

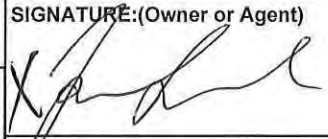
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
01/15/2020	DCPREZ-2020-11525
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
03/24/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SWAN YOU SEE LLC	PHONE (with Area Code) (608) 206-5947	AGENT NAME JAMES LINDAU	PHONE (with Area Code) (608) 695-6082
BILLING ADDRESS (Number & Street) 2313 SUGAR RIVER RD		ADDRESS (Number & Street) 321 CHEYENNE TRAIL	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madsion, WI 53705	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
east of 4234 Maple Grove Rd.					
TOWNSHIP VERONA	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-132-8790-0					

REASON FOR REZONE			CUP DESCRIPTION	
COMMERCIAL USES				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RM-8 (Rural Mixed-Use, 8 to 16 acres) District	HC (Heavy Commercial District)	10.30		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	<b>INSPECTOR'S INITIALS</b>  DJE1	<b>SIGNATURE:(Owner or Agent)</b> 
				<b>PRINT NAME:</b> X James Lindau
				<b>DATE:</b> X 1/15/20

\$ 790 290



DANE COUNTY  
**PLANNING DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Zoning Change Application**

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Swan You See LLC, Harvey Temkin</u>	Agent's Name <u>James Lindau</u>
Address <u>2313 Sugar River Road, Verona WI</u>	Address <u>321 Cheyenne Trail, Madison WI</u>
Phone <u>(608) 206-5947</u>	Phone <u>(608) 695-6082</u> <b>53705</b>
Email <u>htempking1152@gmail.com</u>	Email <u>jlindau@trachte.com</u>

Town: Verona  Parcel numbers affected: 062/0608-132-8790-0

Section: 01 Property address or location: 4225 Maple Grove Drive

Zoning District change: (To / From / # of acres) RM-8 Changing to HC-Heavy Commercial

Soil classifications of area (percentages) Class I soils:      % Class II soils:      % Other: 100 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

I plan to build a Self-Storage project on the site. The self-storage will have an office with one bathroom and all business will be done from that office. The self-storage units will consist of climate control units, ambient temperature units and exterior RV Parking. We plan to start building late summer/fall 2020

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By:

Date: 01/15/2020

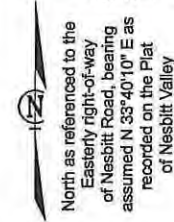
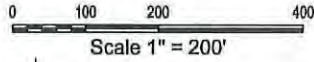


The Self-Storage project we plan to build will have an office on the property that will have a Manager who will be working 5-6 days a week. The office will only be used to rent out the self-storage units no other businesses will be done from the office area. The self-storage project will be built in 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.

# Zoning Change Request Map

Part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 13, T06N, R08E, Town of Verona, Dane County, Wisconsin

