

To: Verona Planning Commission

01/31/2019

From: Bruce Street Real Estate  
Ownership group of 505/507 Bruce Street

RE: Conditional use permit for new building to be constructed on rear of property at 507 Bruce Street. Start of building construction Spring of 2019. "Future Building" construction start Fall of 2020.

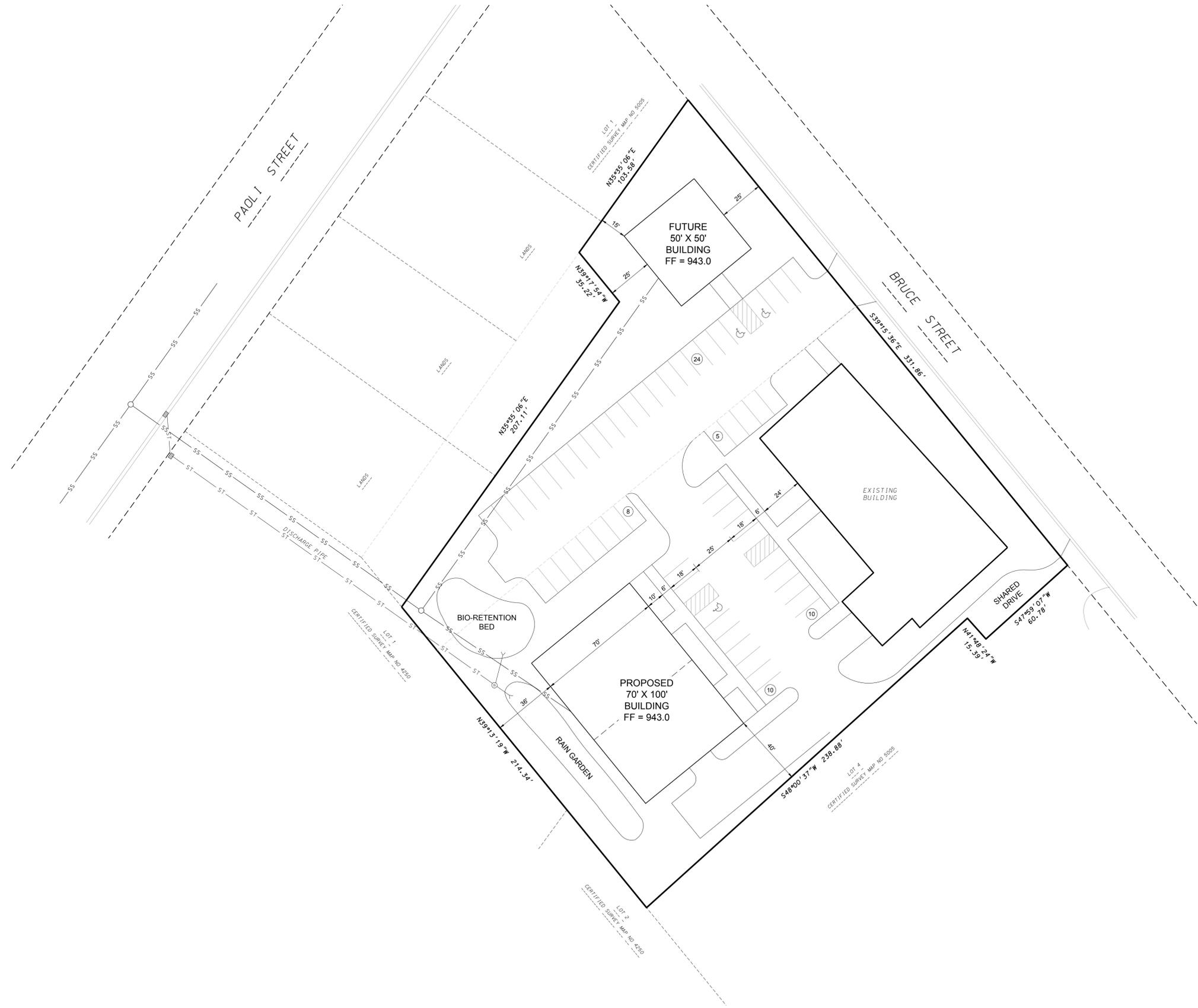
1. Prepare CSM for 505 & 507 Bruce Street to consolidate the parcels into one property.
2. Develop overall site plan for new 100x70 building along south property line
  - Building to be split into two units (50x70). East side unit intended to be used more as industrial shop or warehouse (construction firm). West side unit intended to be used by light retail or fitness company (CrossFit).
3. FUTURE building located at northwest corner of property (not part of conditional use permit).  
Use TBD
4. Develop utility services to property and buildings
5. Develop storm water management plan for property.
6. Develop overall parking plan for property to include lighting, dedicated handicap spaces and necessary emergency vehicle access.
7. Raise buildings and site as needed to be above the mapped floodplain elevation.
8. Landscaping per the Suburban Industrial zoning requirements.

