

## Information Guide for Petition 11690 and CUP 2518

### Page 1

Introduction Page

### Page 2

Proposal in 2018,

Not inclusive of what the entire project would be as it was a estimate of what the commercial could be for future use. Since 2018 to Date, community needs have changed, costs have changed and the new proposal including outdoor storage allow for area community requests and allows for financial means to facilitate the proposed building.

### Page 3

Current proposed plan, Please note vs Staff notes, The building sizes are here corrected.

### Page 4

Current proposed plan , Please note vs Staff notes, There is Fencing on All 4 Sides, the height of the fence (North and South will be 6' and East and West, 12') in following pages it will show site line and elevations that explain the outdoor storage will not be visible. See correct count of parking stall outside.

### Page 5 and 6,

Show Site Line and Elevations, Please see on page 6 where recreational vehicles are depicted.

### Page 7,8,9

Show Building Plan for 16' Tall building with 16 Stalls

### Page 10,11,12

Show Building Plan for 11'4" Tall building with 20 Stalls

### Page 13,14,15

Show Building Plan for 11'4" Tall building with 24 Stalls

### Page 16, 17

Shows oversite of Master Plan and Top View

### Page 18-23

Show Building Design, Color Pallet and Renderings with views in 3D.

### **FINAL NOTES:**

Hours of Operation: Office hours of operation will be Monday – Friday, 9am to 6pm, Saturdays 10am-3pm. Access to the gated storage would be anytime for renters.

### **PROPERTY USE:**

In our Neighboring communities there is planned residential developments which are deed restricted from storage of Recreational Vehicles and Boats. There is a growing need in communities for storage of these items and personal belongings. Due to the growing need and the limitations this property has at this time with no municipal services, we propose the petition and CUP. We have addressed the following prior to this submittal with respect to DOT, Neighboring properties, storm water management. Please reach out to us if you have any questions about the project.

Thank you for your time and consideration,

Steve Suter, 608-628-3548, [suterwalt@gmail.com](mailto:suterwalt@gmail.com), Tara Pearson, 608-212-0081, [tara@wiscompany.com](mailto:tara@wiscompany.com)

# BOAT / RV STORAGE

4645 WISCONSIN STATE TRUNK HIGHWAY 138

TOWN OF RUTLAND

DANE COUNTY, WISCONSIN



### SHEET INDEX:

- 1 TITLE SHEET
- 2 OVERALL SITE LAYOUT
- 3 EROSION CONTROL PLAN
- 4 SITE LAYOUT PLAN
- 5 SITE GRADING PLAN
- 6 SIGHT LINE OVERVIEW
- 7 SIGHT LINE CROSS SECTIONS

### GENERAL CONTRACTOR:

General Contractor Contact:

### A/E Contact:

Mendota Consulting LLC  
Eric Christensen, P.E., LULP, CST  
PHONE: 608-838-3742  
EMAIL: etic@mendota-consulting.com



PROJECT SITE



PROJECT LOCATION MAP



1	PRELIM SITE
2	FINAL LAYOUT
3	SIGHT LINES

No. | Revision/Issue  
Project Name and Addr  
BOAT / RV STO  
STEVE SUTER  
4645 STH W 138  
TOWN OF RUTLA

