

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 04/14/2020 | DCPREZ-2019-11521 |
| Public Hearing Date | C.U.P. Number |
| 02/25/2020 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|---|--|
| OWNER NAME JOHN VOSEN | PHONE (with Area Code) (608) 445-5000 | AGENT NAME KYLE WALSER | PHONE (with Area Code) (608) 821-1130 |
| BILLING ADDRESS (Number & Street) 4661 ROCKY DELL ROAD | | ADDRESS (Number & Street) 8609 FAIRWAY PLACE | |
| (City, State, Zip) MIDDLETON, WI 53562 | | (City, State, Zip) MIDDLETON, WI 53562 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS KYLE@WALSERELECTRIC.COM | |

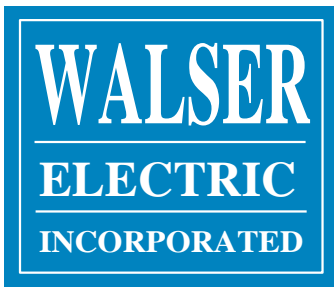
| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-----------------------------------|--------------|--|---------|-----------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE/CUP | | ADDRESS OR LOCATION OF REZONE/CUP | | ADDRESS OR LOCATION OF REZONE/CUP | |
| 4622 ROCKY DELL ROAD | | | | | |
| TOWNSHIP MIDDLETON | SECTION 5 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0708-053-8502-0 | | 0708-053-8740-0, 0708-053-9001-0, 0708-064-9500-1, 0708-064-8375-0 | | | |

| REASON FOR REZONE | CUP DESCRIPTION |
|--|-----------------|
| INCREASE SIZE OF EXISTING LC-1 BOUNDARY AND INCREASE THE SIZE OF AN EXISTING RESIDENTIAL LOT | |

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---|--|-------|---------------------------------------|-------|
| AT-5 (Agriculture Transition, 5 acres) District | LC (Limited Commercial District) | 0.7 | | |
| LC-1 Limited Commercial Dist | RR-8 (Rural Residential, 8 to 16 acres) District | .3 | | |
| AT-5 (Agriculture Transition, 5 acres) District | RR-8 (Rural Residential, 8 to 16 acres) District | 3.8 | | |
| RR-4 (Rural Residential, 4 to 8 acres) District | RR-8 (Rural Residential, 8 to 16 acres) District | 4.6 | | |
| UTR (Utility, Transportation and ROW) District | RR-8 (Rural Residential, 8 to 16 acres) District | 0.7 | | |

| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | INSPECTOR'S INITIALS PMK2 | SIGNATURE:(Owner or Agent) |
| Applicant Initials _____ | Applicant Initials _____ | Applicant Initials _____ | | PRINT NAME: |

COMMENTS: THE PETITION WAS REVISED ON APRIL 14TH. THE EXISTING RESIDENTIAL LOT WAS INCLUDED ON THE PETITION AND ADDITIONAL LAND ADDED TO THE LOT



Serving the Madison Area Since 1966
Electrical, Sound, Voice & Data Systems

4-14-2020

Re: Rocky Dell Road - Narrative of Operations

Walser Electric has been offering quality electrical services in the Dane County area for over fifty-five years. Business operations include residential new construction, residential remodel, commercial, and industrial projects.

Our office hours of operation are 7:00 AM until 4:00 PM Monday through Friday. We have 19 full time employees (2 office, 17 in field), the majority of our employees go directly to the job site each day. The on-site and outdoor activity is typically limited to employees picking up company vehicles and materials in the morning and returning in the afternoon. During office hours we have limited traffic from vendor deliveries.

Sincerely,

Kyle Walser

Kyle Walser

Rezoning Map

A part of the NW 1/4 of the SW 1/4 of Section 5, T.7N., R.8E., Town of Middleton, Dane County, Wisconsin

CURVE 1
 R=1406.17'
 D=09°41'15"
 L=237.75'
 CH=N27°04'16"E
 237.47'

W. 1/4 Corner
 Sec. 5-7-8

953.26'
 S00°16'45"W

S89°43'15"E
 180.01'

P.O.B.

N00°16'45"E
 63.02'

**Area to be rezoned
 to LC-1**

N88°43'15"W

312.40'

**Rezone
 Parcel**
 73,770 Sq. Ft.
 1.694 Acres±

S88°43'15"E 205.36'

S00°16'45"W

275.00'

ROCKY ROAD

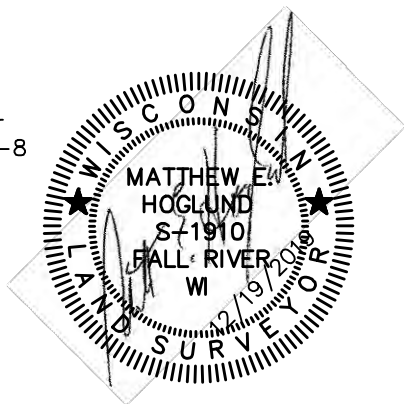
DELL ROAD

LOT 1
 CSM 9793

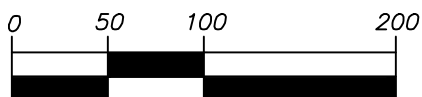
S. LINE - NW-SW

SW Corner
 Sec. 5-7-8

2636.42'



GRAPHIC SCALE



(IN FEET)



Bearings are referenced to the West line of Section 5, which bears S00°16'45"W on the Dane County Coordinate System

SEE EXHIBIT A FOR LEGAL DESCRIPTION.

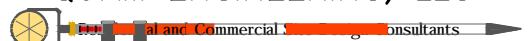
LEGEND

- Sectional Subdivision Line
- Platted Lot Lines
- Existing R/W Line
- Rezoning Boundary

REZONING MAP

PROJECT NO. WE-14-19 SHEET 1 OF 1
 DECEMBER 19, 2019

QUAM ENGINEERING, LLC



www.quamengineering.com

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

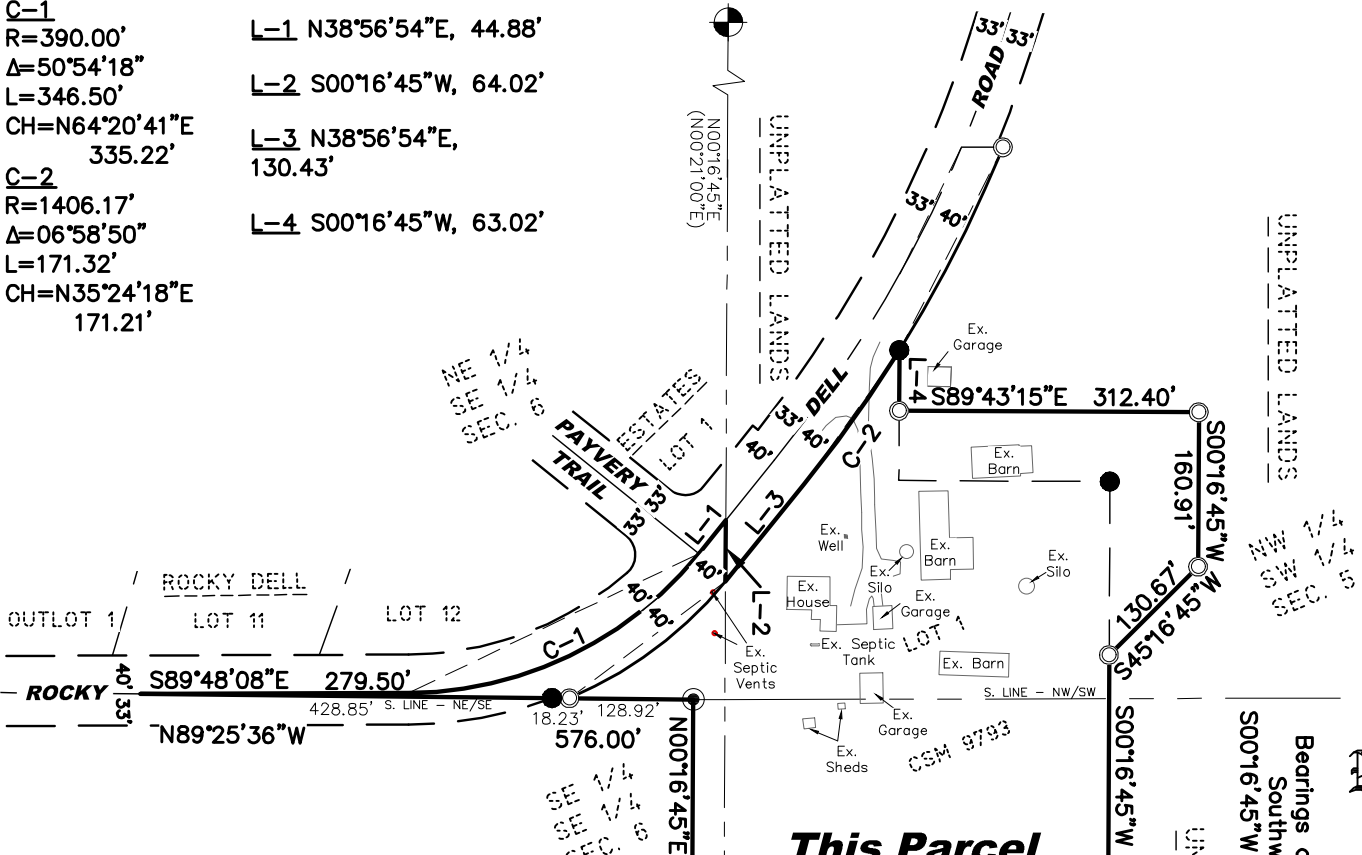
Rezoning Map

Lot 1 of Certified Survey Map No. 9793; a part of the NW 1/4 of the SW 1/4 and a part of the SW 1/4 of the SW 1/4 of Section 5; a part of the NE 1/4 of the SE 1/4 and a part of the SE 1/4 of the SE 1/4 of Section 6; all of T.7N., R.9E., Town of Middleton, Dane County, Wisconsin.

Course Data

| | |
|----------------|--------------------------------|
| C-1 | L-1 N38°56'54"E, 44.88' |
| R=390.00' | L-2 S00°16'45"W, 64.02' |
| Δ=50°54'18" | L-3 N38°56'54"E, |
| L=346.50' | 130.43' |
| CH=N64°20'41"E | L-4 S00°16'45"W, 63.02' |
| 335.22' | |
| C-2 | |
| R=1406.17' | |
| Δ=06°58'50" | |
| L=171.32' | |
| CH=N35°24'18"E | |
| 171.21' | |

E. 1/4 Corner
Sec. 6-7-8
 Fd. 5/8" Iron Rebar
 Dane Co. Coords.
 N=496,087.96
 E=768,602.98



This Parcel

412,399 Sq. Ft.
 9.467 Acres±

Area to be rezoned to RR-8

Notes:

1. The Parcel shown hereon is being rezoned to RR-8 and includes lands currently zoned LC-1, UT-R, RR-4 and AT-5.
2. A legal description is being provided on a separate sheet.
3. A Certified Survey Map (CSM) is being prepared for this property and the final recorded CSM will control.

