

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/17/2021	DCPCUP-2021-02544
Public Hearing Date	
11/23/2021	

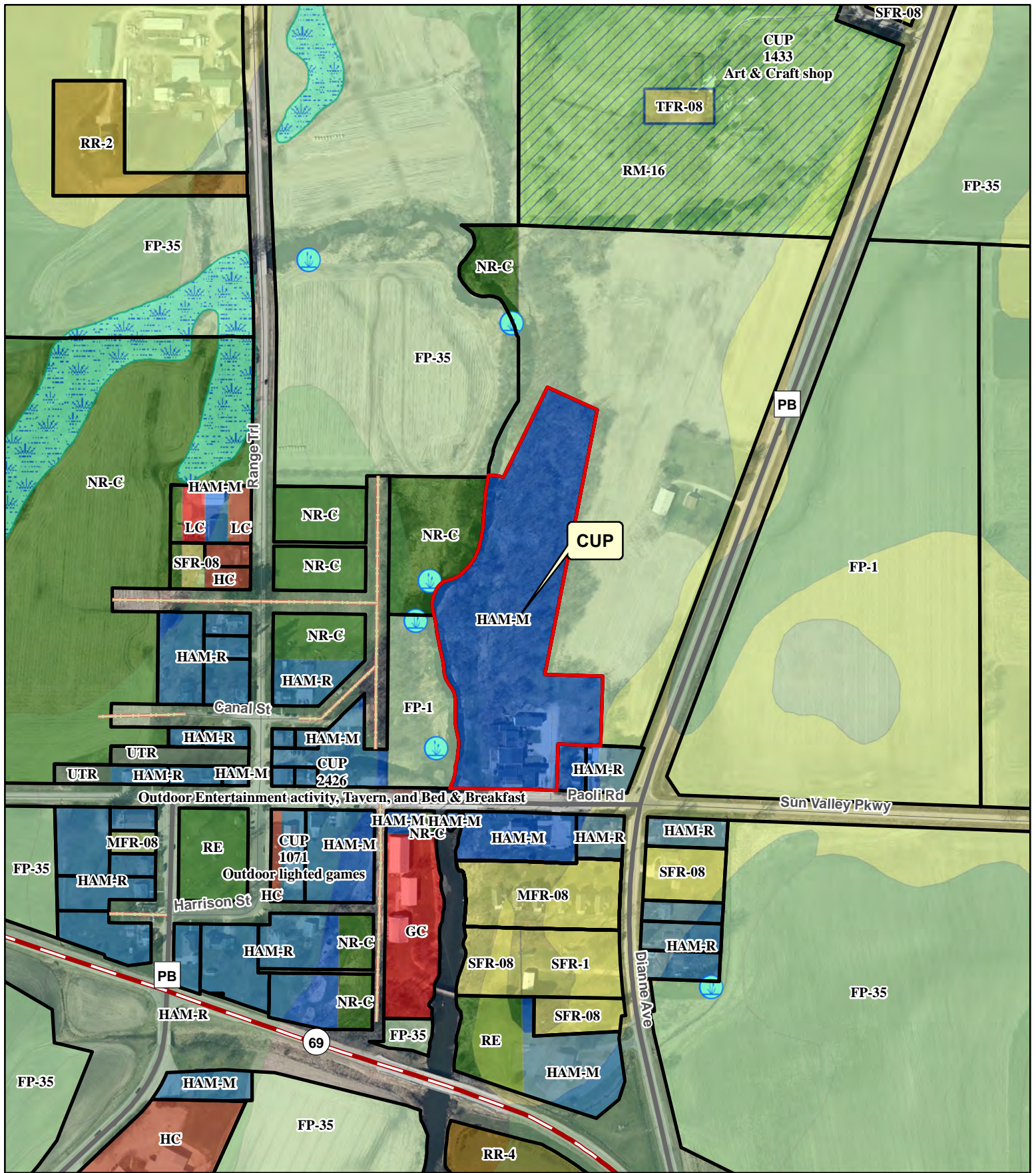
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME Paoli Cheese Factory Association LLC	Phone with Area Code	AGENT NAME NICOLAAS MINK	Phone with Area Code (815) 409-0979
BILLING ADDRESS (Number, Street) 6130 Old Middleton Road		ADDRESS (Number, Street) 6130 OLD MIDDLETON ROAD	
(City, State, Zip) MADISON, WI 53705		(City, State, Zip) Madison, WI 53705	
E-MAIL ADDRESS		E-MAIL ADDRESS nicmink@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
6858 Paoli Road					
TOWNSHIP MONTROSE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-023-9150-8		---		---	




CUP DESCRIPTION
Indoor entertainment or assembly; Outdoor entertainment; Commercial indoor lodging

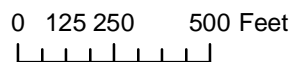
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.262(3)	7.5

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent)
		PRINT NAME:
		DATE:



Legend

-  Wetland
-  Significant Soils Class 1
-  Significant Soils Class 2



CUP 02544
Paoli Cheese Factory
Association LLC



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Agent Name:
Address (Number & Street):	Address (Number & Street):
Address (City, State, Zip):	Address (City, State, Zip):
Email Address:	Email Address:
Phone#:	Phone#:

SITE INFORMATION

Township:	Parcel Number(s):	
Section:	Property Address or Location:	
Existing Zoning:	Proposed Zoning:	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____

Date: September 15, 2021

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

- | |
|---|
| 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. |
| 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. |
| 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. |
| 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located. |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans. |
| 8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: |

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
List the proposed days and hours of operation.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code.
List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800 .
Briefly describe the current use(s) of the property on which the conditional use is proposed.
Briefly describe the current uses of surrounding properties in the neighborhood.

Supplementary Information for Town of Montrose Conditional Use Permit

1. Purpose of Conditional Use Permit and Development

The applicants seek the following Conditional Use Permits to facilitate the preservation and restoration of 6858 Paoli Rd, Paoli, Wisconsin (known locally at the Paoli Creamery):

- Outdoor Entertainment or assembly (For outdoor and patio dining)
- Indoor Entertainment or assembly (For two restaurants)
- Indoor Commercial Lodging (For 10-room boutique hotel)

The property is currently zoned Hamlet Mixed Use, though as recently as 2019 it was zoned Commercial. The approximately 21,000-square-foot building is currently subdivided into 3 retail shops, 8 apartments, and one machine shop.

The purpose of this development is to facilitate the preservation and restoration of the historic cheese, butter, and dairy factory located on the property, which supported hundreds of local farmers for nearly a century (1888 to 1980), while sending their cheese, butter, and milk to local and regional markets.

This restoration process intends to follow the guidelines outlined by the National Historic Preservation Act of 1966 “Standards of Rehabilitation” so that the building will qualify for registry on the National Park Service’s Register of Historic Places, a national program to coordinate and support efforts to protect America’s historic resources.

This restoration will support the town of Montrose Land Use Plan’s key objectives by preserving properties that contribute to the town’s historical character, all while maintaining the rural community and culture of the town. It will also bring 20+ well-paying (\$18hr minimum), benefited full time jobs to the town.

Once the restoration is complete, the property will house:

- **5,700 square feet of commercial space**, featuring a retail area, 2 restaurants with indoor and outdoor seating, a bar, and a demonstration butter kitchen. All of these commercial areas will focus on serving local dairy and provide cuisines that speak to the region’s agricultural heritage.
- **7,500 square feet of lodging for a boutique hotel**, with 10 units furnished with original and distinctive amenities that celebrate the building’s history as a dairy factory.
- **A fully-restored oak savanna and prairie**, with hiking trails, a boat landing, and enhanced natural and recreational amenities.