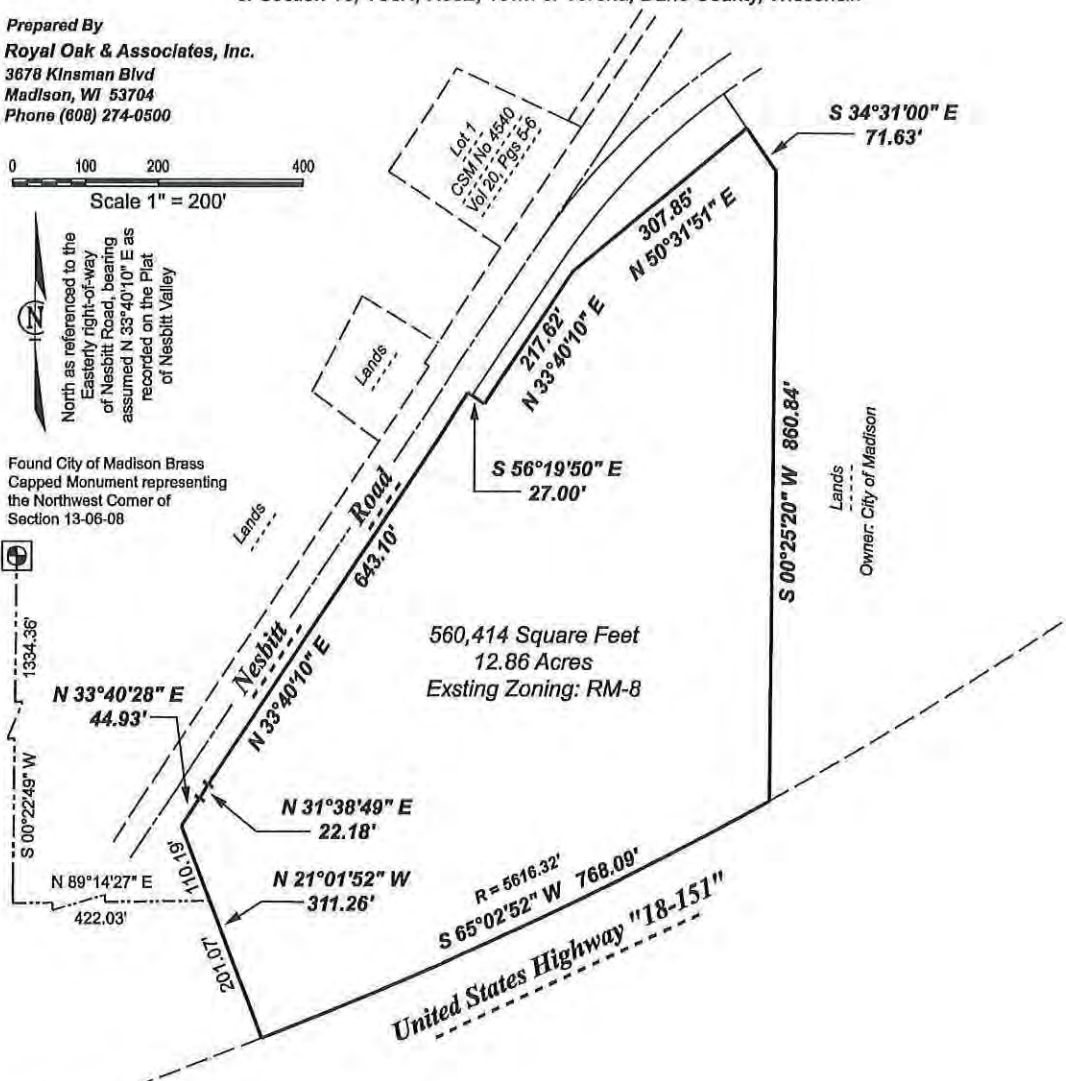
Prepared By  
**Royal Oak & Associates, Inc.**  
 3678 Kinsman Blvd  
 Madison, WI 53704  
 Phone (608) 274-0500



Found City of Madison Brass Capped Monument representing the Northwest Corner of Section 13-06-08