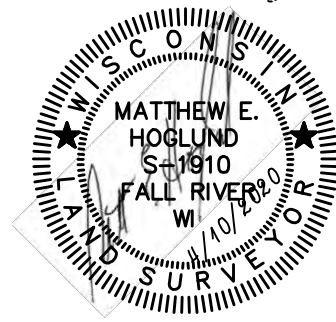
LEGEND

- 3/4" Rebar Found
- ⊙ 1-1/4" Iron Pipe Found
- ⊙ 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- Re-Zoning Boundary Line
- Proposed Lot or R/W Line
- Existing R/W Line
- Platted Lot Line
- Sectional Subdivision Line

S 1/4 Corner
Sec. 6-7-8
 Fd. Alum. Mon.
 Dane Co. Coords.
 N=493,475.32
 E=765,927.20

S. LINE - SE 1/4
 N89°29'20"W 2630.04'
 2663.04'

SE Corner
Sec. 6-7-8
 Fd. Angle Iron Post in Concrete
 Dane Co. Coords.
 N=493,451.57
 E=768,590.14



GRAPHIC SCALE



(IN FEET)

SHEET 1 OF 1

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
 608-838-7750 www.quamengineering.com
 Project # WE-14-19

Bearings are referenced to the West line of the Southwest 1/4 of Section 5, which bears S00°16'45"W on the Dane County Coordinate System



DRAFT

DANE COUNTY CERTIFIED SURVEY MAP

Lot 1 of Certified Survey Map No. 9793; a part of the NW 1/4 of the SW 1/4 and a part of the SW 1/4 of the SW 1/4 of Section 5; a part of the NE 1/4 of the SE 1/4 and a part of the SE 1/4 of the SE 1/4 of Section 6; all of T.7N., R.9E., Town of Middleton, Dane County, Wisconsin.

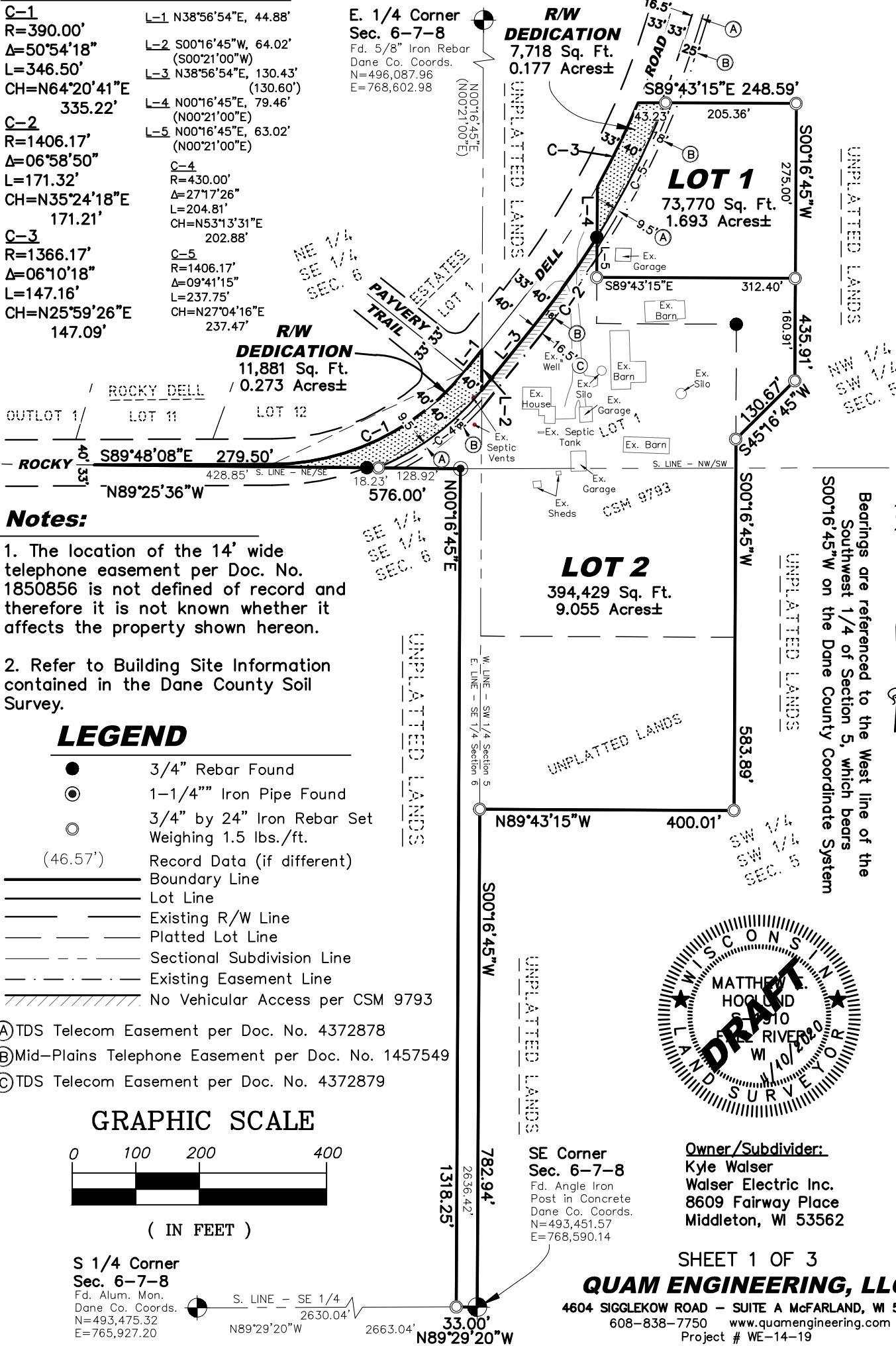
C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Course Data

| | | |
|---|---|--|
| C-1 R=390.00' Δ=50°54'18" L=346.50' CH=N64°20'41"E 335.22' | L-1 N38°56'54"E, 44.88' L-2 S00°16'45"W, 64.02' (S00°21'00"W) L-3 N38°56'54"E, 130.43' (130.60') L-4 N00°16'45"E, 79.46' (N00°21'00"E) L-5 N00°16'45"E, 63.02' (N00°21'00"E) | E. 1/4 Corner Sec. 6-7-8 Fd. 5/8" Iron Rebar Dane Co. Coords. N=496,087.96 E=768,602.98 |
| C-2 R=1406.17' Δ=06°58'50" L=171.32' CH=N35°24'18"E 171.21' | C-4 R=430.00' Δ=27°17'26" L=204.81' CH=N53°13'31"E 202.88' | |
| C-3 R=1366.17' Δ=06°10'18" L=147.16' CH=N25°59'26"E 147.09' | C-5 R=1406.17' Δ=09°41'15" L=237.75' CH=N27°04'16"E 237.47' | |



Notes:

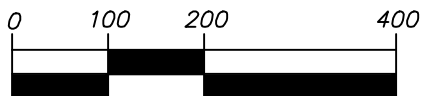
- The location of the 14' wide telephone easement per Doc. No. 1850856 is not defined of record and therefore it is not known whether it affects the property shown hereon.
- Refer to Building Site Information contained in the Dane County Soil Survey.

LEGEND

- 3/4" Rebar Found
- ⊙ 1-1/4" Iron Pipe Found
- ⊙ 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data (if different)
- Boundary Line
- Lot Line
- Existing R/W Line
- Platted Lot Line
- - - Sectional Subdivision Line
- · - Existing Easement Line
- /// No Vehicular Access per CSM 9793

- (A) TDS Telecom Easement per Doc. No. 4372878
- (B) Mid-Plains Telephone Easement per Doc. No. 1457549
- (C) TDS Telecom Easement per Doc. No. 4372879

GRAPHIC SCALE



(IN FEET)

**S 1/4 Corner
Sec. 6-7-8**
Fd. Alum. Mon.
Dane Co. Coords.
N=493,475.32
E=765,927.20

S. LINE - SE 1/4
N89°29'20"W 2630.04'
2663.04'

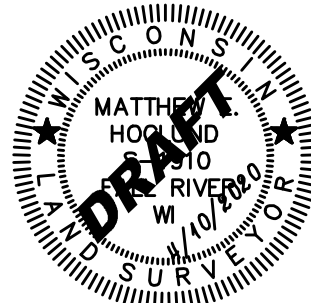
**SE Corner
Sec. 6-7-8**
Fd. Angle Iron
Post in Concrete
Dane Co. Coords.
N=493,451.57
E=768,590.14

Owner/Subdivider:
Kyle Walser
Walser Electric Inc.
8609 Fairway Place
Middleton, WI 53562

SHEET 1 OF 3

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # WE-14-19



Bearings are referenced to the West line of the Southwest 1/4 of Section 5, which bears S00°16'45"W on the Dane County Coordinate System

Exhibit A

Rezoning Legal Description

LC-1 and AT-5 to be Rezoned to LC-1

A part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 5; thence, along the West line of said Southwest 1/4, South 00°16'45" West, 953.26 feet to a point; thence South 89°43'15" East, 180.01 feet to the most Northerly corner of Lot 1 of Certified Survey Map No. 9793 and the **POINT OF BEGINNING**, being a point on a curve, being concave Northwesterly, having a radius of 1406.17 feet and a chord which bears North 27°04'16" East, 237.47 feet;

thence Northeasterly, 237.75 feet along the arc of said curve through a central angle of 09°41'15";

thence South 88°43'15" East, 205.36 feet;

thence South 00°16'45" West, 275.00 feet;

thence North 88°43'15" West, 312.40 feet to a point on the boundary of aforesaid Lot 1;

thence, along said boundary, North 00°16'45" East, 63.02 feet to the **POINT OF BEGINNING**; containing 73,770 square feet or 1.694 acres, more or less, and is subject to all matters of record and/or fact.

The above described property is to be recorded as Lot 1 of a Certified Survey Map, which upon approval and recording will become the controlling legal description of the land described above. This description is not to be used for conveyance of property.

Exhibit A
Rezoning Legal Description
LC-1, UT-R, RR-4 and AT-5 to be Rezoned to RR-8

Lot 1 of Certified Survey Map No. 9793; a part of the NW 1/4 of the SW 1/4 and a part of the SW 1/4 of the SW 1/4 of Section 5; a part of the NE 1/4 of the SE 1/4 and a part of the SE 1/4 of the SE 1/4 of Section 6; all of Township 7 North, Range 9 East, Town of Middleton, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 6;

thence, along the South line of said Southeast 1/4 of Section 6, North 89°29'20" West, 33.00 feet to a point on a line lying 33.00 feet West, as measured at right angles and parallel to, the East line of said Southeast 1/4 of Section 6;

thence, along said parallel line, North 00°16'45" East, 1318.25 feet to a point on the South line of said Northeast 1/4 of the Southeast 1/4 of Section 6;

thence, along said South line, North 89°25'36" West, 576.00 feet to a point on the centerline of Rocky Dell Road;

thence, along said centerline, South 89°48'08" East, 279.50 feet to a point on a curve, being concave Northwesterly, having a radius of 390.00 feet and a chord which bears North 64°20'41" East, 335.22 feet;

thence, along said centerline, Northeasterly 346.50 feet along the arc of said curve through a central angle of 50°54'18" to the Point of Tangency thereof;

thence, continuing along said centerline, North 38°56'54" East, 44.88 feet to the Northwest corner of Certified Survey Map 9793, lying on the West line of said Southwest 1/4 of aforesaid Section 5;

thence, along said West line and West boundary of said Certified Survey Map 9793, South 00°16'45" West, 64.02 feet to a point on the Southeasterly right-of-way line of Rocky Dell Road;

thence, along said Southeasterly right-of-way line, North 38°56'54" East, 130.43 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 1406.17 feet and a chord which bears North 35°24'18" East, 171.21 feet;

thence, continuing along said Southeasterly right-of-way line, Northeasterly, 171.32 feet along the arc of said curve through a central angle of 06°58'50" to the most Northerly corner of aforesaid Lot 1;

thence, along the boundary of Lot 1 of said Certified Survey Map 9793, South 00°16'45" West, 63.02 feet;

thence South 89°43'15" East, 312.40 feet;

thence South 00°16'45" West, 160.91 feet;

thence South 45°16'45" West, 130.67 feet to a point on the East line of said Lot 1;

thence, along said East line and its Southerly extension, South 00°16'45" West, 583.89 feet;