Sheet Title:  
TITLE SHE

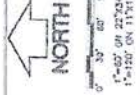
Project No.  
20-030

Sheet No.  
1 OF 7

Original Proposal for Land Use

2

WYSER  
ENGINEERS

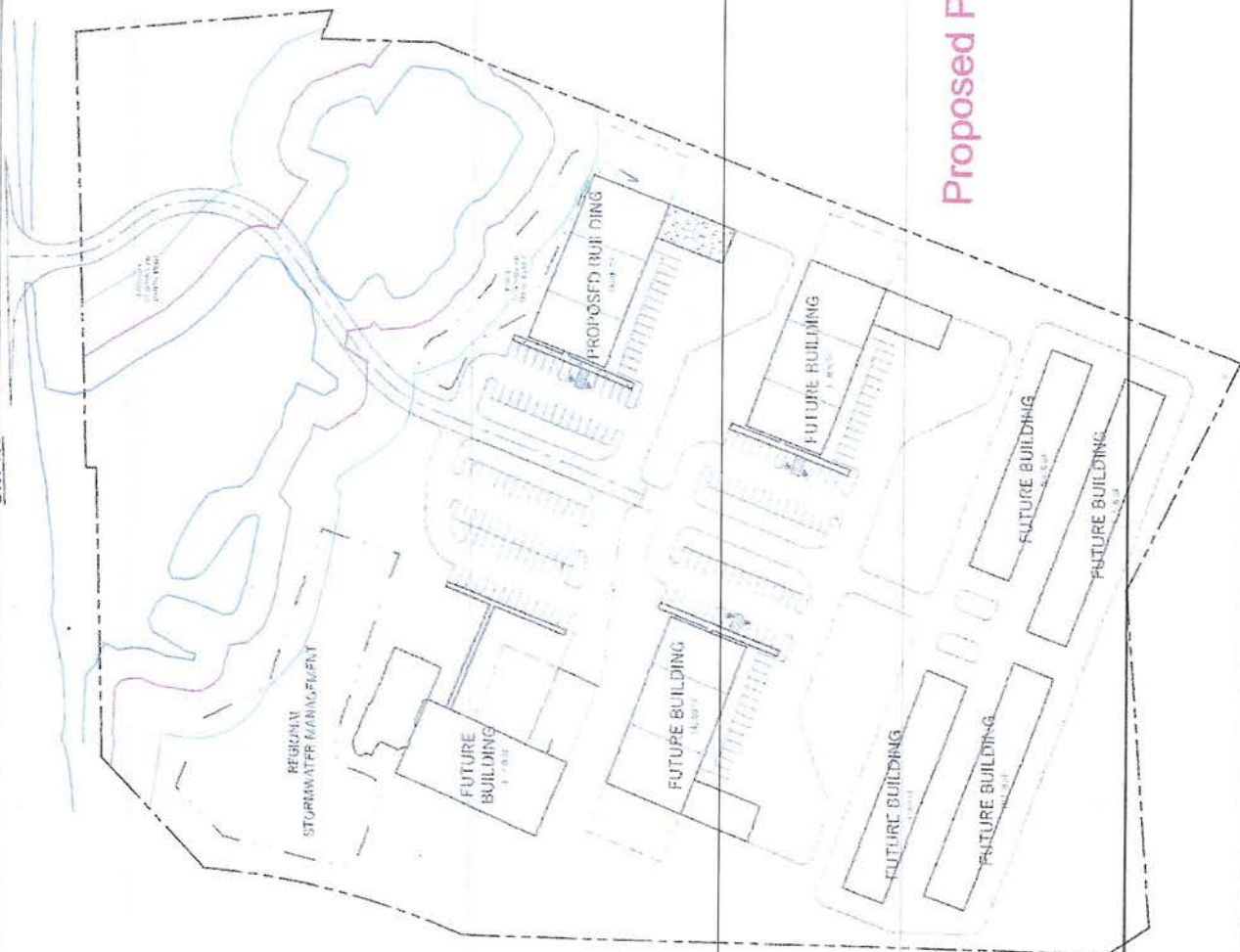


**LEGEND (PROPOSED)**

- PROPOSED ZONING
- PROPOSED LOT LINES
- PROPOSED BUILDING FOOTPRINTS
- PROPOSED DRIVEWAYS
- PROPOSED PARKING SPACES
- PROPOSED UTILITIES
- PROPOSED EROSION CONTROL
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED TREES
- PROPOSED LANDSCAPING
- PROPOSED SIGNAGE
- PROPOSED LIGHTING
- PROPOSED SECURITY
- PROPOSED FENCE
- PROPOSED BARRIERS
- PROPOSED SAFETY
- PROPOSED ACCESS
- PROPOSED EGRESS
- PROPOSED EVACUATION
- PROPOSED ASSEMBLY
- PROPOSED GATHERING
- PROPOSED MEETING
- PROPOSED COMMUNICATION
- PROPOSED INFORMATION
- PROPOSED EDUCATION
- PROPOSED RECREATION
- PROPOSED CULTURE
- PROPOSED ARTS
- PROPOSED HISTORY
- PROPOSED HERITAGE
- PROPOSED IDENTITY
- PROPOSED CHARACTER
- PROPOSED DISTINCTIVE
- PROPOSED INTERESTING
- PROPOSED ATTRACTIVE
- PROPOSED BEAUTIFUL
- PROPOSED PLEASANT
- PROPOSED ENJOYABLE
- PROPOSED HEALTHY
- PROPOSED SAFE
- PROPOSED SOUND
- PROPOSED CLEAN
- PROPOSED GREEN
- PROPOSED SUSTAINABLE
- PROPOSED RESILIENT
- PROPOSED ADAPTIVE
- PROPOSED FLEXIBLE
- PROPOSED INCLUSIVE
- PROPOSED EQUITY
- PROPOSED JUSTICE
- PROPOSED DEMOCRACY
- PROPOSED FREEDOM
- PROPOSED PEACE
- PROPOSED HARMONY
- PROPOSED BALANCE
- PROPOSED SYNERGY
- PROPOSED COOPERATION
- PROPOSED COLLABORATION
- PROPOSED PARTNERSHIP
- PROPOSED ALLIANCE
- PROPOSED UNION
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- PROPOSED PARTNERSHIP
- PROPOSED ALLIANCE
- PROPOSED UNION
- PROPOSED COMMUNITY
- PROPOSED SOCIETY
- PROPOSED CIVILIZATION

**GENERAL NOTES**

1. THIS PLAN IS A PROPOSED ZONING MAP FOR THE TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.
2. THE TOWN OF RUTLAND, DANE COUNTY, WISCONSIN, HAS ADOPTED THIS ZONING MAP AS PART OF ITS ZONING ORDINANCE.
3. THE TOWN OF RUTLAND, DANE COUNTY, WISCONSIN, HAS ADOPTED THIS ZONING MAP AS PART OF ITS ZONING ORDINANCE.
4. THE TOWN OF RUTLAND, DANE COUNTY, WISCONSIN, HAS ADOPTED THIS ZONING MAP AS PART OF ITS ZONING ORDINANCE.
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10. THE TOWN OF RUTLAND, DANE COUNTY, WISCONSIN, HAS ADOPTED THIS ZONING MAP AS PART OF ITS ZONING ORDINANCE.



Proposed Plan Per Rezoning 11165

TOWN OF RUTLAND DEVELOPMENT  
BULLS, LLC  
TOWN OF RUTLAND, DANE COUNTY, WI

Project Name	TOWN OF RUTLAND DEVELOPMENT
Project No.	11165
Project Date	01/20/2018
Project Status	PROPOSED
Project Location	TOWN OF RUTLAND, DANE COUNTY, WI
Project Owner	BULLS, LLC
Project Designer	WYSER ENGINEERS
Project Scale	1" = 33'
Project Sheet	C100

WYSER ENGINEERS  
Tel Free (608) 242-8511 or 811  
www.wyserengineers.com

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GRAPHIC SCALE: 1" = 100'-0"  
 0 100 200 Feet

1	PRELIM SITE
2	FINAL LAYOUT
3	BUILDING HEIGHT
No.	Revision/Issue
	Project Name and Address
	BOAT / RV STO
	STEVE SUITER
	4845 SFHW 138
	TOWN OF RUTLA
	Sheet Title
	OVERALL SITE

Project No. 20-030

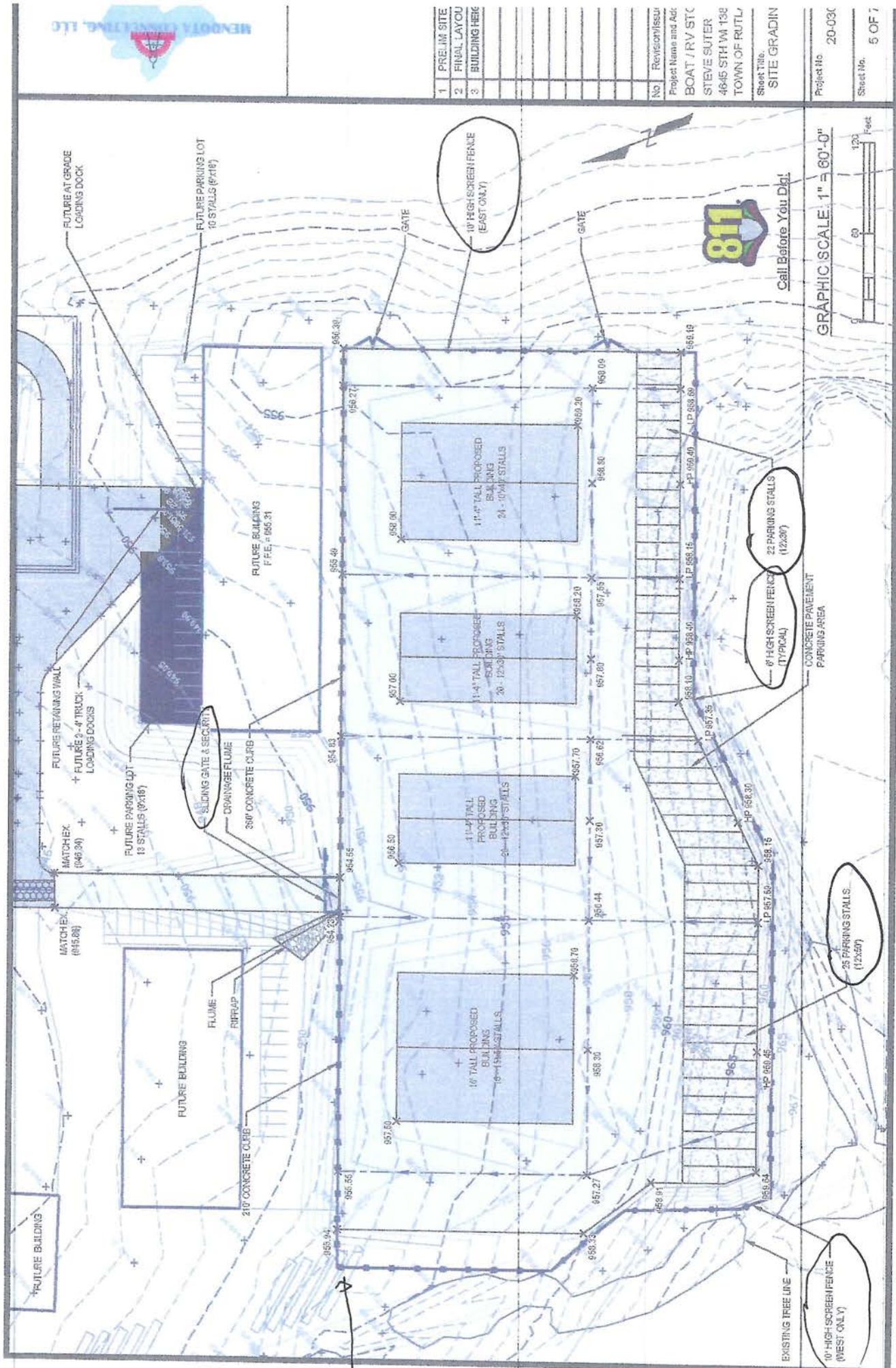
Sheet No. 2 OF 7

1	PRELIM SITE
2	FINAL LAYOUT
3	BUILDING HEIGHT
No.	Revision/Issu
	Project Name and Ad
	BOAT / RV STC
	STEVE SUTER
	4645 5TH W 130
	TOWN OF RUTL
	Sheet Title:
	SITE GRADIN
	Project No.
	20-03
	Sheet No.
	5 OF 7



Call Before You Dig!

