City of Verona

Plan Commission Meeting Agenda
Monday – May 4, 2020 – 6:30 P.M.
www.ci.verona.wi.us

Due to the COVID-19 pandemic, the Verona Plan Commission will hold its meeting as a virtual meeting. The Plan Commission will not meet at City Hall, 111 Lincoln Street. Members of the Plan Commission and Staff will join the meeting by using Zoom Webinar, as described immediately below.

Members of the public can join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting using phones, as described immediately below. Those requiring toll-free options are asked to contact City Hall for details prior to the meeting at adam.sayre@ci.verona.wi.us or 608-848-9941.

Join the meeting via computer, tablet, or smart phone:
https://zoom.us/j/98027232551
Webinar ID: 980-2723-2551

Join the meeting via phone by dialing:
312-626-6799
Webinar ID: 980-2723-2551

The online meeting agenda and all support materials can be found at https://www.ci.verona.wi.us/. In addition to the public, all Plan Commission members and Staff will also be participating remotely. Anyone with questions prior to the meeting may contact the City at (608) 848-9941 or adam.sayre@ci.verona.wi.us.

1. Call to Order
2. Roll Call
3. Approval of minutes from March 2, 2020 and April 8, 2020 Plan Commission Meetings.
4. Discussion & Possible Action – Site plan review for Zander Solutions to allow for the construction of a 6,600 square foot building a located at 421 South Nine Mound Road and 408 Venture Court.
5. Discussion & Possible Action – Certified survey map to create two (2) lots located at 421 South Nine Mound Road and 408 Venture Court.
6. Discussion & Possible Action – Site plan review for KSW Office Headquarters to allow for the construction of a 8,995 square foot building located in the Verona Technology Park at 1100 John P. Livesey Boulevard.

7. Adjournment

Luke Diaz

Posted: Verona City Hall,
Verona Public Library,
Miller's Market
All agendas are posted on the City's website at: www.ci.verona.wi.us

Notice: If need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the City Clerk at 845-6495 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

Notice is hereby given that a majority of the City Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility.

This constitutes a meeting of the City Council pursuant to the State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

City of Verona
Minutes
Plan Commission
March 2, 2020

1. **Call to Order:** Luke Diaz called the meeting to order at 6:30 p.m.
2. **Roll Call:** Mike Bare, Luke Diaz, Pat Lytle, Scott Manley and Beth Tucker Long were present. Steve Heinzen is absent and excused. Alderperson Gaskell resigned from the Common Council on March 1, 2020, and is therefore no longer a member of the Plan Commission. Also present: City Administrator Adam Sayre; Community Development Specialist Katherine Holt; and City Engineer Carla Fischer.
3. **Public Comment:** There were no comments by the public.
4. **Minutes:** Motion by Diaz, seconded by Bare, to approve the February 3, 2020 Plan Commission Minutes. Motion carried 5-0.
5. **Public Hearing – Zoning map amendment for Epic Systems Corporation to rezone lands from Rural Agricultural (RA) to Suburban Industrial (SI) located at 1979 Milky Way.**

   Motion by Diaz, seconded by Tucker Long, to open the public hearing at 6:33 p.m. Motion carried 5-0.

   There were no comments by the public.

   Motion by Lytle, seconded by Tucker Long, to close the public hearing at 6:34 p.m. Motion carried 5-0.

   a. **Discussion & Possible Action – Plat review for Epic Systems Corporation to create two (2) lots and two (2) outlots located at 1979 Milky Way.**

      Holt presented the Staff report. Epic Systems Corporation is planning to combine twenty-three (23) parcels into two (2) parcels and two (2) outlots on existing Epic land. The plat would remove all of the certified survey maps from the last sixteen (16) years, shift right-of-ways and modify and release easements. This will result in the majority of buildings being located on a single parcel, and the elimination of lot lines splitting buildings.

      Manley asked if the solar array is contained on the proposed plat.

      Tod Sloan, Epic Systems Corporation, explained the main goal was to clean up the properties around the development of the office campus, and to touch as few parcels as possible in the process. The parcels along the outer edges of the property were left as is.

      Motion by Tucker Long, seconded by Bare, to recommend to the Common Council to approve a plat for Epic Systems Corporation to create two (2) lots and two (2) outlots. Motion carried 5-0.

   b. **Discussion & Possible Action – Zoning map amendment for Epic Systems Corporation to rezone Lots 1 and 2 to Suburban Industrial (SI) and outlots 1 and 2 to remain as Rural Agricultural (RA).**

      Motion by Bare, seconded by Tucker Long, to recommend to the Common Council to approve the zoning map amendment for Epic Systems Corporation to rezone Lots 1 and 2 to Suburban Industrial (SI) and outlots 1 and 2 to remain as Rural Agricultural (RA). Motion carried 5-0.

6. **<u>Public Hearing</u> – Zoning map amendment to rezone 103 North Franklin Street from Neighborhood Office (NO) to Central Commercial (CC) and a conditional use permit to allow light industrial activities incidental to indoor sales or services land use.**

Motion by Diaz, seconded by Lytle, to open the public hearing at 6:44 p.m. Motion carried 5-0.

David Horn stated he is concerned that changing the land use on this block to Central Commercial leaves open the possibility of a juvenile prison being placed on the property. He is concerned that there was building going on before a public hearing was held. He does not want industrial activities taking place in the downtown area, and strongly recommends that the zoning map amendment be denied.

Brad D'Orazio, owner of the property at 103 North Franklin Street, stated he canvassed the neighborhood, and heard no objections from the neighbors. The business will be conducted according to the City's ordinances, and the office area will be used as an attorney's office.

Chris McIntosh, 102 North Jefferson Street, spoke in support of D'Orazio's project, and is glad to see improvements being made to the building and property at 103 North Franklin Street.

Holt explained the building at 103 North Franklin Street will be used to make custom wood bats, and will contain office space, as well. Most recently, the building was used for vehicle storage. The floor plan will be updated to include a bathroom, and to partition the building. The building will be soundproofed, as well. Requirements of the zoning map amendment have been met.

Sayre explained that a prison is already allowed by right under Neighborhood Office (NO) zoning. There is a lack of walk-in traffic for the business, but they are doing business through the internet.

Motion by Manley, seconded by Tucker Long, to close the public hearing at 7:01 p.m. Motion carried 5-0.

a. **<u>Discussion & Possible Action</u> – Zoning map amendment to rezone 103 North Franklin Street from Neighborhood Office (NO) to Central Commercial (CC).**

Holt explained the building at 103 North Franklin Street will be used to make custom wood bats, and will contain office space, as well. Most recently, the building was used for vehicle storage. The floor plan will be updated to include a bathroom, and to partition the building. The building will be soundproofed, as well. Requirements of the zoning map amendment have been met.

Sayre explained that a prison is already allowed by right under Neighborhood Office (NO) zoning. There is a lack of walk-in traffic for the business, but they are doing business through the internet.

Lytle asked how the City will document that the business remains below the allowable noise level.

Sayre replied the noise level is measured at the property line by a decibel reader.

D'Orazio stated the lathe used to make the bats is actually very quiet.

Lytle asked D'Orazio what drew him to the property.

D'Orazio replied he likes the look of the structure, and is happy to preserve it, and well as improve the look of the existing property.

Manley asked what exterior work will be done on the building.

D'Orazio stated the building will be painted, and rusty doors will be replaced. They will be removing dead trees and cleaning up the parcel in general.

Motion by Bare, seconded by Tucker Long, to recommend to the Common Council to approve a zoning map amendment to rezone 103 North Franklin Street from Neighborhood Office (NO) to Central Commercial (CC).

Diaz stated he is happy to see this building being preserved and put to good use.

Lytle asked if a site plan review would be necessary should the owner add on to or otherwise increase the size of the building at some point.

Sayre replied expanding the building would trigger a site plan review. The business would still be capped at 15% of the total area of the buildings for industrial activities.

Motion carried 5-0.

b. <u>Discussion & Possible Action</u> – Conditional use permit for 103 Franklin Street to allow light industrial activities incidental to indoor sales or services land use.

Motion by Tucker Long, seconded by Bare, to recommend to the Common Council to approve the conditional use permit to allow a light industrial activity incidental to indoor sales and services land use at 103 North Franklin Drive, with the following conditions:

1. The total area devoted to light industrial activities shall not exceed 15% of the total area of the buildings on the property.
2. The production area shall be physically separated by a wall from other activity areas and shall be soundproofed.
3. Any noise from the building shall conform to the standards of the City's Ordinances.

Motion carried 5-0.

7. <u>Discussion and Possible Action</u> – Site plan review for an addition to Cleary Building Corporation at 190 Paoli Street.

Sayre explained the applicant is requesting a site plan approval to allow for the construction of a 48,588 square foot building addition located at 190 Paoli Street. The plan was originally approved by the Plan Commission in 2008, but the addition did not go forward at that time. Staff believes there will be enough parking available for employees, though the number of parking spaces does not meet City parking standards. The applicant will be required to update floodplain information and stormwater management standards for the project. Staff recommends that conditions of approval relating to stormwater and floodplain details be finalized before building permits are issued.

Motion by Diaz, seconded by Manley, to approve the site plan for an addition to Cleary Building Corporation at 190 Paoli Street, with the following conditions:

1. A topographic survey shall be prepared by a registered land surveyor, establishing the elevation of the existing building corners and the elevation of the natural grade in the location of the proposed building additions.
2. If the natural ground where the addition is proposed is below the floodplain elevation OR connected to an existing building below the floodplain elevation, the project shall conform to the City's floodplain zoning ordinance (Title 13, Ch. 2 0 Floodplain Zoning) including but not limited to:
    - The elevation of the lowest floor shall be at least two (2) feet above the floodplain election on fill. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

- The basement or crawlway floor may be placed at the regional flood elevation if it is dry floodproofed to two (2) feet above the flood plain elevation. No basement or crawlway floor is allowed below the regional flood elevation.
- Continguous dryland access shall be provided from a structure to land outside of the floodplain.

3. The applicant shall complete and sign the City of Verona Erosion Control and Stormwater Management Permit Application.
4. Prior to the issuance of building permits, the City Engineer shall review and approve a stormwater management and erosion control plan for the project that conforms to the City of Verona Erosion Control and Stormwater Management Permit Application.
5. All wells shall be abandoned on site per Wisconsin Department of Natural Resource standards and the applicant shall connect to the City of Verona municipal water supply.

Lytle asked Fischer if the floodplain requirements are for the addition only, or if they will apply to the existing building, as well.

Fischer replied if the existing building is inside the floodplain, the additions will have to comply with the floodplain ordinance. This could change the lowest elevation of what they are proposing.

Motion carried 5-0.

8. <u>Discussion and Possible Action</u> – Initial review for Lots 9 and 10 in the Verona Technology Park to construct two (2) buildings located at the corner of County Highway M and Thousand Oaks Trail.

Holt explained the applicant is requesting an initial review to create an 8, 200 square foot office building at the corner of CTH M and Thousand Oaks Trail, and a 41,200 square foot flexible industrial use building with access from John P. Livesey Boulevard. The application conforms to the recommendations of the Southeast Neighborhood Plan. Access to the site will be from John P. Livesey Boulevard and all access points will be prohibited from Thousand Oaks Trail and CTH M. Staff recommends the applicant have a cross-access easement agreement between the two buildings and that the parking lot be designed to have access to the east when the property becomes developed. Staff is recommending the applicant move the larger building to the north and shift one row of parking to the south, or disperse parking around the building. Stormwater management details are being discussed at this time. Canopy trees are planned for the parking area, and two screening walls will shield views of the loading docks and truck areas. A certified survey map (CSM) may be needed to create one lot from Lots 9 and 10, which will require a conditional use permit for a group development to have two buildings on one lot.

Manley remarked perhaps the City should require higher quality and aesthetically pleasing buildings for those properties with frontage along CTH M.

Tucker Long suggested a screening wall be installed on the John P. Livesey Boulevard side of the buildings, as well.

Lytle stated there are some mature trees to the south of the KSW building that may work well as screening material from John P. Livesey Boulevard for the loading dock and truck access areas.

Diaz would like to see more landscaping and trees on the property.

9. <u>Reports and Comments from the Planning Department</u>

a. Update on development projects

A development agreement was approved for the Sugar Creek Commons project, and development agreements are being developed for the Woods at Cathedral Point. The ACS project is still on track. The Market 5 project is moving along, and Kwik Trip will be starting construction soon.

Goodwill is currently moving into the existing World of Variety building and doing upgrades to the interior, as well as the roof. It is also anticipated that a new coat of paint will be applied to the exterior of the building. In addition, the overhead door originally planned for the south side of the building has been eliminated and the front doors will be replaced with sliding doors. Since this property is zoned Commercial, and it is a retail use, Goodwill's use of this building is allowed by right.

10. <u>Reports and Comments from the Plan Commissioners</u>

There were no comments from the Plan Commissioners.

13. <u>Adjournment</u>

Motion by Tucker Long, seconded by Bare, to adjourn at 7:54 p.m. Motion carried 5-0.

City of Verona
Minutes
Plan Commission
April 8, 2020

Due to the COVID-19 pandemic, the Verona Plan Commission held its meeting as a virtual meeting. The Plan Commission did not meet at City Hall, 111 Lincoln Street. Members of the Plan Commission and Staff joined the meeting by using Go To Webinar. Members of the public were able to join the meeting using Go To Webinar via a computer, tablet, or smartphone, or by calling into the meeting via phone.

1. **Call to Order:** Luke Diaz called the meeting to order at 6:37 p.m.
2. **Roll Call:** Mike Bare, Luke Diaz, Steve Heinzen, Katie Kohl, Pat Lytle, Scott Manley and Beth Tucker Long were present. Also present: City Administrator Adam Sayre; and Community Development Specialist Katherine Holt.
3. **Discussion & Possible Action – Site plan review for PC Nametag to allow for the construction of an addition onto the existing building located at 124 Horizon Drive.**
   Sayre presented the Staff report. PC Nametag is requesting a site plan review to construct a 2,535 square foot addition to their existing building that will contain a work area and break room. The addition will be located in the area of the existing patio. The Applicant is requesting a zero lot line setback (actually 7½ feet) to the south. Park Printing, the neighboring business to the south has supplied the Applicant with a letter of approval regarding the zero lot line setback. Staff has no concerns with the access, parking, landscaping, or drainage and stormwater on the property. The architecture and building materials will match the existing building.

   Motion by Manley, seconded by Bare, to approve the site plan for PC Nametag to allow for the construction of an addition onto the existing building located at 124 Horizon Drive. On roll call: Bare – Aye; Kohl – Aye; Manley – Aye; Lytle – Aye; Tucker Long – Aye; Heinzen – Aye; Diaz – Aye. Motion carried 7-0.
4. **Discussion and Possible Action – Certified survey map to modify the shared property line between existing lots 9 and 10 of the Verona Technology Park plat located at the corner of Thousand Oaks Trail and John P. Livesey Boulevard.**
   Sayre presented the Staff report. Staff has no concerns with the CSM. It is consistent in size with other lots in the area and conforms to the zoning ordinance requirements. Additionally, note 3 on the CSM states, "The lots of this Certified Survey Map are subject to shared access and utility easement agreement to be recorded by a separate instrument". The intent of the statement is to create a shared access point between Lots 1 and 2.

   Motion by Bare, seconded by Tucker Long, to recommend to the Common Council to approve a certified survey map to modify the shared property line between existing lots 9 and 10 of the Verona Technology Park plat located at the corner of Thousand Oaks Trail and John P. Livesey Boulevard. On roll call: Lytle – Aye; Tucker Long – Aye; Heinzen – Aye; Diaz – Aye; Bare – Aye; Kohl – Aye; Manley – Aye. Motion carried 7-0.
5. **Discussion and Possible Action – Certified survey map to create one (1) lot located at 319 Lincoln Street.**
   Sayre presented the Staff report. The City is in the process of acquiring this property as part of the east side interceptor replacement project. Lot 1 will be created, and will be retained by the existing property owner. The remaining outlot abutting Badger Mill Creek will be purchased by

the City to be used for park land and the east side interceptor project. The outlot is located in the floodplain and will be used as open space for sanitary sewer lines.

Lytle asked if there will be public access to the City's land.

Sayre replied the primary use of the property will be for the east side interceptor. There may be some bike and pedestrian improvements in the area, as well. There will potentially be access to the property, as it will be owned by the City, however it is very wet, so there will be limited use.

Motion by Tucker Long, seconded by Manley, to recommend to the Common Council to approve a certified survey may to create one (1) lot located at 319 Lincoln Street. On roll call: Tucker Long – Aye; Heinzen – Aye; Diaz – Aye; Bare – Aye; Kohl – Aye; Manley – Aye; Lytle – Aye. Motion carried 7-0.

6. <u>Adjournment</u>

Motion by Kohl, seconded by Tucker Long, to adjourn. On roll call: Bare – Aye; Kohl – Aye; Manley – Aye; Lytle – Aye; Tucker Long – Aye; Heinzen – Aye; Diaz – Aye. Motion carried 7-0. The meeting was adjourned at 6:57 p.m.

Planning Report

City of Verona

Plan Commission 5-4-2020

Zander Solutions

Site Plan and Certified Survey Map

Summary: The Applicant has submitted a request to construct a 6,600 square foot building and to create two (2) lots through a certified survey map. This project requires a site plan approval and a certified survey map.

Property Location: 421 S. Nine Mound Rd. and 408 Venture Court

Property Owner: A to Z Real Estate, LLC
421 S. Nine Mound Rd.
Verona, WI 53593

Applicant: Zander Solutions
Frank Acker
421 S. Nine Mound Rd.
Verona, WI 53593

Existing Zoning: Urban Industrial (UI)
Existing Land Use: Office, storage, parking, and vacant lot
Proposed Land Use: Office, storage, and parking

Figure 1 – Location Map

Site Description:

The Applicant is requesting a site plan review ("Application") to construct a 6,600 square foot building fronting onto Venture Court and a 1,800 square foot storage building located at 421 South Nine Mound Road ("Property"), which is zoned Urban Industrial (UI). The Applicant proposes to create two (2) lots from the existing two (2) lots and one (1) outlot that they will own through the certified survey map (CSM) process. The Property contains an existing office building, a garage, and various storage sheds, which will all remain in one (1) proposed lot. Land uses surrounding the Property include industrial and business uses.

Background:

In November of 2015, a conditional use permit and site plan were approved for outdoor storage and to construct a parking lot for employee and company vehicles. Approximately 7,600 square feet of area outside was designated for outdoor storage of construction materials. As part of the conditions of approval, gas and diesel tanks shall be double walled tanks as they are within the Well Head Protection Area.

In February of 2020, the Plan Commission reviewed an initial plan, which contained building rendering that were in black and white. Comments included ownership of the proposed lots and tenants in the new building located on Venture Court.

Planning Review:

Bulk Requirements:

The following requirements are for the proposed building fronting on Venture Court on Lot 2, which exceed the minimum requirements for the UI zoning district.

Setback/Code Requirements	Proposed (ft.)	Code (ft.)	Compliance
Front	71	25	Yes
Rear	34	20	Yes
Side	53	10 or 0	Yes
Min. Paved Surface Setback: From Side or rear From Street (Venture Ct.)	 10 (side) 22	 5 10	 Yes
Max. Building Height	19	45	Yes

Access/Parking:

Access to the site will continue from South Nine Mound Road and Venture Court.

The Applicant has provided approximately ten (10) new surface parking spaces in front of the building on Venture Court. The existing parking spaces will remain on the Property as will the parallel parking spaces from Venture Court. The Applicant's narrative for the initial review stated, "… we will draft cross-access easements and cross-access drainage easements to preserve access and drainage between the created lots". The proposed building is approximately 6,600 square feet and will have

the same use. In 2015, there were forty (40) existing parking spaces and the Applicant was approved to add thirty-two (32) parking spaces for a total of seventy-two (72). The UI zoning district requires one (1) parking space for the largest work shift, which is met.

As part of the CSM, the Applicant has supplied a cross access easement exhibit. Staff does not foresee any parking issues for the proposed two (2) properties pending the shared cross-access easement agreements are completed.

Drainage/Stormwater:

Stormwater management details are under review and a cross drainage and stormwater management easement agreement is part of the Application. Staff has no concerns at this time.

Design:

The Applicant is proposing a nineteen (19)-foot tall Granite Grey color metal building with faux stone accent columns and windows for the façade facing Venture Court as depicted in Figure 2. The faux stone accent columns will be a similar color to the Coating Place, Inc. building stone colors, which are enlarged in Figure 2. The awnings for the doors and the band located at the top of the building will be Imperial Blue, which is similar to the building to the east (400 Venture Court). The north facing side of the building will have three garage doors and does not include accent columns due to spacing. The dumpster is located in the northwest area of the drive aisle. The seven (7)-foot trash enclosure will contain chain link fences with vinyl slats. Staff is supportive of the overall design of the building but recommends the chain-link dumpster enclosure be changed to a concrete masonry unit (CMU) or similar material enclosure.

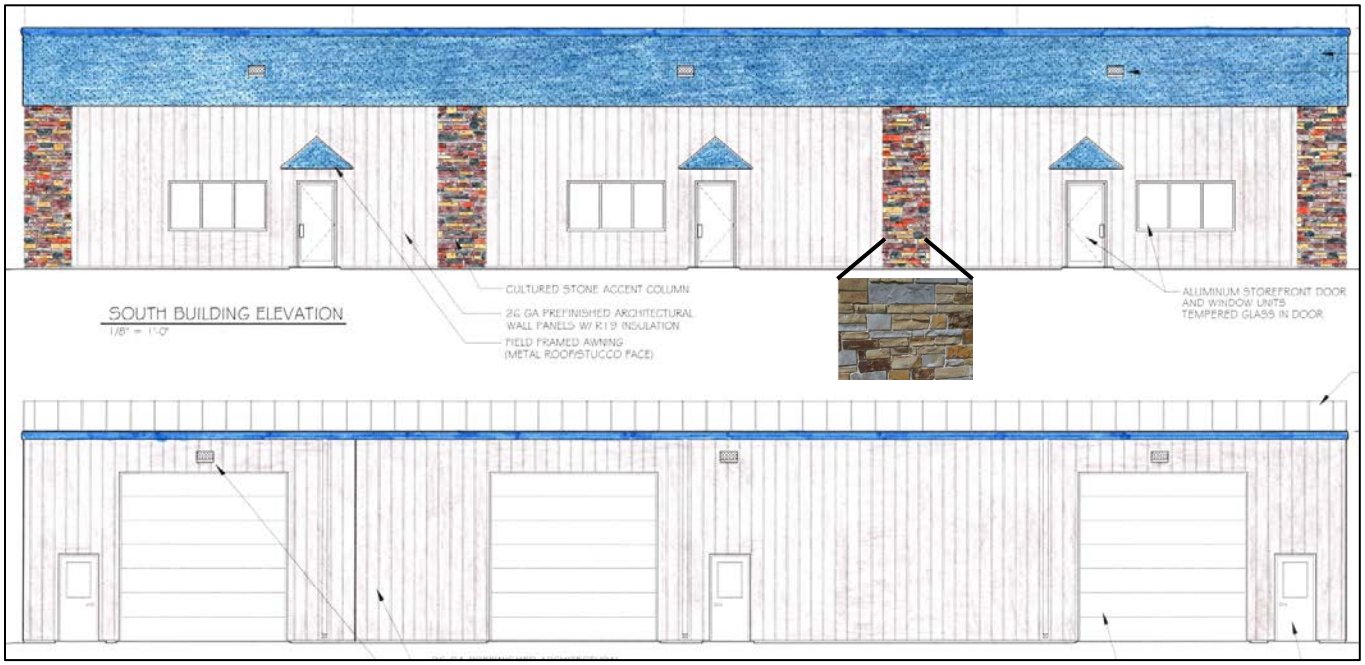

Figure 2 - Building rendering

Landscaping and Lighting:

A detailed landscaping plan was included in the submittal. The Applicant is proposing a Common Hackberry and Thornless Hawthorn to front onto Venture Court. River Birch are located near the bioretention area and various deciduous and evergreen shrubs surround the building. The Zoning Ordinance requires the Applicant to meet a minimum landscaping point requirement of 230 points, which they exceeded with a total of 234 landscaping points.

A photometric plan was not needed as part of this Application. The Applicant is proposing six (6) bronze wall mounted full cut-off LED fixtures located above the exterior doors as depicted in Figure 3. The Applicant is not proposing any additional lighting for the parking areas. The lighting is acceptable for the Property.

Figure 3 - Light fixture

Lot 1 storage building:

The Applicant is proposing a 1,800 square foot storage building that will be similar in design to the existing open storage building. This building will be located south of the corner of the existing open storage building depicted by the red circle in Figure 4. There is a need for this building as equipment is currently scattered throughout the rear yard. The Application did not focus on this building, but it is shown on the site plan. Staff is supportive of the additional building mirroring the existing open storage building.

Figure 4 - Existing open storage building

Certified Survey Map (CSM):

The Applicant currently owns two (2) lots and one (1) outlot that are bound at either end by South Nine Mound Road and Venture Court. The proposed CSM will create two (2) lots. Lot 1 (2.600 acres) will contain the existing Zander Solutions office building with various storage sheds and a garage located at 421 South Nine Mound Road. Lot 2 (0.906 acres) will contain the proposed building, which is under site plan review, located at 408 Venture Court. As part of the CSM review, the Applicant has submitted exhibits illustrating a cross access easement and cross drainage and stormwater management easement. Both lots of the proposed CSM meet the minimum lot size and dimensional

standards of the Zoning Ordinance. Staff has no concerns with the proposed land division.

Staff Comments:

In general, Staff is supportive of a second building on its own parcel and a storage building on the existing lot. The proposed building will fill an existing void along Venture Court.

Recommendation:

Staff recommends the Plan Commission action:

1. Approve the site plan that would allow for the construction of a 6,600 square foot building on Venture Court and a 1,800 square foot storage building.
2. Recommend the Common Council approve the certified survey map to create two (2) lots with one (1) at 421 South Nine Mound Road and one (1) at 408 Venture Court.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

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April 22, 2020

City of Verona
Attn: Mr. Adam Sayre, City Administrator
111 Lincoln Street
Verona, WI 53593

Re: Zander Solutions – Site Expansion
Updated Site Plan Review

Dear Mr. Sayre,

On behalf of the property owner, A to Z Real Estate, LLC, we are submitting revised plans for the building expansion for Zander Solutions to reflect comments received from the City Planning Department and the City Engineer. Enclosed with this letter are the following updated items:

- 6 copies of Site, Grading, Utility, and Landscaping Plans
- 6 copies of Elevation Drawings
- 6 copies of Cross Access Easement and Cross Drainage and Stormwater Management Easement Exhibits
- 6 copies of the draft CSM
- 1 electronic copy of the Stormwater Management Report

Where the plans have been updated we have included a revision date on the document.

We will forward a list of the comments provided and how they have been addressed under separate cover.

We are requesting your review and comments for the site expansion submittal. Should you have any questions please feel free to contact me.

Sincerely,

Timothy L. Schleeper, PE

Enclosure: Application, Plans, CSM

cc: Frank Acker, A to Z Real Estate, LLC

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April 2, 2020

City of Verona
Attn: Mr. Adam Sayre, City Administrator
111 Lincoln Street
Verona, WI 53593

Re: Zander Solutions – Site Expansion
Site Plan Review

Dear Mr. Sayre,

On behalf of the property owner, A to Z Real Estate, LLC, we are submitting plans for the building expansion for Zander Solutions. Enclosed with this letter are the following items:

- One "Plan Commission Application"
- 6 copies of Site, Grading, Utility, and Landscaping Plans
- 6 copies of Elevation Drawings
- 6 copies of Cross Access Easement and Cross Drainage and Stormwater Management Easement Exhibits
- 6 copies of the draft CSM

The property owner intends to construct a new building to house additional business enterprises and activities related to Zander Solutions. The building fronts Venture Court and is accessed by using the existing driveway that is constructed on Venture Court. Asphalt parking will be installed in the front of the building with an area for accessing overhead doors in the rear of the building. As part of this project, an additional open storage building is proposed for inventory storage. This building will be part of the Nine Mound Road parcel. Specific aspects of the project are discussed below.

Certified Survey Map: The existing property is composed of three separate land parcels. We have provided a two lot CSM over the existing properties to consolidate the parcels. One parcel fronts Nine Mound Road and includes the existing Zander Solutions office building, the existing open storage building, the new open storage building, and the existing enclosed storage building along the east side of the property. The second parcel fronts Venture Court and contains the new building and expanded stormwater facility. As part of this work we have drafted cross-access easements and cross-drainage easements to preserve access and drainage between the created lots.

Stormwater Management: In 2015 the existing parking lot was expanded and the open storage building was added to the site. As part of that work, a bioretention basin was constructed to address the increased amount of impervious surface. With this project we have updated the stormwater management plan and the project will expand the bioretention area as required to meet current stormwater regulations. The Stormwater Management Report for the site will be provided electronically for review.

Landscaping and Lighting: A landscape plan is included which shows how the site will meet the City standards for this type of development. Point totals for foundation plantings and screening are shown. The owner intends to use wall pack lights on the front and back of the proposed building to provide site lighting. The locations of these lights are depicted on the building elevations provided.

We are requesting your review and comments for the site expansion submittal. Should you have any questions please feel free to contact me.

