

# 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 bio-pharmaceutical 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

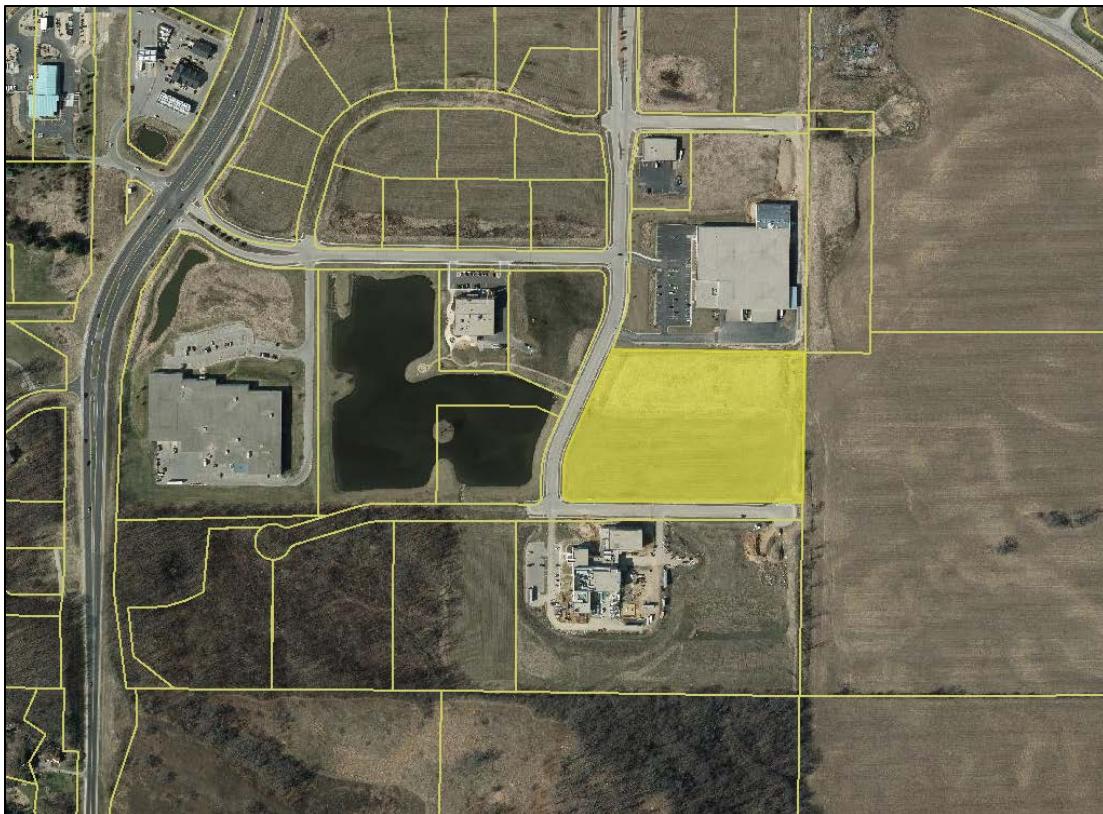
**Property Owner:** Anorev LLC  
2248 Deming Way, #200  
Middleton, WI 53562

**Applicant:** Mike Green  
United Vaccines  
2919 Commerce Park Dr.  
Fitchburg, WI 53719

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**Existing Zoning:** Suburban Industrial  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Bio-pharmaceutical manufacturing facility

### Location Map



Site Plan & CSM Review  
United Vaccines

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**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

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**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:

1. Approve the site plan to allow for the construction of a 57,000 square foot bio-pharmaceutical 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

W:\DRA\140130\Drawings\Site Details.dwg Layout: COVER Date: Thursday, March 12, 2015, 10:43am by: jbolton Copyright 2015, George Buller Associates, Inc.

TO OBTAIN LOCATIONS OF  
PARTICIPANT UNDERGROUND  
FACILITIES BEFORE YOU DIG IN  
WISCONSIN



CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL  
FREE

REVISION	
PLAN COMMISSION	
PROJECT NUMBER	13073
DATE	03/12/2015
DESIGNED	BJH
DRAWN	BJH
REVIEWED	BJH
SHEET TITLE	COVER SHEET
SHEET NUMBER	C-001

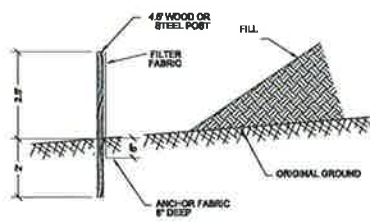








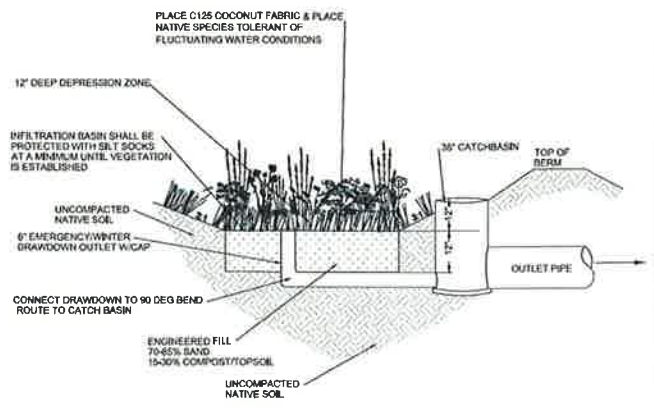




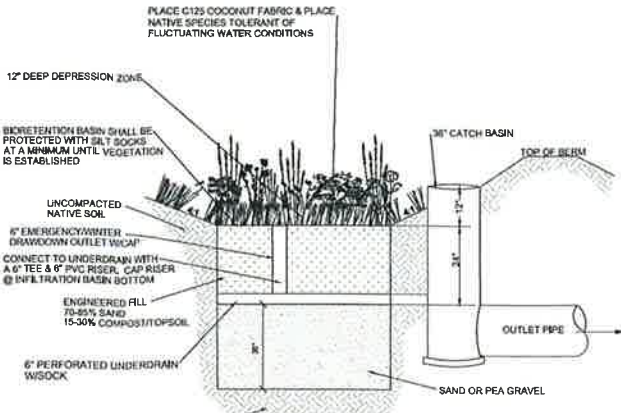
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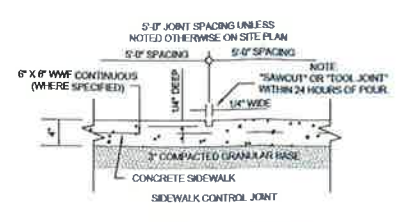
**STONE TRACKING PAD DETAIL**  
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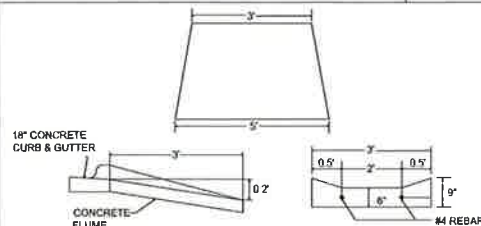
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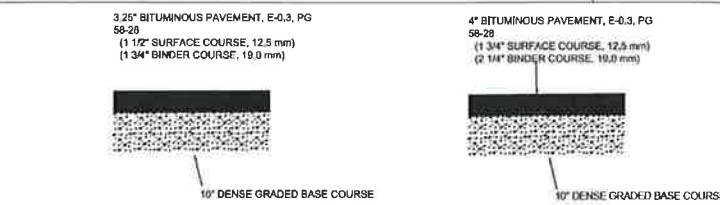
**BIORETENTION BASIN DETAIL**  
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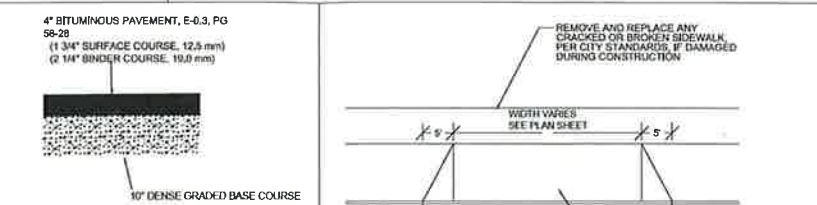
**SIDEWALK DETAIL**  
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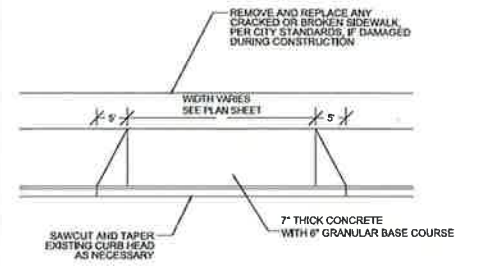
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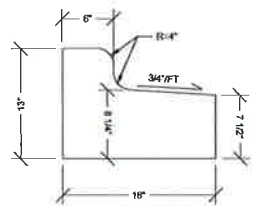
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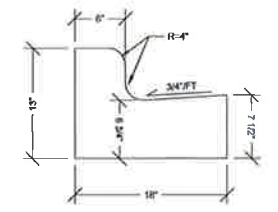
**HEAVY DUTY PARKING LOT PAVEMENT DETAIL**  
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**COMMERCIAL DRIVE ENTRANCE**  
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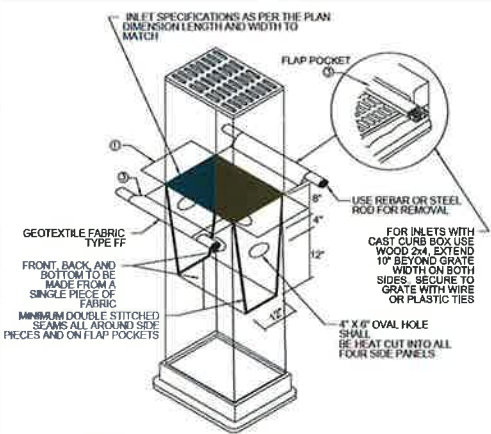
**18" REJECT CURB & GUTTER**  
NOT TO SCALE