GRAPHIC SCALE: 1" = 60'-0"



Sight Map

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US-14 BRIDGE  
(STRUCTURE B-13-241)

US-14 BRIDGE SIGHT LINE

W-138 WEST SIGHT LINE

W-138 EAST SIGHT LINE

US-14 SIGHT LINE

- 1 PRELIM SITE
- 2 FINAL LAYOUT
- 3 SIGHT LINES

Revision/Issue  
Project Name and Address  
BOAT / RV STY  
STEVE SUTER  
4845 5TH W 13E  
TOWN OF RUTLAND  
Sheet Title  
SIGHT LINE 0

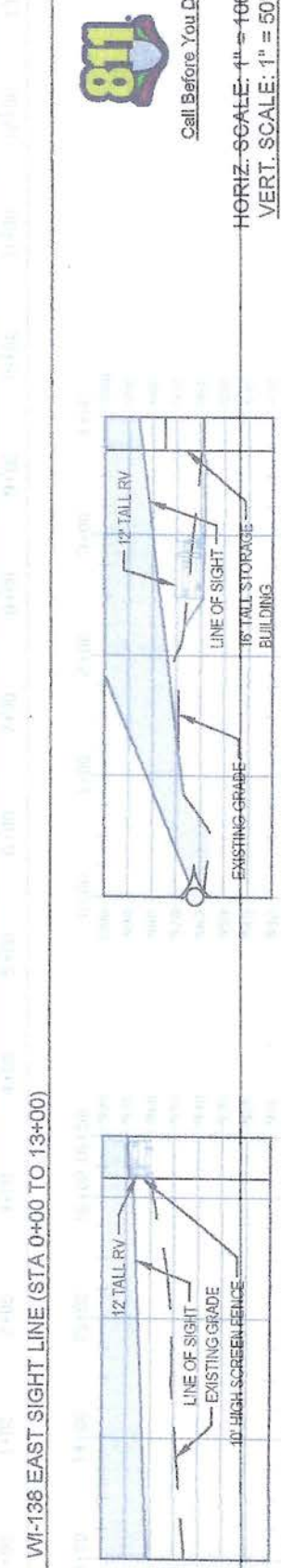
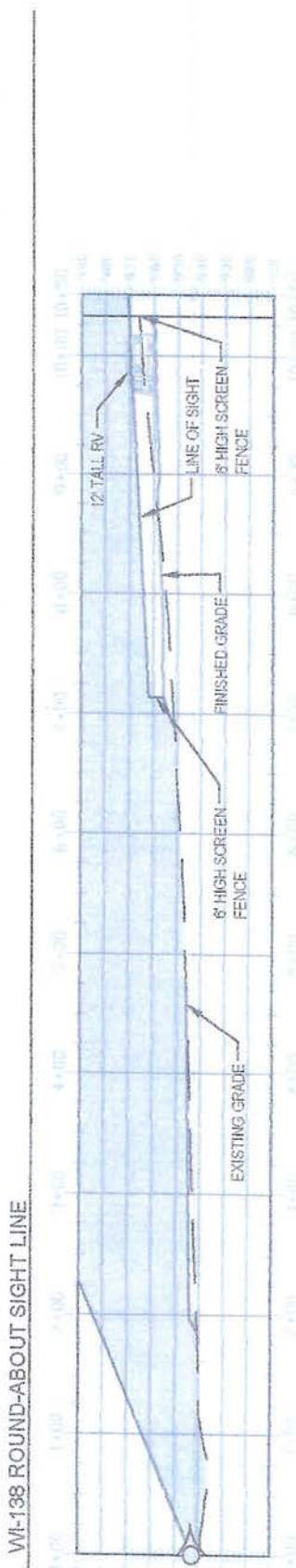
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Sheet No. 6 OF 7

GRAPHIC SCALE: 1" = 100'-0"



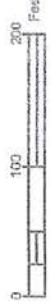
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# Grade Map



Call Before You Dig!

HORIZ. SCALE: 1" = 100'-0"  
VERT. SCALE: 1" = 50'-0"



1	PRELIM SITE
2	FINAL LAYOUT
3	SIGHT LINES

No. Revision/Issue

Project Name and Address

BOAT / RV STO

STEVE SUTER

4845 STH W 138

TOWN OF RUTLA


Sheet Title

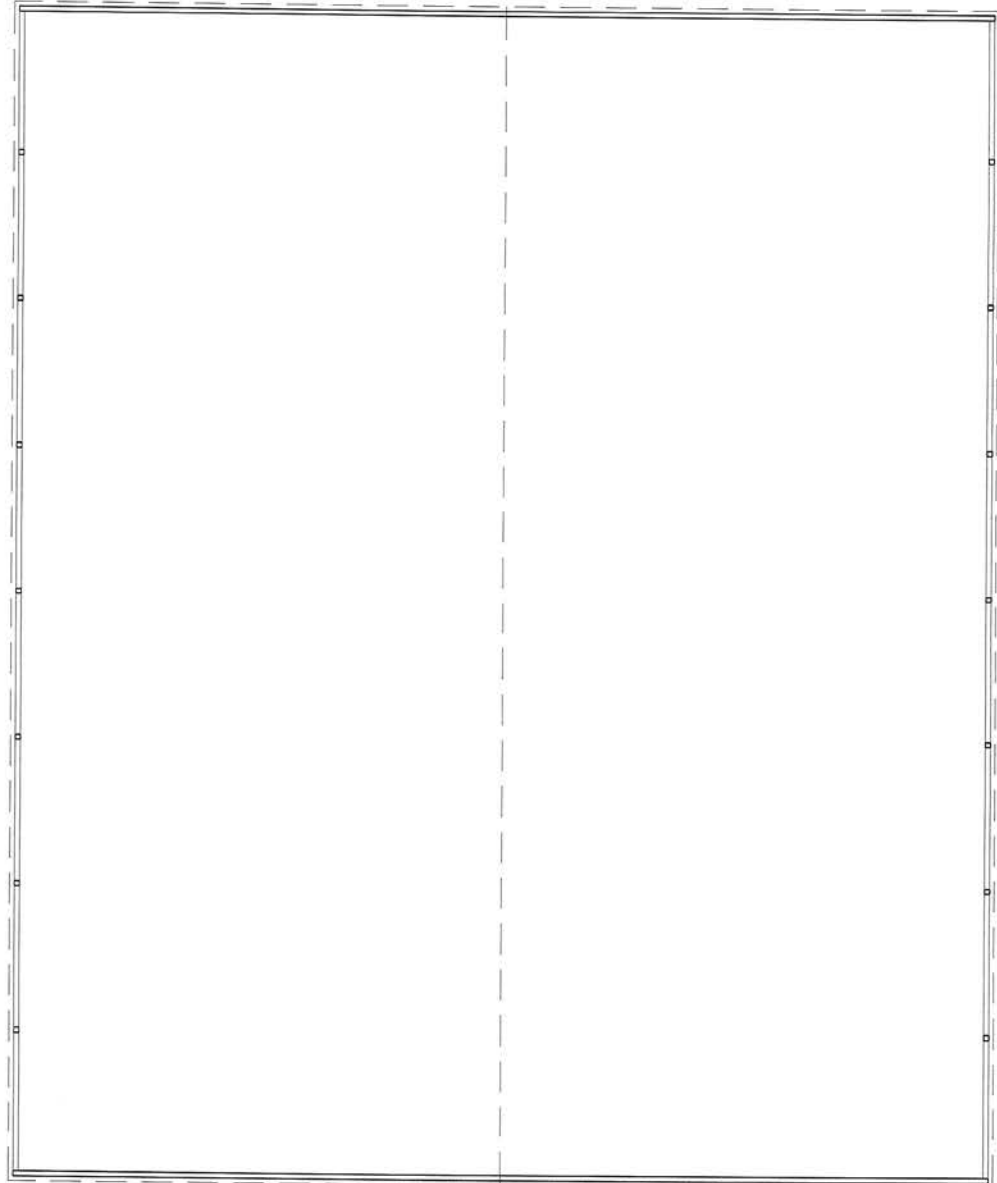
SIGHT LINE CROSS

Project No. 20-030

Sheet No. 7 OF 7

6


 <p><b>MENDOTA CONSULTING, LLC</b></p> <p>Full Service Civil Engineering Design Specializing In:        SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING        eric@mendota-consulting.com - 608-618-3742</p>										
	<p>Project Name And Address</p> <p><b>BOAT \ RV STORAGE</b>          ATEVE SUTER          4645 STH WI 138          TOWN FOR RUTLAND</p>	<p>Sheet Title</p> <p><b>PLAN OF 16' TALL          BUILDING</b></p>	<p>Project no.</p>	<p>Sheet no.</p>						

