



June 2, 2016

**Adam Sayre, AICP**  
**Director of Planning & Development**  
**City of Verona**  
**111 Lincoln Street**  
**Verona, WI 53593**

**Re: Precise Implementation Plan Review explanation.**

**Pure, Sweet Honey Farms, Inc**  
**514 Commerce Parkway**

**Dear Adam: The reason for requesting the Planned Development route for this project is for the future office development that the owners will move forward with next year. This first phase is for the warehouse addition only, but they do want to pursue the office expansion eventually.**

**I believe all the standards are met for the warehouse addition phase of this development, however when the office expansion is developed the owners are asking that the front setback from Nine Mound Road be reduced from 25' to 12', since this is the only option for office expansion that is plausible for their operation.**

With kindest regards,

A handwritten signature in black ink, appearing to read "Knute W. Villand".

Knute W. Villand, AIA, NCARB

Subject Property



Subject Property



Vicinity Map

**SITE DEVELOPMENT DATA**

Street Address: 514 Commerce Parkway  
 Legal Description: Lots 15, 16 & 17, Industrial Plat Number 2,  
 Within The City Of Verona, Dane County, Wisconsin  
 Zoning: U1  
 Min Lot Size: 6,500 sf  
 Min Lot Width: 100'  
 Lot Areas: Lot 15: 57,656 sf 1.32 Acres; Lot 16: 53,583  
 sf 1.23 Acres; Lot 17: 52,006 sf, 1.19 Acres; Total Area:  
 163,247 sf, 3.74 Acres  
 Setbacks: Frontyard & Streetside Sideyard: 25'  
 Non-Residential Sideyard: 10' (0' If Zero Lot line)  
 Non-Residential Rearyard: 20'  
 Pavement Setbacks: 10' Front And Street Sides; 5' Sideyard  
 Max Bldg Ht.: 45'  
 Parking: Min 1 Stall / Employee On Largest Work Shift  
 (No Additional Employees for Phase 1)  
 Total Impervious Area: 66,618 sf (41% Impervious Area)

