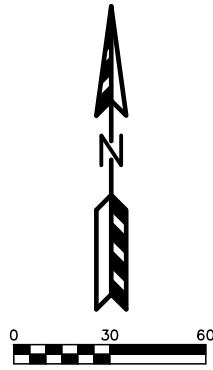
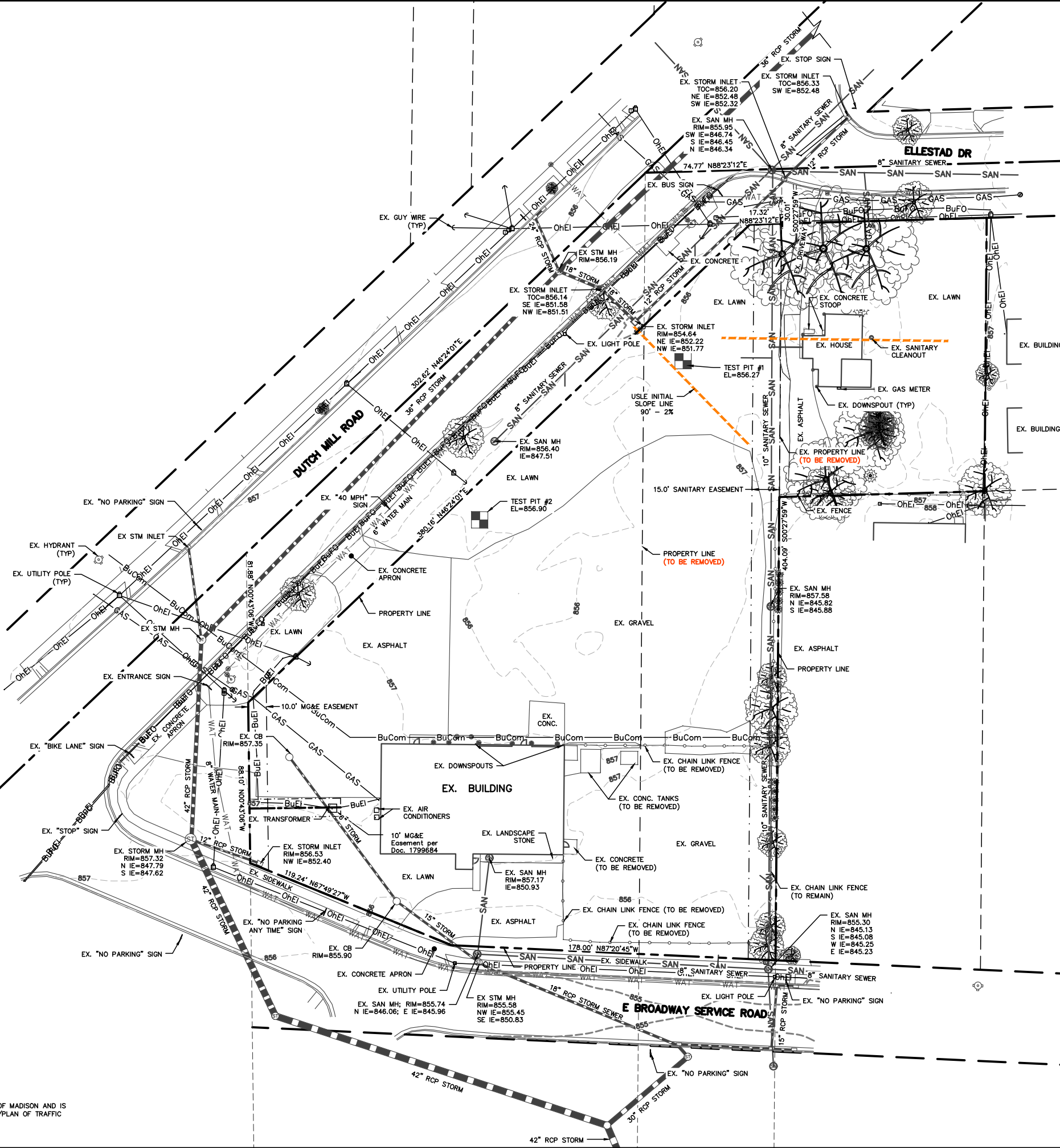


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4621 DUTCH MILL ROAD

EXISTING SITE AND REMOVALS PLAN

SHEET: C-1

DATED: NOVEMBER 30, 2023

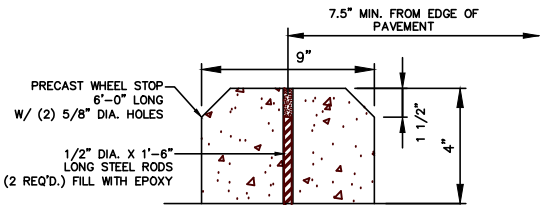
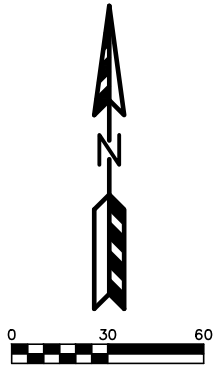
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NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.
WHEELSTOPS TO BE PAINTED SAFETY YELLOW.

