# **Planning Report**

City of Verona

Plan Commission 4-8-2015

# **United Vaccines**

Site Plan & CSM Review

**Summary:** The applicant has submitted a request for a site plan and certified survey

map review to allow for the construction of a 57,000 square foot biopharmaceutical manufacturing facility to be located at the northeast corner of Thousands Oak and Kettle Moraine Trail. The applicant intends

to start construction in 2015.

**Property Location:** Northeast corner of Thousand Oaks and Kettle Moraine Trail

Property Owner: Anorev LLC

2248 Deming Way, #200 Middleton, WI 53562

**Applicant:** Mike Green

**United Vaccines** 

2919 Commerce Park Dr. Fitchburg, WI 53719

**Existing Zoning:** Suburban Industrial

**Existing Land Use:** Vacant

Proposed Land Use: Bio-pharmaceutical manufacturing facility

# **Location Map**



# Site Plan & CSM Review United Vaccines

# Background:

The applicant is requesting site plan approval and a certified survey map (CSM) that would allow for the construction of a 57,000 square foot bio-pharmaceutical manufacturing facility at the northeast corner of Thousand Oaks and Kettle Moraine Trail. The two-story building would have approximately 18,700 square feet of office space, 25,000 square feet of production space, and 13,300 square feet of warehousing space. The plans also provide for a potential future 25,000 square foot addition on the east side of the building. The applicant plans to start construction in 2015.

As part of the project, the applicant is requesting approval of a CSM to create three (3) lots. Lot 1 of the CSM would contain the future United Vaccines building, while the other lots would be planned for future industrial uses. The project was discussed at the March 23, 2015 Common Council meeting and the Council approved TIF incentives for the project. The Plan Commission conducted the initial review of this project at the March 2015 Plan Commission meeting.

# **Planning Review:**

# **Bulk Requirements:**

The proposed building meets the setbacks of the Zoning Ordinance. Staff has no concerns with the building setbacks or building location.

Setback/Code Requirements	Proposed (ft)	Code (ft)	Compliance
Front (west)	271'	25'	Yes
Front (south)	63'	25'	Yes
Side (north)	67'	10'	Yes
Rear (east)	272'	20'	Yes
Building Height	36'	45'	Yes

# Parking/Access:

The applicant is proposing 97 parking spaces for the site. The Zoning Ordinance requires one (1) parking space for each employee on the largest shift. United Vaccines currently has 52-employees and is projected to add 23-employees for a total of 75-employees after the facility is completed. The proposed parking meets the Zoning Ordinance requirements. A parking lot expansion area is provided on the plans if the facility is expanded in the future. Staff has no concerns with parking.

Vehicular access to the site will be from both Thousand Oaks Trail and Kettle Moraine Trail. Employee and visitor vehicular traffic will utilize the parking lot along Thousand Oaks Trail and Kettle Moraine Drive. Semi-trucks and delivery vehicles will utilize the loading area with access from Kettle Moraine Trail. Staff has no concerns with the proposed access to this parcel.

# Site Plan & CSM Review United Vaccines

# **Drainage/Stormwater:**

Stormwater management details have been submitted to the City Engineer for review. The applicant will utilize onsite bio-retention and infiltration. Staff has no concerns at this time.

# Landscaping:

The proposed project requires 1,908 landscaping points and the applicant has provided 2,113 points for the site. The proposed landscaping plan provides a variety of plantings throughout the property. Staff has no concerns with the landscaping plan.

# **Architecture & Design:**

The proposed building will contain a mix of materials including precast wall panels, brick, and a significant amount of windows facing Thousand Oaks Trail. The proposed building materials are consistent with the other projects located in the Technology Park and will blend with the other projects in the area. Staff has no concerns.

# **Certified Survey Map:**

As part of this project, the applicant is proposing to create three (3) parcels located at the northeast corner of Thousand Oaks Trail and Kettle Moraine Trail. Lot 1 would contain approximately 6-acres and will contain the future United Vaccines building. Lot 2 will be approximately 1.7-acres and lot 3 will be approximately 2.2-acres. The owner of the business park has not identified future users for lots 2 or 3, but most likely they will be smaller industrial uses. Lot 3 is a flag lot that will have 53-feet of frontage on Kettle Moraine Trail and will potentially have a long driveway connecting to the roadway. Staff has no concerns with this lot configuration in this location.

# **Recommendation:**

Staff recommends the following Plan Commission action:

- Approve the site plan to allow for the construction of a 57,000 square foot biopharmaceutical manufacturing facility to be located at the northeast corner of Thousand Oaks Trail and Kettle Moraine Trail.
- 2. Recommend the Common Council approve the certified survey map to create three (3) lots located at the northeast corner of Thousand Oaks Trail and Kettle Moraine Trail.

Submitted by:	
_	Adam Sayre, AICP
	Director of Planning & Development



# City of Verona Plan Commission - Project Narrative

United Vaccines plans to build a New Production Facility located in the Verona Technology Park at the northeast corner of Thousand Oaks Trail and Kettle Moraine Trail, just north of the existing SAFC Facility. The primary building function at United Vaccines is to produce, test, package and store animal vaccines in accordance with USDA, EU GMP and DHHS/CDC regulations. The building will be designed to accommodate the 4 current processes and consideration will be given to future contract manufacturing. Additionally, support functions will be included in the design to include offices, QC laboratory space, warehousing, locker rooms, and mechanical/electrical spaces.

The new facility will be situated on a 6-acre site and include a 99 stall parking lot with potential for an additional 24 stalls. The 2-story building will have a gross area of approximately 57,000 sf with about 18,700 sf of office space on 2 levels, 25,000 sf of production space and 13,300 sf of warehouse space. The site layout allows for a potential expansion area of 25,000 square feet.

Some of the key building features required are:

- Several cool (2-8 deg C) storage areas for work in process and finished product.
- Numerous stand-alone freezers.
- Space and utilities to support 3 autoclaves to be used for sterilization of materials and waste.
- Approximately 15,000 s.f. of administrative space in a 2 story configuration for offices, break room, conference room, reception and lobby. Additional office space may be required over the manufacturing cell within the production space.
- Locker rooms and gowning facilities.
- Approximately 2,300 sf of space for Quality Control laboratories.
- Filling, labeling and packaging areas for the product.

As presented on the attached rendering, the exterior of the building will feature Architectural Precast concrete walls at the production piece with masonry and curtainwall glass around the office areas.



# 1131 THOUSAND OAKS TRAIL VERONA, WISCONSIN



# INDEX OF SHEETS

C-001 COVER SHEET

C-100 EXISTING CONDITION SURVEY

C-101 SITE PLAN

C-102 GRADING & EROSION CONTROL PLAN

C-103 SITE UTILITY PLAN

C-104 SITE DETAILS

L-100 OVERALL LANDSCAPE PLAN

L-101 LANDSCAPE PLAN

L-102 LANDSCAPE PLAN

A1.10 FIRST FLOOR PLAN

A1.20 SECOND FLOOR PLAN

A3.00 BUILDING ELEVATIONS

E1 SITE ELECTRICAL PLAN

GBA architect engineer

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7520 Washing No. Madison, WI. 5970