560,414 Square Feet  
 12.86 Acres  
 Existing Zoning: RM-8

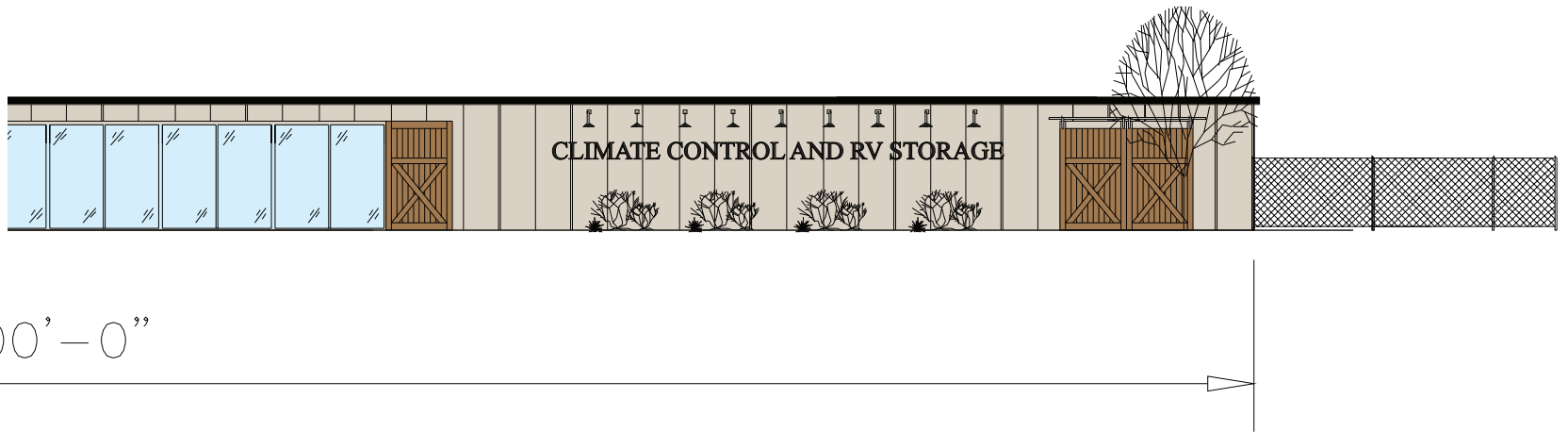
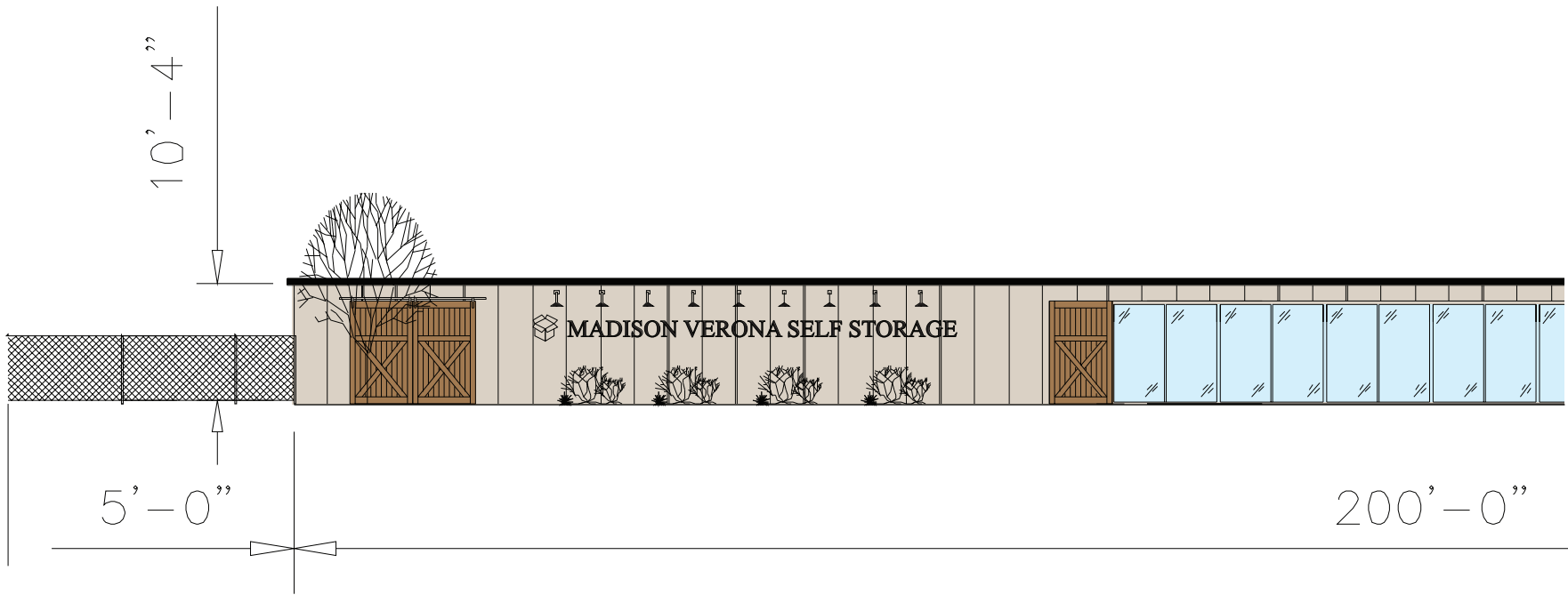


