



## MEETING OF TOWN OF VERONA PLAN COMMISSION

**Thursday, May 14, 2020 6:30 p.m.**

Due to the COVID-19 pandemic, the Town of Verona Plan Commission will hold its meeting as via Zoom. The Plan Commission meeting will NOT be held at Town Hall, 7669 County Highway PD, Verona WI.

To join the meeting online:

<https://zoom.us/j/99596698287?pwd=bWZ3VEZ0cjFQbFdRZktERk9WeVJrZz09>

Meeting ID: 995 9669 8287

Password: 808884

To call into the meeting, please use the following number:

+1 312 626 6799 US (Chicago)

Meeting ID: 995 9669 8287

Password: 808884

### SPEAKING INSTRUCTIONS

Oral public comments: Those wishing to speak during the Zoom meeting MUST be online at the beginning of the meeting. The Chair will ask the folks who have called in if they wish to speak and on what agenda item at the beginning of the meeting. Comments may also be emailed to Douglas Maxwell via [dmaxwell@town.verona.wi.us](mailto:dmaxwell@town.verona.wi.us) during the meeting. These will be read.

Written public comments: You may send comments to the Plan Commission on any matter, either on or not on the agenda, by emailing [sgaskell@town.verona.wi.us](mailto:sgaskell@town.verona.wi.us) or by mail to Sarah Gaskell, Town Hall, 7996 County Highway PD, Verona WI, 53593. Comments may also be submitted via the dropbox in the vestibule of the Town Hall, which is accessible 24 hours.

Applicants: Applicants for items on the agenda are asked to participate via Zoom and to join 5 minutes before the start of the meeting. The Chair will ask for a brief update from applicants during the appropriate agenda item and they should also be available for questions from the commissioners.

1. Call to Order/Approval of Meeting Agenda  
Review of the meeting format and identification of all participants on the zoom call. Please state your name and address as a record of the any persons participating in the meeting is required.
2. Public Comment - opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda may be placed on a future Plan Commission meeting agenda. If the Chair or staff have received written comments for items not on the agenda, these will be read.
3. Approval of minutes from 4/14/2020
4. Discussion and Action: Land use application 2019-11 submitted by Cameron and Jamie Lindau for construction of a self-storage facility on Parcel Number 0608-132-8790-0 on Maple Grove Drive. The Town Board approved both the Concept Plan for Phase I and the zoning change from RM8 to HC (Heavy Commercial) with several conditions. The County ZLR committee is scheduled to take action at their 12 May 2020 meeting. Items for consideration are an update on construction plans including Phase I, overview of stormwater management plan, review of landscaping plan, lighting plan, and signage among others.
  - a) Presentation by applicant
  - b) Public comment
  - c) Discussion and action
5. Discussion and Action: Petition to vacate a portion in the 'public way' making up Prairie Circle. Six resident freeholders have petitioned the town and filed a lis pendens for the vacation of the portion of the public way Prairie Circle. The portion of Prairie Circle to be abandoned is for the continuance of the road for future development and serves one developed property and one undeveloped property. The existing cul-de-sac and extension to the east are not needed and the vacation of this portion of the public way will not result in any landlocked parcels or properties.
  - a) Public Comment
  - b) Comments by the Applicant
  - c) Discussion and Action
6. Reports:
  - a) Chair
  - b) Committee Reports: (Public Works, Finance, Natural and Recreational Areas):  
None
  - c) Commissioners
  - d) Planner/Administrator: Subdivision ordinance; Ad Hoc Committee presentation next month

7. Next Meeting: Thursday June 11, 2020 at 6:30 PM

8. Other

9. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at [www.town.verona.wi.us](http://www.town.verona.wi.us). Go to [www.town.verona.wi.us](http://www.town.verona.wi.us) and sign up for the Town List Serve to receive notices via email. If anyone having a qualifying disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona Clerk's office @ 608-845 -7187 or [jwright@town.verona.w.us](mailto:jwright@town.verona.w.us). Please do so at least 48 hours prior to the meeting so that proper arrangements can be made. Notice is also given that a possible quorum could occur at this meeting for the purposes of information gathering only, of the Town Board, Natural and Recreational Areas Committee, and/or Public Works Committee.

Douglas Maxwell, Chair, Town of Verona Plan Commission  
5/12/2020

## Town of Verona Plan Commission Meeting Minutes

Tuesday, April 21, 2020, 6:30 pm

Zoom meeting

Members Present: Doug Maxwell, Deb Paul, Tom Mathies, and Sarah Slack

Absent: None

Staff: Sarah Gaskell, Administrator

Also Present: Brent Darley, Dana Resop, Paul Spetz, Jon Baldock

1. Call to Order/Approval of Meeting Agenda –Maxwell called the meeting to order at 6:37 pm. Motion to approve the agenda by Paul, second by Slack. Motion Carried.
2. Public Comment – None
3. Approval of minutes from 3/11/2020 – Motion to approve minutes by Mathies, second by Slack. Motion carried.
4. Discussion and Action regarding land use application 2020-1 submitted by Jon and Denelda Baldock for separation of 3.21-acre lot from the 39.52 parcel no. 060813495008 by the draft CSM and the rezoning of the house parcel from RR1 to RR2. The zoning of the larger parcel would remain AT-35. Commission members commented on the current and future uses, the placement of the hydrant in accessory buildings and its classification as a sanitary fixture, clarification on the shape of lot 1 of the CSM, the driveways, ROW dedication, lot coverage and requested changes to the CSM. Motion made by Slack to recommend approval with the following conditions: CSM additions: label the dedication of ROW, demarcation of existing well and septic field, outbuilding labels, confirmation that all future uses be consistent with RR2 zoning requirements. Second by Paul. Motion carried 4-0.
5. Discussion and Action regarding land use application 2020-2 submitted Paul Spetz, Isthmus Surveying LLC, for the property owners Dana Resop and Brent Darley for the conversion of a metes and bounds described parcel no. 060819491859 to 1.72-acre lot 1 of a CSM and for rezoning from AT-35 to RR1 at 2206 Brandancee Ln, Verona. Commissioners commented on the property access via Town road, current and future land uses, allowable agricultural uses, single purpose driveways, shared well scenario, and the location of the septic field. Motion made by Paul to recommend approval subject to the following conditions: addition of the existing septic field and proof of shared well agreement. Second by Mathies. Motion carried 4-0.
6. Discussion and Action regarding land use application 2020-3 submitted by Robert Talarczyk, Talarczyk Land Surveys, for the purpose of adjusting the lot line by a CSM between parcel no. 062/0608-022-2670-2 owned by Mary Ann Emmerton 6853 Shagbark CT, Verona, and parcel no. 062/0608-022-9101-0 and 062/0608-022-8730-7 owned by Fred and Linda Ridders, 6852 Shagbark Ct., Verona. Zoning would remain SFR-1. Discussion included the need to see the wells and septic fields delineated on the CSM. Motion by Mathies to recommend approval subject to the condition of the addition of the well and septic field locations to the CSM. Second by Paul. Motion carried 4-0.
7. Review of schedule for future meetings – Next meeting set for May 14th, 2020 at 6:30pm via Zoom.
8. Adjourn –Maxwell adjourned the meeting.

