

To our wonderful Verona Planning Commission and City Residence;

We have needed additional space for quite some time; it is becoming more difficult to manage in our existing space, for both my employees and my customers. The Bicycle Shoppe has become very busy this year as people want to be able to exercise.

I've spoken with our neighbors Joe and Jason, and they are both supportive and on board with our plans including the shorter set back.

With the current plans it will be barely noticeable that anything has changed. The new addition will blend in perfectly with the existing building. This will also allow more parking which is a good thing for everyone.

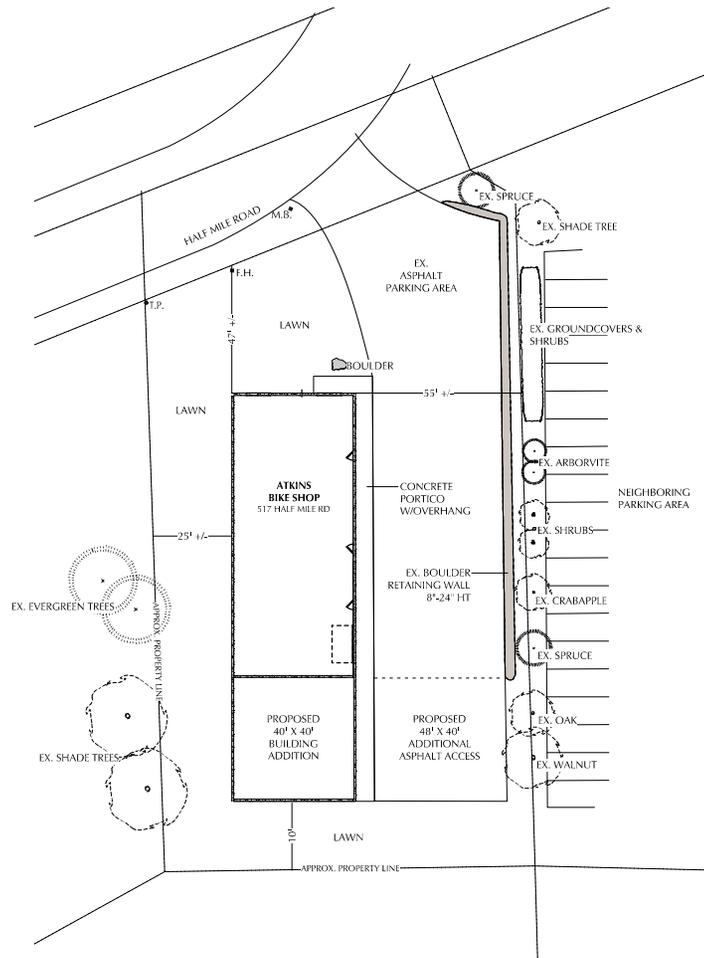
We have submitted the landscape design and are willing to meet whatever is required.

There has been the question in regards to the Honey Suckle tree in the landscape design as to whether this may be an invasive species. NO, it is not. WIDNR restricts genus *Lonicera*, and genus *Diervilla* is specified on the plans. Further, *Diervilla* Honeysuckle specified the plans are on the current list of Verona's approved plants.

The other question was in regards to the extension of the boulder wall. At this time there is not a plan to extend that wall, unless there is an issue with water running from the hotel parking lot into my parking lot after construction.

Thank you,  
Dan Atkins





**FIELD NOTES:**

**GRADING & PAVING**

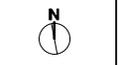
1. ALL FINAL GRADES TO BE SET ACCORDING TO CLEARLY BUILDING DRAWING SET.
2. GRADES TO DRAIN POSITIVELY AWAY FROM BUILDING AND PARKING AREAS, FOR INFILTRATION ALONG EXISTING PROPERTY LINE DRAINAGE SYSTEM
3. NEW ASPHALT PARKING EXTENSION TO BE SET ACCORDING TO CLEARLY DRAWING SET.