2. Legal Description of Parcel in Question

The Property consists of one parcel (parcel number 040/0508-023-9150-8) encompassing 7.5 acres. The Property is in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 5 North, Range 8 East, and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Township 5 North, Range 8 East in Town of Montrose, Dane County, Wisconsin

3. Map or sketch of parcel

See Attached.

4. Type of Activity Proposed:

The Development:

The development of the property will support:

- A 10 room boutique hotel
- One casual restaurant/cafe, with retail area
- One upscale restaurant, with bar.

The boutique hotel, the casual restaurant, and the upscale restaurant will all include outdoor seating.

For More Information. See attached Design Documents

Hours of Operation:

Boutique hotel: 24 hours, with anticipated high traffic period between 9AM and 6PM

Casual restaurant/cafe: 7AM to 8PM, 7 Days a week.

Elevated restaurant: 11-9PM Wednesday-Sunday. Closed Monday/Tuesday

Employees and Customers

Employees: We anticipate this business to support 20 well-paying, full time, benefited positions, with a starting wage of \$18/hr. We anticipate a total of 24 employees as the maximum number of employees on site at any time; we anticipate a total of 6 employees as the minimum number of employees on site at any time.

Customers: We anticipate this to be the maximum occupancy at each one of the business entities:

- Hotel: 30 guests.
- Upscale restaurant: 60 guests.
- Casual restaurant/cafe: 18 guests
- Bar: 32 guests
- Outdoor seating for property: 84
 - The outdoor seating on the property will be for guests at the hotel, the restaurants, and bar to be able to enjoy their food and beverages overlooking the Sugar River, weather permitting.

We are anticipating being a highly seasonal business. On busy summer weekends, the property anticipates up to 500 daily visitors and guests. On slow winter weekdays, the property anticipates less than 50 daily visitors and guests.

For More Information, See attached Design Documents

Lighting and Signage:

The property anticipates two main exterior identification signs, one wall sign situated on the Southeast corner of the building facing east and one monument sign situated on the Southeast corner of the property, facing west.

The property intends to utilize accent lighting on public-facing portions of the building. It also intends to use lighting to enhance wayfinding on the property.

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Property ownership and construction/design managers have worked to ensure that the conditional use will enhance and improve public health, safety, comfort, and general welfare.

The CUPs will allow the building to undergo significant rehabilitation and modernization, including:

- All Mechanical, Electrical, Plumbing, Sanitary, and Fire Protection systems of the building will be redesigned, and rebuilt.
- Parking will be built to ensure orderly flow of traffic and parking needs are met.
- Stormwater drainage systems will be established or modernized to support county and state environmental regulations and requirements.
- The building's roofing and sheathing will be rebuilt and replaced.
- The building's masonry and foundation work will be completed to ensure the structural integrity of the building is maintained or improved.

The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The residential, agricultural, and commercial uses adjacent to the Conditional Use will not be substantially impaired or diminished. The proposed use of the property will not materially deviate from other uses in Paoli in the Hamlet-Mixed Use Zoning District. These include the Paoli Schoolhouse and the Paoli Mill, both of which have similar uses as the proposed conditional use with similar pieces of agricultural and residential property adjacent.

That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The property owners and construction/design managers have designed the preservation and restoration of the Paoli Creamery in a way that will likely enhance the orderly development and improvement of the surrounding property for uses permitted in the district. As outlined, all building and site improvements completed to satisfy the CUP will strengthen safety and public health in the community will also have the effect of ensuring uses in adjacent parcels will continue, develop, or improve, if desired by those owners. Moreover, the proposed conditional use does not materially deviate from the current building use. With the current building houses 12 tenants--including 3 retail shops, 8 apartments, and one mechanical shop--surrounding property owners have already developed or improved their property with similar uses adjacent to their property.

That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Property ownership and construction/design managers have been working with township and county officials to ensure that site improvements are being made to satisfy needs of development. These include:

- The existing septic field will be abandoned and replaced. ***See Attached Supporting Documentation.***
- The existing asphalt driveway will be maintained and/or repaved to provide access to the proposed parking lot. ***See Attached Supporting Documentation.***
- Storm sewer, curbs, bioretention devices are proposed to provide necessary drainage and to meet Dane County and WDNR stormwater requirements. ***See Attached Supporting Documentation.***

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The existing driveway entrance is being maintained and repaved. The driveway entrance is being reduced from 44' to 24' to allow for landscaping and to better define the traffic circulation. ***See Attached Supporting Documentation.***

That the conditional use shall conform to all applicable regulations of the district in which it is located.

Property ownership and construction/design managers have reviewed all applicable regulations in the district as well as the Town of Montrose Land Use Plan. The property ownership and construction/design managers incorporated these regulatory requirements into their designs and, thus, the proposed preservation and restoration of the building and its site conforms to all regulations.



September 16, 2021

Paoli Cheese Factory Association
Paoli Creamery Restaurant and Inn
6858 Paoli Road
Paoli Wisconsin

SIGNAGE NARRATIVE

The property will have one monument sign, one wall sign and one projection sign in accordance with Dane County Zoning Ordinance 10.800.

The monument sign will be located on the south east corner of the property. The sign will be painted steel on a brick base to coordinate with the building and illuminated from above with LED lighting. The sign face will not exceed 32 square feet and will be less than 12 feet in height..

The projection sign will be located on the east side of the building at the entrance to the Inn. The sign will be painted steel and resin illuminated from above with LED lighting. The sign will be approximately 2x12, mounted 12' from ground to the top of the sign.

The wall sign will be located on the south side of the building at the entrance to the bar and restaurant. The sign will be painted resin illuminated from above with LED lighting. The sign will be approximately 1x8, mounted 12' from ground to the top of the sign.

OWNER: PAOLI CHEESE FACTORY ASSOCIATION
 PROJECT: PAOLI CREAMERY RESTAURANT AND INN
 ADDRESS: 6858 PAOLI ROAD, PAOLI WI



SHEET INDEX:

SHEET NO.:	DESCRIPTION
C1-A	EXISTING SITE PLAN - ENLARGED
C1-B	EXISTING SITE PLAN
C2-A	GRADING AND EROSION CONTROL PLAN - ENLARGED
C2-B	GRADING AND EROSION CONTROL PLAN
C4	POND PLAN
C5	ZONING MAP
L202	LANDSCAPING PLAN
E100	CONCEPT SITE LIGHTING PLAN