Submitted by: Sarah Gaskell, Planner/Administrator and Doug Maxwell, Chair

Approved:



***Proposed Self-Storage – Maple Grove Road (East side of road)***  
***(0608-132-8790-0)***

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**Property Owner:** Harvey and Barbara Temkin (Swan You See LLC)

**Applicant:** Jamie and Cameron Lindau

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**Comprehensive Plan Guidance:**

The future land use plan calls for the property to be a commercial land use.

**Current and Proposed Zoning:**

The current zoning is RM-8 (Rural Mixed Use). The proposed zoning is HC (Heavy Commercial) for this 13-acre parcel.

**Past Actions:**

In 2012 the Town approved a rezoning to Commercial without a proposed use. However, the application was pulled when it appeared that Dane County was going to deny the rezoning.

**Extra-territorial Review Authority:**

The parcel is in the City of Madison's Extra-Territorial Jurisdiction. No lot splits are proposed, so the City has no formal review authority. In the past, the City of Madison has expressed interest in keeping this land as open space as part of a buffer between jurisdictions.

The parcel is located in Area C, of the Town of Verona/City of Verona boundary agreement, so no action is needed from the City of Verona.

**Surrounding Land Use and Zoning:**

There is housing to the north (platted neighborhoods) and to the west (individual rural lots). There is also agricultural land to the west. Highway 18-151 is to the south, and a detention pond is to the east.

**Site Features:**

The parcel is shown on Dane County maps as being within a floodway. However, the property owner claims to have had the site raised in the past. The applicant has provided a letter from FEMA, but additional documentation is warranted. There are wetlands which the applicant has had delineated on the site.

**Prepared by:** Amanda Arnold for the 9 Jan Plan Com meeting.



CUP  
694  
Governmental uses  
RE  
DCPREZ-2019-00022

CUP  
872  
Governmental uses

RM-16  
DCPREZ-2019-00022

SFR-08  
DCPREZ-2019-00022

SFR-08  
DCPREZ-2019-00022

NR-C  
DCPREZ-2019-00022

RM-8  
DCPREZ-2019-11470

RE  
DCPREZ-2019-00022

AT-35  
DCPREZ-2019-00022

SFR-08  
DCPREZ-2019-00022  
CUP  
2112  
DCPREZ-2019-00022  
Solid waste disposal

NR-C  
DCPREZ-2019-00022

## **Town of Verona Plan Commission**

Town of Verona Hall  
7669 County Highway PD  
Verona WI

**Date:** 12/13/19

**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) 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,

This letter intends to address how our planned self-storage facility will align with the goals of the Townships comprehensive plan. One of the most important items I would like to first address is how our planned self-storage facility will guarantee that the lands that we develop will remain in the Town of Verona. According to Chapter 2 of the plan, one of the bullet points stated that the intention was to stop the annexation of land from the Town of Verona to the City of Madison. The project we are building will include the entire 13-acre property and will not require any subdividing. If we hoped to subdivide (which is not our plan or intention), the property would then be annexed into the City of Madison.

Furthermore, our self-storage facility only requires one bathroom on the entire property, which allows it to be managed with a simple septic system. If another developer sought to build a commercial development it would require multiple bathrooms on this land, which would then require the use and connection to the City of Madison Sewer System; therefore, requiring annexation.

The second goal of the comprehensive plan's states that the development of this land will improve the financial goals of the town. Our planned self-storage facility will absolutely fulfill this goal. The first phase of the self-storage facility consists of a 2-million-dollar investment in development, in addition to the cost of the land. We are completely self-funding the development of this project. Therefore, we will not need any funding assistance such as TIF (Tax Increment Financing) nor assistance in the potential road improvements. The increase in revenue for the Town of Verona will not result in any additional expenses for the town.

The third stated goal of the comprehensive plan states that we abide to following the community character. Upon recommendations from the board, we have redesigned our overall aesthetic appeal of the site. We redesigned our plans to create a farming motif in order to best blend into the community and respect the overall community feel. We will incorporate the theme beyond the main office including all side buildings that face the roadways to create a cohesive look.

The fourth goal of the comprehensive plan in Chapter 8 addresses the kind of business we want to attract. We are willing to move to the designated area for commercial use. Our business will in no way be detrimental to local quality of life, as the facility will not be causing high volumes of traffic (exact statistics will be provided) or any noxious odors. We will also

abide to all Town of Verona specifications such as timed lighting in the facility and no invasive plant species. One of the objectives of the comprehensive plan states that it promotes low impact businesses such as landscaping companies and cottage industries. Self-storage facilities fall within this category. We are in fact very low impact with no heavy machinery and we are also able to provide a place where many small businesses often store their items or machinery, as this allows them to run their businesses out of their private residence. Hence, self-storage facilities gives many entrepreneurs opportunities because as we are able to provide safe storage for their business items.

The comprehensive plan also states a goal of protecting and avoiding taking prime farmland out of service. The site in question is not considered prime farmland—farming has been attempted in the past, but since 2014 crops have not been sustainable on this site.

The self-storage project will not impact the existing road system because there will be little conflict between business and non-business uses. The time of day self-storage is most frequently used will be off times compared to the heavy traffic volumes seen at work rush hours.

We plan to follow all of Dane County's design standards in regard to our landscaping, parking, and lighting. We plan to utilize motion sensors for the exterior lighting in order to minimize the amount of light when no one is on the property. We plan to have most all of the lighting and signage turned off by 10pm and will not turn on until 6am the following morning.

One issue that was brought up by the board that we are not in agreement with is moving all the parking behind the first building and fence line. This is not a manageable request due to our security gate system. In addition, security is one of our greatest priorities. Our customers will have to park in front of the office before they rent a unit and then they will move past the gate into the units themselves. The only cars that will be parked in front of the office are the managers car and any new customer who is renting with us. The majority of the time at most you can expect to see is one to two cars at a time parked in front of the office.

One item that was mentioned in the meeting was the wetlands and green/vegetation areas that we were not currently developing on. We discussed this issue with our wetland delineation specialist and he advised us not to mow that area, but leave it in its most natural state.

We have worked to thoroughly address all the goals in the comprehensive plan and how we will work towards successfully meeting them all. It is also our hope that the Town Board will approve our site plan where it is our goal to create a business that is pleasing and lucrative to the community. This is an amazing opportunity for our family as we wish to keep this project as a family business for generations to come. We look forward to partnering with you to bring our plan to fruition.