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VERONA TECHNOLOGY PARK
1131 THOUSAND OAKS TRAIL
VERONA, WISCONSIN

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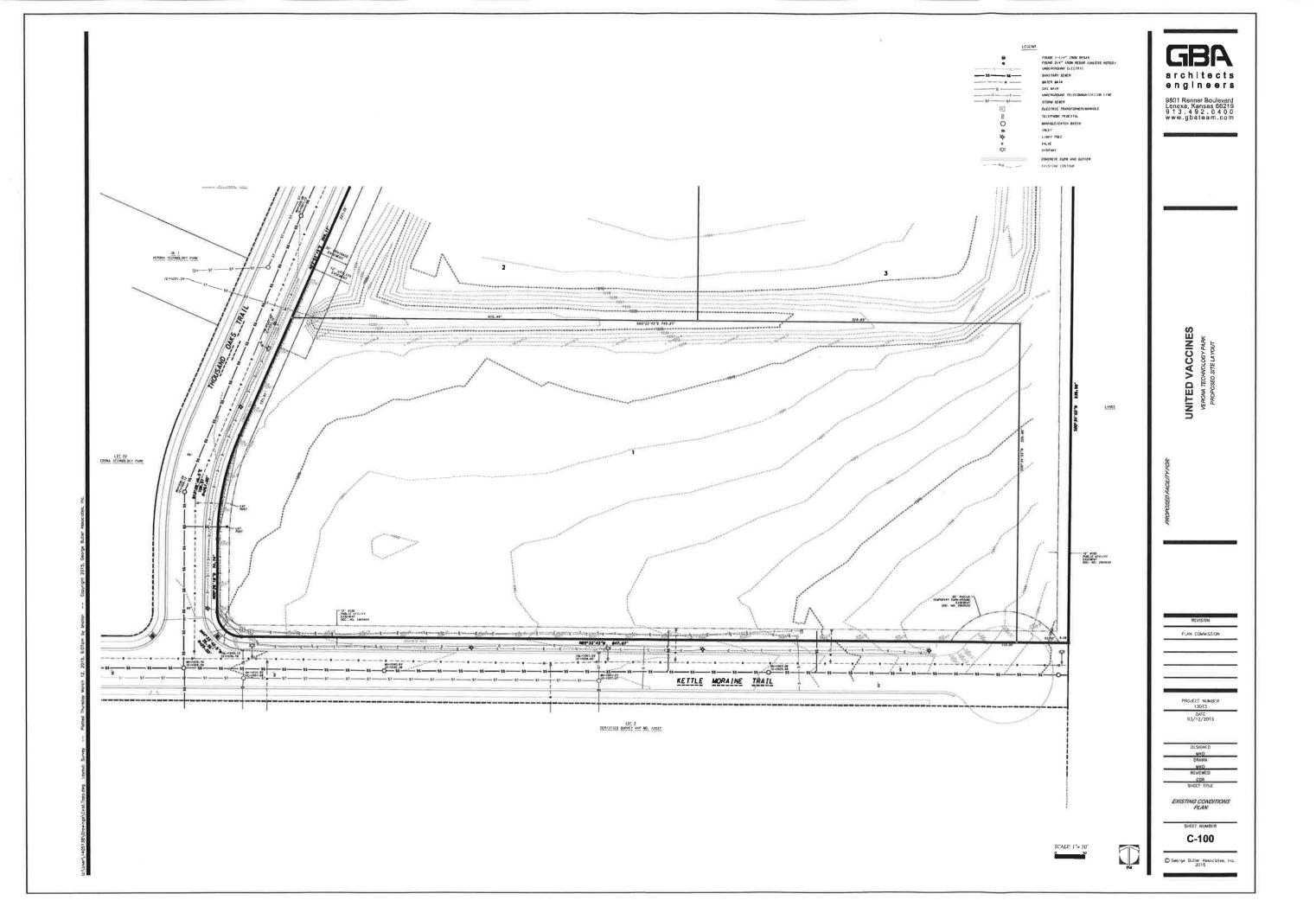
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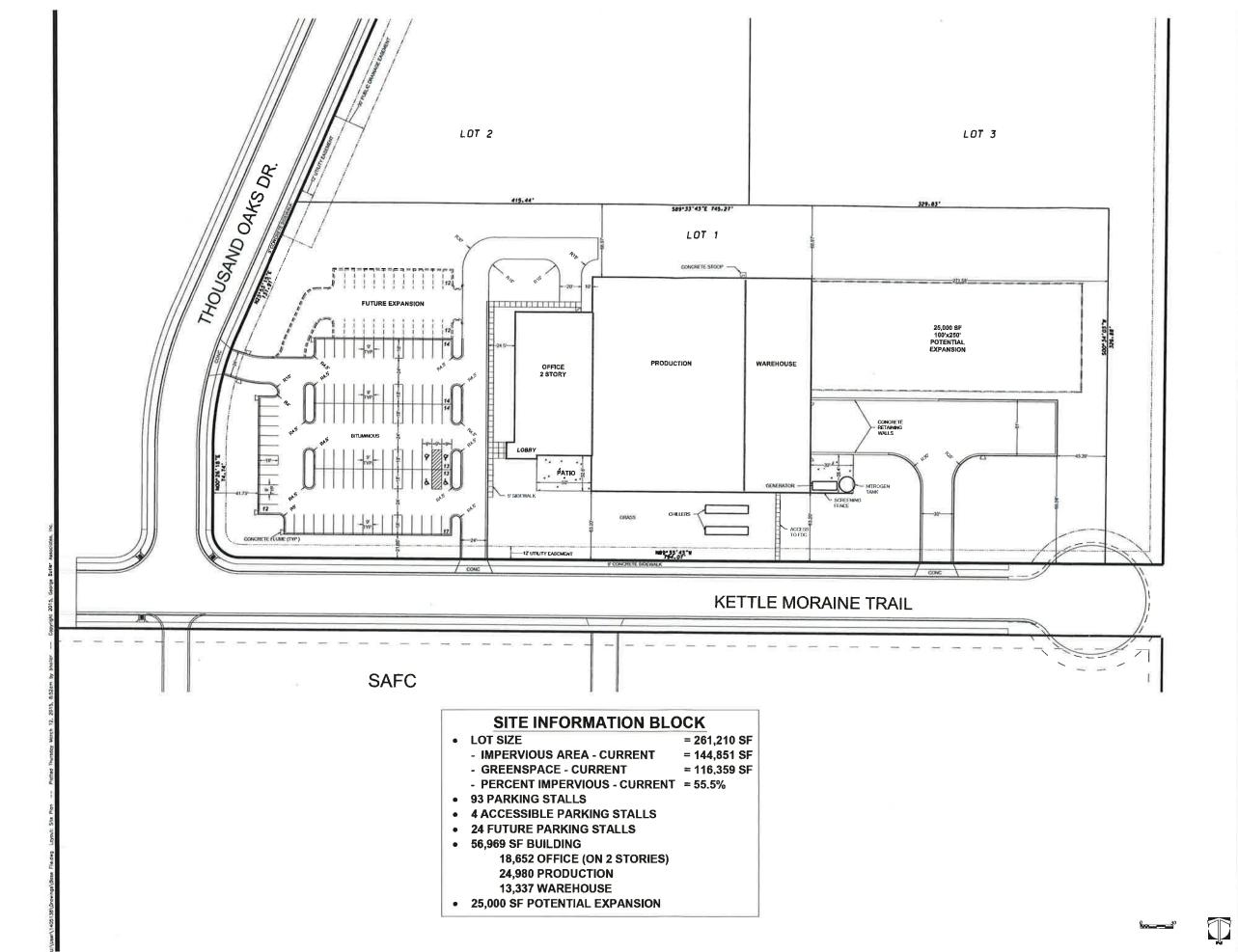
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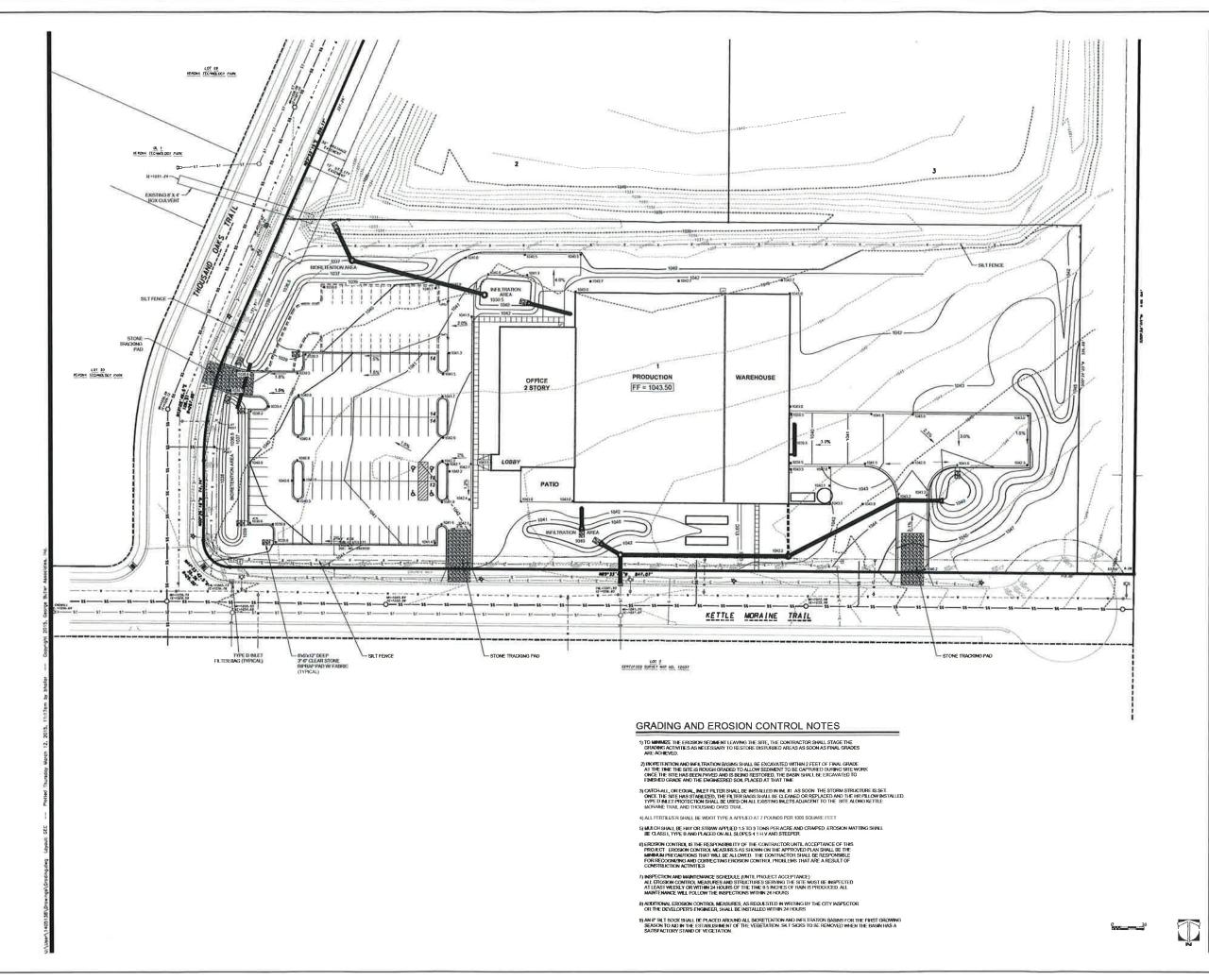
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GBA architects engineers

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PSHOWNER REFUEL AND ASSOCIATION NO. 7230 West-may Wag Madison, W1 57717 Phone 608.833.7530 \* But 608.823.1007