1201 S. STOUGHTON RD.
 MADISON, WI 53716
 608 | 222 | 8869 PHN

CONSULTANTS



1201 S. STOUGHTON RD.
 MADISON, WI 53716
 608 | 663 | 9600 PHN



3220 SYENE RD..
 MADISON, WI 53713
 608 | 277 | 0585 PHN



4797 CAPITOL VIEW ROAD
 MIDDLETON, WI 53562
 608 | 831 | 5098

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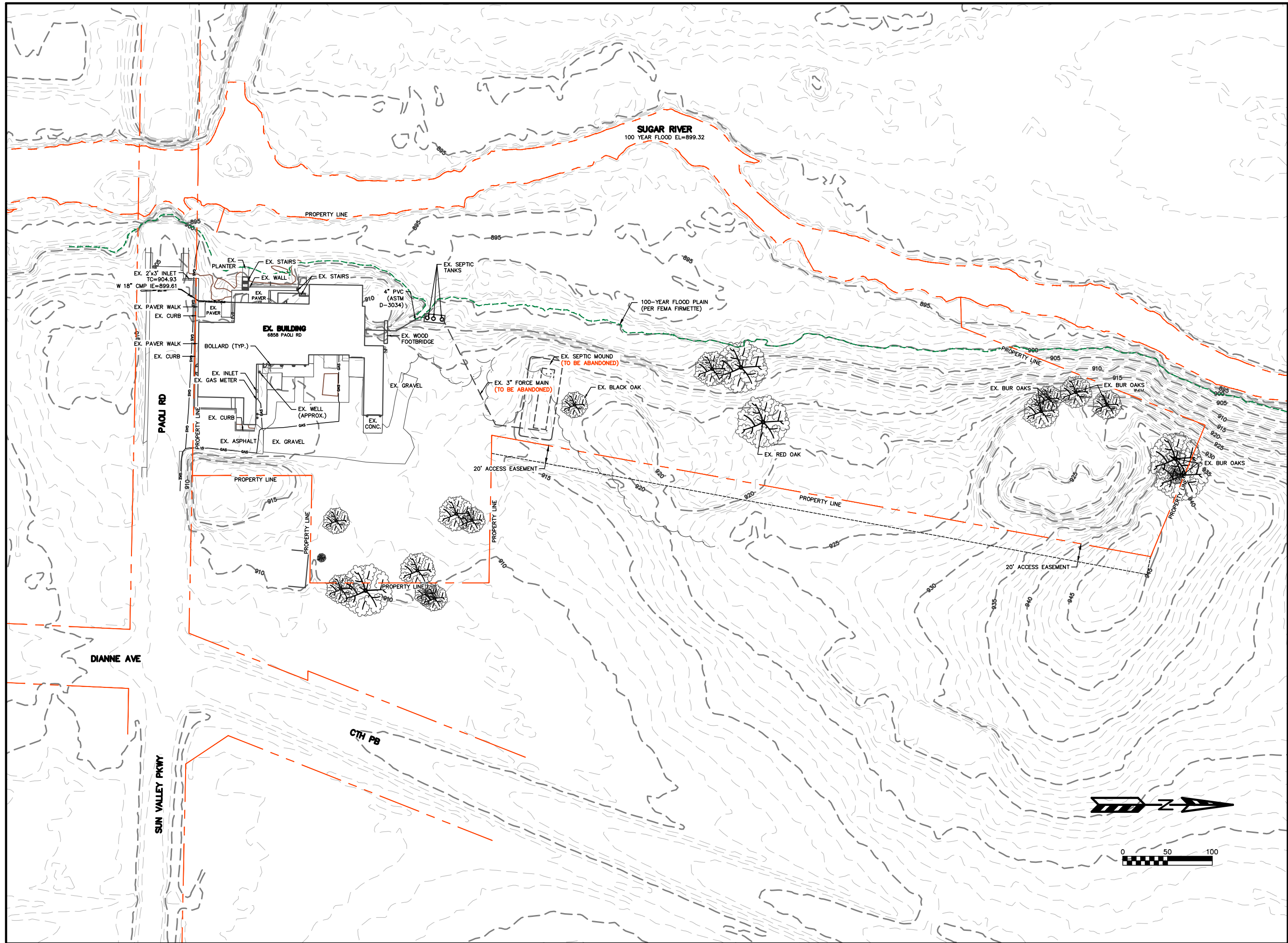
SCALE: AS NOTED

DATE: 09/16/2021

PAOLI CHEESE FACTORY ASSOC.
 PAOLI CREAMERY RESTAURANT
 and INN
 6858 PAOLI ROAD
 PAOLI WI

ENTITLEMENTS

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MADISON, WI 53716
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3220 SYENE RD..
MADISON, WI 53713
608 | 277 | 0585 PHN

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
404 Tippecanoe Road, Suite A - Jefferson, Wisconsin 53508
Phone (608) 538-7752 Fax (608) 538-7752



4797 CAPITOL VIEW ROAD
MIDDLETON, WI 53562
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PAOLI CREAMERY RESTUARANT
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PAOLI WI

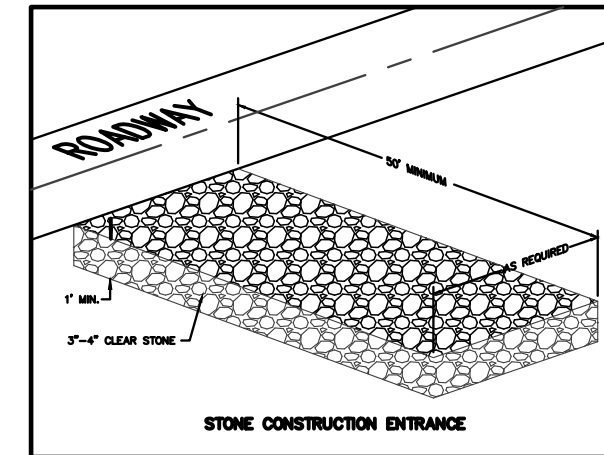
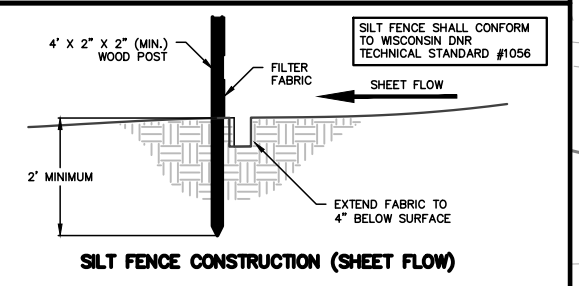
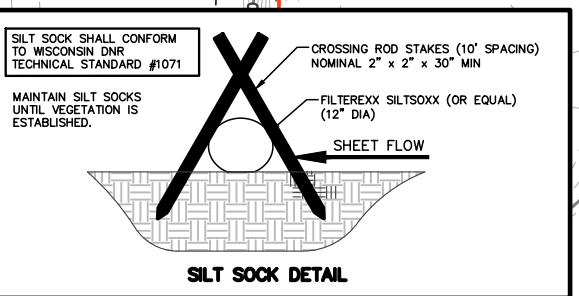
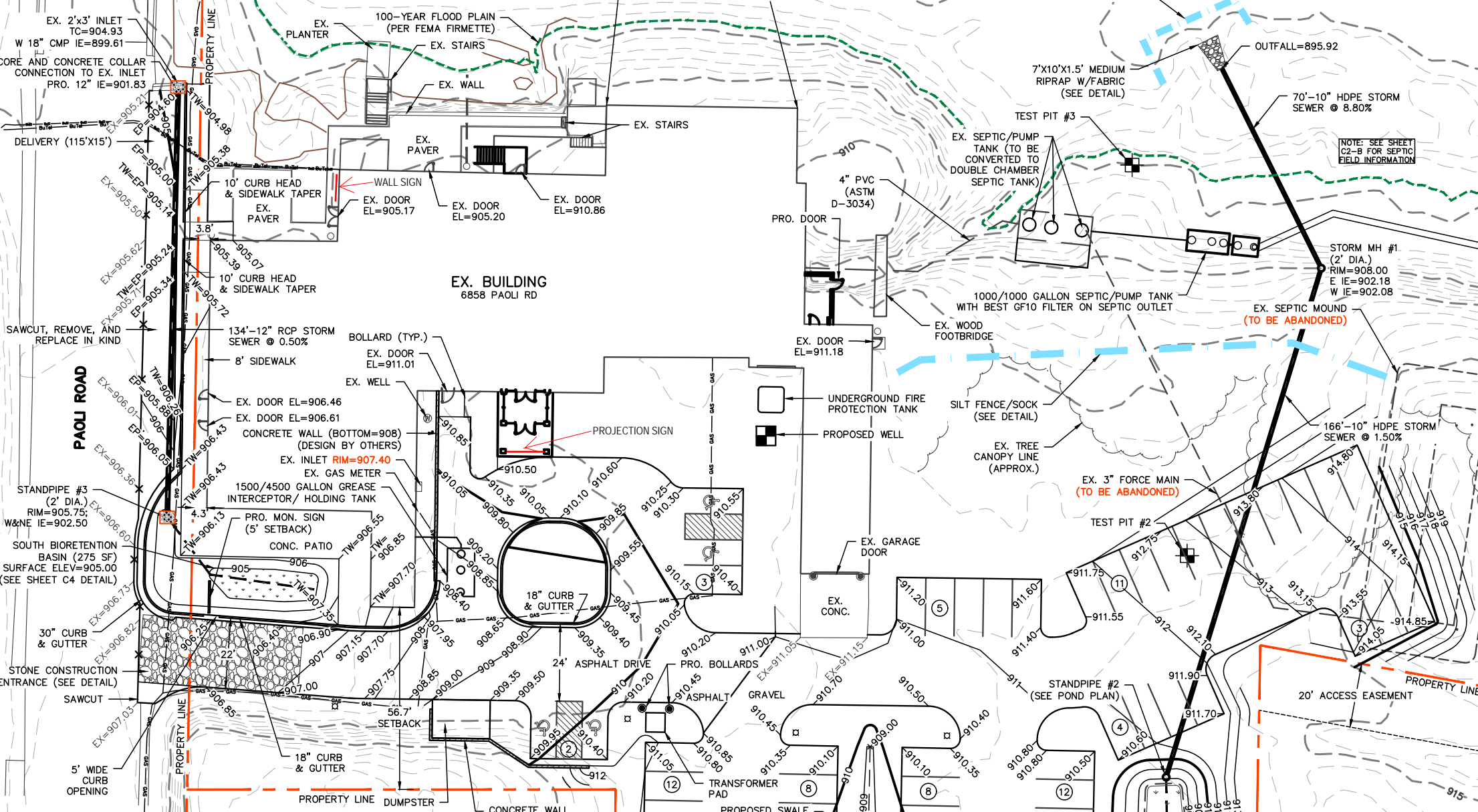
EXISTING SITE PLAN

