City of Verona

Plan Commission Meeting Agenda
Wednesday – April 8, 2020 – 6:30 P.M.
www.ci.verona.wi.us

Due to the COVID-19 pandemic, the Verona Plan Commission will hold its meeting as a virtual meeting. The Plan Commission will not meet at City Hall, 111 Lincoln Street. Members of the Plan Commission and Staff will join the meeting by using GoToWebinar, as described immediately below.

Members of the public can join the meeting using GoToWebinar via a computer, tablet, or smartphone, or by calling into the meeting using phones, as described immediately below.

Join the meeting via computer, tablet, or smart phone:
https://attendee.gotowebinar.com/register/4322443398044391693
Webinar ID: 346-896-347

Join the meeting via phone by dialing:
631-992-3221
Access Code: 375-104-976

1. Call to Order
2. Roll Call
3. Discussion & Possible Action – Site plan review for PC Nametag to allow for the construction of an addition onto the existing building located at 124 Horizon Drive.
4. Discussion & Possible Action – Certified survey map to modify the shared property line between existing lots 9 and 10 of the Verona Technology Park plat located at the corner of Thousand Oaks Trail, and John P. Livesey Boulevard.
5. Discussion & Possible Action – Certified survey map to create one (1) lot located at 319 Lincoln Street.
6. Adjournment

Luke Diaz

Posted: Verona City Hall,
Verona Public Library,
Miller's Market
All agendas are posted on the City's website at: www.ci.verona.wi.us

Notice: If need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the City Clerk at 845-6495 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

Notice is hereby given that a majority of the City Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility.

This constitutes a meeting of the City Council pursuant to the State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

Planning Report

City of Verona

Plan Commission 4-8-2020

PC Nametag

Site Plan Review

Summary: The applicant is requesting a site plan review to construct an addition to PC Nametag that will include contain a work area and break room onto the existing building located at 124 Horizon Drive. The proposed additions are necessary as the business is growing.

Property Location: 124 Horizon Drive

Property Owner: PC Nametag – Brian Ross
124 Horizon Dr.
Verona, WI 53593

Applicant: Eppstein Uhen Architects
Colleen O'Meara
309 W. Johnson St. #202
Madison, WI 53703

Existing Zoning: Suburban Industrial
Existing Land Use: Existing Industrial Building (light industrial)
Proposed Land Use: Building Addition (light industrial)

Figure 1 – Location Map

Background:

In April of 2013, the Plan Commission approved a two story warehouse addition that contained 7,930 square feet of warehouse space. This addition was located in the rear of the property adjacent to existing warehouse space in the building. As part of that approval, an office addition of approximately 3,818 square feet was added immediately east of the warehouse addition.

PC Nametag is requesting site plan approval to construct a one (1)-story addition to contain approximately 2,535 square feet for a work area and break room, which is located in the area of the existing patio as shown in Figure 2. Due to site constraints, this is most likely the last addition that PC Nametag will have unless they make future additions as a second (2)-story, but would be constrained by parking requirements.

Figure 2 - Project Location

Planning Review:

Bulk Requirements:

Setback/Code Requirements	Proposed (ft)	Code (ft)	Compliance
Front (east)	172’	25’	Yes
Rear (west)	Existing building	20’	Yes
Side (south)	7.5’	0’	Yes
Front (north)	Existing building	25’	Yes
Building Height	25’	45’	Yes
Parking Spaces	80	1 space per each employee on the largest shift	Yes

Access and Parking:
Access to the Property will remain from the existing access point on Horizon Drive into the existing parking lot. The Applicant has monitored parking in the past and has discussed options with Staff if expansion is ever needed. The parking area is designed for the most efficient use of the space and meets the Zoning Ordinance requirement of one (1) parking space per each employee on the largest shift. Staff has no concerns with parking.

Landscaping and Lighting:
The Applicant has submitted a landscaping plan as provided in the Plan Commission packet. The Applicant is proposing to remove and replace four (4) deciduous trees, two (2) evergreen trees, and six (6) shrubs. Staff has no concerns with the landscaping plan as this Property is landscaped with mature plantings and the landscaping is maintained. The new landscaping for the building addition will blend nicely with the existing landscaping on the property.

Although a photometric plan is required for a site plan, the Applicant is not proposing any additional lighting to what exists today in the parking areas and attached to the building. The Applicant is not adding any additional parking spaces that could require additional lighting.

Drainage/Stormwater:
The Applicant and the City Engineer continue to have discussion regarding drainage and stormwater plans. Staff has no concerns at this time.

Architecture:
The proposed architecture and building materials are consistent with the existing materials on the building as depicted in Figure 3. The south and east faces of the warehouse will be EIFS. Both materials match the existing building materials and Staff has no concerns with the proposed architecture.

Figure 3 - Existing material and color

Community Input:
The Applicant supplied Staff with a letter from Park Printing Solutions, which is the neighbor to the south. The letter is in support of a reduction of the ten (10)-foot side yard setback by 2.58-feet. The Zoning Ordinance allows a zero (0) side yard setback. The letter in its entirety is included in the Plan Commission packet.

Recommendation:

Staff recommends Plan Commission approve the site plans for PC Nametag located at 124 Horizon Drive.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

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denver : 1899 Wynkoop St, Ste 300 | 303.595.4500
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PROJECT DESCRIPTION
City of Verona
Plan Commission Application

PC Nametag Headquarters - Addition
124 Horizon Drive

PC Nametag is adding on to their existing facility to increase their manufacturing production and office space capacity. The addition will continue the lower office building façade by infilling the west corner of the site. The design of the addition will match the existing building in height, elevation and materials. Because the building is sited parallel to the western property line and the site boundaries are not square, The southwest corner of the addition encroaches on the 10 foot setback requirement by 2.6 feet. The adjacent property owner, Park Printing has no objections to this minor encroachment. Their letter of approval is attached.
PC Nametag's typical hours of operation will remain the same.

Building Size:	Existing:	37,428 SF in 1 story
	New Addition	2,535 SF
	Total New SF:	39,934 SF in 1 story
Site Zoning:	City of Verona – Suburban Industrial	
Site SF	2.31 acres; 100,623 Sf	
Disturbed area	3,865 SF	

Stormwater & Erosion Control Description: is attached

Building Code: International Building Code: 2015 with State of Wisconsin commentaries

Building Occupancy: Office/Manufacturing facility - Type B occupancy

Building Construction Requirements:
Facility is fully sprinklered.
Office/Manufacturing Building - Type IIB construction - maximum allowable floor area - 62,000 GSF non separated mixed use
There are 0 hour fire separation needed between B occupancy and F-1 occupancy in IIB Construction

Project team:

PC Nametag	Building Owner
Eppstein Uhen Architects	Architecture and Interior Design
D'Onofrio Kottke and Associates	Civil Engineering/Landscape Design
Pierce Engineers	Structural Engineering
JH Findorff	General Contractor

park
PRINTING | SOLUTIONS

CONVENTIONAL
DIGITAL
LARGE FORMAT
WEB ENABLED SOLUTIONS
FULFILLMENT
MAILING

February 14, 2020

Cat Caruso
PC Nametag
124 Horizon Drive.
Verona, WI 53593
Re: Side yard setback encroachment

Dear Cat,

Based upon our meeting this week, Park Printing has no objections to your side yard setback encroachment of the corner of the new work café addition extending into the side yard setback by 2.58'. We understand all city stormwater management requirements will be met as part of the city of Verona plan commission and plan approval process.

Thank you for taking the time to review your addition plans in detail with us. I have attached the reviewed plans for reference.

Sincerely,

Amy B. Armstrong

Amy Armstrong

Owner/CFO

550 East Verona Avenue | Verona, WI 53593
TOLL-FREE 866 | 845 | 6505 LOCAL 608 | 845 | 6505 FAX 608 | 845 | 8011 parkprinting.com

7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

PC/NAMETAG BUILDING EXPANSION – 2020

The intent of this report is to provide details on how the PC/Nametag building expansion in the City of Verona will be constructed to ensure compliance with the applicable stormwater management and erosion control requirements.

Stormwater Narrative

The address of the existing commercial building is 124 Horizon Drive, Verona, WI 53593. According to the Dane County GIS, the 2.31-acre parcel is located in section 15, township 6N, range 8E, parcel #0608-151-7208-6. The scope of the improvements includes demolition of an existing patio, and a small building addition. To determine the applicability of stormwater management for this addition, a numerical analysis of the impervious area added since 2001 was completed. The City of Verona requires on-site stormwater management if the total amount of impervious surface added since 2001 exceeds 20,000 SF. In 2013, a building addition resulted in an increase of 8,187 SF of impervious area. In 2018, an expansion of the parking lot added 3,063 SF of impervious area. This project, another building addition, will add 2,435 SF of impervious area. Therefore, the total impervious area added since 2001 is 13,685 SF and onsite stormwater management is not required. The grading plan is designed to maintain existing onsite drainage patterns Roof drains will be constructed to serve the new roof area.