Sincerely,

Timothy L. Schleeper, PE

Enclosure: Application, Plans, CSM

cc: Frank Acker, A to Z Real Estate, LLC

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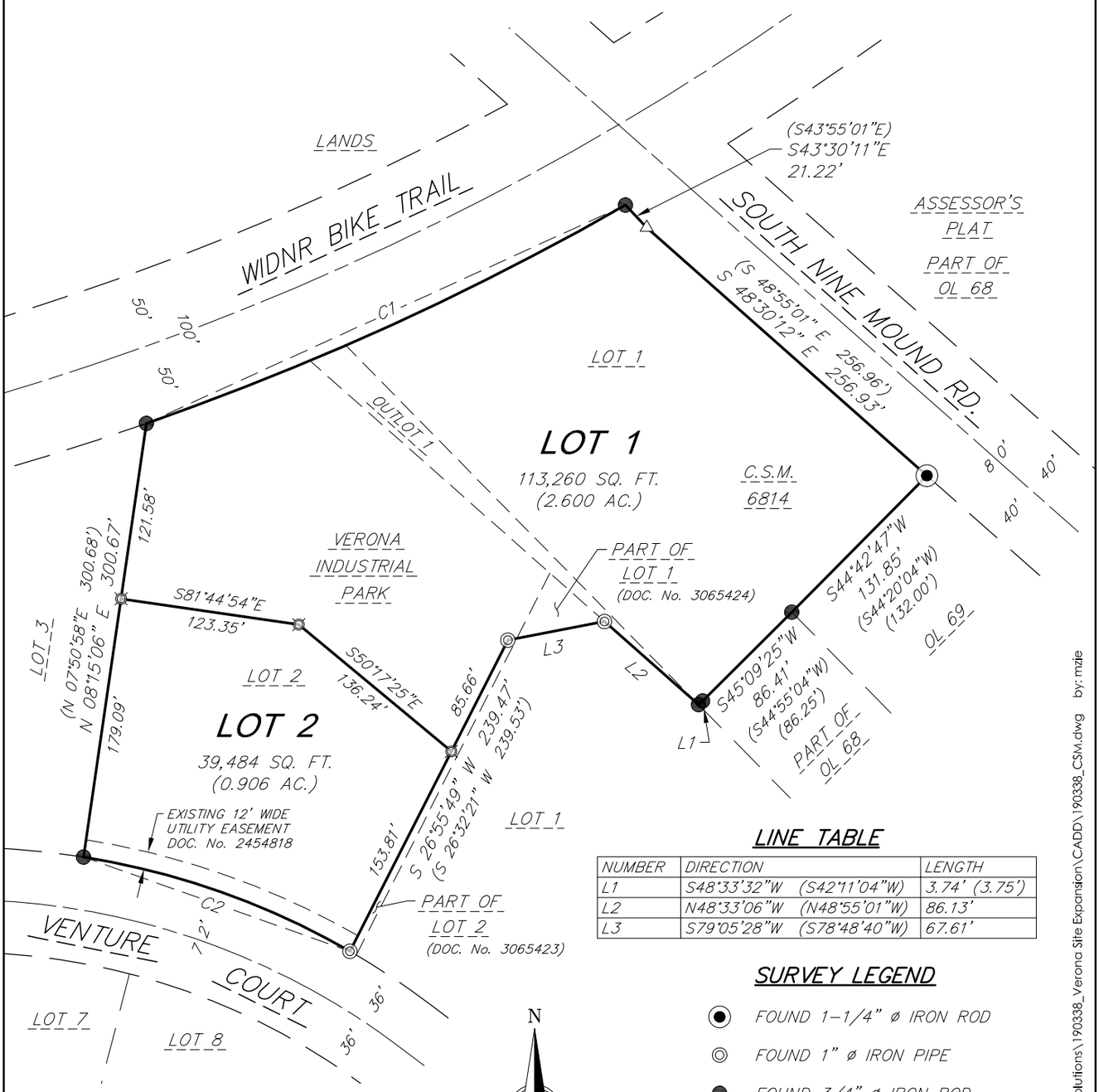
CERTIFIED SURVEY MAP No._____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56–151B OF PLATS, ON PAGES 453–454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36–37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

0 100 200

SCALE: 1" = 100'



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	S48°33'32"W (S42°11'04"W)	3.74' (3.75')
L2	N48°33'06"W (N48°55'01"W)	86.13'
L3	S79°05'28"W (S78°48'40"W)	67.61'

SURVEY LEGEND

- FOUND 1–1/4" ø IRON ROD
- FOUND 1" ø IRON PIPE
- FOUND 3/4" ø IRON ROD
- SET P.K. NAIL
- SET 3/4" x 18" SOLID IRON RE–ROD, MIN. WT 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL AND THE CURVE DATA AND SHEET 3 FOR SITE DETAILS.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NW 1/4 OF SECTION 22 MEASURED AS BEARING N01°03'40"E

08 Apr 2020 - 6:14p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_CSM.dwg by: mzie

vierbicher planners | engineers | advisors Phone: (800) 261-3898	FN: 190338 DATE: 03/13/2020 REV: Drafted By: MZIE Checked By: MMAR	SURVEYED FOR: A to Z Real Estate 421 S. Nine Mound Rd. Verona, WI 53593	C.S.M. No._____ Doc. No._____ Vol._____ Page_____

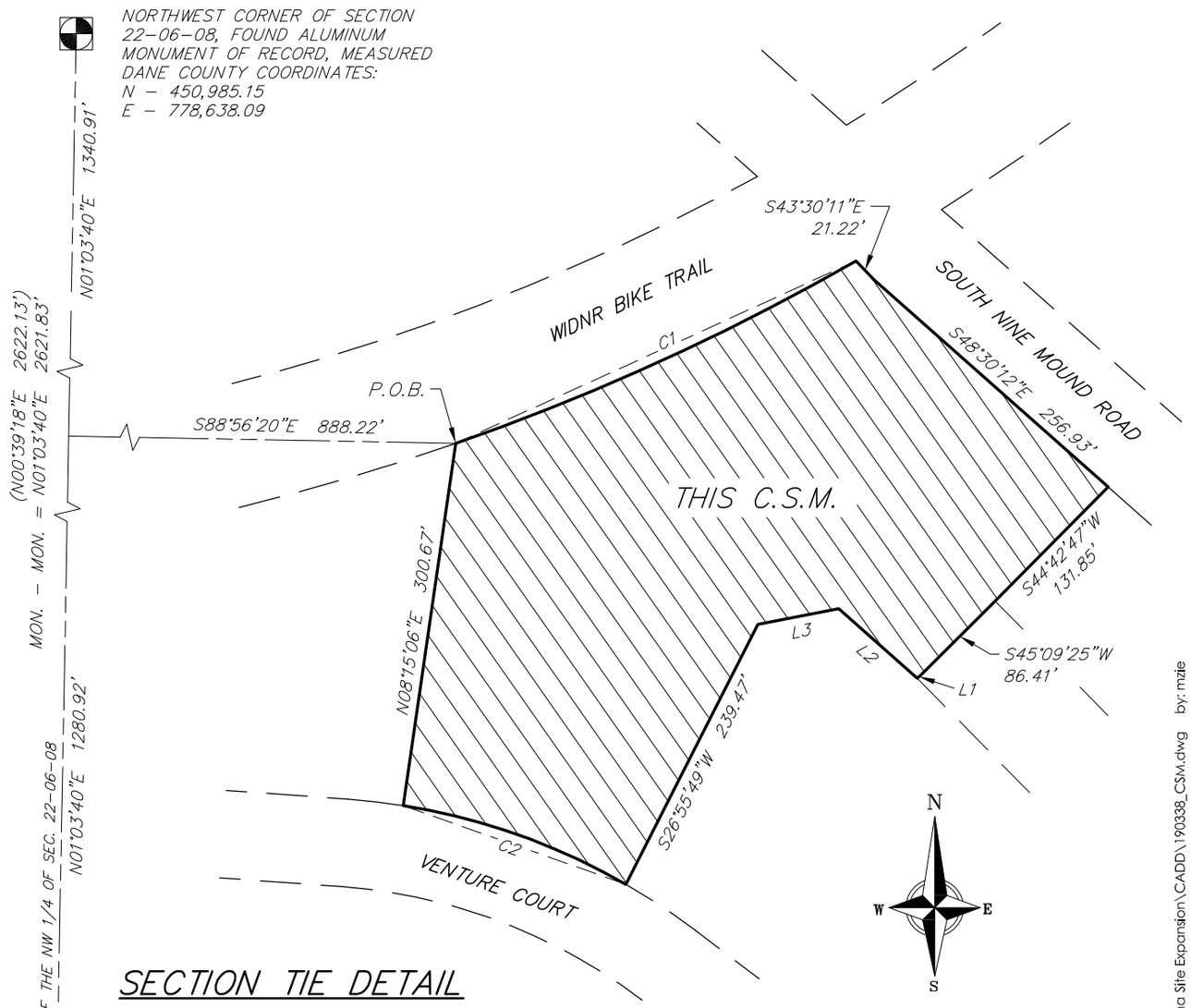
SHEET 1 OF 5

CERTIFIED SURVEY MAP No._____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56–151B OF PLATS, ON PAGES 453–454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36–37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	10°34'53"	1960.08'	361.99'	N65°30'53"E	361.48'	N70°48'20"E	N60°13'27"E
C2	20°51'13"	536.00'	195.09'	N70°32'13"W	194.01'	N60°06'36"W	N80°57'49"W



SECTION TIE DETAIL

(NOT TO SCALE)

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NW 1/4 OF SECTION 22 MEASURED AS BEARING N01°03'40"E

WEST 1/4 CORNER OF SECTION 22–06–08, FOUND BRASS CAP MONUMENT OF RECORD, MEASURED DANE COUNTY COORDINATES:
N – 448,363.77
E – 778,589.53

NOTE:
THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CHRIS ADAMS MONUMENT RECORD, DATED 07/20/2016, FOR THE NW CORNER AND CHRIS ADAMS MONUMENT RECORD, DATED 09/15/2016, FOR THE W 1/4 CORNER. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS MARCH 10, 2020.

08 Apr 2020 - 6:15p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_CSM.dwg by: mzie

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FN: 190338 DATE: 03/13/2020 REV: Drafted By: MZIE Checked By: MMAR	SURVEYED FOR: A to Z Real Estate 421 S. Nine Mound Rd. Verona, WI 53593	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 2 OF 5

CERTIFIED SURVEY MAP No._____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56-151B OF PLATS, ON PAGES 453-454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36-37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

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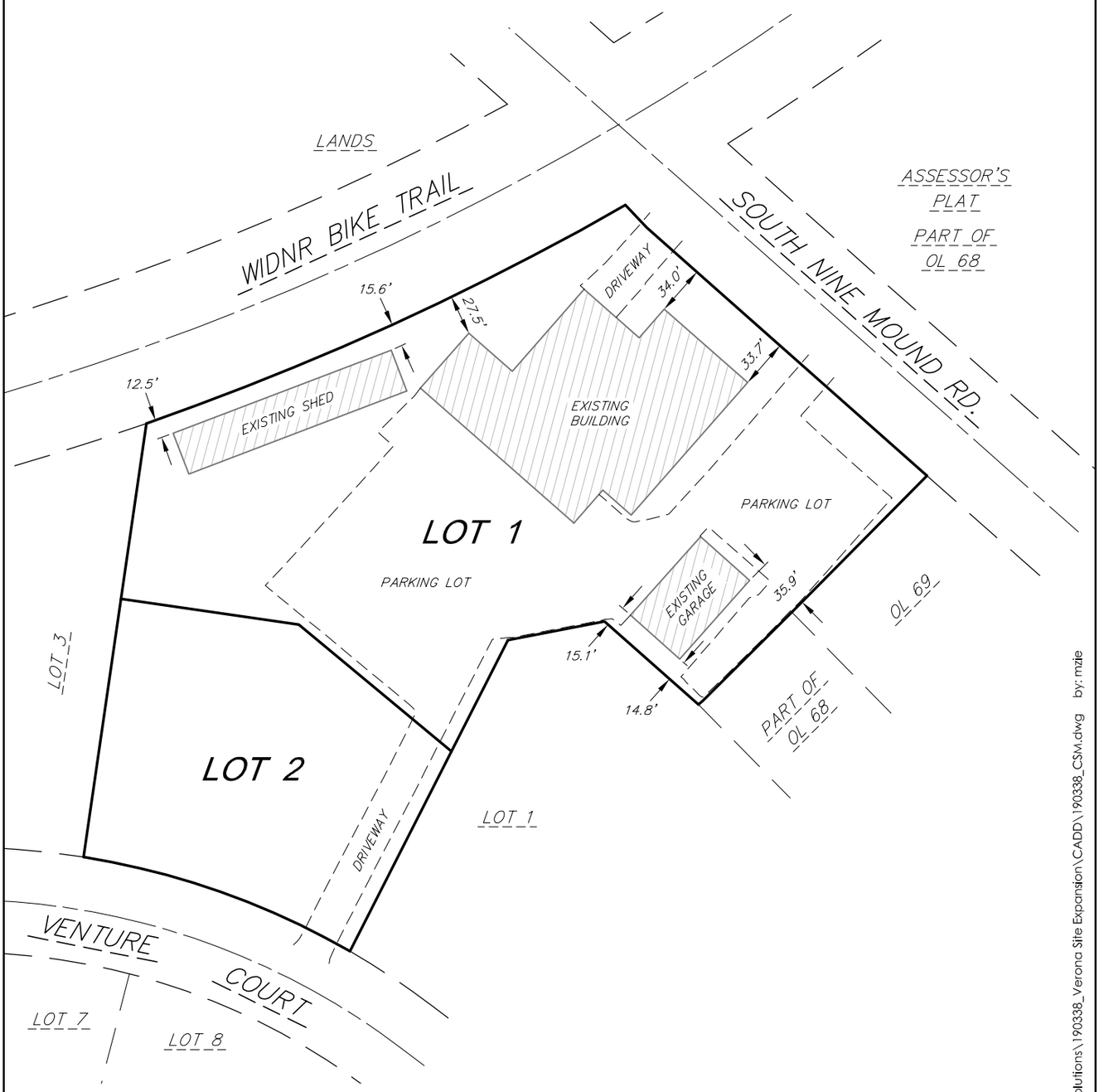
SCALE: 1" = 100'



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Phone: (800) 261-3898

FN: 190338	SURVEYED FOR:	C.S.M. No._____
DATE: 03/13/2020	A to Z Real Estate	
REV:	421 S. Nine Mound Rd.	Doc. No._____
Drafted By: MZIE	Verona, WI 53593	
Checked By: MMAR		Vol._____ Page_____

SHEET 3 OF 5

CERTIFIED SURVEY MAP No._____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56-151B OF PLATS, ON PAGES 453-454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36-37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

_____, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Verona for approval. Witness the hand and seal of said owner this _____ day of _____, 2020.

_____

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2020, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at Deforest, Wisconsin, on this _____ day of _____, 2020.

_____

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2020, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

08 Apr 2020 - 6:16p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_CSM.dwg by: mzie

vierbicher planners | engineers | advisors Phone: (800) 261-3898	FN: 190338 DATE: 03/13/2020 REV: Drafted By: MZIE Checked By: MMAR	SURVEYED FOR: A to Z Real Estate 421 S. Nine Mound Rd. Verona, WI 53593	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 4 OF 5

CERTIFIED SURVEY MAP No._____

PART OF LOT 1 AND LOT 2 AND ALL OF OUTLOT 1, VERONA INDUSTRIAL PARK, AS RECORDED IN VOLUME 56–151B OF PLATS, ON PAGES 453–454, AS DOCUMENT NUMBER 2454818 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 6814, AS RECORDED IN VOLUME 34 OF CERTIFIED SURVEY MAPS, ON PAGES 36–37, AS DOCUMENT NUMBER 2374030, DANE COUNTY REGISTRY AND ALL LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN.

CITY OF VERONA COMMON COUNCIL RESOLUTION

Resolved that this Certified Survey Map located in the City of Verona was hereby approved by resolution adopted on this _____ day of _____, 20_____ and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Verona for public use.

Dated this _____ day of _____, 20_____.

_____

Ellen Clark, City Clerk, City of Verona

LEGAL DESCRIPTION

Part of Lot 1 and Lot 2 and all of Outlot 1, Verona Industrial Park, as recorded in Volume 56–151B of Plats, on pages 453–454, as Document Number 2454818 and all of Lot 1, Certified Survey Map Number 6814, as recorded in Volume 34 of Certified Survey Maps, on pages 36–37, as Document Number 2374030, Dane County Registry and all located in the NW 1/4, NE 1/4, SW 1/4 and SE 1/4 of the NW 1/4 of Section 22, Township 06 North, Range 08 East, City of Verona, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 22; thence North 01°03'40" East, along the West line of the NW 1/4 of said Section 22, a distance of 1280.92 feet; thence South 88°56'20" East, 888.22 feet to the Southeasterly right–of–way line of the Wisconsin Department of Natural Resources Bike Trail, a point of curvature and the point of beginning of this description; thence 361.99 feet along said Southeasterly right–of–way line and the arc of a curve to the left through a central angle of 10°34'53", a radius of 1960.08 feet and a chord bearing North 65°30'53" East, 361.48 feet to the Southwesterly right–of–way line of South Nine Mound Road; thence South 43°30'11" East, along said right–of–way line, 21.22 feet; thence South 48°30'12" East, along said right–of–way line, 256.93 feet to the most Easterly corner of said C.S.M. 6814; thence South 44°42'47" West, along the Southeasterly line of said C.S.M. 6814, a distance of 131.85 feet; thence South 45°09'25" West, along said Southeasterly line, 86.41 feet; thence South 48°33'32" West, along said Southeasterly line, 3.74 feet to the most Southerly corner of said C.S.M. 6814, said point also being on the Northeasterly line of said Lot 1, Verona Industrial Park; thence North 48°33'06" West, along said Northeasterly line, 86.13 feet; thence South 79°05'28" West, 67.61 feet; thence South 26°55'49" West, 239.47 feet to the Northerly right–of–way line of Venture Court and a point of curvature; thence 195.09 feet along said Northerly right–of–way line and the arc of a curve to the left through a central angle of 20°51'13", a radius of 536.00 feet and a chord bearing North 70°32'13" West, 194.01 feet to the Southwest corner of said Lot 2, Verona Industrial Park; thence North 08°15'06" East, along the West line of said Lot 2, a distance of 300.67 feet to the point of beginning. This description contains approximately 152,744 square feet or 3.506 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S–2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Verona in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____

Signed: _____
Michael J. Ziehr, P.L.S. S–2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____

Dane County Register of Deeds

08 Apr 2020 - 6:16p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_CSM.dwg by: mzie

vierbicher planners | engineers | advisors Phone: (800) 261-3898	FN: 190338 DATE: 03/13/2020 REV: Drafted By: MZIE Checked By: MMAR	SURVEYED FOR: A to Z Real Estate 421 S. Nine Mound Rd. Verona, WI 53593	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 5 OF 5

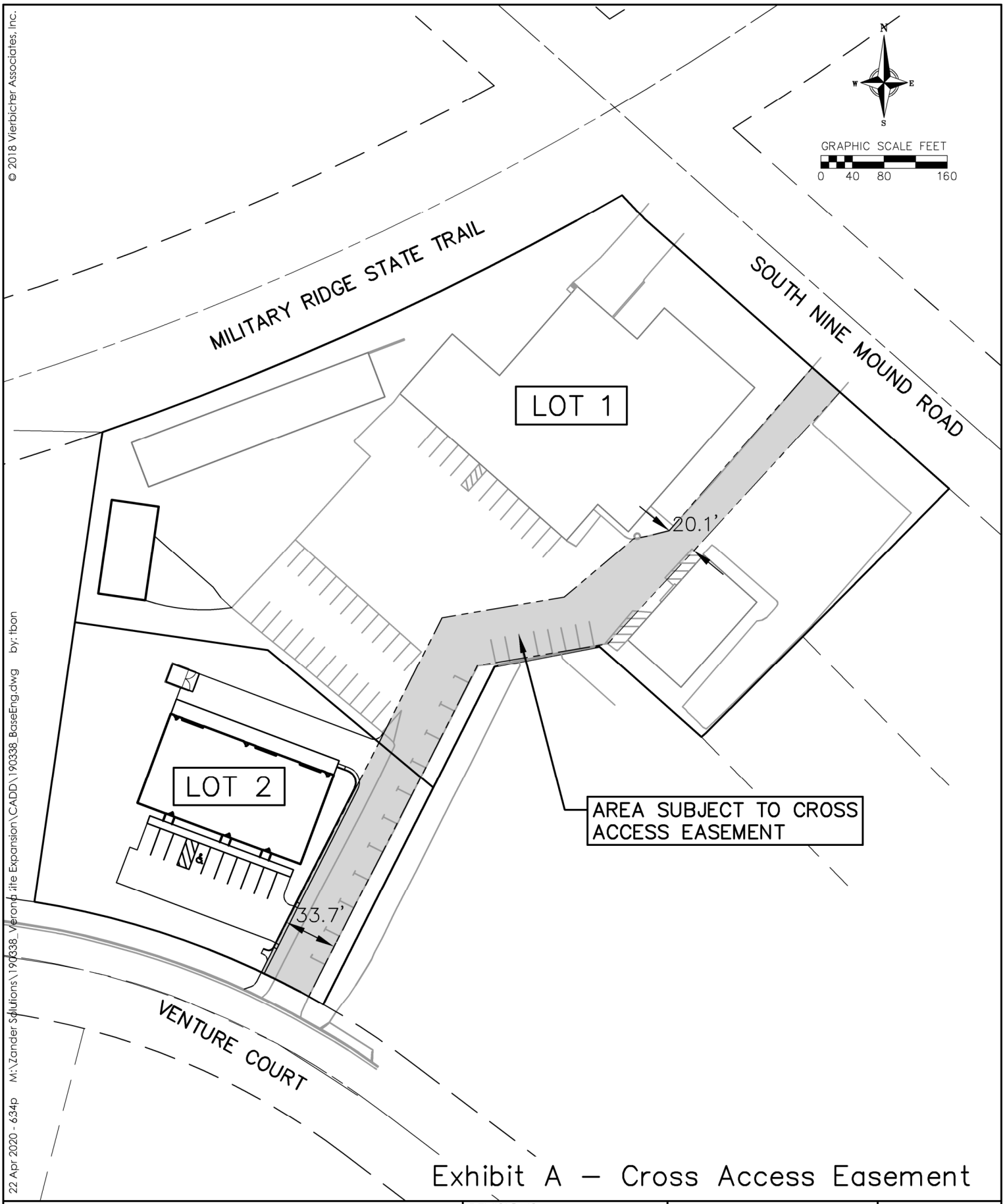

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Exhibit A – Cross Access Easement

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REVISIONS	SCALE AS SHOWN	SHEET
	CHECKED TSCH	1 OF 1
	DRAFTER TBON	
	FILE VERONA SITE EXPANSION	
JOB NO. 190338	DATE 04/22/2020	

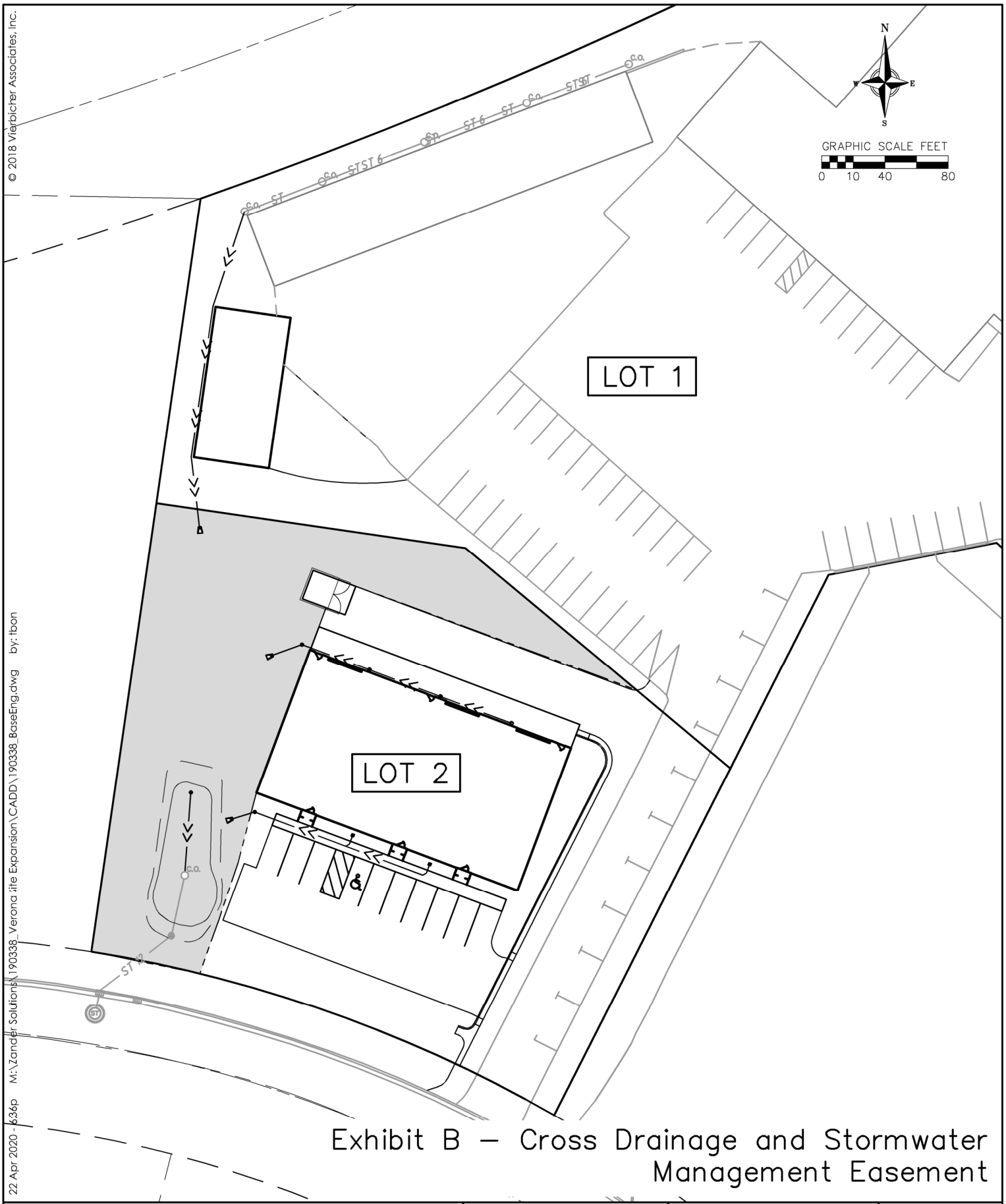

Exhibit B – Cross Drainage and Stormwater Management Easement

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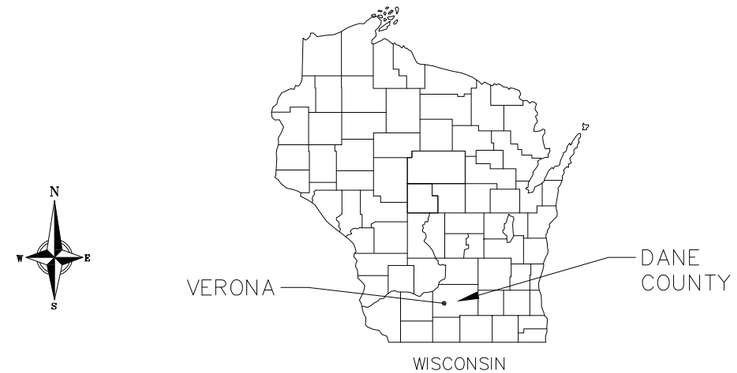
Phone: (800) 261-3898

REVISIONS	SCALE AS SHOWN	SHEET
	CHECKED TSCH	1 OF 1
	DRAFTER TBON	
	FILE ZANDER SITE EXPANSION	
JOB NO. 190338	DATE 04/22/2020	

ZANDER SOLUTIONS

VERONA, WISCONSIN



SHEET NO.	DESCRIPTION
T1.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	GRADING AND EROSION CONTROL PLAN
C3.1	GRADING AND ELEVATION DETAILS
C4.0	UTILITY PLAN
C4.1	UTILITY PLAN DETAILS
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
C5.2	CONSTRUCTION DETAILS
C5.3	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

AGENCIES:

CITY OF VERONA
111 LINCOLN STREET
VERONA, WI 53593
608-845-6495

UTILITIES

CITY OF VERONA
PUBLIC WORKS DIRECTOR
THERAN JACOBSON
608-848-6801

MADISON GAS & ELECTRIC
SHAUN ENDRES
608-252-7224

ALLIANT ENERGY
ADAM KROHN
608-842-1704

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

WISCONSIN
TIMOTHY L. SCHLEEPER
E-38413
MADISON
WI
PROFESSIONAL ENGINEER

April 22, 2020

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Zander Solutions - Site Expansion
408 Venture Court
City of Verona
Dane County, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 04/22/2020
DRAFTER TBON
CHECKED TSCH
PROJECT NO. 190338

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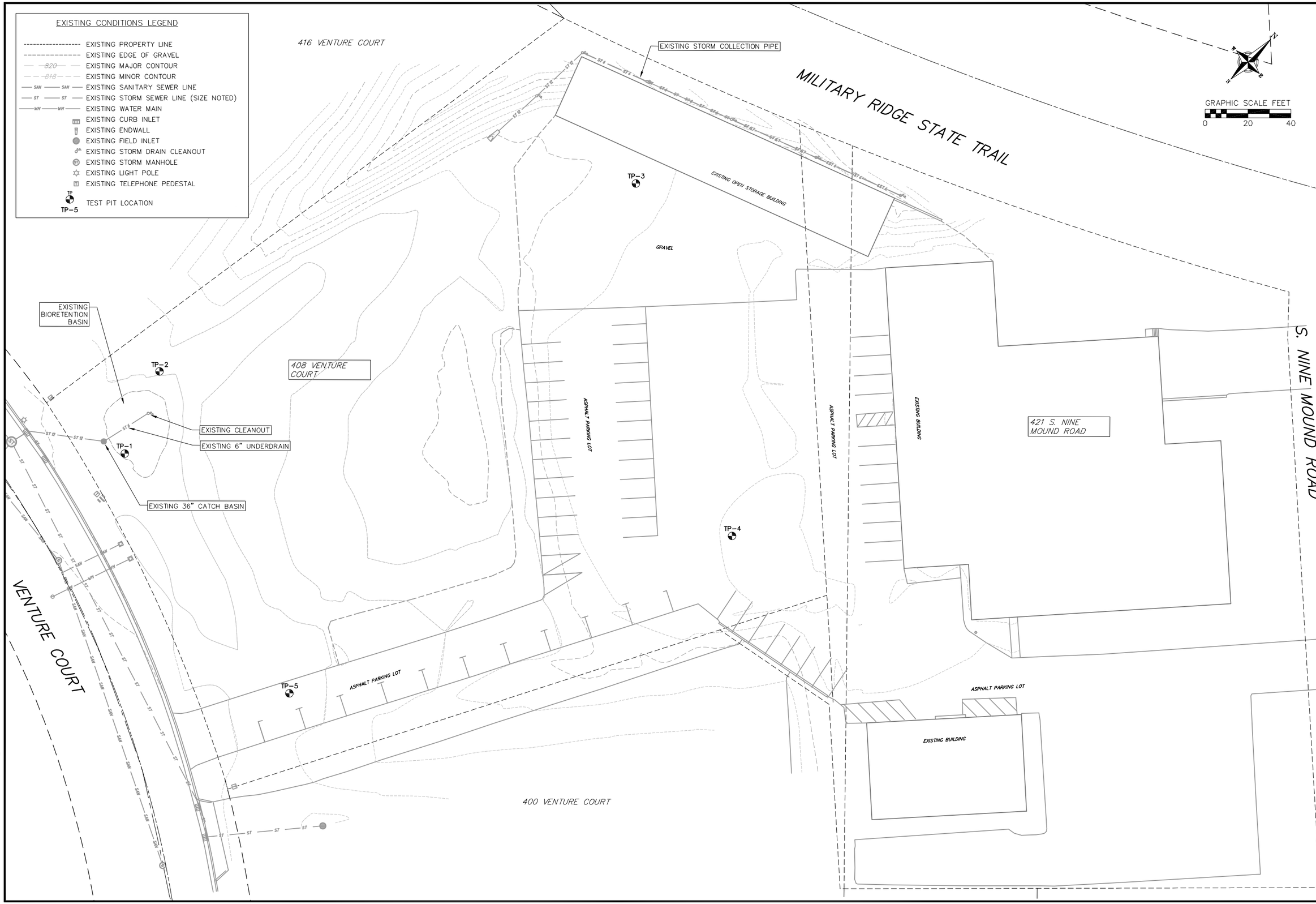
EXISTING CONDITIONS LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF GRAVEL
- 820 EXISTING MAJOR CONTOUR
- 818 EXISTING MINOR CONTOUR
- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE (SIZE NOTED)
- WM EXISTING WATER MAIN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING STORM DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- TP TP-5 TEST PIT LOCATION