**18" STANDARD CURB & GUTTER**  
NOT TO SCALE



**8" COMPOST SILT SOCK**  
NOT TO SCALE



**TYPE D INLET PROTECTION**  
NOT TO SCALE

- NOTES:
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

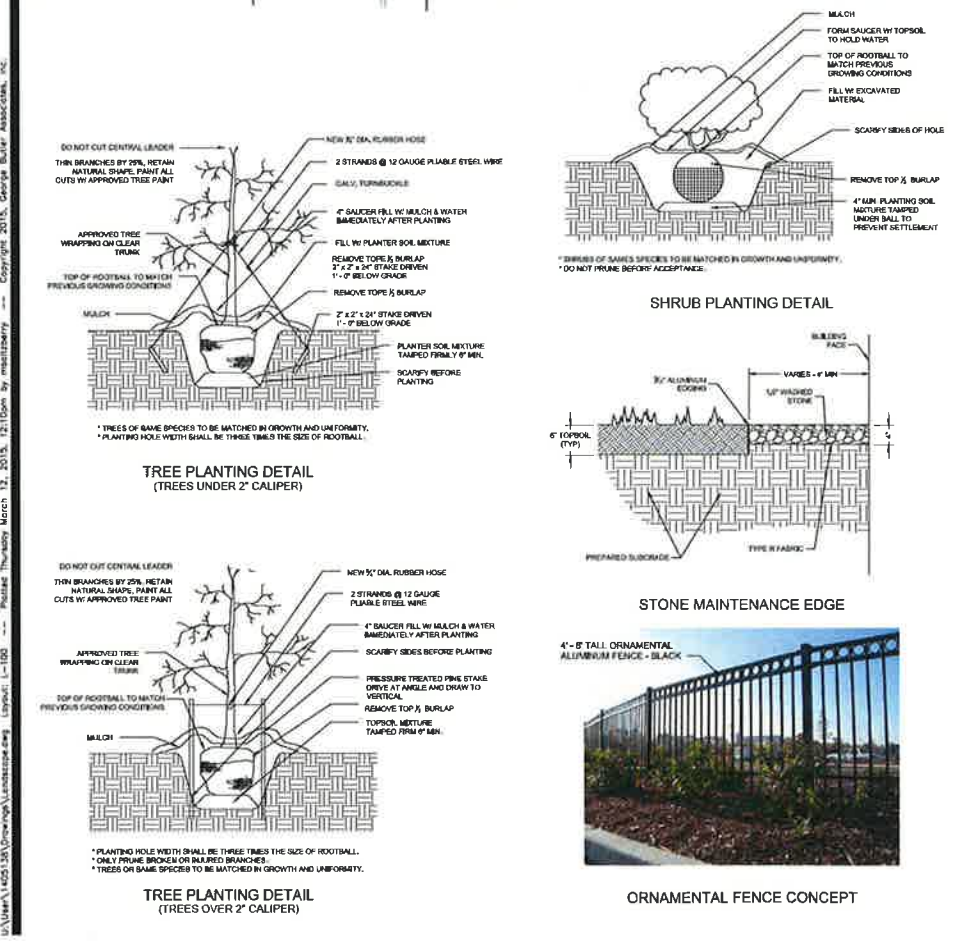
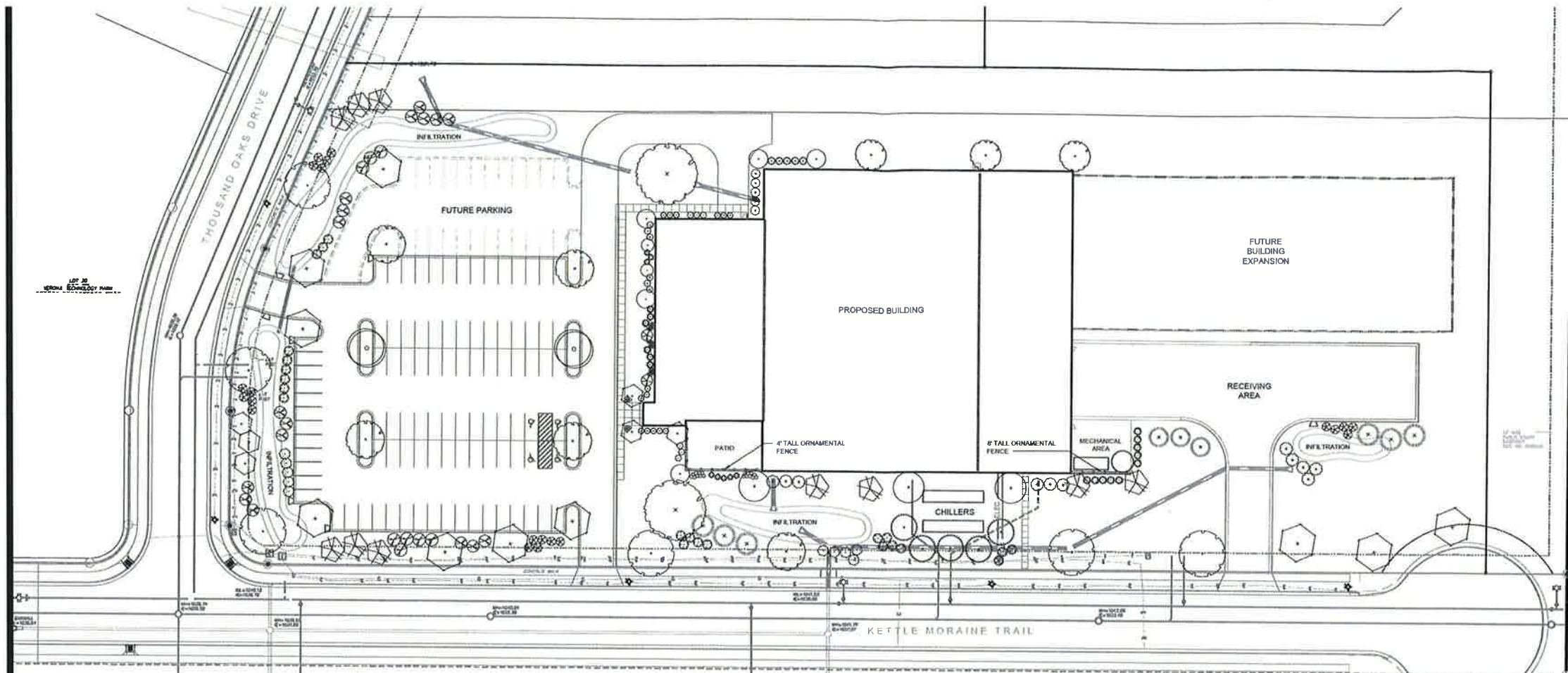
REVISION
PLAN COMMISSION

PROJECT NUMBER	13073
DATE	03/12/2015

DESIGNED	BJH
DRAWN	BJH
REVIEWED	BJH
SHEET TITLE	SITE DETAILS

SHEET NUMBER	C-104
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U:\Users\1451355\OneDrive\Site Details.dwg | Layout: SITE DETAILS | PLOTTED Thursday, March 12, 2015, 10:31 am by bbulter | Copyright 2015, George Buller Associates, Inc.