Best Regards,  
Cameron & Meg Lindau

# 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
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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	

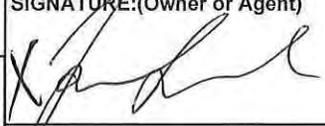
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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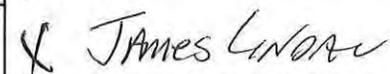
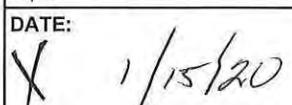
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
east of 4234 Maple Grove Rd.					
TOWNSHIP VERONA	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-132-8790-0					

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

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

\$ 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

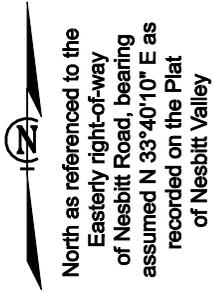
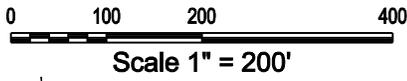
I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By:  Date: 01/15/2020

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

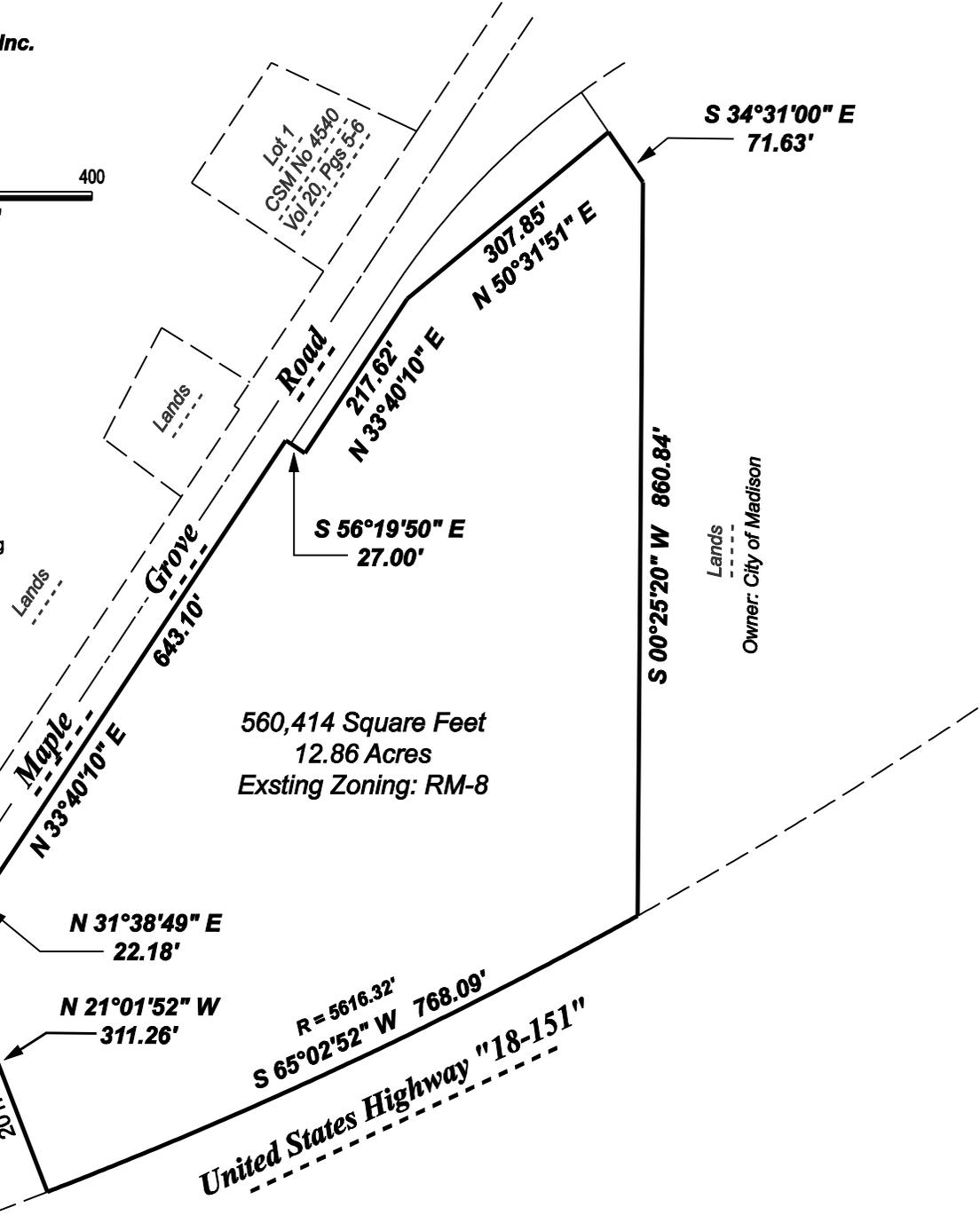


Found City of Madison Brass Capped Monument representing the Northwest Corner of Section 13-06-08



N 33°40'28" E  
44.93'

N 89°14'27" E  
422.03'



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

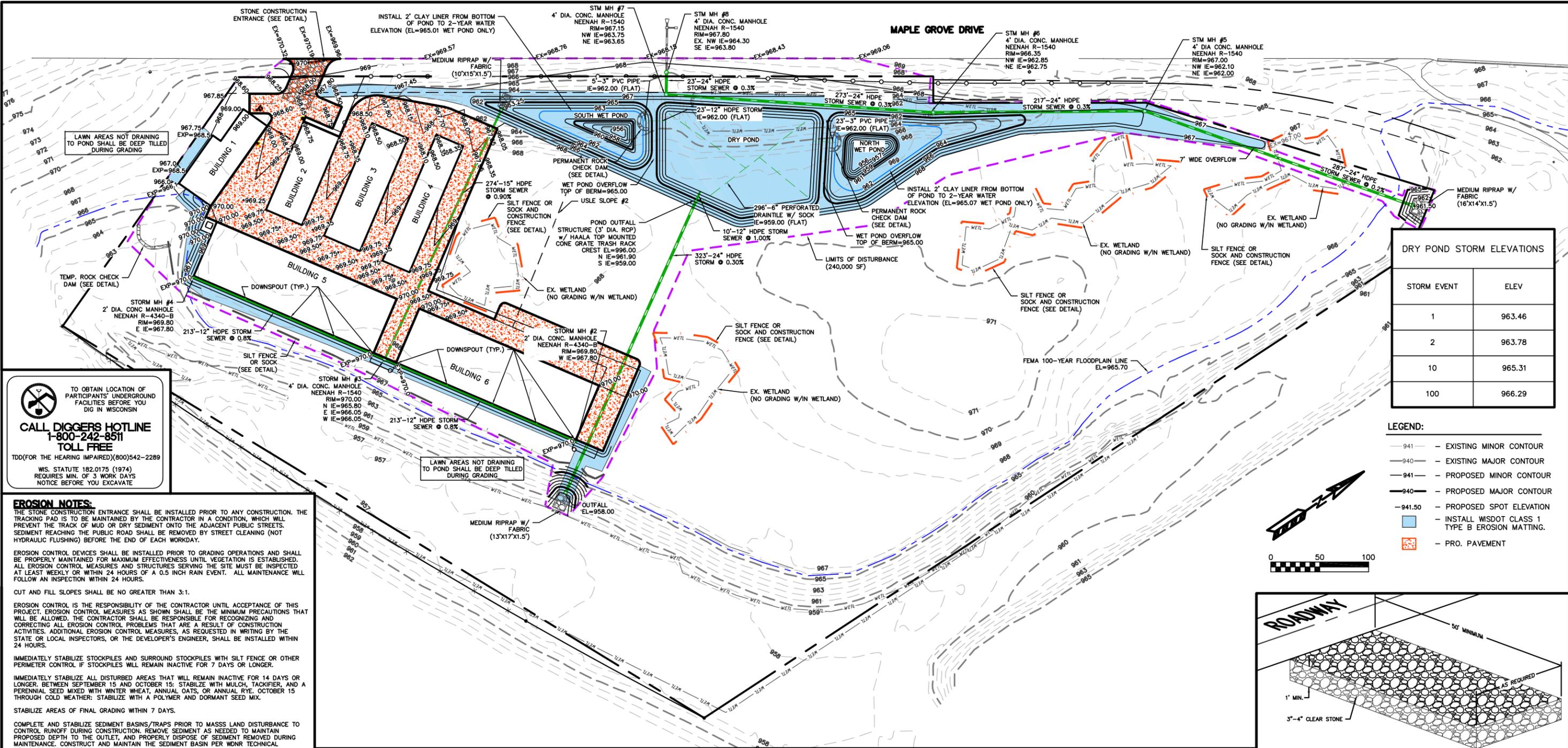
United States Highway "18-151"  
 R = 5616.32'  
 S 65°02'52" W 768.09'

## 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 Maple Grove 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 Maple Grove 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 33°40'10" E, 217.62 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.

