

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

608.333-6125

DYWIDOR BITTLE AND ASSOCIATES, INC.
 7250 Wisconsin Way, Madison, WI 53717
 Phone: 608.855.7200 • Fax: 608.855.1889
 WWW.DYWIDOR-BITTLE.COM

BRUCE STREET REAL ESTATE LLC
 PART OF LOT 2 & LOT 3, CERTIFIED SURVEY MAP NO. 5005
 LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 22, T6N, R9E,
 CITY OF VERONA, DANE COUNTY, WISCONSIN



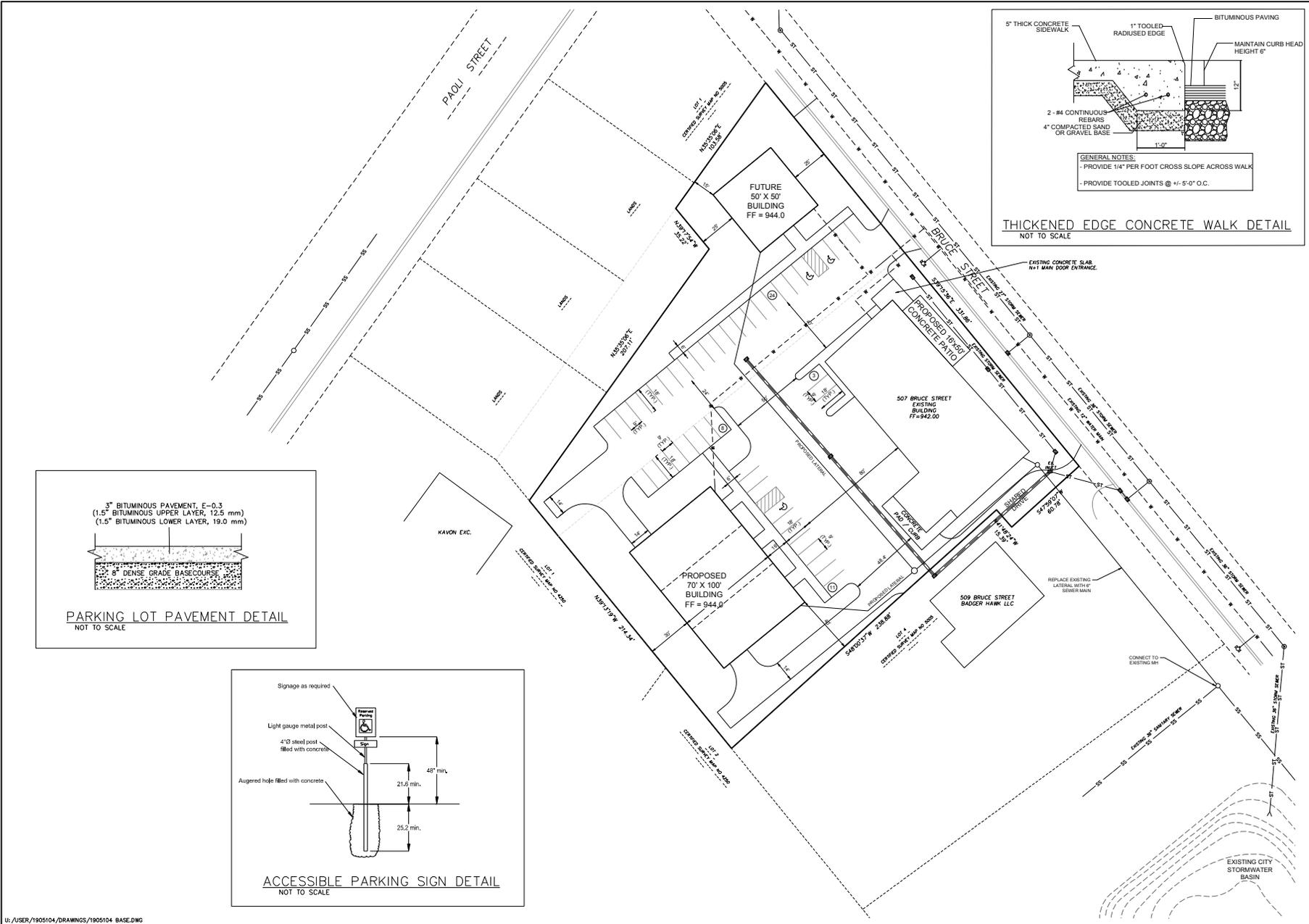
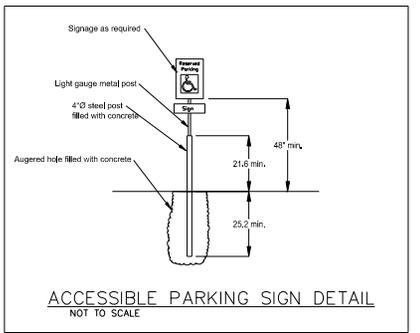
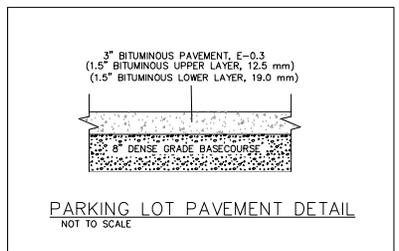
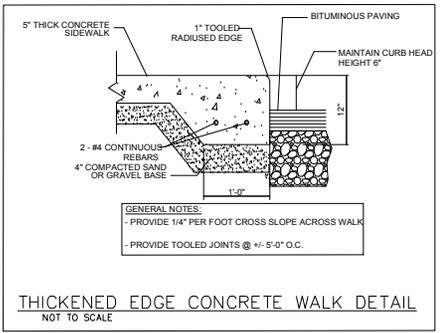
SCALE: 1" = 30'
 (PAGE SIZE: 22x34)