Erosion Control

As shown on Sheet C-04, Erosion Control Plan, the land disturbance for this project will not exceed 4,000 SF. Therefore, an erosion control permit is not required. However, erosion control measures are shown on the plan should be followed to minimize sediment transport. All areas disturbed during construction, except for impervious, will be restored with a minimum of six inches of topsoil, fertilizer, seed, and mulch. The seed shall be WisDOT mixture #40, in accordance with Section 630 of Wisconsin Department of Transportation Specifications. Seed mixture #40 shall be applied at the rate of five pounds per one-thousand square feet. Annual Ryegrass shall be added to the grass seed mixtures at a rate of 1-½ lbs per 1,000 sq. ft. Fertilizer shall be at a rate recommended by a soil test. At the completion of construction and after final restoration has been established the erosion control practices shall be removed.

Ronald R. Klaas • Daniel N. Day • Bruce J. Hollar • Nathan G. Lockwood

Index - PC

VICINITY MAP

N

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KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/02/2020	Plan Commission Submittal

PROJECT INFORMATION

PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

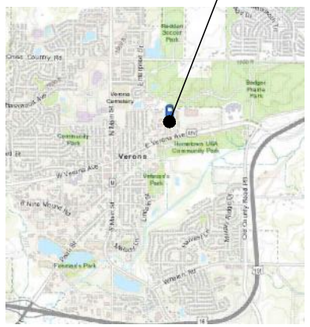
SHEET INFORMATION

SHEET NAME: COVER
SHEET NUMBER: **G-00**

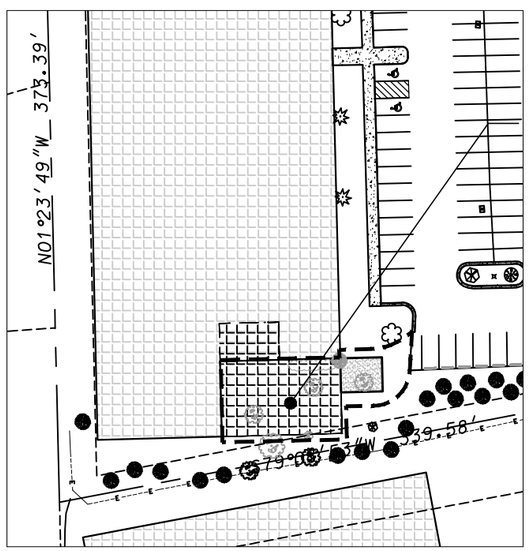
PC/NAMETAG
HEADQUARTERS

BUILDING EXPANSION

124 HORIZON DRIVE
CITY OF VERONA
DANE COUNTY, WISCONSIN



PROJECT LOCATION MAP
N.T.S.



PROJECT OVERVIEW
1" = 80'

PROJECT OVERVIEW
N.T.S.

SHEET INDEX

C-01	COVER SHEET
C-02	EXISTING & DEMOLITION PLAN
C-03	PROPOSED SITE PLAN
C-04	EROSION CONTROL PLAN
C-05	EROSION CONTROL DETAILS
C-06	LANDSCAPE PLAN

PROJECT DATA

PROPERTY AREA = 2.31 ACRES
LIMITS OF DISTURBANCE = 3,865 SQ.FT

EXISTING BUILDING = 33,700 SQ.FT
PARKING SPACES EXISTING = 79

IMPERVIOUS AREA SUMMARY

PRE-2001 IMPERVIOUS AREA	= 54,860 SQ.FT
2013 BUILDING ADDITION	+ 8,187 SQ.FT
2018 PARKING LOT ADDITION	+ 3,063 SQ.FT
2020 BUILDING ADDITION	+ 2,435 SQ.FT
TOTAL IMPERVIOUS AREA	= 68,545 SQ.FT

(13,685 SQ.FT IMPERVIOUSNESS ADDED SINCE 2001)

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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02-18-20	INITIAL SUBMITTAL

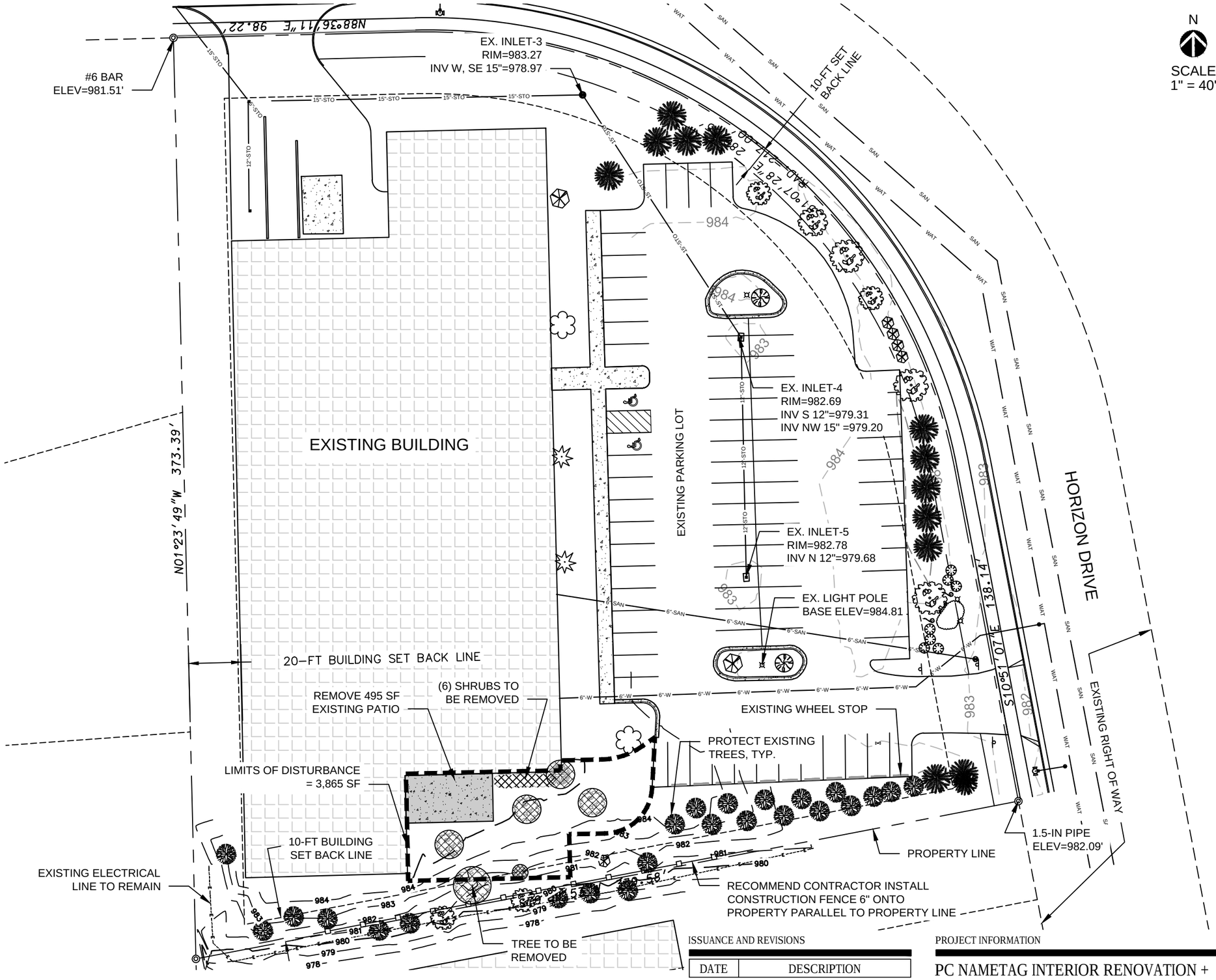
PROJECT INFORMATION

PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET INFORMATION

SHEET NAME: COVER SHEET
SHEET NUMBER: C-01



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SCALE
1" = 40'

EXISTING SITE LEGEND

- EXISTING CONTOURS
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING SIGNS
- EXISTING STORM INLET
- EXISTING FLAG POLE
- EXISTING LIGHTS
- EXISTING NAME SIGN
- EXISTING WATER CURB STOP
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE

DEMOLITION LEGEND

- DEMO EXISTING TREE / BUSH
- PAVEMENT REMOVAL
- TEMPORARY CONSTRUCTION FENCE

B

A

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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02-18-20	INITIAL SUBMITTAL