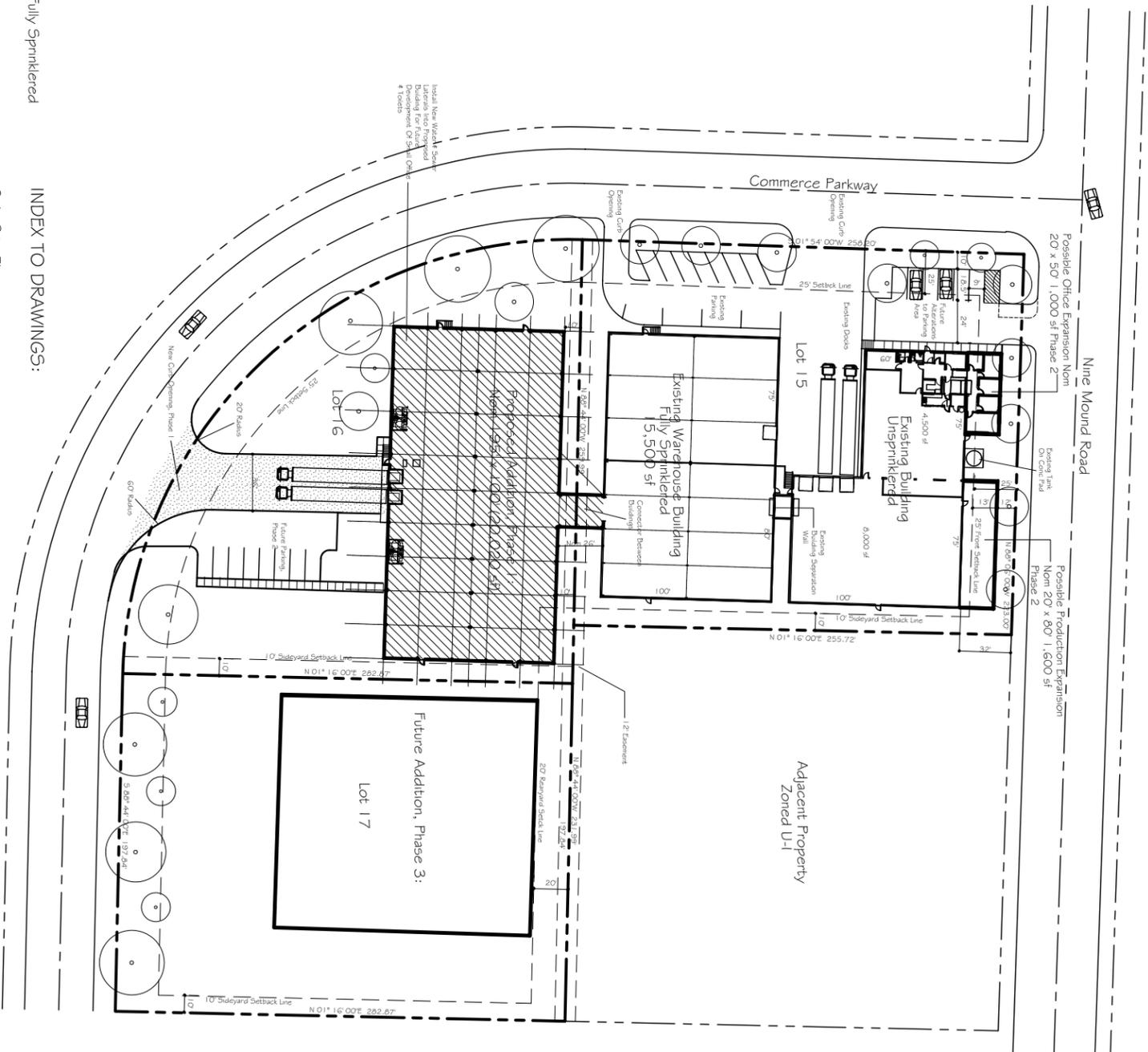
**Site Map**

**BUILDING DEVELOPMENT DATA**

Building Occupancy: 5-1 Storage  
 Building Construction Classification: 3B, Fully Sprinklered  
 NFPA 131: Highpile Storage  
 Building Area: Addition: 20,020 sf  
 Existing Warehouse Area: 15,500 sf  
 Proposed Addition: 20,020 sf  
 Total Area: 35,520 sf  
 Allowable Area: 17,500 sf (Sprinkler Increase = 300% +  
 Tabular Area) = 52,500 sf + 17,500sf = 70,000 sf.

**INDEX TO DRAWINGS:**

- 2.1 Site Plan
- 2.2 Landscape Plan
- 6.1 Overall Floor Plan
- 8.1 Exterior Elevations Warehouse Addition



**FOR CITY REVIEW ONLY - NOT FOR CONSTRUCTION**

Site Plan : 1" = 40'

Building Addition for:  
 Pure Sweet Honey Farms, Inc.  
 514 Commerce Parkway  
 Verona, WI 53593

**Transcend**  
 Architects & Engineers  
 183 Denney Street  
 Sun Prairie, WI 53590  
 (609) 326-2222 voice  
 kwillard@gmail.com



**SITE PLAN**

SCALE : 1" = 40'

**REVISIONS:**

Released For Pricing 1-12-2016  
 Submitted For GDP 5-25-2016  
 Submitted For RF 9-28-2016

