



January 15, 2020

City of Verona
Attn: Mr. Adam Sayre, City Administrator
111 Lincoln Street
Verona, WI 53593

Re: Zander Solutions – Site Expansion
Preliminary Plan Commission Review

Dear Mr. Sayre,

On behalf of the property owner, A to Z Real Estate, LLC, we are submitting preliminary plans for a potential building expansion for Zander Solutions. Enclosed with this letter are the following items:

- One "Plan Commission Application"
- 6 copies of preliminary Site, Grading and Utility plans
- 6 copies of an overall property map depicting a potential CSM configuration

The property owner intends to construct a new building to house additional business enterprises and activities related to Zander Solutions. The proposed building would front Venture Court and be accessed using the existing driveway that is constructed on Venture Court. Asphalt parking areas would be installed in front and in back of the building. As part of this project an additional open storage building is proposed for inventory storage. Specific aspects of the project are further discussed below.

Certified Survey Map: The existing property is composed of three separate land parcels. We are proposing a two lot CSM over the existing properties to consolidate the parcels. One parcel would front Nine Mound Road and include the existing Zander Solutions office building, the existing open storage building, a new open storage building, and the existing enclosed storage building along the east side of the property. The second parcel would front on Venture Court and contain the new building and expanded stormwater facility. As part of this work we will draft cross-access easements and cross-drainage easements to preserve access and drainage between the created lots.

Stormwater Management In 2015 the existing parking lot was expanded and the open storage building was added to the site. As part of that work we installed a bioretention basin to address the increased amount of impervious surface. With this project we will evaluate the stormwater management plan and expand the bioretention area as required to meet current stormwater regulations.

We are requesting your initial review and comments for the proposed site expansion prior to our formal submittal. At this time we have not included details on landscaping, screening, but will provide additional information on those items with our formal submittal.

January 15, 2020
Page 2 of 2

Should you have any questions please feel free to contact me.