C1-B



LEGEND:

— 914 —	EXISTING MINOR CONTOUR	— 908.65 —	PRO. SPOT ELEVATION
— 915 —	EXISTING MAJOR CONTOUR	— TW=905.38 —	PRO. TOP OF SIDEWALK ELEVATION
— 914 —	PROPOSED MINOR CONTOUR	— EP=905.00 —	PRO. EDGE OF PAVEMENT ELEVATION
— 915 —	PROPOSED MAJOR CONTOUR	—	— SILT FENCE OR SOCK
	INSTALL FLEXSTORM CATCH-IT INLET PROTECTION		



EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD 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 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:

MARCH 15, 2022

MARCH 15 - SEPTEMBER 1, 2022

SEPTEMBER 1 - 15, 2022

INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.

REMOVE EXISTING ASPHALT FROM PAOLI ROAD FRONTAGE AND FROM ACCESS DRIVE, GRADE SITE, AND CONSTRUCT NEW PAVEMENT AND GRAVEL PARKING AREA.

COMPLETE FINAL LANDSCAPING, RESTORE ALL PREVIOUSLY DISTURBED AREAS, REMOVE ACCUMULATED SEDIMENT FROM BIO-BASINS, AND CONSTRUCTION BIO-BASINS PER DETAIL SHOWN ON SHEET C4.

RESTORATION NOTES:

RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 5:1 SHALL BE RESTORED WITHIN 30 DAYS.

ALL PVIOUSLY 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. BIO-RETENTION BASINS SHALL BE RESTORED PER BIO-RETENTION BASIN DETAIL SHOWN ON POND PLAN. 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 PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER. 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 15 THROUGH NOVEMBER 1 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING SHOULD BE COMPLETED AFTER NOVEMBER 1. 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:
PAOLI CHEESE FACTORY ASSOCIATION LLC
6130 OLD MIDDLETON ROAD
MADISON, WI 53705

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

PLAN VIEW

LENGTH

0.5' MIN RIPRAP PERIMETER ELEVATION

SECTION A - A

GEOTEXTILE FABRIC

% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50-85	15
20-50	10
5-20	5
0-5	2

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

RIPRAP DETAIL

SIZES CALCULATED IN BEST D.5.2

BACHMANN CONSTRUCTION

1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 222 | 8869 PHN

CONSULTANTS

InteriorLOGIC
workplace strategy

1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 663 | 9600 PHN

GMK architecture inc.

3220 SYENE RD.,
MADISON, WI 53713
608 | 277 | 0585 PHN

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone: (608) 538-7752 Fax: (608) 538-7752

ZDA OUTDOOR CREATIVE

4797 CAPITOL VIEW ROAD
MIDDLETON, WI 53562
608 | 831 | 5098

ISSUED:

