: District #1

**Exterior Design:**

The building will be wood-framed with a cultured stone veneer mixed with steel ribbed metal siding and roof. The roof and trim will be charcoal in color, sides will be prairie wheat, and the stone veneer exterior walls will be "Sahara" in color as shown on the attached sample pictures.

The main entrance of the building will face the street.

**Signage:**

There will be no signs on the proposed building.

**Mechanicals:**

There is no HVAC or other mechanicals planned for this building.

**Trash Enclosure:**

There is no proposed trash enclosure, trash will be kept inside the building.

**Parking:**

Automobile parking: 1 standard parking stall and 1 ADA stall are proposed east of the proposed building.

**Use of the Property:**

Storage 5,175 square feet

Hours of Operation: will vary as needed

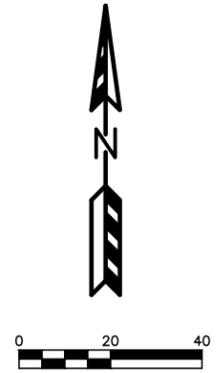
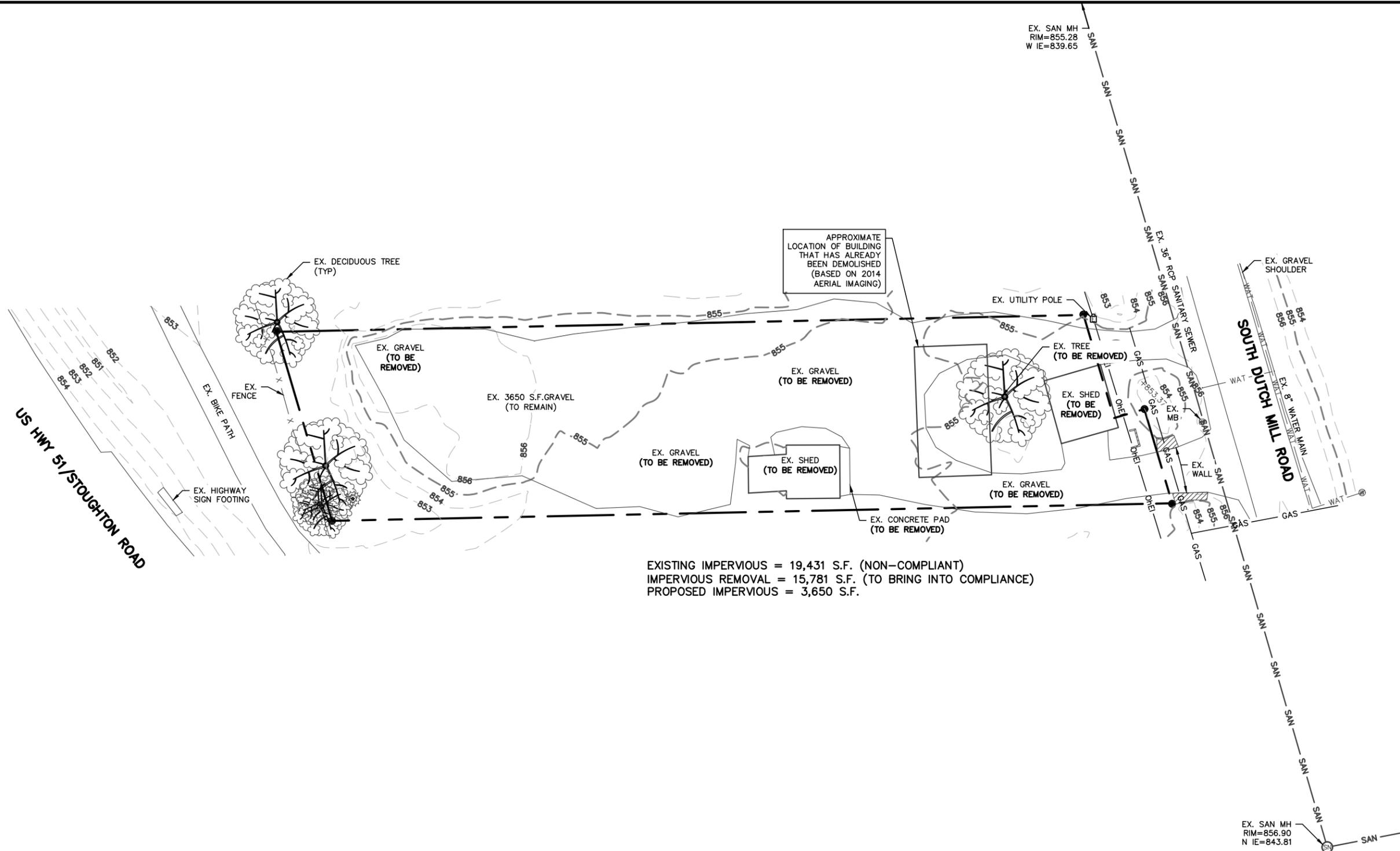
**Implemented Changes from Prior UDC Presentation:**

