

**Town of Verona Plan Commission**

Town of Verona Hall  
7669 County Highway PD  
Verona WI

**Dane County Planning and Development**

Room 116, City County Building  
Madison WI, 53703

**Date:** 2/25/20

**Regarding:** Land use application 2019-11 – Submitted by Cameron and Jamie Lindau on behalf of Swan You See LCC for a rezoning from RM8 (Rural Residential) to HC (Heavy Commercial). Zoning Petition DCPREZ-2020-11525 and a site plan review for a self-storage facility proposed for Parcel Number 0608-132-8790-0 on Maple Grove Road.

Dear Town of Verona Board Members and Dane County Planning and Development

This letter is to address all concerns about our planned self-storage development detailed in a letter from Dane County Planning & Development dated 2/19/20.

**Item 1.** I have submitted the Plat map of the boundaries of the property as requested.

**Item 2.** I have enclosed the updated site plan showing the correctly sized parking stalls.

**Item 3.** I have enclosed the layout that will be in the office building. We will have an office area with a wall to the maintenance area we fondly call the “Man Cave”. This area is where we will keep our snow plowing equipment and other construction items. There will be no living space in the office, only a small restroom area, therefore we will not be asking for a conditional permit for a caretaker unit.

**Item 4.** The Self-Storage project we plan to build will have an office on the property that will have a Manager who will be working 5-6 days a week. The office will only be used to rent out the self-storage units no other businesses will be done from the office area. The self-storage project will be built in phases. The first phase will include a total of 87 ambient temperature units and 133 climate- controlled units for a total of 220 units. We plan to install the entire retention pond in phase 1. The pond will be designed to control all the water for the entire site. In the phase 1 development we plan to also install all the landscaping shown on the landscaping plan. The landscaping will not cover the entire site yet because we will still need to do some additional grading in the future which changes the finished grade height enough that we cannot install all the landscaping at this time. I know we will have to get a building permit from the Town of Verona for these additional buildings and I will then present at that time all additional landscaping and fencing that will be provided in these future phases. Once these units become occupied and we get determination from the Army Corp of Engineers on what we can do with the wetland areas we plan to expand the facility. In the second phase we plan to add the outside parking as shown in our overall site plan. We will be building out the rest of the facility on an “as needed” basis. If for some reason the marketplace requires a different size or type of self-storage unit that differs from this overall site plan I understand I will have to submit

for a change through the Town of Verona. The entrance onto the facility will be controlled by a vertical lift gate that will be controlled via a keypad entry system (details of these will be enclosed). All the fencing that will be near the office will be a 6' tall Ameristar fencing (details enclosed). This Ameristar fencing will transition to a 6' tall black chain link fence. The fencing plan shows where we will use both types of fencing. The landscape buffer will all be in front of the fencing facing Maple Grove Road as requested by the Town of Verona. Inside of the facility there will be high definition cameras that will be recording when there is any movement in front of the camera. In phase 1 of the project we will have roughly 32 cameras. If the entire facility is built out, we may have up to 80 cameras. The office will have large TV's that will show the customers and the Manager what is always going on at the facility. The facility will rent the self-storage units out of the office and it will include a controlled access gate (located on plan) plus security fencing. The fenced areas are denoted on the plan submitted.

**Item 5.** I have enclosed a cut sheet for all the lighting fixtures used in the project. All of the lighting used will qualify with the Dark Skies ordinance.

**Item 6.** I have enclosed a plan for the entire facility completely built out. This plan shows the outdoor parking areas plus all the other building I hope to have enough customers to fill in sometime in the future. I have no issues with the deed restriction mentioned to make sure I build the facility as shown on this plan.