Tim Lemkuil

Owner/Partner Rep BSRE llc

[timl@aldopartners.com](mailto:timl@aldopartners.com)

608.333-6125



SITE PLAN

ALDO

PART OF LOT 2 & LOT 3, CERTIFIED SURVEY MAP NO. 5005  
 LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 22, T6N, R8E,  
 CITY OF VERONA, DANE COUNTY, WISCONSIN



SCALE: 1" = 30'



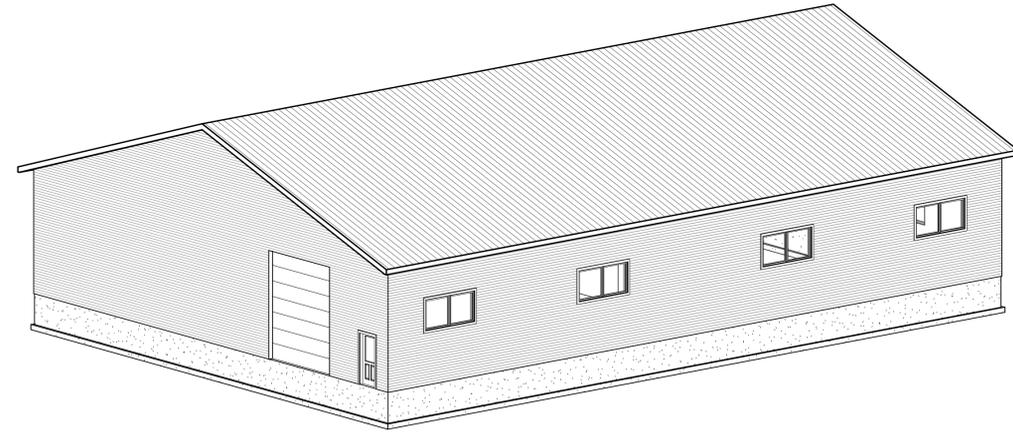
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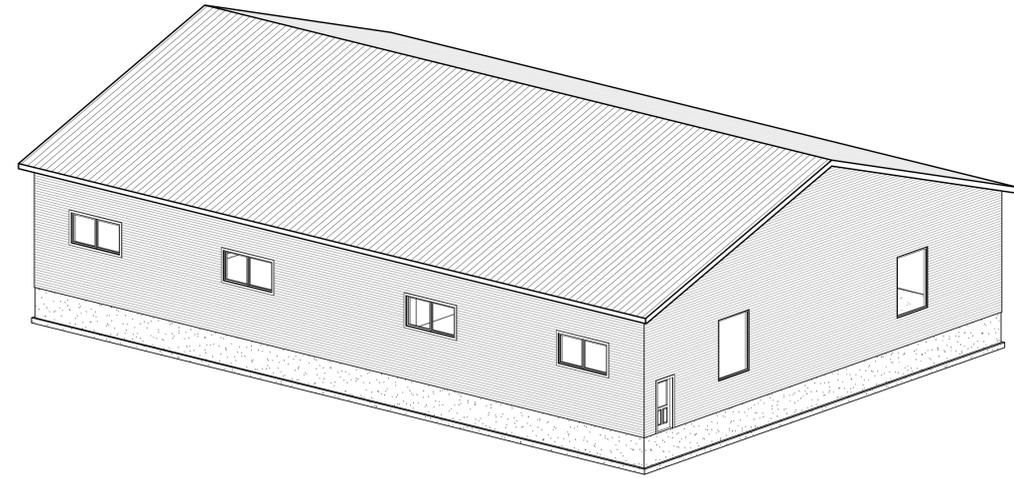
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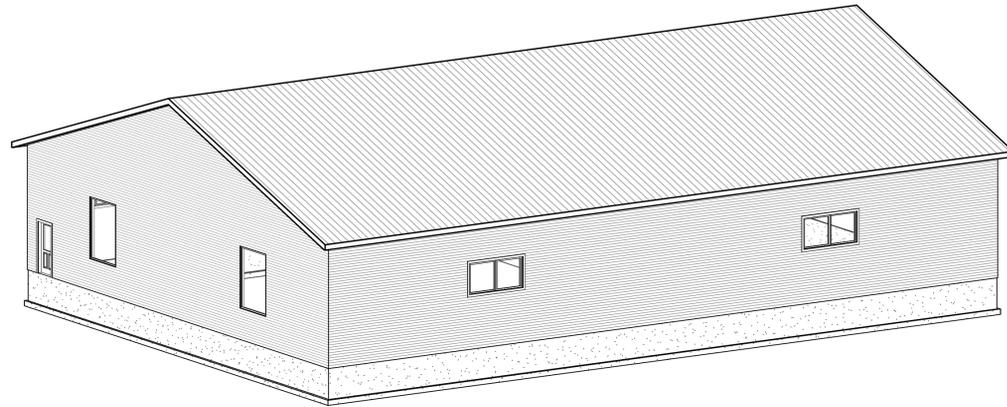
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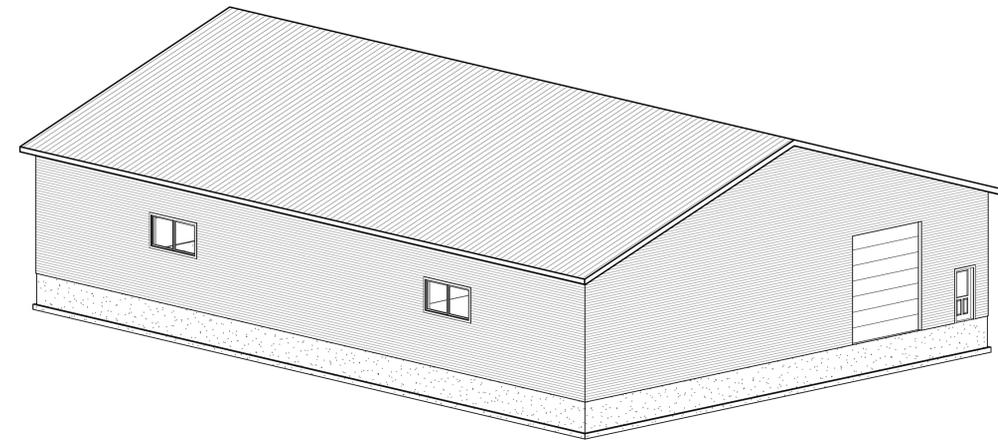
FRONT/LEFT