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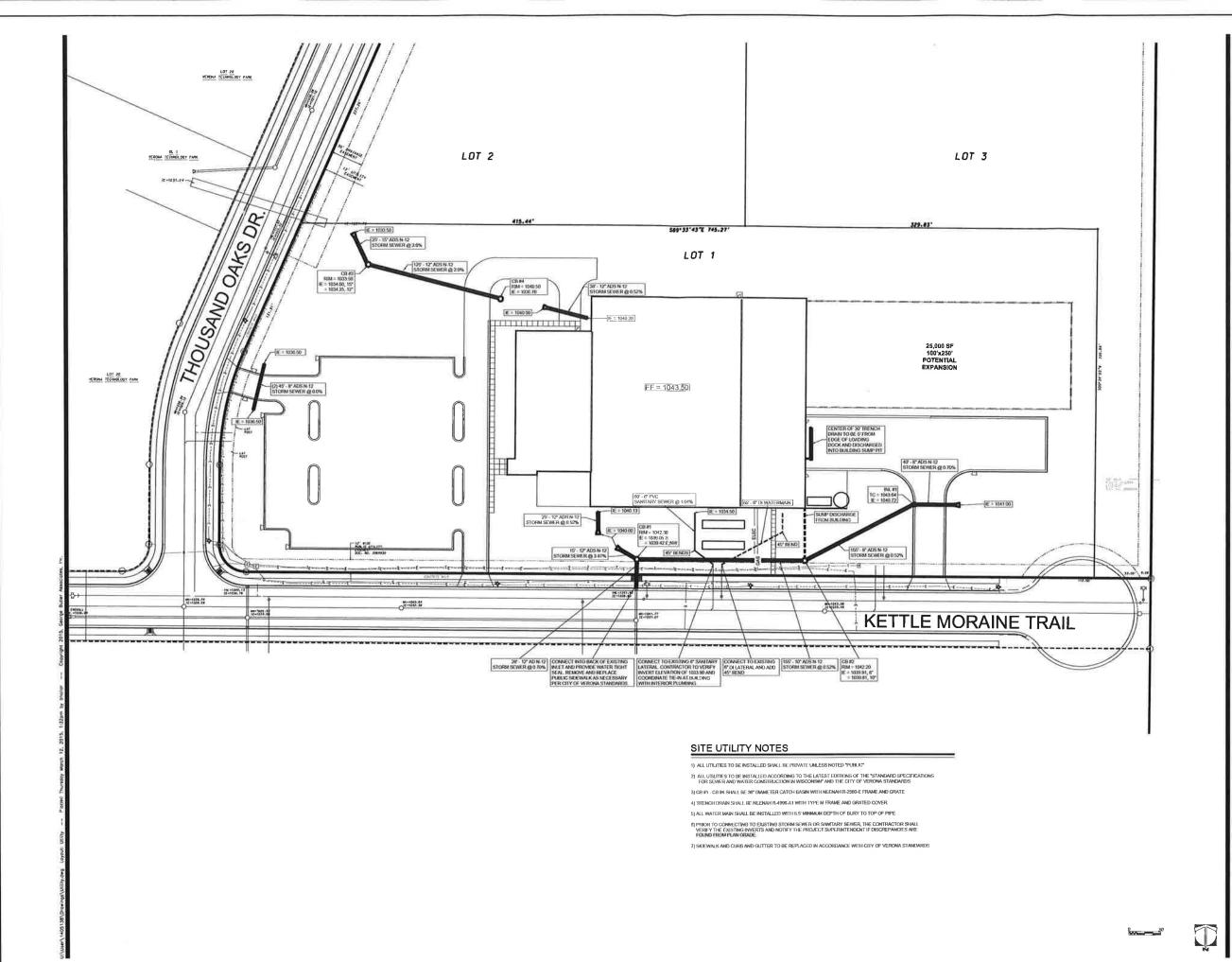
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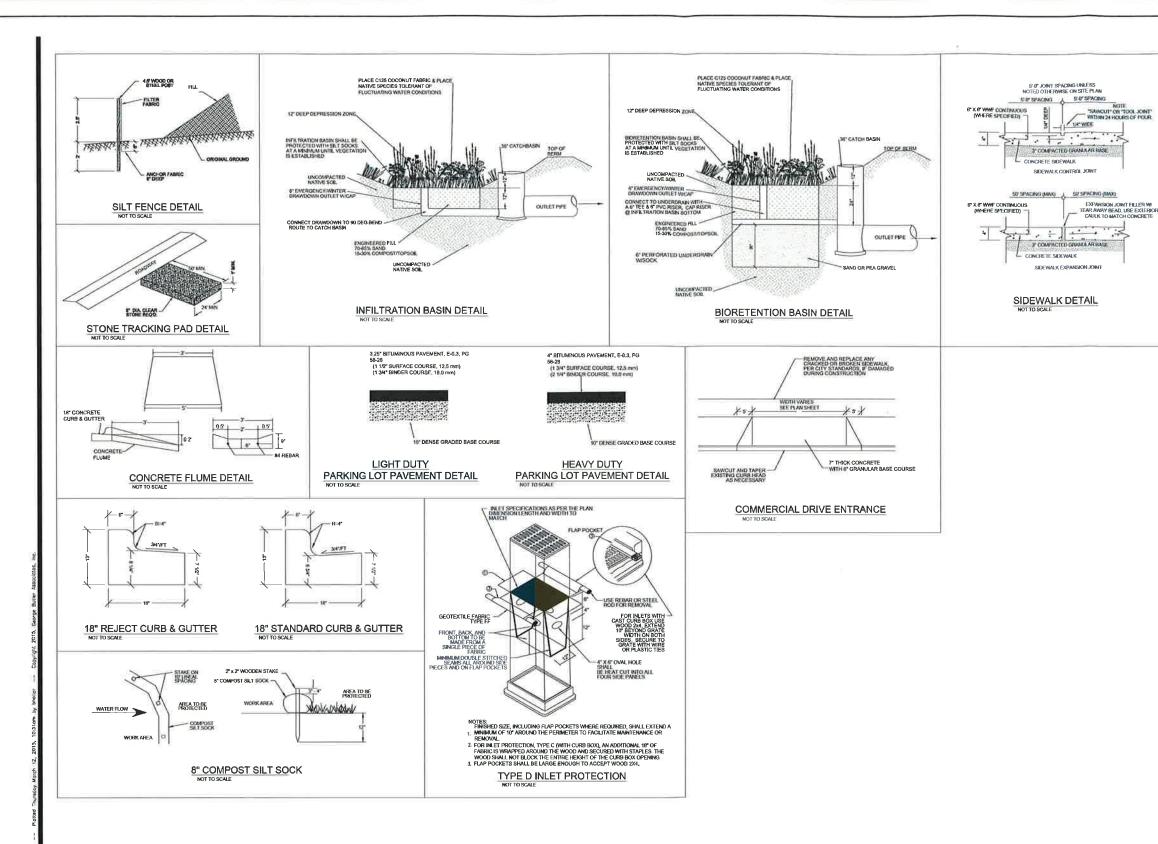
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SITE UTILITY PLAN

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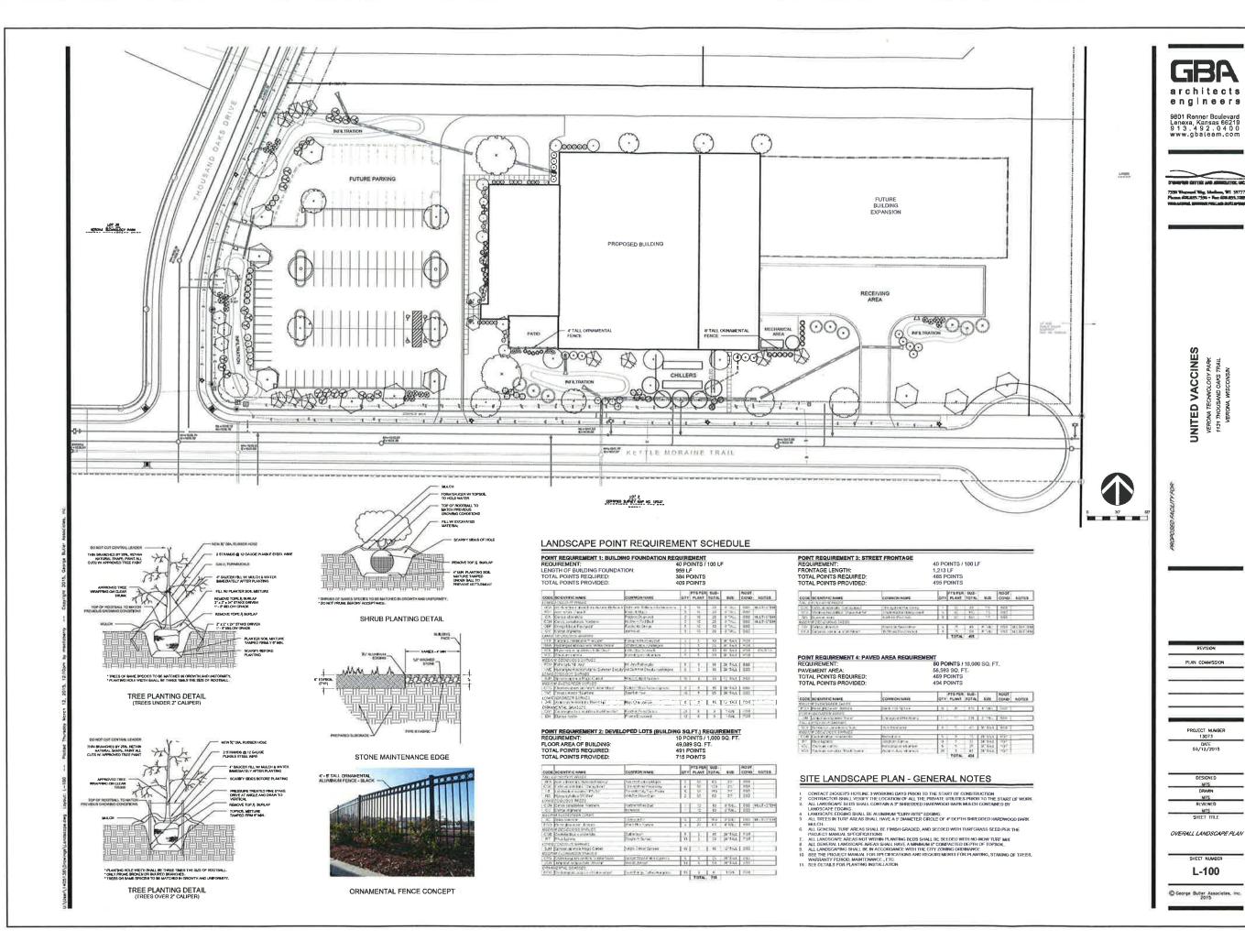
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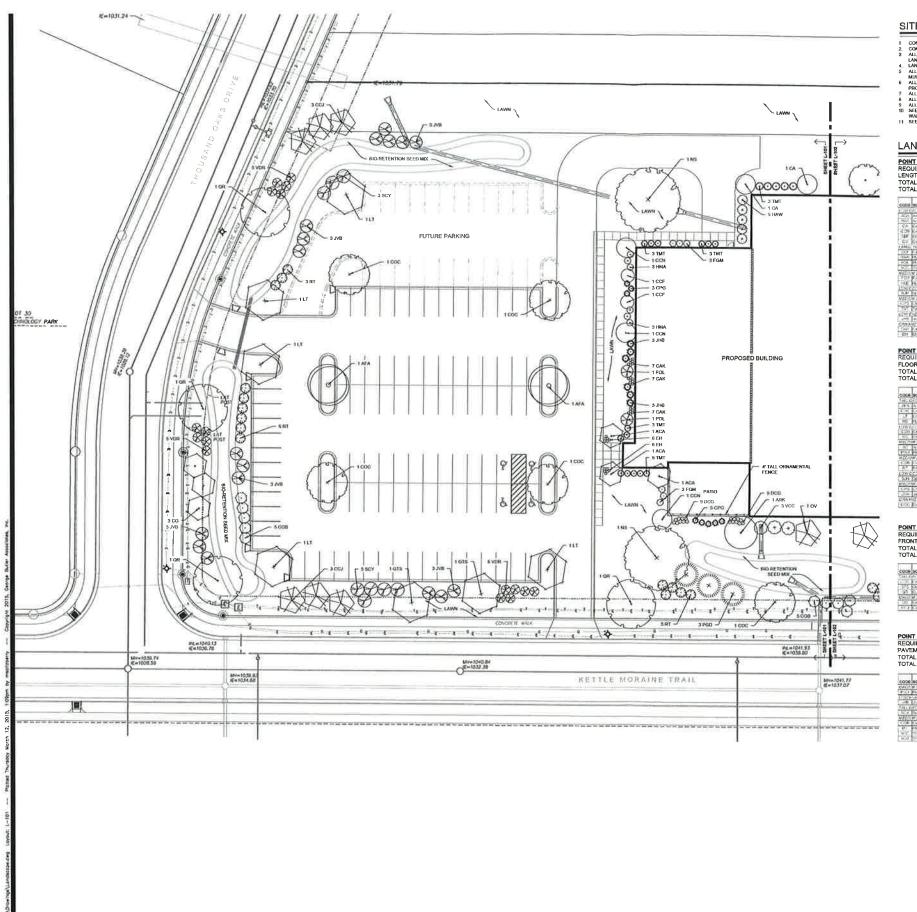
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SITE DETAILS