1. Showed a more detailed plan set.
2. Included a Landscape Plan showing how the site will be planted.
3. Add more windows to the building for natural light, multiple windows have been added.
4. Simplified the building exterior, changed to an industrial stone block product, lined up the stone on the front, metal siding is all in one direction.
5. Lined up the bottoms of the windows facing the street with the top of the stone.



# SITE LOCATION MAP

EXHIBIT #1



EXISTING IMPERVIOUS = 19,431 S.F. (NON-COMPLIANT)  
 IMPERVIOUS REMOVAL = 15,781 S.F. (TO BRING INTO COMPLIANCE)  
 PROPOSED IMPERVIOUS = 3,650 S.F.

**NOTES:**  
 DATE OF TOPOGRAPHIC SURVEY: OCTOBER 23, 2020  
 CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND SITE INFORMATION PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

**PROPERTY BOUNDARY DISCLAIMER**  
 PROPERTY BOUNDARY INFORMATION SHOWN DOES NOT REPRESENT A PROFESSIONAL PROPERTY BOUNDARY SURVEY MEETING CHAPTER A-E 7 OF WISCONSIN ADMINISTRATIVE CODE. LOT LINE BEARINGS AND DISTANCES ARE BASED ON PLAT OF SURVEY DATED MARCH 19, 2018 ON FILE WITH THE DANE COUNTY SURVEYORS OFFICE.

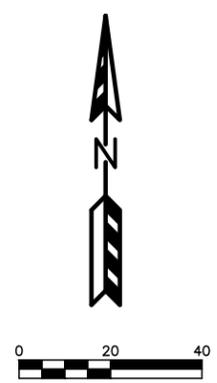
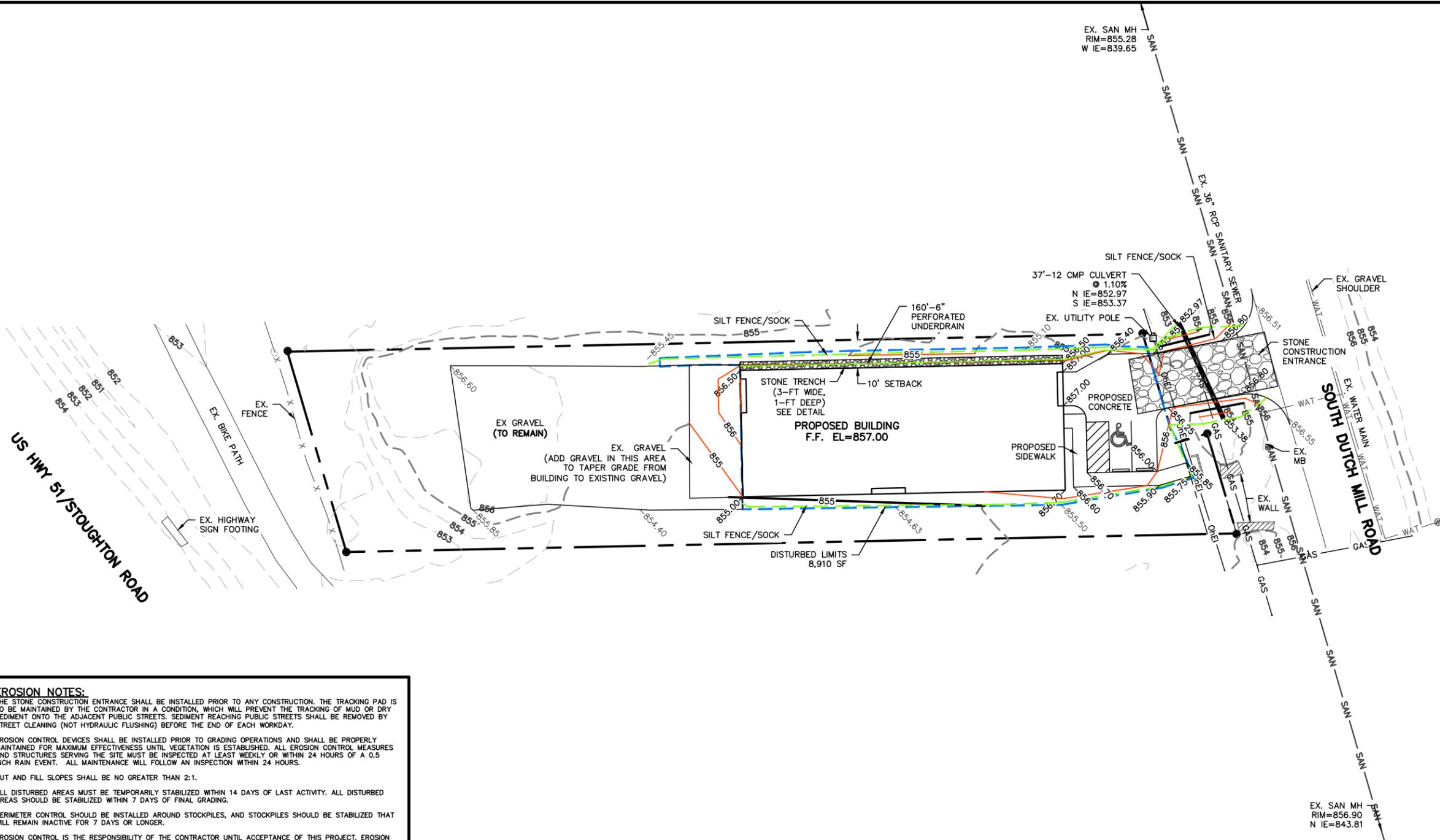
NO LIABILITY (EITHER EXPRESSED OR IMPLIED) FOR THE ACCURACY OF THE PROPERTY BOUNDARY DELINEATED HEREIN IS ASSUMED BY QUAM ENGINEERING, LLC.