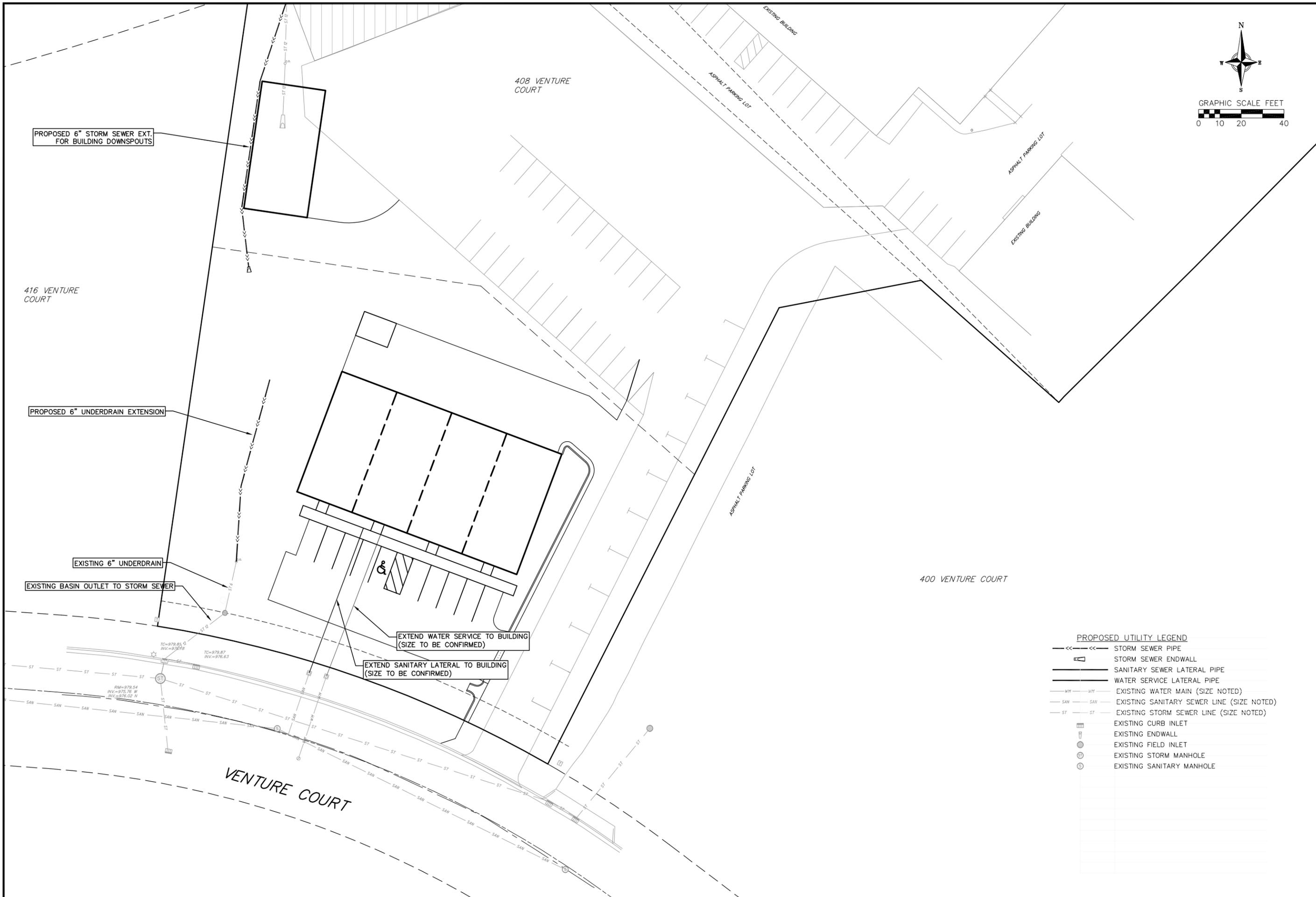
Sincerely,


Timothy L. Schleeper, PE

Enclosure: Map, Application, Preliminary Plans

cc: Frank Acker, A to Z Real Estate, LLC

M:\Zander Solutions\190338_Verona Site Expansion\Correspondence\PreliminaryPCMeeting_Letter of Intent 2020-01-15.docx



PROPOSED 6" STORM SEWER EXT. FOR BUILDING DOWNSPOUTS

PROPOSED 6" UNDERDRAIN EXTENSION

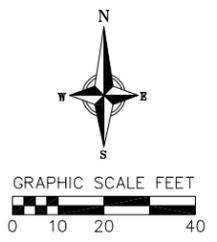
EXISTING 6" UNDERDRAIN

EXISTING BASIN OUTLET TO STORM SEWER

EXTEND WATER SERVICE TO BUILDING (SIZE TO BE CONFIRMED)

EXTEND SANITARY LATERAL TO BUILDING (SIZE TO BE CONFIRMED)

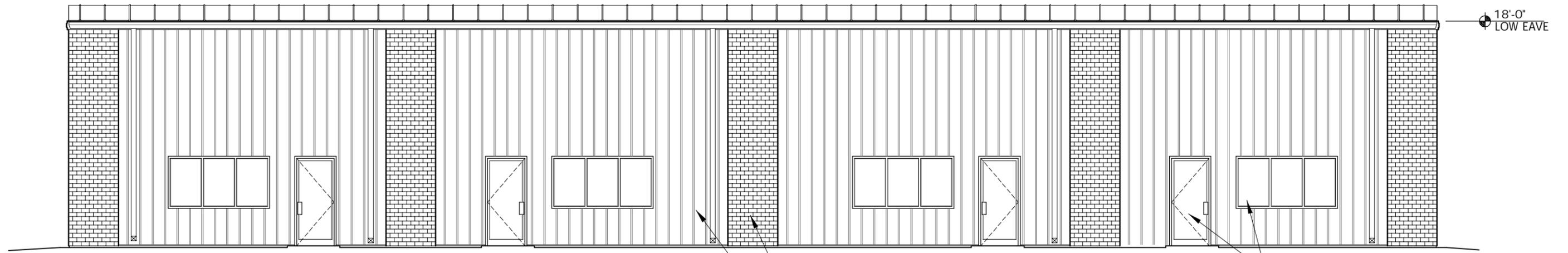
- PROPOSED UTILITY LEGEND**
- <<--- STORM SEWER PIPE
 - >>--- STORM SEWER ENDWALL
 - SANITARY SEWER LATERAL PIPE
 - WATER SERVICE LATERAL PIPE
 - WH --- WH EXISTING WATER MAIN (SIZE NOTED)
 - SAN --- SAN EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST --- ST EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE



Utility Plan
Zander Solutions - Site Expansion
408 Venture Court
Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
DATE 01/15/2020
DRAFTER DPER
CHECKED TSCH
PROJECT NO. 190338