DATE: 04-12-19
 REVISED:

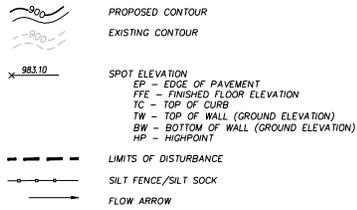
DRAWN BY: NGO

FN: 19-05-104

Sheet Number:
 1 OF 4



LEGEND

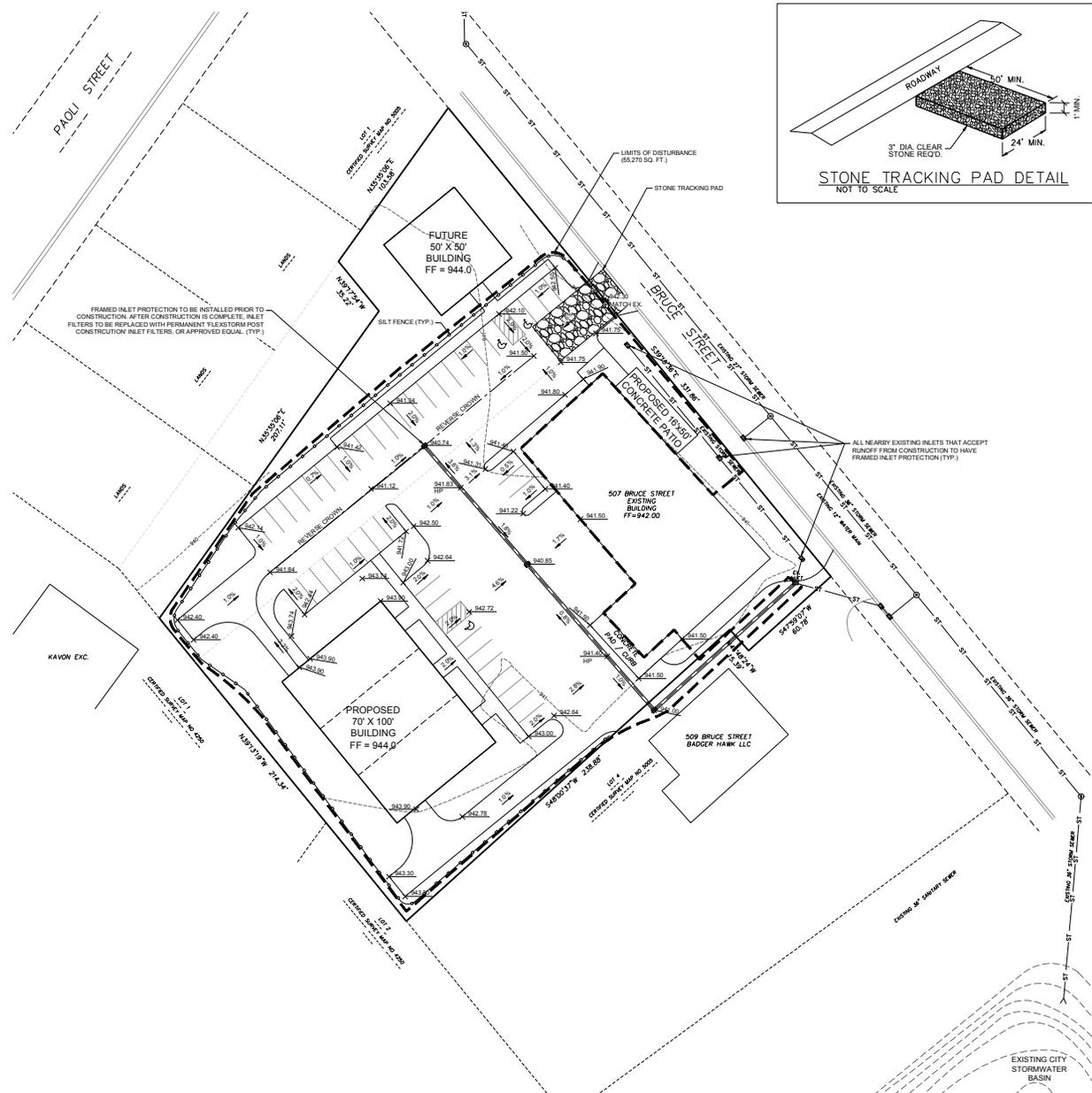
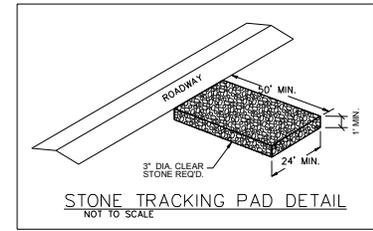
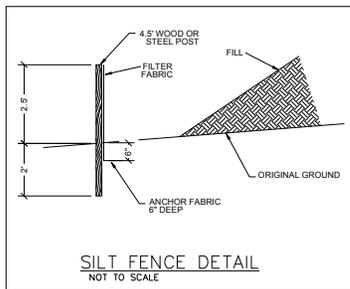