THE PROPERTY BOUNDARY PROVIDED IS FOR PICTORAL PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE SETBACKS.

**3706 SOUTH DUTCH MILL ROAD - MADISON**  
 EXISTING SITE AND REMOVALS PLAN  
 PAGE: 1 OF 5  
 DATED: APRIL 4, 2022

**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





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.

**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS 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 2:1.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

APRIL 15, 2022 - APRIL 30, 2022	INSTALL INITIAL EROSION CONTROL DEVICE AND ROUGH GRADE SITE.
APRIL 30, 2022 - JUNE 30, 2022	CONSTRUCT SANITARY LATERAL, WATER SERVICE, BUILDING, AND PAVEMENT.
JUNE 30, 2022	APPLY MULCH OR EROSION MAT TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).
JULY 15 - AUGUST 1, 2022	COMPLETE FINAL LANDSCAPING, RESTORE ALL PERVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**

RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.

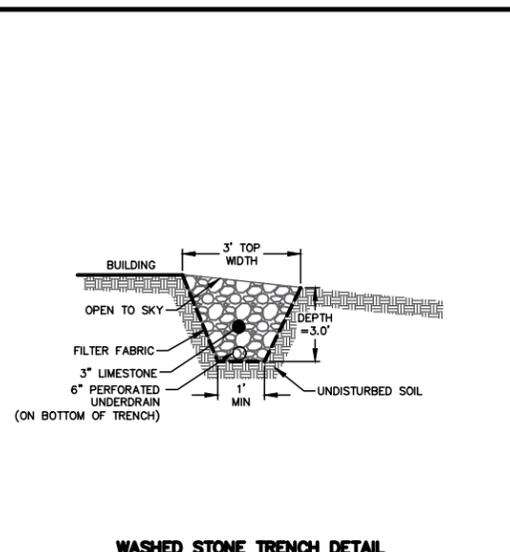
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NO MOW MIX SHALL BE USED ON 2:1 SLOPES. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. 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.

FERTILIZER SHALL ME 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.