**PLANTING AREAS:** REFER TO PLANTING PLAN, SHEET L-3.0

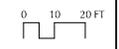
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DANIEL ATKINS - ATKINS VERONA BICYCLE SHOPPE  
517 HALF MILE ROAD  
VERONA, WI 53593  
Site Plan



DRAWING SCALE:  
1" = 20'-0"



DRAWN BY: MLO  
DATE: 07/28/2020  
REVS:  
08/06/2020

**Design Development Phase:**  
This drawing indicates the  
scale and relationship of  
the project components.  
This drawing is not for  
construction.

SHEET NUMBER

**DRAWING KEY:**  
BASE INFORMATION TAKEN FROM THOM R. GRENIE CERTIFIED SURVEY  
DATED 08/02/1990, CLEARLY BUILDING CORP. ELEVATIONS & FLOOR PLAN  
DATED 07/13/2020, CLEARLY BUILDING CORP. DRAWING TITLED "PLOT PLAN"  
WITH NO DATE, DC/IS AERIAL PHOTOGRAPHY: 2017 AND MODS FIELD  
OBSERVATIONS 07/31/2020

**DRAWING SCALE:**  
34"X22" - 1" = 20'-0"  
17"X11" - 1" = 40'-0"

L-2.0

**VERONA LANDSCAPE POINTS CALCULATOR**  
FOR PROPOSED 40' X 132' BUILDING

**POINTS REQUIRED PER 100 lf BUILDING FOUNDATION**  
344 lf foundation/100 = 3.44 units x 20pts = 68.8 pts

**POINTS PROPOSED**  
(2) MED EVERGREEN TREES = 40 pts  
(1) MED DECIDUOUS TREE = 15 pts  
(2) MED EVERGREEN SHRUBS = 10 pts  
(4) LOW DECIDUOUS SHRUBS = 4 pts  
69 pts

**POINTS REQUIRED PER 1,000 sf GROSS FLOOR AREA**  
5,280 sf GFA/1,000 = 5.28 units x 5pts = 26.4 pts

**POINTS PROPOSED**  
(1) TALL DECIDUOUS TREE = 30 pts

**POINTS REQUIRED PER 100 lf STREET FRONTAGE**  
113.5 lf street frontage/100 = 1.135 units x 20 pts = 22.7 pts

**POINTS PROPOSED**  
(1) TALL DECIDUOUS TREE = 30 pts

**POINTS REQUIRED PER 10,000 sf PAVED AREA or  
20 OFF-STREET PARKING STALLS**  
9317 proposed sf paved area/10,000 = 0.93 units x 40 pts = 37.2 pts  
room for 20 stalls proposed = 1 unit x 40 pts = 40 pts

**POINTS PROPOSED**  
(1) TALL DECIDUOUS TREE = 30 pts  
(2) TALL DECIDUOUS SHRUBS = 10 pts  
40 pts

**TOTAL POINTS 157.90 REQUIRED, 169 PROPOSED**

**PLANTING SCHEDULE**

**PROPOSED EVERGREEN TREES (MEDIUM, 30 PTS)**

QTY	SIZE	RT COND.	BOTANICAL NAME	COMMON NAME
2	4'	B&B	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE

**PROPOSED DECIDUOUS TREES (TALL, 30 PTS; MEDIUM 15 PTS)**

QTY	SIZE	RT COND.	BOTANICAL NAME	COMMON NAME
2	1.5"	CAL	B&B ACER FREEMANII	FREEMAN MAPLE
1	1.5"	CAL	B&B ACER RUBRUM	RED MAPLE
1	6'	B&B	CARPINUS CAROLINIANA	AMERICAN HORNBEAM

**PROPOSED EVERGREEN SHRUBS (MEDIUM 5 PTS)**

QTY	SIZE	RT COND.	BOTANICAL NAME	COMMON NAME
2	18"	CONT.	JUNIPERUS CHINENSIS 'PFITZER'	'PFITZER' JUNIPER

**PROPOSED DECIDUOUS SHRUBS (TALL, 5 PTS; LOW, 1PT)**

QTY	SIZE	RT COND.	BOTANICAL NAME	COMMON NAME
2	36"	B&B	CORNUS ALTERNIFOLIA	MULTI-STEM, PAGODA DOGWOOD
4	18"	CONT.	DIERVILLA x KODIAK 'G2X88544'	HONEYSUCKLE