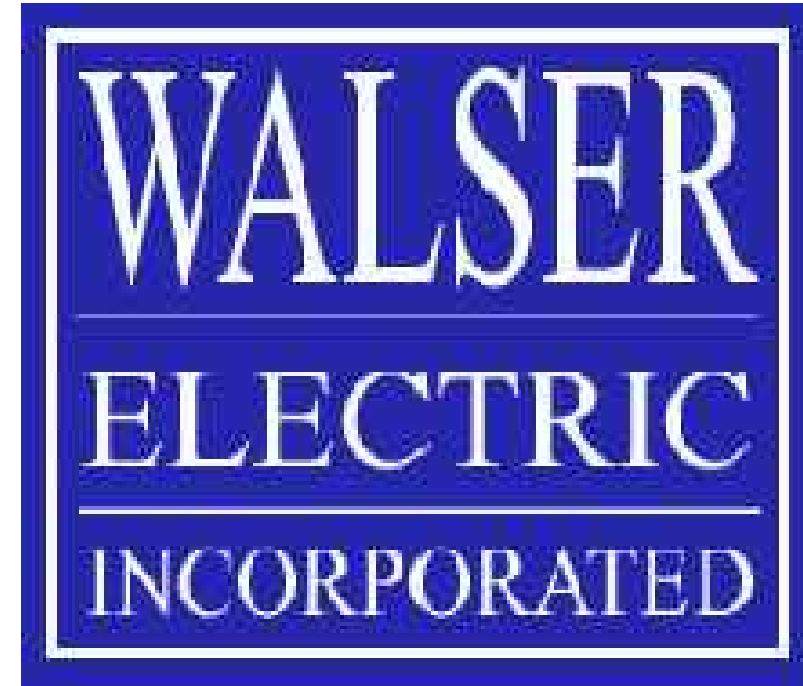
thence North 89°43'15" West, 400.01 feet to a point on the West line of said Southwest 1/4 of Section 5;

thence, along said West line, South 00°16'45" West, 782.94 feet to the **POINT OF BEGINNING**, containing 412,399 square feet or 9.467 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

The above described property is to be recorded as a Certified Survey Map, which upon approval and recording will become the controlling legal description of the land described above. This description is not to be used for conveyance of property.

NEW OFFICE BUILDING FOR



4622 ROCKY DELL ROAD
MIDDLETON, WI 53562

PROJECT LOCATION:



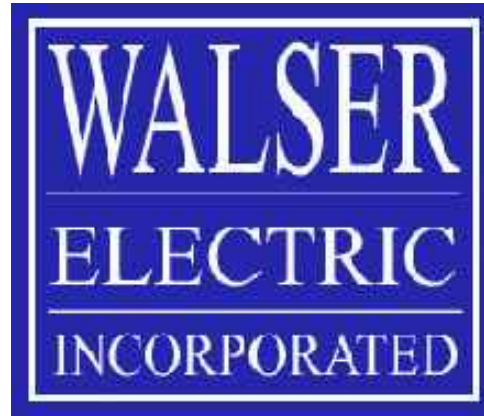
SHEET INDEX

| | |
|---------------------|-----------------------------------|
| T1 | TITLE SHEET & PROJECT INFORMATION |
| CIVIL & LANDSCAPING | |
| C1.0 | EXISTING SITE PLAN |
| C1.1 | PROPOSED SITE PLAN |
| C1.2 | GRADING & EROSION PLAN |
| L1.0 | LANDSCAPE PLAN |
| L1.0a | COLORED LANDSCAPE PLAN |
| LM1.0 | LOCATION MAP |
| ARCHITECTURAL | |
| A6.00 | EXTERIOR VIEWS |
| ELECTRICAL | |
| E.01 | PHOTOMETRIC PLAN & CUTSHEETS |



2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

MUNICIPAL SUBMITTAL



OWNER:
WALSER ELECTRIC, INC.
8609 FAIRWAY PLACE
MIDDLETON, WI 53562
PHONE: 608-831-3706
CONTACT: KYLE WALSER
EMAIL: kyle@walserelectric.com



ARCHITECT:
GARY BRINK & ASSOCIATES, INC.
2248 DEMING WAY, SUITE 120
MIDDLETON, WISCONSIN 53562
PHONE: 608-829-1750 FAX: 608-829-3056
CONTACT: JOSH WILCOX
EMAIL: josh.wilcox@garybrink.com



CIVIL ENGINEER:
QUAM ENGINEERING
4604 SIGGELKOW ROAD, SUITE A
MIDDLETON, WISCONSIN 53562
PHONE: 608-838-7750
CONTACT: AARON FALKOSKY
EMAIL: afalkosky@quamengineering.com

THE CONTRACTORS SHALL REVIEW THE DRAWING(S) AND UNDERSTAND THE SCOPE OF THE DRAWINGS TO BE THE FOLLOWING: THE DOCUMENTS (DRAWINGS, ADDENDUMS, ETC.) INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPTS, THE DIMENSION OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE MAJOR STRUCTURAL ELEMENTS AND SYSTEMS. THE DOCUMENTS DO NOT AND ARE NOT INTENDED TO INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE OF, AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED HEREIN, THE CONTRACTOR AND CONTRACTOR'S SUB-CRTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS ENCOUNTERED. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED FOR ITEMS THAT WERE VISIBLE OR COULD HAVE BEEN ANTICIPATED AT TIME OF BID.

THE CONTRACTOR SHALL FOLLOW AND OBEY ALL FEDERAL, STATE AND LOCAL CODES, LAWS, SAFETY REGULATIONS, ACCESSIBILITY/ADA AND HAZARDOUS WASTE LAWS, ETC. THE WORK SHALL BE PERFORMED IN AN INDUSTRY APPROVED, WORKMANLIKE MANNER.

GENERAL CONTRACTOR SHALL OBTAIN, PROCURE AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTION FEES AND SHALL COMPLY WITH REQUIREMENTS OF LICENSING AGENCIES.

TEMPORARILY BRACE THE STRUCTURE AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY UNTIL THE WORK IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES.

CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DRAWINGS, ADDENDUMS, ETC. INDICATE WHAT IS TO BE INCLUDED IN THE BASE BID. MODIFICATIONS FROM THE CONTRACT DOCUMENTS SHOULD BE INDICATED AS AN ALTERNATE AND SHOULD INCLUDE THE EXTRA COST OR CREDIT ASSOCIATED WITH THE MODIFICATION AS WELL AS ANY OTHER PERTINENT INFORMATION SUCH AS REQUIRED TIME EXTENSIONS, MODIFICATIONS REQUIRED TO ANOTHER TRADES SCOPE DUE TO THE PROPOSED MODIFICATION, ETC.

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM ARE "DESIGN-BUILD". THE DESIGN BUILD CONTRACTOR MUST SUBMIT SEPARATE DRAWINGS BEARING THE SEAL OF AN ENGINEER LICENSED AS NEEDED IN THE STATE OF WISCONSIN FOR USE IN OBTAINING BUILDING PERMIT FOR THE MEP WORK. IT IS THE RESPONSIBILITY OF EACH RESPECTIVE TRADE TO ENSURE ALL ASPECTS OF WORK COMPLY WITH ALL APPLICABLE LAWS, COVENANTS, CODES ORDINANCES, RULES, REGULATIONS, RESTRICTIONS, ETC. WHICH IMPACT THE USE OF THE FACILITY.

PROJECT:
WALSER OFFICE
4622 ROCKY DELL ROAD
MIDDLETON, WI 53562
CLIENT:
WALSER ELECTRIC, INC.
8609 FAIRWAY PLACE
MIDDLETON, WI 53562

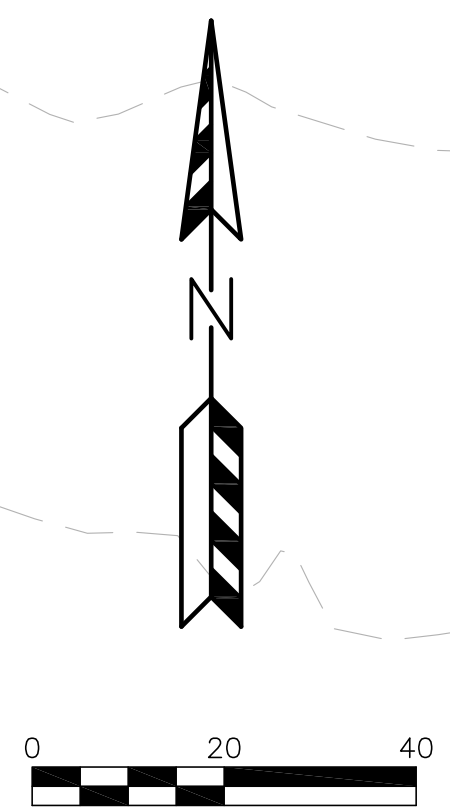
2020 GBA.
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GBA or Marriott International.