CONSTRUCTION SCHEDULE:

05/06/2019	INSTALL EROSION CONTROL
05/06/2019 - 05/22/2019	SITE GRADING
05/22/2019	PERMANENT RESTORATION OF PERVIOUS AREAS (SEED WITH MULCH OR EROSION MATTING)
06/03/2019 - 06/24/2019	UTILITY CONSTRUCTION
06/24/2019 - 07/15/2019	PARKING LOT CONSTRUCTION
05/06/2019 - 07/31/2019	BUILDING CONSTRUCTION
09/30/2019	FINAL LANDSCAPING / RESTORATION (SEED WITH MULCH OR EROSION MATTING)

GRADING AND EROSION CONTROL NOTES:

1. 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 WDRN 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.
4. 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.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
8. 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.
9. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
10. DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQ FT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1.5 POUNDS PER 1000 SQ FT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.



DYWIDAG BOTTLE AND ASSOCIATES, INC.
 7250 Wisconsin Way, Madison, WI 53717
 Phone: 608.855.7200 • Fax: 608.855.1889
 WWW.DYWIDAG.COM • WWW.DYWIDAG.COM

GRADING AND EROSION CONTROL PLAN
BRUCE STREET REAL ESTATE LLC

PART OF LOT 2 & LOT 3, CERTIFIED SURVEY MAP NO. 5005
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 24, T.6N. R.6E,
 CITY OF VERONA, DANE COUNTY, WISCONSIN