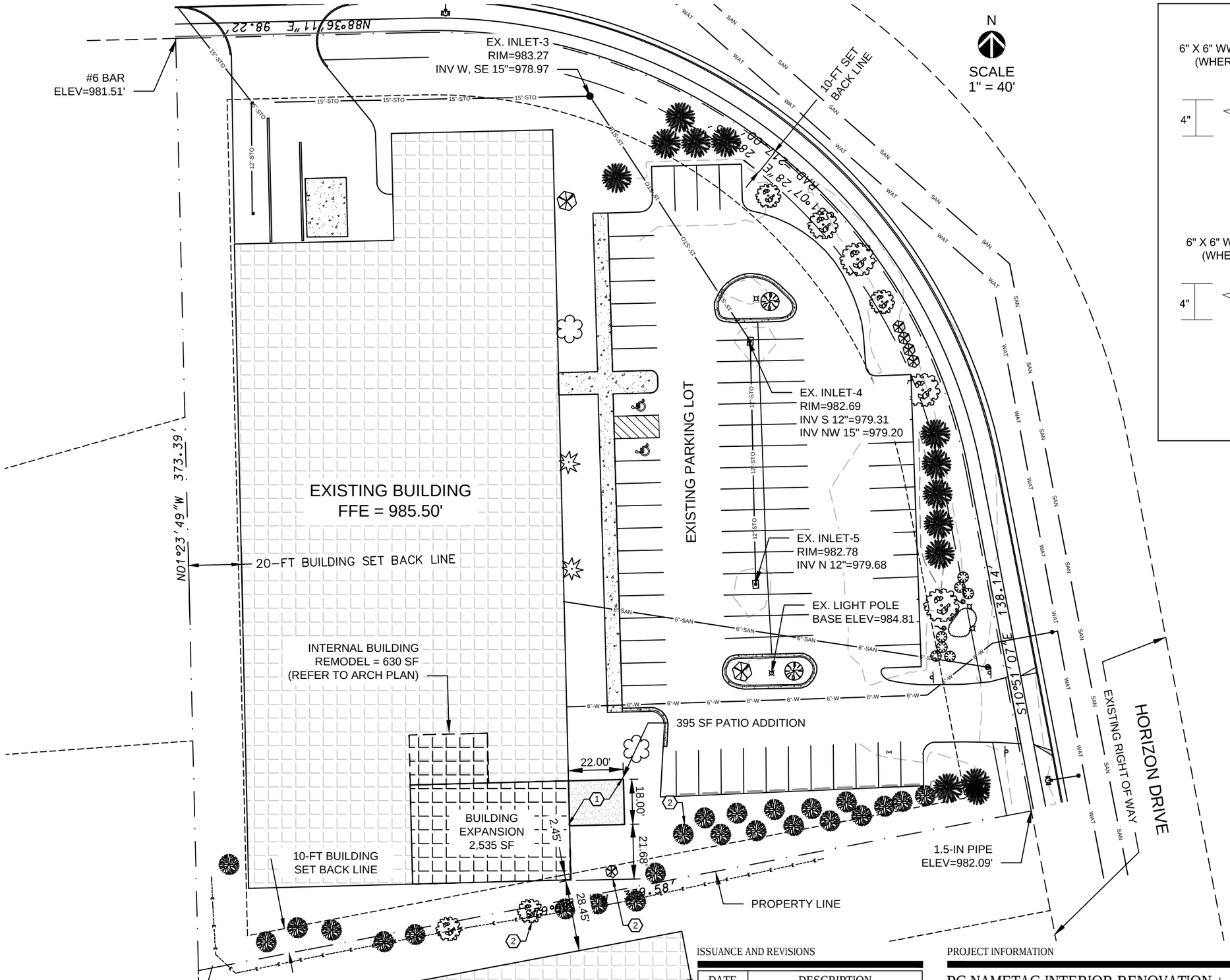
PROJECT INFORMATION

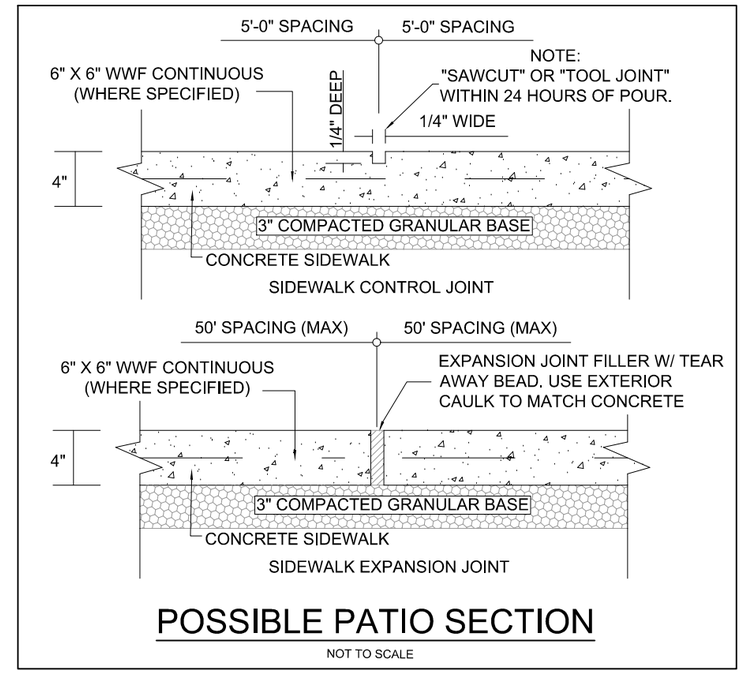
PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET INFORMATION

SHEET NAME: EXISTING AND DEMO PLAN
SHEET NUMBER: C-02





POSSIBLE PATIO SECTION

NOT TO SCALE

KEYNOTES

1. PROPOSED PATIO PAVEMENT
2. PROTECT EXISTING TREE

CONSTRUCTION NOTES

1. VERIFY & COORDINATE ALL DEMOLITION WITH OWNER PRIOR TO CONDUCTING DEMOLITION ACTIVITIES.
2. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
3. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION.

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02-18-20	INITIAL SUBMITTAL

PROJECT INFORMATION

PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET INFORMATION

SHEET NAME: PROPOSED SITE PLAN
SHEET NUMBER: C-03

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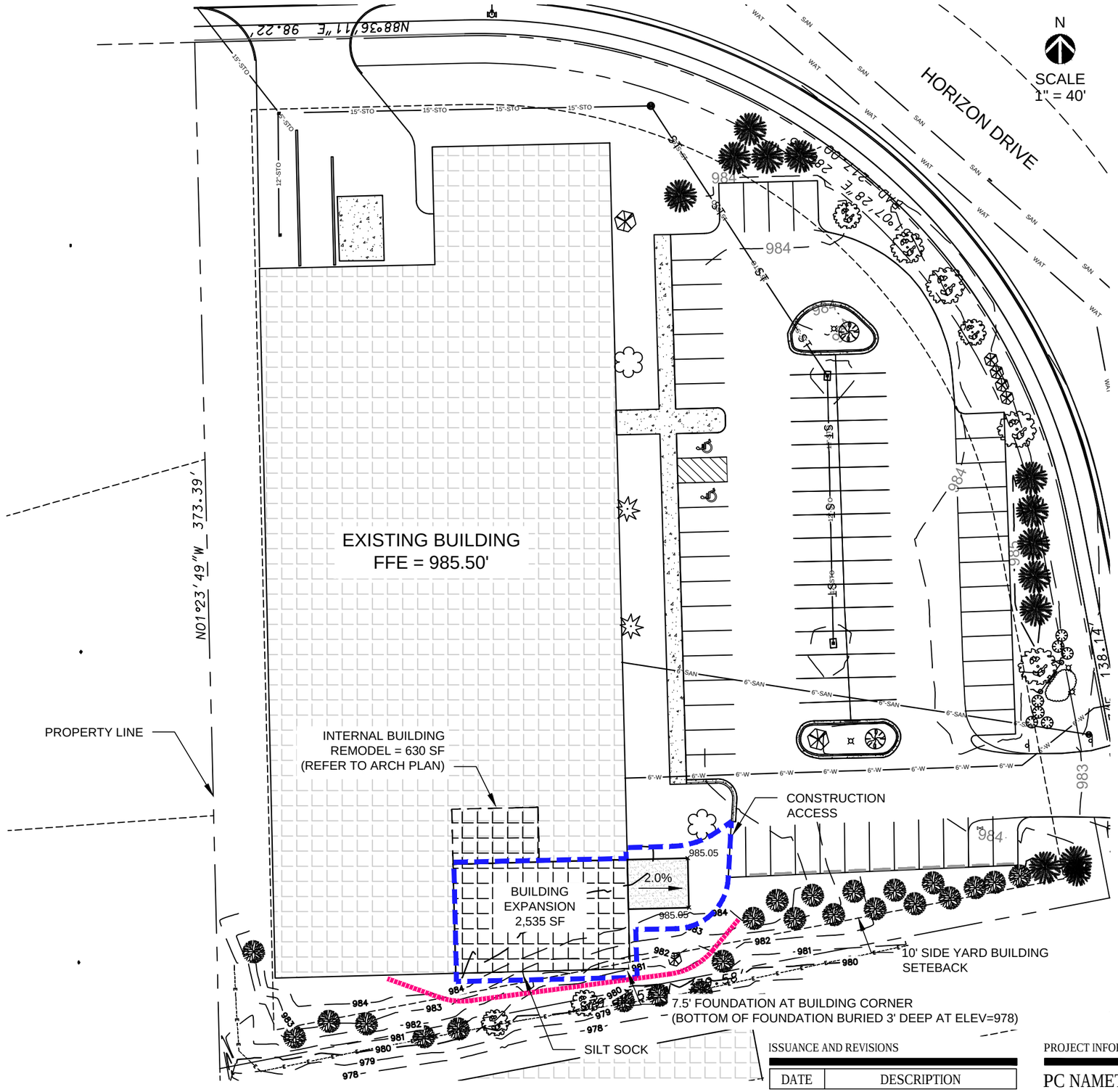