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Existing Conditions

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408 Venture Court, City of Verona
Dane County, WI

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REVISIONS		
NO.	DATE	REMARKS

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PROJECT NO. 190338

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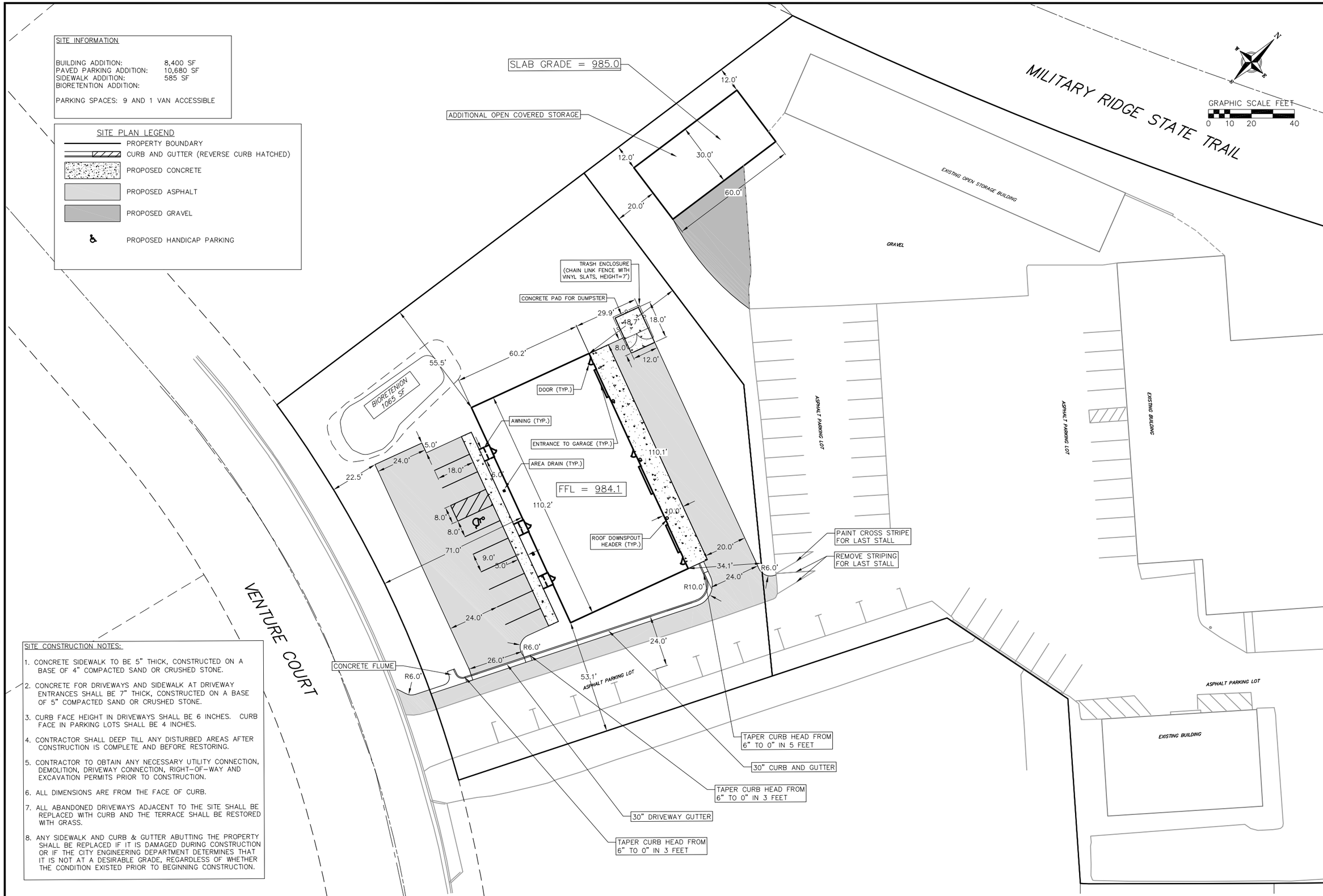
SITE INFORMATION

BUILDING ADDITION:	8,400 SF
PAVED PARKING ADDITION:	10,680 SF
SIDEWALK ADDITION:	585 SF
BIORETENTION ADDITION:	

PARKING SPACES: 9 AND 1 VAN ACCESSIBLE

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED HANDICAP PARKING



SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CURB FACE HEIGHT IN DRIVEWAYS SHALL BE 6 INCHES. CURB FACE IN PARKING LOTS SHALL BE 4 INCHES.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL DIMENSIONS ARE FROM THE FACE OF CURB.
7. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
8. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

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Site Plan

Zander Solutions - Site Expansion
408 Venture Court, City of Verona
Dane County, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 04/22/2020
DRAFTER: TBON
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PROJECT NO. 190338

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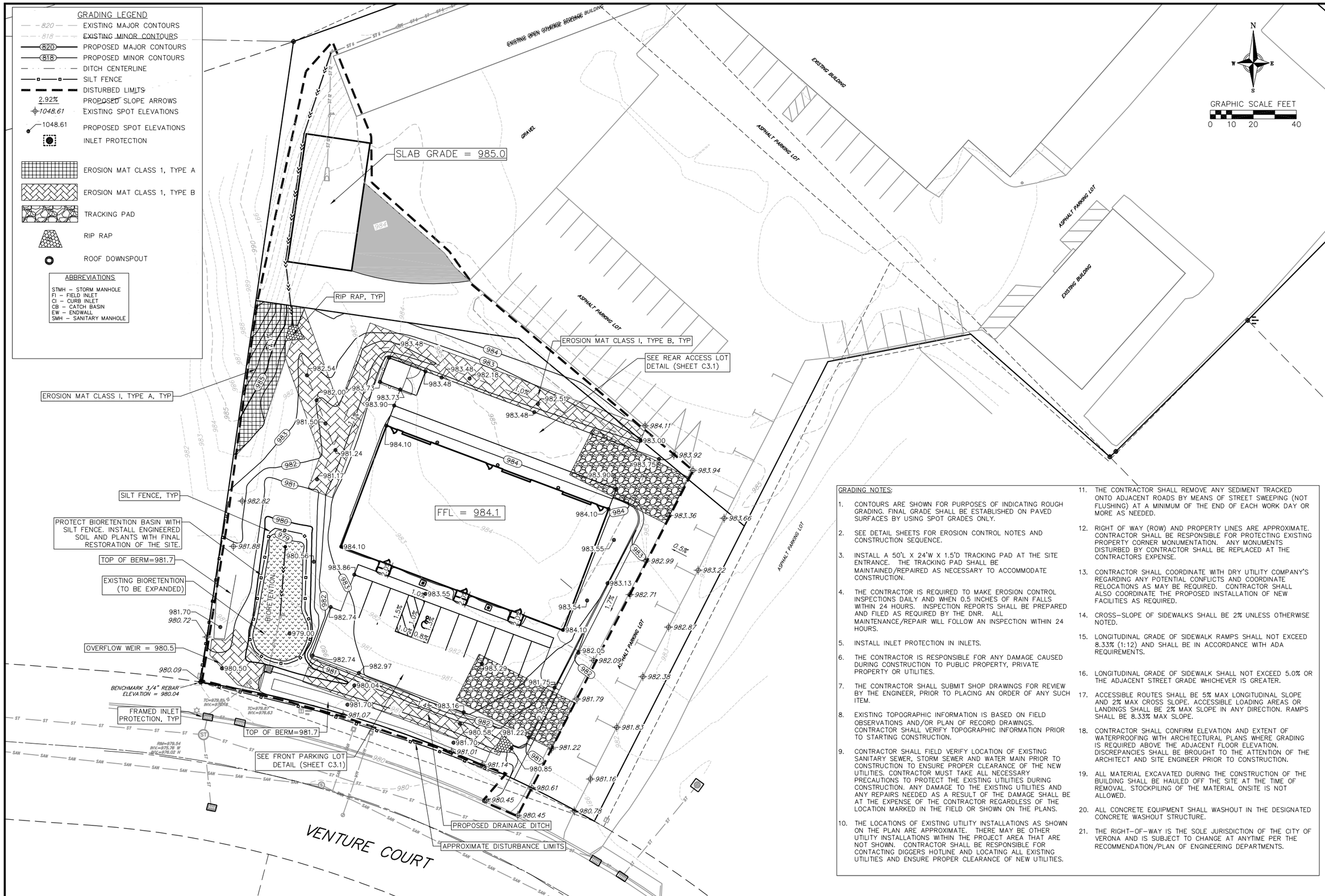

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. INSTALL A 50'L X 24'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS DAILY AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. INSTALL INLET PROTECTION IN INLETS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
8. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
9. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
10. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
11. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
12. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
13. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
14. CROSS–SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
15. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
16. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
17. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
18. CONTRACTOR SHALL CONFIRM ELEVATION AND EXTENT OF WATERPROOFING WITH ARCHITECTURAL PLANS WHERE GRADING IS REQUIRED ABOVE THE ADJACENT FLOOR ELEVATION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND SITE ENGINEER PRIOR TO CONSTRUCTION.
19. ALL MATERIAL EXCAVATED DURING THE CONSTRUCTION OF THE BUILDING SHALL BE HAULED OFF THE SITE AT THE TIME OF REMOVAL. STOCKPILING OF THE MATERIAL ONSITE IS NOT ALLOWED.
20. ALL CONCRETE EQUIPMENT SHALL WASHOUT IN THE DESIGNATED CONCRETE WASHOUT STRUCTURE.
21. THE RIGHT–OF–WAY IS THE SOLE JURISDICTION OF THE CITY OF VERONA AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF ENGINEERING DEPARTMENTS.

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Grading and Erosion Control

Zander Solutions - Site Expansion
408 Venture Court, City of Verona
Dane County, WI

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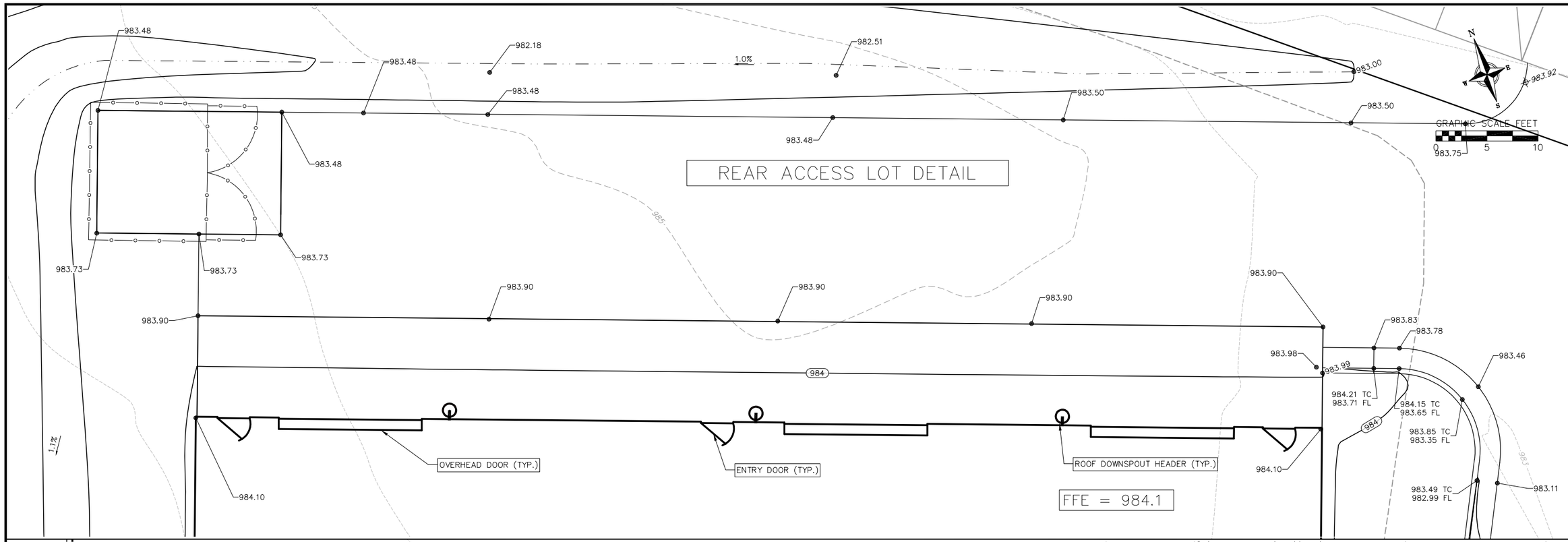

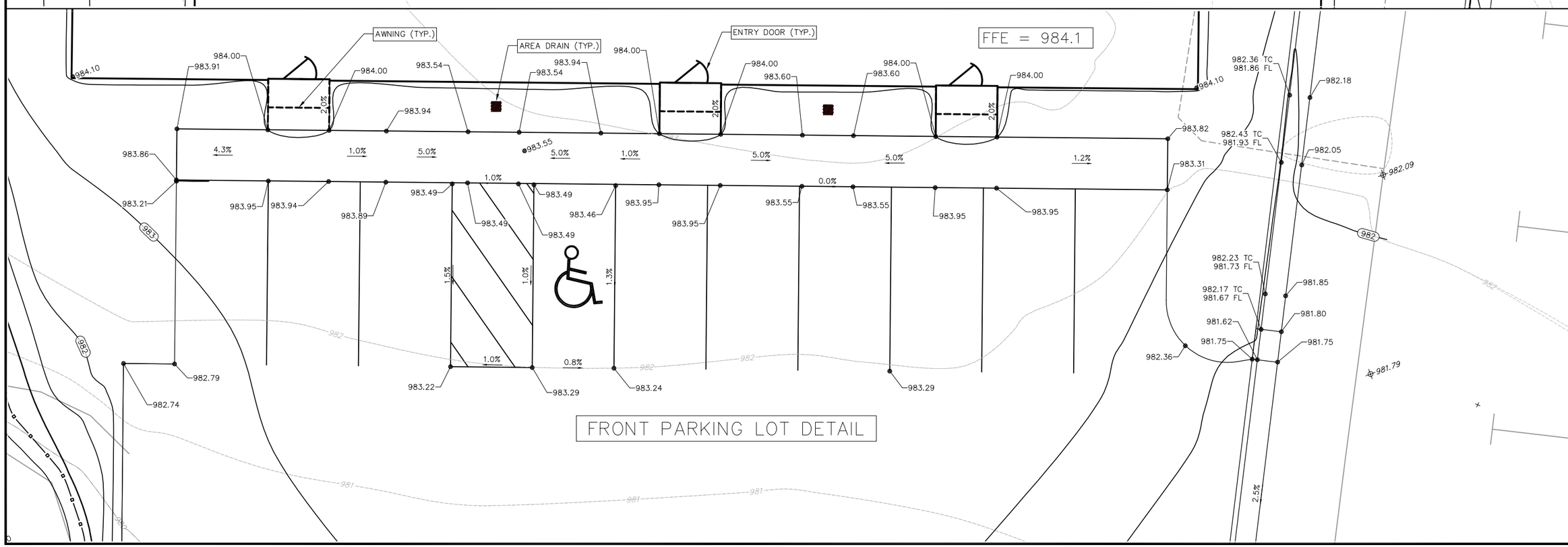

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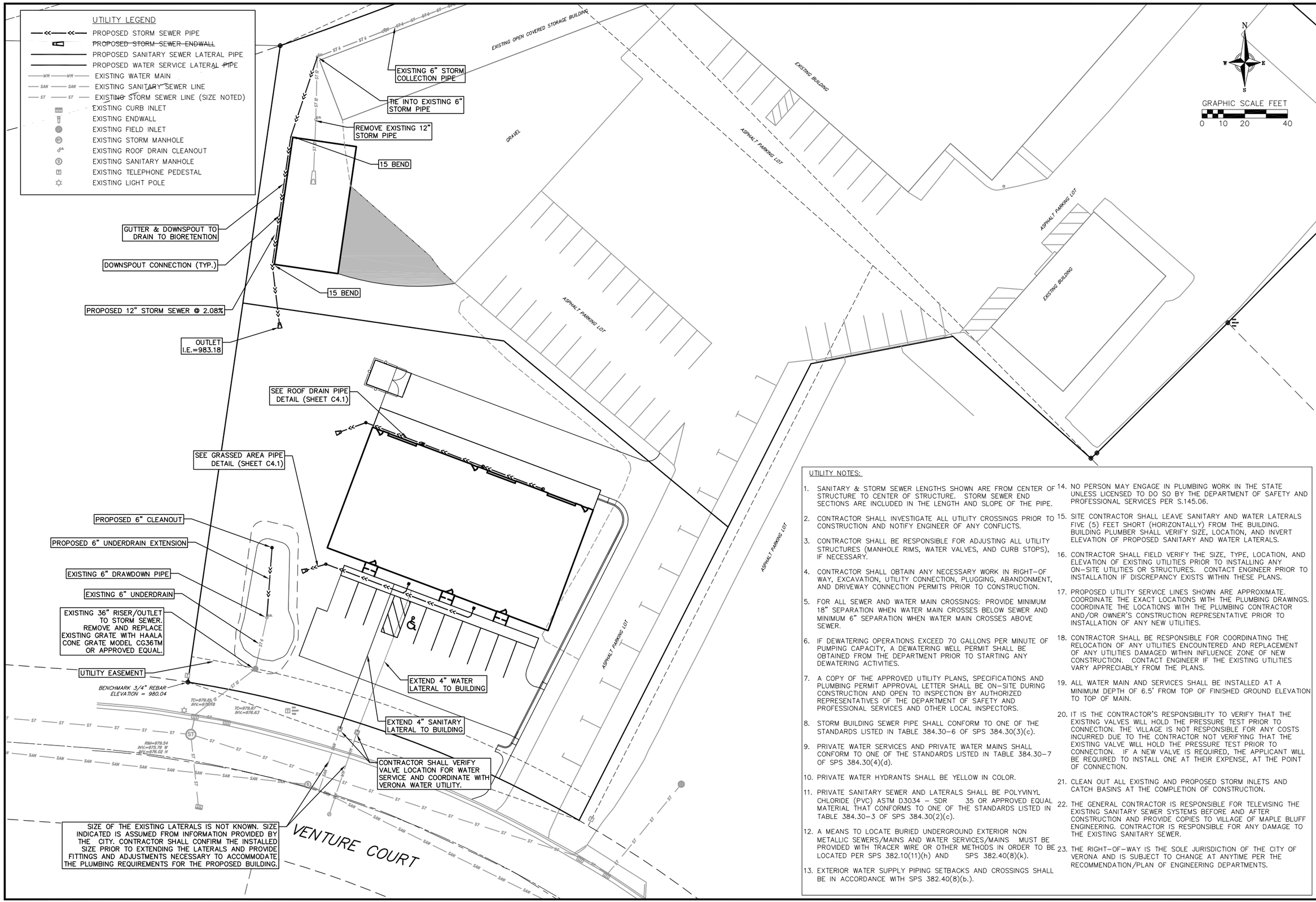

UTILITY NOTES:

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE WATER HYDRANTS SHALL BE YELLOW IN COLOR.
11. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
13. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
14. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
15. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
16. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
17. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
19. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE VILLAGE IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
21. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
22. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TELEVISING THE EXISTING SANITARY SEWER SYSTEMS BEFORE AND AFTER CONSTRUCTION AND PROVIDE COPIES TO VILLAGE OF MAPLE BLUFF ENGINEERING. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING SANITARY SEWER.
23. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF VERONA AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF ENGINEERING DEPARTMENTS.

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Utility Plan

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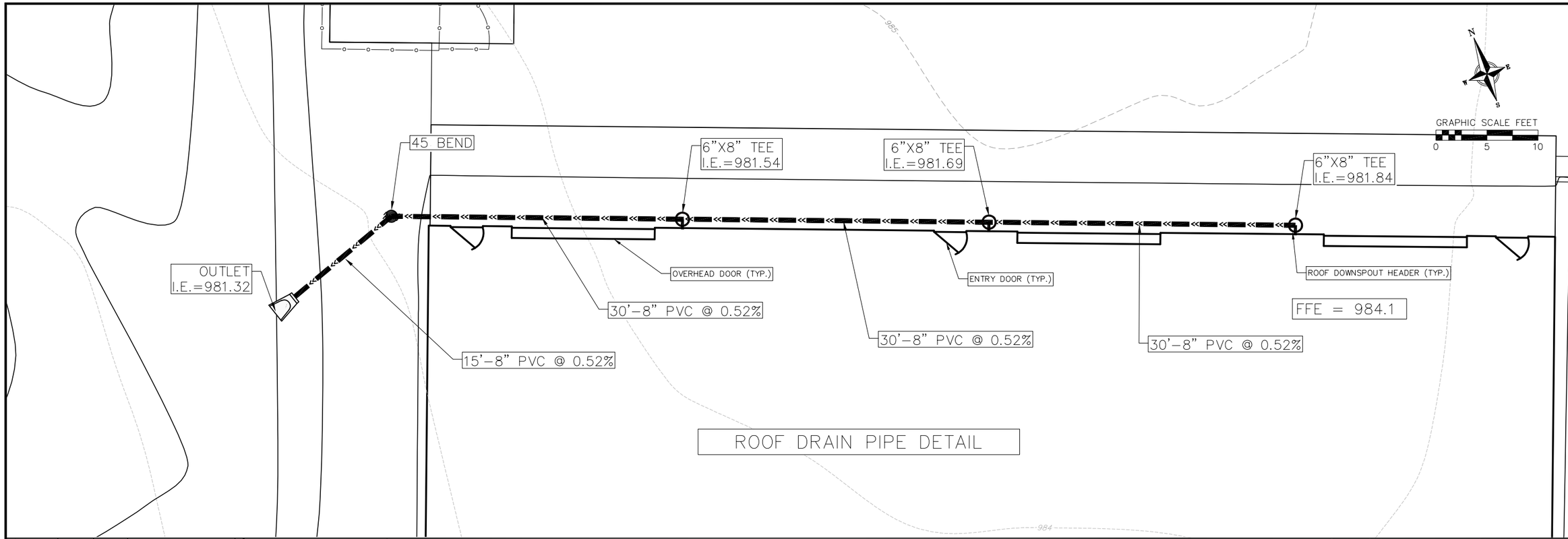

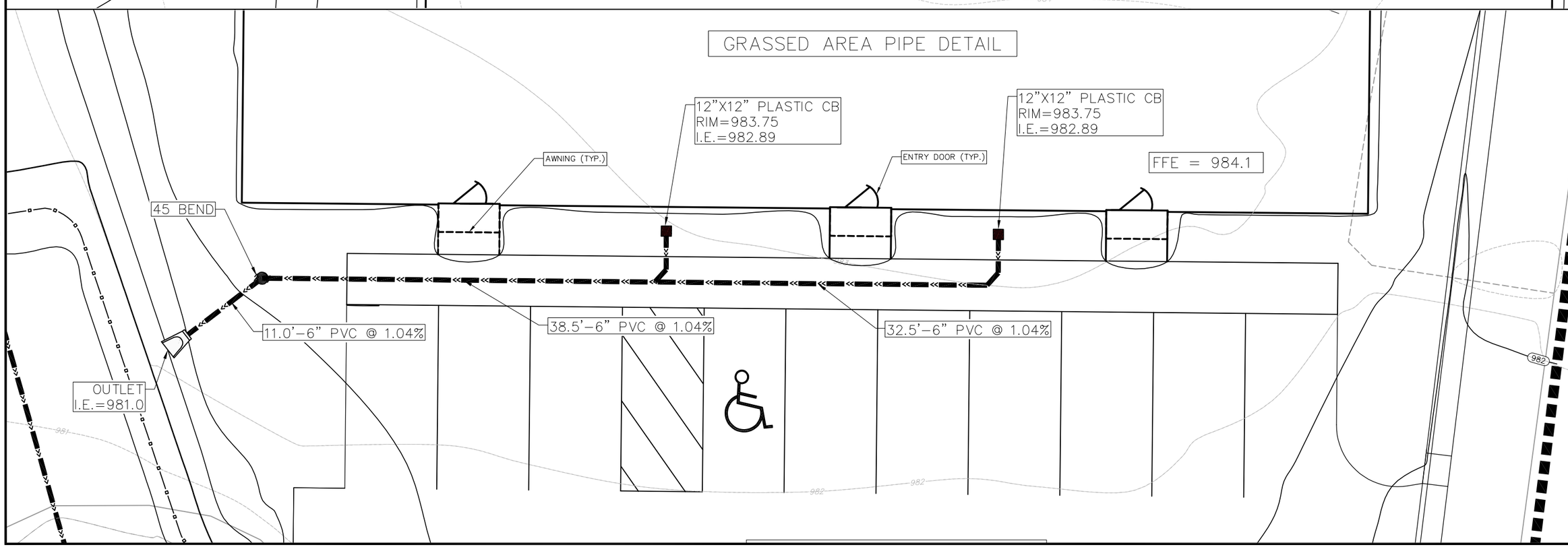

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF VERONA EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.

2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.

4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

5. 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. 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.

6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.

7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.

8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.

9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).

10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.

11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".

12. INLET PROTECTON IS TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.

13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.

14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.

15. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.

16. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

17. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.

18. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.

19. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER/THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.

20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.

21. INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.

22. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.

23. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER EACH DAY AND PRIOR TO PROJECT ACCEPTANCE.

24. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.

25. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.

26. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY CITY OF VERONA.

27. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE, TRACKING PAD, INLET PROTECTION, AND EROSION CONTROL ITEMS
2. STRIP TOPSOIL OF SITE
3. ROUGH GRADE SITE AND BIORETENTION BASIN
4. CONSTRUCT UTILITIES
5. CONSTRUCT BUILDING, ROAD, SIDEWALK, AND CURB & GUTTER
8. SEED LOT AND RESTORE BASIN
9. REMOVE TRACKING PAD, SILT FENCE, INLET PROTECTION, AND OTHER EROSION CONTROL MEASURES ONCE LOT IS RESTORED

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

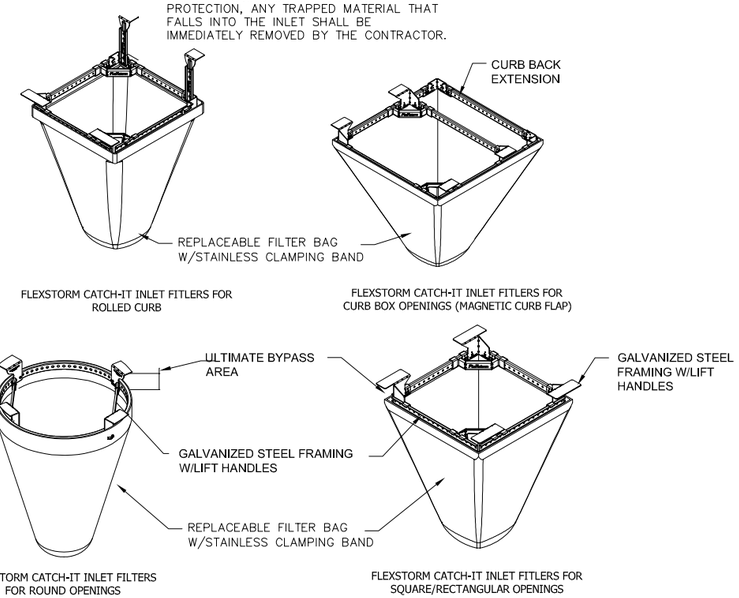
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

1 C5.0 FRAMED INLET PROTECTION
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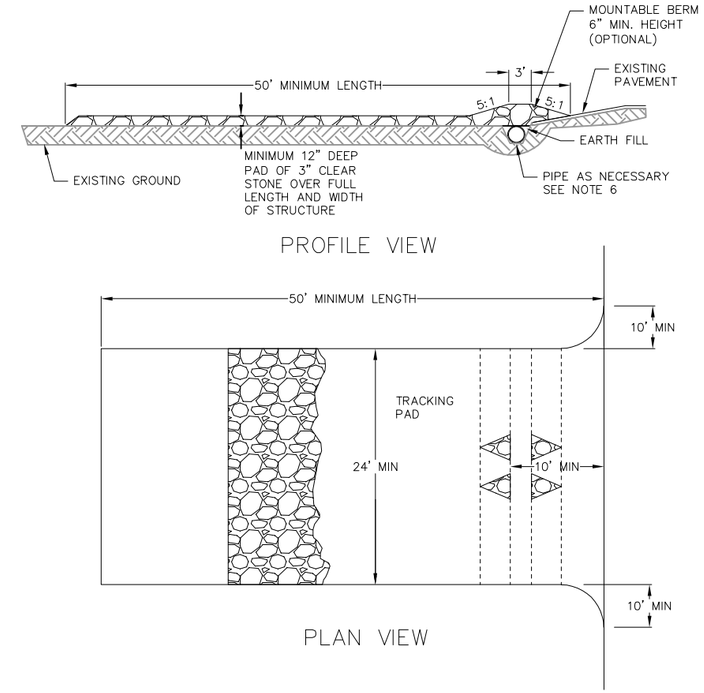


1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.

2. LENGTH - MINIMUM OF 50'.

3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

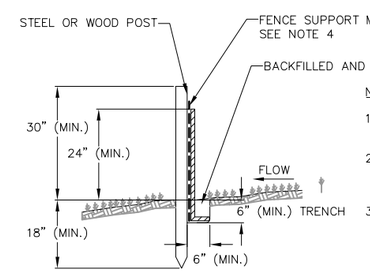
4. ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.

5. STONE SHALL BE IN CONFORMANCE WITH THE GRADATION PROVIDED IN WDNR TECHNICAL STANDARD 1057, "USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARDS SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIR, DEBRIS, STEEL, VEGETABLE MATTER,AND OTHER DELETERIOUS MATERIAL.

6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.