**FIELD NOTES**

**PLANTING AREAS**

1. ALL FUTURE PLANTING AREAS TO BE STRIPPED CLEAN OF PLANT MATERIALS
2. ALL FUTURE PLANTING AREAS TO RECEIVE MIN 6-8" CLEAN SCRETTED TOPSOIL, HAND MIXED & INCORPORATED
3. ALL PLANTS TO MEET AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA) STANDARDS FOR STOCK AND PLANTING
4. ALL PLANT MATERIALS TO RECEIVE ONE-YEAR GUARANTEE FOR REPLACEMENT

**MULCHES & LAWN**

1. BARK MULCH TO BE TWICE SHREDDED HARDWOOD MULCH; NO RECYCLED OR DYED MULCH
2. INDIVIDUAL TREES AND LARGE SHRUBS TO RECEIVE MIN 3" DIAMETER BARK MULCH RING, 4" DEPTH
3. SHRUB AREA NEAR FRONT ENTRY TO RECEIVE CONTINUOUS BARK MULCH BED, 4" DEPTH
4. BARK MULCH ADJACENT TO LAWN TO RECEIVE NATURAL, DEEP MULCH EDGE
5. ALL DISTURBED LAWN AREAS, TO RECEIVE MIN 6" CLEAN, SCRETTED TOPSOIL WITH STARTER FERTILIZER, BE SEEDED WITH MADISON PARKS OR EQUIVALENT, AND CLEAN STRAW MULCH OR JUTE NETTING WITH LOOSE KNOTS FOR EROSION CONTROL AND ANIMAL SAFETY. NO NYLON NETTING TO BE USED.

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BASE INFORMATION TAKEN FROM THOM R. GRENLEE CERTIFIED SURVEY  
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DANIEL ATKINS - ATKINS VERONA BICYCLE SHOPPE

517 HALF MILE ROAD  
VERONA, WI 53593

Landscape Plan



DRAWING SCALE:  
1" = 20'-0"



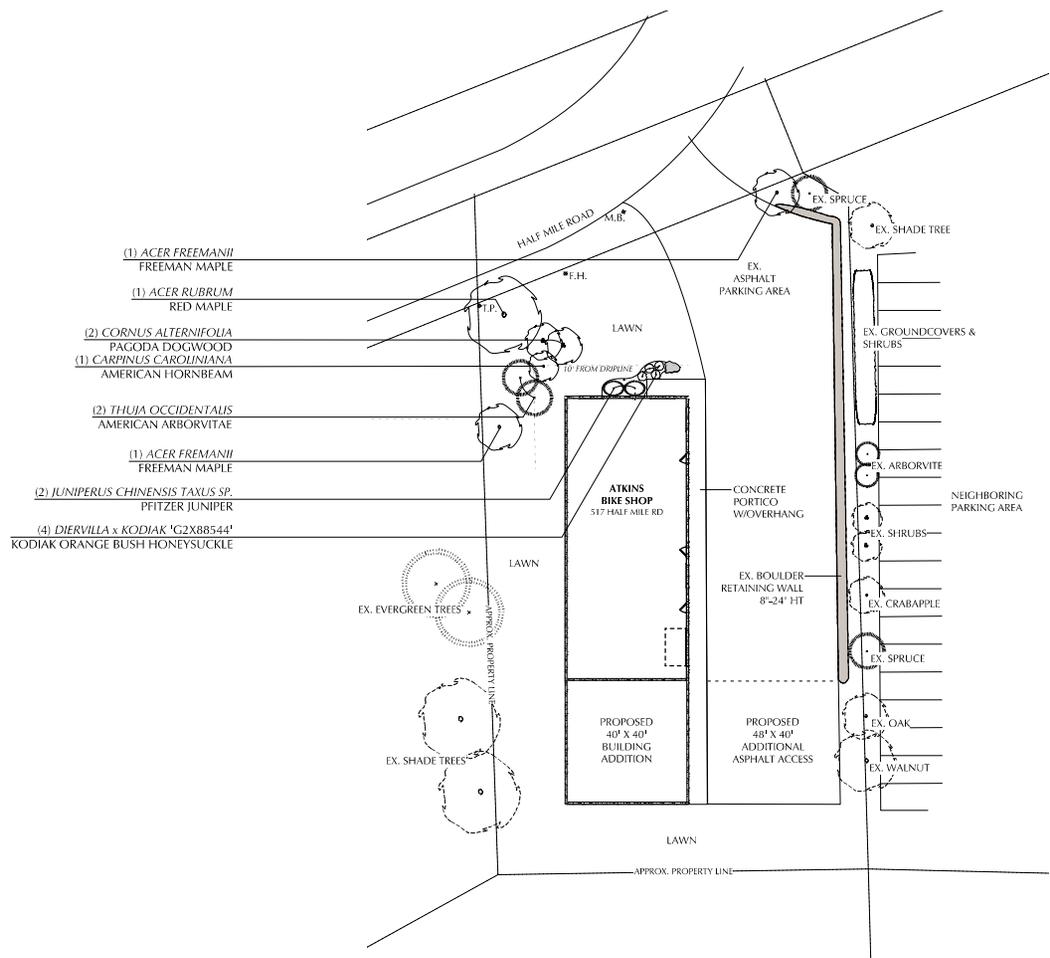
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08/06/2020