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SCALE: AS NOTED

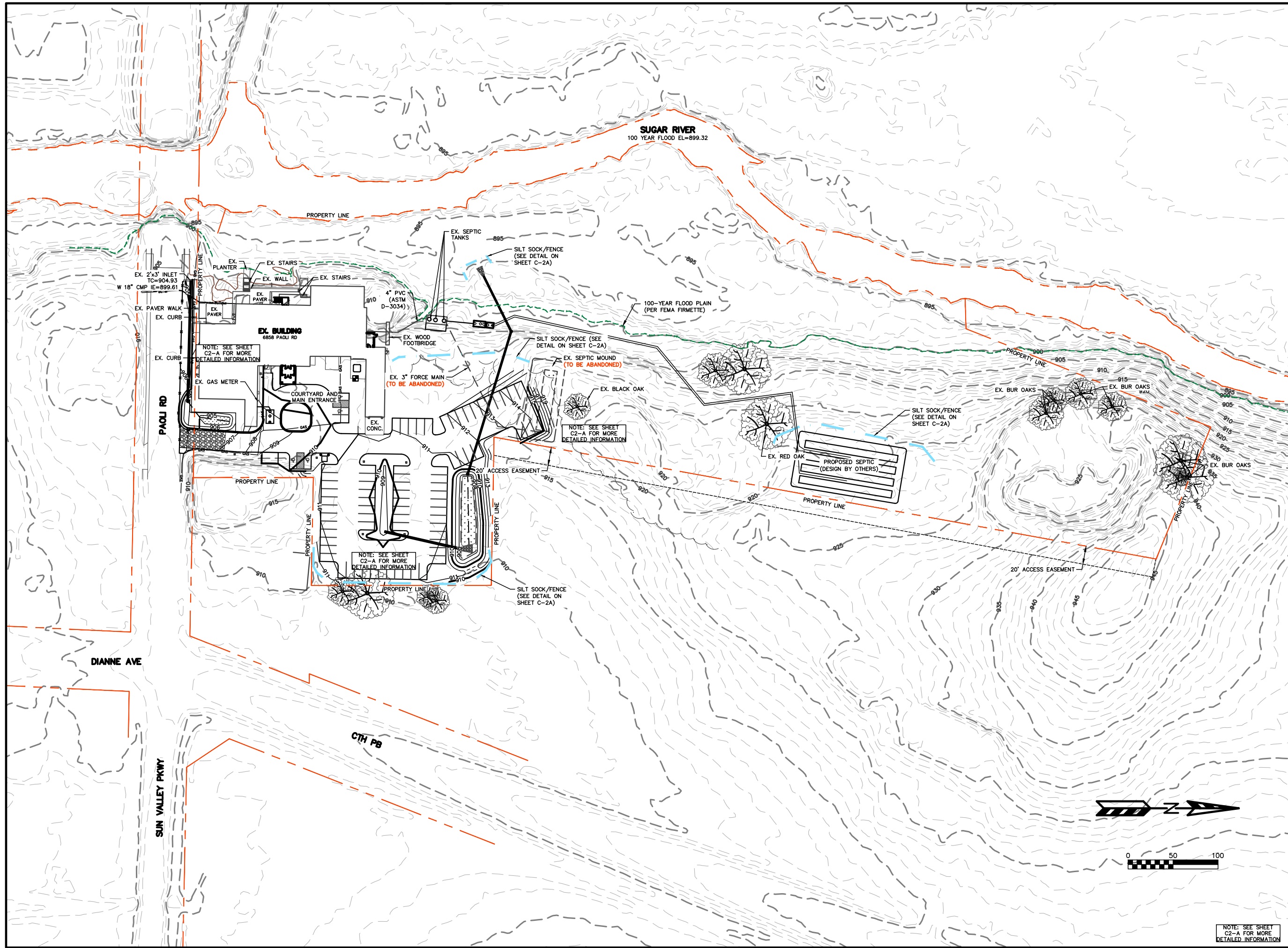
DATE: 09/16/2021

PAOLI CHEESE FACTORY ASSOC. PAOLI CREAMERY RESTAURANT and INN
6858 PAOLI ROAD
PAOLI, WI

GRADING AND EROSION CONTROL PLAN

C2-A

NORTH



1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 222 | 8869 PHN

CONSULTANTS



1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 663 | 9600 PHN



3220 SYENE RD..
MADISON, WI 53713
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4797 CAPITOL VIEW ROAD
MIDDLETON, WI 53562
608 | 831 | 5098

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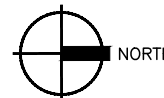
SCALE: AS NOTED

DATE: 09/16/2021

PAOLI CHEESE FACTORY ASSOC.
PAOLI CREAMERY RESTUARANT
and INN
6858 PAOLI ROAD
PAOLI WI

GRADING AND EROSION
CONTROL PLAN - 100-SCALE

C2-B



NOTE: SEE SHEET
C2-A FOR MORE
DETAILED INFORMATION

CONSULTANTS



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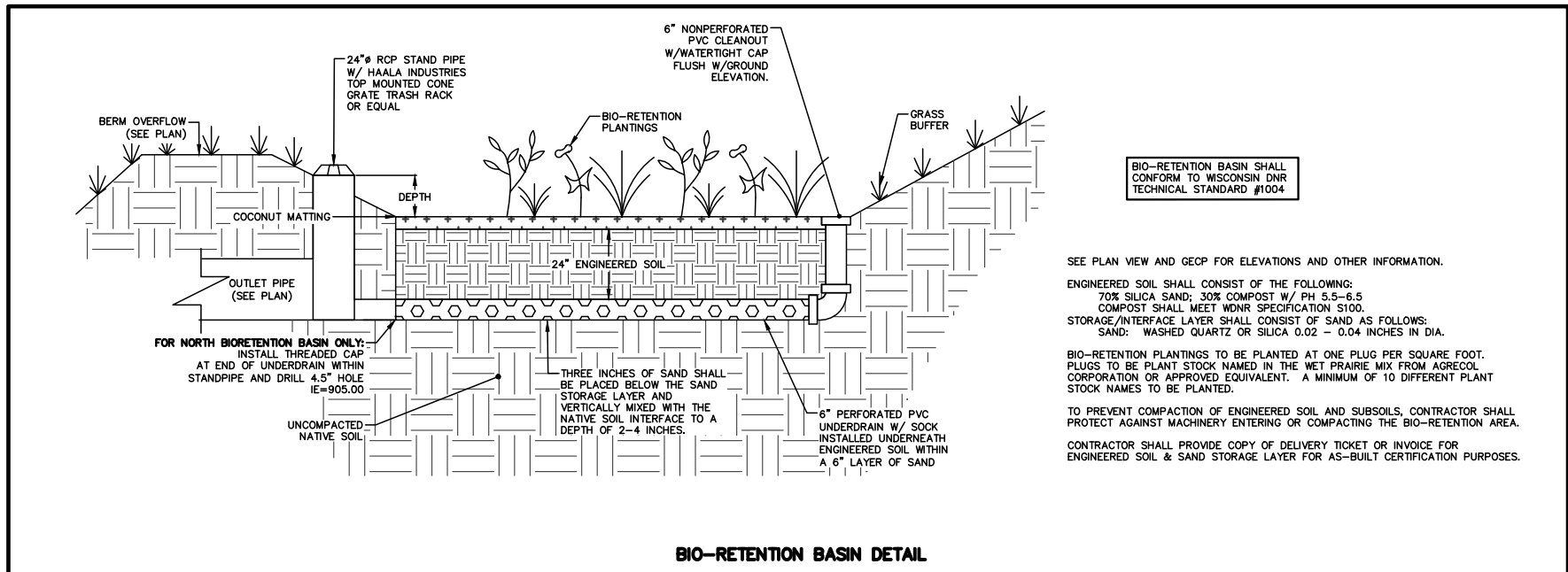
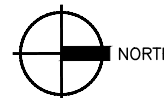
SCALE: AS NOTED