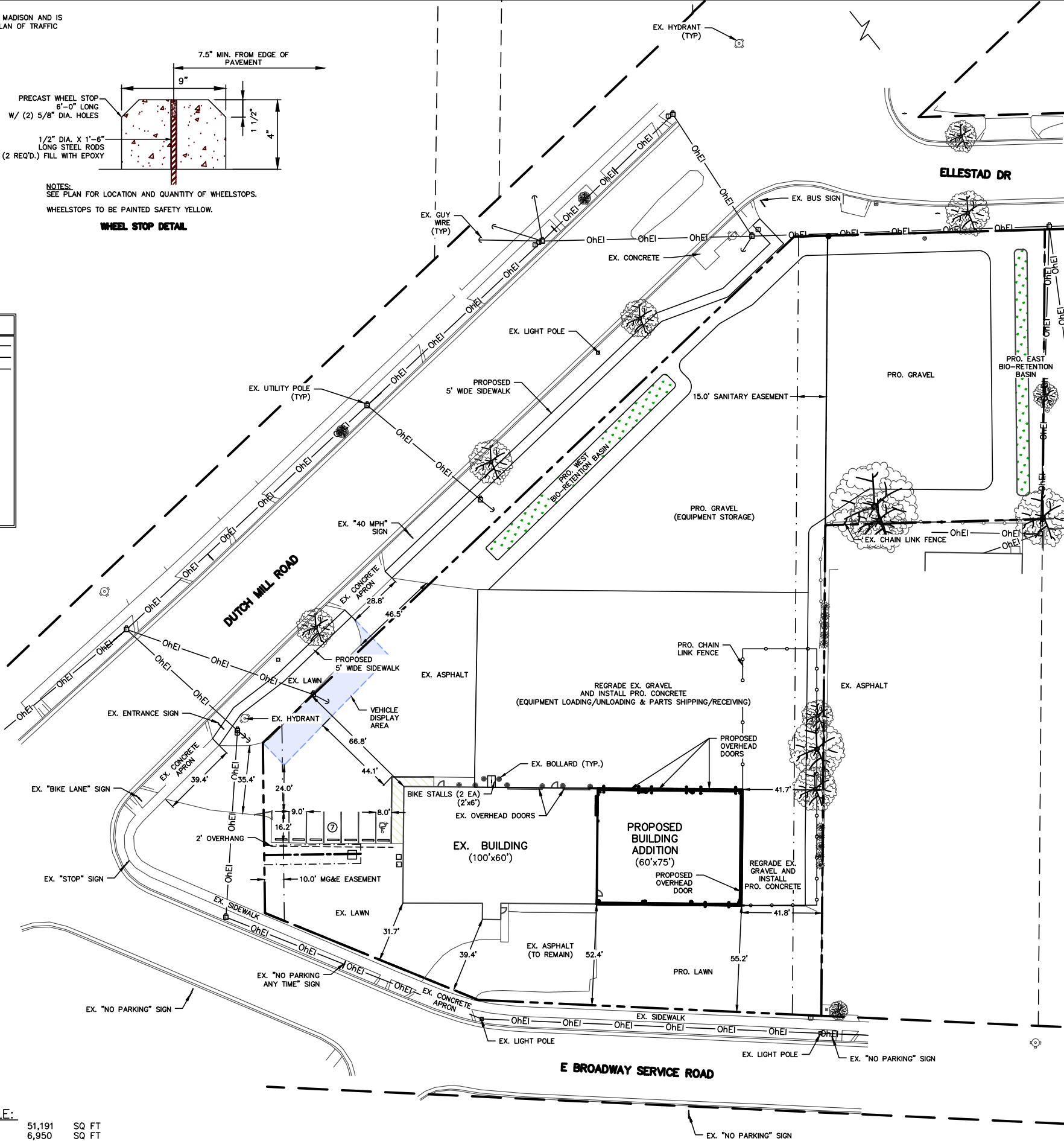
WHEEL STOP DETAIL

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)