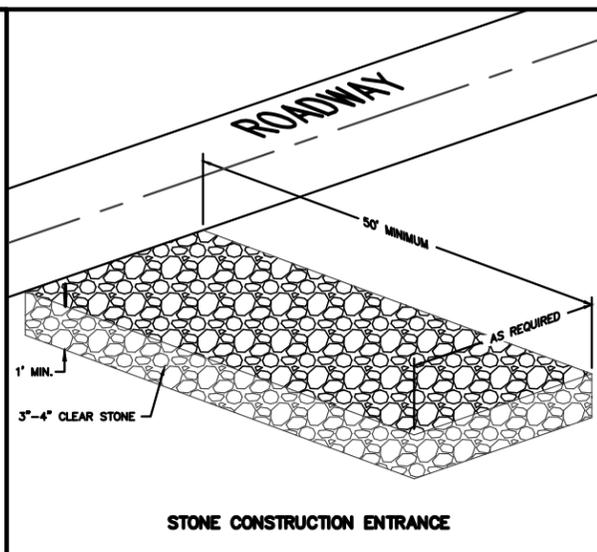
SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 1 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 1.

**OWNER:**  
CURTIN CONCRETE CONSTRUCTION, LLC  
ATTN: CASEY CURTIN  
3172 VILAS ROAD  
COTTAGE GROVE, WI 53527

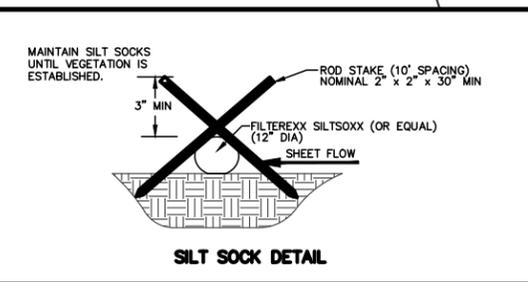
**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: ADAM RYAN  
4604 SIGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558



