From:	Chris Landerud
To:	Hilbert, Hans; Mike & Lynn Baldwin; Mike & Lynn Baldwin
Subject:	3408 Quam Drive - Mike & Lynn Baldwin - Dane County Variance Application UPDATED
Date:	Friday, November 14, 2025 1:27:56 PM
Attachments:	3408 Quam Drive - Mike & Lynn Baldwin - Dane County Variance Application (updated 11.13.25).pdf

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Hans -

In preparation for our Dane County Board of Adjustment meeting this Thursday, November 20th at 7:30PM, I have attached an updated Variance Application on behalf of Mike & Lynn Baldwin.
We just received the official, finalized Plat of Survey this morning for the 3408 Quam Drive site. That survey and all associated plans, numbers, and calculations are included in the attached plans and documents.

Overall, this updated variance application, materials, and site design are 99%± the same as our original variance submission. The plans, design, and proposed number calculations are nearly the same, but now with this updated variance application we are providing official survey verified numbers and site plans, and the exact overhead powerline utility locations with required horizontal clearances are clearly illustrated and communicated.

Here is what was changed and updated from our original variance request:
- The site verified Plat of Survey was completed and included in the application. This exactly located the OHWM, lot lines, existing buildings, neighborhooding houses setbacks from the OHWM, the overhead power lines, utility poles, etc.
- Overall, the site boundaries and site plan were very close and within a few inches. The delineation of the OHWM was corrected by 12"-20" inches in areas. This actually pinched the site and building envelope a bit as the surveyed OWHM was a bit closer to the existing houses than originally illustrated.
- The setbacks of the existing house and neighboring houses were very close, and our new calculations and averages were very close and now confirmed with exact numbers. The new averaging setback number is at 34.95', and that still puts us at the 35' minimum OHWM setback. The proposed house is between 35'6"-41'3" from the OWHM. The proposed deck had to be reduced in depth by 12" to conform to the shoreline setback location and angle. The house footprint and elevations were unchanged.

- The overhead power lines and utility poles are clearly located on the Plat of Survey, Site Plans, and Site Section Drawings. Photos of these existing overhead utility service lines are also included in the attached materials for reference. These overhead utility lines are located between 18'2"-18'11" from the front lot line and the Quam Dr right-of-way line. For reference, residential dwelling structures require greater horizontal and vertical clearances to overhead power lines than detached garages or non-residential structures. In our plan, we are maintaining a horizontal clearance, between the overhead powerlines and the proposed house, of 8'0"+ (2.45m). This horizontal clearance is needed for the service and maintenance of the power and utility lines, a safe distance and clearance for the construction and maintenance of the house, and overall safety for the residence in the house (specifically fire safety and a safe distance from high voltage transmission wires.)

If you have any questions, points of clarification, or need additional information before our meeting next Thursday, please feel free to call (608 444-3604) or email.
Thank you and enjoy the weekend,
Chris

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