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

TOTAL IMPERVIOUS AREA AFTER 2023 DEVELOPMENT: 76,878 SQ FT



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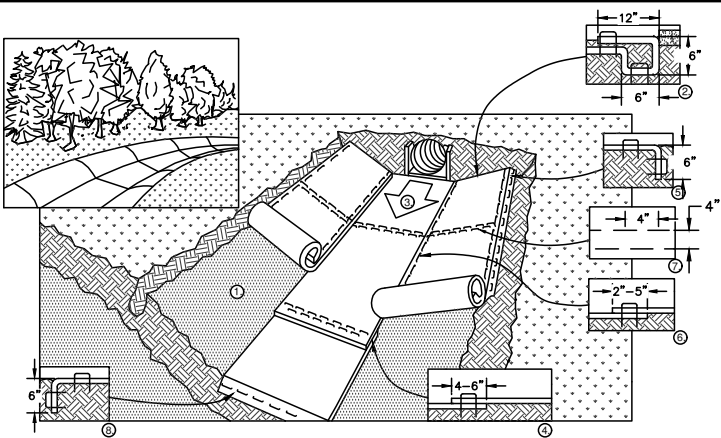
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

4621 DUTCH MILL ROAD
PROPOSED SITE PLAN

SHEET: C-2
DATED: NOVEMBER 30, 2023



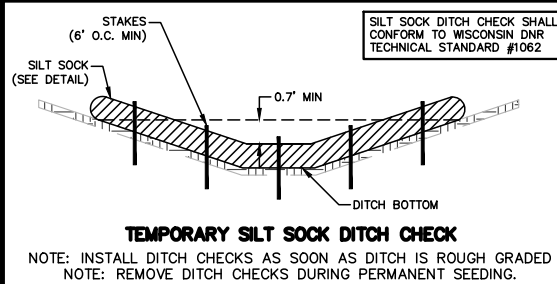
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1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION 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.
3. 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.
4. 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.
5. 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.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. 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.
8. 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.

PERIMETER 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 PERVIOUS 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 PERVIOUS 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.

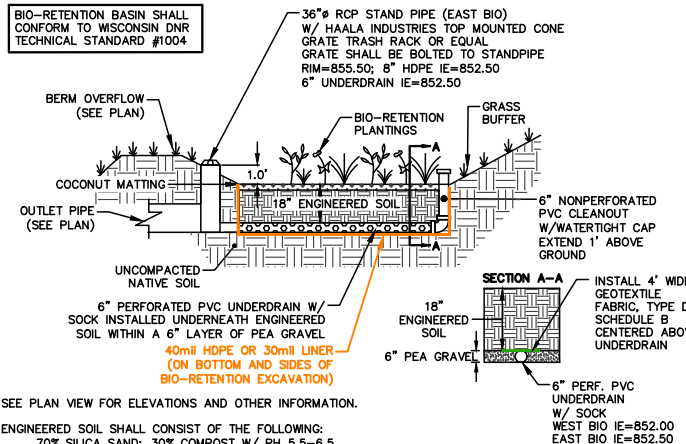
OWNER:

4621 LLC
4621 DUTCH MILL RD
MADISON, WI 53716

ENGINEER:

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

BIO-RETENTION BASIN SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1004



ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:

70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5

COMPOST SHALL MEET WNR SPECIFICATION S100.

SAND LAYER SHALL CONSIST OF SAND AS FOLLOWS:

SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT UNLESS SPECIES SELECTED DICTATES WIDER SPACING. PLUGS TO BE PLANT STOCK NAMED IN THE RAINWATER RENEWAL MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE SELECTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINEERED SOIL AND PEA GRAVEL LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

CONTRACTOR SHALL PROVIDE PICTURES OF EXCAVATED BASIN AND LINER PRIOR TO BACKFILLING WITH ENGINEERED SOIL AND PEA GRAVEL FOR AS-BUILT PURPOSES.