FRONT/RIGHT



REAR/LEFT



REAR/RIGHT

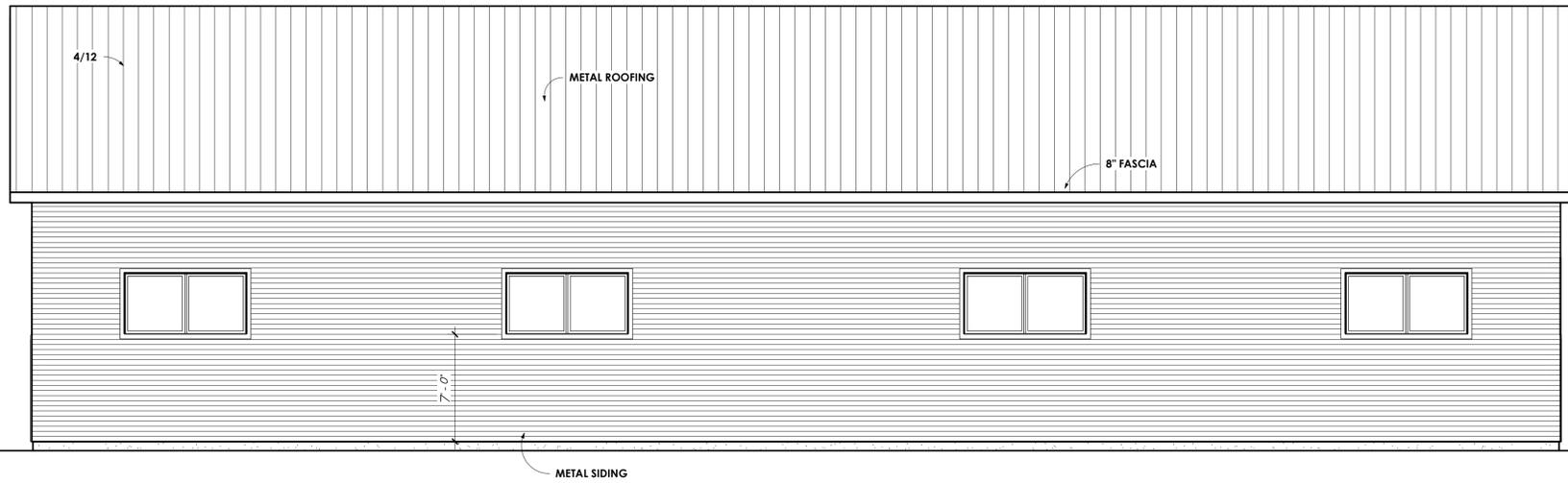
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