**WASHED STONE TRENCH DETAIL**



**STONE CONSTRUCTION ENTRANCE**



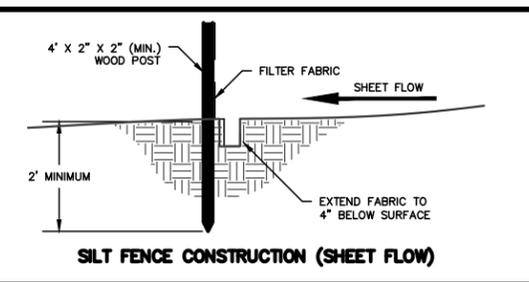
**SILT SOCK DETAIL**

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

WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



**SILT FENCE CONSTRUCTION (SHEET FLOW)**

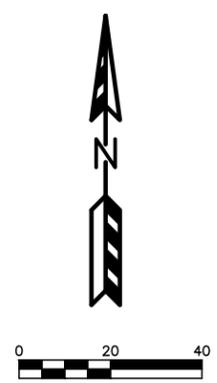
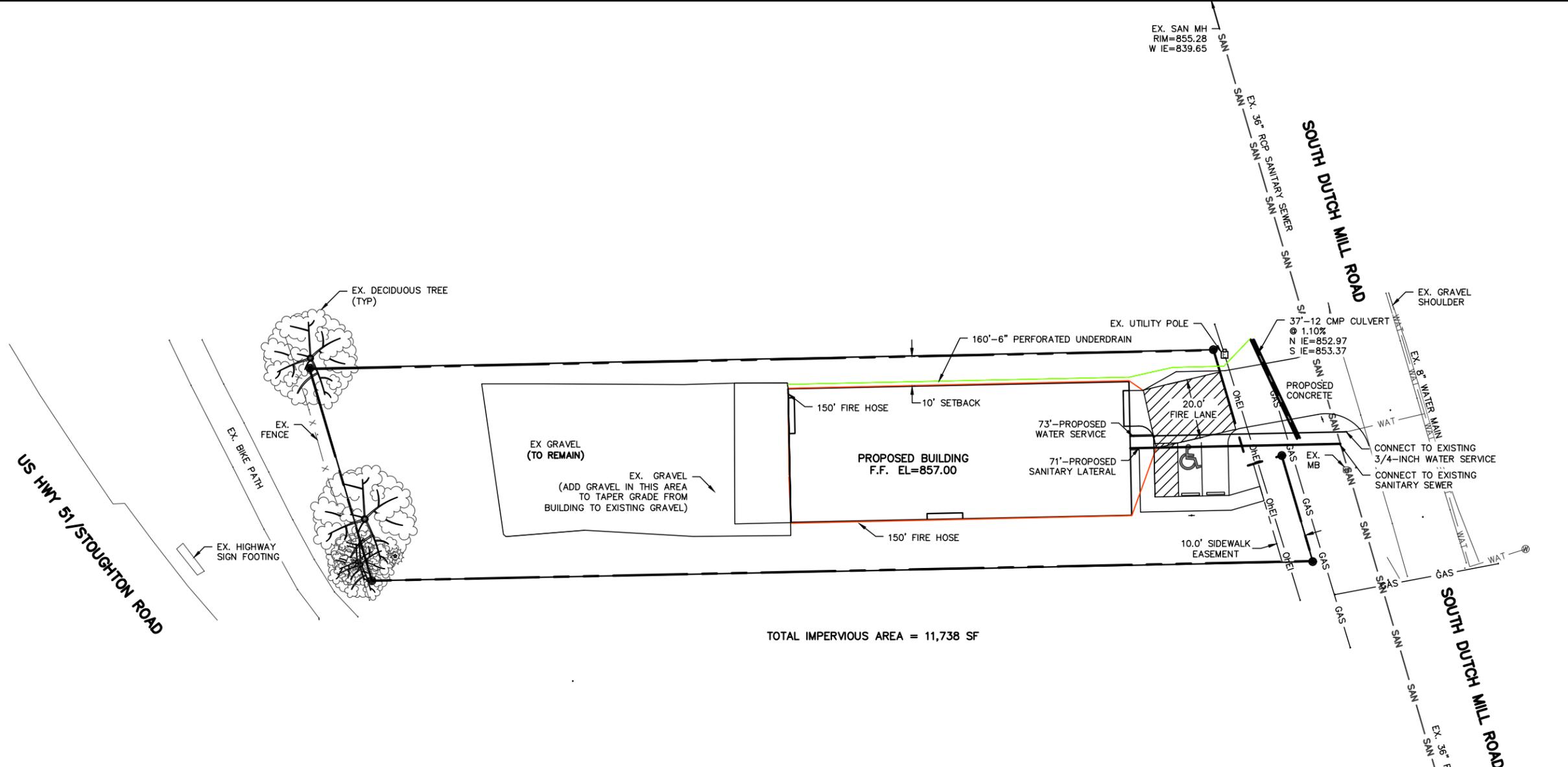
**3706 SOUTH DUTCH MILL ROAD - MADISON**

GRADING AND EROSION CONTROL PLAN

PAGE: 3 OF 5  
DATED: APRIL 4, 2022

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



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**GENERAL NOTES:**

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 CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION, OR ANY 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 SOUTH DUTCH MILL ROAD ADJACENT TO THE DEVELOPMENT THAT IS DAMAGED BY CONSTRUCTION IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

THE CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

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.

THE PAVEMENT AND SIDEWALK WITHIN THE FIRE LANE SHALL BE DESIGNED TO SUPPORT A MINIMUM LOAD OF 85,000 POUNDS.

**UTILITY NOTES:**

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICE STANDARDS.

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

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.

MAINTAIN A 5 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PRIVATE WATER MAIN AND PRIVATE SANITARY SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

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

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

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO SOUTH DUTCH MILL ROAD PAVEMENT WILL REQUIRE PATCHING IN ACCORDANCE WITH THE CITY ENGINEERING STREET PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