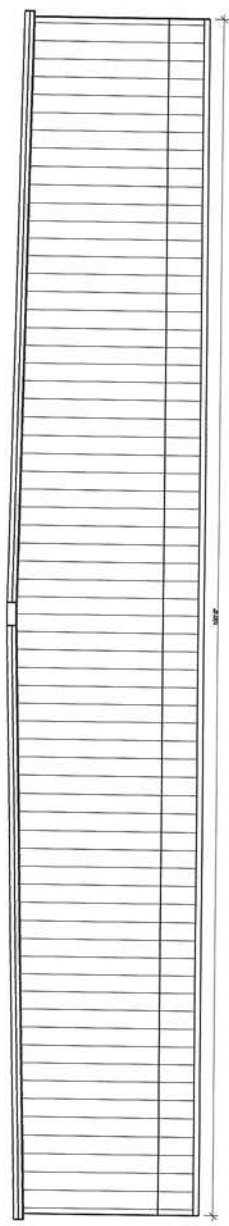


**PLAN**  
 16' STALLS

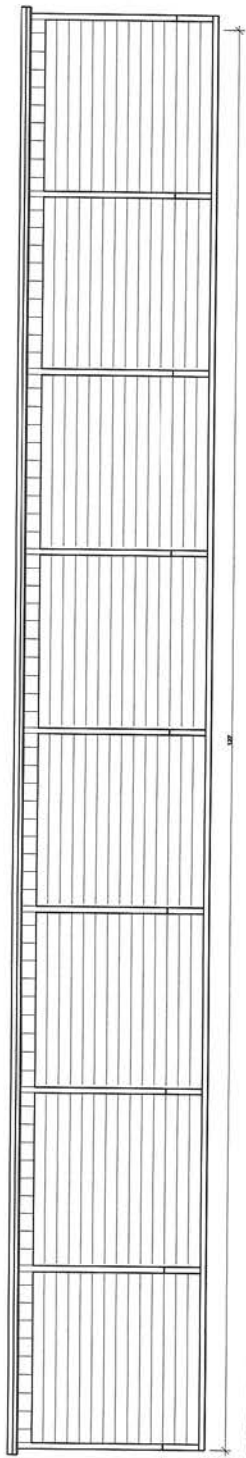


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 Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742									
	<b>Project Name And Address</b> BOAT \ RV STORAGE ATEVE SUTER 4645 STH WI 138 TOWN FOR RUTLAND		<b>Sheet Title</b> ELEVATION		<b>Project no:</b>		<b>Sheet no:</b>		




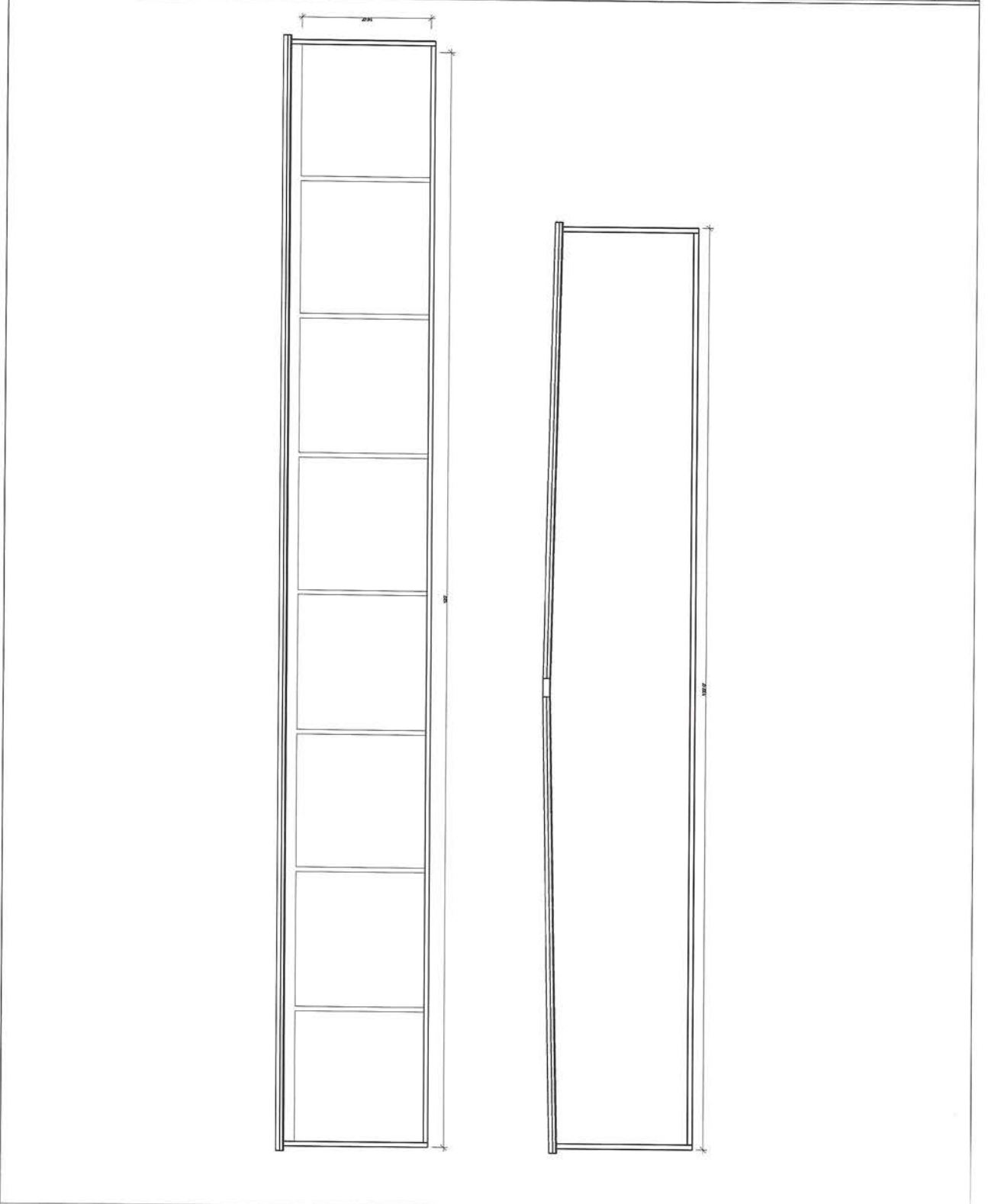
**FRONT AND BACK ELEVATION**  
16' TALL PROPOSED BUILDING