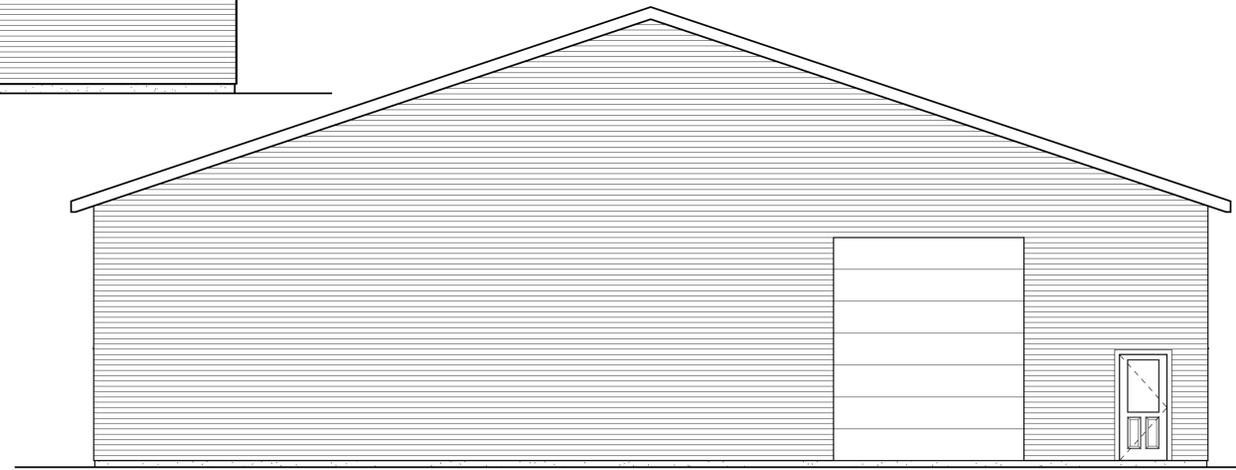
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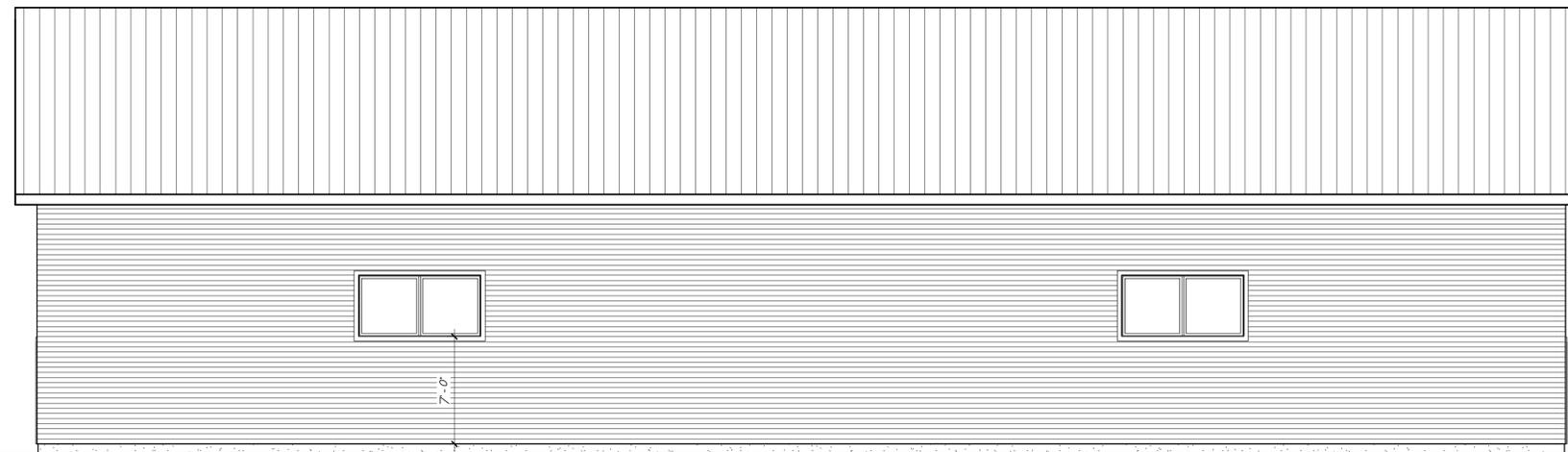
FRONT ELEVATION