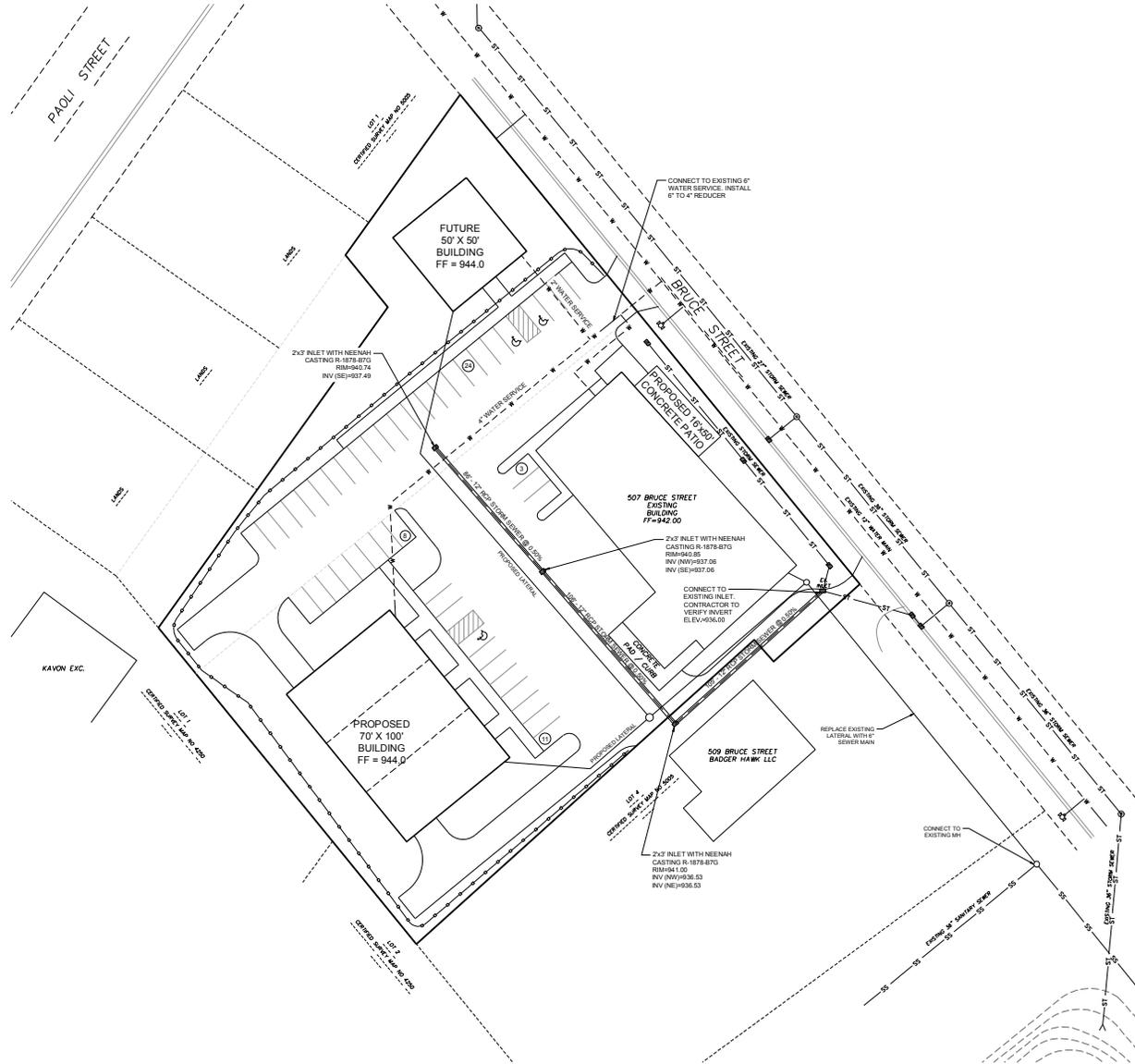
SCALE: 1" = 30'
 (PAGE SIZE: 22x34)

DATE: 04-12-19
 REVISED:

 DRAWN BY: NGO
 FN: 19-05-104
 Sheet Number:
2 OF 4

LEGEND

- SS — EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- - - - W - EXISTING WATER MAIN
- ST — EXISTING STORM SEWER
- — — — PROPOSED SANITARY SEWER
- - - - W - PROPOSED WATER MAIN
- ==== ST ==== PROPOSED STORM SEWER



DYNAMIC SURVEYING AND ASSOCIATES, INC.
 7238 Wisconsin Way, Madison, WI 53717
 Phone: 608.855.7200 • Fax: 608.855.1889
 WWW.DYNAMIC-SURVEYING.COM

UTILITY PLAN
BRUCE STREET REAL ESTATE LLC
 PART OF LOT 2 & LOT 3, CERTIFIED SURVEY MAP NO. 5005
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 21
 T 6 N, R 6 E,
 CITY OF VERONA, DANE COUNTY, WISCONSIN



SCALE: 1" = 30'
 (PAGE SIZE: 22x34)

DATE: 04-12-19
 REVISED:

DRAWN BY: NGO

FN: 19-05-104

Sheet Number:
 3 OF 4