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION CONTROL PROBLEMS THAT ARE A RESULT OF LAND DISTURBING ACTIVITIES.
4. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
7. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROL SILT SOCK OR FENCE ON THE DOWNSTREAM SIDE OF DISTURBED SLOPES OR STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE MADISION PARK SEED MIX OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

EROSION CONTROL LEGEND

SILT SOCK

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE = 3,865 SQ.FT

INCREASE IN IMPERVIOUS AREA = 2,435 SQ.FT

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02-18-20	INITIAL SUBMITTAL

PROJECT INFORMATION

PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET INFORMATION

SHEET NAME: EROSION CONTROL PLAN
SHEET NUMBER: C-04

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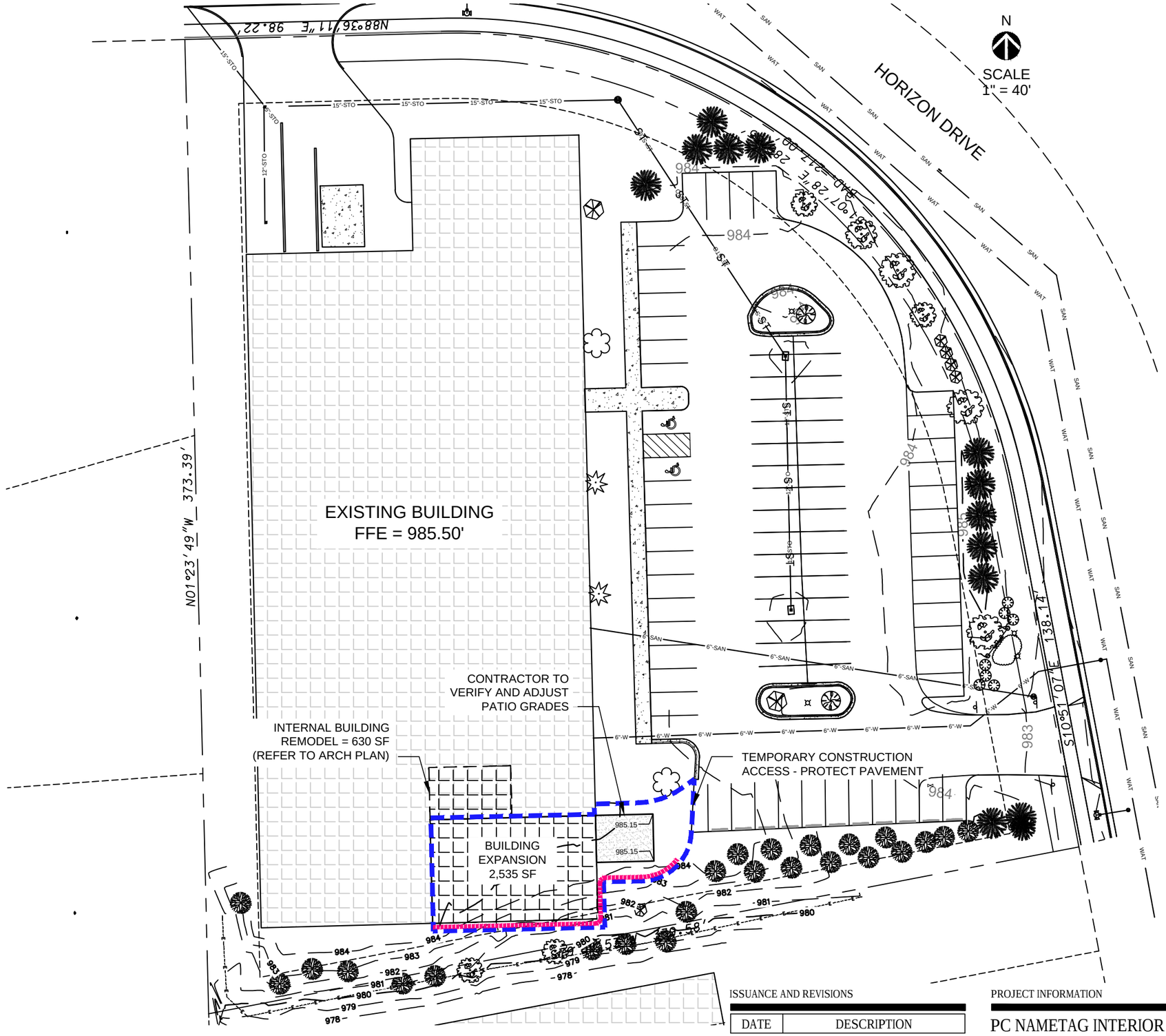

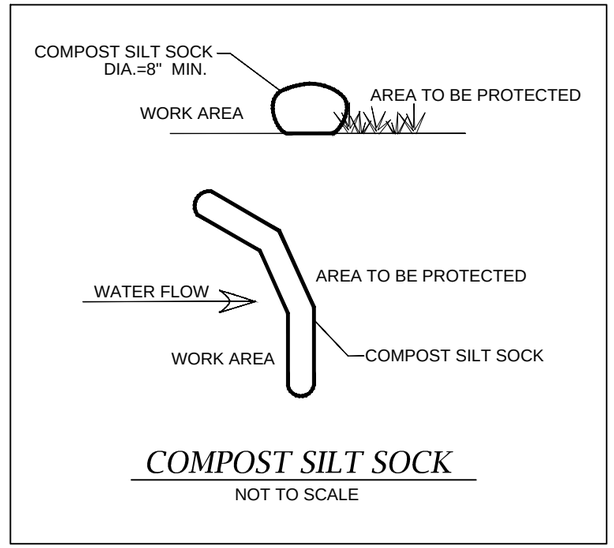

COMPOST SILT SOCK

NOT TO SCALE

CONSTRUCTION SCHEDULE APPROXIMATE:

1.	INSTALL EROSION CONTROL MEASURES	04-07-2020
2.	TREE REMOVAL	04-07-2020
3.	EXCAVATE TO SUBGRADE	04-08-2020
4.	INSTALL FOUNDATION	04-09-2020
5.	INSTALL BUILDING SKIN	04-11-2020
6.	SPREAD TOPSOIL	08-14-2020
7.	LANDSCAPE RESTORATION	08-15-2020
8.	INSTALL NEW TREES	08-21-2020
9.	REMOVE EROSION CONTROL MEASURES	

EROSION CONTROL LEGEND

SILT SOCK

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE = 3,865 SQ.FT

INCREASE IN IMPERVIOUS AREA = 2,435 SQ.FT

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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02-18-20	INITIAL SUBMITTAL