3/16" = 1'-0"



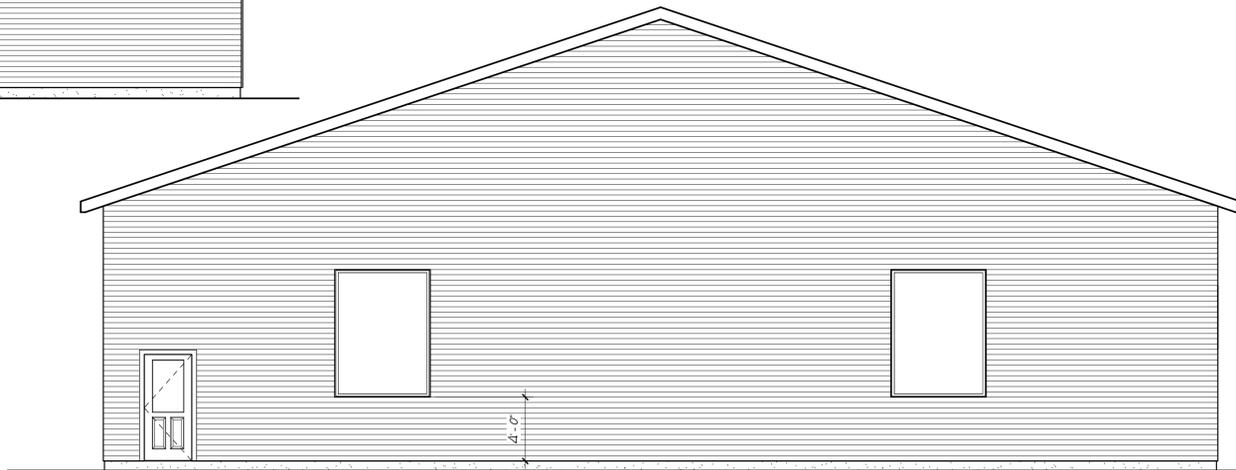
LEFT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"