SHEET NUMBER C-104

George Buller Associates, inc. 2015





## SITE LANDSCAPE PLAN - GENERAL NOTES

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## LANDSCAPE POINT REQUIREMENT SCHEDULE

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TOTAL POINTS REQUIRED:	384 POINTS
TOTAL POINTS PROVIDED:	409 POINTS

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OTAL POINTS REQUIRED:	485 POINTS
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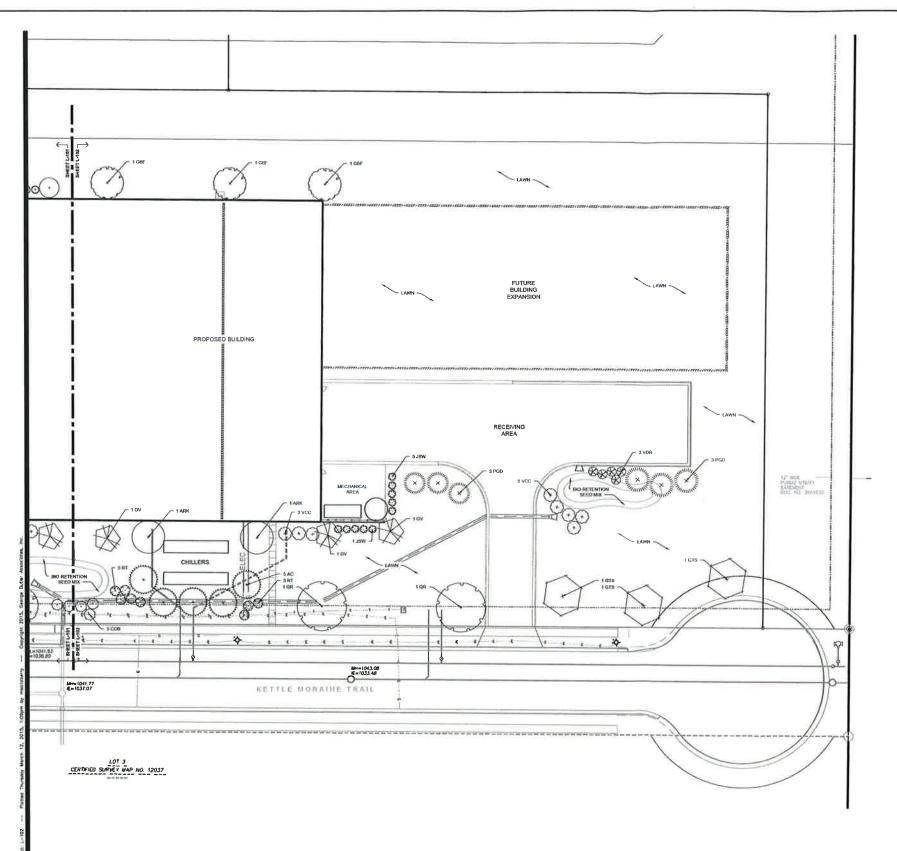
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PROJECT NUMBER 13073

LANDSCAPE PLAN

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## SITE LANDSCAPE PLAN - GENERAL NOTES

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## POINT REQUIREMENT 3: STREET FRONTAGE

REQUIREMENT:	40 POINTS / 100 LP
FRONTAGE LENGTH:	1,213 LF
TOTAL POINTS REQUIRED:	485 POINTS
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#### POINT REQUIREMENT 4: PAVED AREA REQUIREMENT

REQUIREMENT:	80 POINTS / 10,000 SQ. FT.
PAVEMENT AREA:	58,593 SQ. FT
TOTAL POINTS REQUIRED:	469 POINTS
TOTAL POINTS PROVIDED:	494 POINTS

CODE SCIENTIFIC NAME	COMMONENTANE		PLANT		101	COND NOTES
MAINTEN PROPERTY AND PARTY	1,4,000,000,000,000	100000		en-en-		***************************************
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architects engineers

9801 Renner Boulevard Lenexa, Kansas 66219 9 1 3 . 4 9 2 . 0 4 0 0 www.gbateam.com

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UNITED VACCINES
VERONA TECHNOLOGY PARK
1131 THOUSAND OAKS TRAIL
VERONA, WISCONSIN

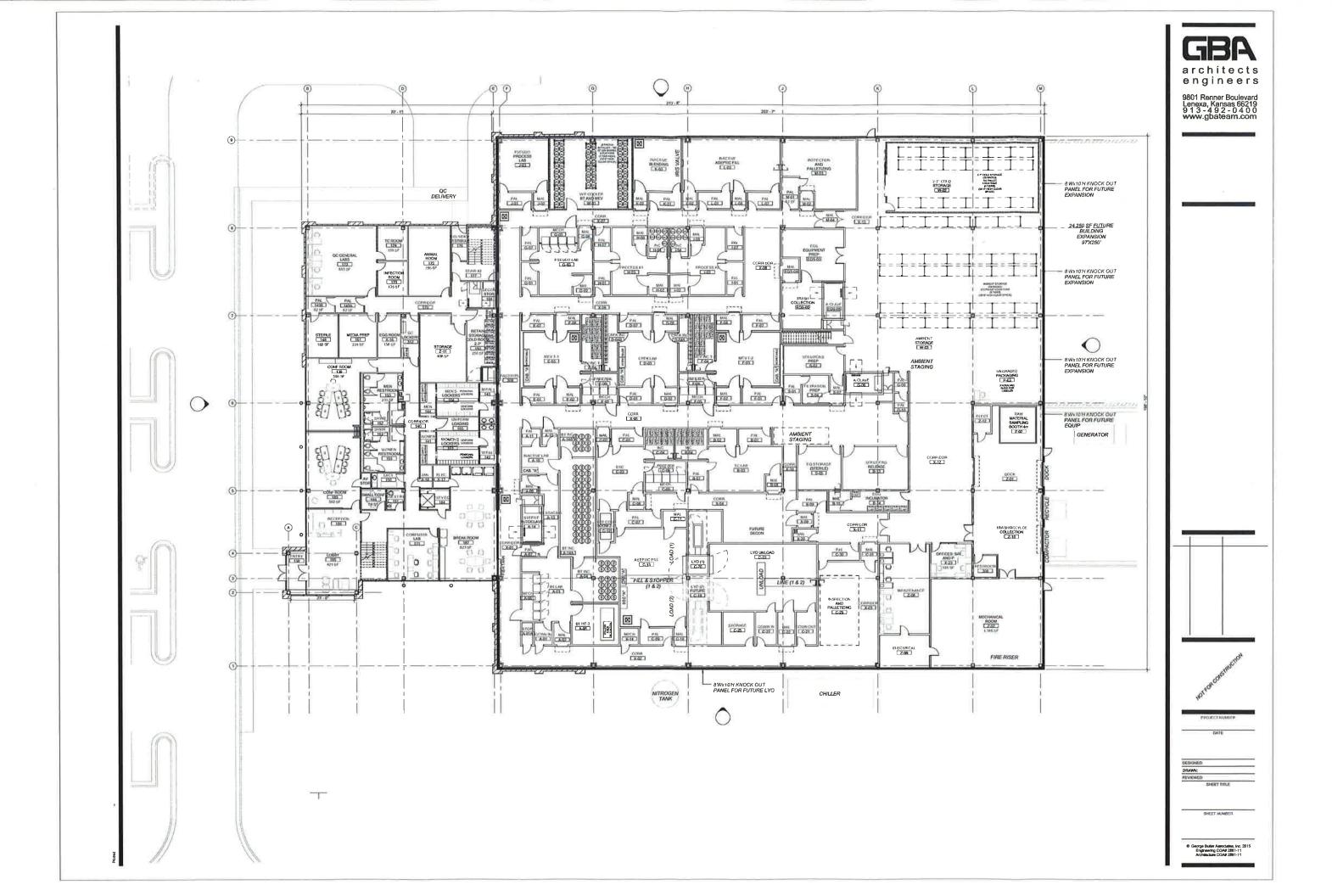
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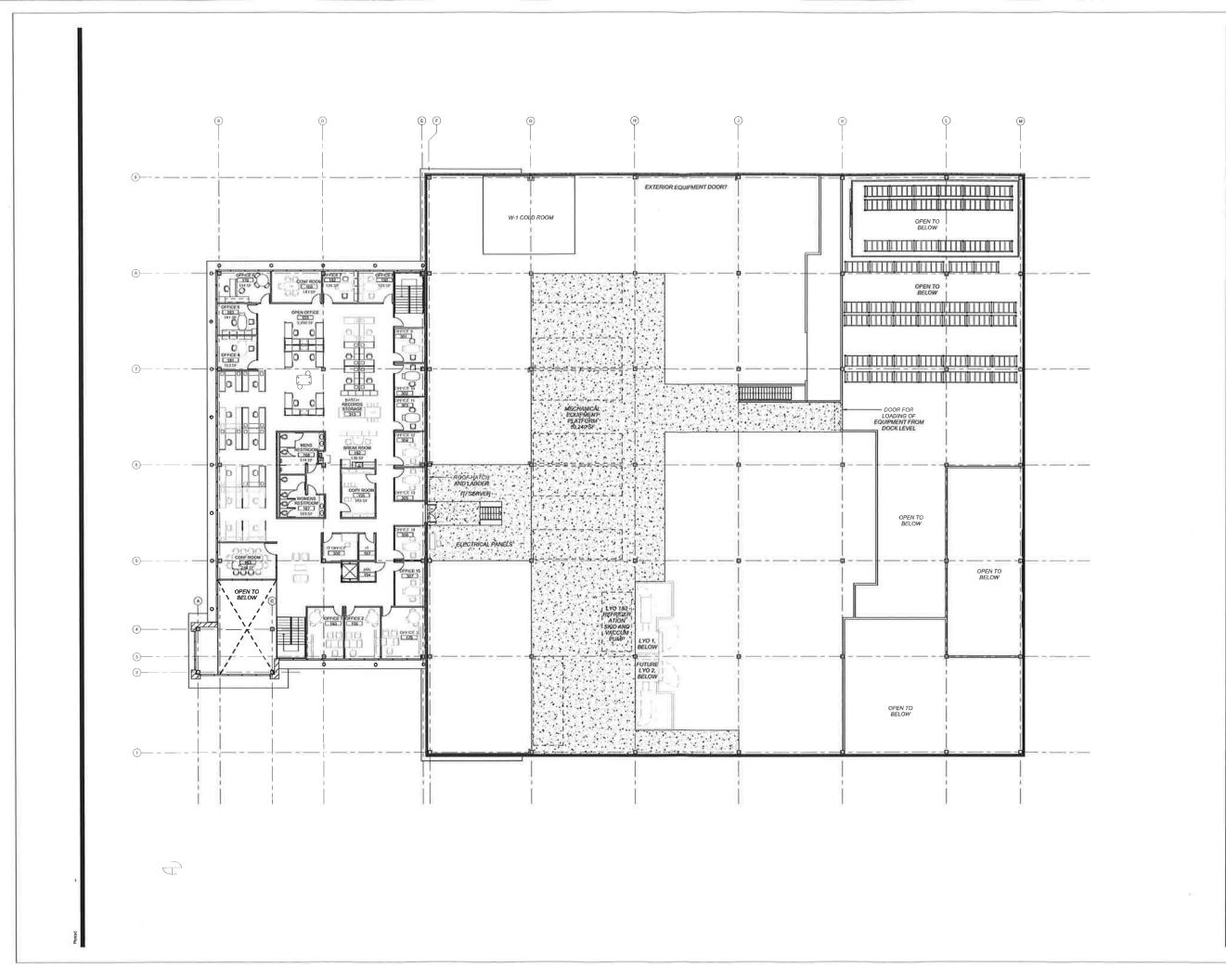
PROJECT NUMBER 13073