7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2 C5.0 TRACKING PAD
NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

3 C5.0 SILT FENCE
NOT TO SCALE

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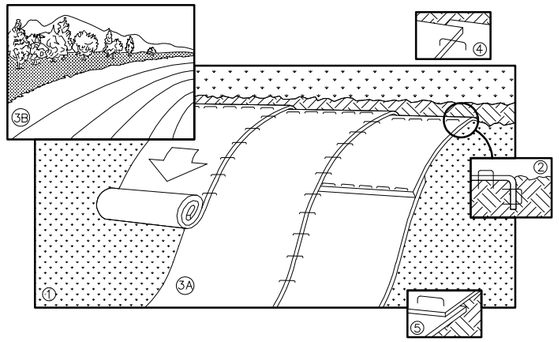
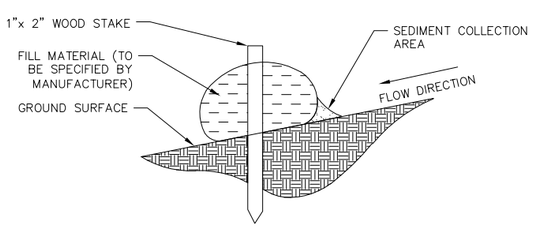


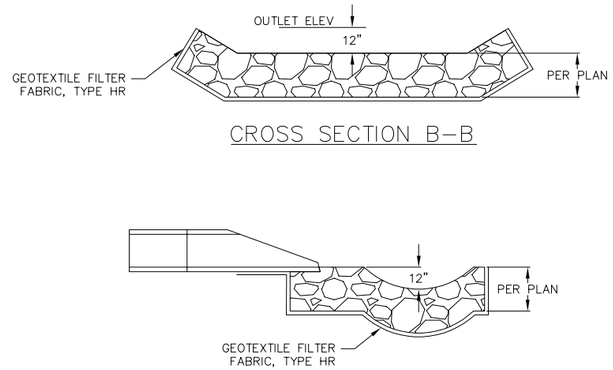
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

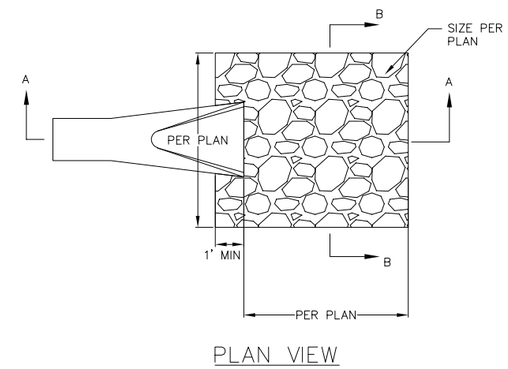
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 / C5.1 EROSION MAT
NOT TO SCALE



2 / C5.1 SILT SOCK
NOT TO SCALE





3 / C5.1 RIP-RAP OUTLET
NOT TO SCALE

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Construction Details
Zander Solutions - Site Expansion
408 Venture Court
Dane County, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
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DATE
3/12/2020

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PROJECT NO.
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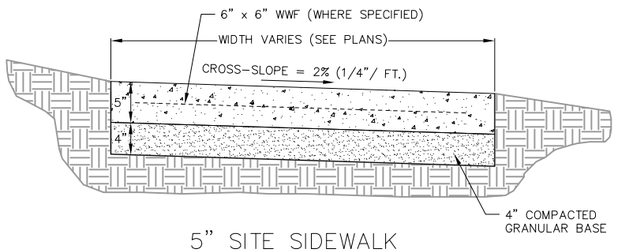
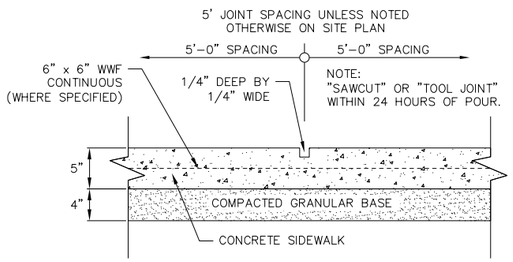
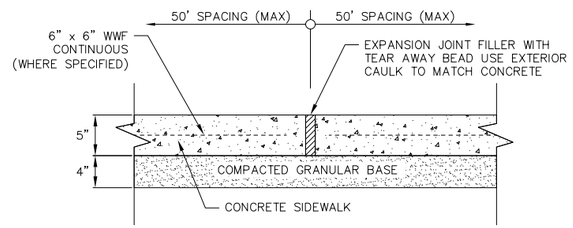


5" SITE SIDEWALK

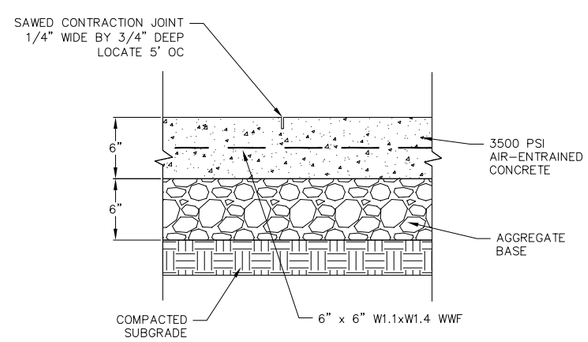


SIDEWALK CONTROL JOINT

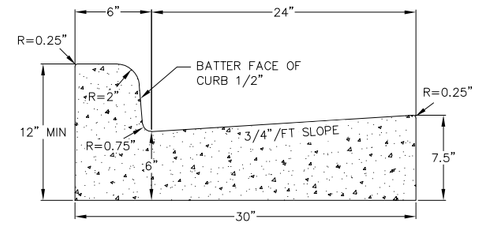


SIDEWALK EXPANSION JOINT

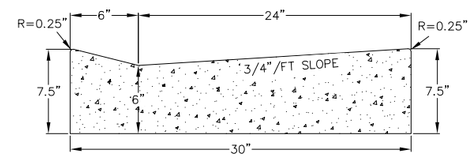
1 / C5.2 **5" SIDEWALK**
NOT TO SCALE



2 / C5.2 **CONCRETE PAD**
NOT TO SCALE

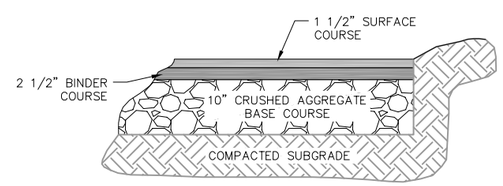


CURB AND GUTTER CROSS SECTION

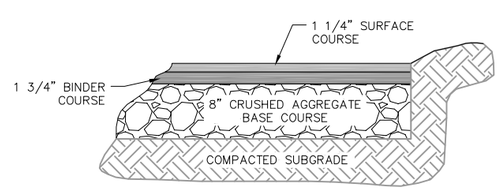


DRIVEWAY GUTTER CROSS SECTION

3 / C5.2 **30" CONCRETE CURB AND GUTTER**
NOT TO SCALE

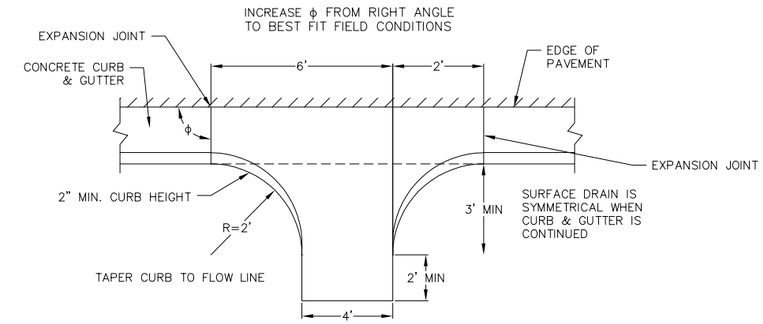


BITUMINOUS PAVEMENT DRIVES

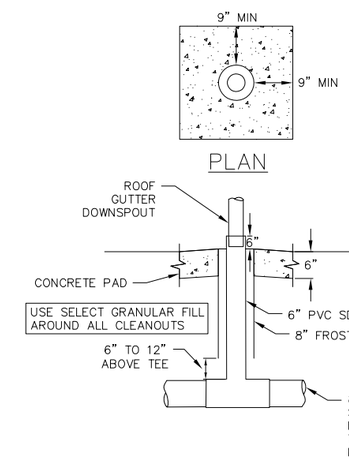


BITUMINOUS PAVEMENT PARKING LOT

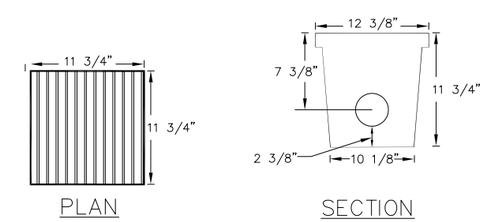
4 / C5.2 **SITE PAVEMENT**
NOT TO SCALE



6 / C5.2 **CONCRETE FLUME**
NOT TO SCALE



7 / C5.2 **ROOF DRAIN HEADER**
NOT TO SCALE



8 / C5.2 **12"x12" PLASTIC CATCH BASIN**
NOT TO SCALE

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Dane County, Wisconsin

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SCALE: AS SHOWN
DATE: 3/12/2020
DRAFTER: TBON
CHECKED: TSCH
PROJECT NO. 190338

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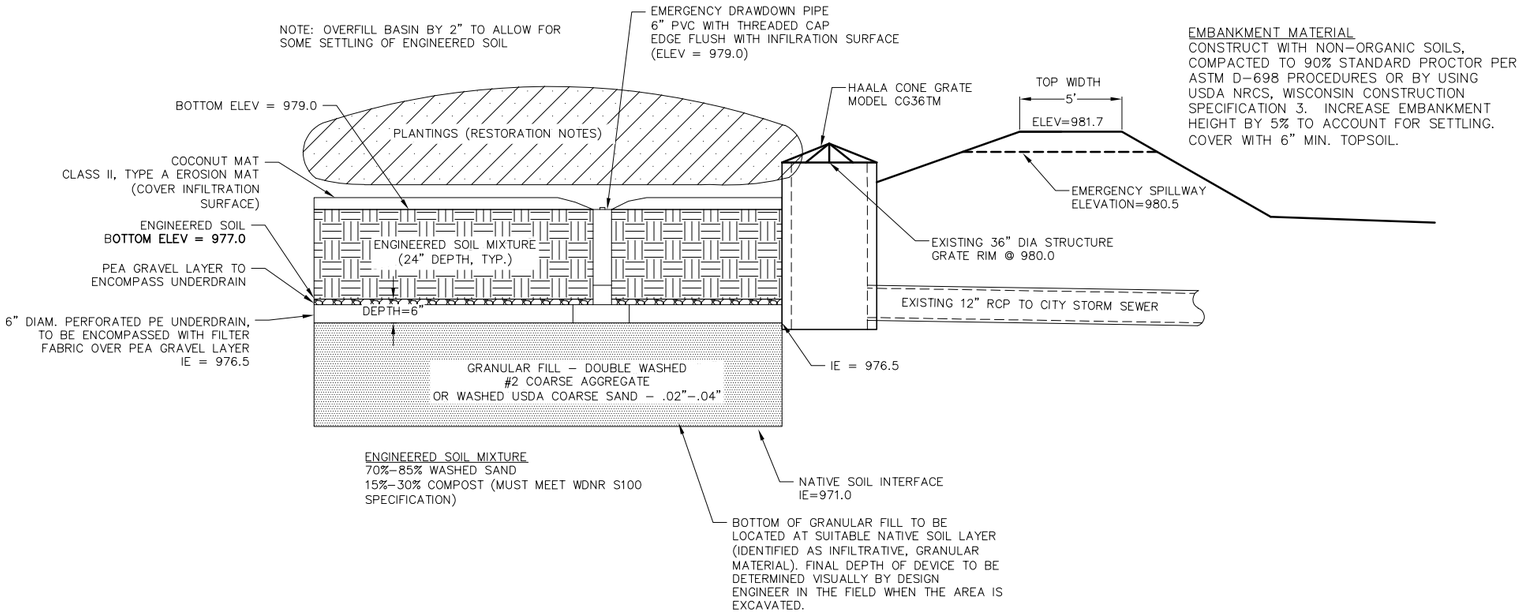


EMBANKMENT MATERIAL
CONSTRUCT WITH NON–ORGANIC SOILS, COMPACTED TO 90% STANDARD PROCTOR PER ASTM D–698 PROCEDURES OR BY USING USDA NRCS, WISCONSIN CONSTRUCTION SPECIFICATION 3. INCREASE EMBANKMENT HEIGHT BY 5% TO ACCOUNT FOR SETTLING. COVER WITH 6" MIN. TOPSOIL.

BIO–RETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIO–RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO–RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

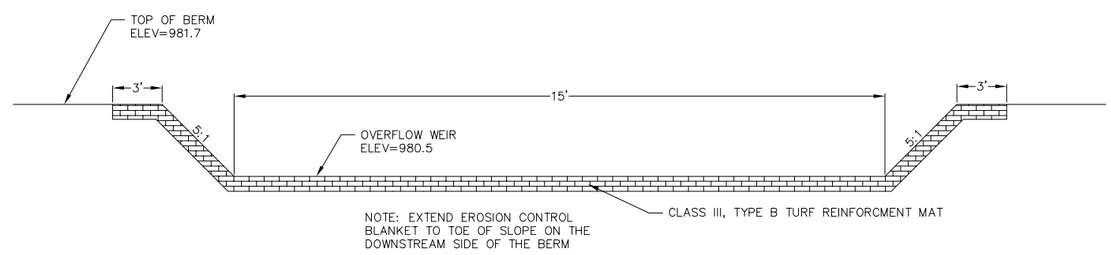
USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED–FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):
1. OVER–EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD (APPROXIMATELY 971.0), DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO–TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) FROM THE NATIVE SOIL INTERFACE TO AN ELEVATION OF 976.5.
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
   70–85% WASHED SAND
   15–30% COMPOST (MUST MEET WDNR S100 SPECIFICATION
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

1 / C5.3 BIO–RETENTION FACILITY
NOT TO SCALE



2 / C5.3 OVERFLOW WEIR
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Zander Solutions - Site Expansion
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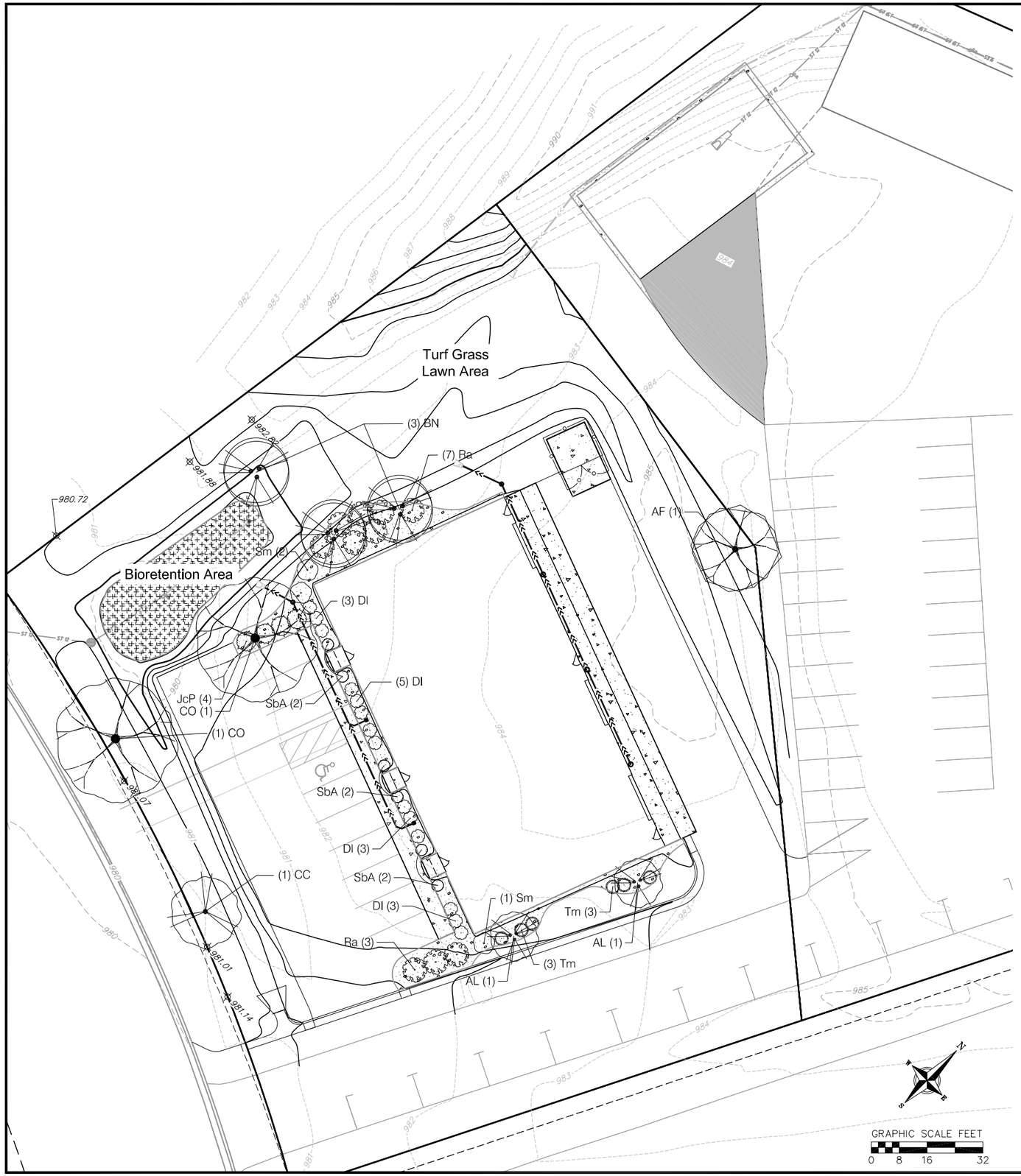

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
AF	Acer x freemanii `Celzam` TM / Celebration Maple	B & B	1.5" Cal		1
BN	Betula nigra / River Birch Multi-Trunk	B & B	6` ht.		3
CO	Celtis occidentalis / Common Hackberry	B & B	1.5" Cal		2

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	7` ht.	Multi-Stem	2
CC	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B & B	2"Cal		1

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DI	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	3 Gal.		14
Ra	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	Cont.	3 Gal.		10
SbA	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spiraea	Cont.	3 Gal.		6
Sm	Syringa meyeri `Palibin` / Dwarf Korean Lilac	Cont.	7 Gal.		3

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
JcP	Juniperus horizontalis `Plumosa Compacta` / Creeping Juniper	Cont.	5 Gal.		4
Tm	Taxus x media `Everlow` / Everlow Yew	Cont.	5 Gal.		6

BIORETENTION/STONE MULCH SCHEDULE

BIO-RETENTION PLUGS	1,065 sf
Asclepias incarnata / Swamp Milkweed	57
Carex bicknellii / Prairie Sedge	22
Carex comosa / Bottlebrush Sedge	29
Carex cristatella / Crested Oval Sedge	29
Carex lurida / Lurid Sedge	22
Coreopsis tripteris / Tall Coreopsis	50
Elymus virginicus / Virginia Wild Rye	85
Iris virginica / Blue Flag Iris	50
Liatris spicata / Spike Gayfeather	50
Lobelia cardinalis / Cardinal Flower	50
Panicum virgatum / Switch Grass	85
Rudbeckia triloba / Browneyed Susan	50
Spartina pectinata / Prairie Cordgrass	85
Symphyotrichum novae-angliae / New England Aster	50

WASHED STONE	1,965 sf
-	

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with WI DOT Seed Mix #40 or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with 1.5" washed stone to 3" depth min. and edged with commercial grade aluminum landscape edging. Permaloc CleanLine $\frac{3}{16}$" x 4" or equal, color black anodized. Provide 18" wide maintenance strip along building foundation adjacent to lawn areas. Mulch to match landscape beds.
8. Install Bioretention Plug plantings as 2" x 2" x 4" deep plugs, 15' on center in a triangular grid pattern. Plant species in odd numbered groups of 5-9 plants, distributing each species randomly across planting area for natural appearance.

City of Verona Landscape Requirements

Zoning:	Urban Industrial												
Building Foundation													
20	points per	100	LF Foundation	=	20	*	521	/	100	=	104	Points	
Notes: Place so dripline is within 10' of foundation at maturity, no climax or tall trees. Intent to break up mass of buildings and provide visual screen 6' min for exterior appurtances													
Developed Lot													
5	points per	1000	GSF Floor Area	=	5	*	8443	/	1,000	=	42	Points	
Notes: Locate away from other landscape requirement areas; provide shade and screen detached exterior appurtances													
Street Frontage													
20	points per	100	LF Foundation	=	20	*	195	/	100	=	39	Points	
Notes: Locate within 10' of public ROW. Shrubs shall not be used to meet requirement. Min. 50% points from climax/tall trees and min. 30% points from small trees.													
Paved Area													
40	points per	10,000	SF Paved Area	=	40	*	11273	/	10,000	=	45	Points	OR
40	points per	20	Parking Stalls	=	40	*	10	/	20	=	20	Points	
Notes: Locate within or within 10' of paved area. Provide continuous screen of 40" min along parking areas from public ROW. Min 360 sf landscaped area required for placement of every 100 points. Min. 30% points from climax/tall trees and min. 40% points from shrubs.													

City of Verona Landscape Requirements

Project:	Zander Solutions Site Expansion									
Zoning:	Urban Industrial									
Date:	04.02.20									
		Foundation		Paved Area		Street Frontage		Developed Area		
Category	**Points**	**Qty**	**Value**	**Qty**	**Value**	**Qty**	**Value**	**Qty**	**Value**	
Climax Tree	75		0		0		0		0	
Tall Deciduous Tree	30		0	1	30	1	30	1	30	
Medium Deciduous Tree	15	2	30		0		0	1	15	
Low Deciduous Tree	10	2	20		0	1	10		0	
Tall Evergreen Tree	40		0		0		0		0	
Medium Evergreen Tree	20		0		0		0		0	
Low Evergreen Tree	12		0		0		0		0	
Tall Deciduous Shrub	5		0		0		0		0	
Medium Deciduous Shrub	3	3	9		0		0		0	
Low Deciduous Shrub	1	27	27	3	3		0		0	
Medium Evergreen Shrub	5		0		0		0		0	
Low Evergreen Shrub	3	6	18	4	12		0		0	
Total Provided			**104**		**45**		**40**		**45**	
Total Required			**104**		**45**		**39**		**42**	

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Phone: (800) 261-3898

Landscape Plan
Zander Solutions - Site Expansion
408 Venture Court, City of Verona
Dane County, WI

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NO.	DATE	REMARKS

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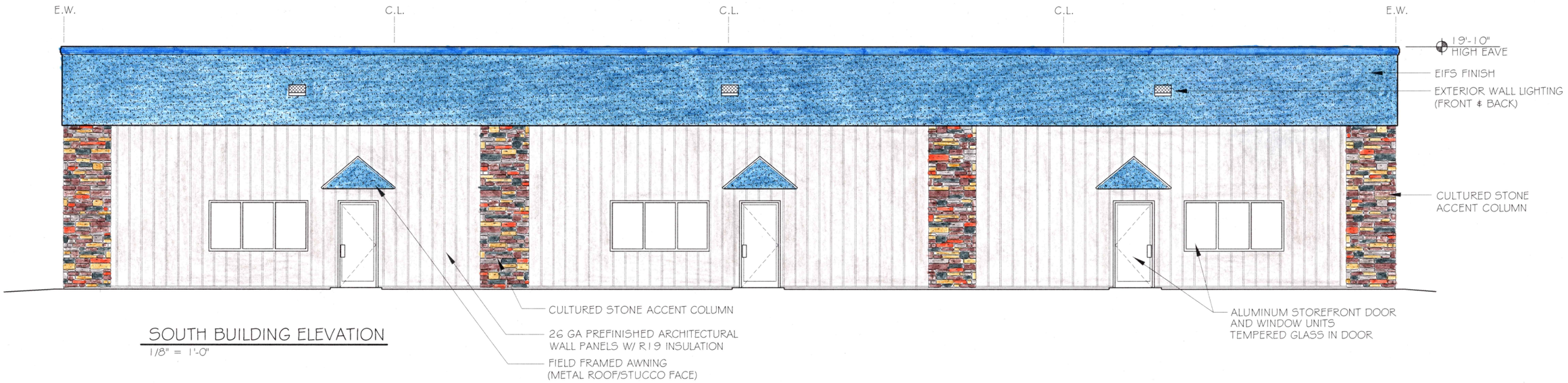
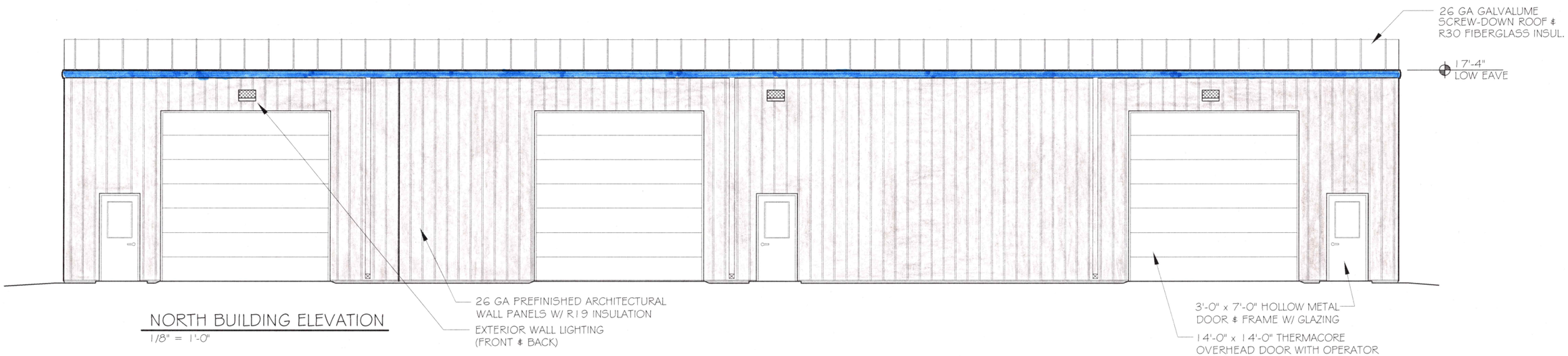
22 Apr 2020 - 6:24p M:\Zander Solutions\190338_Verona Site Expansion\CADD\190338_Landscape.dwg by: lbon



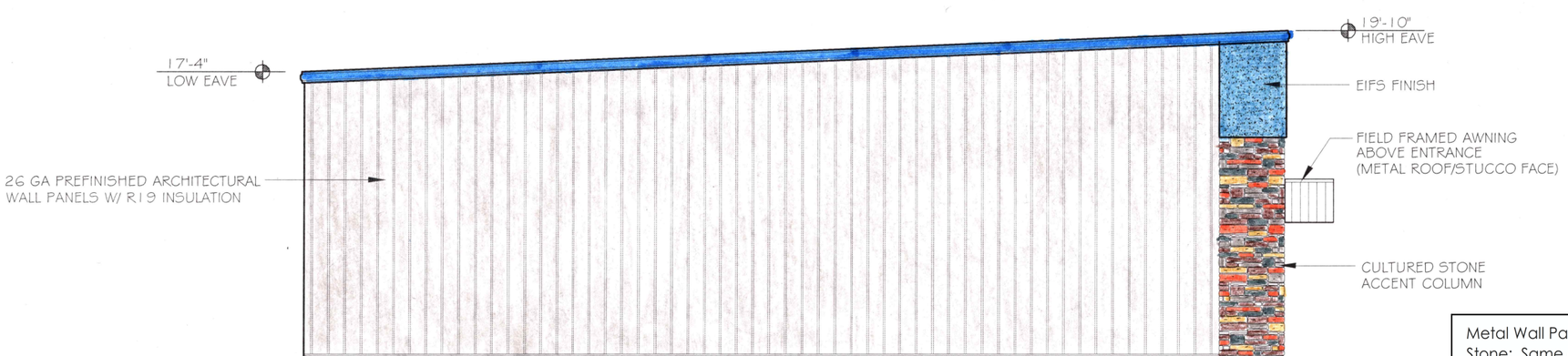
SOUTH BUILDING ELEVATION

1/8" = 1'-0"



NORTH BUILDING ELEVATION

1/8" = 1'-0"



ENDWALL ELEVATION

1/8" = 1'-0"

Metal Wall Panels: VP "VeeRib" Egyptian White or Granite Grey (both very similar)
Stone: Same as "Coating Place, Inc." ; 200 Paoli St., Verona (see picture attached)
EIFS Band: Similar to VP "Imperial Blue"

COLORS & FINISHES

VARCO PRUDEN BUILDINGS

STANDARD WALL, TRIM & ROOF COLORS

Cool Arctic White

Cool Cotton White

Cool Egyptian White

Cool Sierra Tan

Cool Granite Gray

Cool Zinc Gray

Cool Straw Gold

Cool Dark Bronze

Cool Colonial Red

Cool Hemlock Green

Cool Leaf Green

Cool Bermuda Green

Cool Cobalt Blue

Cool Imperial Blue

Cool Ebony (trim only)

Acrylic Coated Galvalume® *

Wall panel colors for Panel Rib, RPR, Tech Four & Vee Rib. Roof panel colors for Panel Rib Roof, SSR and 26 & 24 ga. Deck-Liner. Deck-Liner panel colors are limited to 24 & 26 ga. 22 & 28 ga. Deck-Liner is available in Polyester Interior White only. LPR-36 is available in SMP Cool Cotton White only. *Acrylic Coated Galvalume® is an option for SSR, Panel Rib Roof or Wall & Deck-Liner.

VP BUILDINGS
VARCO PRUDEN
Building Solutions...
one relationship at a time

STANDARD WALL, TRIM & ROOF COLORS

Long-term beauty, unmatched protection, cool color performance and superior quality.

Varco Pruden uses high quality paint systems designed to provide long-term performance and protection. Each coating is formulated with thoroughly researched, tested and field proven pretreatments, primers, resins and pigments that can meet your design and performance requirements.

This paint system combines ceramic pigmentation with polyvinylidene fluoride for superior, long-lasting performance. PVDF finishes are respected for their durability, resistance and color retention. Our KXL finishes are warranted for up to 25 years.

70% PVDF finishes meet both Kynar 500® and Hylar 5000® specifications. All colors shown approximate actual paint colors as accurately as possible. Actual paint colors may vary. Colors in this guide are for reference only. Varco Pruden Buildings reserves the right to change color offerings shown here without notice. Painted metal samples are available.

Custom color matching is available through Varco Pruden. Orders with custom colors are subject to special pricing and delivery considerations. For SLR II colors, see selection card #6020.

Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material and is not cause for rejection.