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PAOLI WI

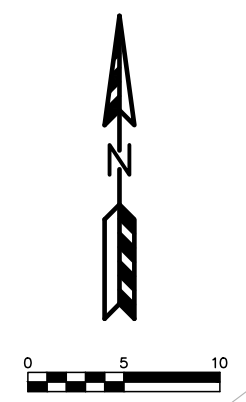
POND PLAN

C4

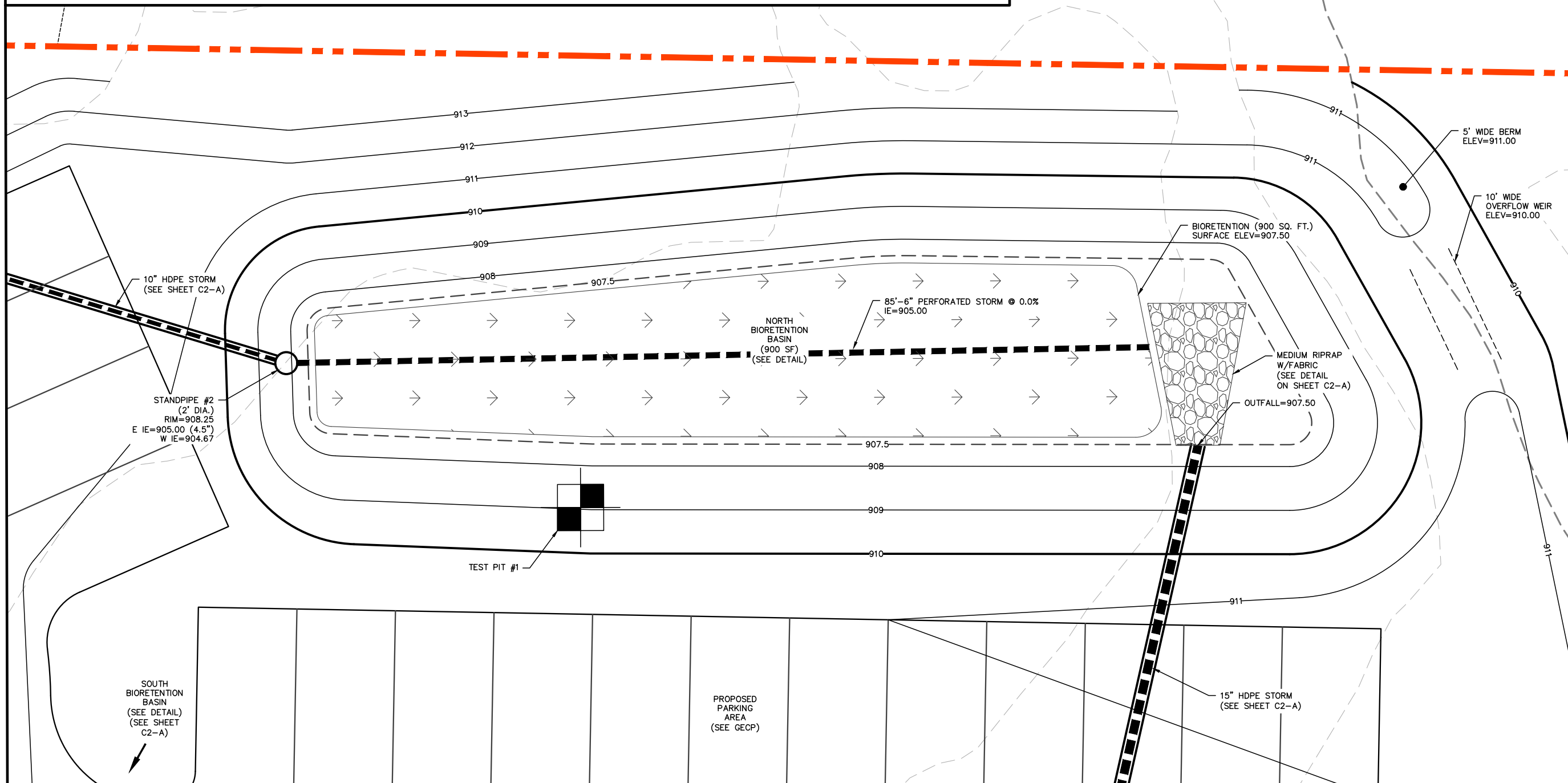


BIO-RETENTION BASIN SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1004

SEE PLAN VIEW AND GECP FOR ELEVATIONS AND OTHER INFORMATION.
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDR SPECIFICATION S100.
STORAGE/INTERFACE 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. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
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 & SAND STORAGE LAYER FOR AS-BUILT CERTIFICATION PURPOSES.



BIO-RETENTION BASIN DETAIL



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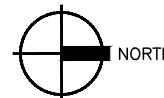
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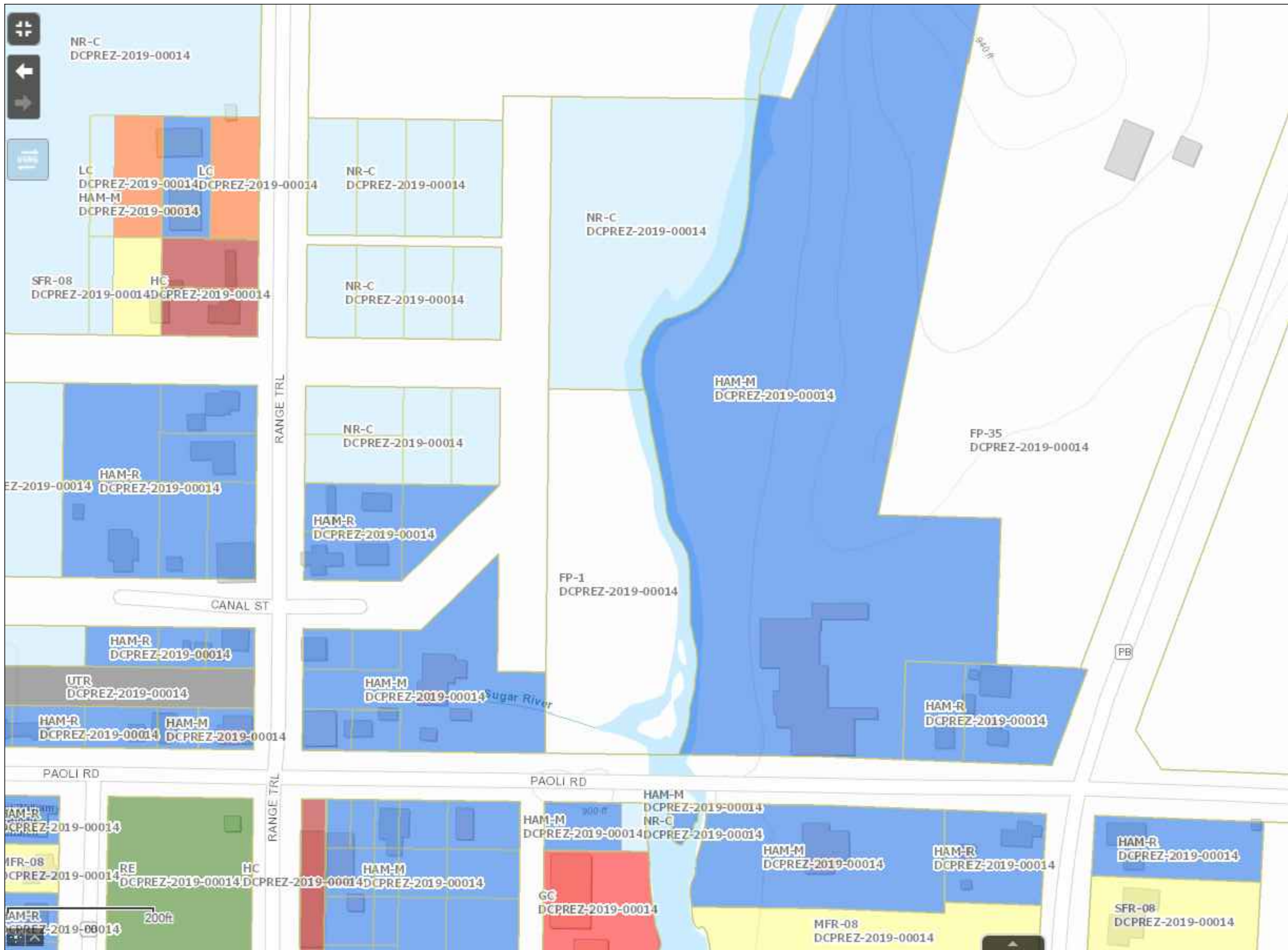
DATE: 09/16/2021

PAOLI CHEESE FACTORY ASSOC.
PAOLI CREAMERY RESTUARANT
and INN
6858 PAOLI ROAD
PAOLI WI

POND PLAN

C4





1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 222 | 8869 PHN

CONSULTANTS



1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 663 | 9600 PHN



3220 SYENE RD..
MADISON, WI 53713
608 | 277 | 0585 PHN



404 Spikes Rock, Suite A - McFarland, Wisconsin 53508
Phone (608) 538-7752 Fax (608) 538-7752



4797 CAPITOL VIEW ROAD
MIDDLETON, WI 53562
608 | 831 | 5098

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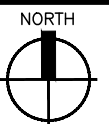
SCALE: AS NOTED