14 Jan 2015 | 2015-02

2.1

MARK	DESCRIPTION	TYPE	SIZE/INCHES	# PER POINT	POINTS	REMARKS
A	Acer saccharum	Tree	3"	80	4	75 300
B	Quercus bicolor	Tree	3"	80	75	Native
C	Quercus macrocarpa	Tree	3"	80	75	Native
D	Pinus strobus	Tree	5" Tall	80	40	Native
E	Pinus strobus	Tree	5" Tall	80	40	Native
F	Pinus strobus	Tree	5" Tall	80	40	Native
G	Pinus strobus	Tree	5" Tall	80	40	Native
H	Pinus strobus	Tree	5" Tall	80	40	Native
I	Pinus strobus	Tree	5" Tall	80	40	Native
J	Pinus strobus	Tree	5" Tall	80	40	Native
K	Pinus strobus	Tree	5" Tall	80	40	Native
L	Pinus strobus	Tree	5" Tall	80	40	Native
M	Pinus strobus	Tree	5" Tall	80	40	Native
N	Pinus strobus	Tree	5" Tall	80	40	Native
O	Pinus strobus	Tree	5" Tall	80	40	Native
P	Pinus strobus	Tree	5" Tall	80	40	Native
Q	Pinus strobus	Tree	5" Tall	80	40	Native
R	Pinus strobus	Tree	5" Tall	80	40	Native
TOTAL POINTS 430						

NOTE: TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY AND EXISTING TREES SHOULD BE LOCATED IN CONFORMANCE WITH THE CITY OF VERONA WATER UTILITIES DEPARTMENT.

Note: Provide 5" Diameter Mulch Bed Around Trees Planted in Grass Areas

**Landscaping Calculations** Proposed Office Addition

Building Foundation: 20 Points per 100 lf of Building Perimeter:  
 $590' / 100 \times 20 = 118$  points

Paved Areas: 40 Points per 10,000 sq ft of Pavement:  
 $3,664 \text{ sq ft} / 10,000 \times 40 = 14.66$  points (Use this)

Street Frontage: 20 Points per 100 lf:  $323 \text{ lf} / 100 \times 20 = 64.6$  points

Total Points Required: 99 points

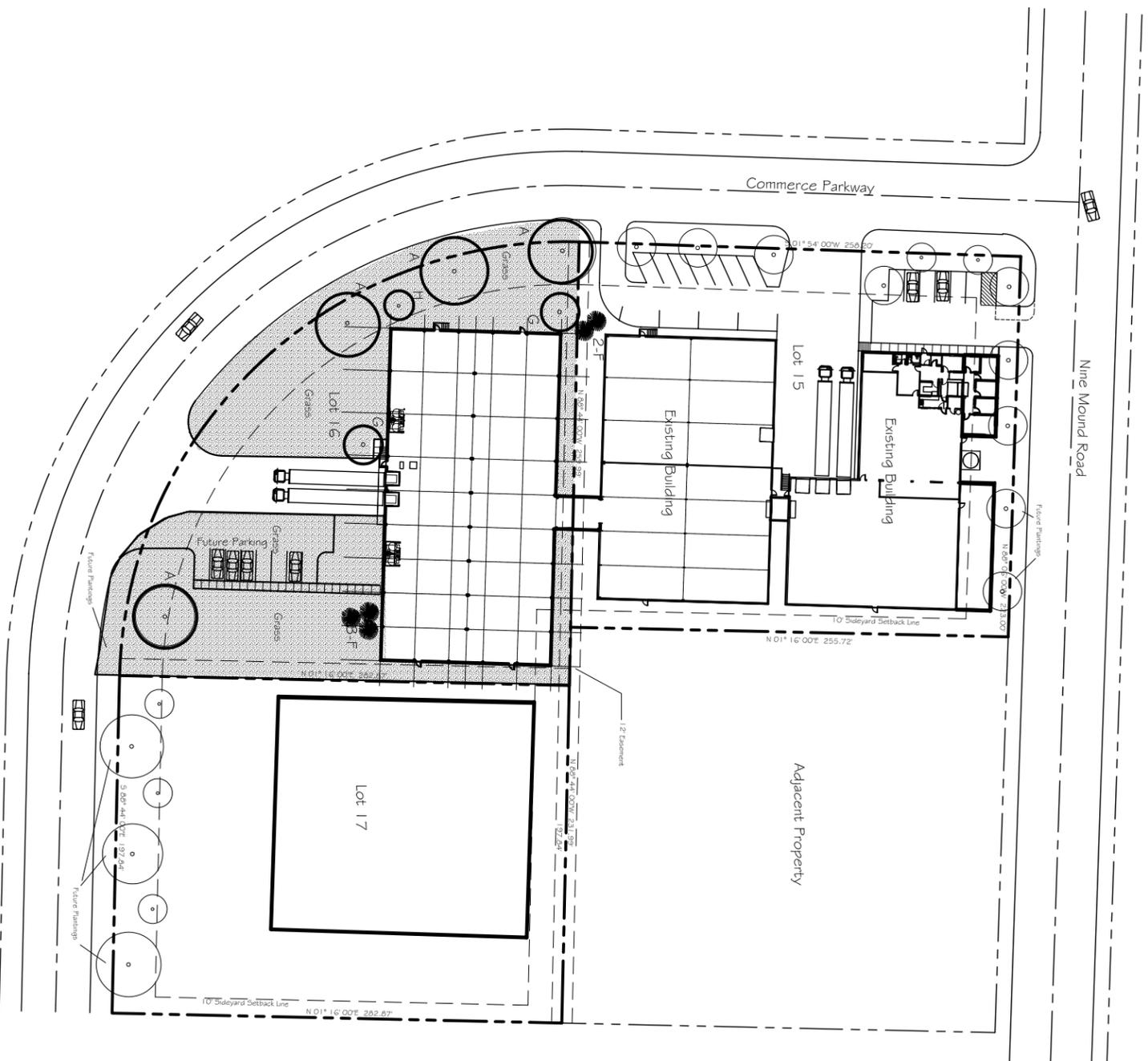
**Landscaping Calculations** Proposed Warehouse Addition