**LANDSCAPE POINT REQUIREMENT SCHEDULE**

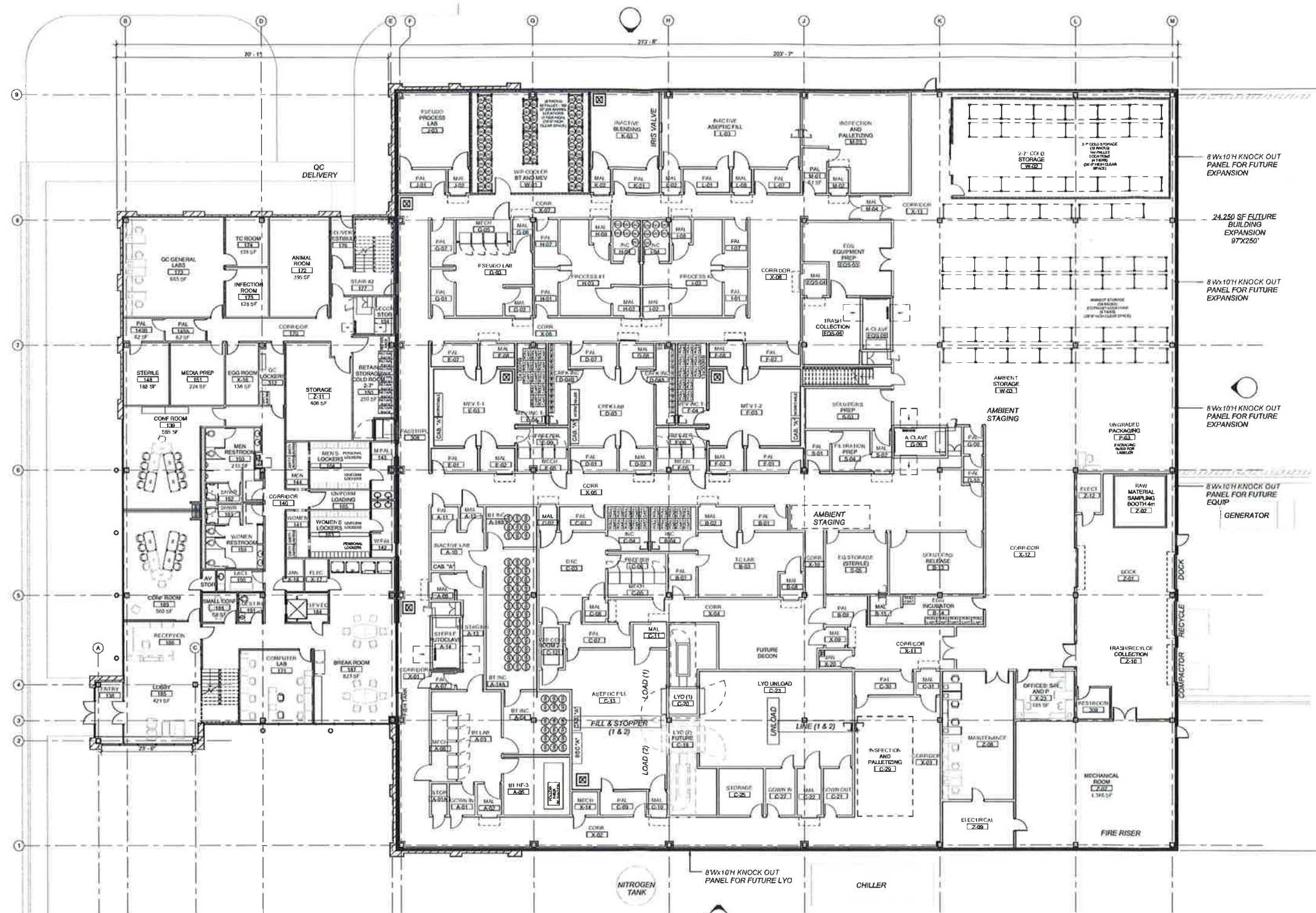
**POINT REQUIREMENT 1: BUILDING FOUNDATION REQUIREMENT**

REQUIREMENT: 40 POINTS / 100 LF  
LENGTH OF BUILDING FOUNDATION: 959 LF  
TOTAL POINTS REQUIRED: 384 POINTS  
TOTAL POINTS PROVIDED: 409 POINTS

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND.	NOTES
1001	Platanus occidentalis	American Sycamore	2	10	20	4" x 4"	100%	MULTI-STEM
1002	Quercus macrocarpa	White Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1003	Quercus prinus	Pin Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1004	Quercus laevis	Live Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1005	Quercus sp.	White Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1006	Quercus sp.	White Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1007	Quercus sp.	White Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1008	Quercus sp.	White Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1009	Quercus sp.	White Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1010	Quercus sp.	White Oak	2	10	20	4" x 4"	100%	MULTI-STEM
1011	Quercus sp.	White Oak	2	10	20	4" x 4"	100%	MULTI-STEM
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1123								







8'x10'H KNOCK OUT  
PANEL FOR FUTURE  
EXPANSION

24,250 SF EUTURE  
BUILDING  
EXPANSION  
97'x250'

8'x10'H KNOCK OUT  
PANEL FOR FUTURE  
EXPANSION

8'x10'H KNOCK OUT  
PANEL FOR FUTURE  
EXPANSION

8'x10'H KNOCK OUT  
PANEL FOR FUTURE  
EXPANSION

8'x10'H KNOCK OUT  
PANEL FOR FUTURE  
EQUIP  
GENERATOR

NITROGEN  
TANK

8'x10'H KNOCK OUT  
PANEL FOR FUTURE LYO

CHILLER

NOT FOR CONSTRUCTION

PROJECT NUMBER

DATE

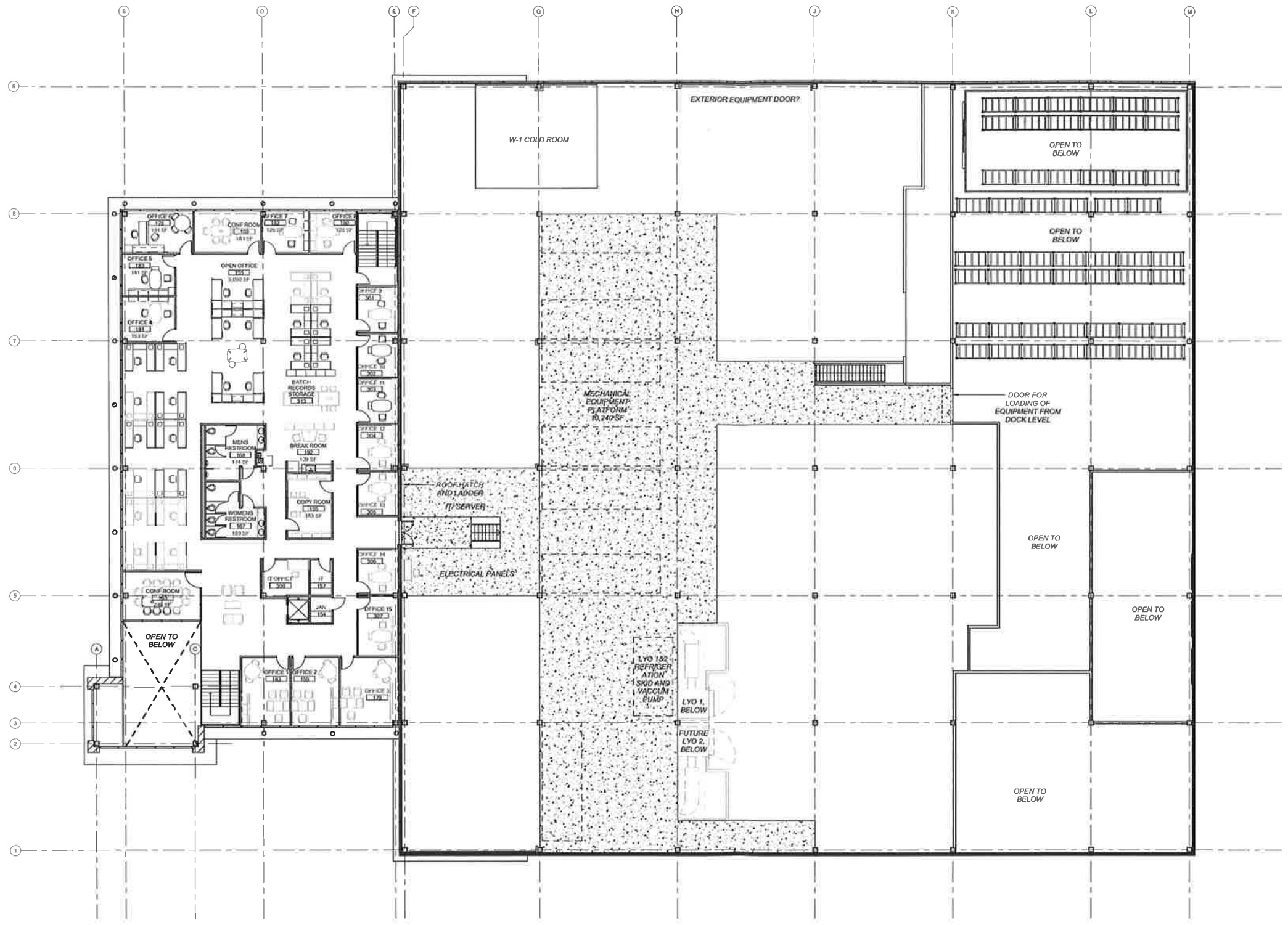
DESIGNED:

DRAWN:

REVIEWED:

SHEET TITLE

SHEET NUMBER



AJ

NOT FOR CONSTRUCTION

PROJECT NUMBER

DATE

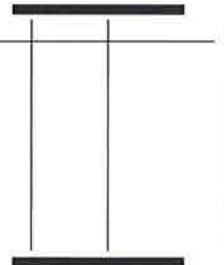
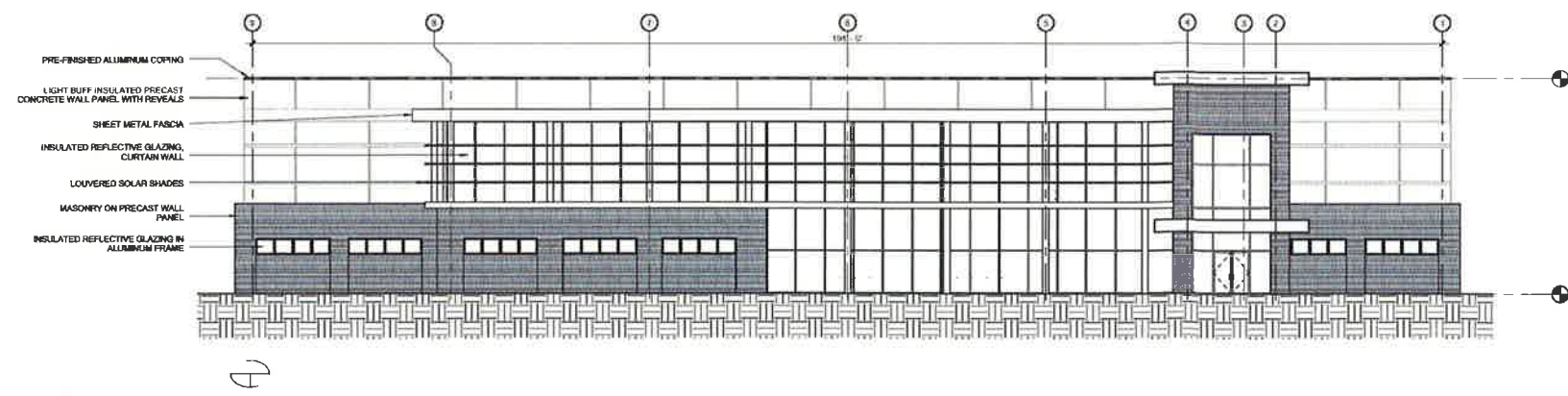
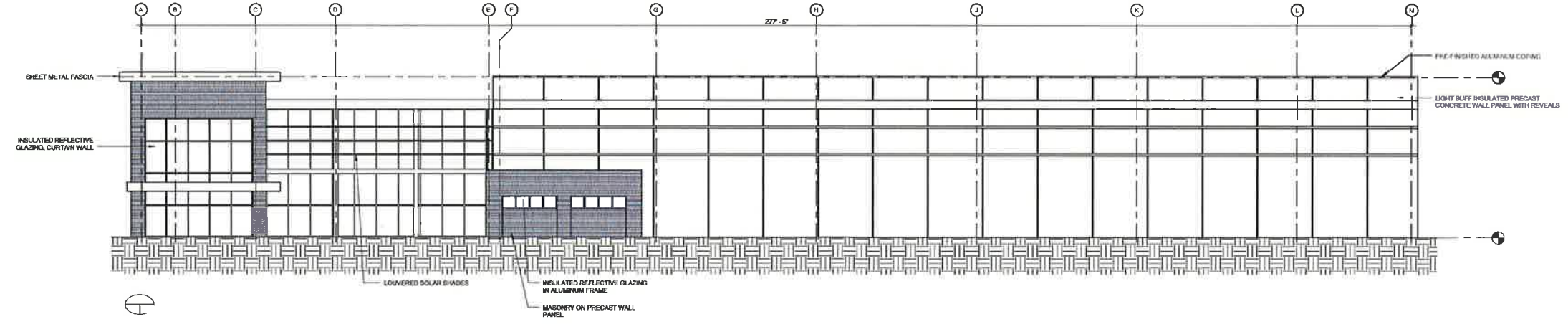
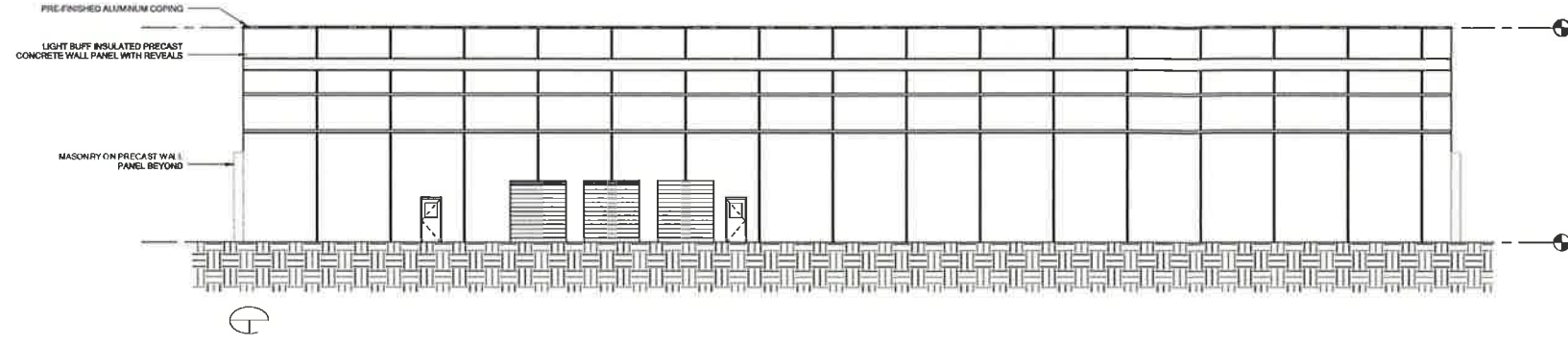
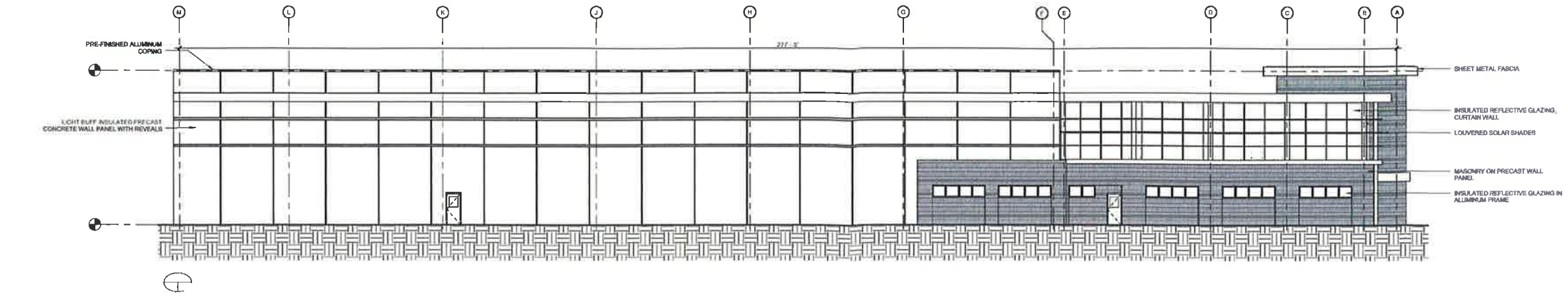
DESIGNED:

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REVIEWED:

SHEET TITLE

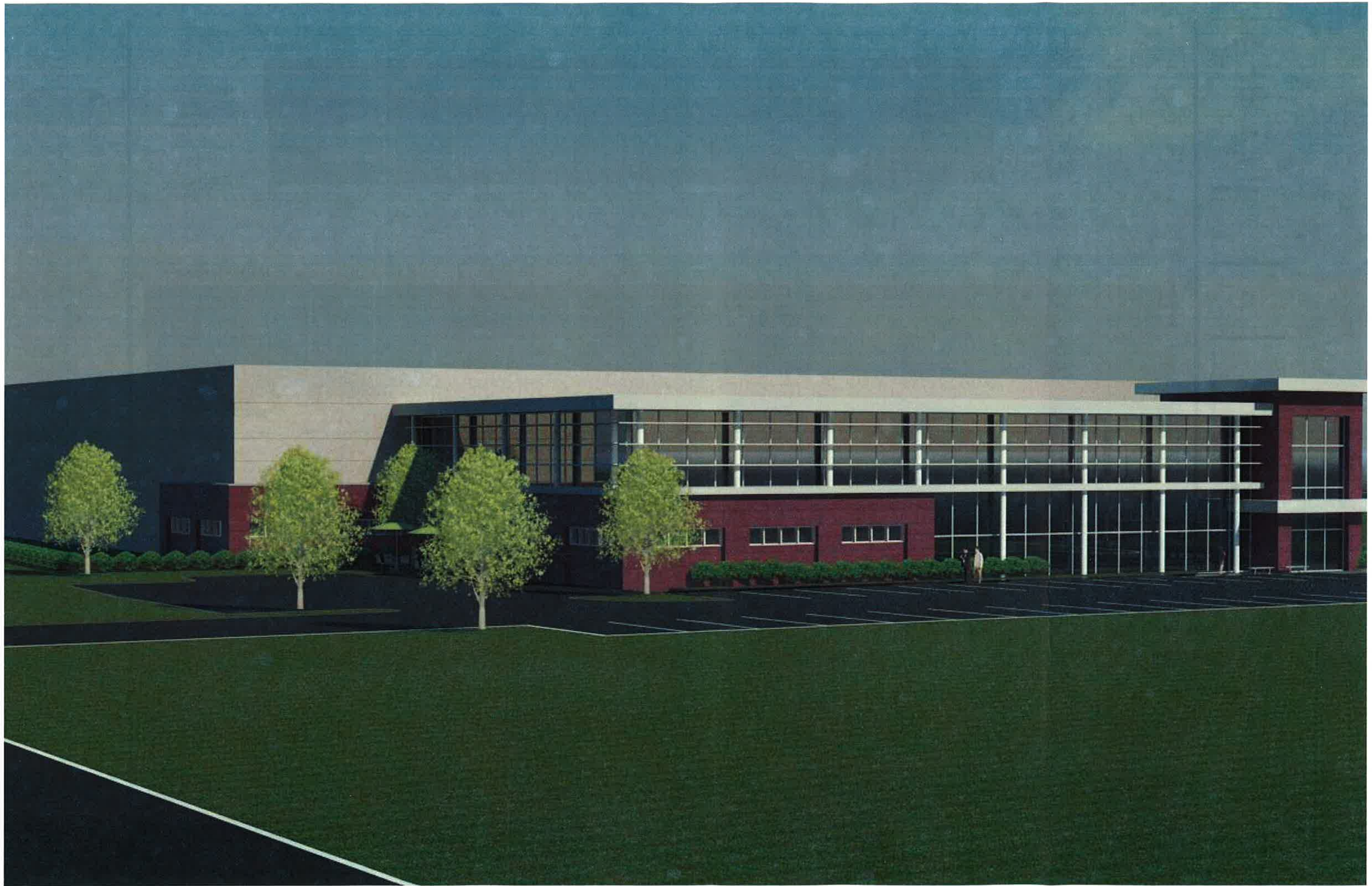
SHEET NUMBER

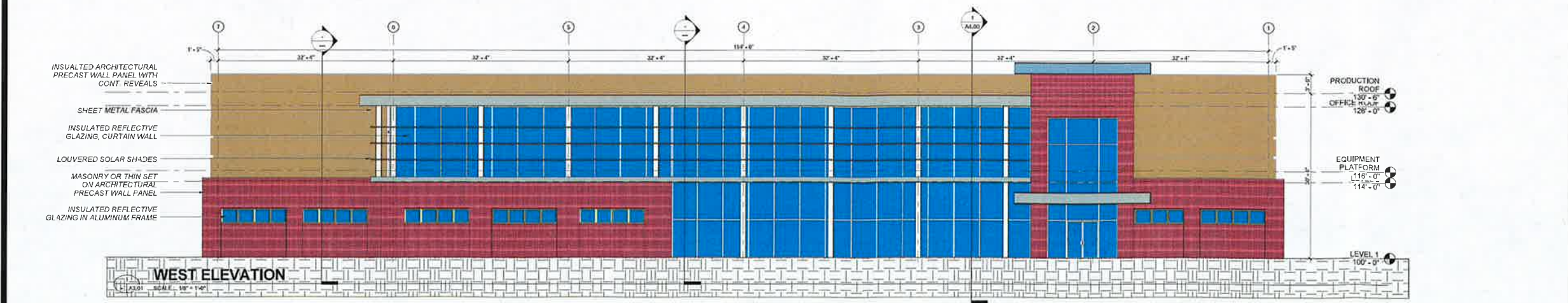
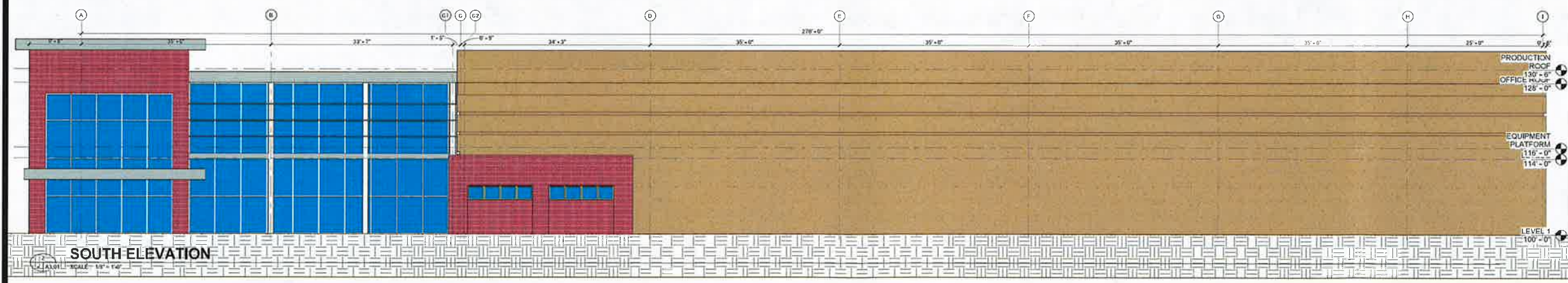
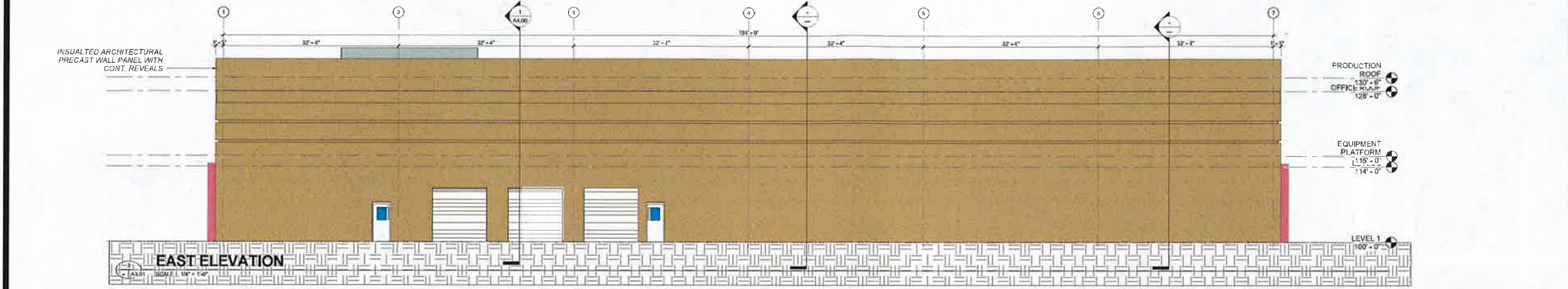
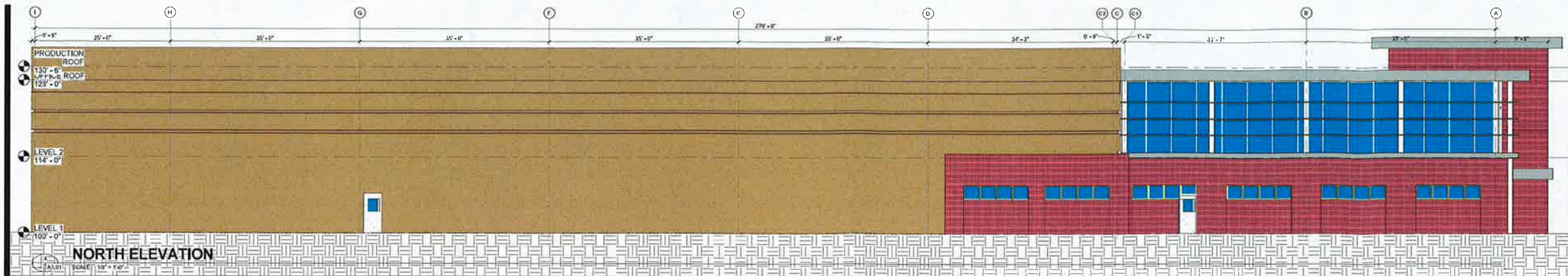


NOT FOR CONSTRUCTION

PROJECT NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_  
DESIGNED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
REVIEWED: \_\_\_\_\_  
SHEET TITLE \_\_\_\_\_  
SHEET NUMBER \_\_\_\_\_