PROJECT: 201936
DRAWN BY: NM
DATE: 10/04/19
SCALE: AS NOTED

MUNICIPAL SUBMITTAL 04/09/2020

TITLE SHEET
AND PROJECT
INFORMATION

T-1



UNPLATTED
LANDS
SEC 5-7-8
NW 1/4 SW 1/4

UNPLATTED LANDS OF
THE SUBDIVIDER

WALSER OFFICE - TOWN OF MIDDLETON
EXISTING SITE PLAN

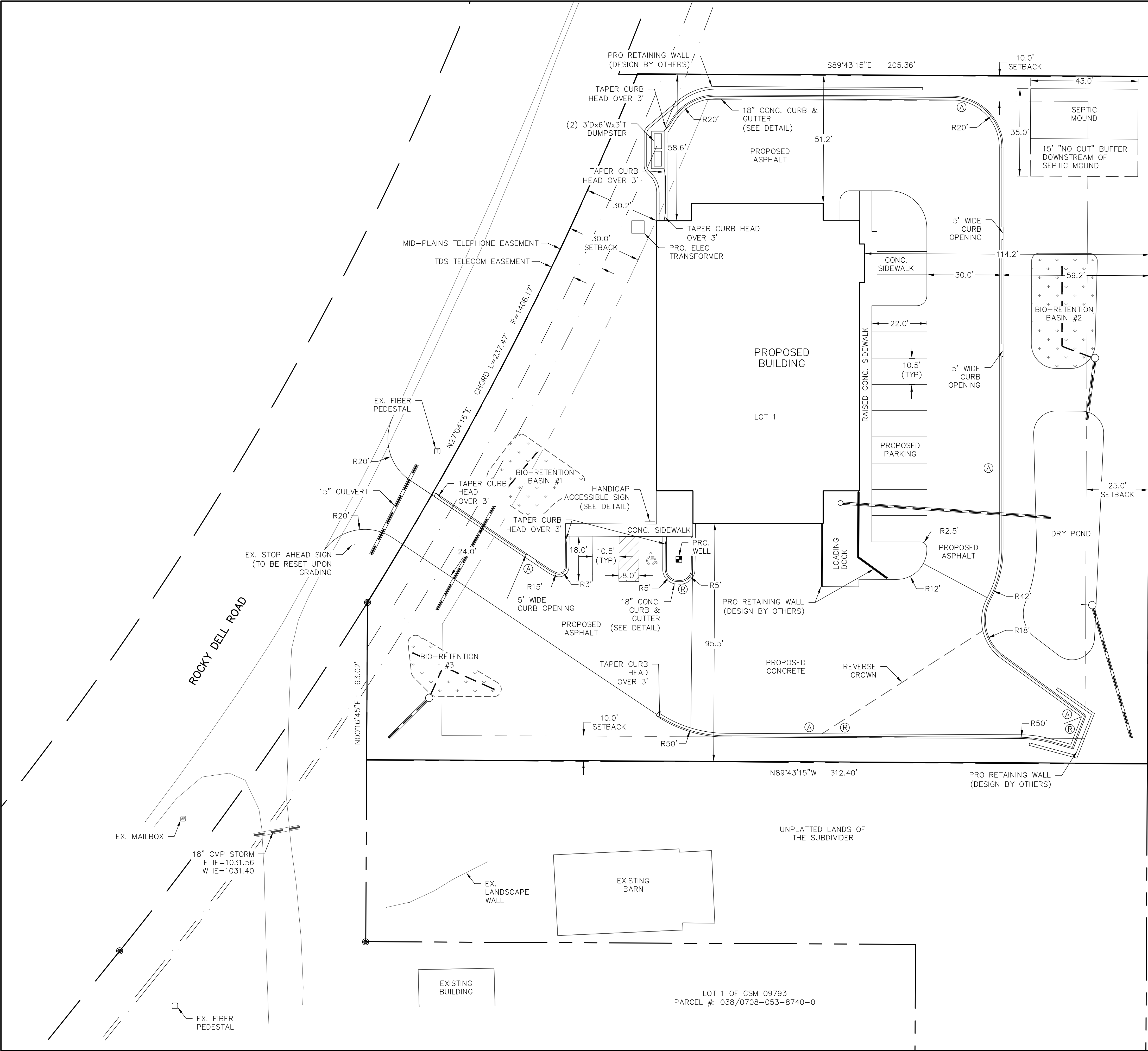
C1.0

DATED: APRIL 9, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



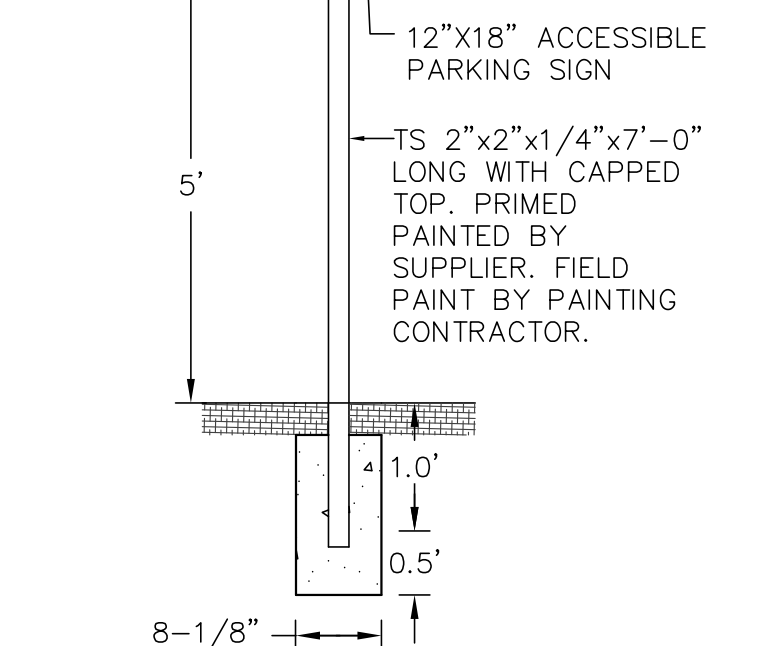
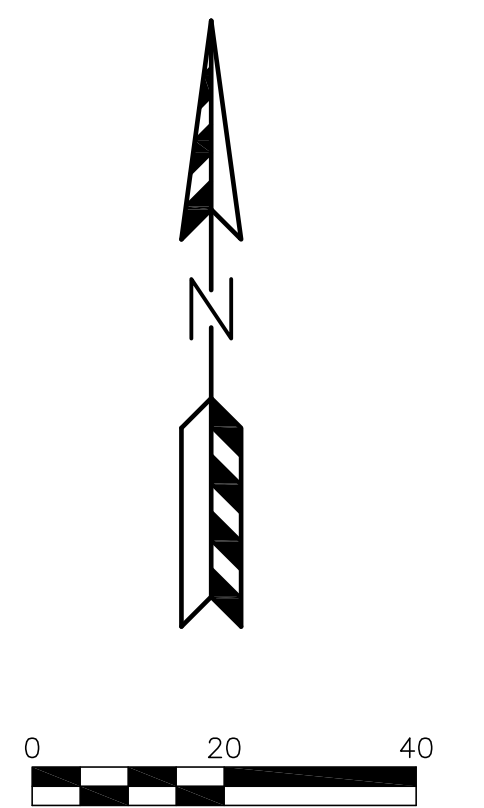
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



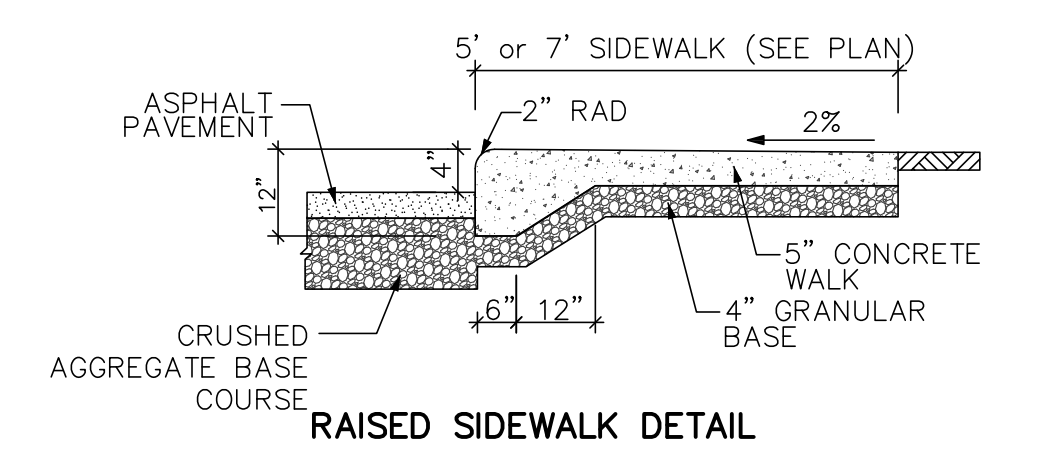
LOT INFORMATION

| | |
|-----------------|--------------------------|
| LOT AREA | 73,769 SQFT (1.693 ACRE) |
| IMPERVIOUS AREA | 33,498 SQFT (0.769 ACRE) |
| IMPERVIOUS % | 45.4% |
| PARKING STALLS | 11 |
| ACCESSIBLE | 1 |
| TOTAL | 12 |

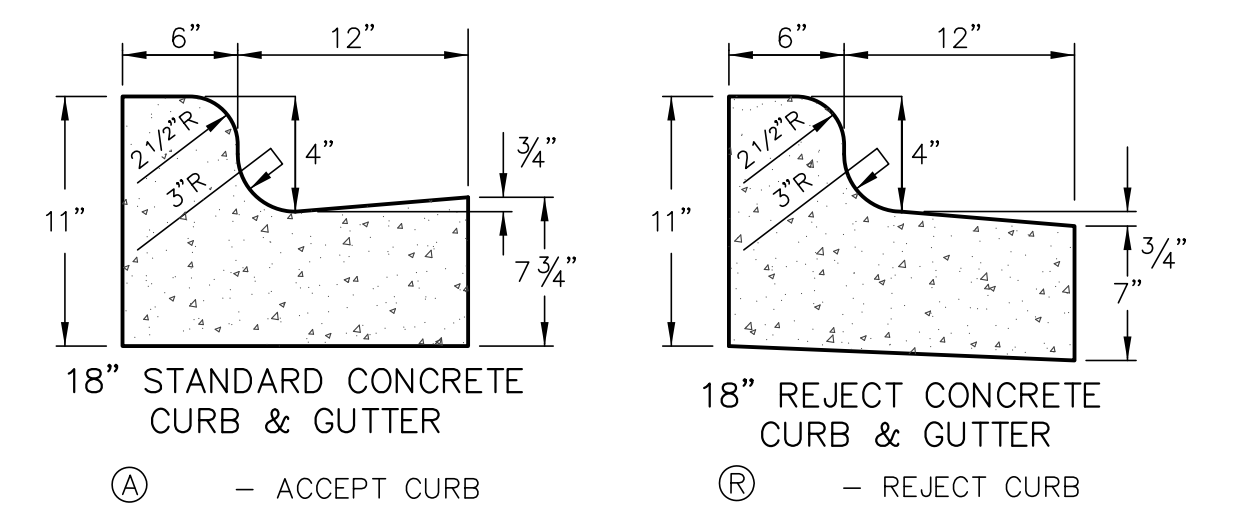
UNPLATTED LANDS
 SEC 5-7-8 NW 1/4 SW 1
 PARCEL #: 038/0708-053-8502-0



HANDICAP ACCESSIBLE SIGN DETAIL



RAISED SIDEWALK DETAIL



18" CONCRETE CURB DETAILS

WALSER OFFICE - TOWN OF MIDDLETON
 PROPOSED SITE PLAN

DATED: APRIL 9, 2020

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

LOT 1 OF CSM 09793
 PARCEL #: 038/0708-053-8740-0

C1.1

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 TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD 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.

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:

| | |
|-----------------------------|---|
| JUNE 1, 2020 | INSTALL INITIAL EROSION CONTROL DEVICES. |
| JUNE 1 - JULY 1, 2020 | FILL/ROUGH GRADE SITE AND GRADE BIO-BASINS & DRY POND TO FINISH SURFACE ELEVATIONS. |
| JULY 1, 2020 - MAY 15, 2021 | CONSTRUCT STORM SEWER, PARKING LOT, AND BUILDING, AND RESTORE PERVIOUS DISTURBED AREAS. |
| MAY 15 - JUNE 1, 2021 | REMOVE ACCUMULATED SEDIMENT FROM BIO-BASINS & DRY POND AND CONSTRUCT BIO-BASINS PER DETAIL. |

RESTORATION NOTES:

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. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS EXCEPT BIO-RETENTION BASINS AND DRY POND. BIO-RETENTION BASINS SHALL BE RESTORED PER BIO-RETENTION BASIN DETAIL. DRY POND BOTTOM SHALL BE RESTORED WITH WET PRAIRIE SEED MIX SUPPLIED BY AGRECOL OR EQUIVALENT. 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.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER 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 2 TONS PER ACRE.