**SIDE ELEVATION**  
16' TALL PROPOSED BUILDING

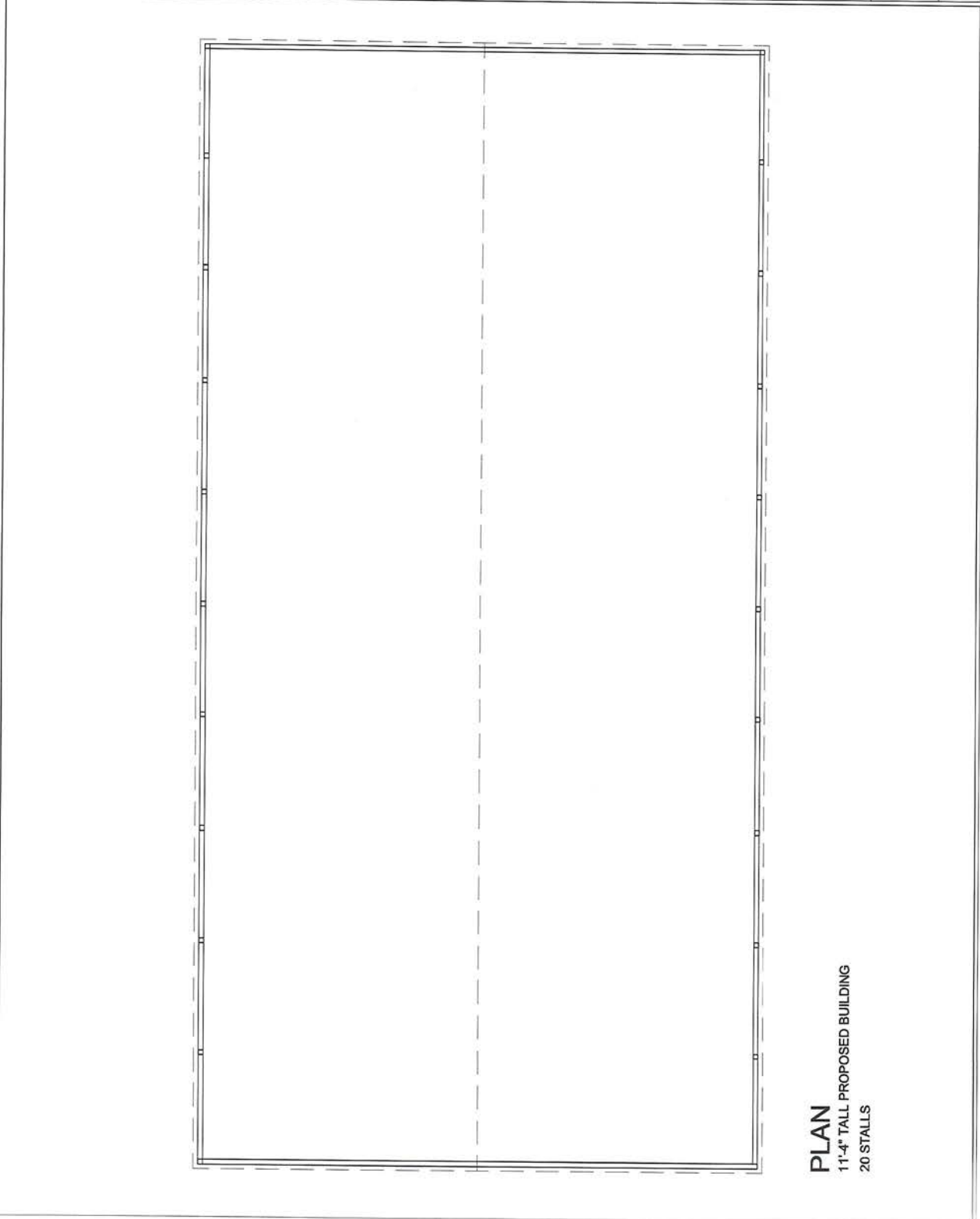
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 <p><b>MENDOTA CONSULTING, LLC</b></p>	Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742								Project Name And Address
									<b>BOAT \ RV STORAGE</b>
								Project Title	
								<b>SIDE SECTION</b>	
								<b>FRONT SECTION</b>	
								Project no:	
								Sheet no:	




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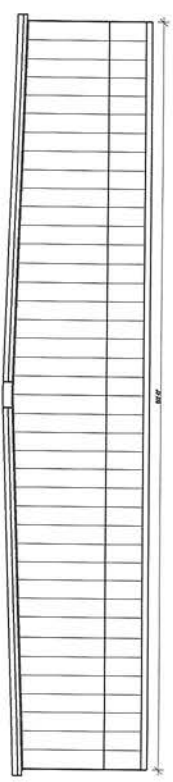
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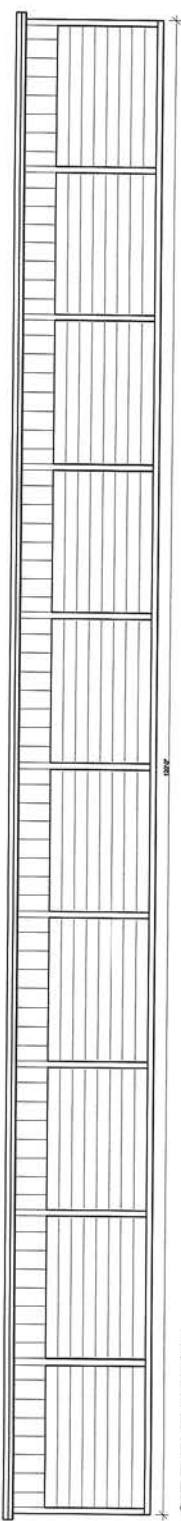
**PLAN**  
 11'-4" TALL PROPOSED BUILDING  
 20 STALLS

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 <p><b>MENDOTA CONSULTING, LLC</b></p>	Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742								
		<b>Project Name And Address</b>		<b>BOAT \ RV STORAGE</b>					
				ATEVE SUTER 4645 STH WI 138 TOWN FOR RUTLAND					
		<b>Sheet Title</b>		<b>FRONT ELEVATION SIDE ELEVATION</b>					
		<b>Project no:</b>							
		<b>Sheet no:</b>							




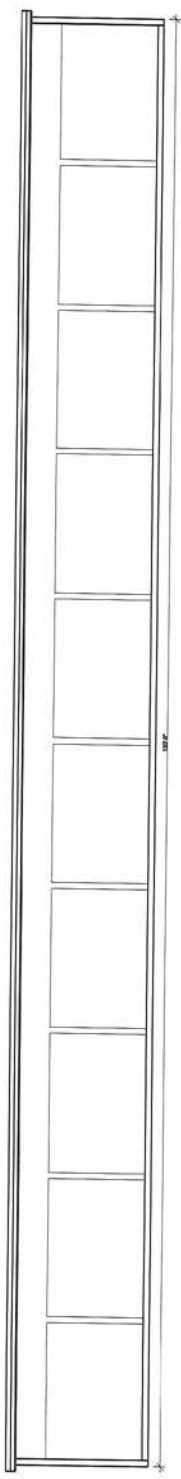
**FRONT AND BACK ELEVATION**  
11'-4" TALL PROPOSED BUILDING




**SIDE ELEVATION**

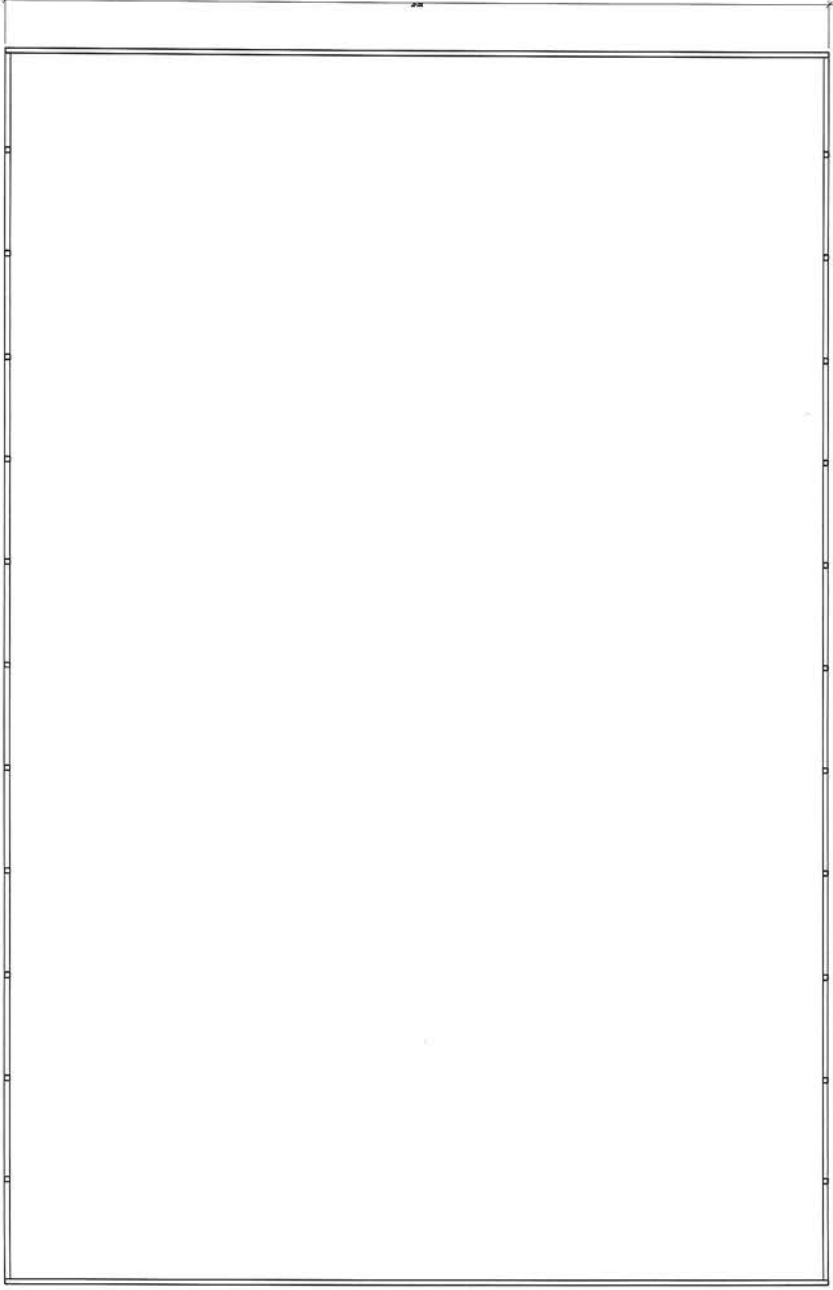
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 <p><b>MENDOTA CONSULTING, LLC</b></p> <p>Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742</p>									
	<p>Project Name And Address <b>BOAT   RV STORAGE</b> ATEVE SUTER 4645 STH WI 138 TOWN FOR RUTLAND</p>		<p>Sheet Title <b>FRONT SECTION SIDE SECTION</b></p>		<p>Project no.</p>		<p>Sheet no.</p>		