LANDSCAPE PLAN

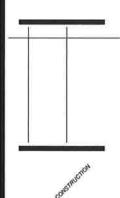
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C George Butler Associates, Inc. 2015







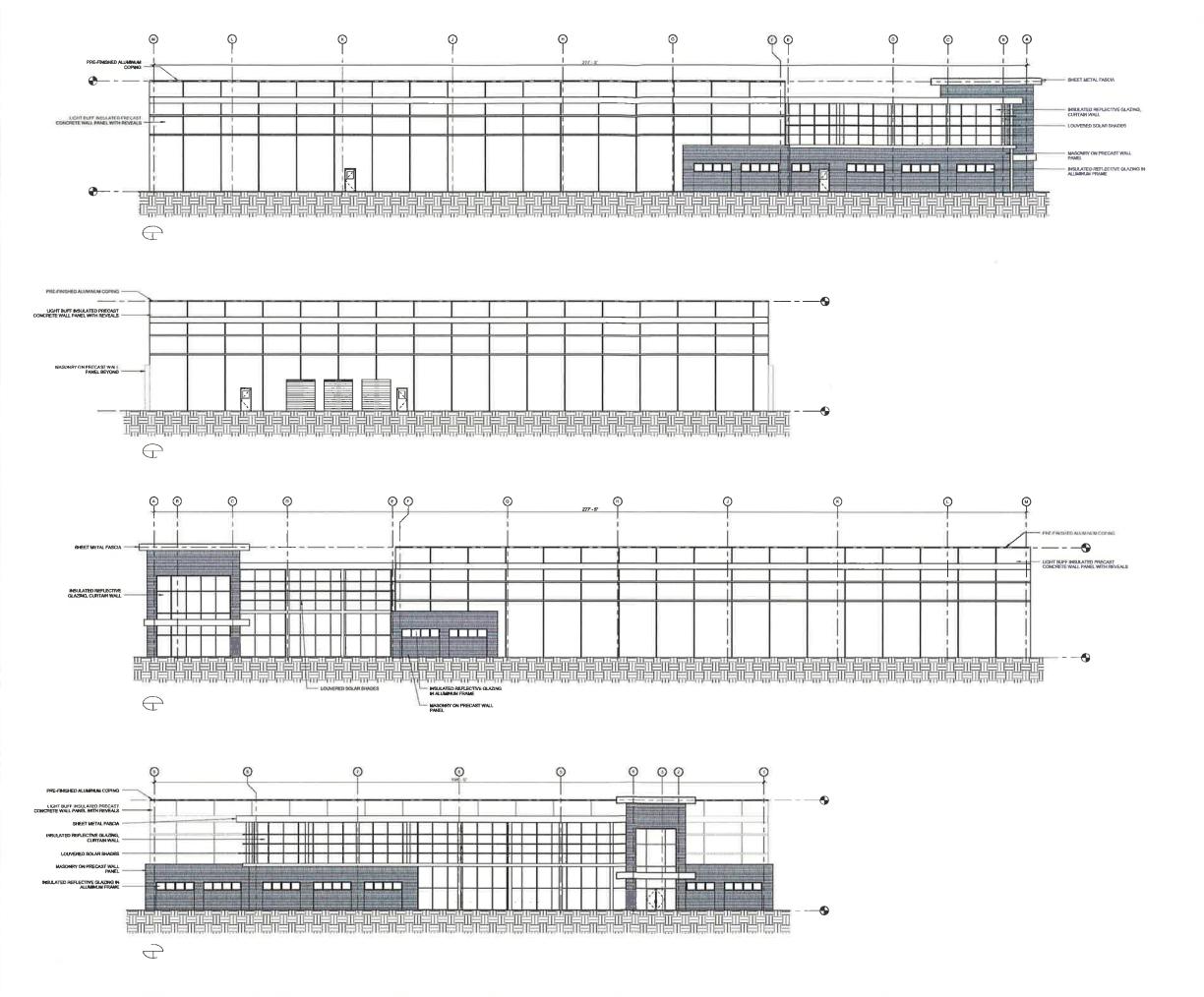


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DESIGNED:
DRAWAL
REVIEWED:
SHEET TITLE

SHEET NUMBER

© George Buller Associates, Inc. 2 Engineering COAI 2881-11 Architecture COAI 2881-11