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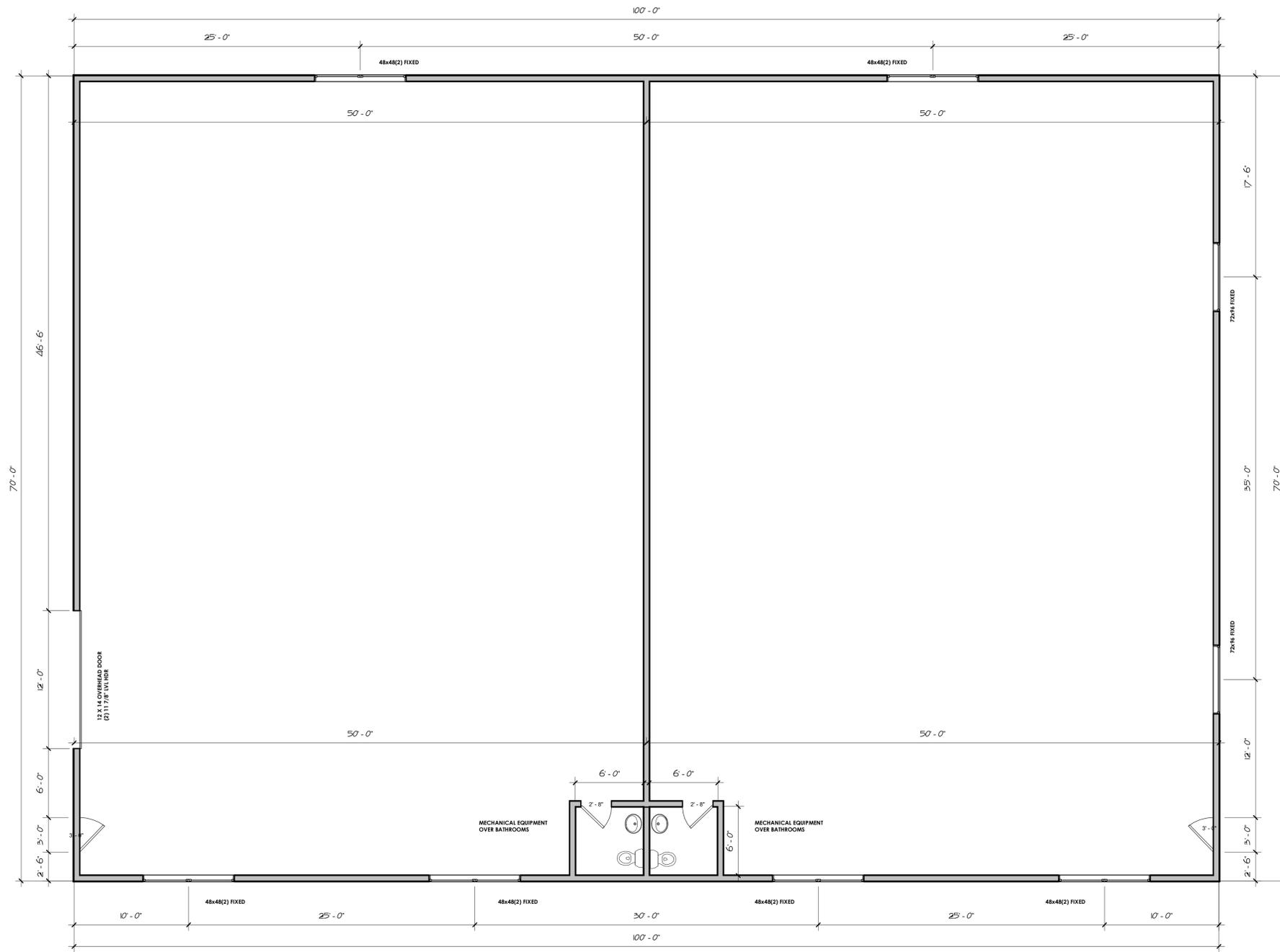
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FIRST FLOOR PLAN  
 3/16" = 1'-0"