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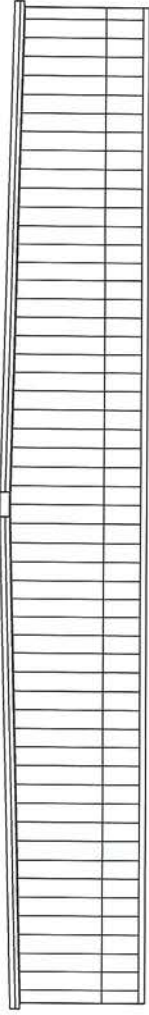
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	<p>Project Name And Address <b>BOAT   RV STORAGE</b> ATEVE SUTER 4645 STH WI 138 TOWIN FOR RUTLAND</p>			<p>Sheet Title <b>PLAN OF 11'-4" TALL BUILDING</b></p>		<p>Project no:</p>		<p>Sheet no:</p>	



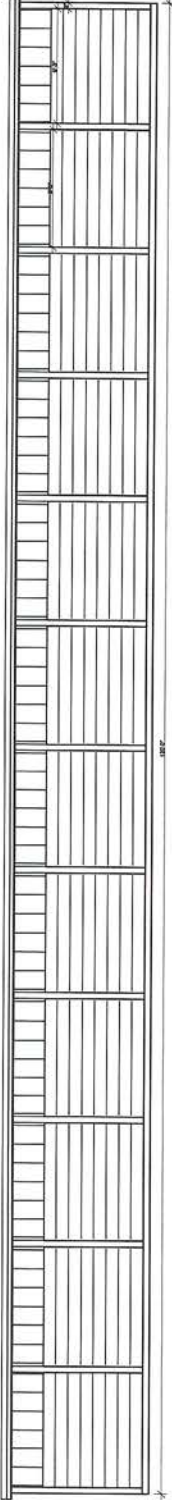
**PLAN**  
11'-4" TALL PROPOSED BUILDING  
24 STALLS

14

 <p><b>MENDOTA CONSULTING, LLC</b></p> <p>Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742</p>									
	<p>Project Name And Address <b>BOAT \ RV STORAGE</b> ATEVESUTER 4845 STH WI 138 TOWN FOR RUTLAND</p>				<p>Sheet Title <b>FRONT ELEVATION SIDE ELEVATION</b></p>		<p>Project no.</p>	<p>Sheet no.</p>	




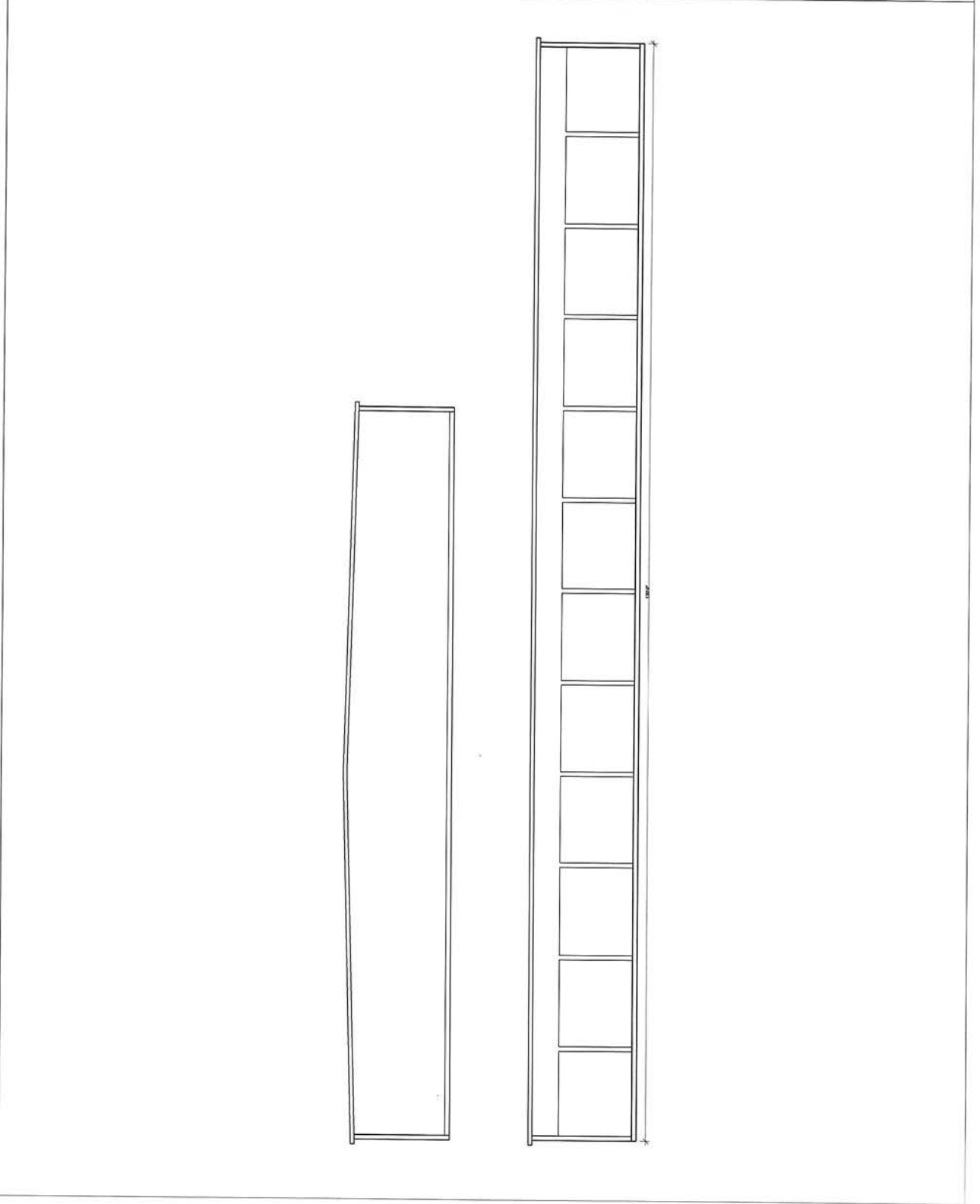
**FRONT AND BACK ELEVATION**  
11'-4" TALL PROPOSED BUILDING



**SIDE ELEVATION**

15


 <p><b>MENDOTA CONSULTING, LLC</b></p> <p>Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742</p>									
	<p>Project Name And Address <b>BOAT   RV STORAGE</b> ATEVE SJTER 4845 STH WI 138 TOWN FOR RUTLAND</p>		<p>Sheet Title <b>FRONT SECTION SIDE SECTION</b></p>		<p>Project no.</p>		<p>Sheet no.</p>		