GBA architects engineers

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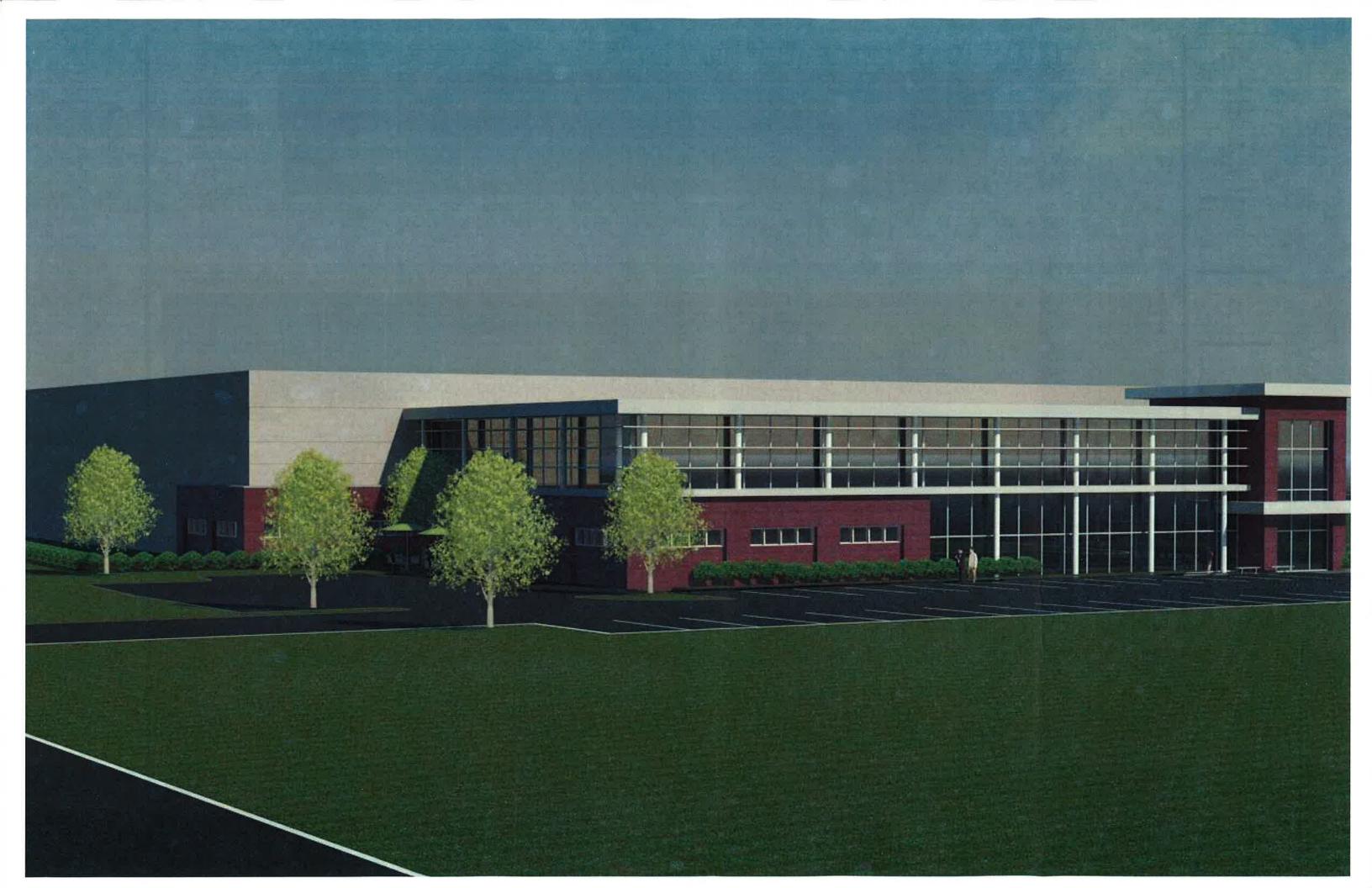
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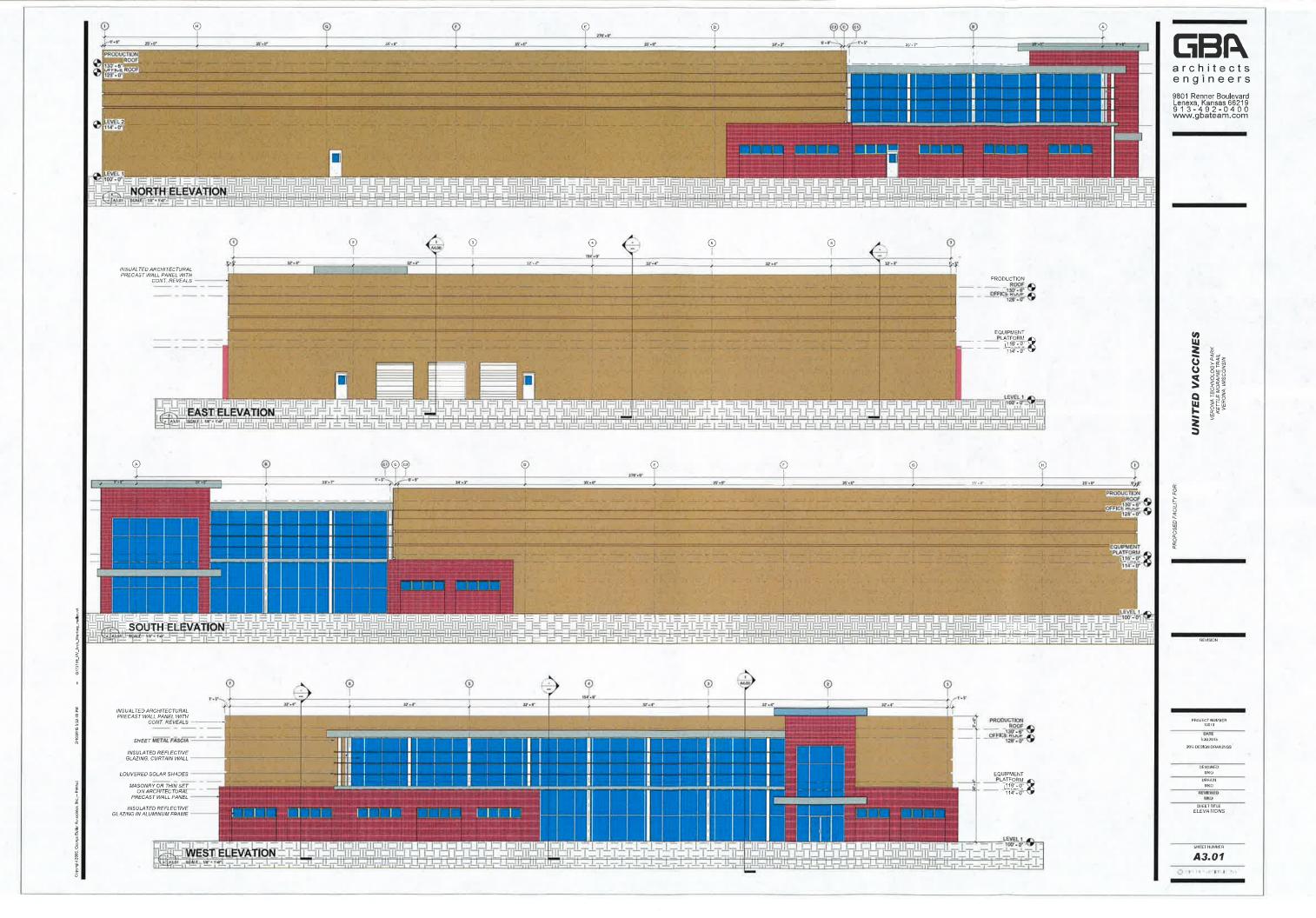
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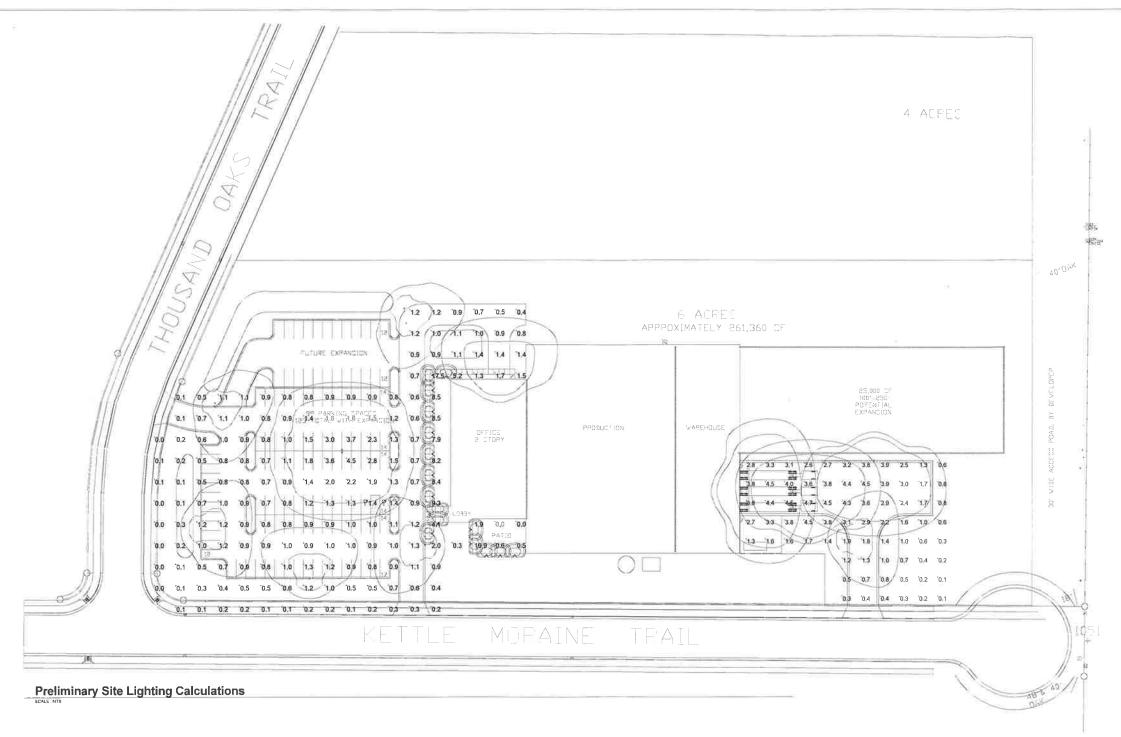
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© Gacayo Butler Associates, Inc. Engineering COAS 2881-11 Architecture COAS 2881-11







CHIN	AIRE S	OTTEL	OLL						
Indimy	Label	Cly	Catalog Number	Description	Lamp	File	Lumens	W	Whats
	(A	6	GLEON-AA-02-LED- -E1-T4	OALLEON LED AREA LUMPAURE (2) LIGHTSQUARES WITH 14 LEDS EACH AND TYPE Y OPTICS ABSOLUTE PIOTOMETRY IS BASEO ON CALIBRATION FACTORS CREATED USING LAB LUMEN STAMMARDS IN COMOPHOTOMETER WITH TEST DISTANCE OF 28,75 FEET		OLECHARD- LEGELTAN	Alestr	3.10	103
9	•	1	GLEON-AA-04-LEO- -E 1-T4	CALLEON LED AREA LUMMAURE (ALLICHTSQUARES WITH 14 LEDE EACH AND TYPE IN OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAS LUMEN STANDARDS ON GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET.		DETCHARGE LED-E1-14 les	NISA/W	0.00	412
1111	ě	<b>3</b> 0	CLEON-AA-06-LTD- -E-1-14	GALLEON 1ED AREA LUMMAIRE (6) LIGHTSQUARES WITH M LEDS EACH AND TYPE IV OPTICS ABSCULE PHOTOMETRY IS BASEO ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		GLECHARD LEDELTAN	Attalize	0,80	309
	0	10	STECHAROSTED- 49-14	GALLEON LED AREA LUVANAMIE (G) LIGHTSQUARES WITH IN LEDB EACH AND TYPE IV OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUVEN STANDARDS IN GOOD-PHOTOMETER WITH TEST DISTANCE OF 28,75 FEET		GLECN-AA-06- LED-E1-T4 les	Absolute	0.90	309
	Е	15	303-81 TYPE IV	FABRICATEO BLACK PANTED WETAL LOWER HOUSING CAST BLACK PARTED WETAL CPTIDAL ASSEMBLY COMPOSITION TO PER OFFICIAL CREATER WAS ASSEMBLY COMPOSITION TO PER OFFI CAST ASSEMBLY COMPOSITION PLATE 2 CORQUIT GOADO BACKLYWITH 7 LEDS AND FORMED WHITE PANTED WETAL TRIM PLATE 1 CLEAR PANTED	FOURTEEN WHITE LIGHT EMITTING DRODES (LEDS) EACH WHIT (LEAS HEMSEPRENCH, INTEGAL, LEAS WEITERS, ASSECUP POSITION VOLTAGE 1729/AC, SM4; TO THE LED DRIVEN	ECNOMES- Signs	Andre	930	*5.4
	F	1	GLEON-AA-03-LED- -E1-T4	GALLEON LED AREA LUMINAURE ISI LIGHTSQUARES WITH HELEDS EACH AND TYPE IN OFFICE ABSOLULE PHOTOMETRY IS BASED ON CAUREATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONDPHATOMETER WITH IEST MISTANDE OF 28,75 TEET		GLECN-AA-03- LED-E1-T4.es	Altsokrin	0.90	154