## Description: Land in the Town of Verona

Part of the Northwest 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of said Section 13; Thence S 00°22'49" W, 1334.36 feet, along the West line of the Northwest 1/4 of said Section 13, to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 13; Thence N 89°14'27" E, 422.03 feet, along the South line of the Northwest 1/4 of the Northwest 1/4, to the intersection of the Southeasterly right-of-way of Nesbitt Road and United States Highways "18 and 151" and to the Point of Beginning of this description; Thence N 21°01'52" W, 110.19 feet, along said right-of-way to the Southeasterly right-of-way of Nesbitt Road; Thence, along said Southeasterly right-of-way N 33°40'28" E, 44.93 feet; Thence, continuing along said Southeasterly right-of-way, N 31°38'49" E, 22.18 feet; Thence, continuing along said Southeasterly right-of-way, N 33°40'10" E, 643.10 feet; Thence, S 56°19'50" E, 27.00 feet; Thence, N 50°31'51" E, 307.85 feet; Thence S 34°31'00" E, 71.63 feet; Thence S 00°25'20" W, 860.84 feet, to the Northerly right-of-way of United States Highways "18 and 151"; Thence, along said Northerly right-of-way, being a curve to the right, having a radius of 5,616.32 feet and a chord that bears S 65°02'52" W, 768.09 feet; Thence continuing along said right-of-way, N 21°01'52" W, 201.07 feet, to the South line of the Northwest 1/4 of the Northwest 1/4 and to the Point of Beginning of this description. Said parcel contains 12.86 acres or 560,414 square feet.







# E-WDG Series

LED Decorative Gooseneck  
Replaces 100W Incandescent



14" Straight Shroud

10" Angled Shroud

## Sturdy. Easy-to-Install. Adaptable.

Featuring over 100,000 hours of maintenance-free operation and an 80+ CRI, our LED Decorative Gooseneck is the perfect replacement for its incandescent predecessors, in both wet and dry locations. Its architectural design offers some of the best accent lighting you'll find, particularly in business storefronts, restaurants, and building perimeters. Plus, with an adjustable knuckle and multiple shroud and finish options, the LED Decorative Gooseneck can take on a wide range of applications, all the while installing like a breeze. And that's not even counting the 5-year warranty.

### Easy Installation

- Designed as a direct mount, mounts seamlessly onto any surface
- Included mounting plate fits over a 4-inch square or octagonal junction box and secures with four provided acorn nuts
- Silicon gasket fits snugly against the wall, providing a water-tight seal

### Recommended Use

- Storefronts
- Restaurants
- Building perimeters

### Durable & Versatile

- Multiple ways to adjust the fixture to meet your needs
- Die cast aluminum housing and shroud
- Black or white polyester powder-coat finish options

### Input Voltage

- Universal (120V through 277V Operation)

### Certifications

CREE  
LEDs

5 YEAR  
WARRANTY

UL  
LISTED

WET  
LOCATION RATED

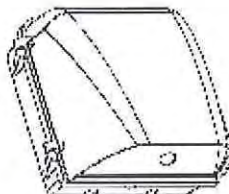


WARNING: Cancer and Reproductive Harm -  
www.p65warnings.ca.gov

e-conolight®

## INSTALLATION INSTRUCTIONS E-WFG SMALL Series

Document:	LPN00589X0001A0_A	Date:	2018-05-08
Created By:	TMT	ECC#:	009170



### CAUTIONS

#### IMPORTANT SAFEGUARDS

When using electrical equipment, basic safety precautions should always be followed including the following:

#### READ AND FOLLOW ALL SAFETY INSTRUCTIONS

- DANGER - Risk of shock - Disconnect power before installation.**  
*DANGER – Risque de choc – Couper l'alimentation avant l'installation.*
- This Product Must Be Installed In Accordance With The Applicable Installation Code By A Person Familiar With The Construction And Operation Of The Product And The Hazards Involved.**  
*Ce Produit Doit Être Installé Selon Le Code D'installation Pertinent, Par Une Personne Qui Connait Bien Le Produit Et Son Fonctionnement Ainsi Que Les Risques Inhérents.*
- Min. 75°C supply conductors.  
Les fils d'alimentation 75°C min.
- Suitable for wet locations.  
*Convient aux emplacements mouillés.*

#### SAVE THESE INSTRUCTIONS FOR FUTURE REFERENCE

#### MOUNTING OVER RECESSED JUNCTION BOX

**NOTE:** Fixture is designed for use with 4" octagonal or 4" square junction boxes.

- Remove the rear mounting plate by loosening the two Allen head set screws from the bottom of the plate using the supplied wrench.
- Pull supply leads from junction box through center hole in mounting plate.
- Fasten the mounting plate to the recessed junction box using hardware supplied by others. The arrow on mounting plate should be pointed up. Use the integrated bubble level to ensure the plate is level.

- Make wiring connections per the Electrical Connections section.
- Push the splices into the junction box.
- Slide the fixture down over the upper edge of the mounting plate, engaging the bracket on back of the housing with the upper edge of the mounting plate. Retighten the set screws to hold the fixture in place.

**NOTE:** To ensure a water tight seal, caulk between the rear housing and the mounting surface.

#### WALL MOUNTED WITH CONDUIT FEED

- Remove the rear mounting plate by loosening the two Allen head set screws from the bottom of the plate using the supplied wrench.
- Attach the mounting plate to the mounting surface using hardware supplied by others. The arrow on mounting plate should be pointed up. Use the integrated bubble level to ensure the plate is level.
- Remove lens assembly by loosening screws on side of frame. Swing lens assembly open, disconnect quick connect wiring connector(s) and lift lens assembly upward to remove from housing.
- From inside of the housing, pull the black, white, and green fixture lead wires through the plug in the back of the fixture housing.
- Seal the (3) holes in the plug in the back of the housing with a high grade caulking material such as silicone rubber.
- Slide the fixture down over the upper edge of the mounting plate, engaging the bracket on the back of the housing with the upper edge of the mounting plate.
- Retighten the (2) set screws to hold the fixture in place.
- Remove the appropriate plug(s) from the sides or top of the fixture and attach surface conduit to the housing.  
**NOTE:** Use of teflon tape on the conduit threads will ensure a watertight seal.
- Feed the supply leads through the conduit and into the fixture housing.
- Make wiring connections per the Electrical Connections section.
- Replace the lens assembly on hinges, re-connect quick-connect wiring connectors, and swing lens into place. Re-tighten screws that were loosened in Step 3.

#### ELECTRICAL CONNECTIONS

Fixture is equipped with universal volt driver 120-277V  
(i.e. 120V, 208V, 240V or 277V)

##### PHASE TO NEUTRAL WIRING 120/277V

- Connect supply ground to fixture ground (green) lead.
- Connect supply common to fixture neutral (white) lead.
- Connect supply Vin to fixture hot (black) lead.

Tuck all wires carefully into wiring chamber ensuring that no wires are pinched.

##### PHASE TO PHASE WIRING 208/240V

- Connect supply ground to fixture ground (green) lead.
- Connect supply L1 (Hot) to fixture neutral (white) lead.
- Connect supply L2 (Hot) to fixture hot (black) lead.

Tuck all wires carefully into wiring chamber ensuring that no wires are pinched.





SFR-08  
DCPREZ-2019-00022

CUP  
2112  
DCPREZ-2019-00022  
Solid waste disposal

SFR-08  
DCPREZ-2019-00022

RM-16  
DCPREZ-2019-00022

SFR-08  
DCPREZ-2019-00022

NR-C  
DCPREZ-2019-00022

RM-8  
DCPREZ-2019-11470

NR-C  
DCPREZ-2019-00022

CUP  
694  
Governmental uses

RE  
DCPREZ-2019-00022

CUP  
872  
Governmental uses

RE  
DCPREZ-2019-00022

AT-35  
DCPREZ-2019-00022