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<p>Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742</p>  <p><b>MENDOTA CONSULTING, LLC</b></p>						<p>Project Name And Address <b>BOAT   RV STORAGE</b> ATEVE SUTER 4845 5TH WI 138 TOWN FOR RUTLAND</p>	<p>Sheet Title <b>MASTER PLAN</b></p>	<p>Project no:</p>	<p>Sheet no:</p>
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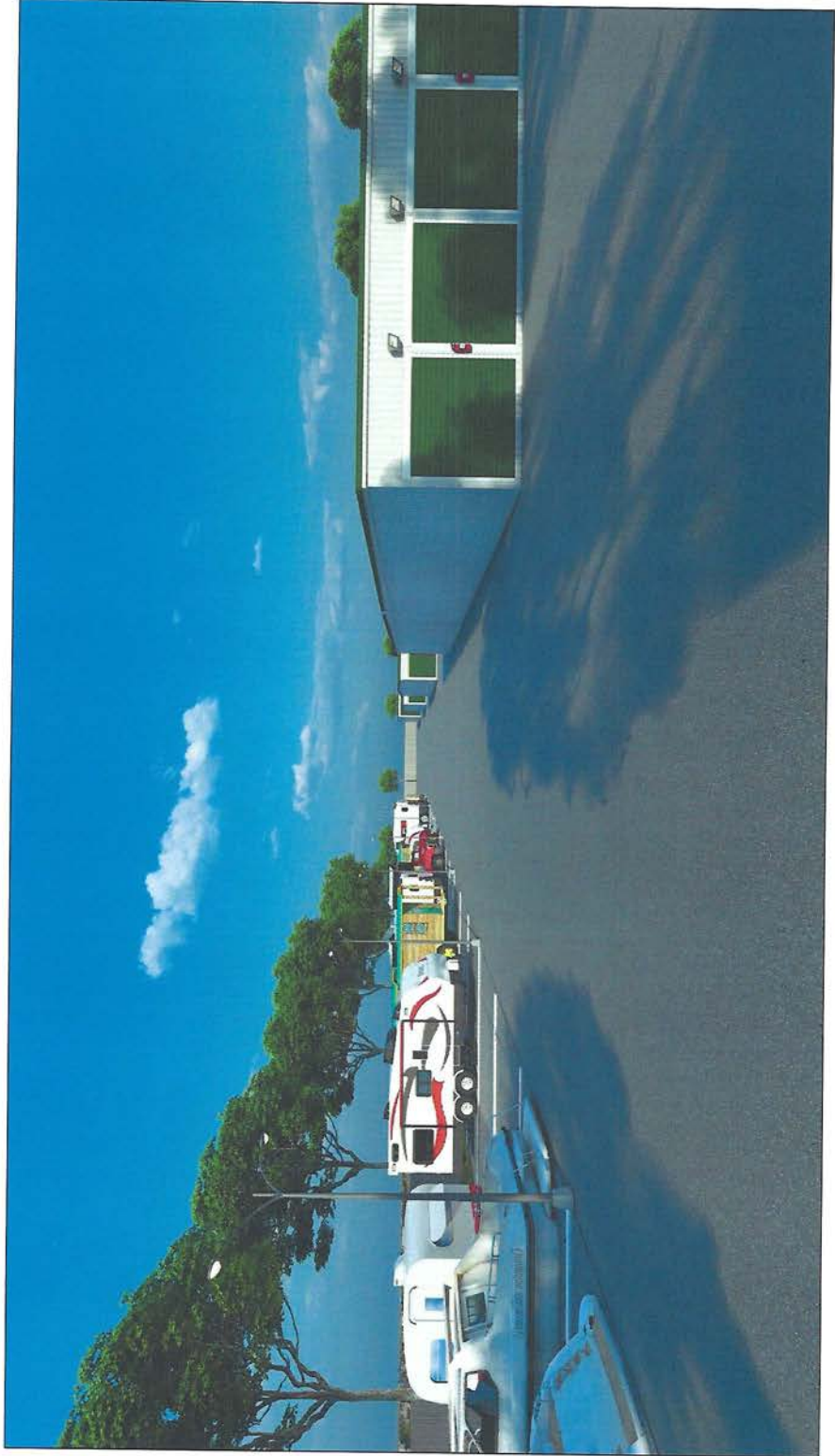
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 Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742										
	<b>Project Name And Address</b> <b>BOAT   RV STORAGE</b> ATEVE SUTER 4645 5TH WI 138 TOWN FOR RUTLAND		<b>Sheet Title</b> <b>TOP VIEW</b>		<b>Project no.</b>		<b>Sheet no.</b>			