STATISTICS						
Description	Byrdek	Avg	Marc	Mery	May/Ver	As prais
Callc Zone #1	-	1410	16.810	224	Nen	414
Cath Zare #2		22%	47%	0.1%	470 1	22.01



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United Vaccines

REV DATE DESCRIPTION

03-23-2015 REVISIONS PER CITY COMMENTS



PROJECT NUMBER 13169.00 DATE 3/12/2015

HEW CONSTRUCTION SUBVITION

DESIGNATION DIMANNAL REVIEWED:

Preliminary Site Lighting Calculations

E1

George Butler Associates, Inc. 2
 Engineering COA/I 2881-11

#### DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

# McGRAW-EDISON®



Catalog #	Туре
Project	
Comments	Date
Prepared by	

#### **SPECIFICATION FEATURES**

#### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, diecast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional toolless hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Choice of 16 patented, highefficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can

be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

#### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

#### Mounting

Extruded aluminum arm includes internal bolt guides allowing for

easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting. specify wall mount bracket option. 3G vibration rated.

#### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black, Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

#### Warranty

Five-year warranty.



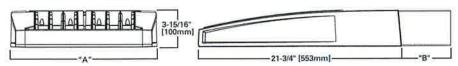
# **GLEON** GALLEON LED

1-10 Light Squares Solid State LED

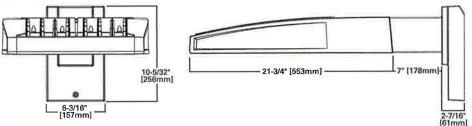
AREA/SITE LUMINAIRE

#### DIMENSIONS

## **POLE MOUNT**



## WALL MOUNT



#### **DIMENSION DATA**

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length 1	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	74 (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7° (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 2 EPA calculated with optional arm length.





# CERTIFICATION DATA

**UL/cUL Wet Location Listed** ISO 9001 LM79 / LM80 Compliant 3G Vibration Rated IP66 Rated DesignLights Consortium® Qualified\*

# **ENERGY DATA**

Electronic LED Driver >0.9 Power Factor

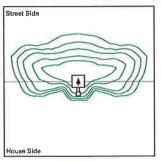
<20% Total Harmonic Distortion 120V-277V 50/60Hz 347V & 480V 60Hz -40°C Min. Temperature

40°C Max. Temperature

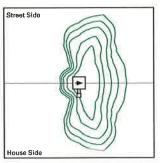
50°C Max. Temperature (HA Option)



#### **OPTIC ORIENTATION**



Street Side



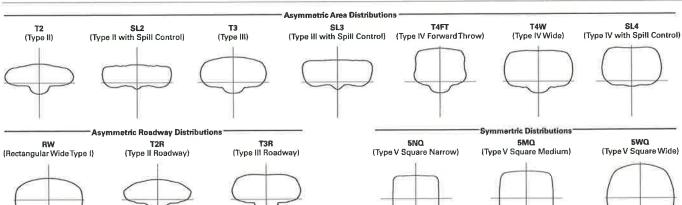
**DRILLING PATTERN** TYPE "N" 3/4" [19mm] Diameter Hole [51mm] -7/8" [22mm] 1-3/4" [44mm] -(2) 9/16" [14mm] Diameter Holes

Standard

Optics Rotated Left @ 90° [L90]

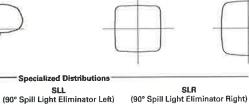
Optics Rotated Right @ 90° [R90]

## **OPTICAL DISTRIBUTIONS**







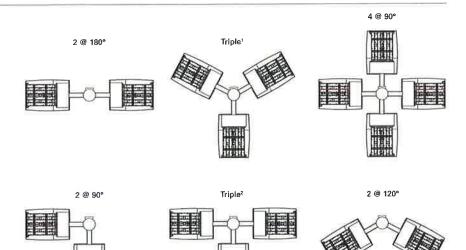






ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)





Eaton 1000 Eaton Boulevard Cleveland, OH 44122 United States Eaton.com

Eaton's Cooper Lighting Business 1121 Highway 74 South Peachtree City, GA 30269 P: 770-486-4800 www.cooperlighting.com

#### DESCRIPTION

Eon 303 - B1 and 303 - B2 are compact, low profile, dimmable, LED bollards that provide downlight only via a fixed head. 303 - B1 has a single head on one side of the luminaire and 303 - B2 has two, integrated heads coming off opposite sides of the luminaire. 303 - B1 and 303 - B2 come standard with universal input LED drivers (120 -277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. Our patented LumaLevelTM leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #	Туре
Project	
Comments	Date
Prepared by	

lumière

#### SPECIFICATION FEATURES

#### A ... Material

Head is precision-machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and mounting base is cast from corrosion resistant silicone aluminum alloy.

#### B ... Finish

Fixture and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. Mounting base is painted black. Fixture housing and head are available in a variety of standard colors. In addition to the standard five colors offered by Lumiere, the Eon bollards are also available in colors to match other outdoor Cooper brands, such as Invue. See the Finish section in the ordering detail for more information.

www.cooperlightlng.com

#### C ... Lens

Clear, tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock. EDGE LIT option: when specified with the EDGE option, the glass will be slightly thicker, clear, tempered and sealed in the same manner referenced above. The added glass thickness will offer a brigher line of light around the edge of the glass that will accentuate the fixture's aesthetics and styling.

#### D ... Adjustable Mounting Base

Cast aluminum mounting base is equipped with the patented Luma-LevelTM leveling system that includes mounting chassis, 70 shore neoprene base, stainless steel hardware and 3/4" conduit entry. It provides quick installation, easy adjustment, secure mounting and protection from vibra-

#### E ... Hardware

Stainless steel hardware is standard to provide maximum corrosionresistance.

#### F ... Electrical

Both models come standard with universal input LED drivers (120-277, 50/60Hz). The standard driver is ELV reverse phase dimmable.

#### G ... LED

LEDs are included and available in three color temperatures (2700K, 3000K & 4000K) and a variety of ontics. Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic. 303 - B1 comes standard with two mini lightbars and 303 - B2 comes standard with four mini lightbars.

## H ... Labels & Approvals

UL and cUL listed, standard wet label. IP66 rated.

#### 1 ... Warranty

Lumiere warrants it's fixtures against defects in materials & workmanship for five (5) years. Auxiliary equipment such as transformers, ballasts and LED drivers carry the original manufacturer's warranty.



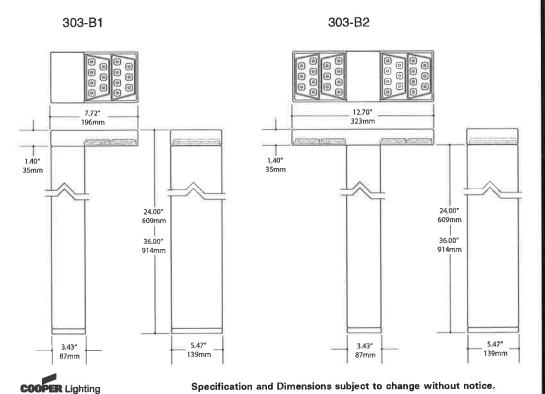
303-B1 / 303-B2

15.5 W LED **31 W LED** 

LED

**BOLLARD** 

IP66



Specification and Dimensions subject to change without notice,

Consult your representative for additional options and finishes.

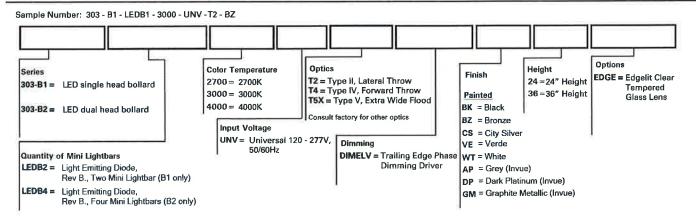
#### LED INFORMATION

LED	Walts	Distribution	<b>Total Lumens</b>	CRI	°K	Life (hrs.)	Volts
LED82 - 2700 - T2	15.5	Type II - Lateral Throw	725	95	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 2700 - T4	15.5	Type IV - Forward Throw	709	85	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 2700 - T5X	15.5	Type V - Flood	626	65	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T2	15.5	Type II - Lateral Throw		95	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T4	15.5	Type IV - Forward Throw		85	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T5X	15.5	Type V - Flood		65	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T2	15.5	Type II - Lateral Throw	1209	95	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T4	15.5	Type IV - Forward Throw	1181	85	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T5X	15.5	Type V - Flood	1044	65	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T2	31	Type II - Lateral Throw	1436	95	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T4	31	Type IV - Forward Throw	1410	85	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T5X	31	Type V - Flood	1247	65	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T2	31	Type II - Lateral Throw		95	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T4	31	Type IV - Forward Throw		85	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T5X	31	Type V - Flood		65	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T2	31	Type II - Lateral Throw	2393	95	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T4	31	Type IV - Forward Throw	2350	85	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T5X	31	Type V - Flood	2078	65	4000	50000	Universal Input (120 - 277V, 50/60Hz)

## **NOTES AND FORUMULAS**

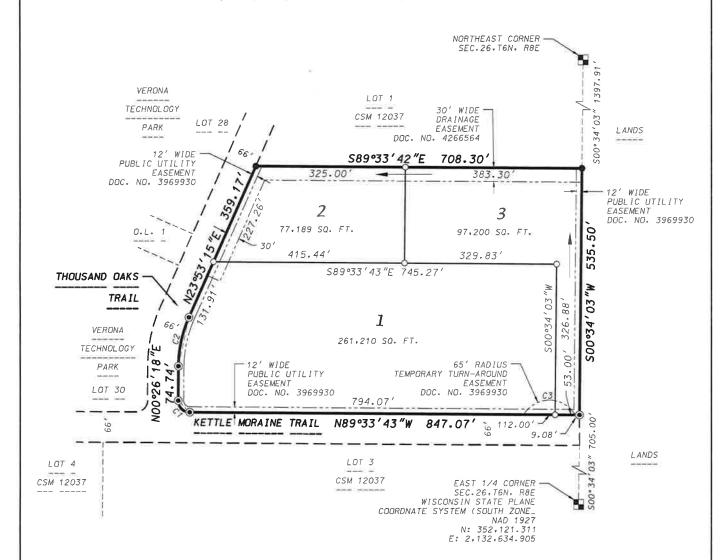
- Apply appropriate light loss factors where necessary.
- · Photometry is LM-79 compliant.

