



**LETTER OF INTENT**

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

Project: Shop Building  
3706 South Dutch Mill Road

**Contacts:**

Owner:	Curtin Concrete	Building	Gilpin Designs
	3172 Vilas Road		Designer: Gilpin Designs
	Cottage Grove, WI 53527		3836 Coyt Road
	Attn: Casey Curtin		Cottage Grove, WI 53527
	608-669-4559		Attn: Philip Gilpin
			608-838-8619

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

**Project Description:**

This letter is for the demolition permit of a building that was removed sometime between 2014 and 2017. Aerial imaging of the site shows a building approximately 1,275 square feet in size that has been removed without a permit. The proposed project involves the construction of a 5,625 square foot shop building for a concrete business, 2 stall parking area, and garage entrance.

**Project Schedule:**

Construction will begin in Spring 2022 and be completed in Fall 2022.

**Zoning Data:**

Current Zoning: IL (Industrial Limited)  
Setbacks: 0' front yard, 0' sideyard if property adjacent is IL or IG zone (10' for all other zones), 30' rear yard

**Project Data:**

Legal: BLOOMING GROVE ASSESSORS PLAT #2, OUTLOT 68 EXCEPT, PART USED FOR HWY  
Lot Area: 22,294 square feet = 0.51 acres  
Lot Coverage: Impervious = 11,434 sq. ft. (51.3% of site)

- 5,625 sq. ft. building "footprint"
- 1,255 sq. ft. parking, drive aisles, and sidewalk
- 4,554 sq. ft. ex. gravel area

Pervious = 10,860 sq. ft. (48.7% of site)

- Lawn, landscaped areas, drainage ways

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

Building Area: 5,625 gross square feet total  
Building height: 1 story, 17'-0.5" to eave, 18'-11.5" to peak

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**Urban District Commission Data:**

Urban Design District: District #1

**Exterior Design:**

The building will be wood-framed with a cultured stone veneer mixed with steel ribbed metal siding and roof. The roof and trim will be charcoal in color, sides will be prairie wheat, and the stone veneer exterior walls will be roma stone camel. The colors will be similar to what's shown on the attached Building Elevations Plan.

The main entrance of the building will face the street.

**Signage:**

There will be no signs on the proposed building.

**Mechanicals:**

There is no HVAC or other mechanicals planned for this building.

**Trash Enclosure:**

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

**Parking:**

Automobile parking: 1 standard parking stall and 1 ADA stall are proposed east of the proposed building.

**Use of the Property:**

Storage 5,625 square feet

Hours of Operation: will vary as needed

**Implemented Changes from Prior UDC Presentation:**

1. Show a more detailed plan set.
2. Include a Landscape Plan showing how the site will be planted.
3. Use larger windows, line up the lower and upper windows facing the street.
4. Simplify the building exterior, change metal siding to all one direction.
5. Line up the bottoms of the windows facing the street with the top of the stone.