- *Kynar 500® is a registered trademark of Arkema.*
- *Hylar 5000® is a registered trademark of Solvay Solexis.*
- *Galvalume® is a registered trademark of BIEC International, Inc.*

PHYSICAL AND PERFORMANCE PROPERTIES ON COATED STEEL[1]

Specular Gloss at 60º	ASTM D 523[(2)]	25-35
Pencil Hardness	ASTM D 3363	F-2H
T-Bend[(3)]	ASTM D 4145	2T; No pick off
Adhesion	ASTM D 3359	Reverse impact 1/16" crosshatch; No adhesion loss
Humidity Resistance 100% humidity @ 95º F	ASTM D 2247 ASTM D 714	Passes 1500 hours No #8 blisters
Reverse Impact	ASTM D 2794	3.0 x metal thickness, no cracking or adhesion loss
Salt Spray Resistance 5% salt fog @ 95º F	ASTM B 117	Passes 1000 hours Less than 1/8" avg. creepage from scribe. None or few #8 blisters
South Florida Exposure 10 yrs. @ 45º	ASTM D 2244 ASTM D 4214	Max 5 fade Max 8 chalk
Dry Film Thickness	ASTM D 1400	0.20 mil primer; 0.75 mil topcoat
Acid Resistance	ASTM D 1308	10% muriatic acid 24 hours — no effect; 20% muriatic acid 18 hours — no effect
Acid Rain Test	Kesternich SO_2	15 cycles min. DIN 50018, no objectionable color change
Alkali Resistance	ASTM D 1308	10%, 25% NaOH, 1 hour; no effect

1. Includes G90 hot dip galvanized and Galvalume 2. American Society for Testing and Materials. 3. Fracturing or rupturing of substrate will rupture coatings. Heavy gauge and clad steel substrates impose limitations on formability. KXL coatings are generally flexible beyond the point of substrate rupture.

VP COOL COLOR INFORMATION

Color Name & Code	Solar Reflectance[1]	Thermal Emittance[2]	SRI[3]	LEED 2.2 Low Slope Initial SRI > or = 78	LEED 4.0 Low Slope Initial SRI > or = 82	LEED 2.2 Steep Slope Initial SRI > or = 29	LEED 4.0 Steep Slope Initial SRI > or = 39
Acrylic Coated Galvalume (no code)	0.68	0.30	65	No	No	Yes	Yes
Cool Arctic White – BN5W183B	0.64	0.84	76	No	No	Yes	Yes
Cool Bermuda Green – BN5G176B	0.30	0.84	29	No	No	Yes	No
Cool Cobalt Blue – BN5L148B	0.33	0.84	33	No	No	Yes	No
Cool Colonial Red – BN5R143B	0.34	0.85	35	No	No	Yes	No
Cool Cotton White – BN5W184B	0.76	0.84	93	Yes	Yes	Yes	Yes
Cool Dark Bronze – BN5N239B	0.32	0.84	32	No	No	Yes	No
Cool Ebony – BN5B114B	0.30	0.84	29	No	No	Yes	No
Cool Egyptian White – BN5I137B	0.63	0.83	74	No	No	Yes	Yes
Cool Granite Gray – BN5A221B	0.55	0.84	63	No	No	Yes	Yes
Cool Hemlock Green – BN5G175B	0.34	0.85	35	No	No	Yes	No
Cool Imperial Blue – BN5L149B	0.30	0.84	29	No	No	Yes	No
Cool Leaf Green – BN5G174B	0.30	0.85	30	No	No	Yes	No
Cool Sierra Tan – BN5N235B	0.49	0.84	55	No	No	Yes	Yes
Cool Straw Gold – BN5I136B	0.61	0.84	72	No	No	Yes	Yes
Cool Zinc Gray – BN5A222B	0.37	0.85	39	No	No	Yes	Yes

Authorized Independent Testing Laboratory Results: 1 = AITL ASTM C1549 CRRC Tested Lab Results.
2 = AITL ASTM C1371 CRRC Tested Lab Results. 3 = AITL ASTM E1980 CRRC Tested Lab Results.
(Low Slope ≤ 2:12; Steep Slope > 2:12)

Varco Pruden Buildings, 3200 Players Club Circle, Memphis, TN 38125

6021 Wall, Trim & Roof Colors
Issue Date: 1967
Revised: 2/17

WALL SYSTEMS

VARCO PRUDEN BUILDINGS

VEE RIB™ WALL PANEL

FEATURES

- Available in 26 or 24 gauge
- 36 " wide panel with 1-3/16" recessed ribs 12" on center
- Available up to 48′ in length*
- Variety of color options with KXL finish and a 25 year paint warranty
- Installed with stainless steel capped self-drilling color-matched fasteners
- Fasteners installed in V-groove
- Embossed surface

**Max. length varies by manufacturing location*

BENEFITS

- Variety of gauge thicknesses to meet most codes and specifications
- Engineered for durability and aesthetically pleasing
- Long panel lengths minimize end laps for optimum wall integrity
- Superior paint finishes reduces maintenance costs
- Recessed fastener locations give the panel a semi-concealed profile with bold architectural lines
- Embossed surface provides attractive architectural finish

VP BUILDINGS VARCO PRUDEN

Building Solutions...
one relationship at a time

VEE RIB WALL PANEL

The sculptured look of Vee Rib can add visual interest to any building

Vee Rib is an economical wall system with a distinct sculptured look. This wall system can provide a more architectural approach than concrete, masonry or even wood alternatives.

Vee Rib wall panels are standard 26 gauge AZ50 steel or optional 24 gauge. The panel is 36" wide with a V-groove pattern creating 1-3/16" reveals. It is available in lengths up to 48' which can provide a continuous panel from foundation to eave. This can eliminate the need for endlaps and assures you of wall integrity and weathertightness.

Vee Rib also comes with special base trim for the foundation to assure a weathertight seal. Vee Rib panels are attached with stainless steel capped self-drilling, color matched fasteners that are semi-concealed in the bottom of the V-groove. The panel's surface is embossed for increased aesthetics and to reduce glare.

Vee Rib can effectively utilize up to 6" of blanket insulation as well as up to 2-1/2" of rigid board insulation. Your VP Builder can assist you in selecting the optimal insulation approach, considering up-front costs and long term energy savings.

All gauges of Vee Rib are available in a selection of standard KXL finish and colors. The KXL paint system is a PVDF finish applied to the Galvalume® surface to give a long-life color that resists fading and chalking backed by 25 year finish warranty. KXL is a 1 mil nom. PVDF finish with 70% Kynar® 500 or Hylar® 5000 standard.

Varco Pruden Buildings meets the highest standards and certifications in the industry, including IAS and Miami-Dade County, Florida Product Approvals.

Panel Width:	36" coverage
Panel Length:	Min. 1' Max. 48'*
Gauges:	26 or 24 ga. available
Substrate:	AZ50 coated
Exterior Coating:	KXL (70% PVDF)
Interior Coating:	Gray primer
Ext. Coat Warranty:	25 yrs. conditional†
Finish:	Embossed

Available accessories include louvres, walk-doors, wall-lites, and window kits. For information about this or any other VP product or service, contact your local authorized VP Builder.

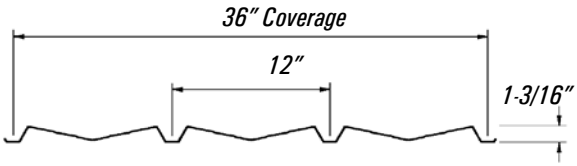
Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material or manufacturing and is not cause for rejection.

- *Kynar 500® is a registered trademark of Arkema.*
- *Hylar 5000® is a registered trademark of Solvay Solexis.*

**Some manufacturing facilites have length limitations*

† For specific warranty information, refer to VP's Warranty Guide.

VEE RIB CROSS SECTION



Varco Pruden Buildings, 3200 Players Club Circle, Memphis, TN 38125

2058 Vee Rib Wall Panel
Issue Date: 1999
Revised: 6/17

Stone Material - Same as "Coating Place, Inc."; 200 Paoli St., Verona

WALL PACKS

E-WFS Series

Full Cutoff LED Wall Pack
Replaces up to 400W PSMH

You'll Love The Installation On This One

cULus listed, the E-WFS Series LED Full Cutoff Wall Pack features a low-profile appearance and hook that hangs the fixture in place feature, which makes installation quick, painless, and a one-man job. The fixture is also dimmable from 0-10V, delivers up to 21,600 lumens, and is available in 4000K and 5000K.

Stylish

- Sleek rounded architectural design
- Polycarbonate lens for better light distribution

Durable

- Heavy duty, die-cast aluminum housing

Recommended Use

- Security
- Commercial
- Perimeter Lighting

Input Voltage

- Universal (120V through 277V Operation)

Certifications

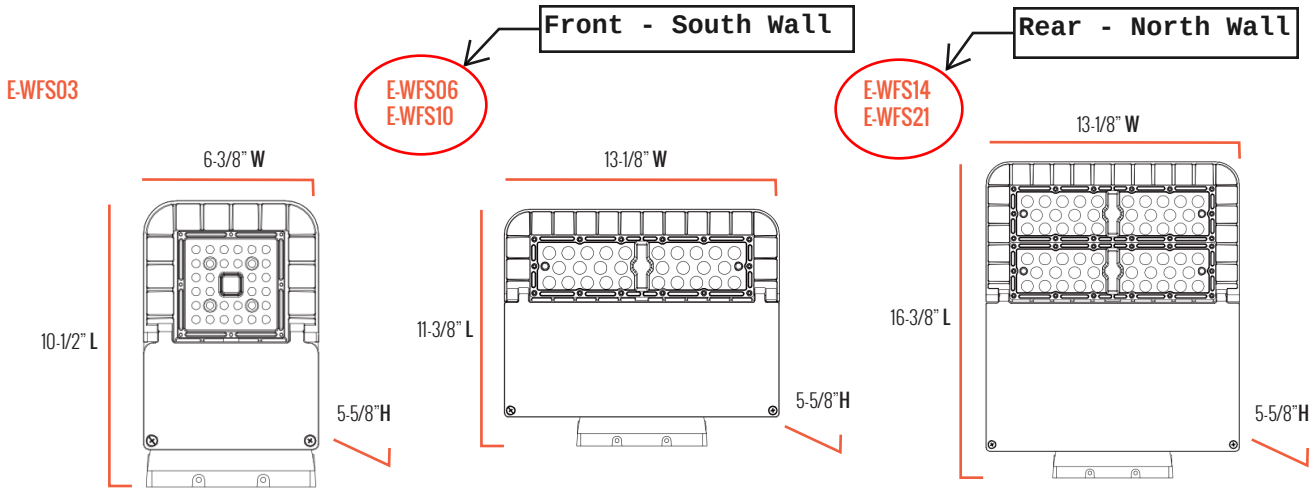
c UL us LISTED · 5 YEAR WARRANTY · WET LOCATION SUITABLE · DIMMABLE · DLC PREMIUM

"WARNING - Cancer and Reproductive Harm - www.p65warnings.ca.gov"

e-conolight®

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-WFS Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT
E-WFS03 10-1/2" **L** x 6-3/8" **W** x 5-5/8" **H**	3.3 lbs.	12' - 20'
E-WFS06, E-WFS10 11-3/8" **L** x 13-1/8" **W** x 5-5/8" **H**	7.7 lbs.	12' - 20'
E-WFS14, E-WFS21 16-3/8"**L** x 13-1/8" **W** x 5-5/8" **H**	9.9 lbs.	12' - 25'

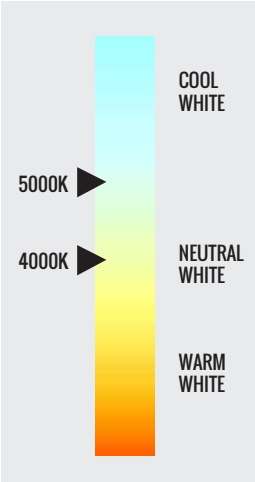
Fixture Specifications

HOUSING	Dark bronze, die-cast aluminum
LENS ASSEMBLY	Polycarbonate
MOUNTING	Included with an EZ hook quick mount bracket, bubble level and through wiring feature. Purchase a surface mount box (E-ACSBWFZ), to be installed with surface conduit.

Electrical Performance

OPERATING RANGE	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C to 40°C (-40°F to 104°F)	Estimated >100,000 hours	> 0.9	< 10%	Yes

CORRELATED COLOR TEMPERATURE (CCT)



Revision Date: 12/09/19

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-WFS Series

INPUT VOLTAGE (AMPS)	120V	208V	240V	277V
E-WFS21A-F50Z	1.30	0.75	0.65	0.56
E-WFS21A-F40Z	1.30	0.75	0.65	0.56
E-WFS14A-F50Z	0.85	0.49	0.43	0.37
E-WFS14A-F40Z	0.85	0.49	0.43	0.37
E-WFS10A-F50Z	0.67	0.38	0.33	0.29
E-WFS10A-F40Z	0.67	0.39	0.33	0.29
E-WFS06A-F50Z	0.38	0.22	0.19	0.17
E-WFS06A-F40Z	0.38	0.22	0.19	0.16
E-WFS03A-F50Z	0.20	0.11	0.10	0.09
E-WFS03A-F40Z	0.20	0.11	0.10	0.09

Warranty & Certifications

WARRANTY	cULus LISTED	DLC
5-Year Limited	Wet Locations	Premium

Output Specifications

Rear - North Wall

Front - South Wall

SKU	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WFS21A-F50Z	21,600 Lumens	Cool White (5000K)	157W	≥70CRI	400W PSMH
E-WFS21A-F40Z	21,200 Lumens	Neutral White (4000K)	157W	≥70CRI	400W PSMH
E-WFS14A-F50Z	14,950 Lumens	Cool White (5000K)	103W	≥70CRI	320W PSMH
E-WFS14A-F40Z	14,700 Lumens	Neutral White (4000K)	103W	≥70CRI	320W PSMH
E-WFS10A-F50Z	11,000 Lumens	Cool White (5000K)	81W	≥70CRI	250W PSMH
E-WFS10A-F40Z	10,500 Lumens	Neutral White (4000K)	81W	≥70CRI	250W PSMH
E-WFS06A-F50Z	6100 Lumens	Cool White (5000K)	46W	≥70CRI	150W PSMH
E-WFS06A-F40Z	6100 Lumens	Neutral White (4000K)	46W	≥70CRI	150W PSMH
E-WFS03A-F50Z	3250 Lumens	Cool White (5000K)	24W	≥70CRI	100W PSMH
E-WFS03A-F40Z	3200 Lumens	Neutral White (4000K)	24W	≥70CRI	100W PSMH

Accessories

Photocell - Button, 120V/208V/240V/277V
SKU: E-ACP1 (120V)
E-ACP2 (208/240/277V)
USE: Photocell is field installed. Drilling of the back box in the field is required.

Surface Mounting Box
SKU: E-ACSBWFZ
USE: For use when using surface conduit.

Recommended Dimmers

MAKE	DIMMER TYPE	MODEL
Leviton	0-10V	DS710
Leviton	0-10V	IP710
Lutron	0-10V	NTSTV-DV
Lutron	0-10V	NFTV
Lutron	0-10V	DVTV-WH

Revision Date: 12/09/19

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Planning Report

City of Verona

Plan Commission 5-4-2020

KSW Construction

Site Plan

Summary: The Applicant is requesting a site plan review to construct an 8,995 square foot office building for KSW Construction located at the corner of CTH M, Thousand Oaks Trail, and John P. Livesey Boulevard.

Property Location: 1100 John P. Livesey Boulevard

Property Owner: Anorev LLC
2248 Deming Way, Suite 200
Middleton, WI 53562

Applicant: KSW Construction Corporation
807 Liberty Dr. #106
Verona, WI 53593

Existing Zoning: Suburban Industrial (SI)
Existing Land Use: Vacant lot
Proposed Land Use: Office

Figure 1 – Location Map

Site Description:

The Applicant is requesting a site plan review ("Application") to construct an 8,995 square foot office building located at the corner of Thousand Oaks Trail and County Highway M (CTH M) with access from John P. Livesey Boulevard. The proposed building will be located on the former Lot 9 and previously approved Lot 1 ("Property") depicted in Figure 1 in red in the Verona Technology Park, which is zoned Suburban Industrial. The Property is currently vacant with a wetland located at the corner of Thousand Oaks Trail and John P. Livesey Boulevard. Land uses surrounding the Property include industrial, business, and restaurant uses.

Background:

In March of 2020, the Applicant requested an initial review to construct an 8,200 square foot office building and a 41,200 square foot flexible industrial use building with access from John P. Livesey Boulevard. Comments from the Plan Commission included a desire to see high quality materials and aesthetically pleasing buildings are required, screening wall should be installed on John P. Livesey Boulevard, and additional landscaping and trees on the property.

In April of 2020, Anorev LLC requested a certified survey map (CSM) to modify the shared property line between the existing Lots 9 and 10. The Plan Commission and Common Council approved the CSM. The Applicant will begin the process of recording the CSM with Dane County.

Southeast Neighborhood Plan:

The Property is located in the Southeast Neighborhood Plan ("Plan"), which was adopted in 2010. The Property and others are discussed on page 20 of the Plan. The Application conforms to the recommendations of the Plan.

- "The City plans to utilize this area for creating jobs and employment opportunities for Verona residents with office, corporate headquarter, light manufacturing, warehousing, educational, and similar business park-type developments;"
- "The City will require a minimum of 25% landscaping areas/open space for developments within this Business Park sub-area – consistent with the City's 'Suburban Office' and 'Suburban Industrial' zoning district requirements;"
- "Land-uses further east—farther away from Highway 18-151—are planned to include a mix of office, warehouse, distribution, educational and light industrial land-uses. Due to the large roof-areas typical of such developments, all of these land-uses present excellent opportunities for successfully treating storm water on-site and improving water-quality in the Badger Mill Creek and Sugar River as compared with the current unregulated agricultural land-uses;"

- "High-quality architecture and building design will be required for development within this area—but especially along Highway 18-151, given the higher visibility parcels will have along Highway 18-151. The Plan Commission will serve as the architectural review and approval board for any proposed development within this area;"

The Applicant is proposing to locate the KSW headquarters to the Verona Technology Park. There is an existing wetland located at Thousand Oaks Trail and John P. Livesey Boulevard. This area will be expanded to contain bioretention areas. As part of the approved CSM, there will be an easement agreement for the property to the east to utilize this area for stormwater management. The landscaping and architecture will be discussed later in this report.

Planning Review:

Bulk Requirements:

Setback/Code Requirements	Proposed (ft.)	Code (ft.)	Compliance
Front (CTH M)	35	25	Yes
Street Side (Thousand Oaks Trl.)	25	25	Yes
Rear	320	20	Yes
Side	95	10 or 0	Yes
Min. Paved Surface Setback: From Side or rear From Street	 25 (side) 12 (CTH M)	 5 10	 Yes
Max. Building Height	25	45	Yes
Min. Parking Spaces	32	1 space per 300 sf of gross floor area (30 spaces)	Yes

Access/Parking:

Access to the site will be from John P. Livesey Boulevard and all access will be prohibited from Thousand Oaks Trail and CTH M. The CSM contains a cross-access easement agreement between this lot and the lot to the east to ensure access is available to both lots in the future from the private internal access roads. The Applicant has designed the access road to ensure potential parking areas to the east can connect to this access road.

The Applicant has provided parking to the east and south of the building as depicted on the site plan in the Plan Commission packet. Staff has no concerns with the parking as it exceeds the minimum required parking spaces by two (2) spaces.

Drainage/Stormwater:

The Applicant and the City Engineer continue to have discussions regarding the stormwater plans. Staff has no concerns at this time.

Design:

The Applicant is proposing a one (1)-story building with a maximum height of twenty-five (25) feet. The building is a mix of metal, wood, and gray tones of CMU brick as depicted in Figure 2. The Applicant has portioned the windows of the side of the building to add interest to the slender windows located interior to the wood siding. The Applicant has grounded the building with burnished faux brick and added a band above the windows to help mask some of the building height as well as changing the building material. This has created visual interest to the building. The dumpster is hidden behind an eight (8) foot tall screen wall that matches the wood on the building. There is a six (6) foot tall gate that mirrors the wooden screen for a seamless enclosure. The blending of material makes this building a focal point for the corner of CTH M and Thousand Oaks Trail.

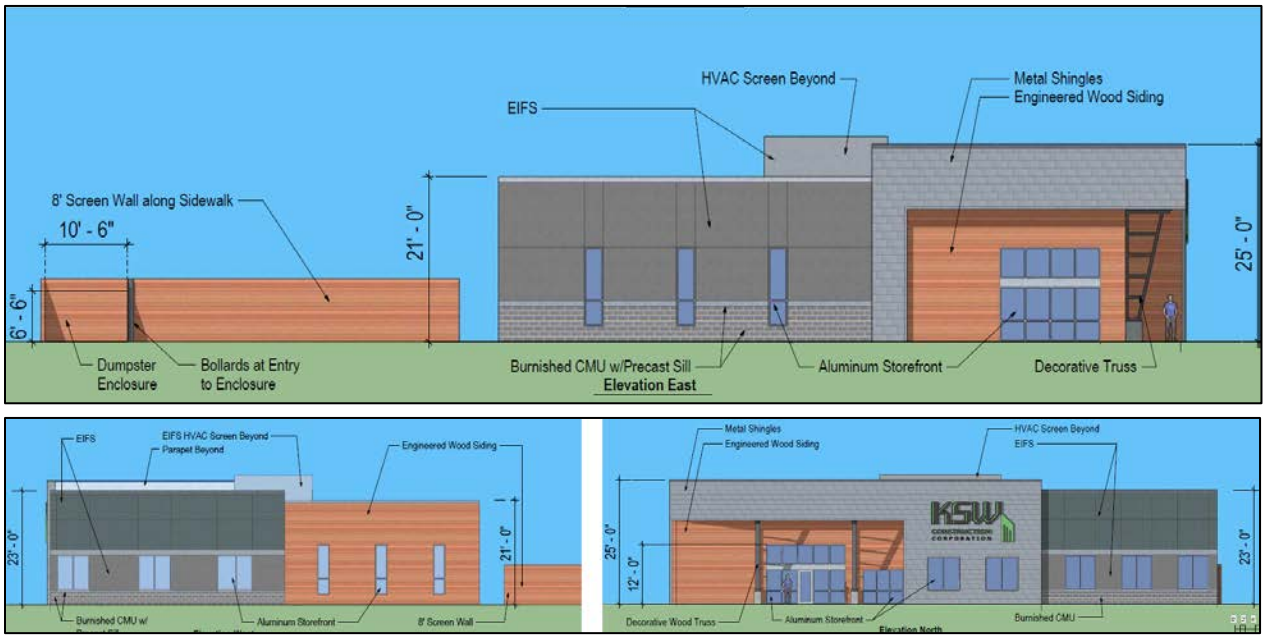


Figure 2 - Building rendering

Landscaping and Lighting:

The Applicant has submitted a landscaping plan as provided in the Plan Commission packet. The Applicant is proposing to screen the parking area by Thousand Oaks Trail with Emerald Green Arborvitae. The wetland area will contain a mixture of deciduous trees of Hackberry, Swamp White Oak, Autumn Brilliance Serviceberry, and Kentucky Coffee and Black Hill Spruce as an evergreen. Proposed are various deciduous trees near CTH M and shrubbery around the foundation of the building. The Applicant included perennials around the entrance of the building, which do not count in the landscaping point requirement. The Zoning Ordinance requires the Applicant to meet the minimum landscaping point requirement of 1,749, which they exceeded with a total of 1,800 landscaping points.

A photometric plan was submitted as part of the Application. The Applicant is proposing two (2) bronze twenty (20) foot tall poles with full cut-off LED fixtures for the parking areas of the Property as depicted in Figure 3. The lighting is within the acceptable range

for the Property and does not affect the neighboring properties as it does not exceed 0.4 footcandles at the property lines.

Figure 3 - Light fixture

Staff Comments:

This building will be the gateway to the Verona Technology Park. In general, Staff is supportive of the proposed building as it is consistent with the Southeast Neighborhood Plan. The building design contains high quality materials and creates visual interest on the corner of CTH M and Thousand Oaks Trail.

Recommendation:

Staff recommends the Plan Commission approve the site plan for KSW Construction located at 1100 John P. Livesey Boulevard.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

DIMENSION IV
Madison Design Group
architecture · interior design · planning

PROJECT DESCRIPTION
Site Plan Submission
April 2, 2020

Site: Verona Technology Park
Lot 9
John P. Livesey Blvd
Verona, Wisconsin
Dimension IV Madison Project No. 20013

Area:
3.41 acres

Proposed Project/Building:
The proposed buildings will be the new home of KSW Construction.

The Phase I building will be an 8,995 square foot office/warehouse building for KSW Construction office. It will include parking for approximately 30 vehicles and a delivery/employee vehicle area.

Building Area:
Phase I – KSW office 8,995 square feet

Parking:
Phase I – 30+

Landscaping:
Landscaping will be designed to screen the parking area use around the building and highlight the building. The wetland area will be incorporated as natural landscape buffer.

Stormwater:
The drainage from the project will be routed to the technology park stormwater access. Infiltration areas will be incorporated into the site and 75' wetland buffer area on site.

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445
dimensionivmadison.com

DIMENSION IV
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

KSW CONSTRUCTION CORPORATION

KSW OFFICE DEVELOPMENT

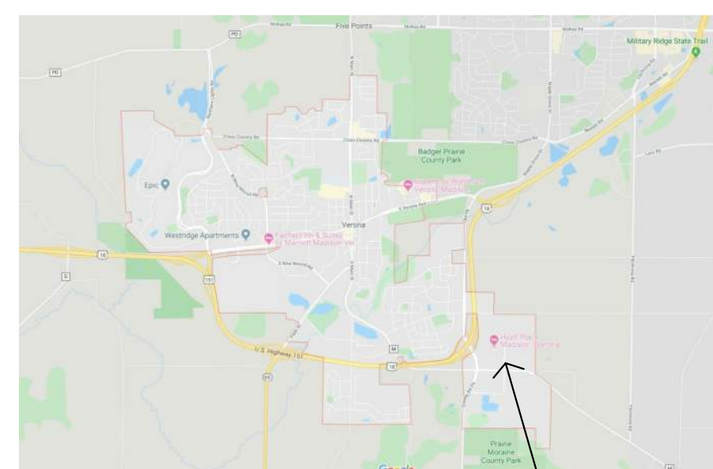
Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

LIST OF DRAWINGS:

Architecture : **Dimension IV - Madison Design Group**
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

General Contractor: **KSW Construction**
807 Liberty Dr. #106, Verona, WI 53593
p: (608) 845-2290 kswconstruction.com

Civil Engineering **Professional Engineering, LLC**
818 N Meadowbrook Ln., Waunakee, WI 53597
p: (608) 849-9378 pe-wi.com

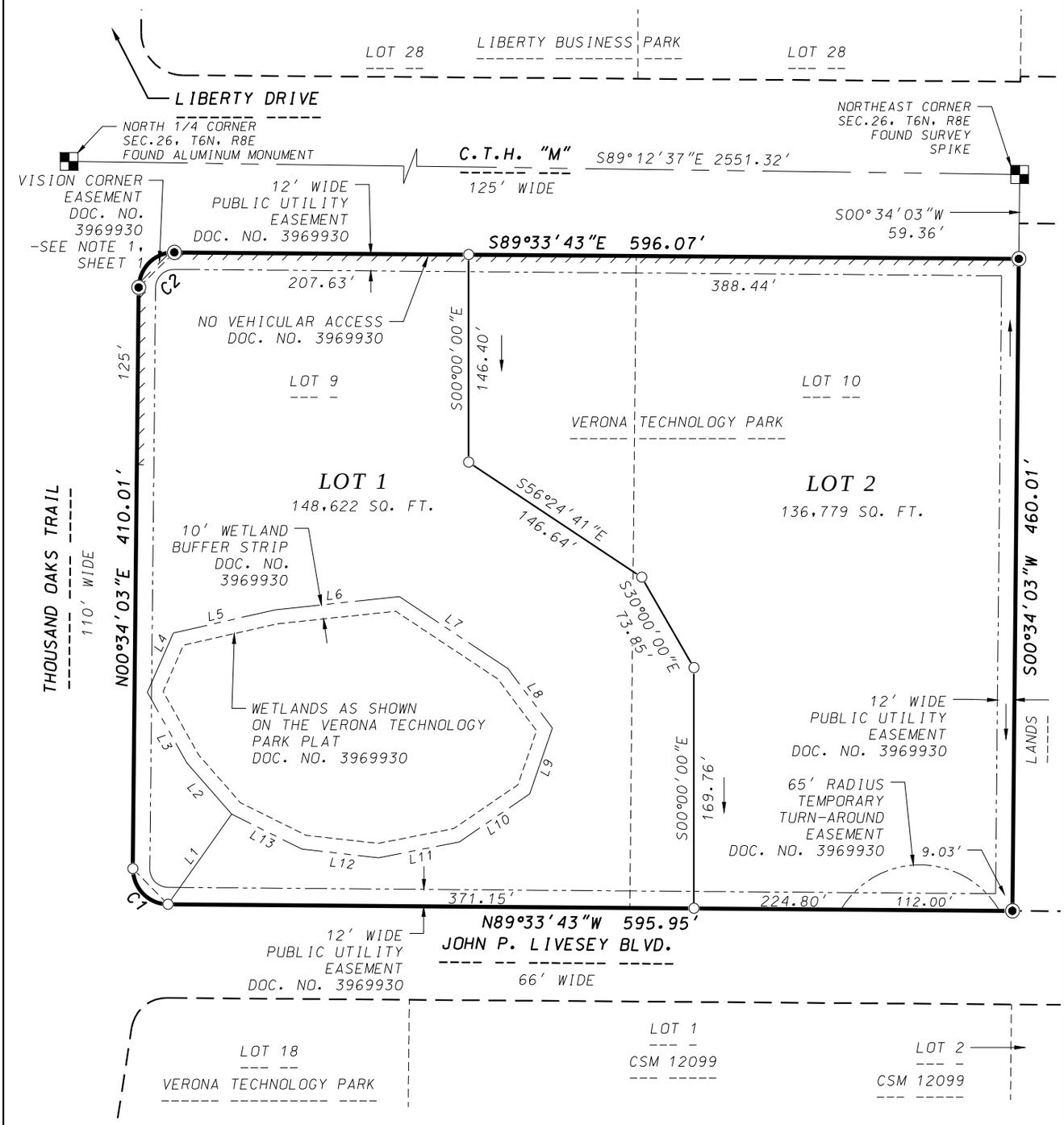


SITE LOCATION

SITE PLAN REVIEW - REVISED 04/22/2020 PROJECT # 20013 **G0.1**

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

◉ FOUND 1-1/4" IRON REBAR

○ PLACED 3/4" IRON REBAR
(WT.=1.5LBS./FT.)

THE NORTH LINE OF THE NE1/4
OF SECTION 26, T6N, R8E
IS ASSUMED TO BEAR
S89°12'37"E

0 100
Scale 1" = 100'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 9, 2020
F.N.: 20-07-104
C.S.M. NO.
DOC. NO.
VOL. SHEET

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Verona, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:
Lots 9 and 10, Verona Technology Park, recorded in Volume 58-059A of Plats on pages 313-315 as Document Number 3969930, located in the NE1/4 of the NE1/4 of Section 26, T6N, R8E, City of Verona, Dane County, Wisconsin. Containing 285,401 square feet (6.552 acres).

Dated this 9th day of March, 2020.

_____
Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. Notes from Verona Technology Park plat

   -Individual lots within this plat will be required to infiltrate where practical the first 1/2 inch of runoff from building rooftops. Runoff from parking lots will be pre-treated for oil and grease before it is allowed to commingle with other runoff.