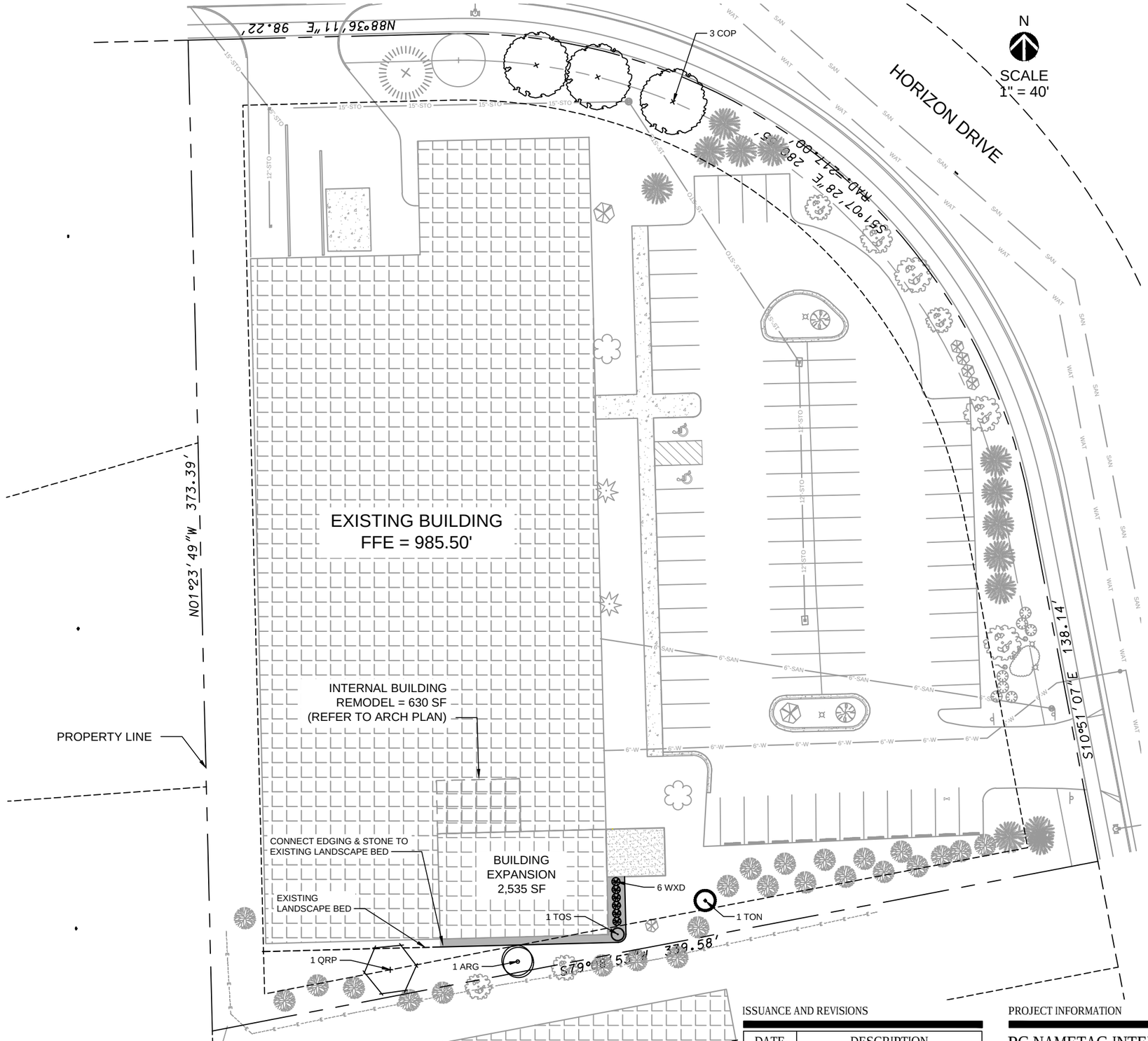
PROJECT INFORMATION

PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET INFORMATION

SHEET NAME: EROSION CONTROL DETAILS
SHEET NUMBER: C-05



LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. LANDSCAPE EDGING SHALL BE ***ACE OF DIAMOND*** BLACK VINYL EDGING AS MANUFACTURED BY ***VALLEY VIEW INDUSTRIES***
4. LANDSCAPE BEDS ADJACENT TO BUILDING FOUNDATION SHALL CONTAIN A 3" DEPTH OF 1" LOCAL WASHED STONE MULCH OVER LANDSCAPE FABRIC CONTAINED BY LANDSCAPE EDGING
5. LANDSCAPE FABRIC SHALL BE ***MIRAFI 140N*** OR APPROVED EQUAL
6. ALL DECIDUOUS TREES IN TURF AREAS SHALL HAVE A 4' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING
7. ALL AREAS TO BE RESTORED SHALL BE FINISH GRADED, FERTILIZED, & SEEDED WITH ***MADISON PARKS SEED MIX*** AS MANUFACTURED BY LA CROSSE SEED, LLC PER MANUFACTURER'S SPECIFICATIONS
8. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL
9. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCE.
10. ALL PLANTS SHALL BE WARRANTED FOR A PERIOD OF ONE FULL GROWING SEASON UPON COMPLETION OF LANDSCAPE INSTALLATION.
11. PLANT INSTALLATION SHALL NOT OCCUR UNDER SATURATED SOIL CONDITIONS
12. SEE DETAILS FOR PLANTING INSTALLATION.

LANDSCAPE LEGEND

3-INCH DEPTH 1-INCH LOCAL WASHED STONE OVER LANDSCAPE FABRIC

PLANT REPLACEMENTS

TALL DECIDUOUS TREES REMOVED & REPLACED = 4
MEDIUM EVERGREEN TREES REMOVED & REPLACED = 2
LOW DECIDUOUS SHRUBS REMOVED & REPLACED = 6

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
TALL DECIDUOUS TREES								
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	30	90	1.5"	B&B	
QRP	Quercus x 'Regal Prince'	Regal Prince Oak	1	30	30	1.5"	B&B	
MEDIUM EVERGREEN TREE								
TOS	Thuja occidentalis 'Nigra'	Dark American Arborvitae	1	12	12	4' TALL	B&B	
TON	Thuja occidentalis 'Smaragd'	Emeral Green Arborvitae	1	12	12	4' TALL	B&B	
LOW DECIDUOUS SHRUBS								
WXD	Weigela x 'Dark Horse'	Dark Horse Weigela	6	5	30	1 GAL	POT	
			TOTAL POINTS:		**174**			

GROSS FLOOR AREA REQUIREMENT

GROSS FLOOR AREA ADDED = 2,535 SQ FT
POINTS REQUIRED (10 POINTS / 1,000 SQ FT) = 25 POINTS
POINTS PROVIDED = 30

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
TALL DECIDUOUS SHRUBS								
ARG	Acer rubrum 'Armstrong Gold	Armstrong Gold Maple	1	30	30	1.5"	B&B	
			TOTAL POINTS:		**30**			

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02-18-20	INITIAL SUBMITTAL

PROJECT INFORMATION

PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET INFORMATION

SHEET NAME: LANDSCAPE PLAN
SHEET NUMBER: C-06

eua
milwaukee
333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison
309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines
699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver
1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

N

TRUE

N

PLAN

1 1ST FLR PLAN - ADDITION - PC

3/64" = 1'-0"

EXISTING BUILDING AREA: 37,428 SF
ADDITION: 2,506 SF
TOTAL BUILDING AREA: 39,934 SF

0' 8' 16' 32' 48'

SCALE: 3/64" = 1'-0"

eua

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Milwaukee, Wisconsin 53202
414.271.5350

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515.724.5840

denver
1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/02/2020	Plan Commission Submittal