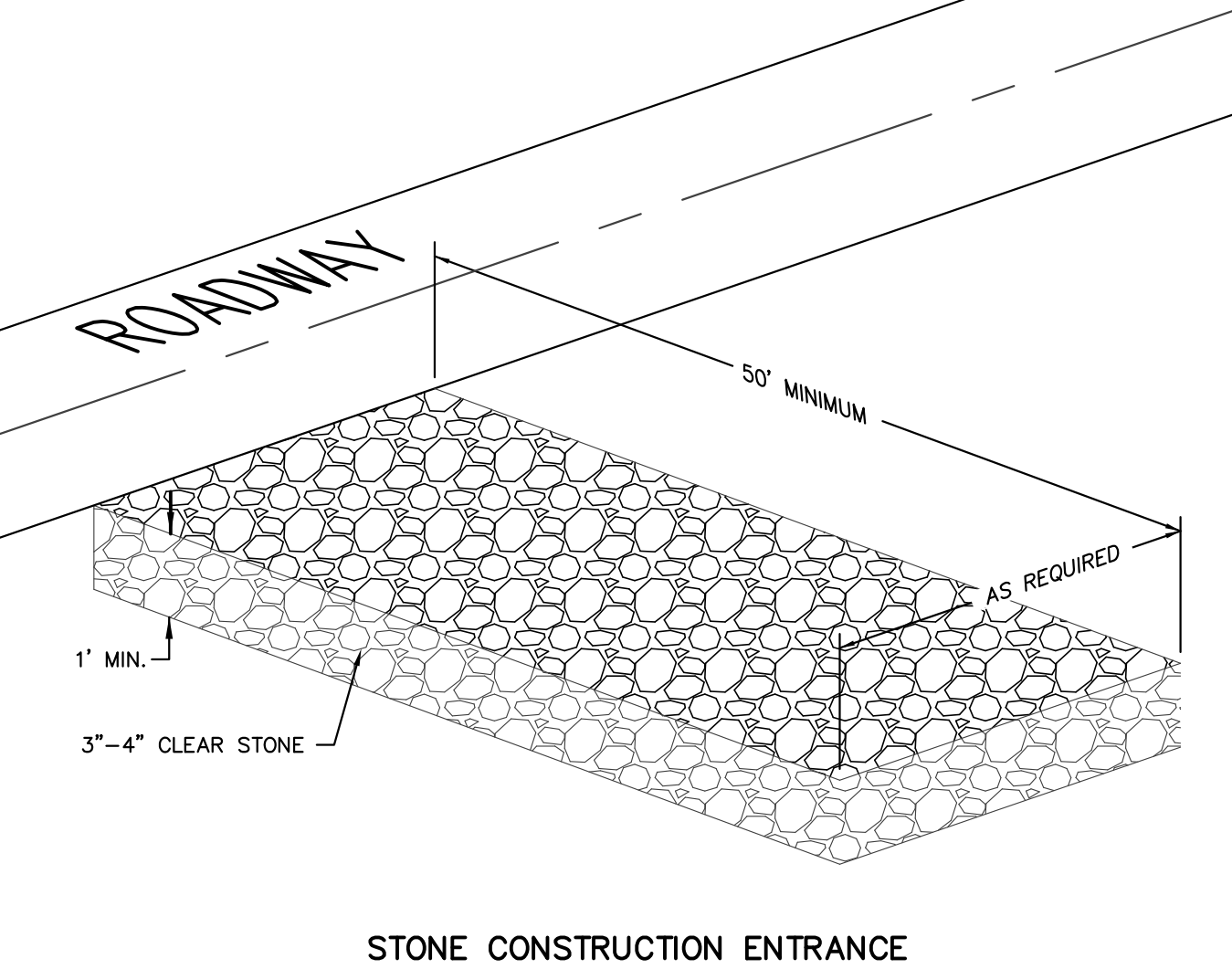
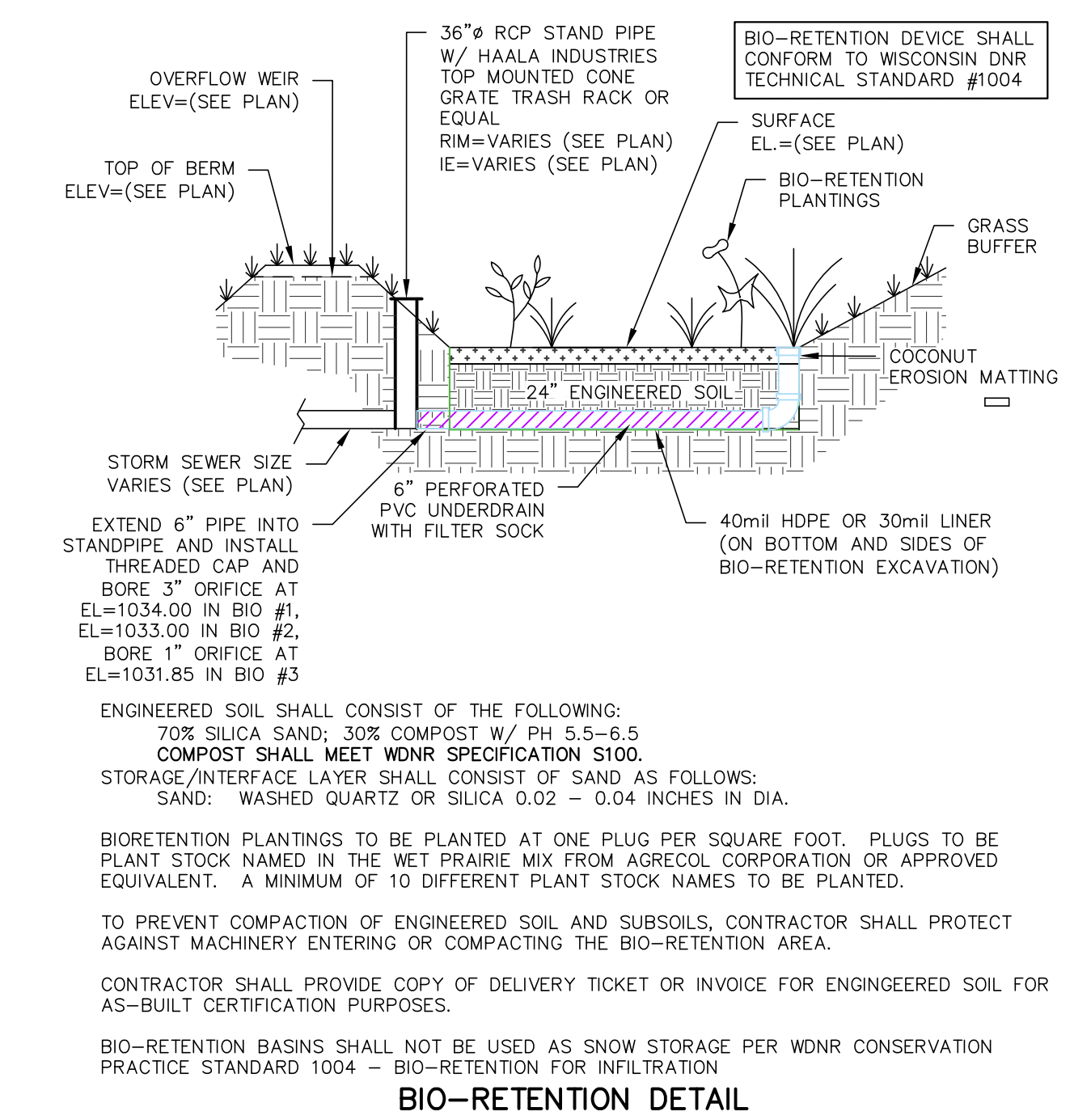
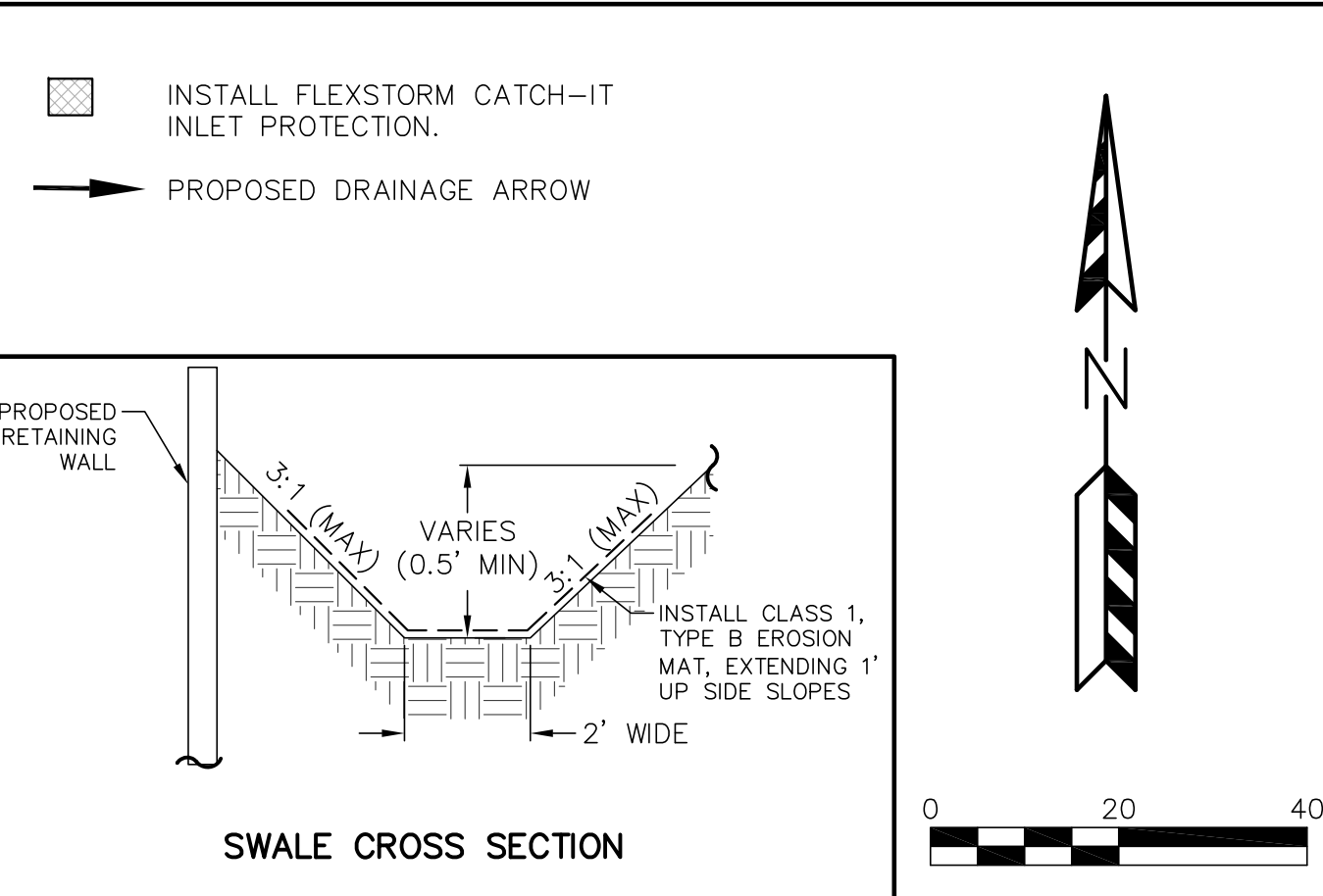
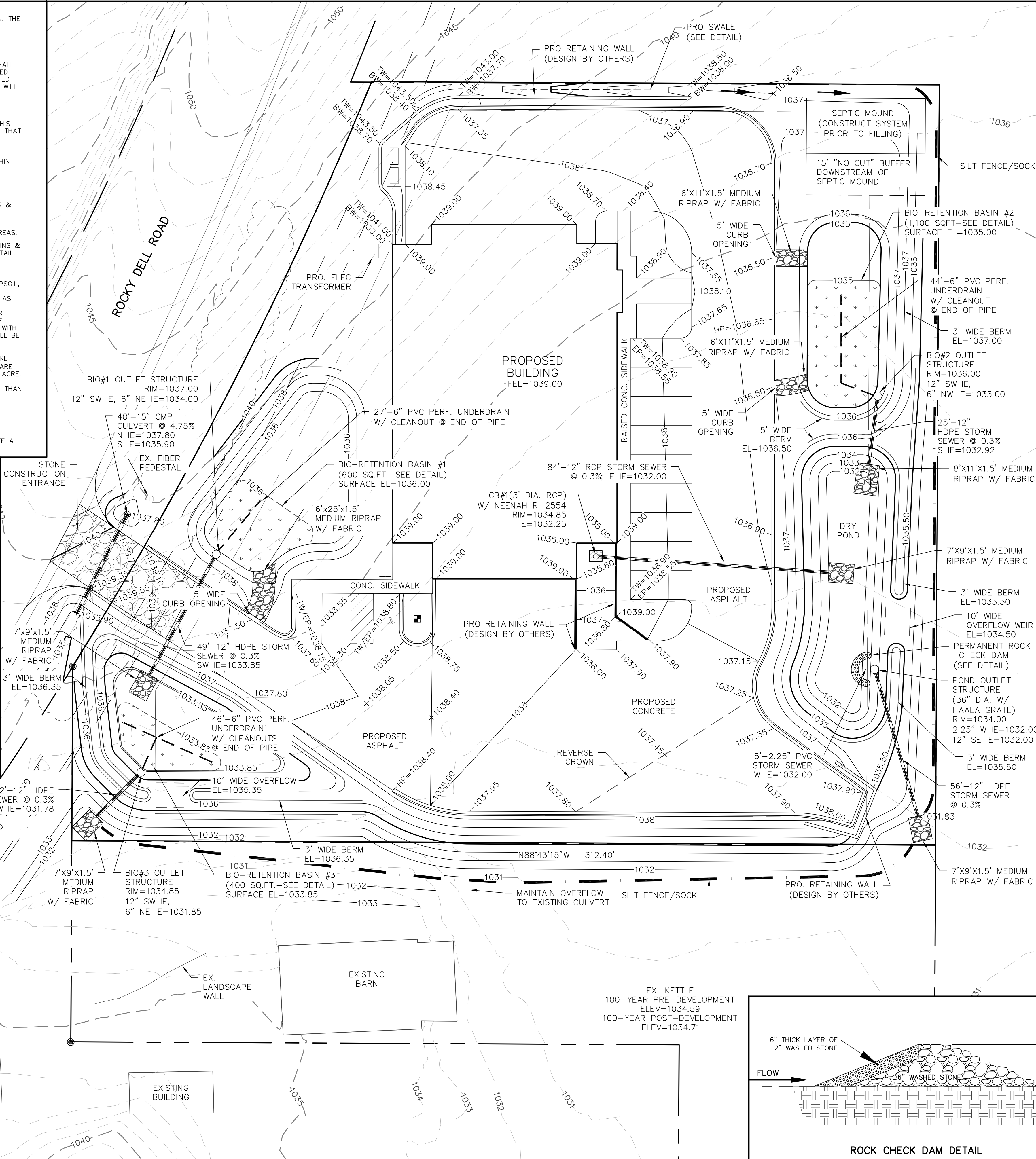
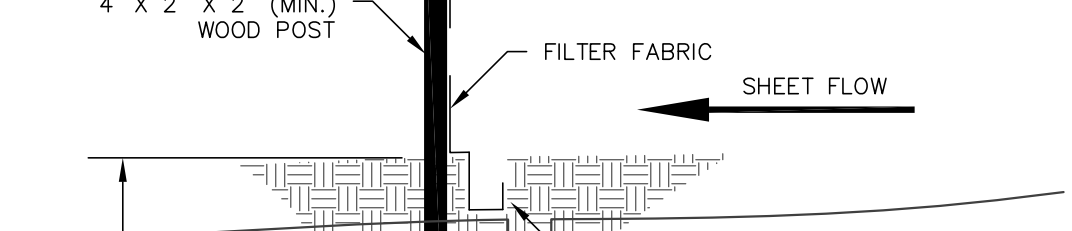
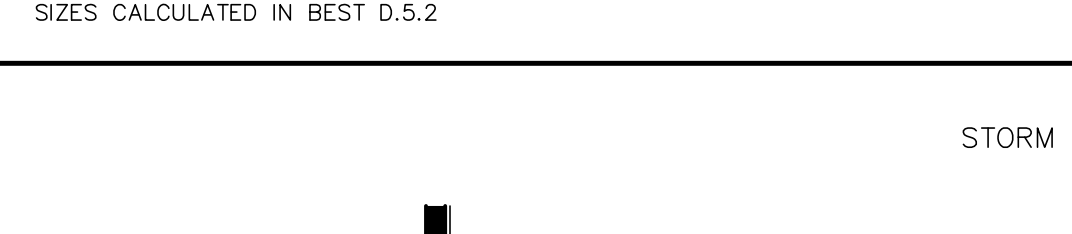
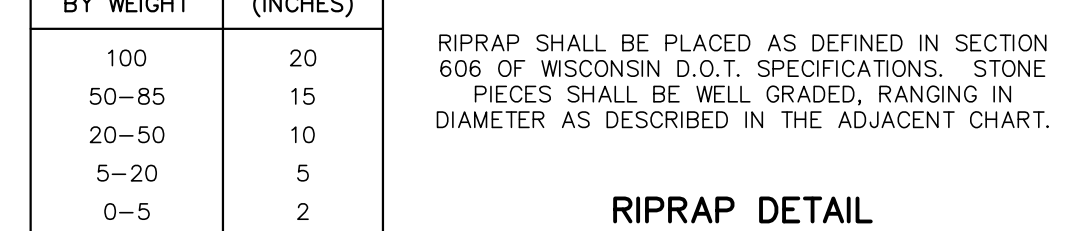
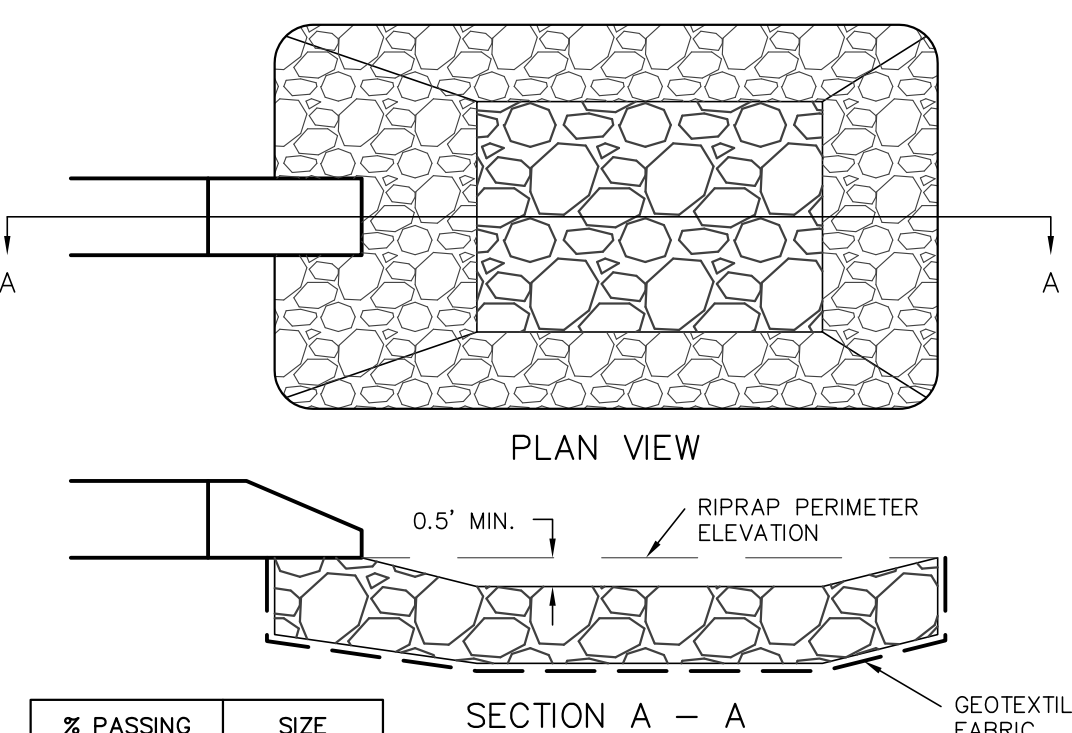
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