SOUTH BUILDING ELEVATION

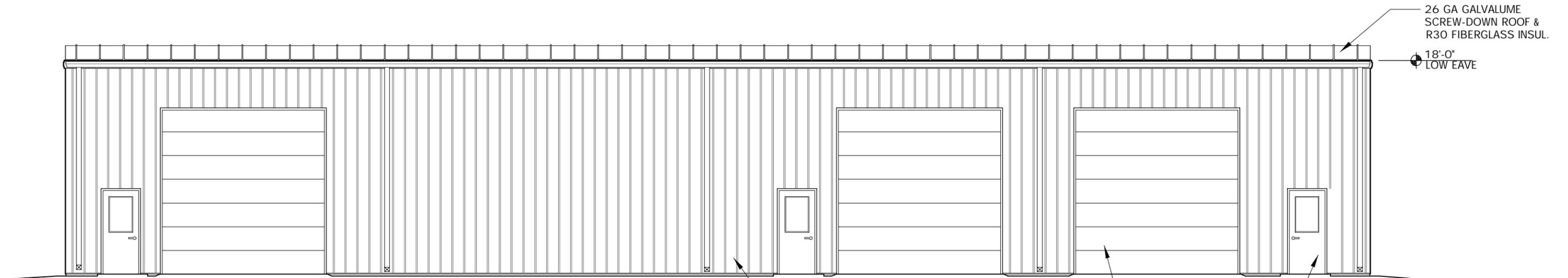
1/8" = 1'-0"

FAUX BRICK ACCENT COLUMN

26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION

ALUMINUM STOREFRONT DOOR AND WINDOW UNITS TEMPERED GLASS IN DOOR

18'-0" LOW EAVE



NORTH BUILDING ELEVATION

1/8" = 1'-0"

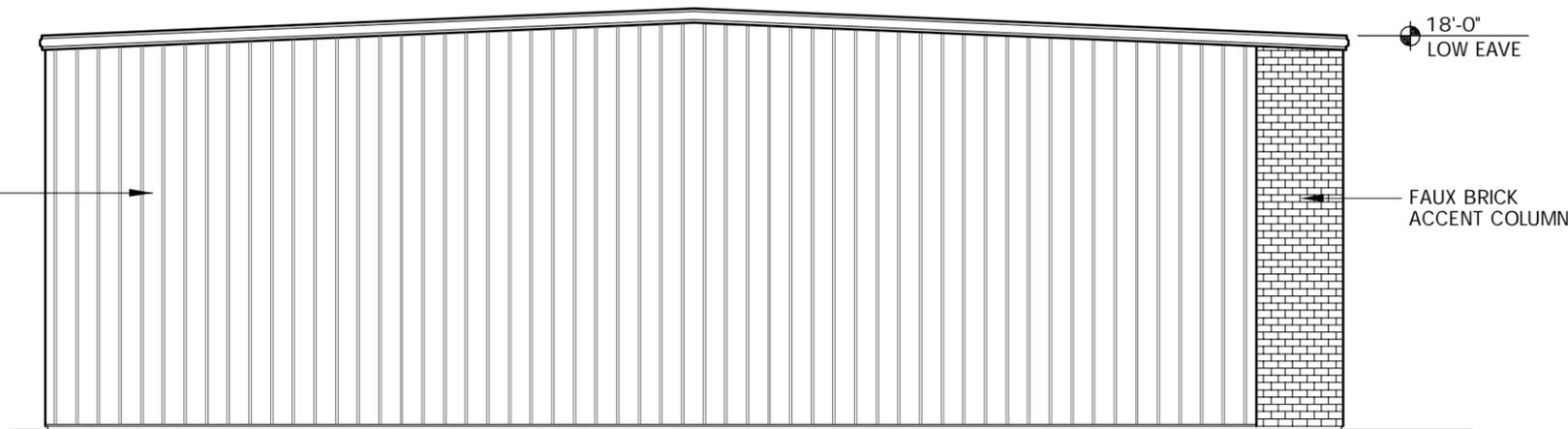
26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION

3'-0" x 7'-0" HOLLOW METAL DOOR & FRAME W/ GLAZING
14'-0" x 14'-0" THERMACORE OVERHEAD DOOR WITH OPERATOR

26 GA GALVALUME SCREW-DOWN ROOF & R30 FIBERGLASS INSUL.

18'-0" LOW EAVE

26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION



ENDWALL ELEVATION

1/8" = 1'-0"

18'-0" LOW EAVE

FAUX BRICK ACCENT COLUMN