I hope this satisfies all your concerns with our zone change application. If you have any questions or need more clarification of any of the items included please feel free to contact me directly,

Best Regards

Jamie Lindau  
608-695-6082



## DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

February 19, 2020

Swan You See LLC  
2313 Sugar River Road  
Verona, WI 53593

RE: second review of information submitted for Zoning Petition #11525

Dear Mr. Temkin,

This is a response to the second submittal of information that was emailed by Jamie Lindau on February 14, 2020. See comment below:

1. Thank you for providing the legal description of the area that is within the Town of Verona boundaries. Per minimum requirements of a rezoning application, a map must accompany the legal description of the boundaries intending to be rezoned. Please provide a plat map of the legal description to make the application complete.
2. The parking stalls that were identified do not meet the minimum standard dimensions. The minimum stall size is 8'x23' for 90 degree parking.
3. The site plan designates a "man cave". Please provide a layout of the office area in detail. If a living space is being provided, a conditional use permit will be needed for a caretaker's residence.
4. The information regarding the proposal is vague. Please provide a narrative of the proposal which describes all the activities occurring indoors and outdoors, number of units, number of outdoor storage spaces, building/paving/openspace ratios, building design, fencing, lighting, storm water, and landscaping features. Please include the language regarding the Dark Sky Compliance requirements that were approved by the Town.
5. The information on the light fixtures being used is vague. Please provide the fixture along with the series, light output, and kelvin temperature. Note that 5000k does not comply with Dark Sky requirements. Please provide light fixture information for the fixtures that are illuminating the signs.
6. As part of the review, Staff will be suggesting that a deed restriction be placed on the property, if approved. The deed restriction will require that the site be constructed per the site plan, landscaping plan, and lighting plan as submitted. The current design does not show the outdoor storage area or additional buildings. If there is a second phase, please provide a site plan showing the second phase.

Please provide the additional information as soon as possible to avoid delays in the processing of the zoning request. If you have questions or concerns, please contact me at 608-266-9078,

Respectfully,

Roger Lane  
Dane County Zoning Administrator

Cc: Town of Verona Clerk  
Doug Maxwell, Town of Verona Supervisor  
Brian Standing, Dane County Senior Planner  
Jamie Lindau, Trachte

*Housing &  
Economic Development*  
(608)266-4270, Rm. 362

*Planning*  
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*Records & Support*  
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*Zoning*  
(608)266-4266, Rm. 116

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**Regarding:** Land use application 2019-11 – Submitted by Cameron and Jamie Lindau on behalf of Swan You See LCC for a rezoning from RM8 (Rural Residential) to HC (Heavy Commercial). Zoning Petition DCPREZ-2020-11525 and a site plan review for a self-storage facility proposed for Parcel Number 0608-132-8790-0 on Maple Grove Road.

Dear Town of Verona Board Members and Dane County Planning and Development

This letter is to address all concerns about our planned self-storage development detailed in a letter from Dane County Planning & Development dated 1/22/20.

**Item 1.** Quam engineering did send you an inaccurate map and boundary description for the land (their map included the land in the City of Madison). I have enclosed a corrected one done by the surveying company Royal Oak and Associates.

**Item 2.** Upon discussions with my Wetland Specialist we will need to wait for a response from the Army Corp of Engineers on whether we can get these small wetlands dismissed. I have enclosed the acknowledgement letter stating they are working on the request. This request will take some time, so we are changing our application. The zoning application will consist of only building our first phase of self-storage units on land that is out of any of the wetland areas. By doing this it allows us to proceed with the zone change and get started with construction.

**Item 3.** As suggested, I have included an updated site plan showing what we plan to build in phase 1 of the development. We have denoted the building sizes, setbacks, driveway aisle widths, front office parking, plus the denoted paved areas. I have also included a landscape and elevation plan which shows the location and type of trees that we plan to plant. The Landscape plan does include the 15' green area setback asked for by the Town of Verona. The elevation plan details the heights of the building used and what additional architectural features will be on the buildings. We already had this elevation plan approved by the Town of Verona at their town planning meetings.

**Item 4.** The Self-Storage project we plan to build will have an office on the property that will have a Manager who will be working 5-6 days a week. The facility will include a controlled access gate (located on plan) plus security fencing. The fenced areas are denoted on the plan submitted.

**Item 5.** We have corrected the plan submitted to follow the 75' shoreline setback that we are required to do.

**Item 6. Outdoor Storage**—Because of the reduction of the size of the phase 1 development we will not be building the outside parking area until phase 2. Once we get clarification from the Army Corp of Engineers on the smaller wetland areas then we will then proceed with phase 2.

**Item 7.** We have included the customer parking spots for the climate control buildings on the site. We have a total of 15 parking spots denoted on our plan, so we have more than enough to satisfy Dane County's requirement.