   -Minimum unprotected foundation opening elevation for this plat shall be 938.5.

   - ←——— Arrows indicate the direction of drainage flows in various components resulting from site grading and the construction of required public improvements. The drainage flow components located in easements shall be maintained and preserved by the property owner.

2. The Lots of this Certified Survey Map are subject to the following recorded documents:
   -Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4242114.
   -Declaration of Restrictive Covenants recorded as Doc. No. 4362894.
   -Tax Agreement recorded as Doc. No. 4956762.

3. The lots of this Certified Survey Map are subject to shared access and utility easement agreement to be recorded by a separate instrument.

4. Surveyed for:
   Anorev, LLC
   2248 Deming Way, Suite 200
   Middleton, WI 53562

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	25.00	35.40	39.33	N44°29'50"W	90°07'46"
C2	25.00	35.31	39.21	N45°30'10"E	89°52'14"

WETLAND BUFFER STRIP
LINE TABLE

L1 - N35°12'26"E 77.90'
L2 - N41°09'17"W 48.13'
L3 - N29°14'28"W 56.99'
L4 - N23°44'14"E 45.72'
L5 - N77°10'38"E 73.83'
L6 - N83°56'19"E 88.00'
L7 - S56°24'41"E 91.96'
L8 - S36°47'04"E 52.42'
L9 - S19°00'39"W 48.93'
L10 - S55°40'50"W 60.29'
L11 - S78°56'49"W 58.04'
L12 - N83°33'47"W 54.32'
L13 - N63°37'02"W 55.48'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 9, 2020
F.N.: 20-07-104
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Anorev, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

Anorev, LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Verona for approval.

IN WITNESS WHEREOF, the said Anorev, LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____ , 2020.

Anorev, LLC

_____

By: John K. Livesey

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____ , 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin
My commission_____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 9, 2020
F.N.: 20-07-104
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

Oregon Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Oregon Community Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____ , 2020.

Oregon Community Bank

_____

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____ , 2020, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

_____
Notary Public, Dane County, Wisconsin
My commission expires_____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 9, 2020
F.N.: 20-07-104
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

CITY OF VERONA APPROVAL

Approved for recording by the City of Verona this_____day of_____, 2020.

Approved on_____.

_____
Ellen Clark, Clerk, City of Verona

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____,

2020 at_____.M. and recorded in Volume_____of Certified Survey Maps on

Pages_____as Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

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View from Hwy M to East toward Thousand Oaks Trail

View from Hwy M to SE at Thousand Oaks Trail

View at Thousand Oaks Trail to South

View at Thousand Oaks Trail & John Livesey Blvd to East

View from John Livesey Blvd to North

View from Hwy M to West toward Thousand Oaks Trail

Context Images

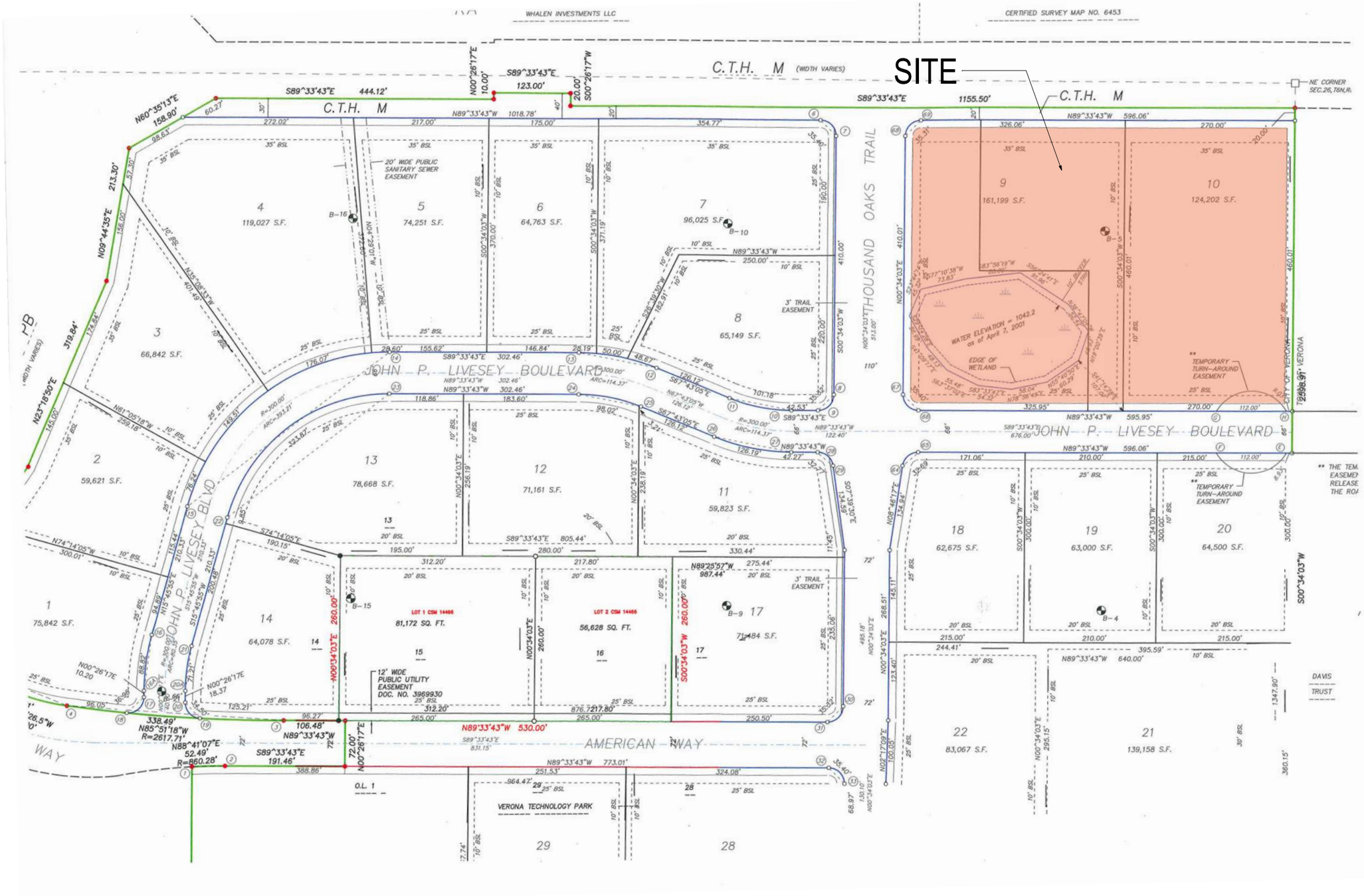
KSW OFFICE DEVELOPMENT

DIMENSION IV Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

KSW CONSTRUCTION CORPORATION

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Site Context Images
3 FEBRUARY 2020
20013



1 **Site Survey**
1" = 80'-0"

0' 40' 80' 160'

N

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Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Site Survey
3 FEBRUARY 2020
20013

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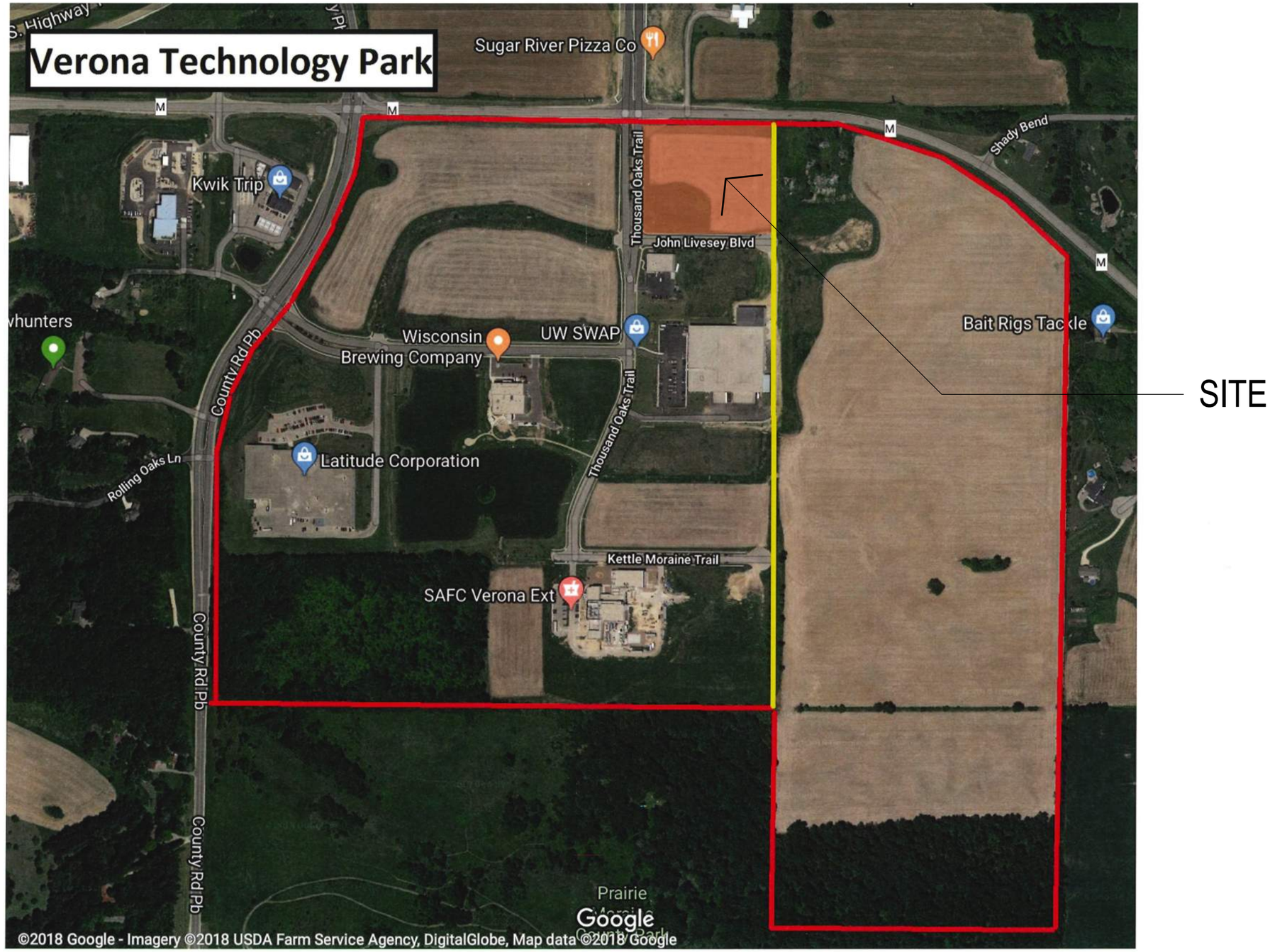

SITE

Verona Technology Park - Overall Aerial

Not to Scale

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Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Verona Technology Park Overall Aerial
3 FEBRUARY 2020
20013

Legend

- Approximate Project Boundary
- Sample Point
- Field Delineated Wetland
- DNR 24k Hydrography
- Perennial Stream
- Intermittent Stream
- Waterbody

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: WDNR, WDOT, Stantec
3. Orthophotography: NAIP 2015

Site Wetland Areas

Figure No.
5

DRAFT

Title
Field Collected Data

Client/Project
Livesey Company
Verona Tech Park

Project Location
T6N, R8E, S26
T. of Verona,
Dane Co., WI

193704659
Prepared by CP on 2016-08-12
Technical Review by JD on 2016-08-12
Independent Review by XXX on 2016-XX-XX

Stantec

Page 1 of 1

Not to Scale

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Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Wetland Areas
3 FEBRUARY 2020
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Site Zoning Map

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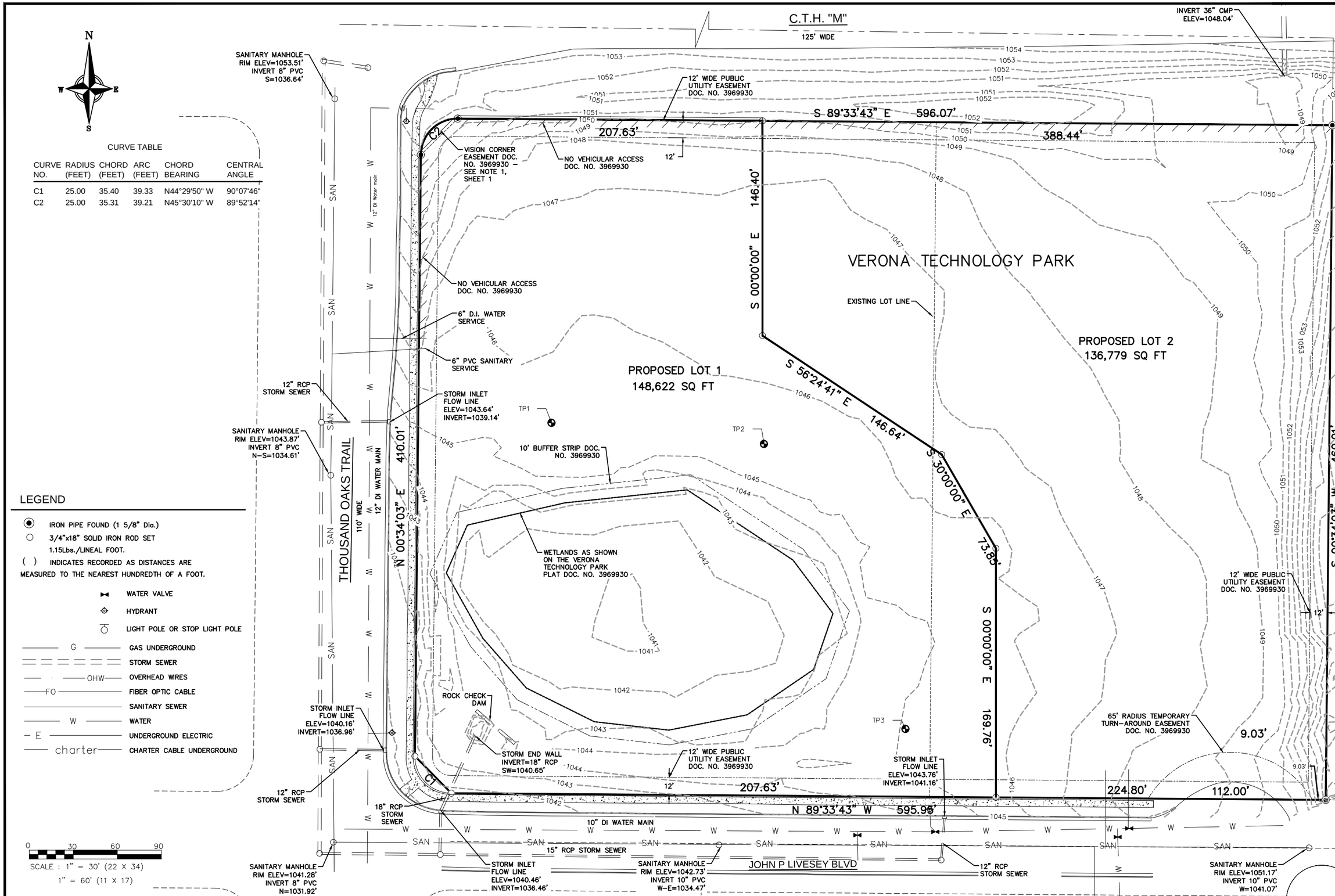
KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Site Zoning Map
3 FEBRUARY 2020
20013



CURVE TABLE

CURVE NO.	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	25.00	35.40	39.33	N44°29'50" W	90°07'46"
C2	25.00	35.31	39.21	N45°30'10" W	89°52'14"

LEGEND

- IRON PIPE FOUND (1 5/8" Dia.)
- 3/4"x18" SOLID IRON ROD SET 1.15Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- WATER VALVE
- HYDRANT
- LIGHT POLE OR STOP LIGHT POLE
- G — GAS UNDERGROUND
- STORM SEWER
- OHW — OVERHEAD WIRES
- FO — FIBER OPTIC CABLE
- SANITARY SEWER
- W — WATER
- E — UNDERGROUND ELECTRIC
- charter — CHARTER CABLE UNDERGROUND

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

KSW OFFICE DEVELOPMENT
EXISTING CONDITIONS

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C1.0

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SITE INFORMATION

SITE ADDRESS: JOHN P. LIVESEY BLVD

SITE ACREAGE:
PROPOSED LOT 1: 148,622 SQ. FT. (3.41 ACRES)
PROPOSED LOT 2: 136,779 SQ. FT. (3.14 ACRES)

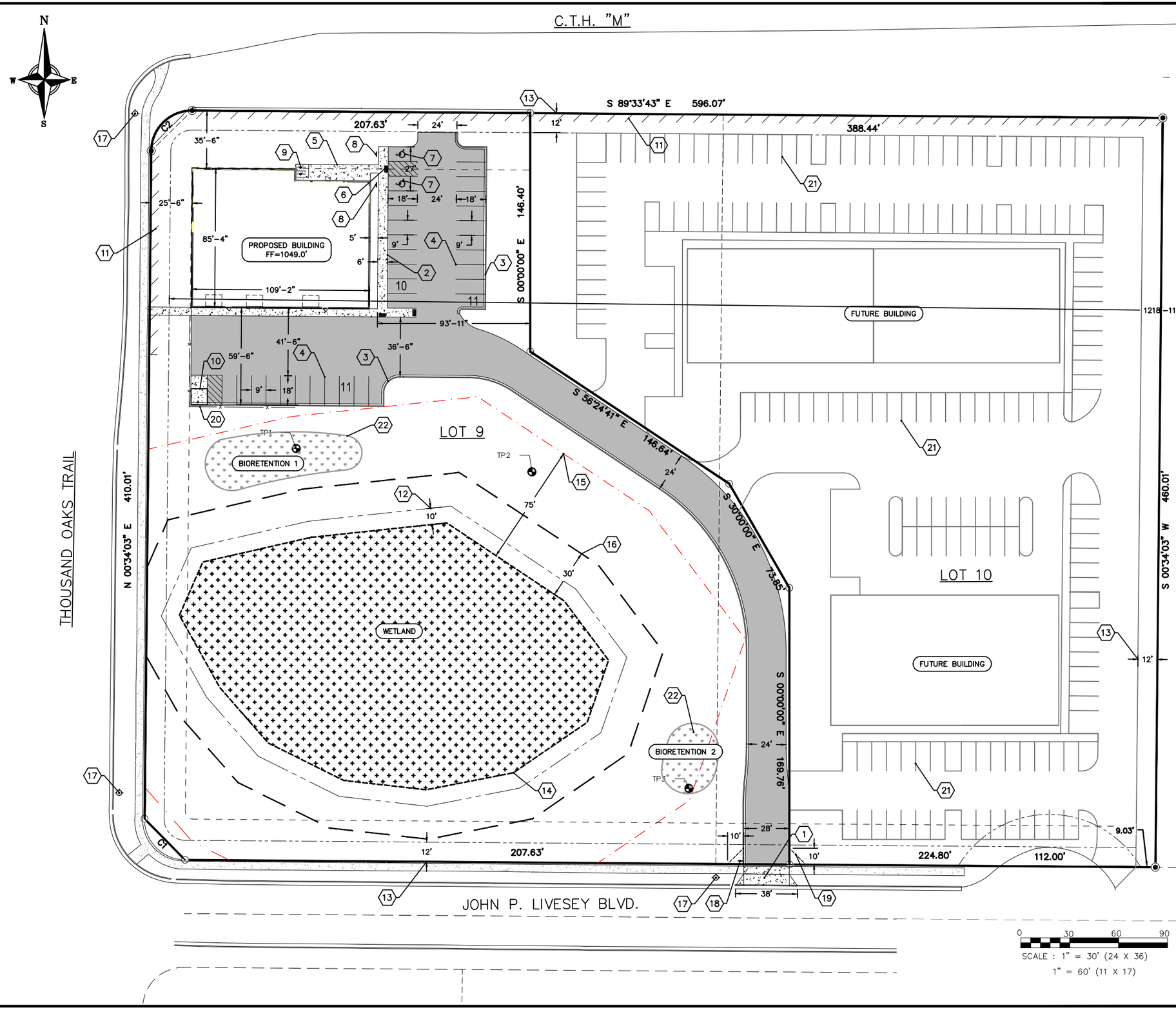
IMPERVIOUS AREA
PROPOSED LOT 1 = 36,047 (0.83 ACRES)
IMPERVIOUS RATIO = 24.3%

PLAN KEY

1. NEW CONCRETE APRON PER CITY REQUIREMENTS
2. THICKENED EDGE SIDEWALK
3. 18" CURB AND GUTTER
4. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
5. SIDEWALK
6. CURB RAMP W/ DETECTABLE WARNING FIELD, TYP.
7. VAN ACCESSIBLE STALL, TYP.
8. VAN ACCESSIBLE PARKING SIGN, TYP.
9. BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
10. DUMPSTER LOCATION AND CONCRETE TRASH PAD
11. NO VEHICULAR ACCESS DOC. NO. 3969930
12. 10' WETLAND BUFFER STRIP DOC. NO. 3969930
13. 12' WIDE PUBLIC UTILITY EASEMENT DOC. NO. 3969930
14. WETLANDS AS SHOWN ON THE VERONA TECHNOLOGY PARK PLAT DOC. NO. 3969930
15. 75' WETLAND OFFSET LINE
16. 30' NO GRADING SETBACK
17. EX HYDRANT
18. 7' HIGH STOP SIGN
19. VISION TRIANGLE
20. 8' CEDAR FENCE FOR SCREENING
21. FUTURE PARKING
22. BIORETENTION DEVICE

PLAN KEY

- PAVEMENT
- CONCRETE
- BIORETENTION POND
- STANDARD CURB AND GUTTER



SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

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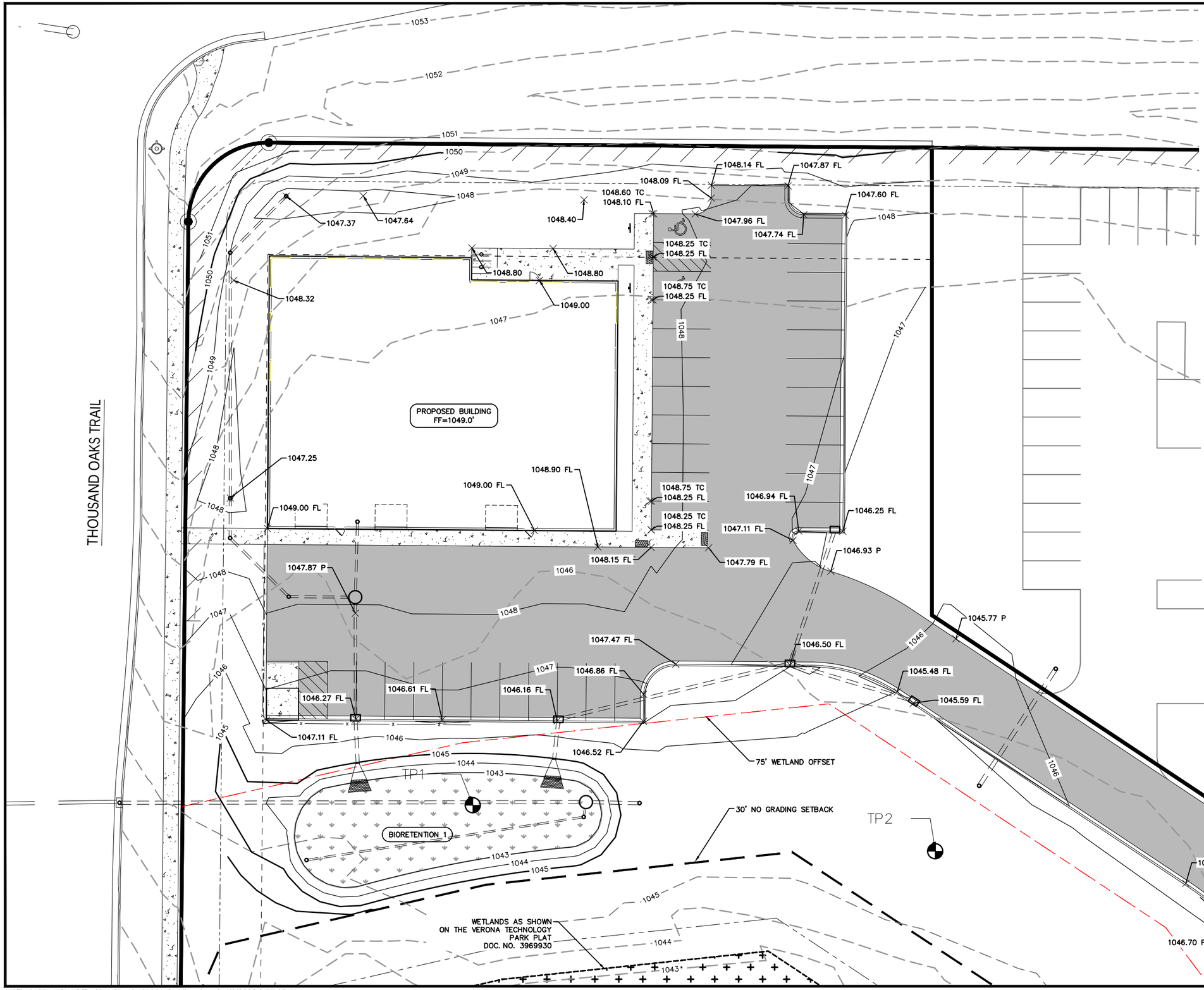
KSW OFFICE DEVELOPMENT
SITE PLAN

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C2.0



GRADING NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).

GRADING LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
× 1000.00 P	PAVEMENT ELEVATION
× 1000.00 FL	FLOW LINE ELEVATION
× 1000.00 TC	TOP OF CURB ELEVATION
× 1000.00	SPOT ELEVATION

N
W E
S

0 15 30 45
SCALE : 1" = 15' (24 X 36)
1" = 30' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

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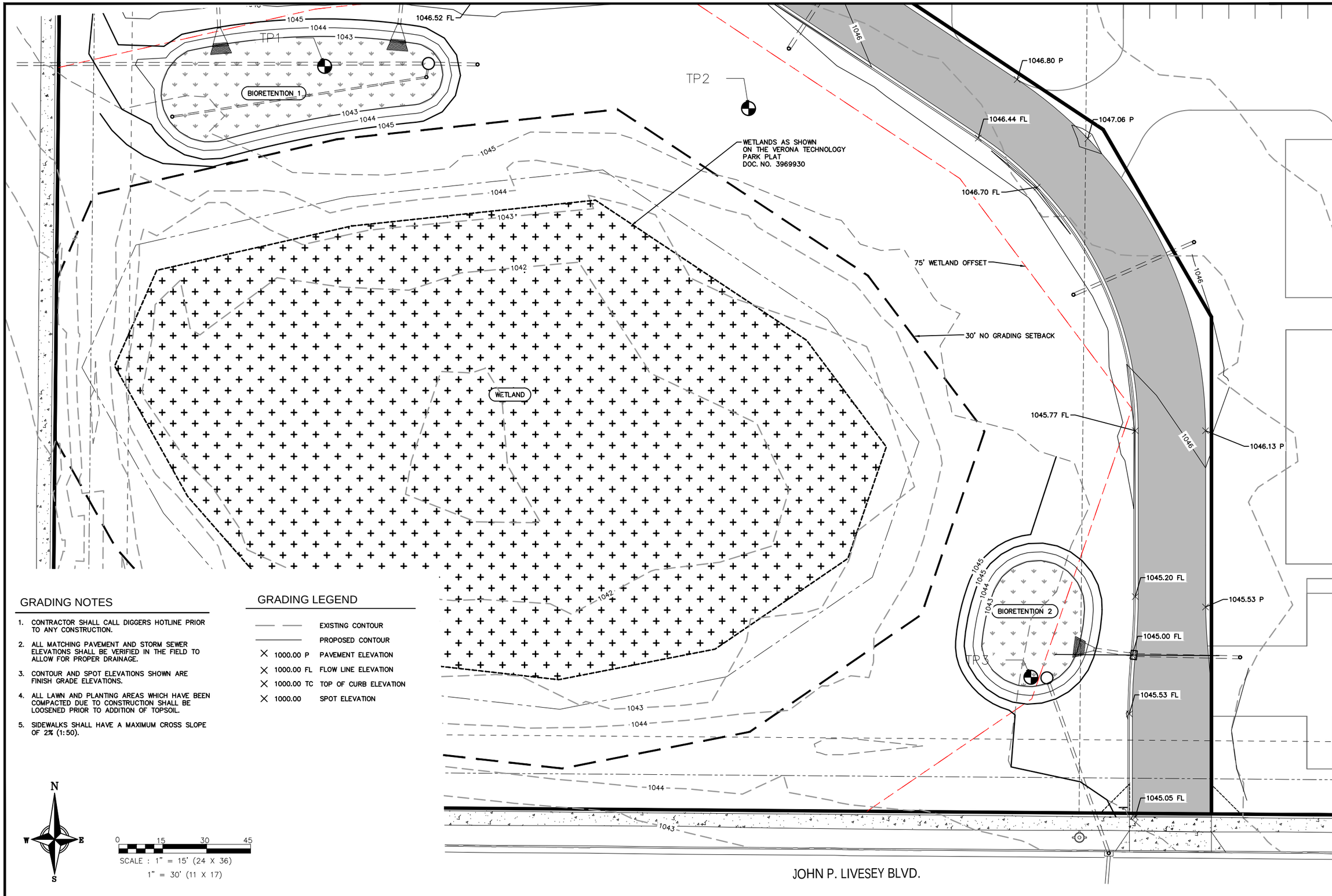
KSW OFFICE DEVELOPMENT
GRADING PLAN
VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C3.0



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— — —	EXISTING CONTOUR
———	PROPOSED CONTOUR
× 1000.00 P	PAVEMENT ELEVATION
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N
W E
S

0 15 30 45
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1" = 30' (11 X 17)

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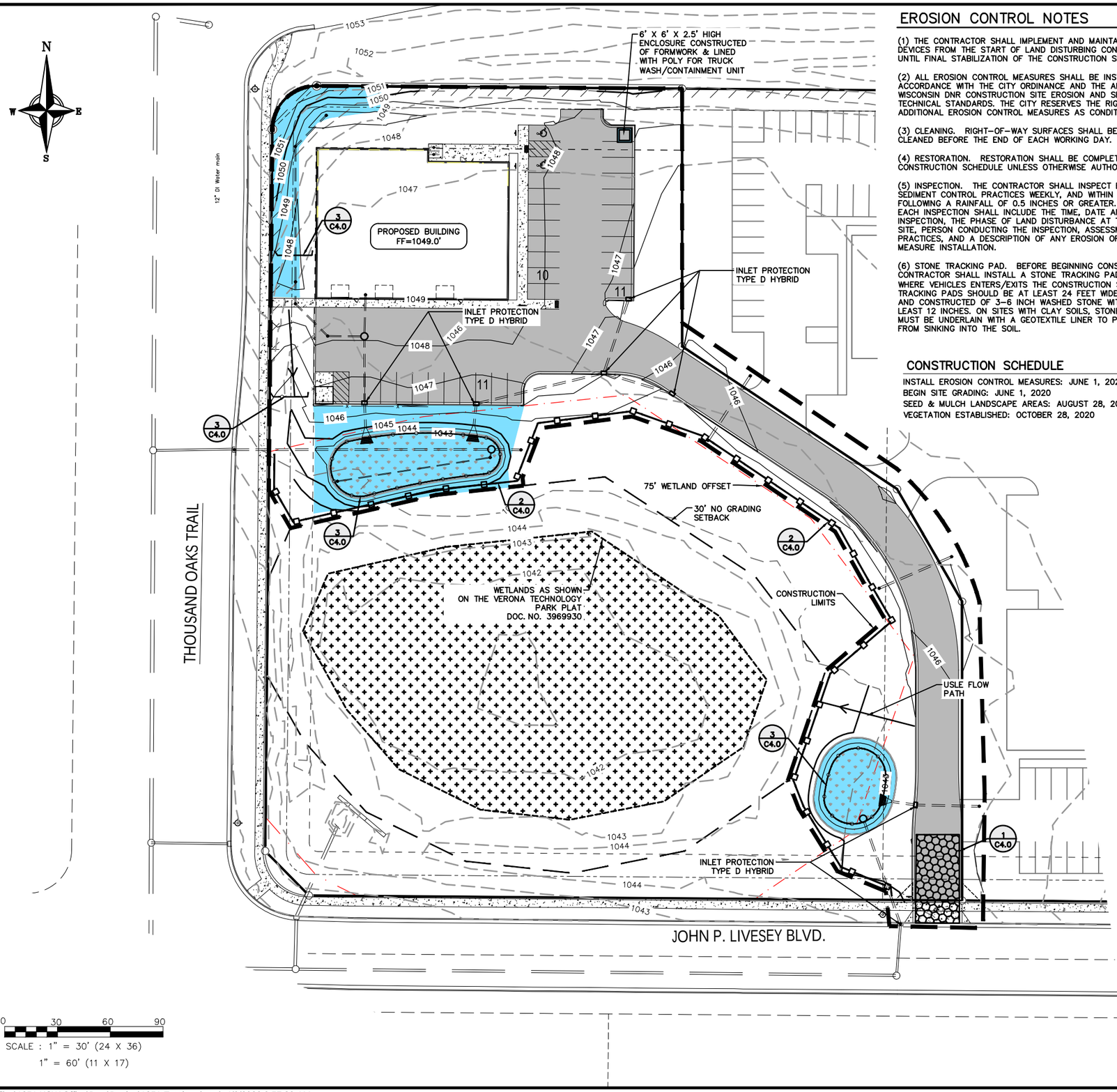
KSW OFFICE DEVELOPMENT
GRADING PLAN
VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C3.1



EROSION CONTROL NOTES

(1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.