# ORDERING INFORMATION





LOT 2, CERTIFIED SURVEY MAP NO. 12037, LOCATED IN THE SW1/4 OF THE NE1/4 SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



# CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	25.00	35.36	39.27	N44°33′42.5″W	090°00′01″	
2	267.00	108.51	109.27	N12°09′46.5″E	023°26′57″	
3	65.00	112.00	134.98	S89°33′43″E	118°58′46″	IN-N30°56′54″E OUT-S30°04′20″E

# LEGEND

- FOUND DANE COUNTY ALUMINUM MONUMENT
- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- O PLACED 3/4" IRON REBAR (WT.=1.5LBS./FT.)



GRID NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD 1927



SHEET 1 OF 3

DATE: \_\_March 6, 2015 F.N.: \_\_15-07-105 C.S.M. NO. \_\_\_\_\_ DOC. NO. \_\_\_\_\_ VOL. \_\_\_\_\_SHEET\_\_\_

# D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fac: 608.833.1089 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LOT 2, CERTIFIED SURVEY MAP NO. 12037, LOCATED IN THE SW1/4 OF THE NE1/4 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 2. Certified Survey Map No. 12037, recorded in Volume 74 of Certified Survey Maps on pages 117–119 as Document Number 4266564, located in the SW1/4 of the NE1/4 of Section 26, T6N, R8E, City of Verona, Dane County, Wisconsin, Containing 435,599 square feet (10.00 acres).

Dated this 6th day of March, 2015.

Brett T. Stoffregan, Professional Land Surveyor S-2742

## NOTES FROM VERONA TECHNOLOGY PARK AND CERTIFIED SURVEY MAP NO. 12037

- 1. 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.
- 2. Minimum unprotected foundation opening elevation for this plat shall be 938.5.
- 3. Temporary turn—around easements are to be released in writing when Kettle Moraine Trail is extended.
- 4. 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.
- 4. Surveyed for:
  Anorev, LLC
  2248 Deming Way
  Middleton, WI 53562

7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE:	March 6, 2015	
F.N.:	15-07-105	
C.S.M.	NO.	
DOC. N	0	
VOL	SHEET	

LOT 2, CERTIFIED SURVEY MAP NO. 12037, LOCATED IN THE SW1/4 OF THE NE1/4 SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE	
Anorev, LLC, a Wisconsin limited liability company duly organized and of the laws of the State of Wisconsin, as owner, does hereby certify a land described on this map to be surveyed, divided, and mapped as repr	that said company caused the
Anorev, LLC, LLC, does also certify that this map is required by s.236 to be submitted to the City of Verona for approval.	5.34, Wisconsin State Statutes,
IN WITNESS WHEREOF, the said Anorev, LLC, LLC has caused these present corporate officer(s), this day of, 2	s to be signed by said 015.
Anorev, LLC	
STATE OF WISCONS IN	
STATE OF WISCONSIN) COUNTY OF DANE )S.S.	
Personally came before me this day of person(s) to me known to be the person(s) who executed the foregoing same.	, 2015, the above named instrument and acknowledged the
Notary Public, Dane County, Wisconsin My commission expires:	
Approved for recording by the City of Verona thisday of	. 2015
Approved on	
Kami Schofield, Clerk, City of Verona	
REGISTER OF DEEDS CERTIFICATE	
Received for recording thisday of	
2015 ato'clockM. and recorded in Volume	
Pagesas Document Number	
Kristi Chlebowski. Dane County Register of Deeds	
	March C 2045
D'ONOFRIO KOTTKE AND ASSOCIATES INC.	March 6, 2015 15-07-105
7530 Westward Way, Madison, WI 53717  C. S. M.	NO.
OUR NATURAL RESOURCE FOR LAND DEVELOPMENT	O. SHEET

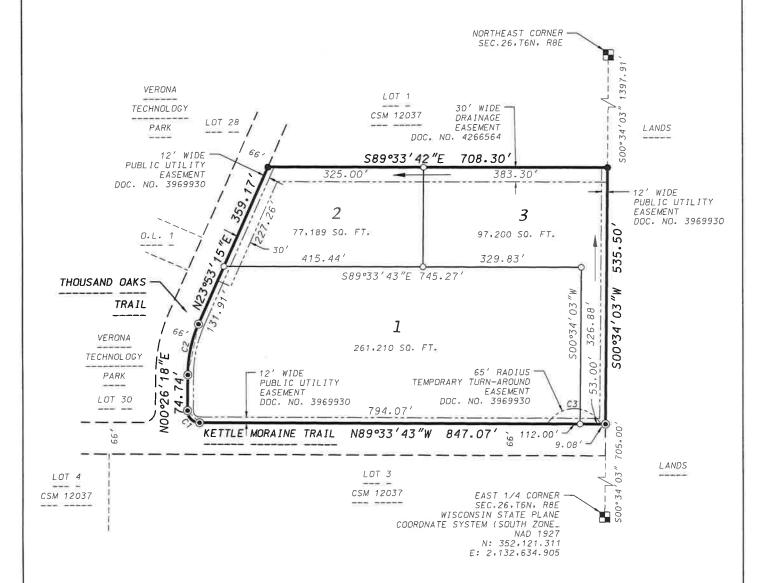
# <u>Narrative</u>

The purpose of the proposed CSM is to create 3 addition lots over existing Lot 2 of Certified Survey Map No. 12037. The reason for this is create lots sized to accommodate potential buyers of the property. The current zoning is Suburban Industrial and there is no proposed zoning change.

# **Application Questions**

- 1. All new parcels will meet City requirements for lot area, width and depth
- 2. No buildings currently exist on the property.
- 3. Proposed Lots 1 and 2 currently have water and sewer laterals. Lot 3 will need laterals extended to the lot.
- 4. The property does not abut a WIS-DOT or Dane County right-of-way.
- 5. All parcels will have separate driveways.

LOT 2, CERTIFIED SURVEY MAP NO. 12037, LOCATED IN THE SW1/4 OF THE NE1/4 SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



# CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	25.00	35.36	39.27	N44°33′42.5″W	090°00′01″	
2	267.00	108.51	109.27	N12°09′46.5″E	023°26′57″	
3	65.00	112.00	134.98	S89°33′43″E	118°58′46″	IN-N30°56′54″E OUT-S30°04′20″E

# LEGEND

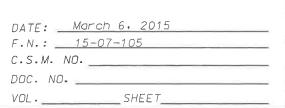
- FOUND DANE COUNTY ALUMINUM MONUMENT
- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- O PLACED 3/4" IRON REBAR (WT.=1.5LBS./FT.)



GRID NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD 1927



SHEET 1 OF 3



**MISCONSIN** 

# 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

LOT 2, CERTIFIED SURVEY MAP NO. 12037, LOCATED IN THE SW1/4 OF THE NE1/4 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 Dwners 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

Lots 2, Certified Survey Map No. 12037, recorded in Volume 74 of Certified Survey Maps on pages 117–119 as Document Number 4266564, located in the SW1/4 of the NE1/4 of Section 26, T6N, R8E, City of Verona, Dane County, Wisconsin. Containing 435,599 square feet (10.00 acres).

Dated this 6th day of March, 2015.

Brett T. Stoffregan, Professional Cand Surveyor S-2742

## NOTES FROM VERONA TECHNOLOGY PARK AND CERTIFIED SURVEY MAP NO. 12037

- 1. 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.
- 2. Minimum unprotected foundation opening elevation for this plat shall be 938.5.
- 3. Temporary turn-around easements are to be released in writing when Kettle Moraine Trail is extended.
- 4. ——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.
- 4. Surveyed for:
  Anorev, LLC
  2248 Deming Way
  Middleton, WI 53562



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 6, 2015	_
F.N.:	15-07-105	
C.S.M.	NO:	
DOC. N	0.	
VOI -	SHEET	

LOT 2, CERTIFIED SURVEY MAP NO. 12037, LOCATED IN THE SW1/4 OF THE NE1/4 SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE			
	sconsin, as owner, does hereb	nanized and existing under and by virtue by certify that said company caused the poed as represented on this map.	
Anorev. LLC, LLC, does also cer to be submitted to the City of		red by s.236.34. Wisconsin State Statutes.	
IN WITNESS WHEREOF, the said Ar corporate officer(s), this		ese presents to be signed by soid , 2015.	
Anorev, LLC			
STATE OF WISCONSIN) COUNTY OF DANE )S.S.			
Personally came before me this person(s) to me known to be the same.	day of e person(s) who executed the	, 2015, the above named foregoing instrument and acknowledged the	
Notary Public, Dane County, Wis	econsin		
My commission expires:			
CITY OF VERONA APPROVAL			
Approved for recording by the	City of Verona thisda	ay of 2015	
Approved on			
Kami Scofield, Clerk, City of	Verona		
REGISTER OF DEEDS CERTIFICATE			
Received for recording this	day of	·	
2015 ato'clockM.	and recorded in Volume	of Certified Survey Maps on	
Pagesas Documer	rt Number	N'eCOMe'	
		The state of the s	
		BRETT	
Kristi Chlebowski. Dane County	Register of Deeds	S-2742 MADISON	
		WISCONSIN	
		SURVE: 3/19/15	>
		DATE:March 19, 2015	
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.		F.N.:15-07-105	
7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089		C.S.M. NO.	
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT	SHEET 3 OF 3	DOC. NOSHEET	