**UNITED VACCINES**  
VERONA TECHNOLOGY PARK  
KETTLE GRAIN TRAIL  
VERONA, WISCONSIN

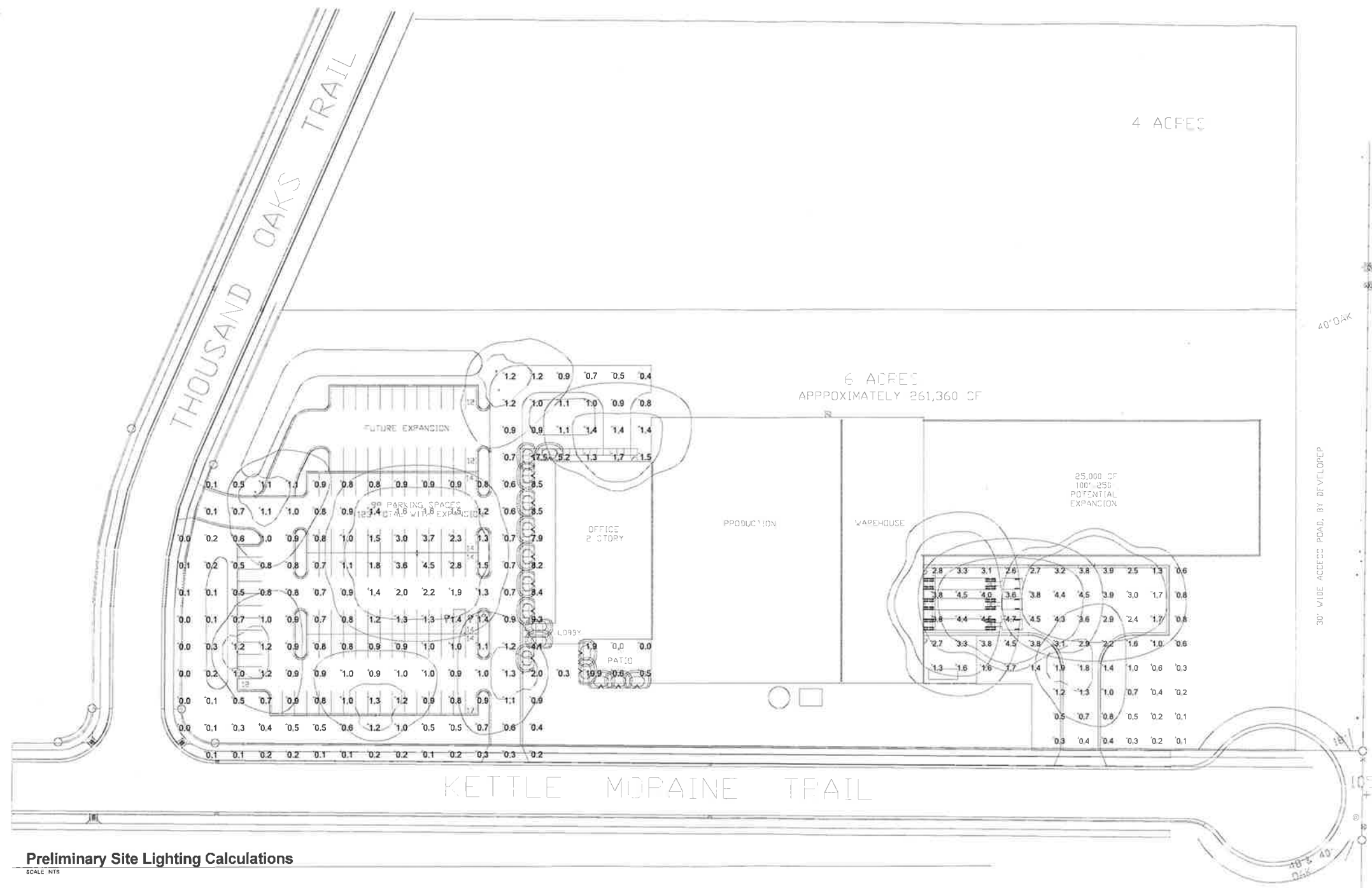
PROPOSED FACILITY FOR

REVISION

PROJECT NUMBER	13073
DATE	1.30.2015
20% DESIGN DRAWINGS	
DESIGNED	IRKO
DRAWN	IRKO
REVIEWED	IRKO
SHEET TITLE	ELEVATIONS

SHEET NUMBER  
**A3.01**

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**Preliminary Site Lighting Calculations**

SCALE: NTS

Symbol	Label	Qty	Manufacturer	Description	Lamp	Footcandle	ELF	Watts
□	A	6	GLECH-AA-04-LED-41-T4	GALLEON LED AREA LUMINAIRE (6) LIGHTS/SQUARES WITH 14 LEDs EACH AND TYPE IV OPTICS. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN COMBINATION WITH TEST DISTANCE OF 26.75 FEET	GLECH-AA-04-LED-E1-T4	AtkIn/In	0.90	103
□	B	1	GLECH-AA-04-LED-41-T4	GALLEON LED AREA LUMINAIRE (6) LIGHTS/SQUARES WITH 14 LEDs EACH AND TYPE IV OPTICS. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN COMBINATION WITH TEST DISTANCE OF 26.75 FEET	GLECH-AA-04-LED-E1-T4	AtkIn/In	0.90	413
□	C	2	GLECH-AA-06-LED-41-T4	GALLEON LED AREA LUMINAIRE (6) LIGHTS/SQUARES WITH 14 LEDs EACH AND TYPE IV OPTICS. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN COMBINATION WITH TEST DISTANCE OF 26.75 FEET	GLECH-AA-06-LED-E1-T4	AtkIn/In	0.90	209
□	D	1	GLECH-AA-06-LED-41-T4	GALLEON LED AREA LUMINAIRE (6) LIGHTS/SQUARES WITH 14 LEDs EACH AND TYPE IV OPTICS. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN COMBINATION WITH TEST DISTANCE OF 26.75 FEET	GLECH-AA-06-LED-E1-T4	AtkIn/In	0.90	300
□	E	16	303-B1 TYPE IV	FABRICATED BLACK PAINTED METAL LOWER HOUSING. CAST BLACK PAINTED METAL OPTICAL ASSEMBLY CONSISTING OF 2 OPPOSITE LIGHT REFLECTOR. EACH LIGHT HEAD CONSISTING OF CAST METAL CIRCUIT BOARD MOUNTING PLATE 2 CIRCUIT BOARD EACH WITH 14 LED AND FORMED WHITE PAINTED METAL TRIM PLATE. 1 CLEAR PLASTIC HOUSING OPTICAL OPTIC BELOW TACHED CLEAR FLAT GLASS EXTERNAL LENS. ONLY 1 LIGHT HEAD ON FOR THIS TEST	FOURTEEN WHITE LIGHT EMITTING DIODES (LED) EACH WITH CLEAR HOEMIPYRICAL BIFUNCTIONAL LENS. VERTICAL BASE-UP POSITION. VOLTAGE 120VAC, 60HZ TO THE LED DRIVER	AtkIn/In	0.90	12.6
□	F	1	GLECH-AA-04-LED-41-T4	GALLEON LED AREA LUMINAIRE (6) LIGHTS/SQUARES WITH 14 LEDs EACH AND TYPE IV OPTICS. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN COMBINATION WITH TEST DISTANCE OF 26.75 FEET	GLECH-AA-04-LED-E1-T4	AtkIn/In	0.90	164

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	A	1.4 FC	18.8 FC	0.2 FC	N/A	N/A
Calc Zone #2	B	2.2 FC	4.7 FC	0.1 FC	47.1	22.1

REV	DATE	DESCRIPTION
	03-25-2015	REVISIONS PER CITY COMMENTS

NOT FOR CONSTRUCTION

PROJECT NUMBER  
13153.00

DATE  
3/12/2015

NEW CONSTRUCTION SUBMITTAL

DESIGNED BY: RWC  
DRAWN BY: RWC  
REVIEWED BY: FWL

SHEET TITLE  
Preliminary Site Lighting Calculations

SHEET NUMBER  
**E1**

© George Butler Associates, Inc. 2015  
Engineering CDM 2881-11  
Architecture CDM 2881-11

Printed: 3/25/2015 2:26:49 PM - C:\Users\jvaccina\My Documents\13153-11\GT - Working\Main.dwg

## 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.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast 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 tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

### Optics

Choice of 16 patented, high-efficiency 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.



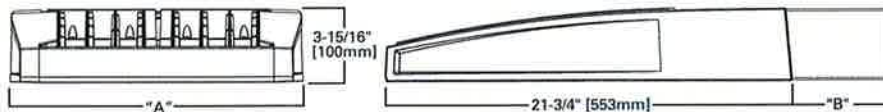
## GLEON GALLEON LED

1-10 Light Squares  
Solid State LED

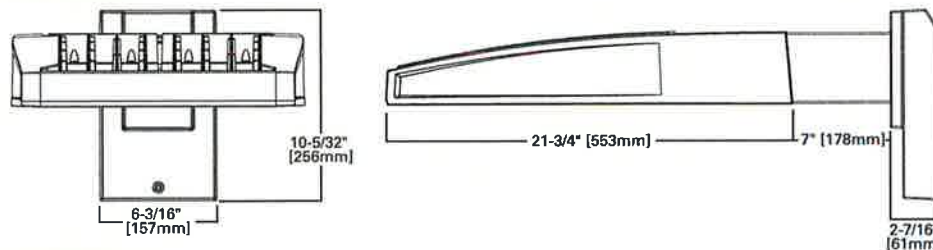
AREA/SITE LUMINAIRE

## DIMENSIONS

### POLE MOUNT



### WALL MOUNT



### DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	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)	7" (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)	18" (406mm)	63 (28.6 kgs.)	1.12

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

Cooper Lighting

by F.T.N

\*www.designlights.org



### CERTIFICATION DATA

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

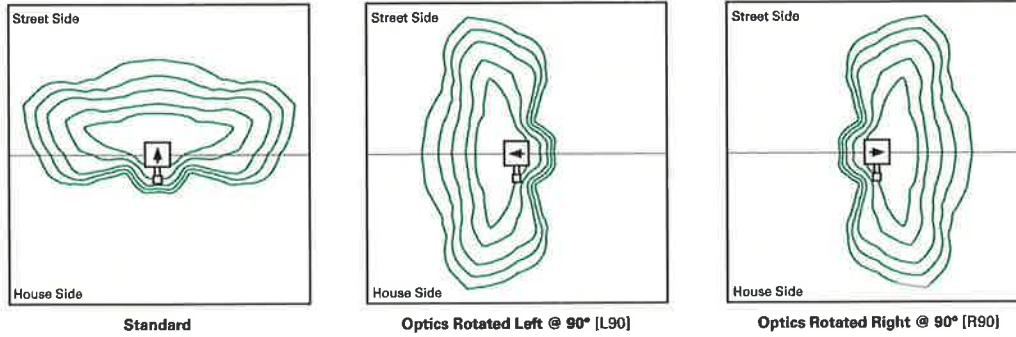
### ENERGY DATA

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)