BIO-RETENTION BASIN DETAIL

4621 DUTCH MILL ROAD

GRADING AND EROSION CONTROL PLAN

SHEET: C-3

DATED: NOVEMBER 30, 2023

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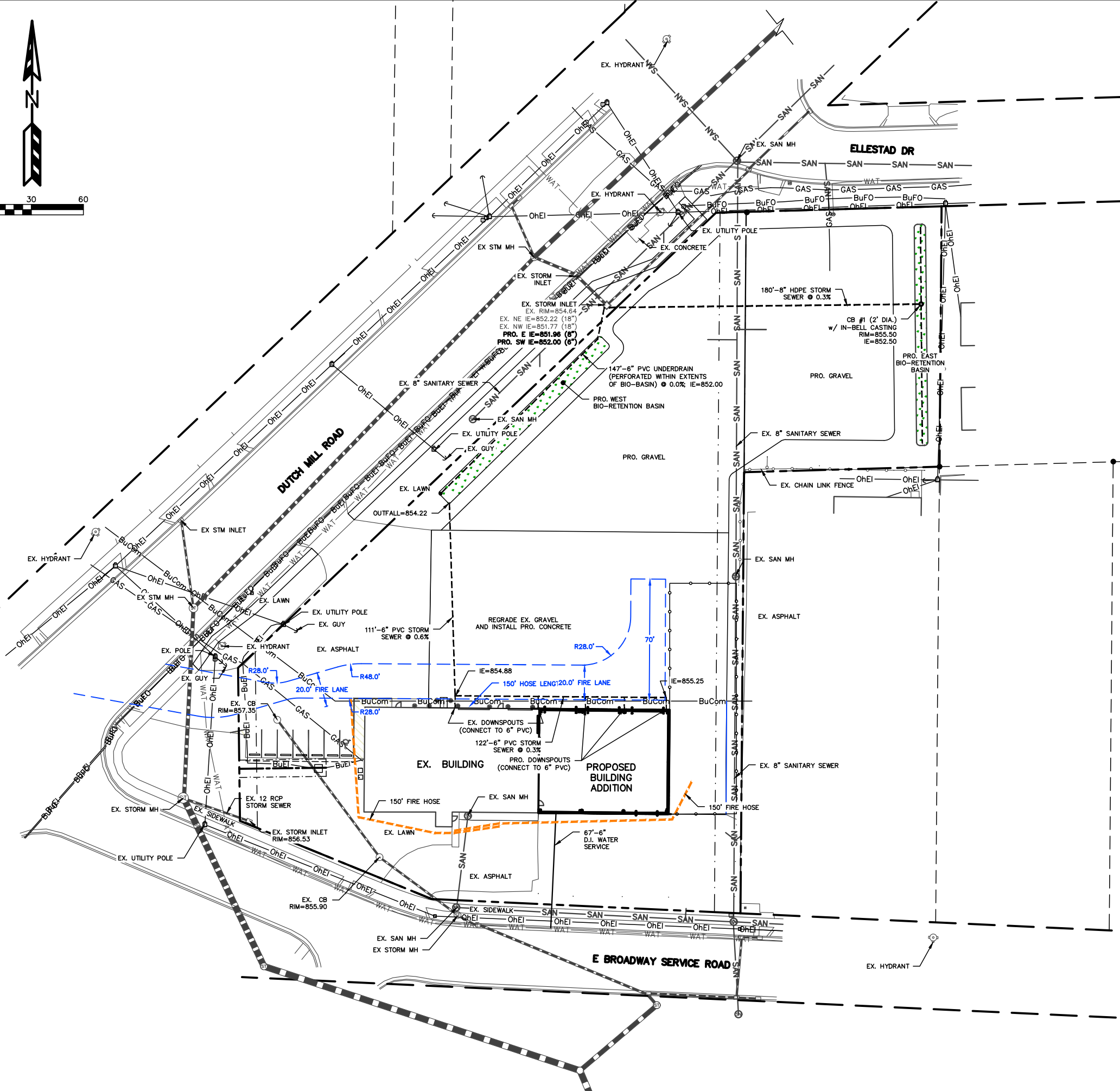
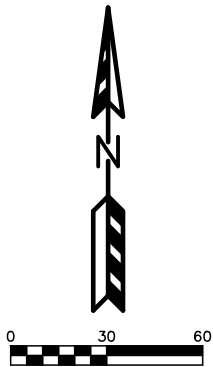
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UTILITY NOTES:

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 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



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NOTES:

-
- A horizontal number line with tick marks at 0, 30, and 60.

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LANDSCAPE WORKSHEET	
4621 Dutch Mill Road - Madison, Wisconsin	
<u>Zoning Classification:</u>	IL
<u>Landscape Points Required</u>	
Developed Area =	75,965 SF
Landscape Points: 75,965 /100 * 1 =	<u>760 points</u>
<u>Total Landscape Points Required</u>	<u>760 points</u>
<u>Landscape Points Supplied</u>	
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 =	10 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
<u>Total landscape points supplied =</u>	<u>1,427 points</u>
<u>Lot Frontage Landscape Required</u>	
(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 Rd, East Broadway Service Rd, and Ellettsd Dr = 895.5 LF Frontage	
Over story trees required 895.5/30' = 29.9	<u>30 trees</u>
Shrubs required (895.5/30') x 5 = 149.3	<u>150 shrubs</u>
Over story trees supplied	<u>19 trees</u>
Ornamental trees supplied	<u>2 trees</u>
Shrubs supplied	<u>106 shrubs</u>

4621 DUTCH MILL ROAD
PROPOSED LANDSCAPE PLAN

SHEET: C-5
DATED: NOVEMBER 30, 2023

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