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

**3706 SOUTH DUTCH MILL ROAD - MADISON**

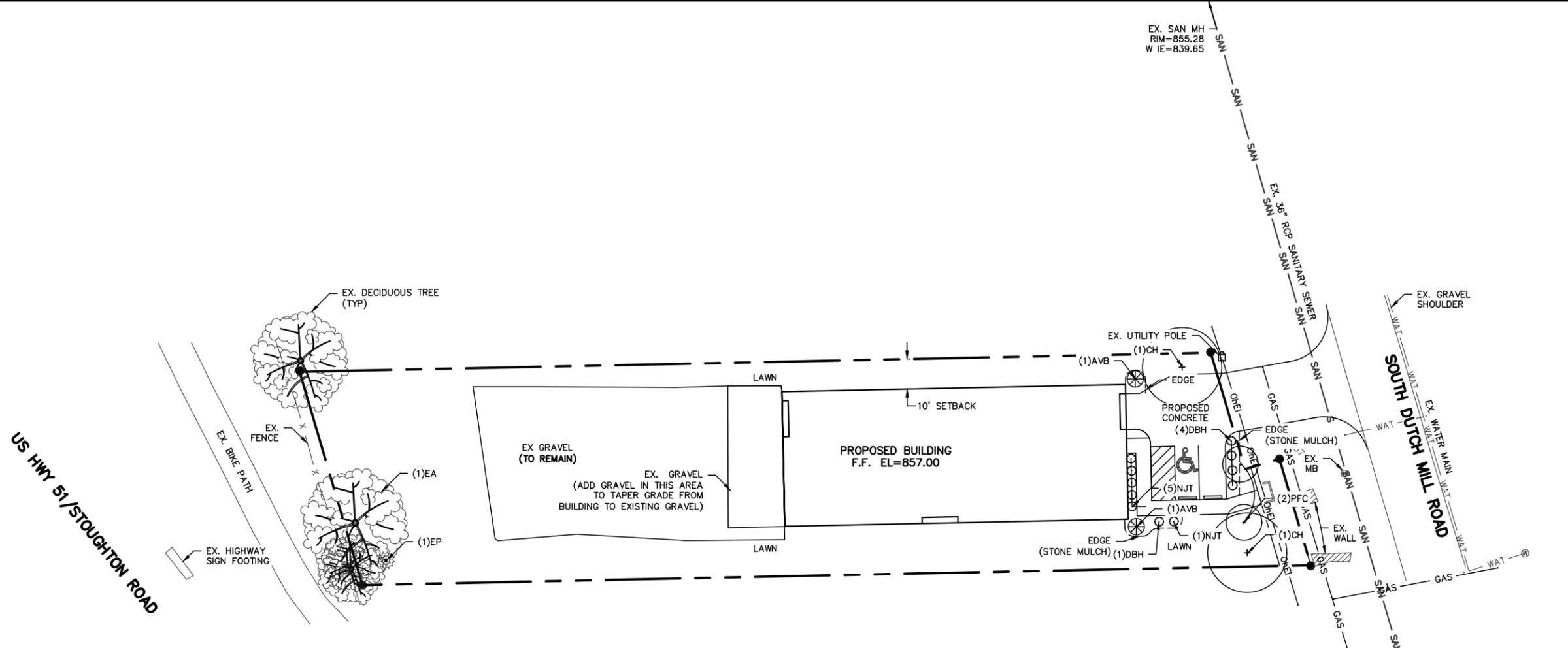
UTILITY & FIRE LANE PLAN

PAGE: 4 OF 5  
DATED: APRIL 4, 2022

**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



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.

**LANDSCAPE WORKSHEET**

<b>Zoning Classification:</b>	IL
<b>Landscape Points Required</b>	
Developed Area =	11,738 SF
Landscape Points: 11,738/100 x 1 =	<b>117 points</b>
<b>Total Landscape Points Required</b>	<b>117 points</b>
<b>Landscape Points Supplied</b>	
Existing canopy trees - 1 @ 35 =	35 points
Proposed canopy trees - 2 @ 35 =	70 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 - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 0 @ 10 =	0 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 13 @ 3 =	39 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>209 points</b>

**PLANT LIST**

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
EA	1	12" +	<b>Canopy Trees</b>		EX
			Existing White Ash	Fraxinus Americana	
CH	2	2 1/2"	<b>Evergreen Trees</b>		BB
			Common Hackberry	Celtis Occidentalis	
EP	1	8" +	<b>Ornamental Trees</b>		EX
			Existing White Pine	Pinus Strobus	
PFC	2	1 1/2"	<b>Deciduous Shrubs</b>		BB
			Prairie Fire Crab	Malus 'Prairie Fire'	
AVB	2	36"	Arrowwood Viburnum	Viburnum Dentatum	Pot
DBH	6	24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
NJT	5	18"	New Jersey Tea	Ceanothus Americanus	Pot

**NOTES:**

- Designated lawn areas to receive a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and mulch (straw or straw mat).
- Lawn areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- Designated planting beds to be mulched with #2 washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 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 to be separated from lawn areas with 5" black vinyl edging.