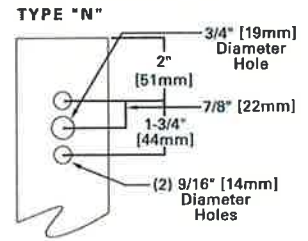


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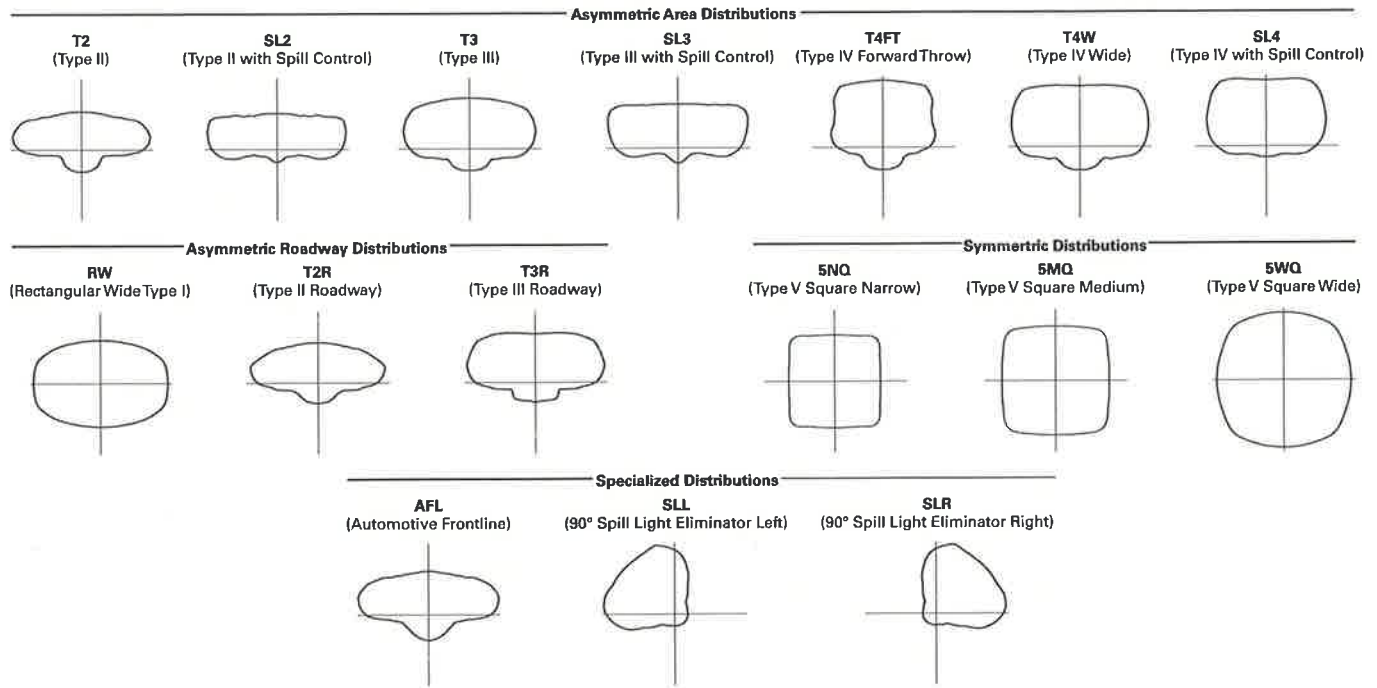
**OPTIC ORIENTATION**



**DRILLING PATTERN**

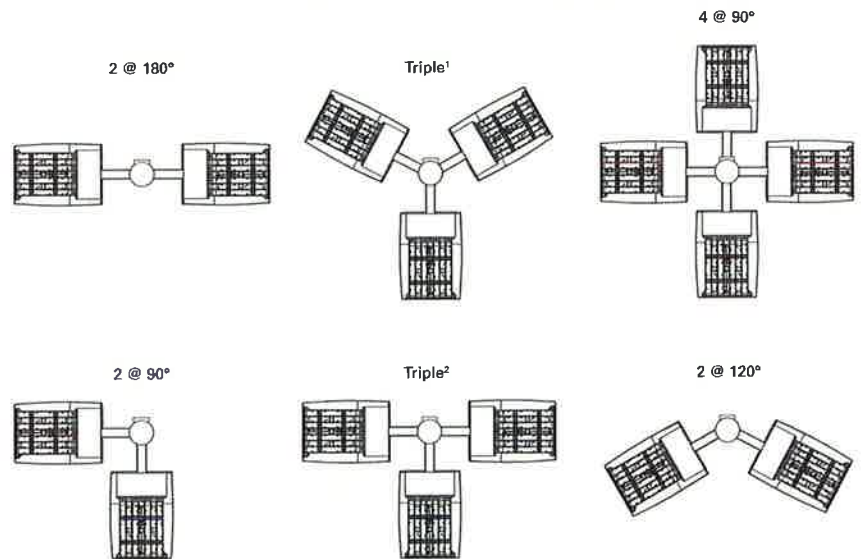


**OPTICAL DISTRIBUTIONS**



**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)



# lumière

## 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 LumaLevel™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## 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.

### 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 brighter 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 LumaLevel™ 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 vibration.

### E ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

### 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

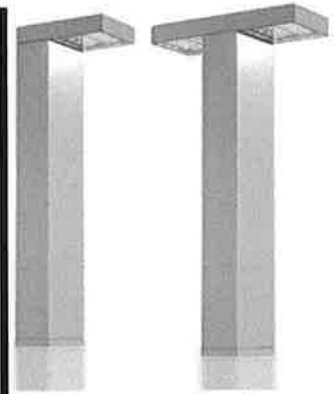
LEDs are included and available in three color temperatures (2700K, 3000K & 4000K) and a variety of optics. Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic. 303 - B1 comes standard with two mini lightbars and 303 - B2 comes standard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

### H ... Labels & Approvals

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

### I ... Warranty

Lumiere warrants its 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.



**EON**

**303-B1 / 303-B2**

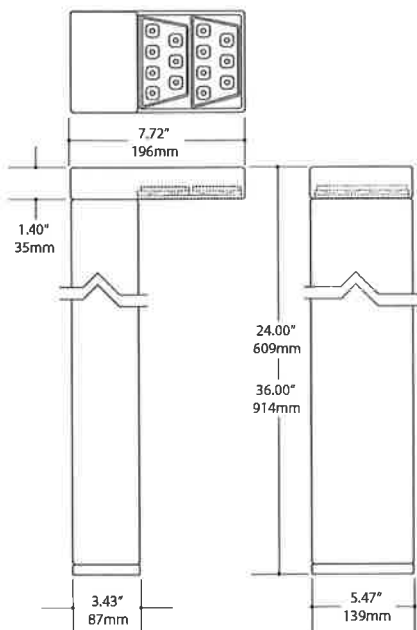
15.5 W LED  
31 W LED

LED

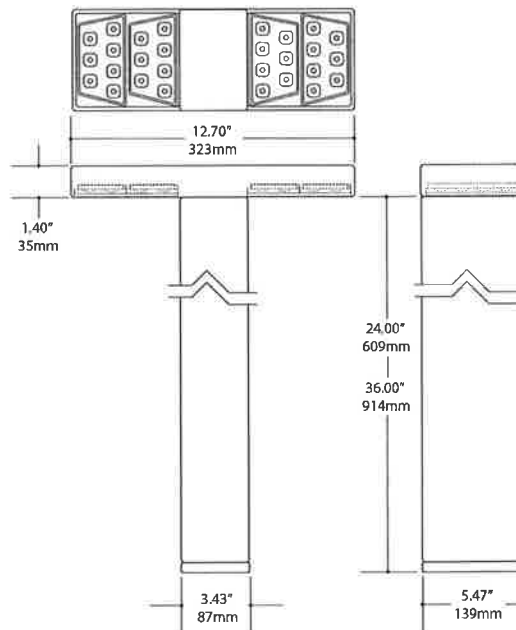
**BOLLARD**

**IP66**

303-B1



303-B2



**LED INFORMATION**

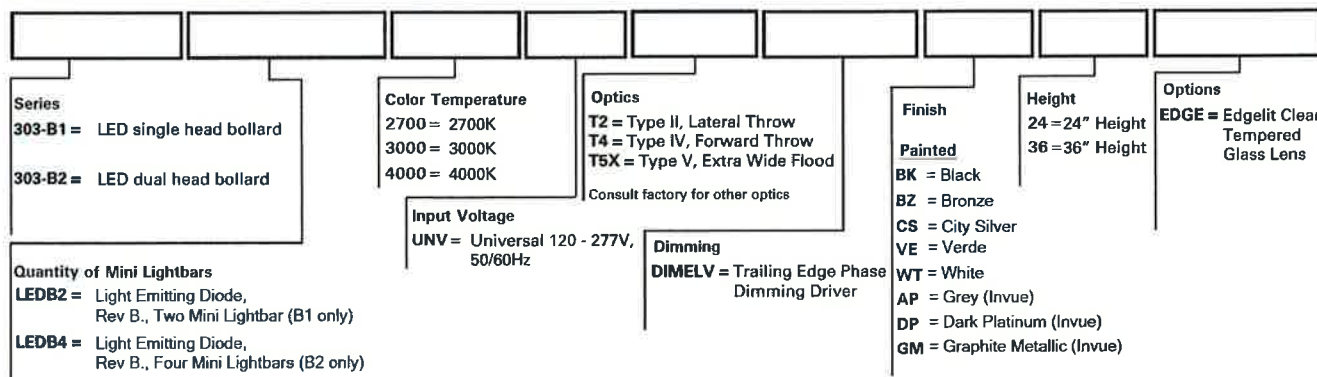
LED	Watts	Distribution	Total Lumens	CRI	°K	Life (hrs.)	Volts
LEDB2 - 2700 - T2	15.5	Type II - Lateral Throw	725	95	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 2700 - T4	15.5	Type IV - Forward Throw	709	85	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 2700 - T5X	15.5	Type V - Flood	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 FORMULAS**