WALSER ELECTRIC, INC.
ATTN: KYLE WALSER
8609 FAIRWAY PLACE
MIDDLETON, WI 53562

ENGINEER:

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



WALSER OFFICE - TOWN OF MIDDLETON
GRADING AND EROSION CONTROL PLAN

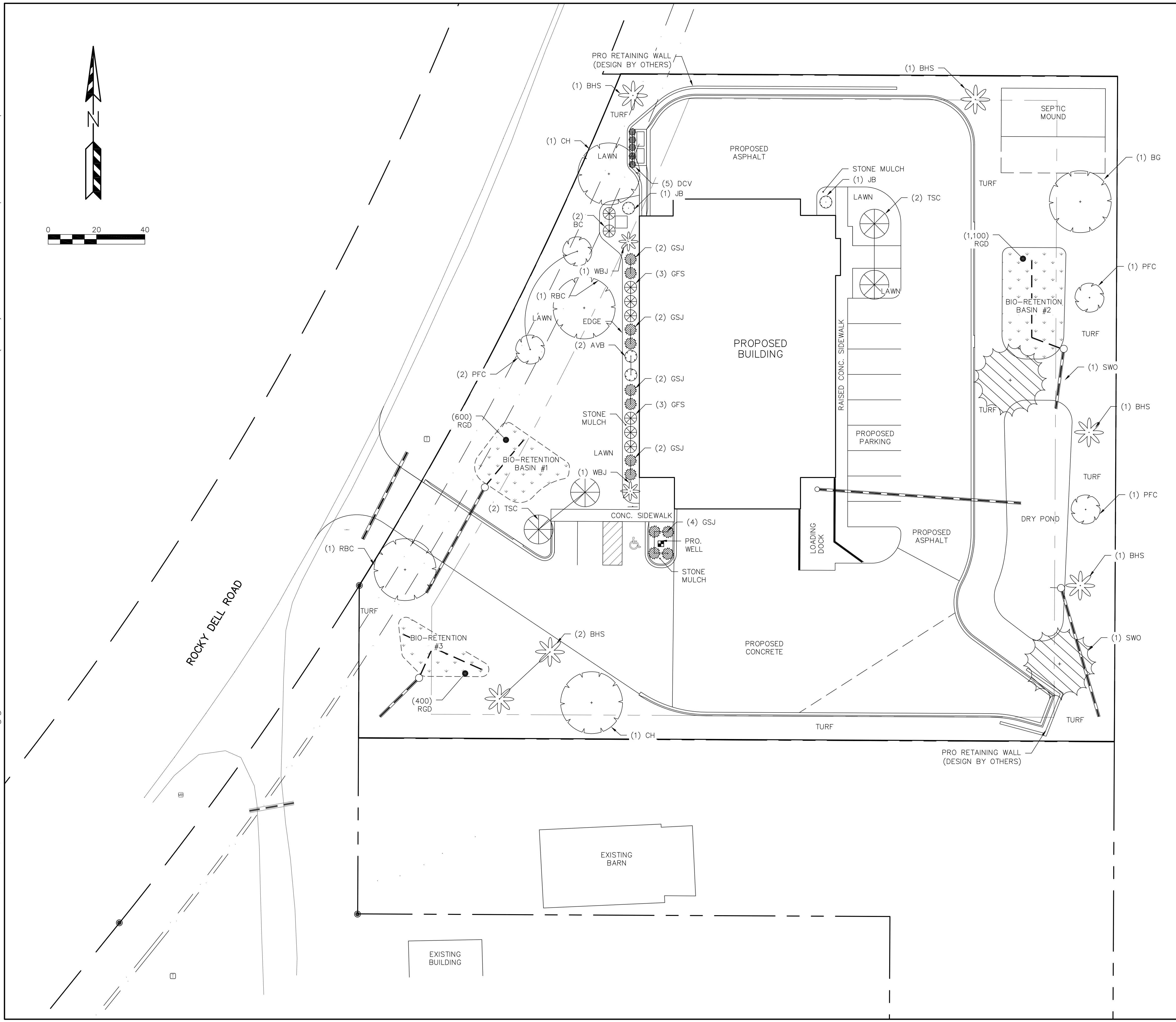
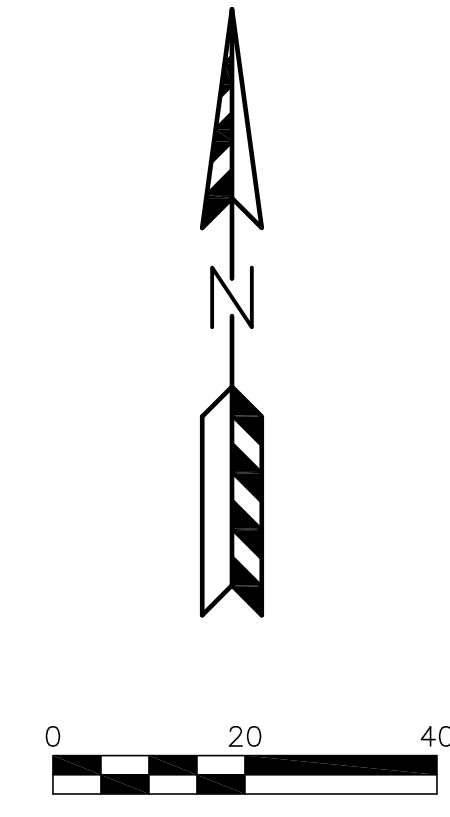
DATED: APRIL 9, 2020