(2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.

(3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.

(4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.

(5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.

(6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.

(7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.

(8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT.

(9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

(10) STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

(11) TOPSOIL. A MINIMUM OF 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

(12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 3.5 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.

(13) STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

(14) POLYMER. BARE SOILS TO BE EXPOSED OVER WINTER SHALL BE SPRAYED WITH POLYMER IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1050.

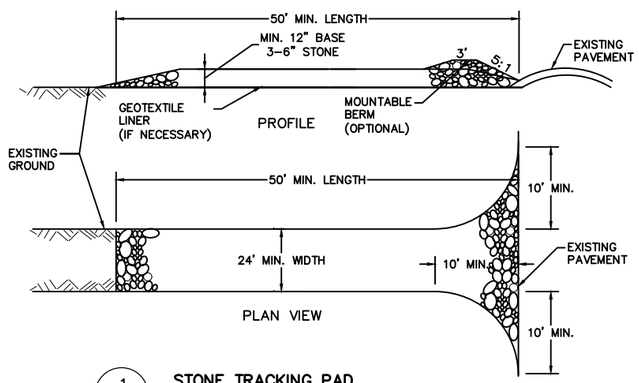
(15) TURF RESTORATION WITHIN THE STREET R/W TO HAVE 6" TOPSOIL, SEED AT 3.5 LBS/1,000 SF RATE, FERTILIZER, AND CLASS 1, URBAN, TYPE A EROSION MAT.

CONSTRUCTION SCHEDULE

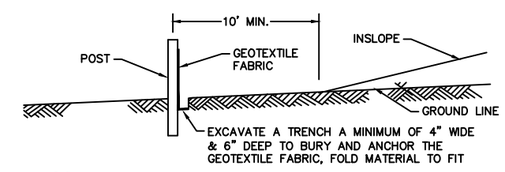
INSTALL EROSION CONTROL MEASURES: JUNE 1, 2020
BEGIN SITE GRADING: JUNE 1, 2020
SEED & MULCH LANDSCAPE AREAS: AUGUST 28, 2020
VEGETATION ESTABLISHED: OCTOBER 28, 2020

KEY

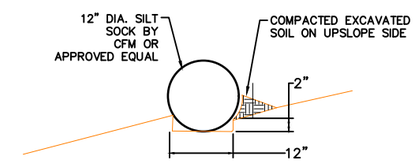
WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT



1 / C4.0 STONE TRACKING PAD
NTS



2 / C4.0 SILT FENCE
NTS



3 / C4.0 SILT SOCK
NTS

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

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KSW OFFICE DEVELOPMENT
EROSION CONTROL PLAN

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

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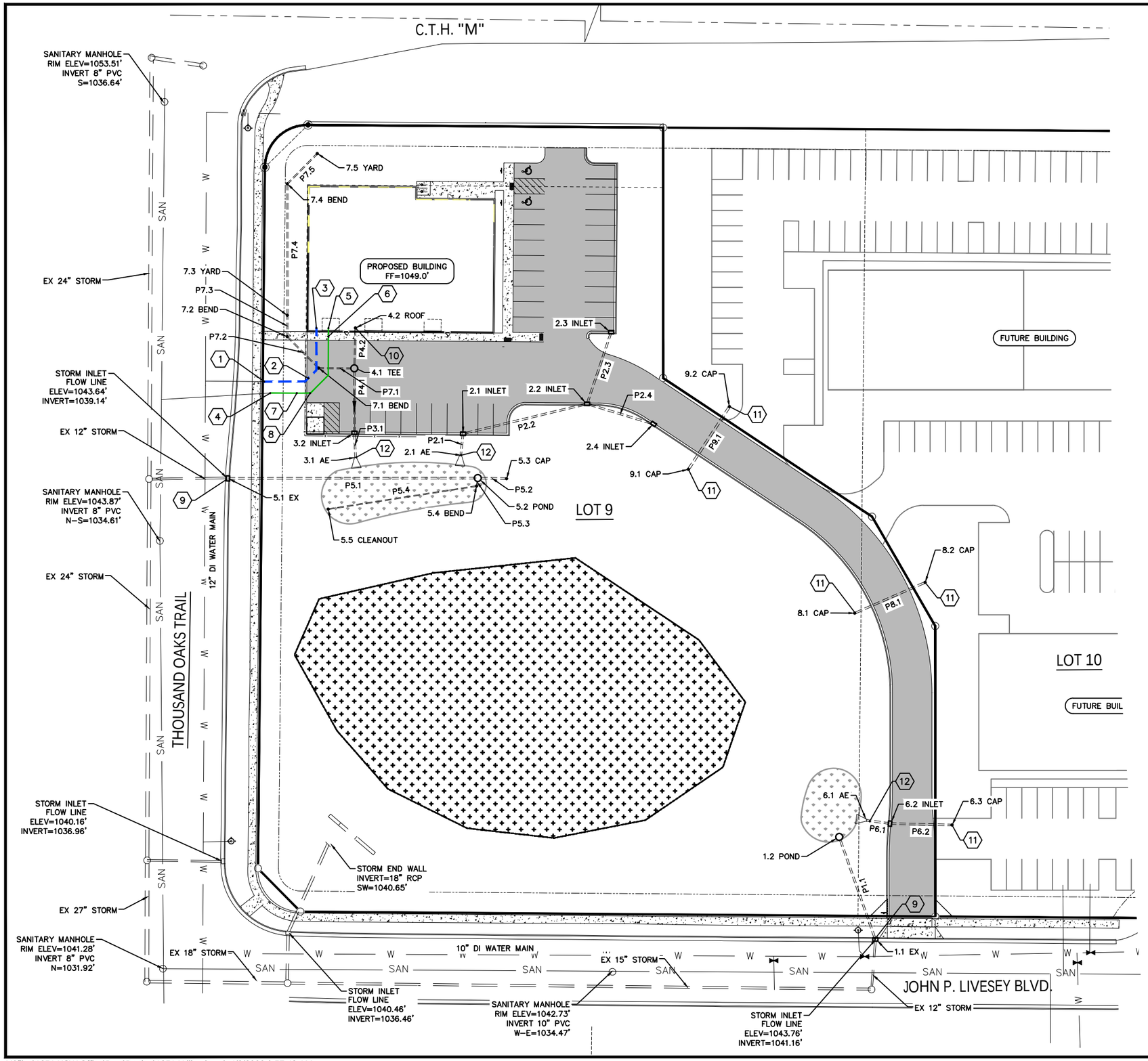

PLAN KEY

1. REMOVE EXISTING CAP AND CONNECT TO EXISTING 6" WATER LATERAL. PROVIDE REDUCER FOR 2" WATER SERVICE
2. 2" WATER SERVICE
3. CONNECT TO BUILDING WATER SERVICE
4. CONNECT TO EXISTING 6" SANITARY LATERAL, I.E. ~ 1036.5'
5. CONNECT TO SANITARY BUILDING SEWER 1041.0'
6. SANITARY CLEANOUT
7. 6" SANITARY AT 7% SLOPE
8. BEND
9. CONNECT TO EXISTING STORM SEWER INLET
10. CONNECT TO ROOF DRAINAGE SYSTEM. CONTRACTOR TO VERIFY WITH FINAL DRAIN LOCATION WITH ARCHITECT PRIOR TO CUTTING DRAIN OUTLET
11. PLUG AND MARK STORM SEWER FOR FUTURE CONNECTION
12. PLACE STORM SEWER TIES TO RESTRAIN ENDWALLS TO UPSTREAM PIPE

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR UTILITY PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VERONA CONSTRUCTION STANDARDS FOR SANITARY SEWER, WATER MAIN AND STORM SEWER CONSTRUCTION, CURRENT EDITION AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE ADS N-12 AS NOTED ON THE STORM SEWER SCHEDULE.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER SERVICES 4" AND LARGER SHALL BE DUCTILE IRON, CLASS 52. WATER SERVICES 2" AND SMALLER SHALL BE TYPE "K" COPPER.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 4-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
17. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

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0 30 60 90
SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

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KSW OFFICE DEVELOPMENT
UTILITY PLAN
VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C5.0

STRUCTURE TABLE

STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 EX	CONNECT TO EXISTING STRUCTURE	1042.33	P1.1, 12" INV IN =1041.16		
1.2 POND	3-FT DIA.	1043.50		P1.1, 12" INV OUT =1041.48	HAALA #CG36TM
2.1 AE	RCP APRON ENDWALL	1044.25	P2.1, 12" INV IN =1043.00		
2.1 INLET	2X3-FT	1046.62	P2.2, 12" INV IN =1043.08	P2.1, 12" INV OUT =1043.07	NEENAH R-3067
2.2 INLET	2X3-FT	1046.95	P2.4, 12" INV IN =1043.47 P2.3, 12" INV IN =1043.47	P2.2, 12" INV OUT =1043.47	NEENAH R-3067
2.3 INLET	2X3-FT	1046.82		P2.3, 12" INV OUT =1043.70	NEENAH R-3067
2.4 INLET	2X3-FT	1045.86		P2.4, 12" INV OUT =1043.68	NEENAH R-3067
3.1 AE	RCP APRON ENDWALL	1044.35	P3.1, 12" INV IN =1043.10		
3.2 INLET	2X3-FT	1046.73	P4.1, 10" INV IN =1043.33	P3.1, 12" INV OUT =1043.17	NEENAH R-3067
4.1 TEE	TEE	1048.11	P4.2, 8" INV IN =1043.91 P7.1, 8" INV IN =1043.91	P4.1, 10" INV OUT =1043.71	
4.2 ROOF	CONNECT TO ROOF DOWNSPOUT	1049.00		P4.2, 8" INV OUT =1044.15	
5.1 EX	CONNECT TO EXISTING STRUCTURE	1040.31	P5.1, 12" INV IN =1039.14		
5.2 POND	3-FT DIA.	1043.50	P5.2, 12" INV IN =1039.87 P5.3, 6" INV IN =1039.87	P5.1, 12" INV OUT =1039.87	HAALA #CG36TM
5.3 CAP	CAP AND MARK FOR FUTURE CONNECTION	1045.27		P5.2, 12" INV OUT =1039.95	
5.4 BEND	BEND	1043.00	P5.4, 6" INV IN =1039.89	P5.3, 6" INV OUT =1039.89	
5.5 CLEANOUT	CLEANOUT	1043.00		P5.4, 6" INV OUT =1040.33	
6.1 AE	RCP APRON ENDWALL	1044.25	P6.1, 12" INV IN =1043.00		
6.2 INLET	2X3-FT	1045.45	P6.2, 12" INV IN =1043.07	P6.1, 12" INV OUT =1043.07	NEENAH R-3067
6.3 CAP	CAP AND MARK FOR FUTURE CONNECTION	1045.94		P6.2, 12" INV OUT =1043.25	
7.1 BEND	BEND	1048.13	P7.2, 8" INV IN =1044.04	P7.1, 8" INV OUT =1044.04	
7.2 BEND	BEND	1048.69	P7.3, 8" INV IN =1044.20	P7.2, 8" INV OUT =1044.20	
7.3 YARD	10" YARD DRAIN	1047.25	P7.4, 8" INV IN =1044.27	P7.3, 8" INV OUT =1044.27	10" GRATE
7.4 BEND	BEND	1048.99	P7.5, 8" INV IN =1044.73	P7.4, 8" INV OUT =1044.73	
7.5 YARD	10" YARD DRAIN	1047.37		P7.5, 8" INV OUT =1044.88	10" GRATE
8.1 CAP	CAP AND MARK FOR FUTURE CONNECTION	1045.61	P8.1, 12" INV IN =1043.00		
8.2 CAP	CAP AND MARK FOR FUTURE CONNECTION	1044.39		P8.1, 12" INV OUT =1043.22	
9.1 CAP	CAP AND MARK FOR FUTURE CONNECTION	1045.78	P9.1, 15" INV IN =1043.00		
9.2 CAP	CAP AND MARK FOR FUTURE CONNECTION	1046.13		P9.1, 15" INV OUT =1043.22	

*TOP OF CASTING IS TOP OF CURB FOR CURB INLETS, RIM FOR CATCH BASINS AND YARD DRAINS, AND GROUND SURFACE FOR OTHERS.

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	12"	64'	0.50%	ADS N-12	1041.48'	1041.16'
P2.1	12"	13'	0.52%	ADS N-12	1043.07'	1043.00'
P2.2	12"	75'	0.52%	ADS N-12	1043.47'	1043.08'
P2.3	12"	45'	0.52%	ADS N-12	1043.70'	1043.47'
P2.4	12"	41'	0.52%	ADS N-12	1043.68'	1043.47'
P3.1	12"	15'	0.52%	ADS N-12	1043.17'	1043.10'
P4.1	10"	38'	1.00%	ADS N-12	1043.71'	1043.33'
P4.2	8"	24'	1.00%	ADS N-12	1044.15'	1043.91'
P5.1	12"	147'	0.50%	ADS N-12	1039.87'	1039.14'
P5.2	12"	17'	0.50%	ADS N-12	1039.95'	1039.87'
P5.3	6"	5'	0.50%	ADS N-12	1039.89'	1039.87'
P5.4	6"	88'	0.50%	ADS N-12	1040.33'	1039.89'
P6.1	12"	14'	0.50%	ADS N-12	1043.07'	1043.00'
P6.2	12"	37'	0.50%	ADS N-12	1043.25'	1043.07'
P7.1	8"	21'	0.60%	ADS N-12	1044.04'	1043.91'
P7.2	8"	26'	0.60%	ADS N-12	1044.20'	1044.04'
P7.3	8"	13'	0.60%	ADS N-12	1044.27'	1044.20'
P7.4	8"	77'	0.60%	ADS N-12	1044.73'	1044.27'
P7.5	8"	25'	0.60%	ADS N-12	1044.88'	1044.73'
P8.1	12"	45'	0.50%	ADS N-12	1043.22'	1043.00'
P9.1	15"	44'	0.50%	ADS N-12	1043.22'	1043.00'

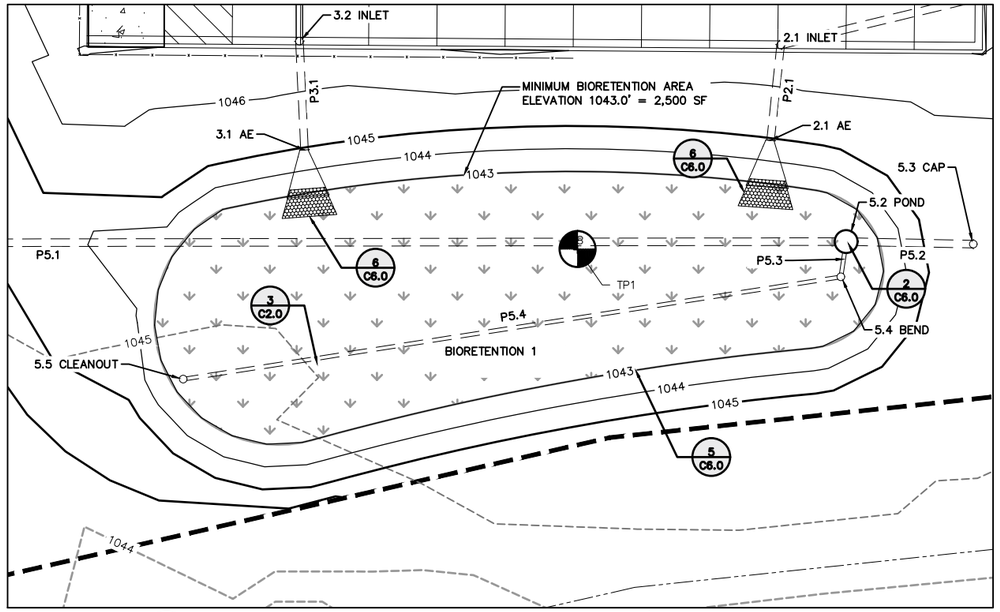
ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04-02-20

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

KSW OFFICE DEVELOPMENT
STORM SEWER SCHEDULE

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

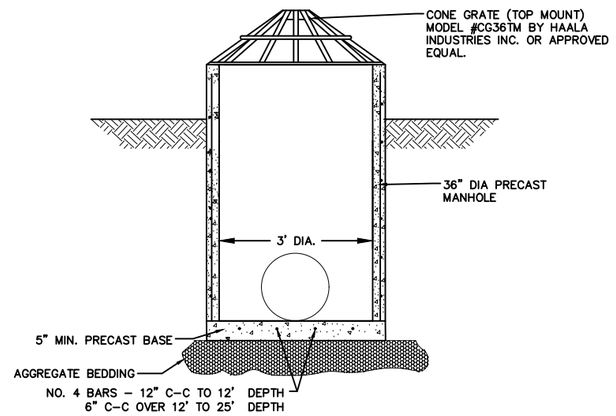
C3.1



1 C6.0 BIORETENTION 1

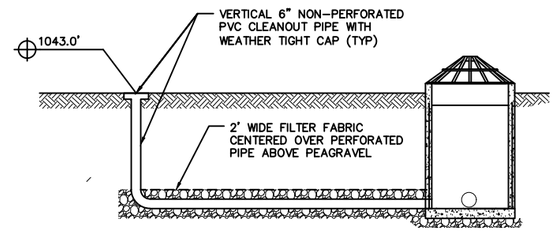
1"=10'

NORTH



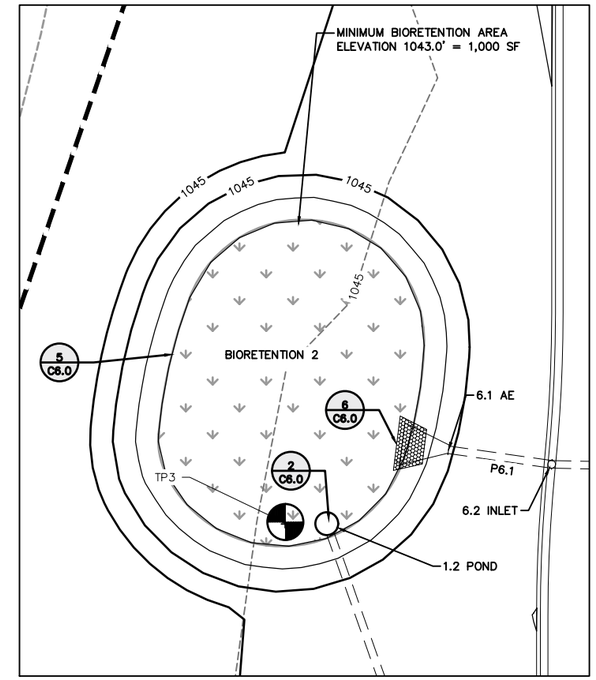
2 C6.0 OUTLET STRUCTURE

NOT TO SCALE



3 C6.0 UNDERDRAIN CLEANOUT DETAIL

NTS



4 C6.0 BIORETENTION 2

1"=10'

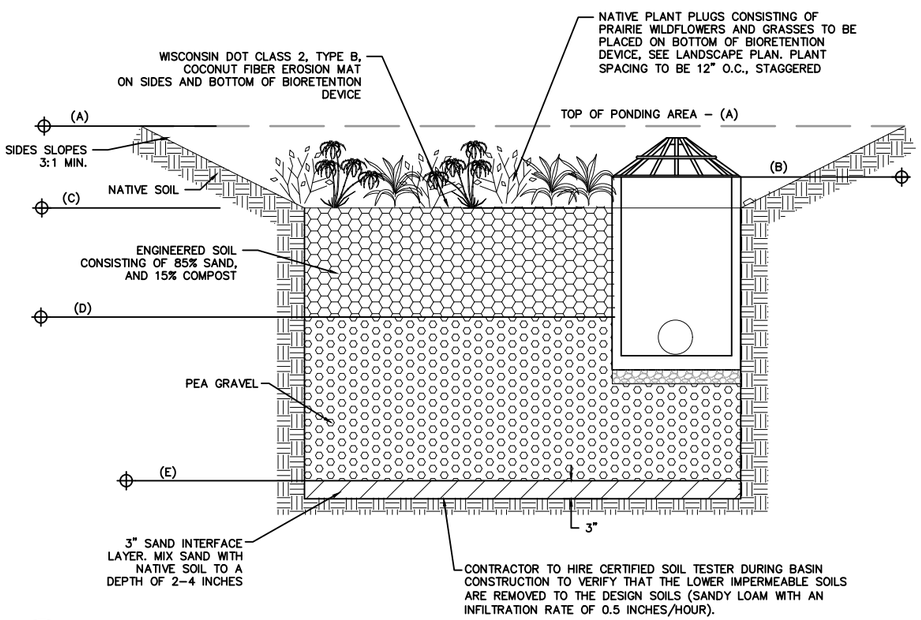
NORTH

BIORETENTION 1

SECTION	ELEVATION (FT)	DESCRIPTION
A	1045.00	TOP OF POND
B	1043.50	OVERFLOW ELEVATION
C	1043.00	TOP OF ENGINEERED SOIL
D	1041.50	TOP OF SAND
E	1040.50	BOTTOM OF DEVICE

BIORETENTION 2

SECTION	ELEVATION (FT)	DESCRIPTION
A	1045.00	TOP OF POND
B	1043.50	OVERFLOW ELEVATION
C	1043.00	TOP OF ENGINEERED SOIL
D	1041.50	TOP OF SAND
E	1040.50	BOTTOM OF DEVICE



5 C6.0 BIORETENTION CROSS SECTION

NTS

BIORETENTION BASIN NOTES

1. THE BIORETENTION/INFILTRATION BASIN SHALL BE CONSTRUCTED WHEN THE LOT IS FULLY DEVELOPED AND THE AREA DRAINING TO THE BASIN HAS BEEN STABILIZED FROM EROSION AND VEGETATION IS ESTABLISHED.

2. CONTRACTOR TO NOTIFY ENGINEER DURING BASIN CONSTRUCTION TO VERIFY THAT THE LOWER IMPERMEABLE SOILS ARE REMOVED TO THE DESIGN SOILS.

3. SAND COMPONENT OF THE ENGINEERED SOIL SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
   A. USDA COARSE SAND (.02 – .04 INCHES) – TORPEDO SAND

THE SAND COMPONENT SHALL CONSIST OF MINERAL SAND THAT IS AT LEAST 97% SIO2. SUBSTITUTIONS, SUCH AS CALCIUM CARBONATED SAND, DOLOMITIC SAND, MANUFACTURED SAND OR STONE DUST ARE NOT ALLOWED. THE SAND SHALL BE WASHED TO REMOVE CLAY AND SILT PARTICLES, AND WELL–DRAINED PRIOR TO MIXING.

4. THE COMPOST COMPONENT OF THE ENGINEERED SOIL SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.

5. THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER.

6. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.

7. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS

8. BIORETENTION AREAS TO BE PLANTED WITH WITH NATIVE PLUGS SPACED 1' ON CENTER. SEE LANDSCAPE PLAN.

9. A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATION DEVICES SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DEVICE. THE FOLLOWING APPLY:

A. CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.

B. COMPACTION AVOIDANCE – COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE INFILTRATION AREA, AND COMPACTION OF THE SOILS USED FOR BACKFILL IN THE SOIL PLANTING BED, SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE INFILTRATION DEVICE SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE INFILTRATION DEVICE INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE–TRACK LOADERS.

C. IF COMPACTION OCCURS AT THE BASE OF THE INFILTRATION DEVICE, THE SOIL SHALL BE REFRACTURED TO A DEPTH OF AT LEAST 12 INCHES. IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO–TILLING.

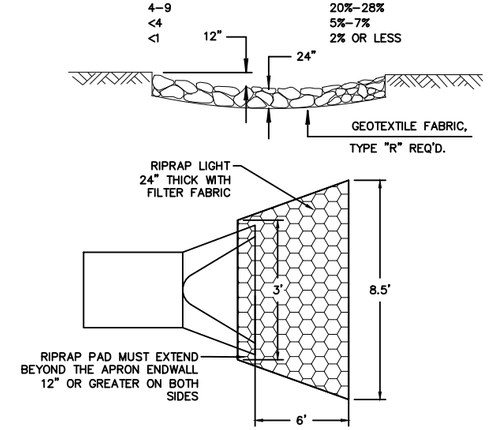
D. PLACEMENT AND SETTLING OF ENGINEERED SOIL – THE FOLLOWING APPLY:

1. PRIOR TO PLACEMENT IN THE INFILTRATION DEVICE, THE ENGINEERED SOIL SHALL BE PREMIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.

2. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 9 INCHES IN DEPTH.

3. STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE ENGINEERED SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDING DEPTH. VIBRATING PLATE–STYLE COMPACTORS SHALL NOT BE USED TO INDUCE SETTLING.

AVERAGE DIMENSION FOR LIGHT RIPRAP (INCHES)	FRACTION OF GROSS IN–PLACE RIPRAP OCCUPIED VOLUME BY STONES
> 16	0%
11–13	10%–14%
9–11	15%–21%
4–9	20%–28%
<4	5%–7%
<1	2% OR LESS



6 C6.0 RIP RAP & GEOTEXTILE FABRIC AT APRON ENDWALLS

NTS

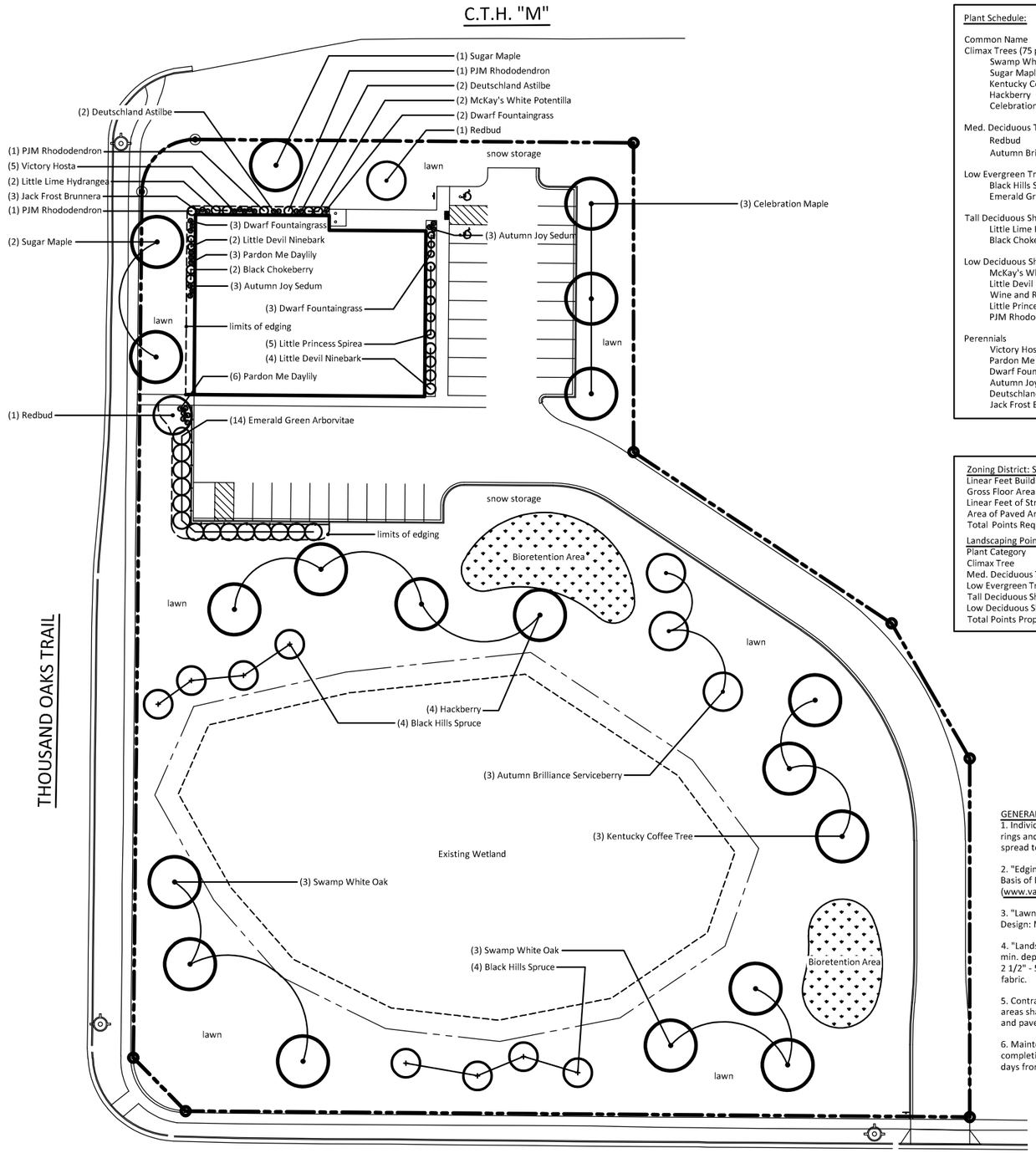
ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	04–02–20

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

KSW OFFICE DEVELOPMENT
STORMWATER DETAILS

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

C6.0



1 LANDSCAPE PLAN

Plant Schedule:

Common Name	Scientific Name	Size
Climax Trees (75 pts.)		
Swamp White Oak	Quercus bicolor	2" cal.
Sugar Maple	Acer saccharum	2" cal
Kentucky Coffeetree	Gymnocladus dioicus	2" cal.
Hackberry	Celtis occidentalis 'Prairie Pride'	2" cal.
Celebration Maple	Acer x freemanii 'Celebration'	2" cal.
Med. Deciduous Trees (15 pts.)		
Redbud	Cercis canadensis 'Morton'	1 ½" cal.
Autumn Brilliance Serviceberry	Amel. x grandiflora 'Autumn Brilliance'	1 ½" cal.
Low Evergreen Trees (12 pts.)		
Black Hills Spruce	Picea glauca 'Densata'	3' ht.
Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	3' ht.
Tall Deciduous Shrubs (5 pts.)		
Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	24" ht
Black Chokeberry	Aronia melanocarpa	24" ht.
Low Deciduous Shrubs (1 pt.)		
McKay's White potentilla	Potentilla fruticosa 'McKay's White'	18" ht.
Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	18" ht.
Wine and Roses Weigela	Weigela florida 'Alexandra'	18" ht.
Little Princess Spirea	Spiraea japonica 'Little Princess'	18" ht.
PJM Rhododendron	Rhododendron PJM	18" ht.
Perennials		
Victory Hosta	Hosta 'Victory'	1 gal.
Pardon Me Daylily	Hemercallis 'Pardon Me'	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	1 gal.
Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.
Deutschland Astilbe	Astible 'Deautschland'	1 gal.
Jack Frost Brunnera	Brunnera macrophylla 'Jack Frost'	1 gal.