PROJECT INFORMATION

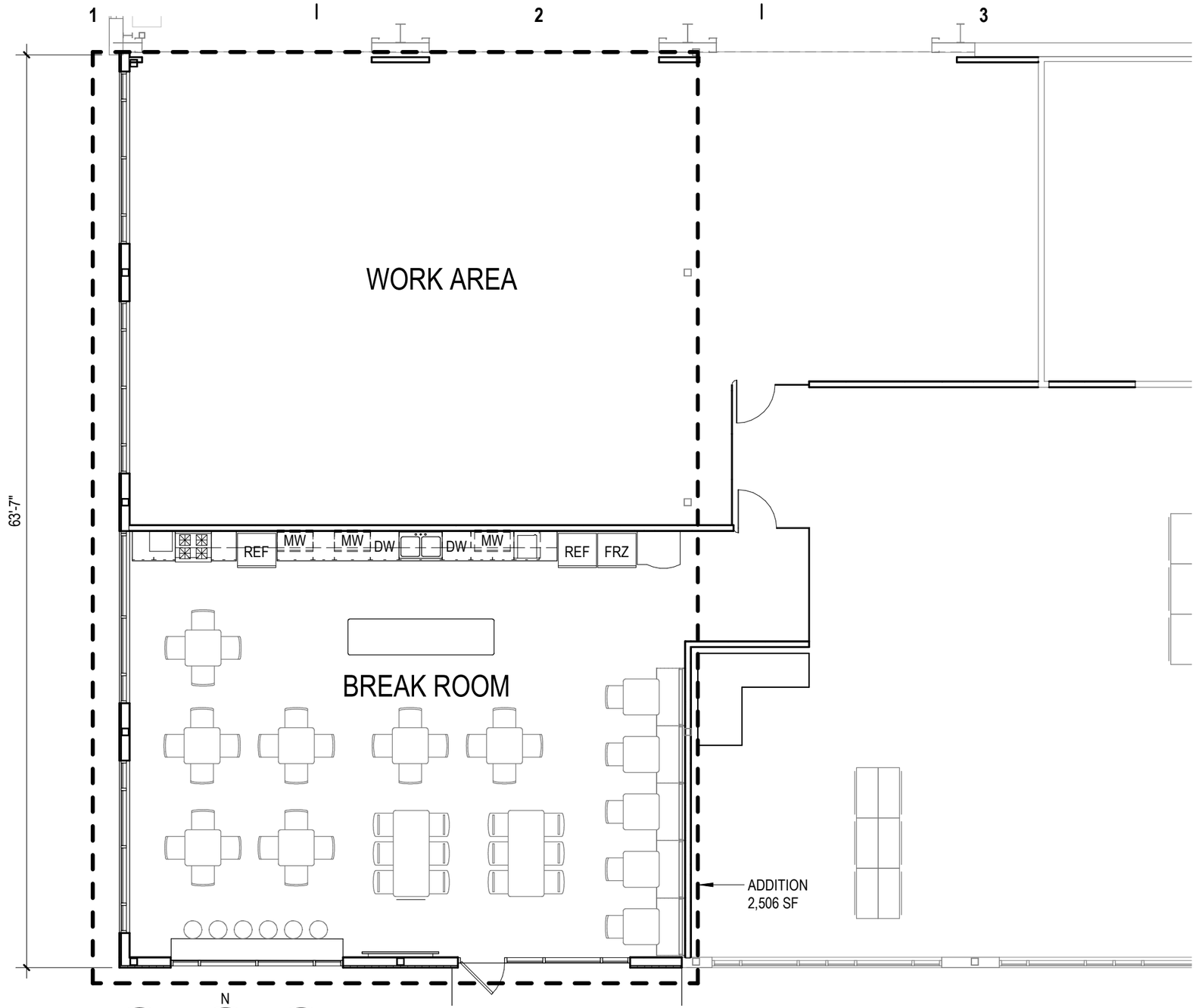
PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET INFORMATION

SHEET NAME: OVERALL FLOOR PLAN

SHEET NUMBER: **A-01**



N

TRUE

N

PLAN

1

KEY PLAN

1ST FLR ENLARGED PLAN - ADDITION - PC

1/8" = 1'-0"

EXISTING BUILDING AREA: 37,428 SF
ADDITION: 2,506 SF
TOTAL BUILDING AREA: 39,934 SF

0' 2' 4' 8' 16'

SCALE: 1/8" = 1'-0"

SHEET INFORMATION

eua

milwaukee
333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison
309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines
699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver
1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/02/2020	Plan Commission Submittal

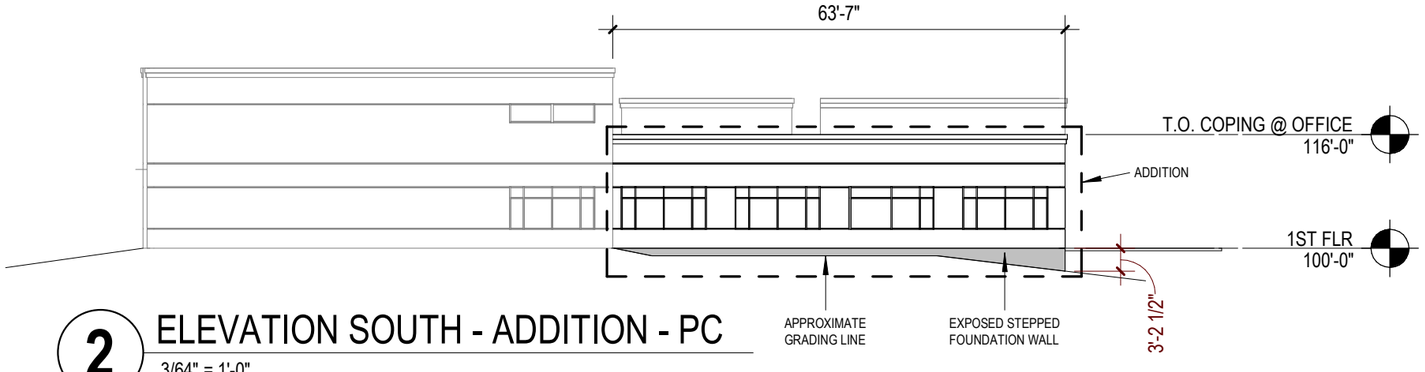
PROJECT INFORMATION

PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET NAME: ENLARGED FLOOR PLAN

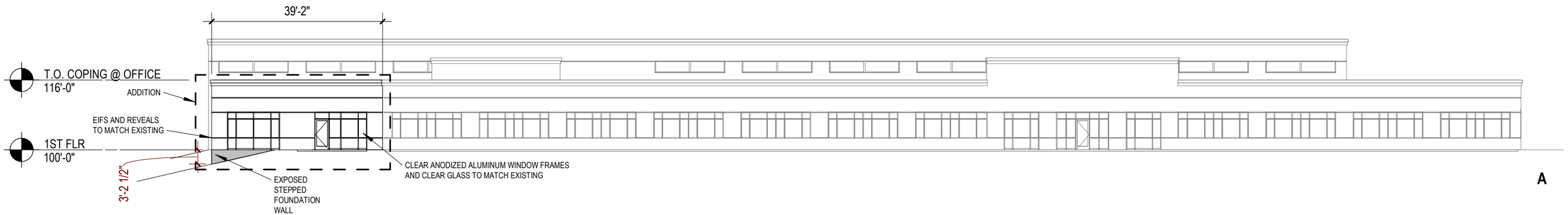
SHEET NUMBER: **A-02**



2 ELEVATION SOUTH - ADDITION - PC

3/64" = 1'-0"

ADDITION TO MATCH EXISTING MATERIAL AND COLOR



1 ELEVATION EAST - ADDITION - PC

3/64" = 1'-0"

0' 8' 16' 32' 48'

SCALE: 3/64" = 1'-0"

eu:a

milwaukee
333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison
309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines
699 Walnut Street, Suite 400
Des Moines, Iowa 50309
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denver
1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/02/2020	Plan Commission Submittal

PROJECT INFORMATION

PC NAMETAG INTERIOR RENOVATION + ADDITION
124 Horizon Dr, Verona, WI 53593

PROJECT NUMBER: 718530
PROJECT MANAGER:

SHEET INFORMATION

SHEET NAME: BUILDING ELEVATIONS
SHEET NUMBER: **A-03**

Planning Report

City of Verona

Plan Commission 4-8-2020

Verona Technology Park

Certified Survey Map

Summary: The applicant has submitted as certified survey map (CSM) to modify the shared property line between existing lots 9 and 10 located at the corner of CTH M, Thousand Oaks Trail, and John P. Livesey Boulevard.

Property Location: Lots 9 and 10 at the corner of CTH M, Thousand Oaks Trl., and John P. Livesey Blvd.

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

Applicant: Same

Existing Zoning: Suburban Industrial (SI)
Existing Land Use: Vacant lots
Proposed Land Use: Office and flexible industrial uses space

Figure 1 - Location Map

CSM Review:

The Applicant is requesting approval of a certified survey map (CSM) to modify the property line between the existing lots 9 and 10. This modification would allow the newly created Lot 1 access from John P. Livesey Boulevard as access is not permitted from Thousand Oaks Trail. Proposed Lot 2 would also have access from John P. Livesey Boulevard.

Staff supports the addition of note 3 on the CSM that states, “The lots of this Certified Survey Map are subject to shared access and utility easement agreement to be recorded by a separate instrument” (Sheet 2 of CSM). Staff recommends that a stormwater management agreement occur between the two lots to ensure proposed Lot 2 can use the stormwater management pond for Lot 1.

The proposed CSM meets the City’s Zoning Ordinance requirements.