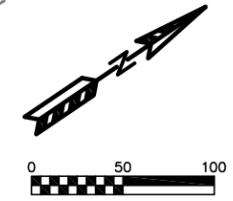




**DRY POND STORM ELEVATIONS**

STORM EVENT	ELEV
1	963.46
2	963.78
10	965.31
100	966.29

- LEGEND:**
- 941 - EXISTING MINOR CONTOUR
  - 940 - EXISTING MAJOR CONTOUR
  - 941 - PROPOSED MINOR CONTOUR
  - 940 - PROPOSED MAJOR CONTOUR
  - 941.50 - PROPOSED SPOT ELEVATION
  - [Blue Box] - INSTALL WISDOT CLASS 1 TYPE B EROSION MATTING.
  - [Red Box] - PRO. PAVEMENT



**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE

**EROSION NOTES:**  
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

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

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX.

STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS.  
 COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASSS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN PROPOSED DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDRN TECHNICAL STANDARD SEDIMENT BASIN #1064.

IN ORDER TO COMPLY WITH WISCONSIN DNR PRESCRIPTIVE COMPLIANCE REQUIREMENTS, DISTURBED GROUND SLOPES OF 20 PERCENT OR STEEPER SHALL BE RESTORED WITHIN 30 DAYS OR UP TO 90 WHERE THE SLOPE DRAINS TO A SEDIMENT TRAP OR BASIN.

**TIME SCHEDULE:**

- MAY 15, 2020 INSTALL INITIAL EROSION CONTROL DEVICES.
- MAY 15, 2020 TO JUNE 15, 2020 CONSTRUCT DETENTION AREA, THERMAL STONE TRENCH, AND ROUGH GRADE THE SITE
- JUNE 15, 2020 TO OCTOBER 15, 2020 CONSTRUCT BUILDINGS, DRIVEWAYS, AND PARKING AREAS, AND RESTORE PERVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**

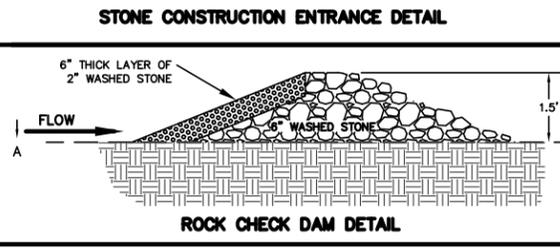
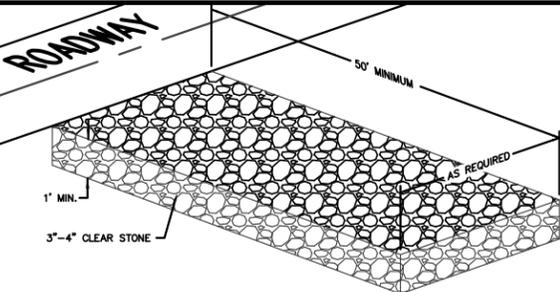
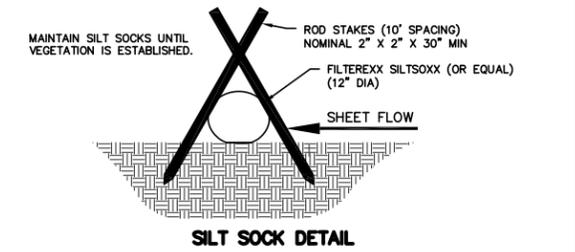
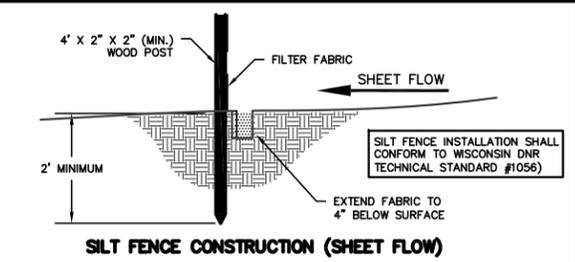
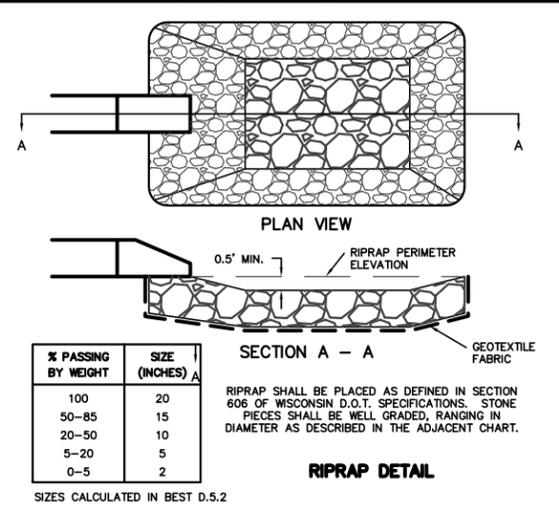
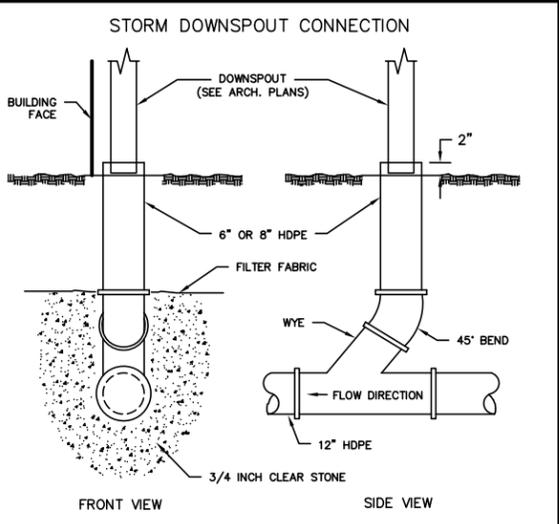
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE SIDE SLOPES OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%.