Zoning District: Suburban Industrial	Site	Min. Req'd. Points
Linear Feet Building Foundations: 40 landscape points per 100 lf	389 lf	156
Gross Floor Area: 10 landscape points per 1,000 gross floor area	9,000 sf	90
Linear Feet of Street Frontage: 40 landscape points per 100 lf	1,060 lf	424
Area of Paved Areas: 40 landscape points per 1,000 sf	26,960 sf	1,079
Total Points Required		1,749

Landscaping Points and Min. Installation Sizes:

Plant Category	Min. size	Points	Proposed Qty.	Proposed Pts.
Climax Tree	2" cal.	75	19	1,425
Med. Deciduous Tree	6' tall	15	5	75
Low Evergreen Tree	3' tall	12	22	264
Tall Deciduous Shrub	36" tall	5	4	20
Low Deciduous Shrub	18" tall	1	16	16
Total Points Proposed				1,800

GENERAL NOTES:

1. Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

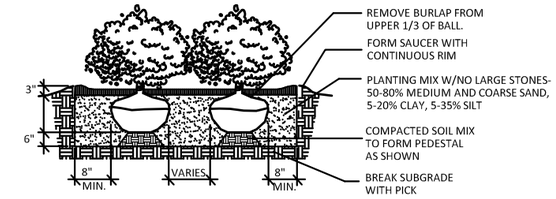
2. "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)

3. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)

4. "Landscape stone" to be clean washed 1 ½" - 2 ½" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric. "Cobble" areas to be clean washed 2 1/2" - 5" granite cobbles spread to a 3" min. depth over a commercial grade weed barrier fabric.

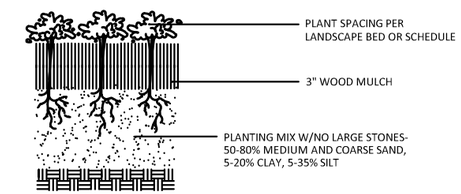
5. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.

6. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



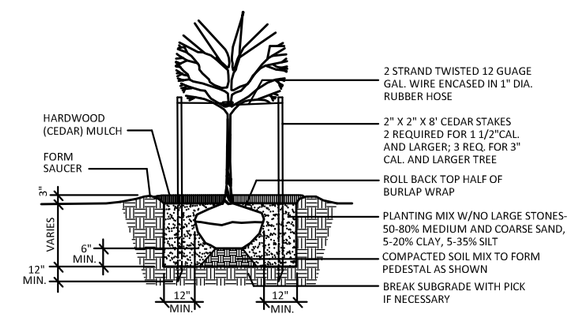
2 SHRUB PLANTING

NTS



3 PERENNIAL PLANTING

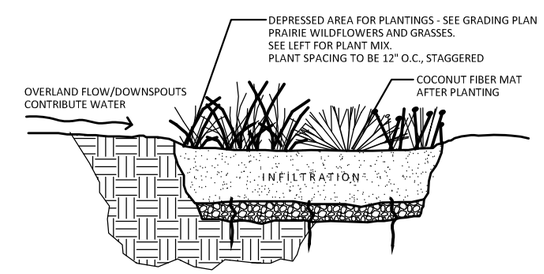
NTS



4 TREE PLANTING

NTS

PLANTS; EQUAL MIX 2 1/2" PLUGS. RANDOM PLANT.
Butterfly Weed, Blue False Indigo, White False Indigo
Purple Coneflower, Blue Flag Iris, Cardinal Flower
Marsh Blazingstar, Brown Eyed Susan, Stiff Goldenrod
Bottlebrush Sedge, Fox Sedge, Torrey's Rush, Switch Grass



5 BIORETENTION DETAIL

NTS

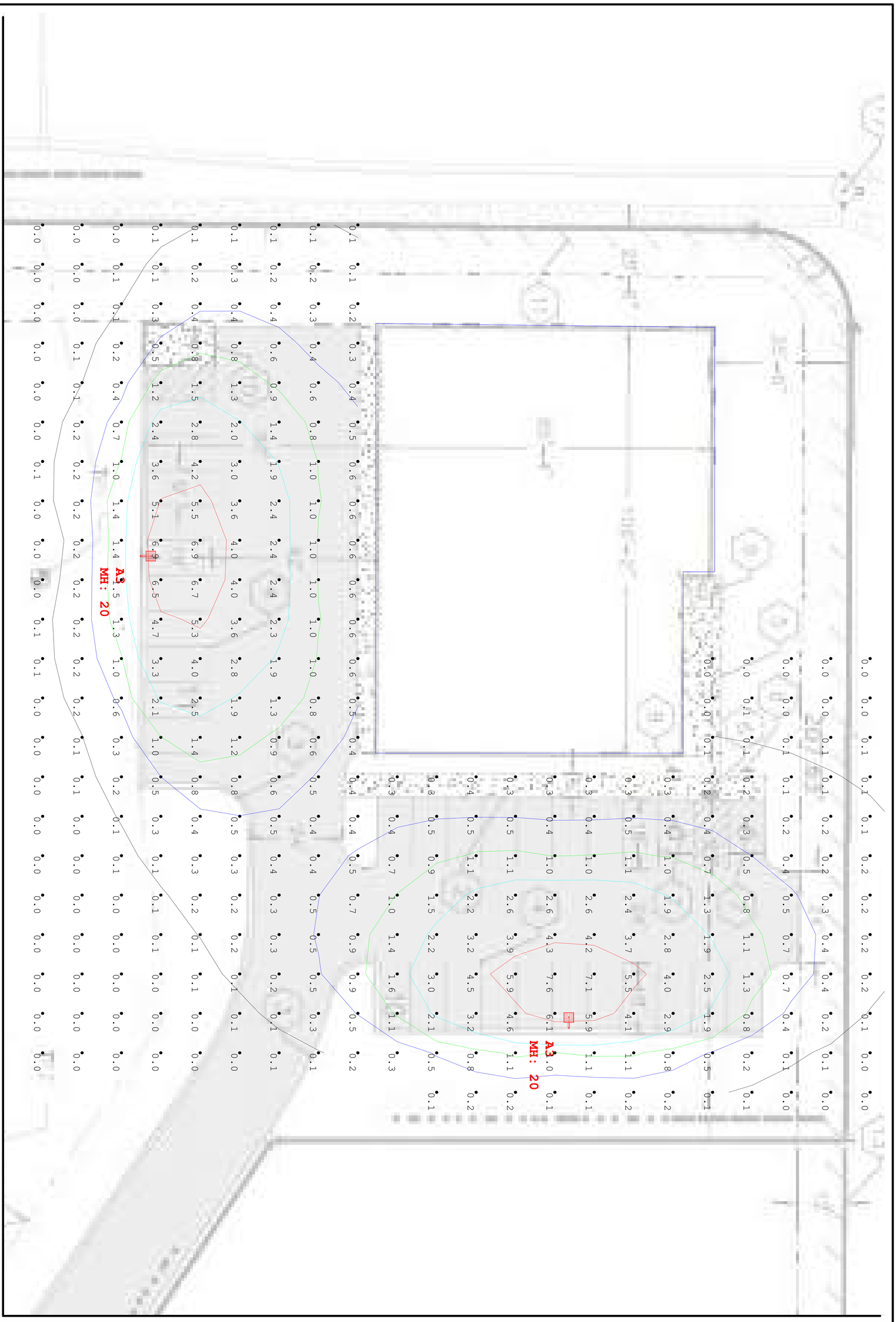
ISSUANCE/REVISION	DATE
SUBMITTAL	04-06-20

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

KSW OFFICE DEVELOPMENT LANDSCAPE PLAN

VERONA TECHNOLOGY PARK, LOTS 9 & 10, JOHN P. LIVESEY BLVD
VERONA, WISCONSIN

L1.0



BAY Electrical Solutions

Prepared For:
Precision Drive & Control
Scott Vick

Job Name:
Verona Tech Park
Lighting Layout
Version B

Scale: as noted

Date:4/1/2020

Filename: PDC Verona Tech Park Rev1.AGI

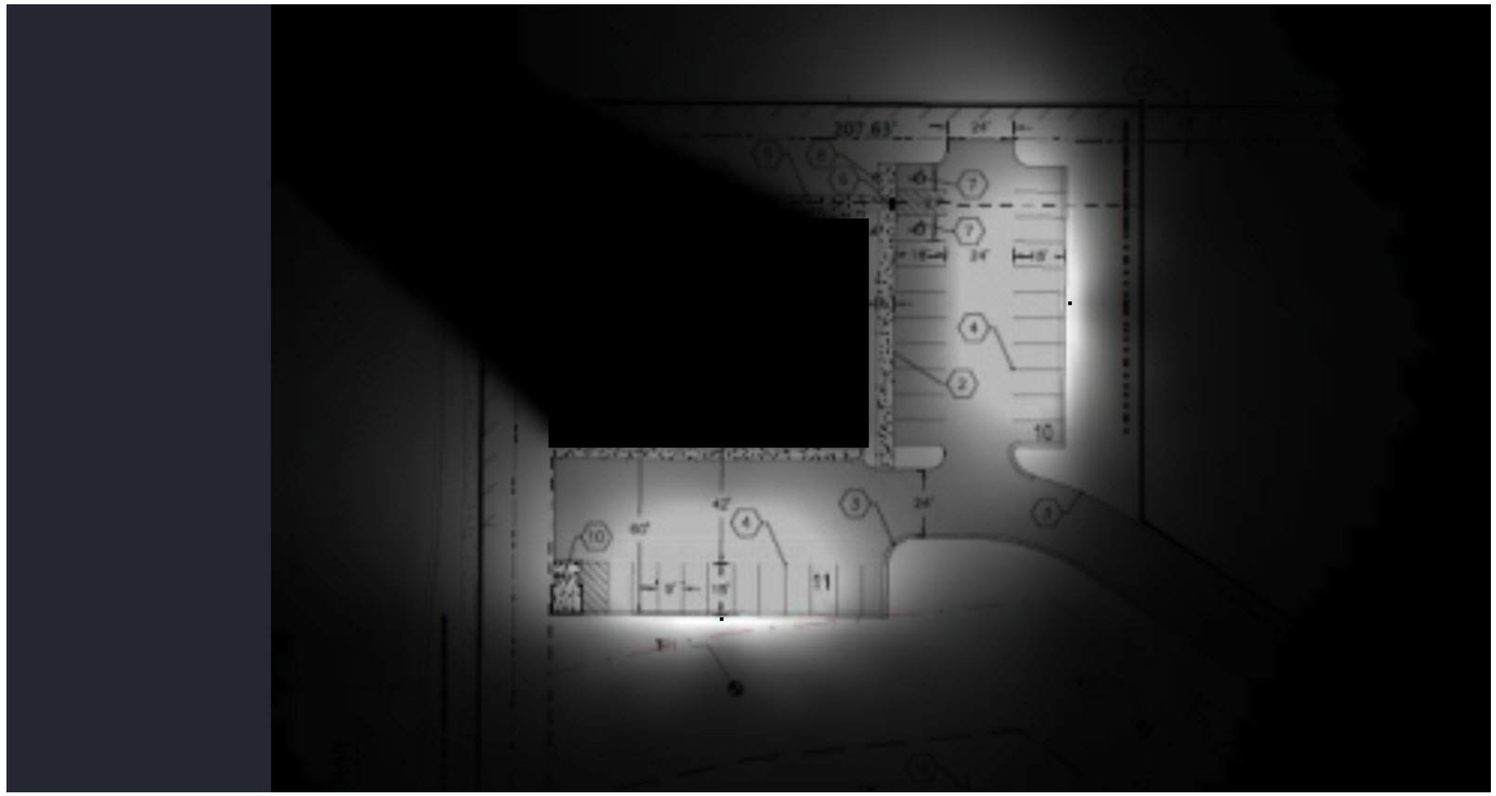
Drawn By: Andrew Kuehn

Filename: C:\Users\Inside Sales\Documents\Andrew\AGI32\2020\March\PDC Verona Tech Park Rev1.AGI

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
Planar_Planar	Illuminance	Fc	0.96	7.6	0.0	N.A.	N.A.	Readings taken at ground	10	10	Normal

Luminaire Schedule											
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**
	2	A3	ALED3T150	SINGLE	16839	16839	1.000	(TYPE III)	155.2	155.2	310.4

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A3	276.5	460	20	180	0
2	A3	158	352.5	20	90	0
Total Quantity: 2						



NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

Scale: as noted

Date:4/1/2020

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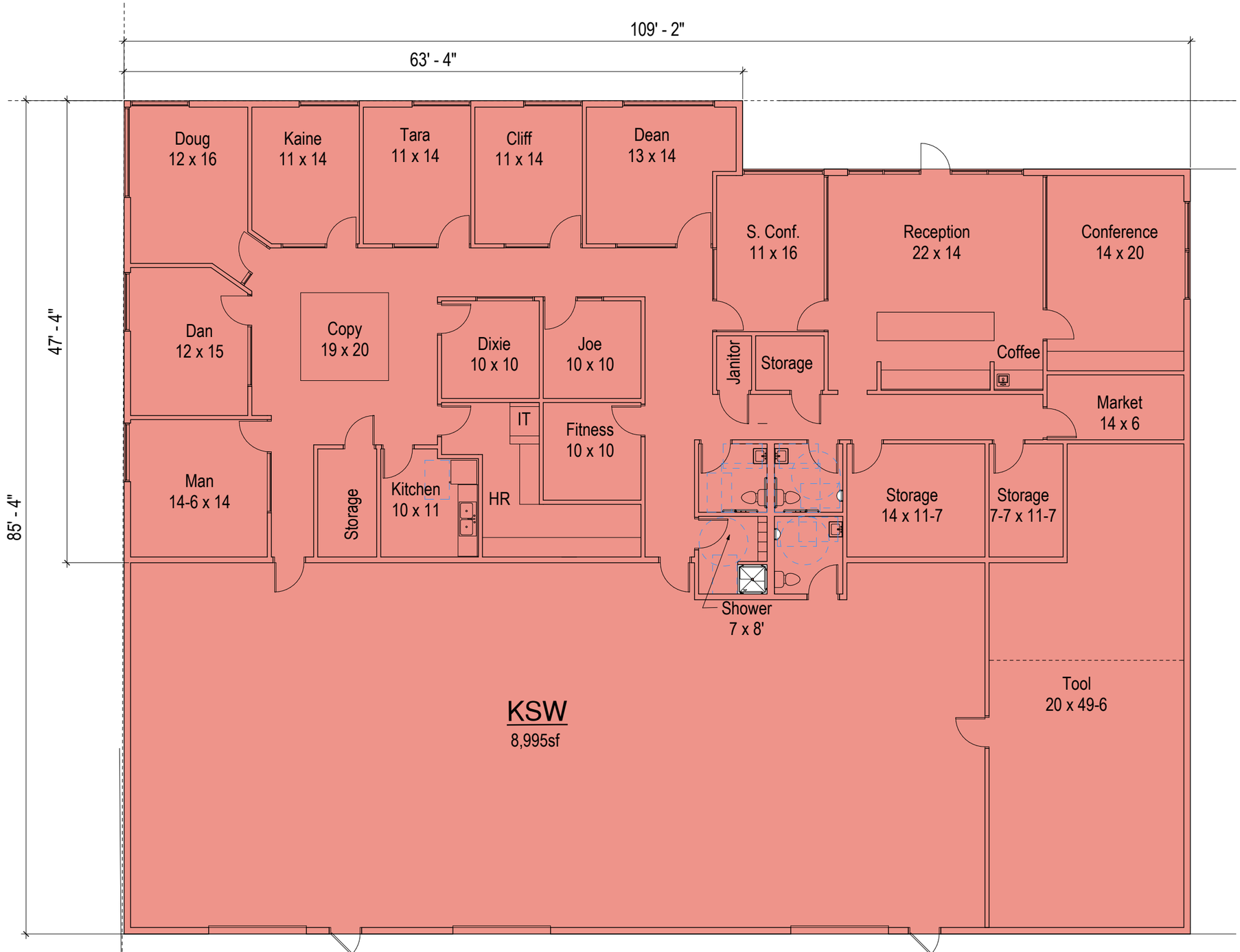
Drawn By: Andrew Kuehn

Job Name:
Verona Tech Park
Lighting Layout
Version B

Prepared For:
Precision Drive & Control
Scott Vick

BAY Electrical Solutions

Filename: C:\Users\Inside Sales\Documents\Andrew\AGI32\2020\March\PDC Verona Tech Park Rev1.AGI



1 **FIRST FLOOR PLAN**
3/16" = 1'-0"

0' 1' 2' 4'

N

KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

PRELIMINARY FLOOR PLAN
2 APRIL 2020
20013

DIMENSION IV
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

KSW CONSTRUCTION CORPORATION

3 **3D from SE**
1/8" = 1'-0"

4 **3D from SW**
1/8" = 1'-0"

1 **3D from NE**
1/8" = 1'-0"

2 **3D from NW**
1/8" = 1'-0"

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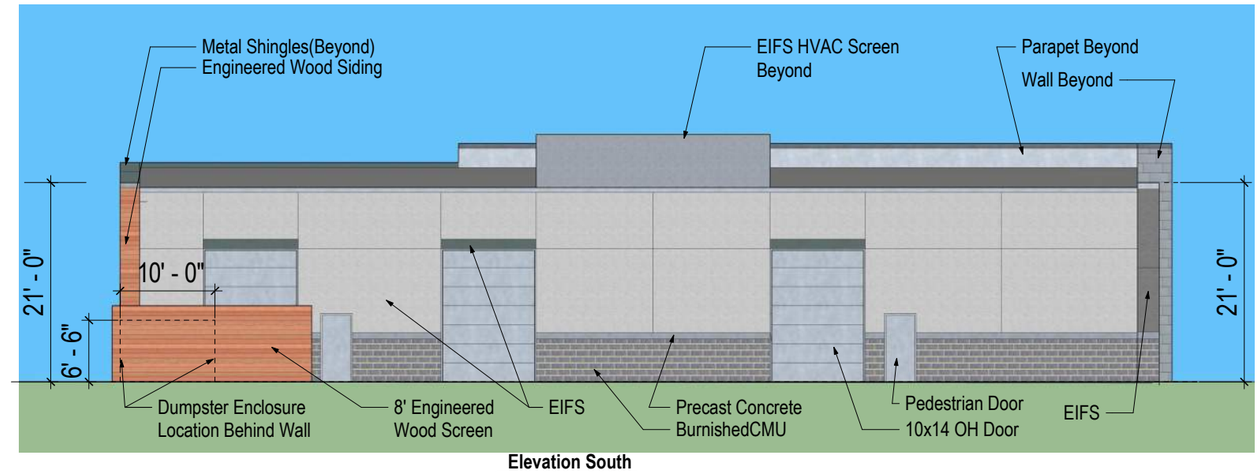
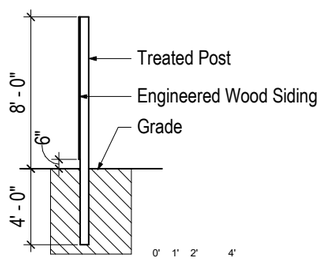
KSW OFFICE DEVELOPMENT

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

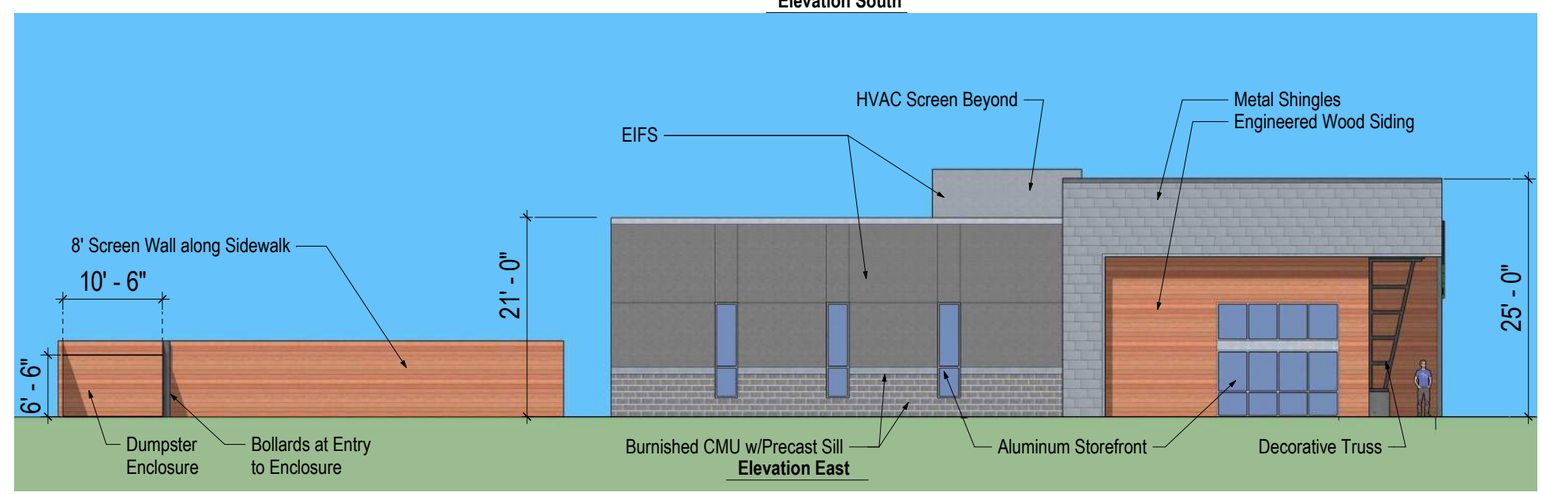
3D Views
21 APRIL 2020
20013



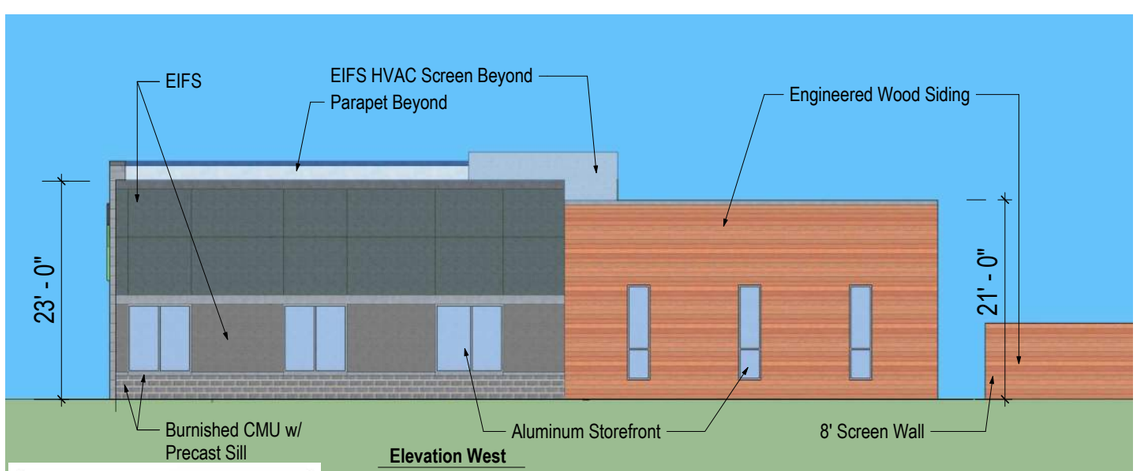
Elevation South



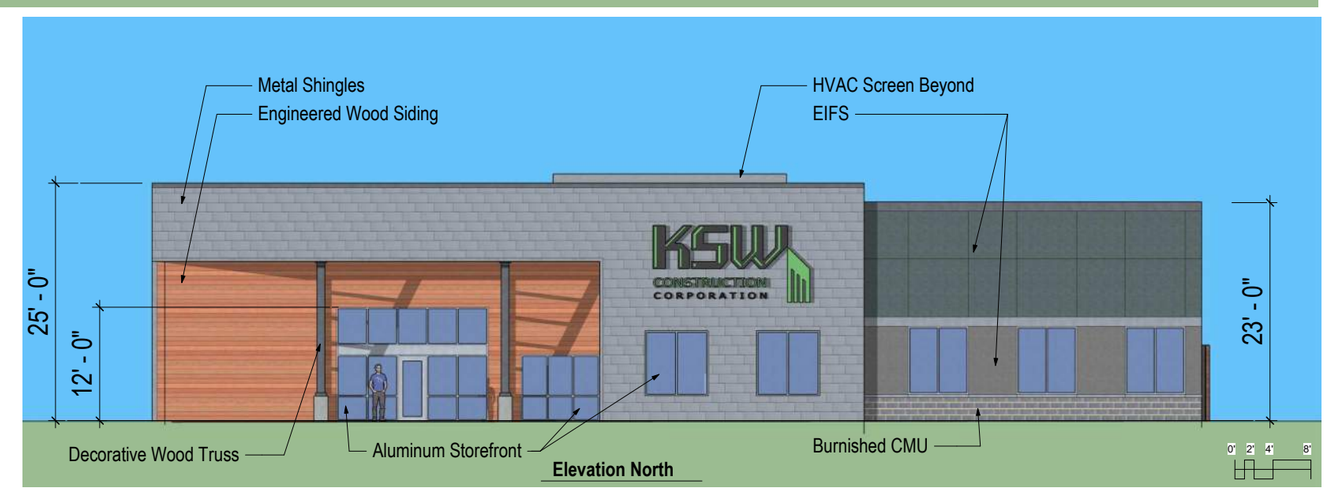
Fence Detail



Elevation East



Elevation West



Elevation North

KSW OFFICE DEVELOPMENT

DIMENSION IV
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

Verona Technology Park, Lots 9& 10, John P. Livesey Blvd., Verona, WI

Elevations
21 APRIL 2020
20013

ALED3T150

RAB

Color: Bronze

Weight: 32.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.20W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	16,839
Efficacy	108.5 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175C

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

6% at 120V, 11.3% at 277V

Power Factor:

99.5% at 120V, 93.7% at 277V

Surge Protection:

4kV

Optical

BUG Rating:

B1 U0 G2

Other

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

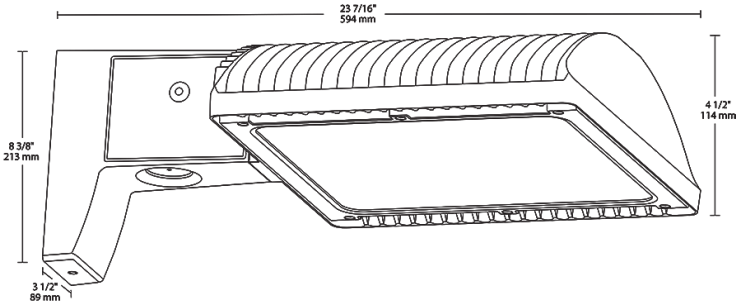
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

ALED3T150

RAB

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	150						
	4T = Type IV **3T =** Type III **2T =** Type II	**50 =** 50W **78 =** 78W **105 =** 105W **125 =** 125W **150 =** 150W	**Blank =** Pole mount **SF =** Slipfitter	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **RG =** Roadway Gray **W =** White **K =** Black	**Blank =** 120-277V **/480 =** 480V **/BL =** Bi-Level **/D10 =** 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud® Controller **/PCS =** 120V Swivel Photocell **/PCS2 =** 277V Swivel Photocell **/PCT =** 120-277V Twistlock Photocell **/PCS4 =** 480V Swivel Photocell **/PCT4 =** 480V Twistlock Photocell **/WS =** Multi-Level Motion Sensor **/WS2 =** Multi-Level Motion Sensor 20 ft. **/WS4 =** Multi-Level Motion Sensor 40 ft.	**Blank =** Standard **USA =** BAA Compliant

PS4-11-20D2

RAB

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 10.7 ft./360 lb.
80MPH 7.0 ft./350 lb.
90MPH 4.3 ft./350 lb.
100MPH 2.5 ft./350 lb.
110MPH 1.1 ft./350 lb.
120MPH 0.1 ft./340lb

Other

Terms of Sale:

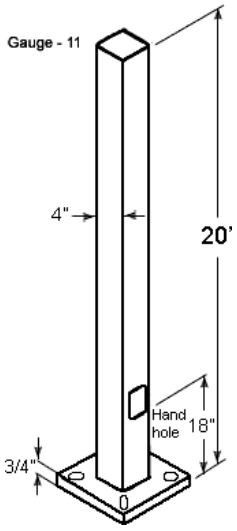
Pole Terms of Sale is available online.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

PS4-11-20D2

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application