Recommendation:

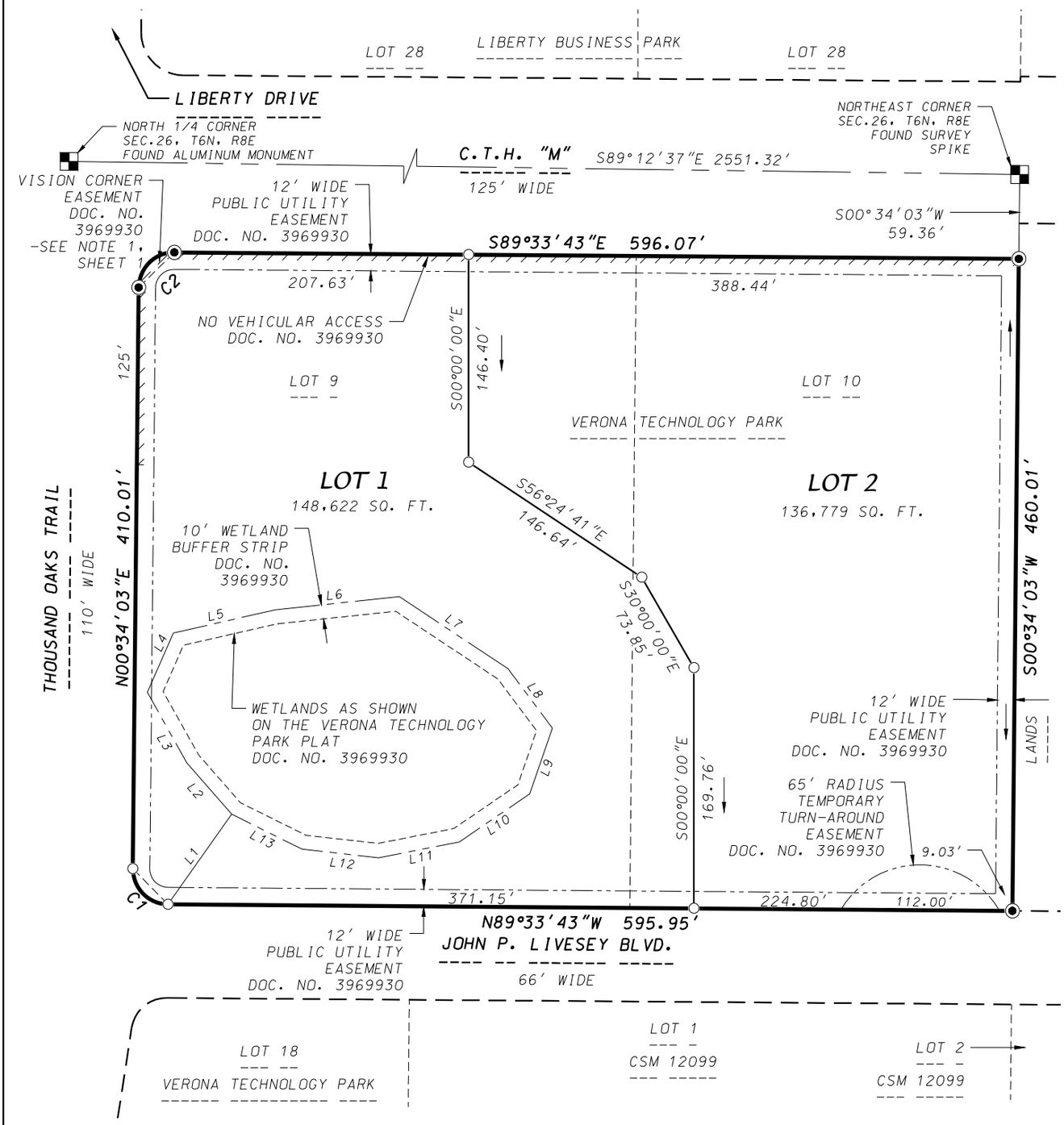
Staff recommends the Plan Commission recommend that the Common Council approve the certified survey map for the Verona Technology Park.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

◉ FOUND 1-1/4" IRON REBAR

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

THE NORTH LINE OF THE NE1/4
OF SECTION 26, T6N, R8E
IS ASSUMED TO BEAR
S89°12'37"E

0 100
Scale 1" = 100'

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 9, 2020
F.N.: 20-07-104
C.S.M. NO.
DOC. NO.
VOL. SHEET

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK, LOCATED IN THE NE1/4 OF THE NE1/4 OF 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 9 and 10, Verona Technology Park, recorded in Volume 58-059A of Plats on pages 313-315 as Document Number 3969930, located in the NE1/4 of the NE1/4 of Section 26, T6N, R8E, City of Verona, Dane County, Wisconsin. Containing 285,401 square feet (6.552 acres).

Dated this 9th day of March, 2020.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. Notes from Verona Technology Park plat

   -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.

   -Minimum unprotected foundation opening elevation for this plat shall be 938.5.

   - ←——— 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.

2. The Lots of this Certified Survey Map are subject to the following recorded documents:
   -Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4242114.
   -Declaration of Restrictive Covenants recorded as Doc. No. 4362894.
   -Tax Agreement recorded as Doc. No. 4956762.

3. The lots of this Certified Survey Map are subject to shared access and utility easement agreement to be recorded by a separate instrument.

4. Surveyed for:
   Anorev, LLC
   2248 Deming Way, Suite 200
   Middleton, WI 53562

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	25.00	35.40	39.33	N44°29'50"W	90°07'46"
C2	25.00	35.31	39.21	N45°30'10"E	89°52'14"

WETLAND BUFFER STRIP LINE TABLE

L1 - N35°12'26"E 77.90'
L2 - N41°09'17"W 48.13'
L3 - N29°14'28"W 56.99'
L4 - N23°44'14"E 45.72'
L5 - N77°10'38"E 73.83'
L6 - N83°56'19"E 88.00'
L7 - S56°24'41"E 91.96'
L8 - S36°47'04"E 52.42'
L9 - S19°00'39"W 48.93'
L10 - S55°40'50"W 60.29'
L11 - S78°56'49"W 58.04'
L12 - N83°33'47"W 54.32'
L13 - N63°37'02"W 55.48'

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 9, 2020
F.N.: 20-07-104
C.S.M. NO.
DOC. NO.
VOL. SHEET

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF 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, 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, has caused these presents to be signed by said corporate officer(s), this _____ day of _____ , 2020.

Anorev, LLC

_____

By: John K. Livesey

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

Personally came before me this _____ day of _____ , 2020, 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_____

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 9, 2020
F.N.: 20-07-104
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

Oregon Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Oregon Community Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____ , 2020.

Oregon Community Bank

_____

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

Personally came before me this _____ day of _____ , 2020, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

_____
Notary Public, Dane County, Wisconsin
My commission expires_____

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 9, 2020
F.N.: 20-07-104
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 9 AND 10, VERONA TECHNOLOGY PARK,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E,
CITY OF VERONA, DANE COUNTY, WISCONSIN

CITY OF VERONA APPROVAL

Approved for recording by the City of Verona this_____day of_____, 2020.

Approved on_____.

_____
Ellen Clark, Clerk, City of Verona

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____,

2020 at_____.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 9, 2020
F.N.: 20-07-104
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

Planning Report

City of Verona

Plan Commission 4-8-2020

319 Lincoln Street

Certified Survey Map

Summary: The applicant has submitted as certified survey map (CSM) for the City to acquire land located at 319 Lincoln Street. The land acquisition is needed for public utility purposes.

Property Location: 319 Lincoln Street

Property Owner: Douglas Schultz
317 Lincoln Street
Verona, WI 53593

Applicant: City of Verona
Public Works Director Theran Jacobson
410 Investment Court
Verona, WI 53593

Existing Zoning: Neighborhood Residential (NR)
Existing Land Use: Vacant/Floodplain
Proposed Land Use: Same

Figure 1 - Location Map

CSM Review:

The Applicant is requesting approval of a certified survey map (CSM) to create one (1) lot of 0.843-acres located at 319 Lincoln Street (Property), portions of which are located in the 100-year floodplain of the Badger Mill Creek. The remaining land will be an outlot owned by the City. This outlot is located in the floodplain and will be used as open space and for sanitary sewer lines.

The proposed CSM meets the City's Zoning Ordinance requirements and Staff has no concerns.

Recommendation:

Staff recommends the Plan Commission recommend that the Common Council approve the certified survey map located at 319 Lincoln Street.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

City of Verona

Public Works Department
410 Investment Court
Verona, WI 53593
Phone: (608) 845-6695 Fax: (608) 845-5761
Email: theran.jacobson@ci.verona.wi.us

March 18, 2020

City of Verona Planning Department
111 Lincoln Street
Verona, WI 53593

Subject: 2018-108, Eastside Sanitary Sewer Interceptor Replacement Project
Certified Survey Map Application
Land Acquisition

Dear Ms. Holt,

The City of Verona is has addressed your comments in regards to combining the residential lot and proposed outlot as included with the application dated February 6, 2020.

Please see the attached CSM dated March 9, 2020.

The CSM will create one lot with no planned changes to the grade, shape, landscaping, or natural environment.

I understand how busy everyone's schedules are. If you have any questions, please contact me at the Public Works Department at 845-6695.

Thank you in advance for your cooperation on this project.