**OWNER:**  
 SWAN UC LLC,  
 ATTN: HARVEY TEMKIN  
 2313 SUGAR RIVER ROAD  
 VERONA, WI 53593

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558

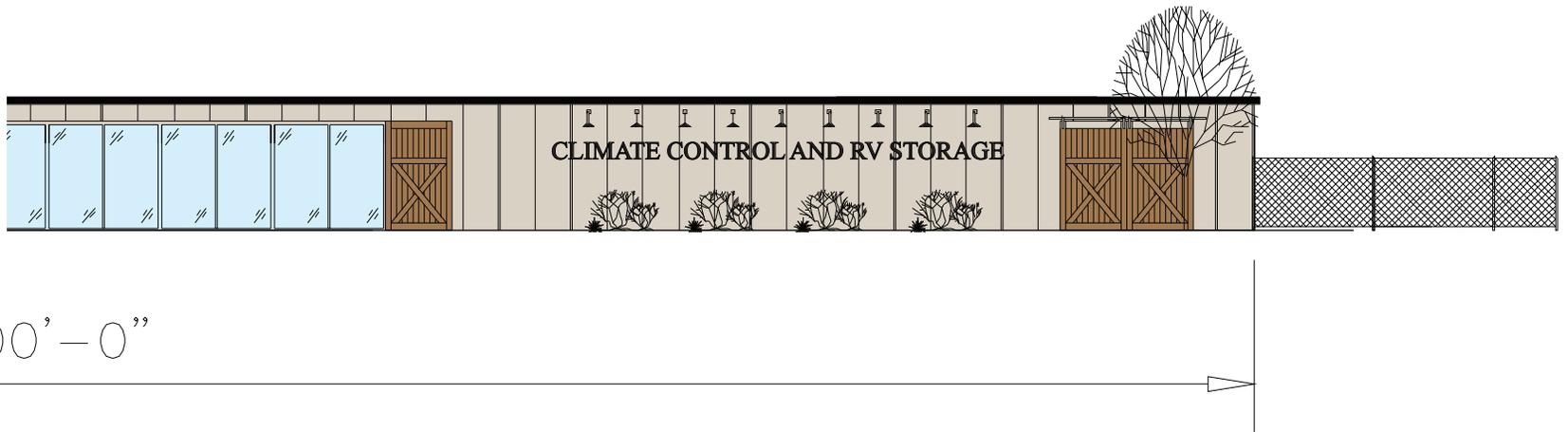
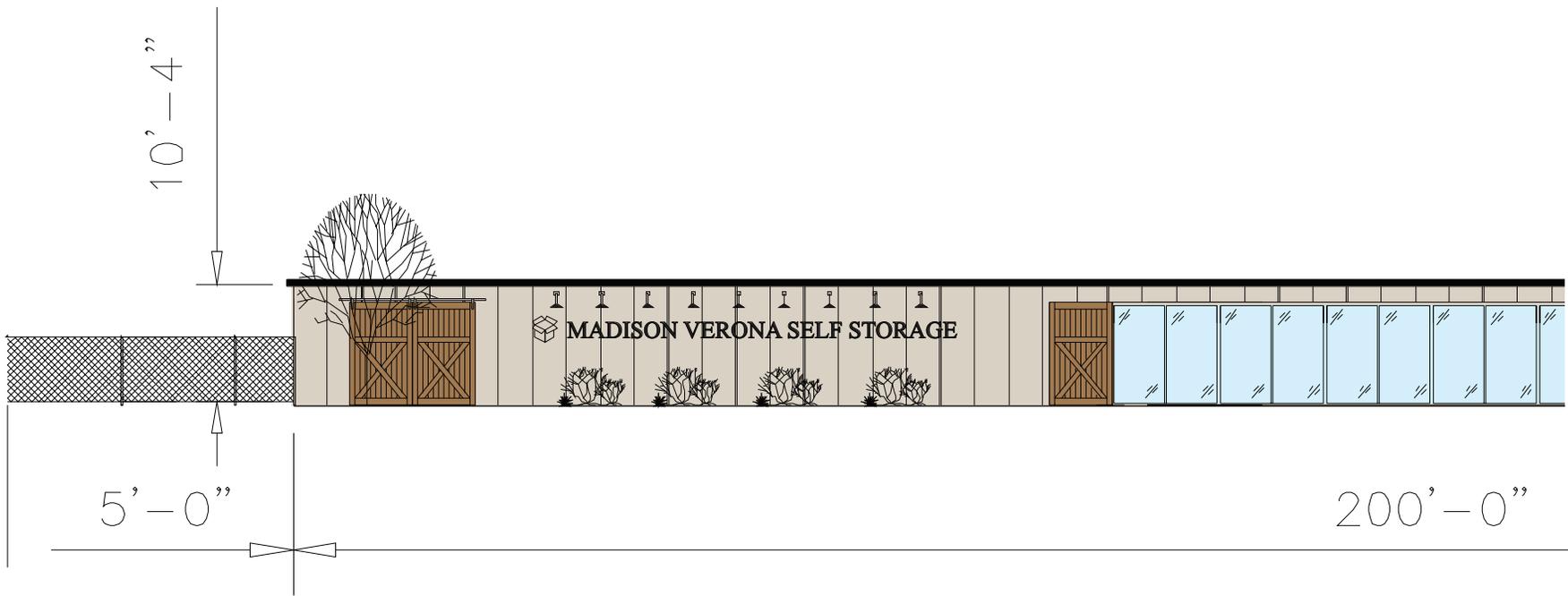


**MAPLE GROVE DRIVE MINI-WAREHOUSES**  
 GRADING AND EROSION CONTROL PLAN  
 PAGE: EXHIBIT #3  
 DATE: MAY 11, 2020

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752







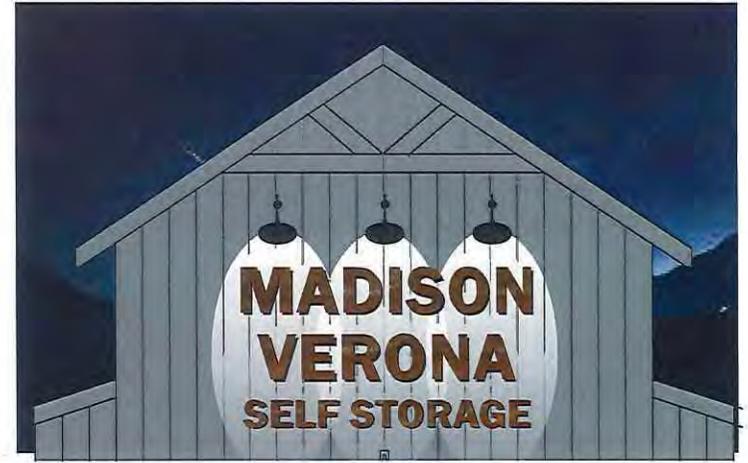
1B.1 FCO Corten Steel Letters w/ External Illumination

9'-1 3/4"

20 1/4"

12 1/2"

MADISON  
VERONA  
SELF STORAGE



FCO Corten Steel Letters		
<b>Wind Load</b> Compliance Statement: Withstand up to 75 MPH Winds	<b>Illumination Compliance</b> Statement: N/A Meets Maximum Guidelines of City of Madison	<b>Construction:</b> FCO Corten Steel, Stud Mounted with Spacers as Needed