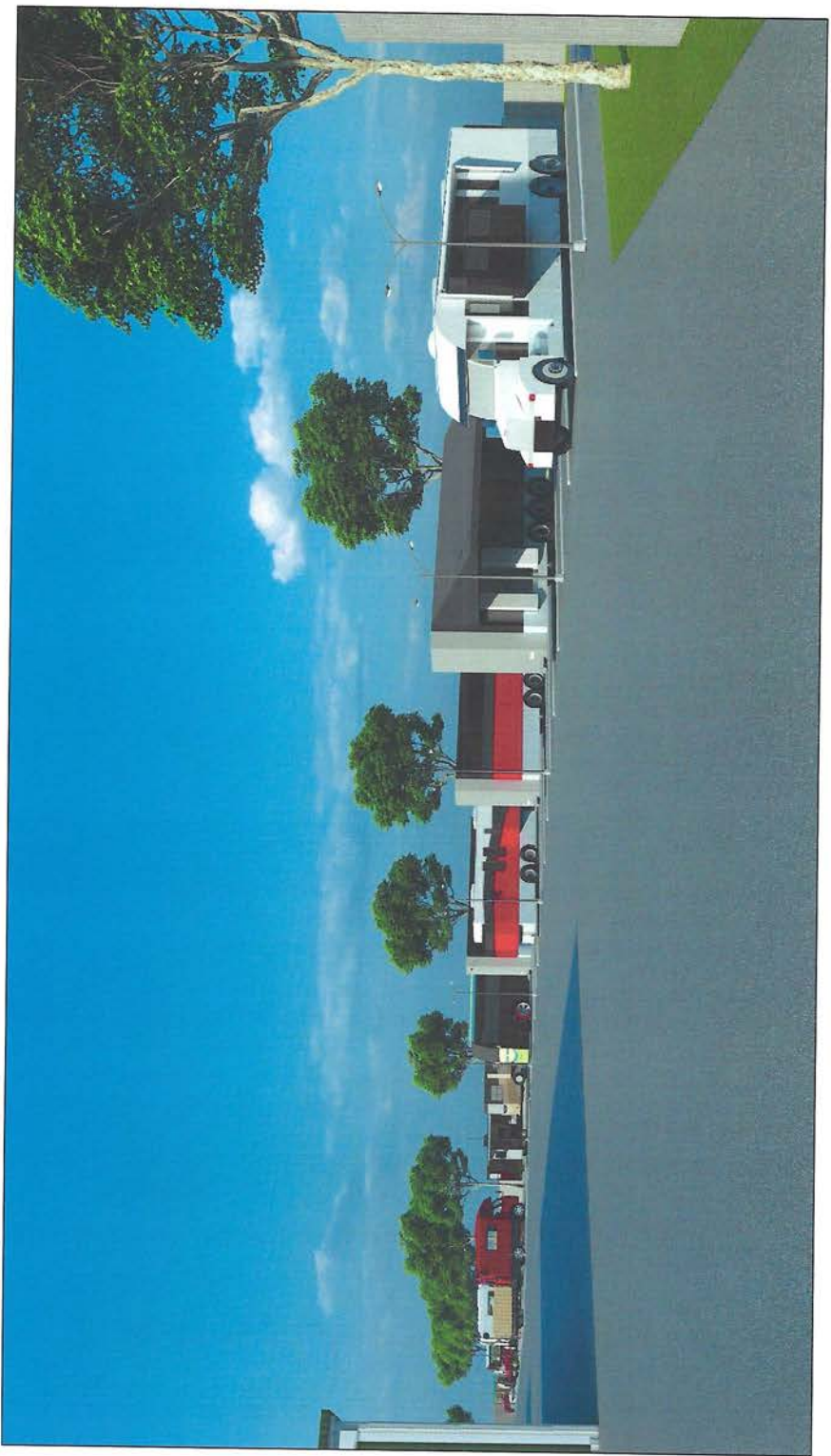


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<p>Full Service Civil Engineering Design Specializing In: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742</p> 						<p>Project Name And Address <b>BOAT   RV STORAGE</b></p>	<p>ATEVE SUTER 4645 5TH WI 138 TOWN FOR RUTLAND</p>	<p>Sheet Title <b>3D VIEW</b></p>	<p>Project no.</p>	<p>Sheet no.</p>
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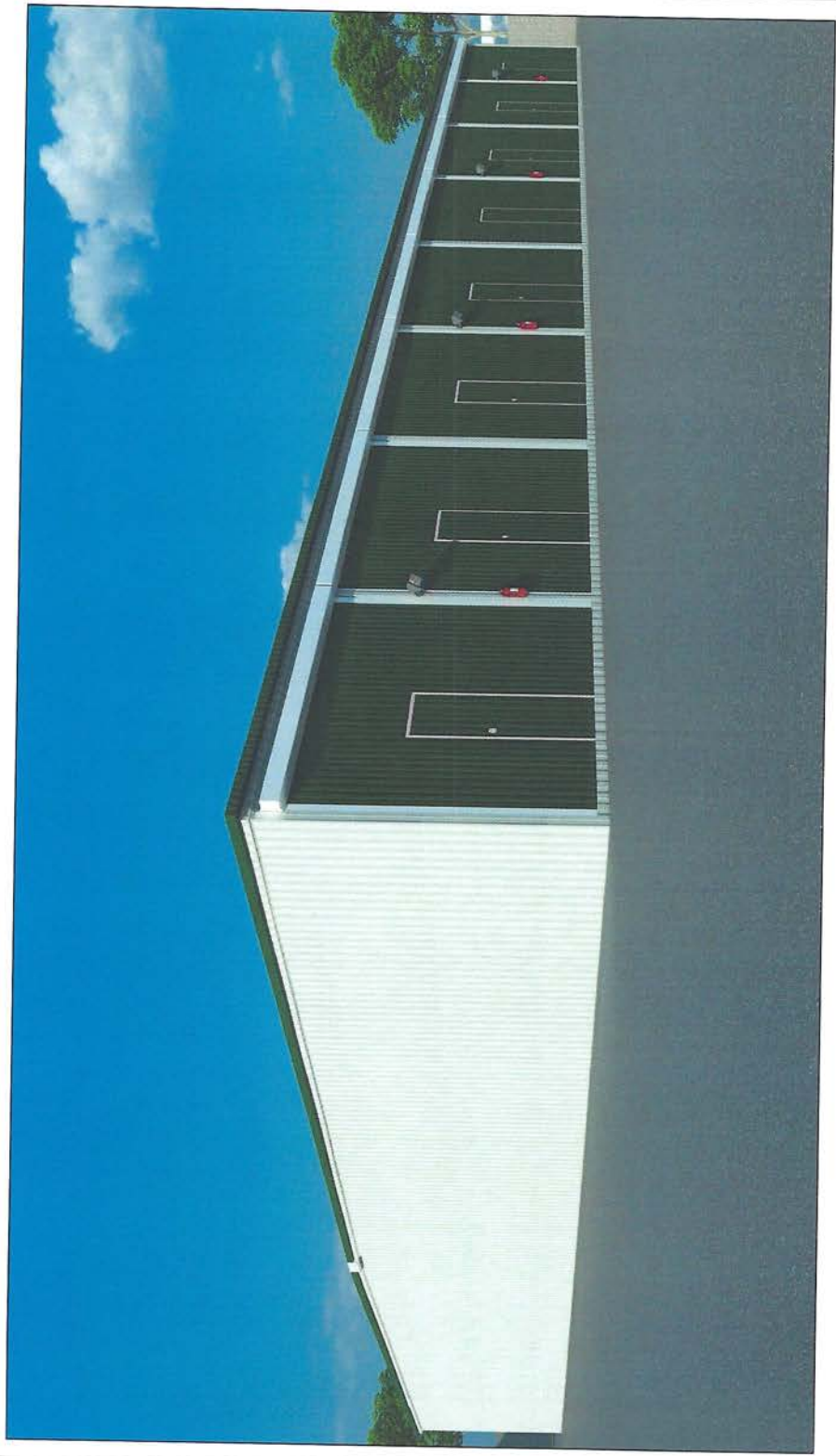
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Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742	<b>MENDOTA CONSULTING, LLC</b>		


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Sheet no:	
Project no:	
Sheet Title <b>3D VIEW</b>	
Project Name And Address <b>BOAT / RV STORAGE</b> ATEVE SUTER 4645 5TH WI 138 TOWN FOR RUTLAND	
Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742  <b>MENDOTA CONSULTING, LLC</b>	

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<p>Full Service Civil Engineering Design Specializing In: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742</p> <p><b>MENDOTA CONSULTING, LLC</b></p> 		<p>Project Name And Address <b>BOAT   RV STORAGE</b> ATEVE SUTER 4645 5TH WI 138 TOWN FOR RUTLAND</p>	<p>Sheet Title <b>3D VIEW</b></p>	<p>Project no:</p>	<p>Sheet no:</p>
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Sheet no.	Project no.	Sheet Title 3D VIEW	Project Name And Address <b>BOAT   RV STORAGE</b> ATEVE SUTER 4645 5TH WI 138 TOWN FOR RUTLAND	Full Service Civil Engineering Design Specializing in: SITE DESIGN   STORMWATER   PLUMBING   SOIL TESTING eric@mendota-consulting.com - 608-618-3742
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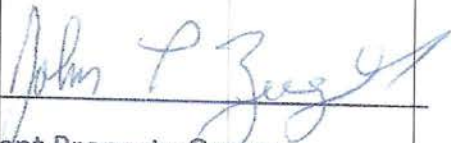


To Whom it May Concern,

Petition by Steve Suter, WICOMPANYII, LLC in the Town of Rutland, 4645 State Hwy 138, Oregon, WI

I am aware of the CUP and Rezone requests for this parcel.

My property is adjacent to the requesting property location and I am in favor of the requests and do not object.



Adjacent Property Owner

Date

4/19/2021

To Whom it May Concern,

Petition by Steve Suter, WICOMPANYII, LLC in the Town of Rutland, 4645 State Hwy 138, Oregon, WI

I am aware of the CUP and Rezone requests for this parcel.

My property is adjacent to the requesting property location and I am in favor of the requests and do not object.

Jeff Kjelland / Recreational Concepts Inc.

Adjacent Property Owner

Date

4/21/21



Division of Transportation System Development  
Southwest Region  
2121 Wright Street  
Madison, WI 53704-2197

Tony Evers, Governor  
Dave Ross, Secretary  
Internet: [www.wiscoradot.gov](http://www.wiscoradot.gov)

Telephone: (608) 246-3837  
FAX: (608) 246-3819  
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April 5, 2021

KL Engineering, Inc.  
Attn: Kevin Wehner for Steve Suter  
5400 King James Way, Suite 200  
Madison, WI 53719

Subject: STH Connection Application  
STH 138, Dane County  
T5N R10E Sec7 NENW

Reference #: 100260907

Dear Steve Suter,

Wisconsin Department of Transportation (WisDOT) supports the connection at 4645 State Highway 138, Rutland as long as WisDOT guidelines, standards, and safety are followed. As the land develops, further improvements are expected with this connection.

The original Traffic Evaluation dated June 19, 2018, included the storage units. This evaluation is good for 3yrs. If this area becomes a problem, we expect the development to address the connection and improve that area affiliated with the development, at the property owner's responsibility.

At this time, we find the current configuration acceptable.

Sincerely,

*Wendy Braun, PE*

Wendy Braun, Access Engineer

cc: Scot Hinkle, Access Permit Coordinator  
Rita Lybek, Access Management Specialist