Sincerely,

Theran P. Jacobson, P.E.
Public Works Director

Enclosures:
CSM, 3 pages

cc:

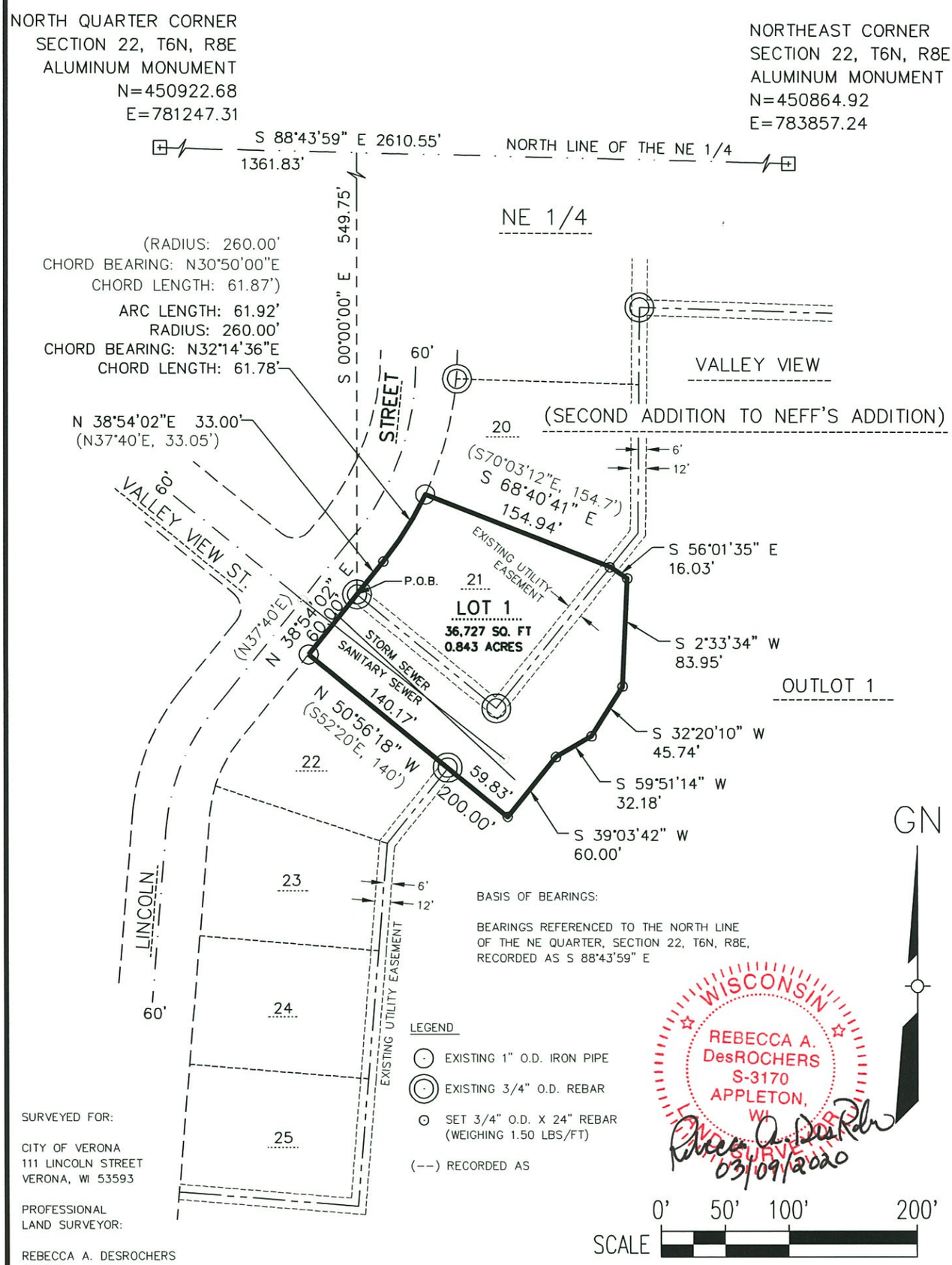
file

Drafted / reviewed by:
TPJ/km

S:\PROJECTS\2018-108_E. SIDE INTERCEPTOR COLLECTION SYSTEM\DESIGN - PERMITTING - BIDDING\LAND ACQUISITION\SCHULTZ\PLANNING APPLICATION\2018-108, SCHULTZ CSM_APPLICATION_2020-03-18.DOCX

CERTIFIED SURVEY MAP NO. _____

BEING PART OF OUTLOT 1 AND ALL OF LOT 21, VALLEY VIEW (2ND ADDITION TO NEFF'S SUBDIVISION). LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22, T.6N., R.8E. CITY OF VERONA, DANE COUNTY, WISCONSIN



SURVEYED FOR:

CITY OF VERONA
111 LINCOLN STREET
VERONA, WI 53593

PROFESSIONAL LAND SURVEYOR:

REBECCA A. DESROCHERS
AECOM
1350 DEMING WAY, SUITE 100
MIDDLETON, WI 53562

SHEET 1 OF 3 SHEETS

AECOM COMPUTER AIDED DESIGN & DRAFTING

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 1 AND ALL OF LOT 21, VALLEY VIEW, (2ND ADDITION TO NEFF'S SUBDIVISION). LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, REBECCA A. DESROCHERS, PROFESSIONAL LAND SURVEYOR FOR AECOM, do hereby certify that by the direction of the CITY OF VERONA, I have made a survey of part of OUTLOT 1 AND ALL OF LOT 21, VALLEY VIEW, (2ND ADDITION TO NEFF'S SUBDIVISION). LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN '
described as follows:

Commencing at the North Quarter corner of Section 22, T6N, R8E:
Thence N 88°43'59" E along the north line of the NE 1/4, 1361.83 feet:

Thence S00°00'00"E, 549.750 feet to an existing 3/4 inch rebar at the southwesterly corner of LOT 21 and a corner of OUTLOT 1 of said Valley View and the Point of Beginning;

Thence N 38° 54'02" E along the easterly right of way line of Lincoln Street, a distance of 33.00 feet;

Thence continuing along the easterly right of way line of Lincoln Street, 61.92 feet along the arc of a 260.00 foot radius curve to the left, whose long chord bears N 32°14'36" E, 61.78 feet to a found 1 inch iron pipe in the Northwest corner of LOT 21 of said Valley View;

Thence along the North line of LOT 21 of said Valley View S 68°40'41" E, a distance of 154.94 feet to the Northeast corner of said LOT 21;

Thence S 56°01'35" E, a distance of 16.03 feet;

Thence S 02°33'34" W, a distance of 83.95 feet;

Thence S 32°20'10" W, a distance of 45.74 feet;

Thence S 59°51'14" W, a distance of 32.18 feet;

Thence S 39°03'42" W, a distance of 60.00 feet;

Thence N 50°56'18" W, 200.00 feet to the easterly right of way line of Lincoln Street and an existing 1 inch iron pipe;

Thence along the easterly right of way line of Lincoln Street N 38°54'02" E, 60.00 feet to the point of beginning.

Said parcel contains 0.843 acres (36,727 square feet), more of less. Subject to any and all easements and rights of way of record.

I further certify that this map is a correct representation of all exterior boundaries of the land surveyed and that I have fully compiled with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Verona Subdivision Regulations to the best of my belief in surveying and mapping the same.

Rebecca A. DesRochers

Rebecca A. DesRochers
Professional Land Surveyor 3170

Date: 03/09/2020

WISCONSIN
REBECCA A. DesROCHERS
S-3170
APPLETON, WI
LAND SURVEYOR
03/09/2020

AECOM
1350 Deming Way, Suite 100
Middleton, WI 53562

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 1 AND ALL OF LOT 21, VALLEY VIEW, (2ND ADDITION TO NEFF'S SUBDIVISION). LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL :

Approved for recording per City of Verona Plan Commission action of

_____.

_____

Luke Diaz, Chairman Plan Commission

CITY OF VERONA APPROVAL:

"Resolved that this Certified Survey Map, including any dedications shown thereon, which has been duly filed for the approval of the City Council of the City of Verona, be and the same is hereby approved and is hereby acknowledged and accepted by the City of Verona."

I hereby certify that the above is a true and correct copy of the resolution adopted by the City of Verona on this _____ day of _____, 2020.

_____

Ellen Clark, City Clerk

RECEIVED FOR RECORDING on this _____day of _____, 2020

at _____ o'clock ___. M. and recorded in Volume _____ of Certified Survey Maps on

Pages _____.

_____

Kristi Chlebowski, Dane County Register of Deeds

WISCONSIN
REBECCA A. DesROCHERS
S-3170
APPLETON, WI
LAND SURVEYOR

03/09/2020