<b>Ryan Signs, Inc.</b> 2007 Roma Street, Madison, WI 53713 (608) 871-3971 www.ryan-signs.com	SCALE: 1/4"=1'-0" DATE: 12/16/19 REVISED: 12/18/19 DRAWN BY: KW	APPROVED: DATE: 12/16/19 DATE: 12/18/19 DATE: 12/18/19
<b>MADISON VERONA SELF STORAGE</b>		7001
<small>These signs are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you for your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc. Should you choose to purchase, you agree to purchase and manufacture according to these plans. Distribution or exhibition of these signs is prohibited without Ryan Signs, Inc. approval. If you purchase or use of these signs without Ryan Signs, Inc. approval, you agree to indemnify Ryan Signs, Inc. from all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against Ryan Signs, Inc. as a result of your use, modification or exhibition thereof. The undersigned hereby certifies that Ryan Signs, Inc. is the sole proprietor of the design of these signs. This consent of approval is acknowledged to be irrevocable for the term, time and space specified in the signature of the client.</small>		

# Verona Lighting Plan

(Complying with Dark Sky Regulations)

-  Lights on 24 Hours
-  Lights on Motion Sensors
-  Recessed Lights in Alcove on 24 Hours



# 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

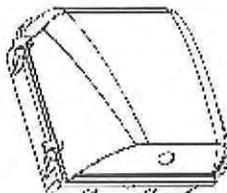


WARNING: Cancer and Reproductive Harm -  
www.p65warnings.ca.gov

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 Connaît 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

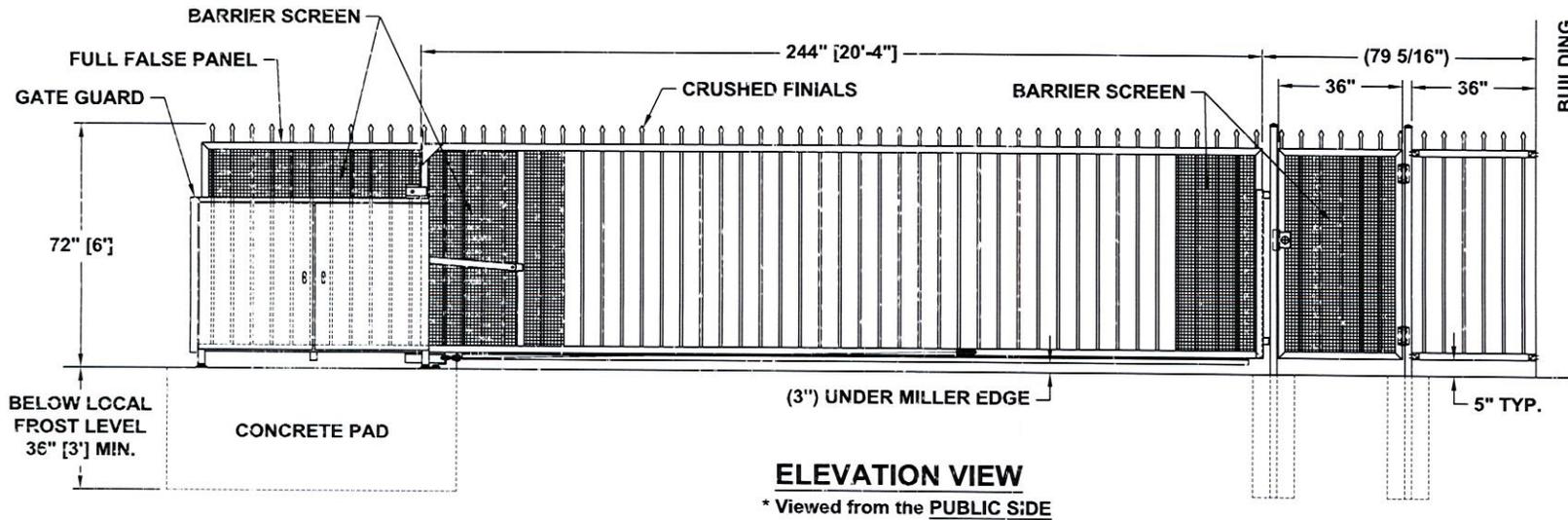
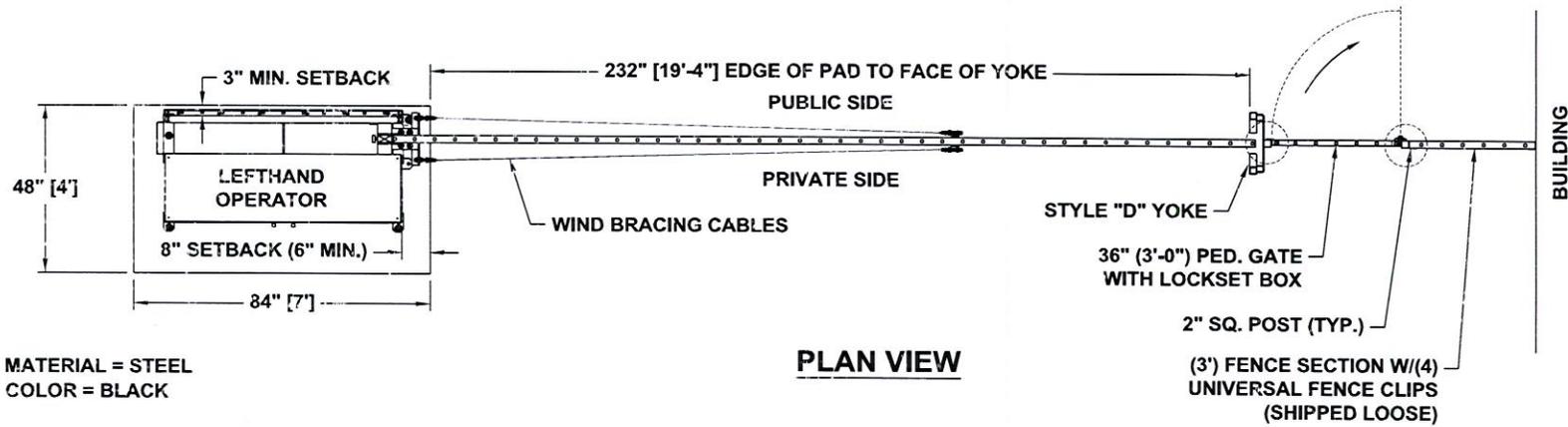
- Connect supply ground to fixture ground (green) lead.
- Connect supply common to fixture neutral (white) lead.
- Connect supply Vin to fixture hot (black) lead.

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.