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Phone (608) 838-7750; Fax (608) 838-7752

C1.2



LANDSCAPE WORKSHEET

| | |
|--|-------------|
| Zoning Classification: | LC 1 |
| Lot Area - (73.769) SF = | 1.7 Acres |
| Building Perimeter = | 422 LF |
| Landscape Required | |
| Canopy Trees Required 1.7 Acres x 4 trees per acre = | 7 Trees |
| Ornamental or Evergreen Trees Required 1.7 Acres x 8 trees per acre = | 14 Trees |
| Foundation Plantings Required 422 LF x .25 of building perimeter = | 105 LF |
| Landscape Supplied | |
| Canopy Trees Supplied = | 7 Trees |
| Ornamental Trees Supplied = | 8 Trees |
| Evergreen Trees Supplied = | 6 Trees |
| Foundation Plantings Supplied = | 110 LF |

PLANT LIST

| KEY | QUAN | SIZE | COMMON NAME | ROOT |
|---|-------|--------|--|------|
| Canopy Trees | | | | |
| BG | 1 | 2" | Black Gum | BB |
| CH | 2 | 2" | Hackberry | BB |
| RBC | 2 | 12" | River Birch Clump | BB |
| SWO | 2 | 2" | Swamp White Oak | BB |
| Low Ornamental Trees | | | | |
| PFC | 4 | 1 1/2" | Prairie Fire Crab | BB |
| TSC | 4 | 1 1/2" | Tina Sargent Crab | BB |
| Evergreen Trees | | | | |
| BHS | 6 | 4' | Black Hills Spruce | BB |
| Deciduous Shrubs | | | | |
| AVB | 2 | 3' | Arrowwood Viburnum | BB |
| BC | 2 | 36" | Black Chokeberry | Pot |
| DCV | 5 | 18" | Dwarf Cranberrybush Viburnum | Pot |
| GFS | 6 | 18" | Gold Flame Spirea | Pot |
| JB | 2 | 3' | Juneberry | BB |
| Evergreen Shrubs | | | | |
| GSJ | 12 | 18" | Green Sargent Juniper | Con |
| WBJ | 2 | 4' | Wichita Blue Juniper | BB |
| Bio-retention Plantings (Planted 12' on center) | | | | |
| RGP | 2,100 | 2 1/2" | Common Blue Star Bottle Gentian Obedient Plant Columbine Switchgrass Black Eyed Susan Wild Iris Swamp Milkweed White Turtlehead Cardinal Flower Turk's Cap Lily Little Bluestem Canada Wild Rye Nodding Onion | plug |

WALSER OFFICE - TOWN OF MIDDLETON
LANDSCAPE PLAN

DATED: APRIL 9, 2020

L1.0



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PROJECT: **WALSER OFFICE**
4622 ROCKY DELL ROAD
MIDDLETON, WI 53562
CLIENT: **WALSER ELECTRIC, INC.**
8609 FAIRWAY PLACE
MIDDLETON, WI 53562

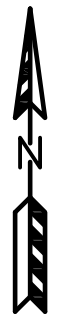
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DRAWN BY: DSD
DATE:
SCALE: AS NOTED
MUNICIPAL SUBMITTAL 04/09/2020

LOCATION MAP

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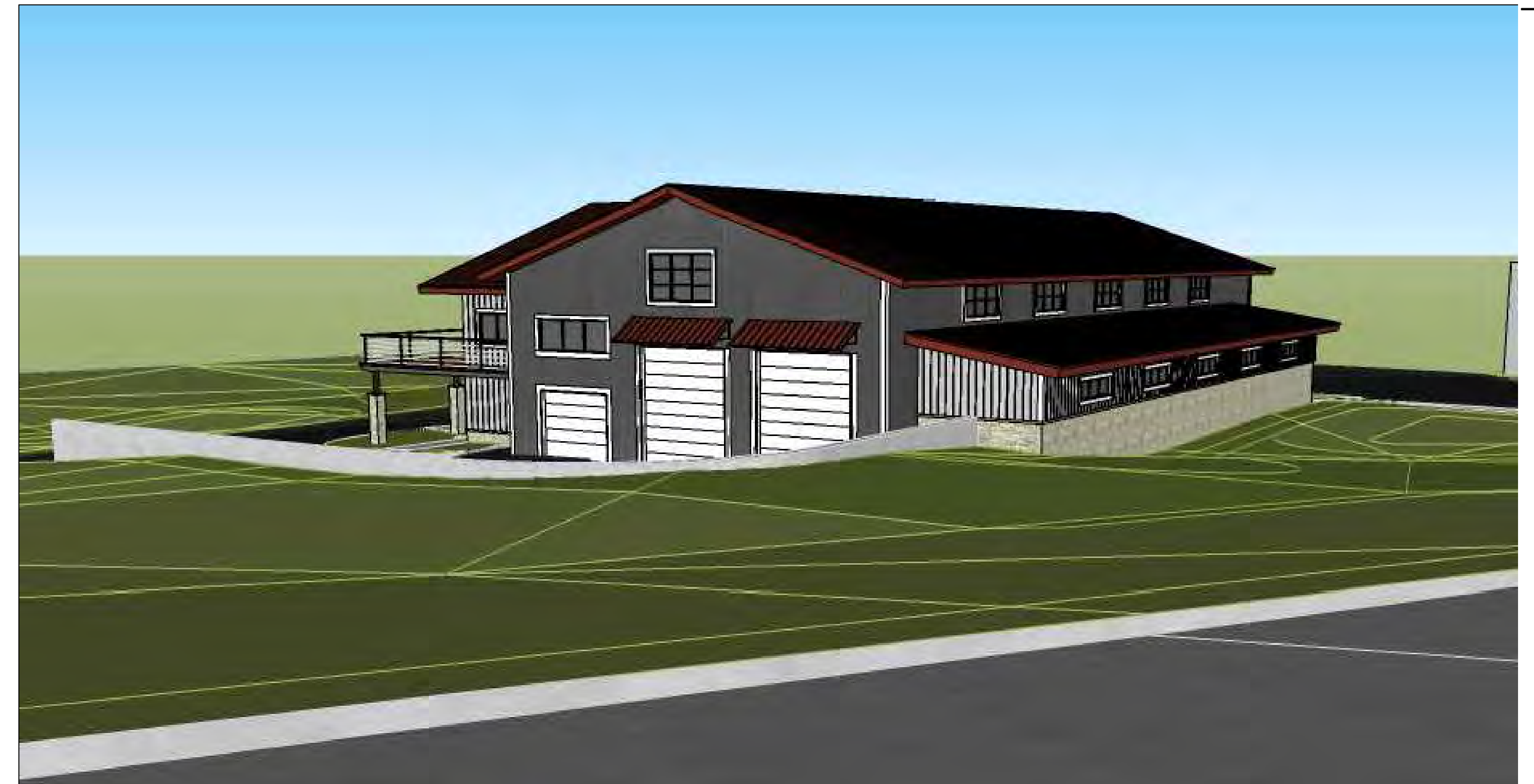
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LOOKING NORTHEAST

NTS



LOOKING SOUTHEAST

NTS



LOOKING NORTHWEST

NTS



LOOKING SOUTHWEST

NTS

PROJECT: **WALSER OFFICE**
4622 ROCKY DELL ROAD
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PROJECT: 201936

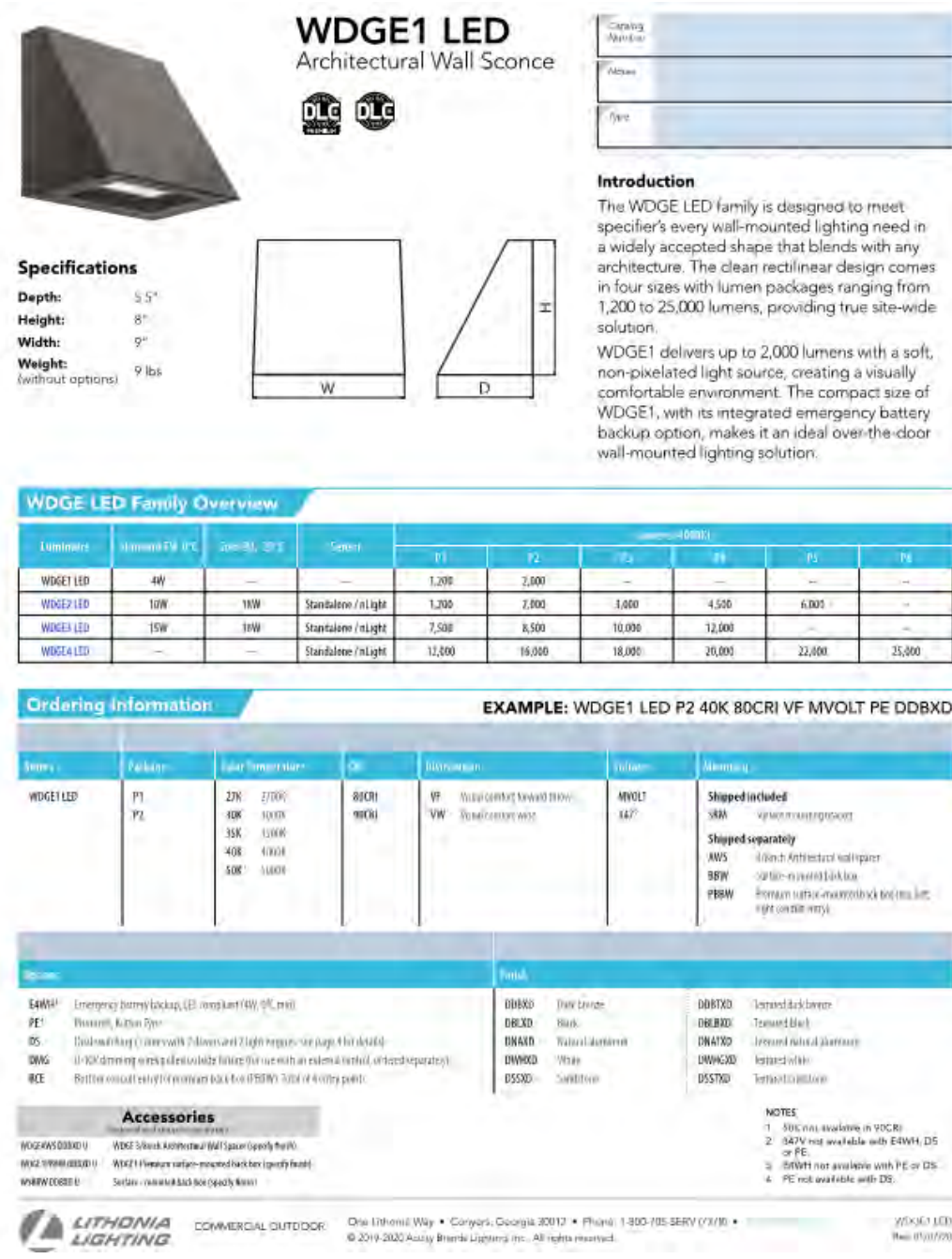
DRAWN BY: NM

DATE:

SCALE: AS NOTED

MUNICIPAL SUBMITTAL 04/09/2020

WDGE1 LED
Architectural Wall Sconce



Specifications

Depth: 3.5"
Height: 8"
Width: 9"
Weight: 1.5 lbs
Material: Aluminum

WDGE1 LED Family Overview

| Model | Mounting | Beam Spread | Beam Angle | Beam Diameter | Beam Length | Beam Area | Beam Volume |
|----------|----------|-------------|------------|---------------|-------------|-----------|-------------|
| WDGE1-01 | 40° | 100° | 100° | 1.00" | 1.00" | 1.00" | 1.00" |
| WDGE1-02 | 15° | 100° | 100° | 1.00" | 1.00" | 1.00" | 1.00" |
| WDGE1-03 | 15° | 100° | 100° | 1.00" | 1.00" | 1.00" | 1.00" |
| WDGE1-04 | 15° | 100° | 100° | 1.00" | 1.00" | 1.00" | 1.00" |

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT PE DDBXK

WDGE1 LED P2 40K 80CRI VF MVOLT PE DDBXK

Accessories

WDGE1 LED P2 40K 80CRI VF MVOLT PE DDBXK

Notes

1. LED is available in 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K, 11000K, 12000K, 13000K, 14000K, 15000K, 16000K, 17000K, 18000K, 19000K, 20000K, 21000K, 22000K, 23000K, 24000K, 25000K, 26000K, 27000K, 28000K, 29000K, 30000K, 31000K, 32000K, 33000K, 34000K, 35000K, 36000K, 37000K, 38000K, 39000K, 40000K, 41000K, 42000K, 43000K, 44000K, 45000K, 46000K, 47000K, 48000K, 49000K, 50000K, 51000K, 52000K, 53000K, 54000K, 55000K, 56000K, 57000K, 58000K, 59000K, 60000K, 61000K, 62000K, 63000K, 64000K, 65000K, 66000K, 67000K, 68000K, 69000K, 70000K, 71000K, 72000K, 73000K, 74000K, 75000K, 76000K, 77000K, 78000K, 79000K, 80000K, 81000K, 82000K, 83000K, 84000K, 85000K, 86000K, 87000K, 88000K, 89000K, 90000K, 91000K, 92000K, 93000K, 94000K, 95000K, 96000K, 97000K, 98000K, 99000K, 100000K.

JUNO SLIMFORM LED
SURFACE MOUNT DOWNLIGHTS
FOR JBOX INSTALLATION
5", 7", 11", 13" ROUND
JSF SERIES

PRODUCT DESCRIPTION

Slim, ultra-low profile energy efficient LED surface mount downlight in multiple sizes from 5" to 13". Provides exceptional installation by mounting directly over standard and recessed junction boxes. Optical back shield and frosted lens provide for uniform, dimmable light output. Standard recessed downlight. Provides general illumination in residential and commercial applications including entryways, hallways, bedrooms, living areas, living spaces, dining, kitchen, hallway, porch, stairway, outdoor covered areas, etc.

PRODUCT SPECIFICATIONS

Construction: Shallow, less than 1" tall long with white finish. High condensation resistance for shower stall applications. Optical back shield and frosted lens are available for 5" and 7" versions to change the exterior finish of fixture. Optical, frosted, adjustable decorative frosted and clear frosted for 5" and 7" versions provide the aesthetic and clean working similar to the appearance of a fully recessed downlight.

Optics: Light guide technology combined with alkali-free lens converts the LEDs from direct view and provides uniform lens luminance.

LED Light Engine: LEDs mounted directly to housing designed to provide superior thermal management and ensure long life. 2700K, 3000K, 3500K or 4000K LED color temperature. LEDs tested for A-type Maculose pigment color consistency. 90 CRI minimum.

LED Driver: Choice of electronic 120 volt (120 driver) or universal voltage (MVOLT) driver. Four recommendations: 120 volt driver, 120/277 volt AC at 50/60Hz. Power factor > 0.9 at 120V input. 120 volt driver is dimmable with the use of most compatible magnetic low voltage and electronic low voltage wall box dimmer. Universal voltage driver is dimmable with the use of most 120V wall box dimmer. External driver is only available on 5" and 7" models. For a list of compatible dimmers, see [www.lithonia.com](#).

Emergency Battery Option: Available on fixture sizes 11" and larger. Battery assembly is factory pre-installed in the fixture. (B) battery for 90 minutes to meet Life Safety Code (NFPA 101), National Electrical Code (NEC), and UL requirements. Emergency battery not available in California due to Title 20 regulations. ESO option provides back-up without battery for consistent look when used in some areas as follows with LED emergency option.

Life: Rated for 50,000 hours at 70% lumen maintenance.

Labels: ENERGY STAR certified. Compliant to the high efficiency requirements of California Title 24, Part 2.4.1. CSA listed for US and Canada. Suitable for wet locations (wet-rated coating).

Warranty: All repairs are based on published industry procedures, actual performance may differ as a result of the end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

Warranty: 5-year limited warranty. Complete warranty terms located at [www.lithonia.com/US/Products/Support/Service_and_conditions.aspx](#).

INSTALLATION

Junction Box Mounting: Fixture provided with leads for direct wire connection in boxes. Install directly in industry standard junction boxes. Compatible boxes include 2" round or octagonal standard sized recessed junction boxes (3 1/2" junction box screw hole spacing required for standard), 2" round or octagonal deep junction boxes required for 5" and 7" fixtures (no depth requirement for 11" and larger fixtures). Quick mount bracket provides fast installation of fully assembled fixture to junction box. Suitable for ceiling mount. Suitable for use within closed storage spaces when installed per NEC requirements.

Emergency Battery For 11" and 13"

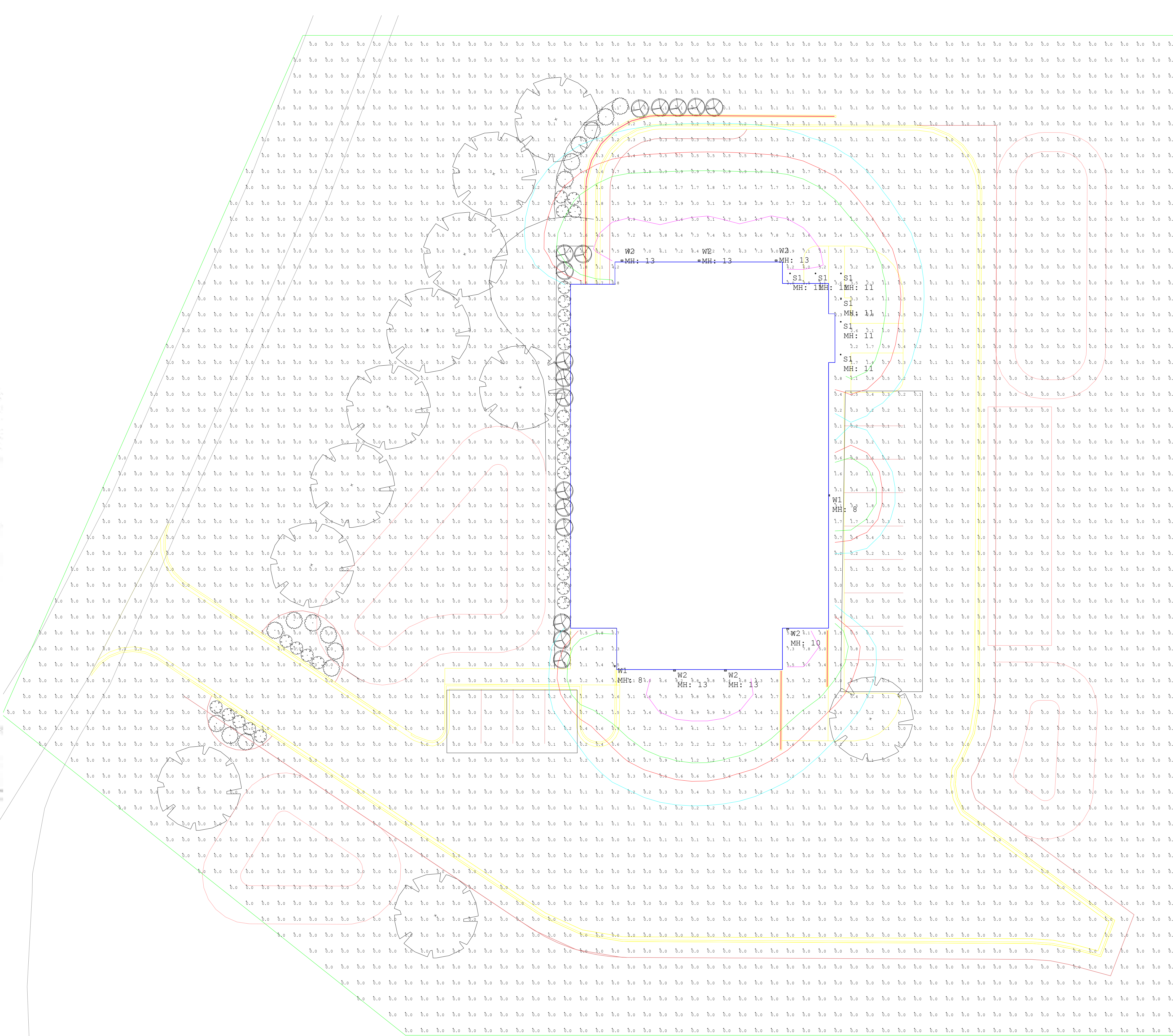
Specifications subject to change without notice.

ROUND SPECIFICATIONS

| Model | Width | Depth |
|-------|-------------|------------|
| 5" | 5.0" (127) | 0.75" (19) |
| 7" | 7.0" (178) | 0.75" (19) |
| 11" | 11.0" (280) | 0.75" (19) |
| 13" | 13.0" (330) | 0.75" (19) |

EMERGENCY BATTERY FOR 11" AND 13"

Specifications subject to change without notice.



| Symbol | Qty | Tag | Label | Description | Lum. Watts | Lum. Lumens | LLF |
|--------|-----|-----|------------------------------|----------------------------------|------------|-------------|-------|
| ○ | 6 | S1 | JSF 5IN 071M 30K 80CRI MVOLT | SURFACE MOUNT DOWNLIGHT | 9.72 | 741 | 1.000 |
| ○ | 2 | W1 | WDGE1 LED P1 30K 80CRI VF | FULL CUTOFF FORWARD THROW SCONCE | 15.002 | 1161 | 1.000 |
| ○ | 6 | W2 | WDGE2 LED P4 30K 80CRI VF | FULL CUTOFF FORWARD THROW SCONCE | 34.96 | 4248 | 1.000 |

| PARKING SOUTH | | PARKING EAST | |
|----------------------|----------------------|----------------------|----------------------|
| ILLUMINANCE (Fc) | Average = 0.06 | ILLUMINANCE (Fc) | Average = 0.32 |
| Maximum = 0.6 | Minimum = 0.0 | Maximum = 3.5 | Minimum = 0.0 |
| Avg/Min Ratio = N.A. | Max/Min Ratio = N.A. | Avg/Min Ratio = N.A. | Max/Min Ratio = N.A. |

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8609 FARWAY PLACE
MIDDLETON, WI 53562

PHOTOMETRIC
SITE PLAN
E.01