DATE: 09/16/2021

PAOLI CHEESE FACTORY ASSOC.
PAOLI CREAMERY RESTAURANT
and INN
6858 PAOLI ROAD
PAOLI WI

ZONING MAP

C5





1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 222 | 8869 PHN

CONSULTANTS



1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 663 | 9600 PHN



3220 SYENE RD..
MADISON, WI 53713
608 | 277 | 0585 PHN



4804 Sigourney Road, Suite A - McFarland, Wisconsin 53598
Phone (608) 838-7700 Fax (608) 838-7702



4797 CAPITOL VIEW ROAD
MIDDLETON, WI 53562
608 | 831 | 5098

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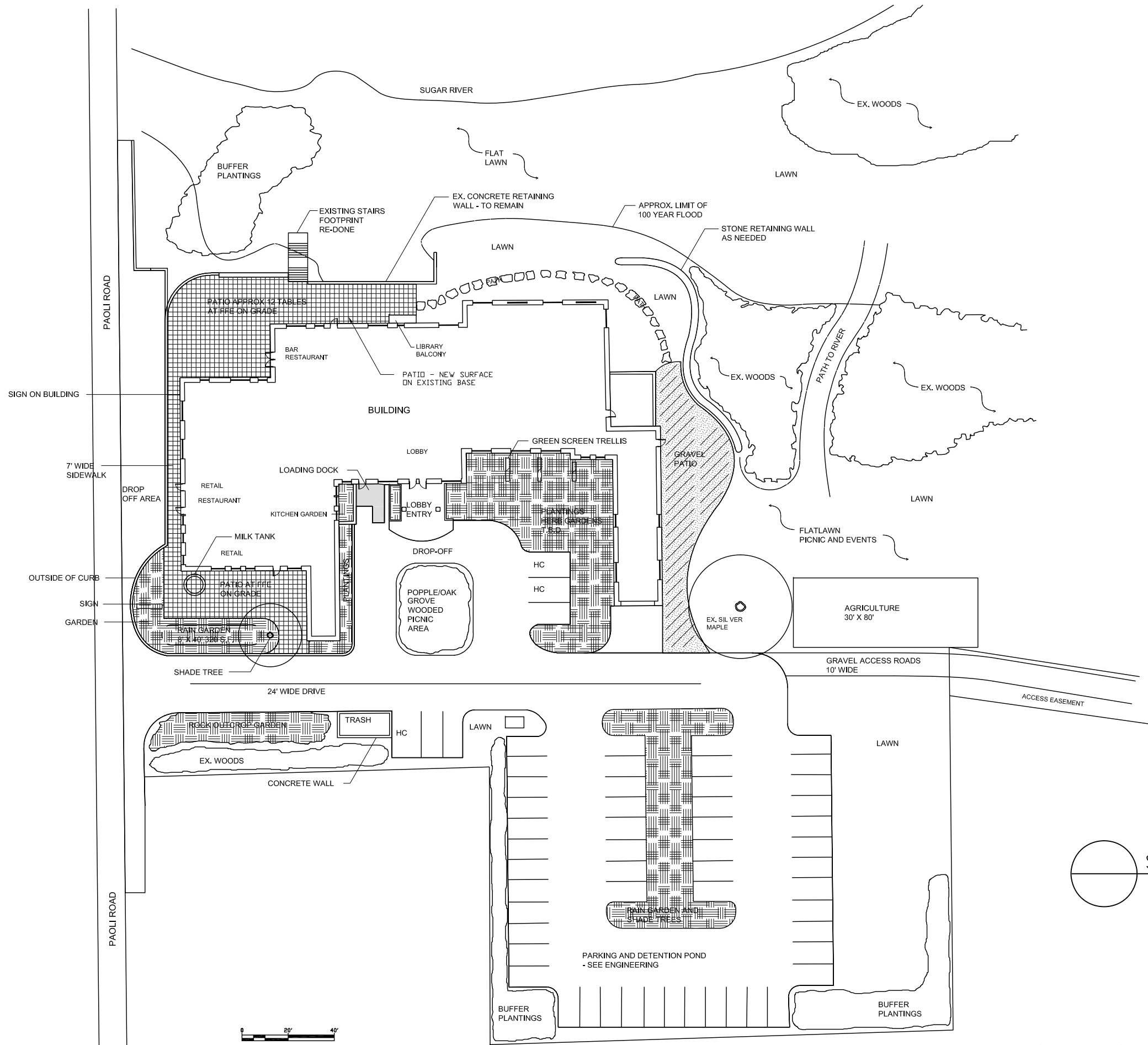
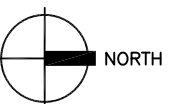
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PAOLI CREAMERY RESTAURANT
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PAOLI WI

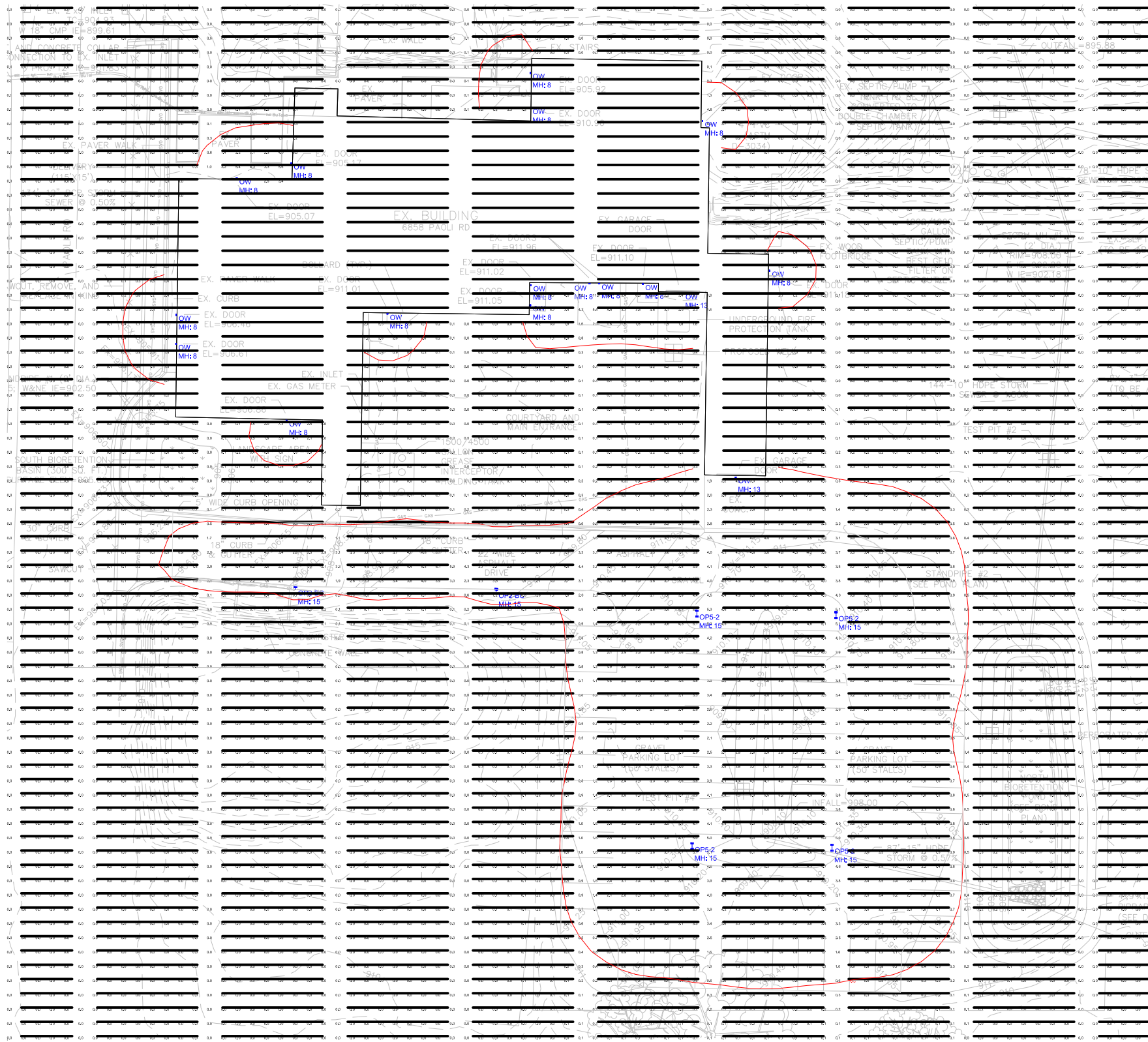
ENTITLEMENT PACKAGE

L202



SCHEMATIC LANDSCAPING PLAN

PRELIMINARY SCHEMATIC DRAWING NOT FOR CONSTRUCTION



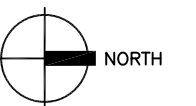
Scale: 1 inch= 20 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.55	12.1	0.0	N.A.	N.A.
DRIVE-PARKING	Illuminance	Fc	2.95	6.4	0.3	9.83	21.33