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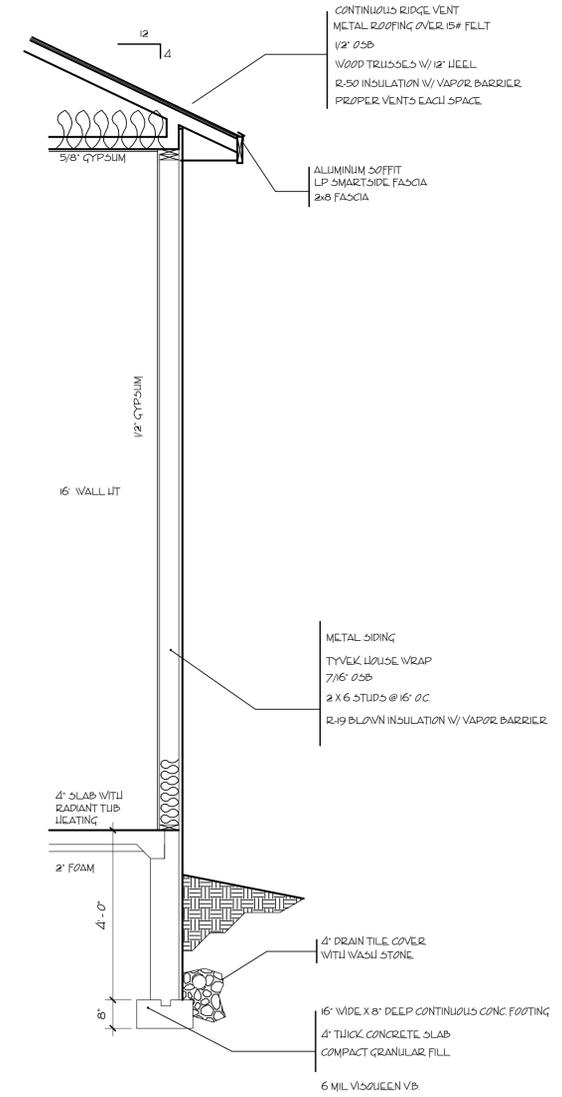
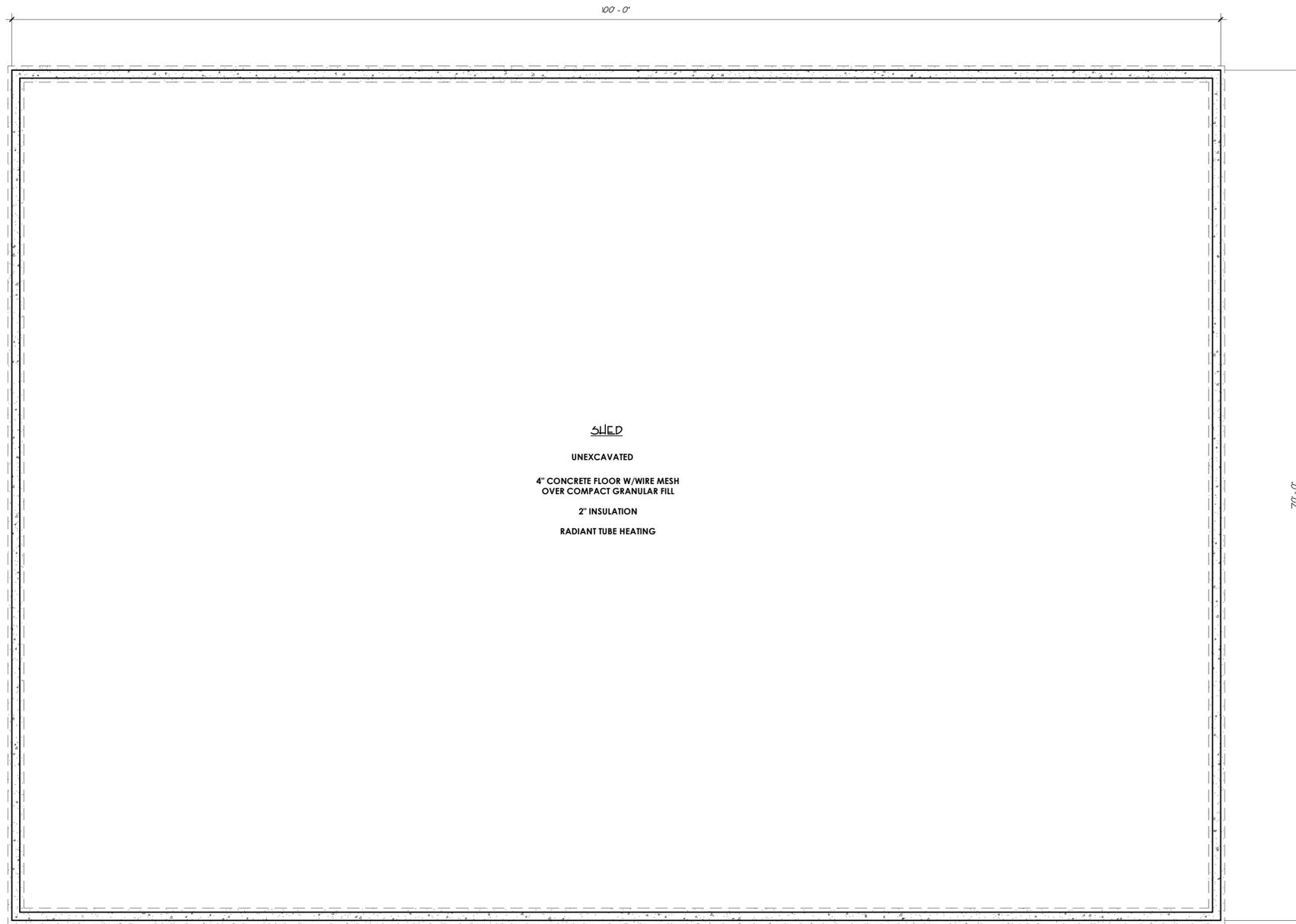
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**WALL SECTION**  
1/2" = 1'-0"

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