CUSTOMER PROVIDED AUTOGATE WITH A SITE DRAWING OR SKETCH (  YES  NO )

CUSTOMER SIGNATURE: *[Signature]*

DATE SIGNED: 10/13/14

Rev.	Description	Date	Drn. By	Ckd. By

<p><b>NOTICE</b></p> <p>THE INFORMATION CONTAINED ON THIS DOCUMENT IS CONFIDENTIAL. ANY DISSEMINATION, UNAPPROVED DISCLOSURE OR COPYING OF THIS INFORMATION IS STRICTLY PROHIBITED.</p>	Date: 09/11/14	 <p><b>AG AutoGate</b> Gate Entry Systems Berlin Heights, Ohio FAX (419) 588-3514</p>
	Dr. By: MKS	
	Ckd. By: EGS	Dwg.: AG# 8510 BELTLINE SELF STORAGE
	<p><b>DO NOT SCALE</b></p> <p>UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES ANGLES ± 1° X/X ± 1/32, .XX ± .01, .XXX ± .005</p>	<p>Title: <b>Buckeye "500" VPL (20'-4" x 6')</b></p>

18 Dec 2019

Re: Mini Storage Facility on Maple Grove Road

Doug,

I have reviewed the proposed ministorage facility submitted by Cameron Lindau and prepared by Trachte Building systems, Inc. dated 10/23/19. The plan entails the construction of 9 buildings with a total square footage of 25, 920 square feet along with future construction of future buildings. Also included in the plan is the construction of a 60 vehicle parking are for seasonal storage. The plan shows one access point onto Maple Grove Drive at the southwestern corner of the property. The drawing submitted is conceptual in nature, but based on a field inspection of the property, the proposed driveway is located very close (within 40 feet +/-) to an existing field entrance. The existing field entrance consists of a small gravel apron and a wire fence closure. Upon inspection, a driveway culvert was not located. The posted speed limit on Maple Grove Drive is 30 MPH and the pavement consists of (2) 12-foot lanes with 4 foot bike lane/shoulder. The most recent traffic from 2009 indicates the 24-hour volume to be 4600 VPD. Based upon the existing field entrance locations, the available sight distance for the driveway is about 700 feet to the south and 850 feet to the north. The available sight distance exceeds the required intersection sight distance of 670 feet left and 620 feet right for a truck entering Maple Grove Drive from the proposed driveway. One concern on the submitted plan is the short throat length of the driveway. Many times mini storage facilities such as these have a gated access, which must be activated before vehicles may enter. If the gate is located too close to the property line, stacking of waiting vehicles could block vision for vehicles exiting driveway or worst case, stack into Maple Grove Drive while awaiting entry to the facility. A stacking/storage length of 60 to 75 feet is usually adequate to provide sufficient vehicle clearance without affecting existing traffic on Maple Grove Drive.

The plan shows a finished elevation of the site in the 968-970 contour range. The current FEMA Flood insurance Rating (FIRM) map indicates that the 100 year flood elevation to be about 965.7 in this area. The Dane County mapping also shows the entirety of the property to be encumbered by the flood plain zone. The FEMA mapping shows several Letter of Map Revisions (LOMR) and Letter of Map Amendments (LOMA) in the subject property area, so it is entirely possible that the property has been officially removed from the 100-year flood plain zone, but the Dane County mapping has not been updated. The storm water basin shown on the plan is directly adjacent to Maple Grove Drive with a depth of approximately 7 feet. Typically, a basin such as this has a 10-foot setback from the Right of Way to allow for roadside mowing and a recovery zone for vehicles leaving the roadway.

W. Christopher Barnes, P.E.  
Public Works Project Manager  
Town of Verona, WI.



**DEPARTMENT OF THE ARMY**  
**ST. PAUL DISTRICT, CORPS OF ENGINEERS**  
180 FIFTH STREET EAST, SUITE 700  
ST. PAUL, MN 55101-1678

REPLY TO ATTENTION OF  
REGULATORY BRANCH

May 8, 2020

Regulatory File No. MVP-2020-00264-KDZ

Sun Prairie Self Storage, LLC  
c/o Jamie Lindau  
321 Cheyenne Trail  
Madison, Wisconsin 53705

Dear Mr. Lindau:

This letter is in response to your request for an approved jurisdictional determination for approximately 11.45 acres of property located in Section 13, Township 06 North, Range 08 East, Dane County, Wisconsin. The review area for our jurisdictional determination is identified on the enclosed figure labeled MVP-2020-00264-KDZ: Figure 1.

The review area contains no waters of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form.

This determination is only valid for the review area shown on the enclosed Figure 1.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP.

It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the boundary in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.



April 21<sup>st</sup>, 2020

## ***Prairie Circle Road Vacation***

**Summary:** This memo details the legal procedure for vacating a portion of Prairie Circle as part of the Prairie Circle subdivision expansion.

**Property Owners:** Linda and Tim Sweeney  
2778 Prairie Circle  
Verona, WI 53593

David DiMaggio  
2771 Prairie Circle  
Verona, WI 53593

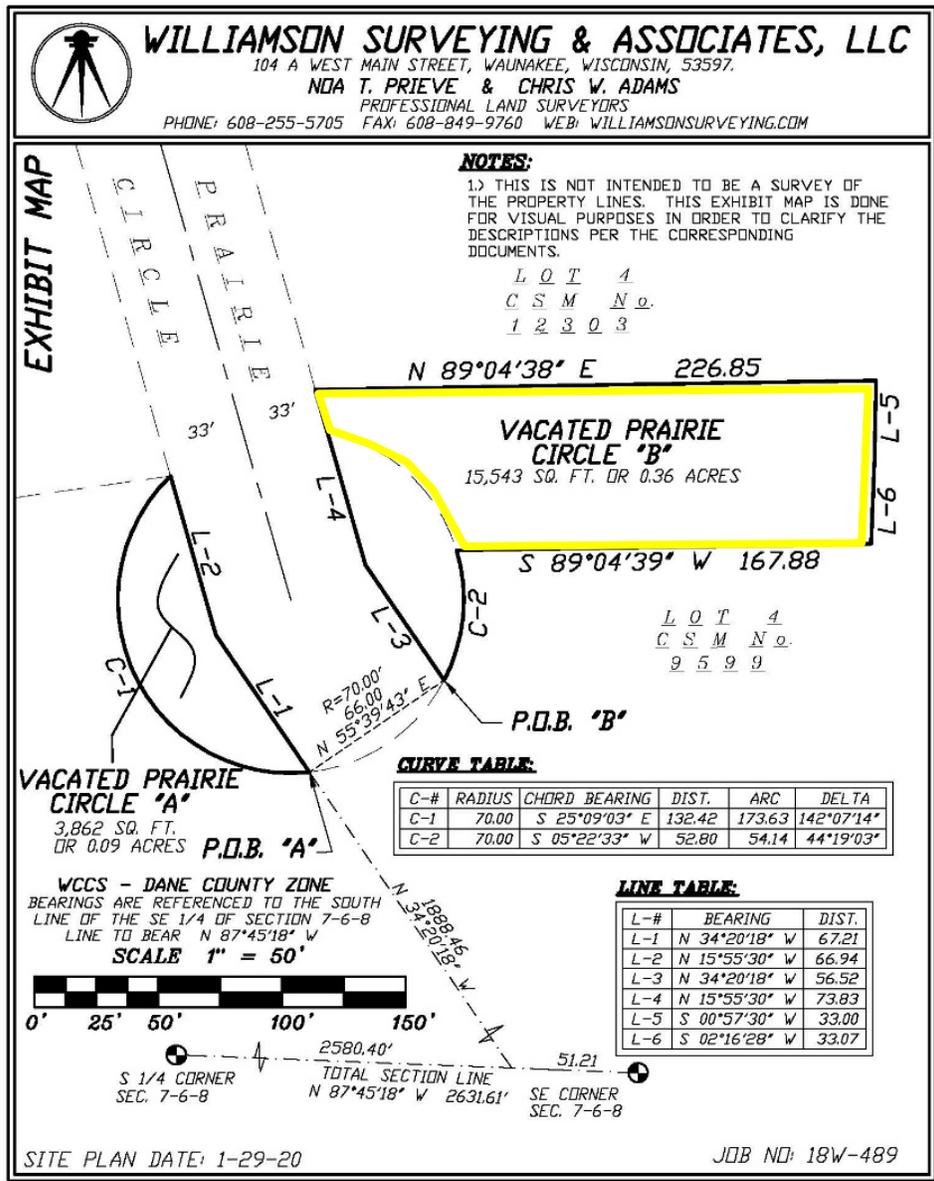
**Figure 1: Location Map**



**Site Description:**

The applicants are requesting the vacation of a portion of Prairie Circle (areas A and B on Figure 2) in anticipation of the platting and subsequent extension of Prairie Circle to accommodate and serve the buildout of the subdivision. Most of the existing residential properties are zoned RR-2 and the parcels involved in the vacation are currently zoned AT-35. Prairie Circle currently serves 10 lots and terminates in a cul-de-sac bulb, illustrated in Figure 2 below.