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

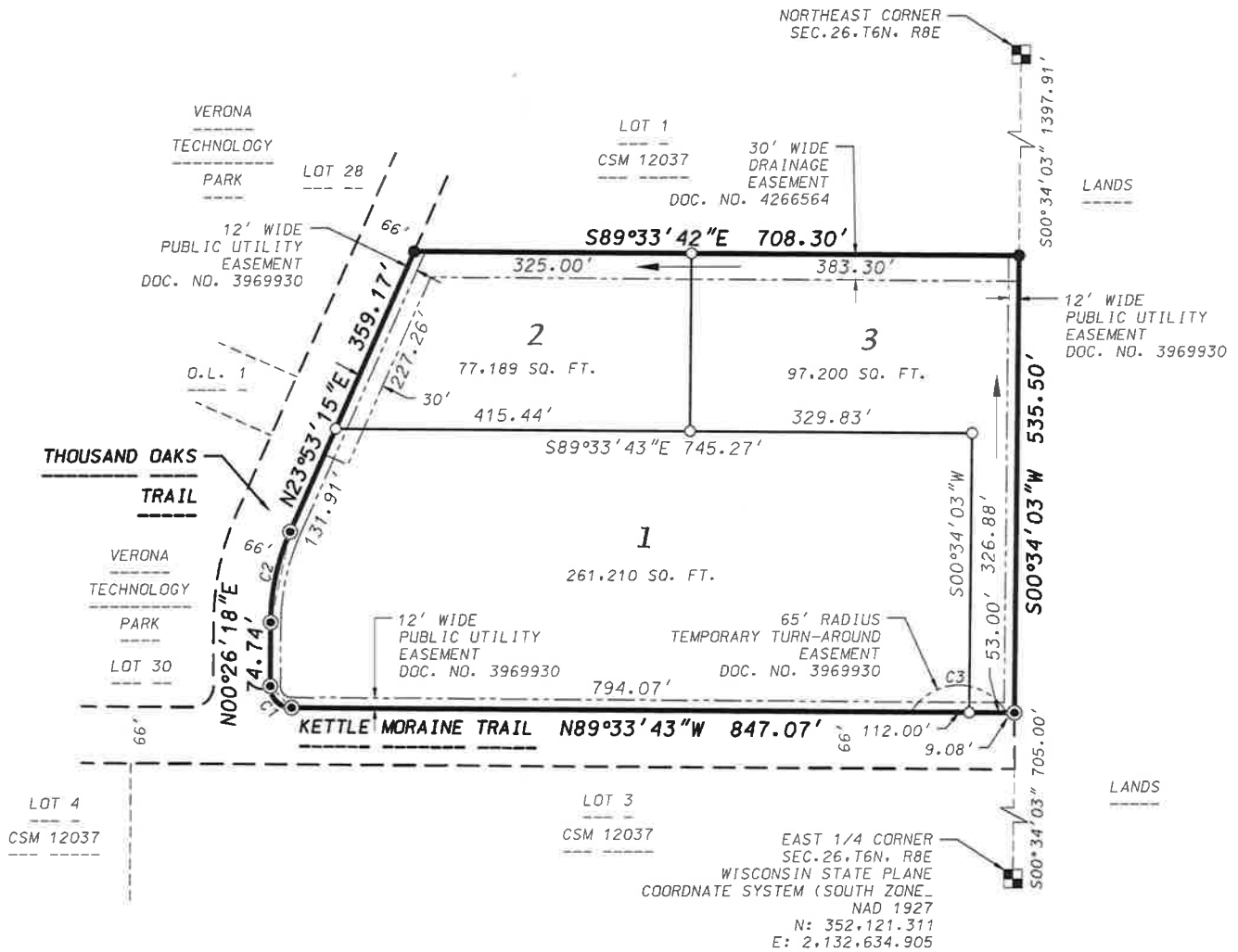
**ORDERING INFORMATION**

Sample Number: 303 - B1 - LEDB1 - 3000 - UNV - T2 - BZ



# CERTIFIED SURVEY MAP

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
- 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 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



# CERTIFIED SURVEY MAP

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



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
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DATE: March 6, 2015

F.N.: 15-07-105

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

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 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, 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, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Anorev, LLC

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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 expires: \_\_\_\_\_

## CITY OF VERONA APPROVAL

Approved for recording by the City of Verona this \_\_\_\_\_ day of \_\_\_\_\_, 2015

Approved on \_\_\_\_\_.

Kami Schofield, Clerk, City of Verona

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_,

2015 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on

Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

**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. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

### Narrative

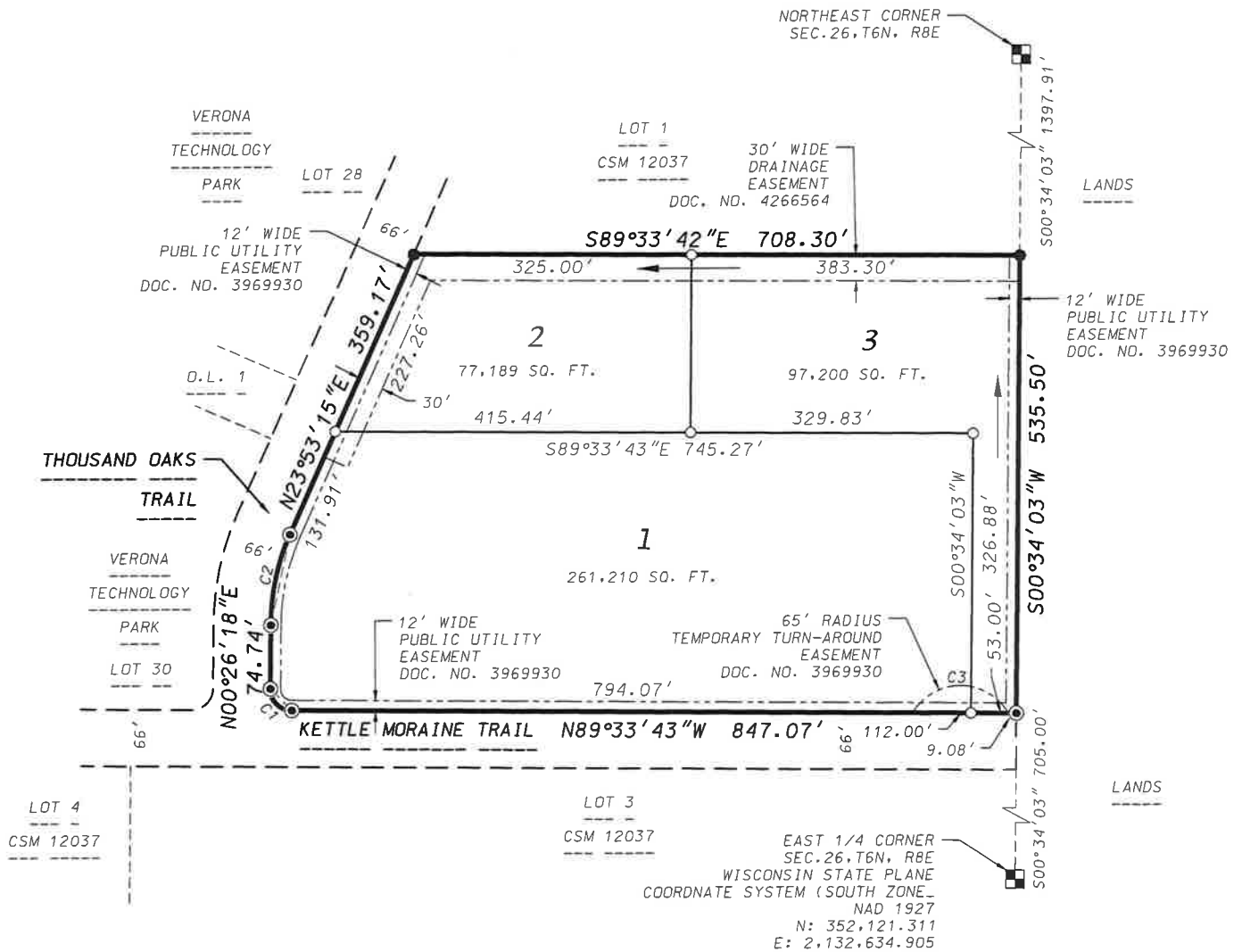
The purpose of the proposed CSM is to create 3 addition lots over existing Lot 2 of Certified Survey Map No. 12037. The reason for this is create lots sized to accommodate potential buyers of the property. The current zoning is Suburban Industrial and there is no proposed zoning change.

### 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.

# CERTIFIED SURVEY MAP

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



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



SHEET 1 OF 3

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# CERTIFIED SURVEY MAP

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



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

# CERTIFIED SURVEY MAP

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 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, 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, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Anorev, LLC

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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 expires: \_\_\_\_\_

## CITY OF VERONA APPROVAL

Approved for recording by the City of Verona this \_\_\_\_\_ day of \_\_\_\_\_, 2015

Approved on \_\_\_\_\_.

\_\_\_\_\_  
Kamie Scofield, Clerk, City of Verona

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_ 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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7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 19, 2015

F.N.: 15-07-105

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_