



## **LETTER OF INTENT**

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

Project: Kelbe Brothers  
4621 Dutch Mill Road

### **Contacts:**

Owner:	4621 LLC	Building	Bayland Buildings, Inc
	12770 W Silver Springs Dr		P.O. Box 13571
	Butler, WI 53007		Green Bay, WI 54307-3571
	Attn: Jeffrey Miller		Attn: David Phillips
	262-781-4970		920-498-9300

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

### **Project Description:**

This letter is for the demolition permit of a residential house located at 4701 Ellestand Drive, Madison. The house will be demolished to expand the existing Kelbe Brothers Equipment business adjacent to the property. The existing building is approximately 1,150 square feet in size. The property is already owned by Kelbe Brothers Equipment. Once the building has been demolished, the lot will be used to display equipment for sale/rent, as well as a bio-retention basin and landscaping. The proposed project involves the construction of a 4,425 square foot building addition and expanded display area.

### **Project Schedule:**

Construction will begin in Spring 2024 and be completed in Fall 2024.

### **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: 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

Lot Area: 93,998 square feet = 2.158 acres

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

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Phone (608) 838-7750 ♦ Fax (608) 838-7752 ♦ E-mail [rquam@quamengineering.com](mailto:rquam@quamengineering.com)

Lot Coverage: Impervious = 69,828 sq. ft. (74.3% of site)

- 10,615 sq. ft. building "footprint"
- 59,213 sq. ft. parking, drive aisles, and storage area

Pervious = 24,170 sq. ft. (25.7% of site)

- Lawn, landscaped areas, drainage ways
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Building Area: 10,615 gross square feet total

Building height: 1 story, 12' to eave, 23'-4" and 25' (new)

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**Urban District Commission Data:**

Urban Design District: District #1

**Exterior Design:**

The building will be steel-framed with a brick veneer mixed with steel ribbed metal siding and roof. The trim will be grey in color, sides will be light grey, and the stone veneer exterior walls will be dark grey. The colors will be dark grey on brick and light grey on existing masonry and new steel.

The main entrance of the building will face East Broadway.

**Signage:**

There will be no additional signs on the proposed building.

**Mechanicals:**

HVAC and mechanicals to match existing of the existing building.

**Trash Enclosure:**

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

**Parking:**

Automobile parking: There will be no additional parking on site, the existing 6 standard parking stalls and 1 ADA stall will remain west of the existing Kelbe Brothers Equipment building.

**Use of the Property:**

Heavy equipment sales and rental

Hours of Operation: 7 am – 5 pm Mon-Fri