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
—H	2	OP2-BC	HUBBELL OUTDOOR	ASL1-160L-70-4K7-2-UNV-BC	SINGLE	5468	68.4	0.900
—H—H	4	OP5-2	HUBBELL OUTDOOR	ASL1-160L-70-4K7-5QW-UNV	BACK-BACK	9562	68.4	0.900
H	17	OW	HUBBELL OUTDOOR	SG1-10-4K-PCU	SINGLE	1424	11.4	0.900

SCHEMATIC SITE LIGHTING

1. Lighting Reflectance of 80/50/20 used unless noted otherwise
2. Interior calc points shown at 30" A.F.F. unless noted otherwise
3. Exterior calc points shown at grade unless noted otherwise
4. Emergency egress calc points shown at 0" A.F.F.
5. Photometric drawings are for Design purposes only, not for Construction documents



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CONSULTANTS



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3220 SYENE RD..
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4797 CAPITOL VIEW ROAD
MIDDLETON, WI 53562
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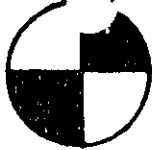
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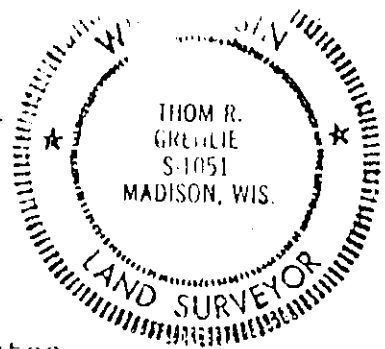
ENTITLEMENT PACKAGE

E100



CERTIFIED SURVEY MAP

REGISTERED LAND SURVEYOR S-1051
114 S. Main, Verona, Wisc. 53593 (845-6882)



SURVEYOR'S CERTIFICATE

State of Wisconsin)
County of Dane) SS.

VOL 2828 PAGE 80

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

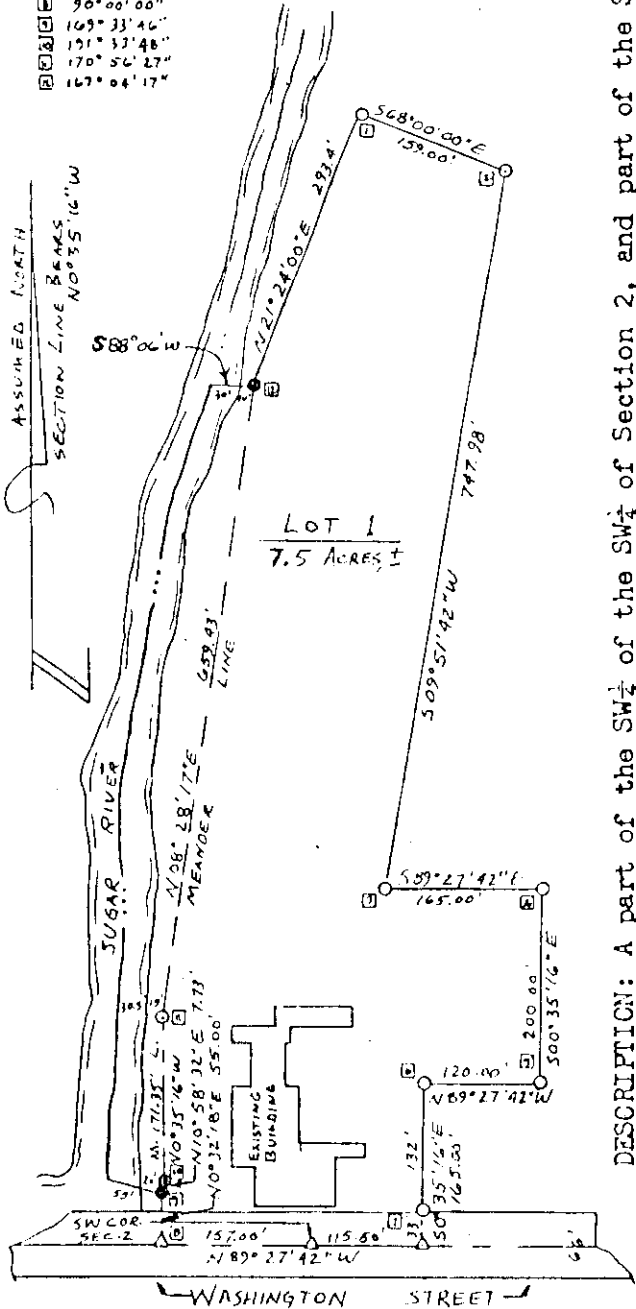
I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie
Thom R. Grenlie, Registered Land Surveyor

INTERIOR ANGLES

- 89°24'
- 103°08'18"
- 271°19'44"
- 31°07'34"
- 88°52'26"
- 271°07'34"
- 88°52'26"
- 90°00'00"
- 109°33'46"
- 151°37'48"
- 170°56'27"
- 167°04'17"

TO E THE C. L. V. P. T. YG



DESCRIPTION: A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, and part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, all in T5N, R3E, Town of Montrose, Dane County, Wisconsin, more fully described as follows: Beginning at the Southwest corner of said Section 2; thence N89°27'42"W 157.00 feet (previously recorded as west); thence N0°32'18"E 55.00 feet (south 57.4) to a found iron stake "9"; thence N10°58'32"E along a meanderline 7.73 feet; thence N0°35'16"W along a meander line 171.35 feet; thence N03°28'17"E along a meander line 293.40 feet to a found iron stake "12"; thence N21°24'E 293.40 feet; thence S68°00'E 159.00 feet; thence S09°51'42"W 747.98 feet; thence S89°27'42"E 165.00 feet; thence S00°35'16"E 200.00 feet; thence N89°27'42"W 120.00 feet to the point of beginning. Together with all meandered lands lying between the centerline of the Sugar River and the above described meander line as shown on this survey; from stake "9" northwesterly along Paul Featherston property line to centerline, and from stake "12" S88°06'W to centerline. Subject to public rights to normal high water line of Sugar River and subject to Washington Street public right-of-way over southerly 33 feet thereof. Contains 7.5 acres, more or less.

Refer to building site information contained in Dane County Soils Survey.

LEGEND

Scale: 1 inch = 200 ft.

- iron stake found
- 1"x24" iron pipe set min. wt. = 1.13#/ln ft.

EXISTING BUILDING

() - PREVIOUSLY RECORDED AS

SURVEYED TRG - ROK
 DRAWN ROK
 APPROVED Thom
 FIELD BOOK 20 112
 DATE 27 MAY 1981

TAPE/FILE 6/37
BOUNDARY REF. THOUSAND MAP NO. 8-728

OFFICE MAP NO. 554-

SURVEYED FOR: PABST FARMS INC. & Tony Haen Real Estate
4513 VERNON BLVD. MADISON, WIS.

DESCRIPTION-LOCATION: PART OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ SEC. 2; AND PART OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ SEC. 3, T5N-R3E, TOWN OF MONTROSE, DANE CO. WIS.

APPROVED FOR RECORDING PER Dane Co. Ap. Zoning, Plan, & Wat Res Comm. action of July 13, 1981.

REGISTER OF DEEDS CERTIFICATE
 Received for recording this July 13, 1981 at 10:35 o'clock A.M.
 and recorded in Volume 15 of Certified Survey Maps of Dane County on Page 189.

Caral B. Mahonke, Registrar of Deeds
 DOCUMENT # 1712430
 CERTIFIED SURVEY MAP # 3736 Vol. 15 Page 189.