**Item 8.** I have included the signage that will be used on the buildings that will face Hwy 151.(Refer to elevation plan) The lighting is a low impact design and I have also included a photo of the same type of lighting I have on my Beltine Self Storage facility. I have also included our plan for signage on the office.

I have also included a cut sheet of the type of lighting fixtures we will be used on the buildings inside the facility. Their locations are noted on the plan (look at the key on my site plan for their locations). We have addressed with the Town of Verona how we are complying to their Dark Sky Ordinance by doing the following:

- a. The lights on the office, office signage and signage of 151 will stay on all night.
- b. The interior lights will only be activated by motion sensors by a vehicle getting onto the property. The sensors will be turned off after a set period. This will minimize the amount of light inside the facility.
- c. The lights in the recessed openings of the climate control building will be on all night for safety reasons.

I hope this satisfies all your concerns with our zone change application. If you have any questions or need more clarification of any of the items included please feel free to contact me directly,

Best Regards

Jamie Lindau  
608-695-6082



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*Records & Support*  
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*Zoning*  
(608)266-4266, Rm. 116

January 22, 2020

Swan You See LLC  
2313 Sugar River Road  
Verona, WI 53593

RE: Initial review of Zoning Petition #11525

Dear Mr. Temkin,

The Dane County Zoning Division conducted an initial review of the information presented for Zoning Petition DCPREZ-2020-11525 regarding a zoning change of approximately 10 acres of land in Section 13 of the Town of Verona, parcel number 0608-132-8790-0. The proposal is to change the zoning of the property from RM-8 Rural Mixed Use to HC Heavy Commercial in order to construct a personal storage facility and outdoor storage. See comment below:

1. The map and boundary description for the zoning change is inaccurate. It appears that a portion of the land has been annexed into the City of Madison. Given that the County does not have zoning jurisdiction on lands in the City of Madison, an accurate description shall be provided of lands that are in the Town of Verona. A certified survey map may be needed to support the reconfigured property.
2. The project information contains a wetland delineation report that identifies small pockets of wetlands within the development area. Pursuant to Dane County Code of Ordinances Section 11.10, these areas will need to be rezoned out of wetland status in order for development to occur. A separate zoning petition will need to be filed to start the process of removing the wetland areas from the inventory maps.
3. The site plan needs to provide additional dimensions with regards to building separations, drive aisles, parking design, and building dimensions to the wetland boundary. It is suggested to prepare a separate site plan to clearly depict the buildings, setbacks, paved areas, parking areas, greenspace areas, outdoor storage areas, and the wetland boundaries.
4. The information regarding the proposal is vague. Please provide a narrative of the proposal which describes all the activities occurring indoors and outdoors, number of units, number of outdoor storage spaces, building/paving/openspace ratios, building design, fencing, lighting, storm water, and landscaping features.
5. It appears that the proposed buildings are located 60 feet from the wetland boundary. Per Dane County Code of Ordinances section 11.06(5), structures are required to be setback a minimum of 75' from the wetland boundary.
6. The site plan does not clearly delineate the outdoor storage area. Provide clarification of what area will be used for outdoor storage.
7. The site plan does not show accommodations for customer parking for the indoor climate control buildings. Provide an area for customer parking. One stall per 2000 square feet.
8. The property is located along US Highway 151. Lighting of the property may cause a safety issue for the highway. Provide a detailed lighting plan showing how the property will be

illuminated and provide cut sheets on the luminaires that will be used. The lighting plan shall comply with Town of Verona Dark Sky Ordinance 2017-04.

9. The elevation drawings shows that trees and shrubs will be planted on the property to break up the blank faces of the buildings. It does not appears that there is a level surface along the rear of the buildings facing US 151 to allow plantings. Provide a landscaping plan to show what accommodations will be made to screen the buildings. If fencing will be used as part of the development, provide a plan showing where the fence will be located and the type of fence that will be used.
10. Provide information on the where signs will be located on the buildings and on the property.

Please provide the additional information as soon as possible to avoid delays in the processing of the zoning request. If you have questions or concerns, please contact me at 608-266-9078,

Respectfully,



Roger Lane  
Dane County Zoning Administrator

Cc: Town of Verona Clerk  
Doug Maxwell, Town of Verona Supervisor  
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