Lot Frontage Landscape Required  
(Section 28.142(5) Development Frontage Landscaping)

One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal 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 Road = 79 LF Frontage

Over story trees required 79.0/30' = 2.6 **3 trees**  
Shrubs required (100/30') x 5 = 26.8 **13 shrubs**

Over story trees supplied **2 trees**  
Ornamental trees supplied **2 trees**  
Shrubs supplied **13 shrubs**

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**3706 SOUTH DUTCH MILL ROAD - MADISON**

**LANDSCAPE PLAN**

PAGE: 5 OF 5  
DATED: APRIL 4, 2022

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Overall Neighborhood Layout



Neighbors to the Northeast



South Neighbors



East Neighbors

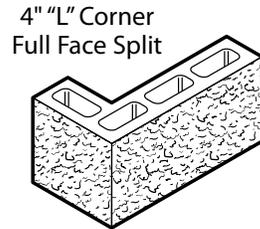
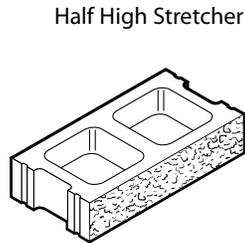
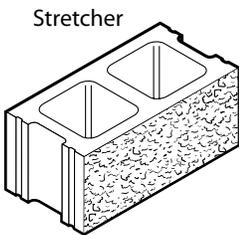


# Splitface/Fullface Split/Rockface Block Shapes & Sizes

## SPLITFACE / FULLFACE SPLIT / ROCKFACE BLOCK

SPLITFACE masonry units lend a **refined beauty of hewn, chiseled stone** to architecture – qualities that convey permanence and stability. The randomly textured face and rugged pattern of split units creates an ever-changing visual scenery on buildings throughout the day. SPLITFACE masonry is a durable yet versatile design option for commercial, industrial, institutional and residential construction.

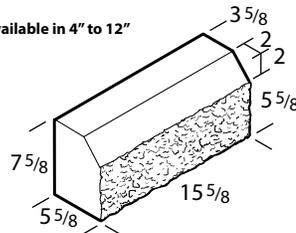
## SPLITFACE LOAD-BEARING & FULL VENEER UNITS



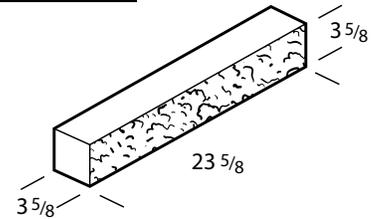
Unit Availability	NOMINAL WIDTHS						
	4"	6"	8"	10"	12"	14"	16"
Stretcher			✓	✓	✓	✓	✓
Flush End/Sash/Splittable			✓	✓	✓	✓	✓
Bond Beam		✓	✓	✓	✓	✓	✓
Double Flush End	✓	✓	✓	✓	✓	✓	✓
All Solid	✓						
Half Block – 8" Long			✓	✓	✓		
Half High – 4" High	✓	✓	✓	✓	✓		
Corner Configurations	8" Corner / 4" "L" Corner / 4" Corner 12" Long						

### Horizon Splitface

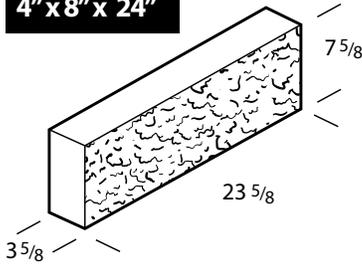
Available in 4" to 12"



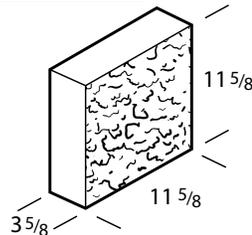
### 4" x 4" x 24"



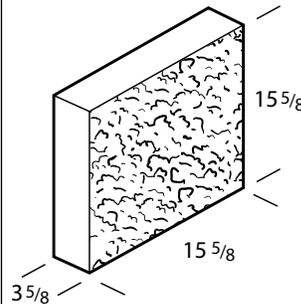
### 4" x 8" x 24"



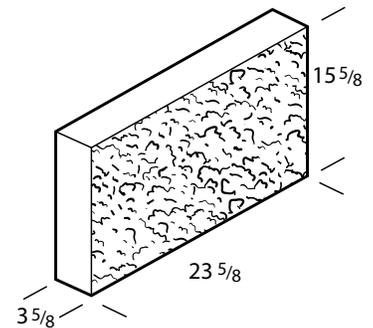
### 4" x 12" x 12"