**Design Development Phase:**

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SHEET NUMBER

L-3.0



- (1) ACER FREEMANII  
FREEMAN MAPLE
- (1) ACER RUBRUM  
RED MAPLE
- (2) CORNUS ALTERNIFOLIA  
PAGODA DOGWOOD
- (1) CARPINUS CAROLINIANA  
AMERICAN HORNBEAM
- (2) THUJA OCCIDENTALIS  
AMERICAN ARBORVITAE
- (1) ACER FREEMANII  
FREEMAN MAPLE
- (2) JUNIPERUS CHINENSIS TAXUS SP.  
'PFITZER' JUNIPER
- (4) DIERVILLA x KODIAK 'G2X88544'  
KODIAK ORANGE BUSH HONEYSUCKLE







P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

9/9/2020  
ATKINS, DAN  
Doc ID: 7769820200909085650

## Elevations & Floor Plan

### Customer Information

**Building Specification For:**

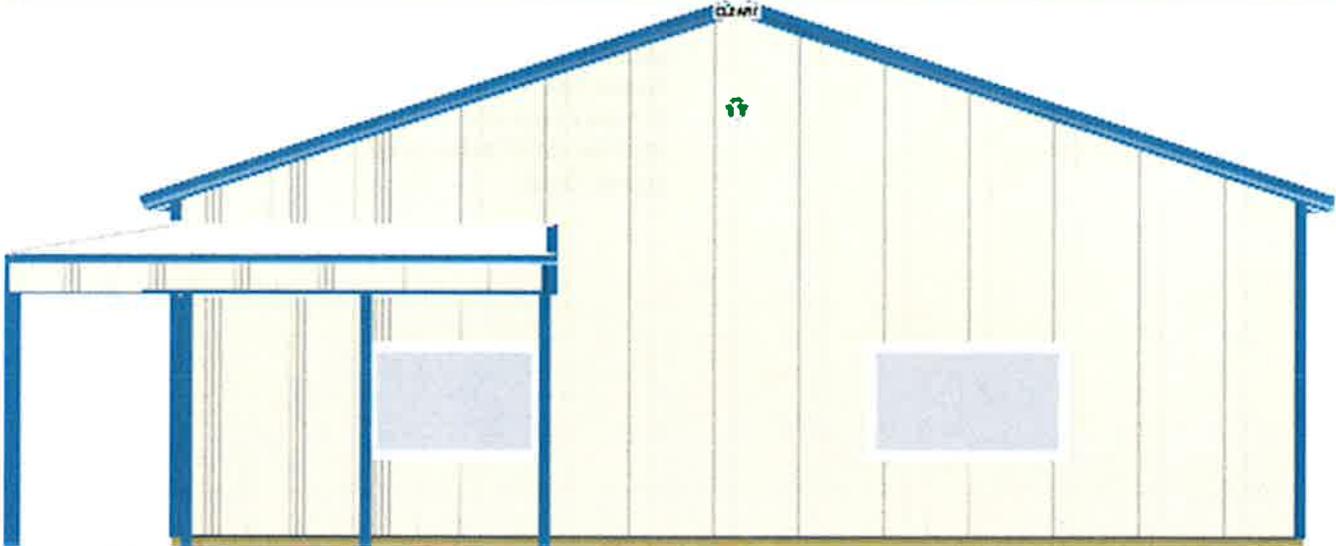
ATKINS, DAN  
517 HALF MILE RD  
VERONA, WISCONSIN 53593  
Cell Phone: (608) 845-6644  
Email:

**Building Site Location:**

Location: N/A  
Tenant: N/A  
517 HALF MILE RD  
VERONA, WISCONSIN 53593  
County: DANE

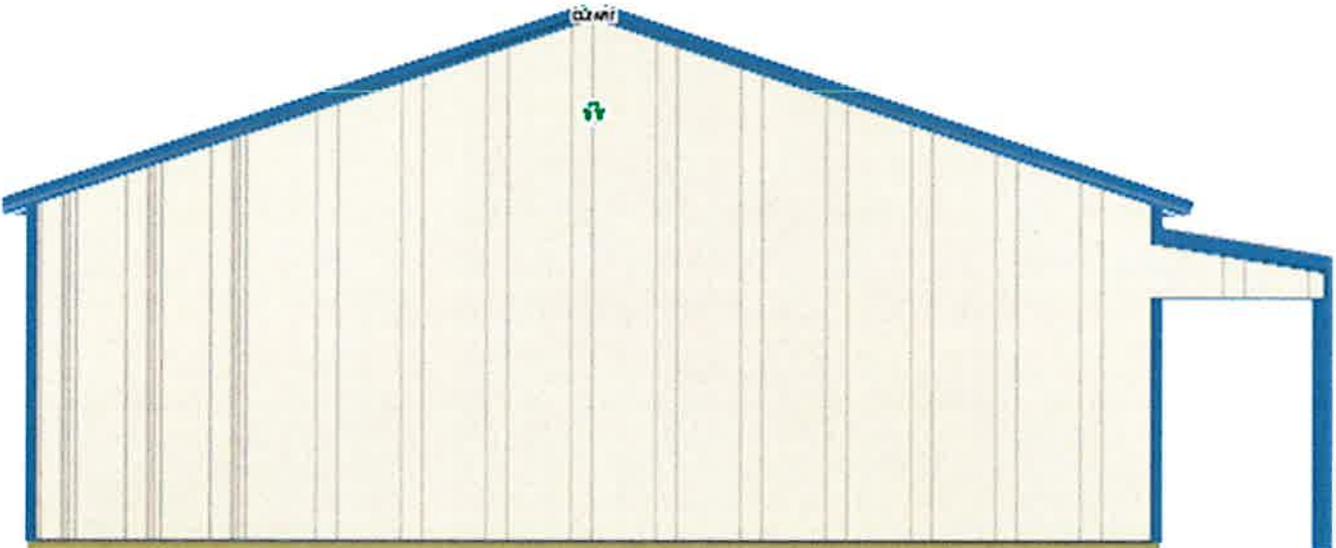
## Elevations & Floor Plan

### Elevations for Building 1



**North End Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



**South End Wall 2 on Building 1**

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## Elevations & Floor Plan



**East Side Wall 1 on Building 1**

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**West Side Wall 2 on Building 1**

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## Elevations & Floor Plan

### Floor Plan