**Figure 2: Vacated Circle A and B Parcels**



---

**The procedure for vacating the “road” right of way, which includes the area around the cul-de-sac and the rectangle of land is as follows:**

The vacation of this roadway will be pursued under statute [82.10](#) for town highways. Steps for vacation are listed below:

- A. An application (petition) requesting the vacation of the road must be created and signed by at least six “freeholders”. “Freeholder” means a person who owns a fee simple or life estate interest in land, a person who is a land contract vendee, or a person who has an interest in land arising under ch. 766. In other words, six people who have a legal residence in the town.
  1. The application must be in writing, provide a legal description of the road to be vacated and a scale map of the right-of-way to be vacated
  2. A lis pendens (notice of the pendency of the petition) must be recorded with the Dane County Register of Deeds
  3. Please see this [link](#) for a sample application/petition (navigate to 82.10)
- B. Once the town is in receipt of the application and it has been reviewed by town staff, the Class 3 notification process will be initiated. Class 3 notification requirements are as follows:
  1. The notice must contain the legal definition of the road vacation and a scale map of the parcel.
  2. The Class 3 meeting notice must be published as a Class 3 notice. Class 3 notices must be published three times with the last publishing one week prior to the Town Board Meeting.
  3. The date of the Town Board meeting will be determined by the initiation of the Class 3 notice process.
  4. At least 30 days before the Town Board meeting on which the petition is an agenda item, the notice must be sent by registered mail to:
    - i. The owners of record through which the “road” passes. This would include everyone on Prairie Circle.
    - ii. The owners of record of all property abutting the “road”
    - iii. Wisconsin DNR
    - iv. Dane County Land Conservation Committee
    - v. The Secretary of WisDOT
- C. The Town Board holds the meeting and adopts a resolution vacating the roadway. The resolution should be filed with the register of deeds once approved.

This “roadway” must be vacated prior to platting in order that the block of private land that can be platted be established. Further, by vacating the road, the town is simply disclaiming future ownership of the road but is not transferring the property to someone else. The reversion of the property to the appropriate owners will be determined by the applicants.

To summarize, the Applicants are responsible for step 1 listed above. The Town is responsible for steps 2, 3 and 4.

**Potential schedule for the Prairie Circle Vacation Class III Notification:**

After the completed application is received by the Town:

Step 1 – Petition/application is reviewed by Town Staff

Step 2 – If the application meets the statutory requirements, the notification publication process begins.

Staff will determine the closest date at which the hearing could be held at a Town Board meeting. Town Board meetings are held the first Tuesday of the Month – upcoming meetings dates are May 5<sup>th</sup>, June 2<sup>nd</sup>, July 7<sup>th</sup>, and August 4<sup>th</sup>.

---

Step 3 – Assuming a July 7<sup>th</sup> Town Board meeting, the notice would be sent to the required recipients by registered mail no later than June 6<sup>th</sup>, but likely earlier. The notice would be published in the Verona Press on June 11<sup>th</sup>, June 18<sup>th</sup>, and June 25<sup>th</sup>, as the last notice must be published one week prior to the public hearing/Town Board meeting.

Step 4 – The agenda item/Public Hearing is held on July 7<sup>th</sup> and the vacation is approved by resolution, which is then filed with the County.

**NOTICE OF HEARING  
DISCONTINUANCE OF A PORTION OF A PUBLIC WAY  
PRAIRIE CIRCLE IN THE TOWN OF VERONA**

**Town of Verona Hall  
7669 County Highway PD  
Verona, WI 53593  
2020**

Pursuant to §66.1003 (4)(b) of the Wisconsin Statutes, a public hearing will be held by the Town Board of the Town of Verona at the Verona Town Hall located at 7669 County Highway PD, Verona, Wisconsin, on June 2, 2020 during a regular meeting of the Town Board commencing at 6:30 PM to discuss the petition to discontinue a portion of the public way Prairie Circle. The petition, and subsequent scheduling of the public hearing were introduced at a meeting of the Town Board on May 1, 2020. The petition is available for inspection at the office of the Town Clerk, 7669 County Highway PD, Verona, Wisconsin. If accepted, the petition would discontinue a portion of a public way that exists on Prairie Circle, off of County Highway PD, more particularly described as follows:

**Vacated Prairie Circle "A"**

Vacated Prairie Circle, located in part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 7; thence N  $87^{\circ}45'18''$  W along the South Line of the Southeast  $\frac{1}{4}$ , 51.21 feet; thence N  $34^{\circ}20'18''$  W, 1888.46 feet to right-of-way of Prairie Circle and to the point of beginning.

Thence continue N  $34^{\circ}20'18''$  W, 67.21 feet; thence N  $15^{\circ}55'30''$  W, 66.94 feet to the common corner of Lot 1 Certified Survey Map No. 14394 and Lot 4 Certified Survey Map No. 9599 at the westerly right-of-way of said Prairie Circle; thence along said westerly right-of-way of Prairie Circle along an arc of a curve concaved easterly having a radius of 70.00 feet and a long chord bearing of S  $25^{\circ}09'03''$  E, 132.42 feet to the point of beginning. This vacated Prairie Circle contains 3,862 sq. ft. or 0.09 acres thereof.

**Vacated Prairie Circle "B"**

Vacated Prairie Circle, located in part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 7; thence N  $87^{\circ}45'18''$  W along the South Line of the Southeast  $\frac{1}{4}$ , 51.21 feet; thence N  $34^{\circ}20'18''$  W, 1888.46 feet to right-of-way of Prairie Circle; thence along said right-of-way of Prairie Circle on an arc of a curve concaved northerly having a radius of 70.00 feet and a long chord bearing of N  $55^{\circ}39'43''$  E, 66.00 feet to the point of beginning.

Exhibit A

Thence N 34°20'18" W, 56.52 feet; thence N 15°55'30" W, 73.83 feet; thence N 89°04'38" E, 226.85 feet; thence S 00°57'30" W, 33.00 feet; thence S 02°16'28" W, 33.07 feet; thence S 89°04'39" W, 167.88 feet; thence along an arc of a curve concaved westerly having a radius of 70.00 feet and a long chord bearing of S 05°22'33" W, 52.80 feet to the point of beginning. This vacated Prairie Circle contains 15,543 sq. ft. or 0.36 acres thereof.

Dated: May 4, 2020

Drafted by: John M. Wright, Town of Verona Clerk/Treasurer

Published: May 14, 21, and 28, 2020