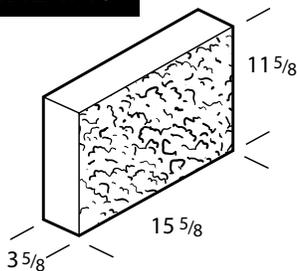
### 4" x 16" x 16"



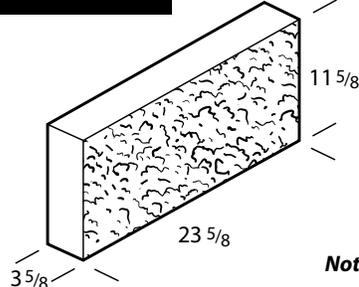
### 4" x 16" x 24"



### 4" x 12" x 16"



### 4" x 12" x 24"



Contact your sales rep for: stocking and/or special order status, water repellent, integral color options, etc.

**Note: Not all block immediately available at all County Materials locations. All oversize block are custom ordered. All dimensions nominal.**

ROBERT L. NELSON & ASSOCIATES, INC.

CONSTRUCTION MATERIALS LABORATORY

1220 REMINGTON ROAD

SCHAUMBURG, ILLINOIS 60173

847/882-1146

Rockford Cement Products Company  
315 Peoples Avenue  
Rockford, Illinois 61104

REPORT OF TESTS

SUBJECT: Certification Test of 8" x 8" x 16" Split-Face Concrete Masonry Units  
SOURCE: Rockford Cement Products Company  
TYPE: Normal Weight  
SPECIFICATION: ASTM C 90, "Standard Specification for Loadbearing Concrete Masonry Units"  
TEST METHOD: ASTM C 140, "Test Methods of Sampling and Testing Concrete Masonry Units"

TEST DATA

LENGTH: 15.75"  
WEIGHT: 43.40 lbs.

HEIGHT: 7.62"  
NET AREA: 68.96 sq. in.

WIDTH: 7.62"

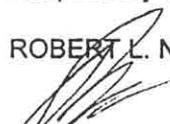
TEST RESULTS

Unit Number	1	2	3	Average
<u>Moisture Content</u> Percent of Total Absorption	26.67	27.50	29.39	27.85
<u>Water Absorption</u> Lbs/cu.ft.	4.82	5.17	5.19	5.06
<u>Compressive Strength</u> PSI	4313	4351	4224	4296
<u>Linear Shrinkage</u> Percent	.042	.040	.039	.040
<u>Density</u> Lbs/cu.ft.	140.25	140.32	140.20	140.25

The concrete masonry units conform to ASTM C 90, "Standard Specification for Loadbearing Concrete Masonry Units".

Respectfully submitted,

ROBERT L. NELSON & ASSOCIATES, INC.

  
Robert L. Nelson  
President

Rockford Cement Products Company  
315 Peoples Avenue  
Rockford, Illinois 61104

REPORT OF TESTS

SUBJECT: Certification Test of 12" x 8" x 16" Split-Face Concrete Masonry Units

SOURCE: Rockford Cement Products Company

SPECIFICATION: ASTM C 90, "Standard Specification for Loadbearing Concrete Masonry Units"

TEST METHOD: ASTM C 140, "Test Methods of Sampling and Testing Concrete Masonry Units"

TEST DATA

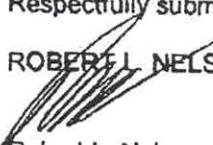
Length: 15.62"      Height: 7.62"      Width: 12.0"      Weight: 57.57 lbs.

TEST RESULTS

Unit Number	<u>1</u>	<u>2</u>	<u>3</u>	<u>Average</u>
Molsture Content (Percent)	17.50	16.11	21.94	18.52
Absorption (Lbs/cu.ft.)	3.98	4.43	3.82	4.07
Compressive Strength (PSI)	2820	2808	2790	2806
Density (Lbs/cu.ft.)	143.57	141.05	141.91	142.17

Respectfully submitted,

ROBERT L. NELSON & ASSOCIATES, INC.

  
Robert L. Nelson  
President



# Rockford Cement Products

**\*\*Top Row Premium Colors**

\*\*Artic White



\*\*Aztec Tan



\*\*Soft Cotton



Sahara



Alyeska



Thunder Bay



Dark Brown



Garnet Red



Wheatfield



Camel



Midnight



RCP 306



*Residential*

# STEEL SIDING

*Limited Lifetime Warranty*



**BRITE WHITE**



**WHITE**



**PRAIRIE WHEAT**



**LIGHT STONE**