Building Foundation: 20 Points per 100 lf of Building Perimeter:  
 $590' / 100 \times 20 = 118$  points

Paved Areas: 40 Points per 10,000 sq ft of Pavement:  
 $4,398 \text{ sq ft} / 10,000 \times 40 = 17.59$  points (Use this)

Street Frontage: 20 Points per 100 lf:  $413 \text{ lf} / 100 \times 20 = 82.6$  points

Total Points Required: 219 points



**FOR CITY REVIEW ONLY - NOT FOR CONSTRUCTION**

Landscaping Plan : 1" = 40'

Building Addition for:  
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 514 Commerce Parkway  
 Verona, WI 53593



**Transcend**  
 Architects & Engineers  
 183 Denney Street  
 Sun Prairie, WI 53590  
 (608) 925-2222 voice  
 kwillard@transcend.com



Landscaping Plan

SCALE : 1" = 40'

REVISIONS:  
 Released For Piling 1-12-2016  
 Submitted For GIP 5-22-2016  
 Submitted For PIP 9-28-2016

14 Jan 2015 2015-02

2.2

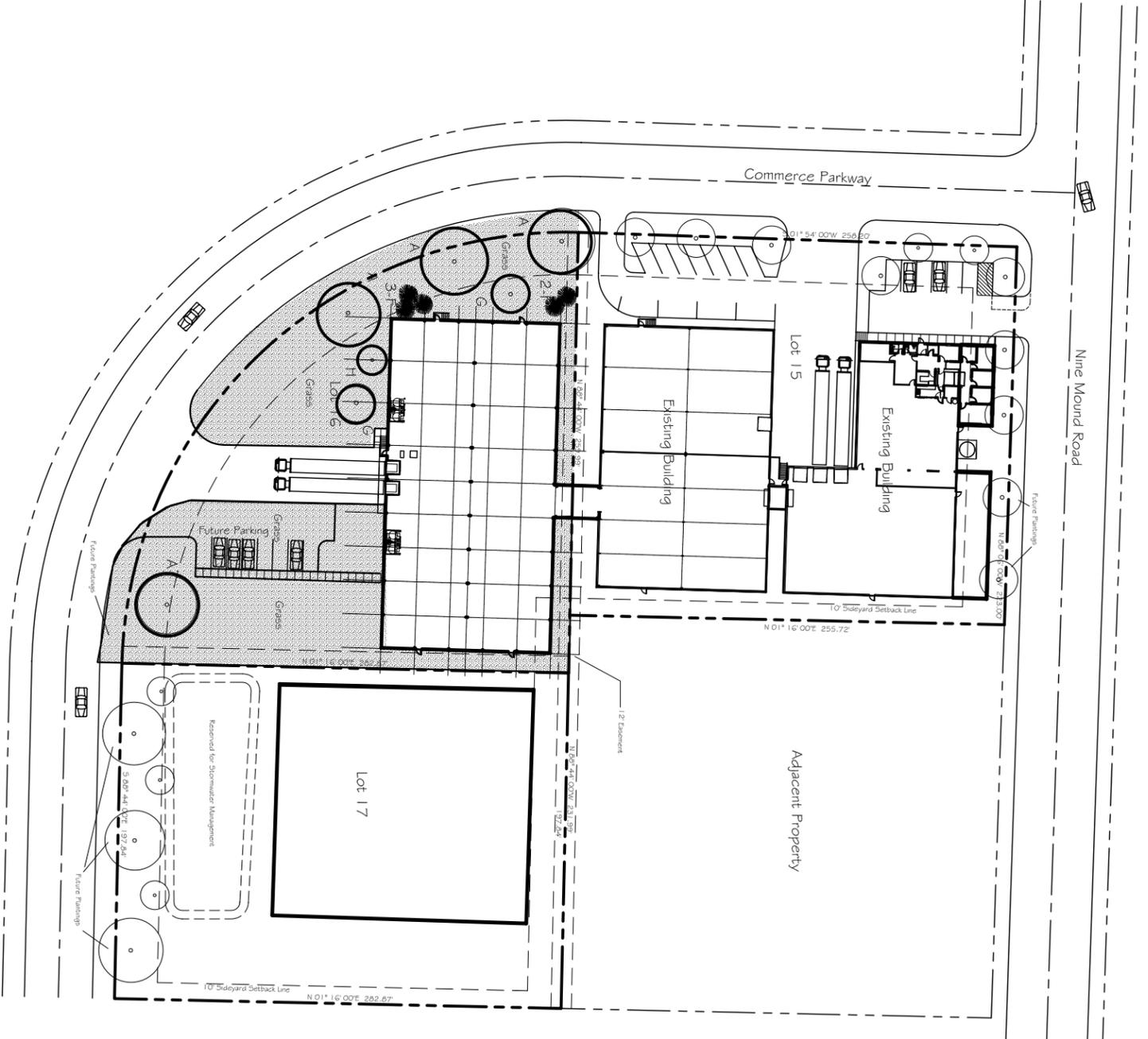
MARK	DESCRIPTION	TYPE	SIZE/INCHES	# PER PLANTING AREA	POINTS PER PLANT	REMARKS
A	Acer saccharum	Tree	3"	BB	4	75 300
B	Quercus bicolor	Tree	3"	BB	75	Native
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TOTAL POINTS 430

NOTE: TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY AND EXISTING TREES SHOULD BE LOCATED AND MEASURED ACCORDING TO THE CITY OF VERONA WATER UTILITIES. Note Provide 5" Diameter Mulch Bed Around Trees Planted in Grass Areas

**Landscaping Calculations** Proposed Office Addition  
 Building Foundation: 20 Points per 100 lf of Building Perimeter: 590' / 100 x 20 = 118 points  
 Paved Areas: 40 Points per 10,000 sq ft of Pavement: 4,398 sq ft / 10,000 x 40 = 176 points  
 Street Frontage: 20 Points per 100 lf: 413 lf / 100 x 20 = 83 points  
 Total Points Required: 219 points

**Landscaping Calculations** Proposed Warehouse Addition  
 Building Foundation: 20 Points per 100 lf of Building Perimeter: 590' / 100 x 20 = 118 points  
 Paved Areas: 40 Points per 10,000 sq ft of Pavement: 4,398 sq ft / 10,000 x 40 = 176 points  
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 Total Points Required: 219 points



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Landscaping Plan : 1" = 40'

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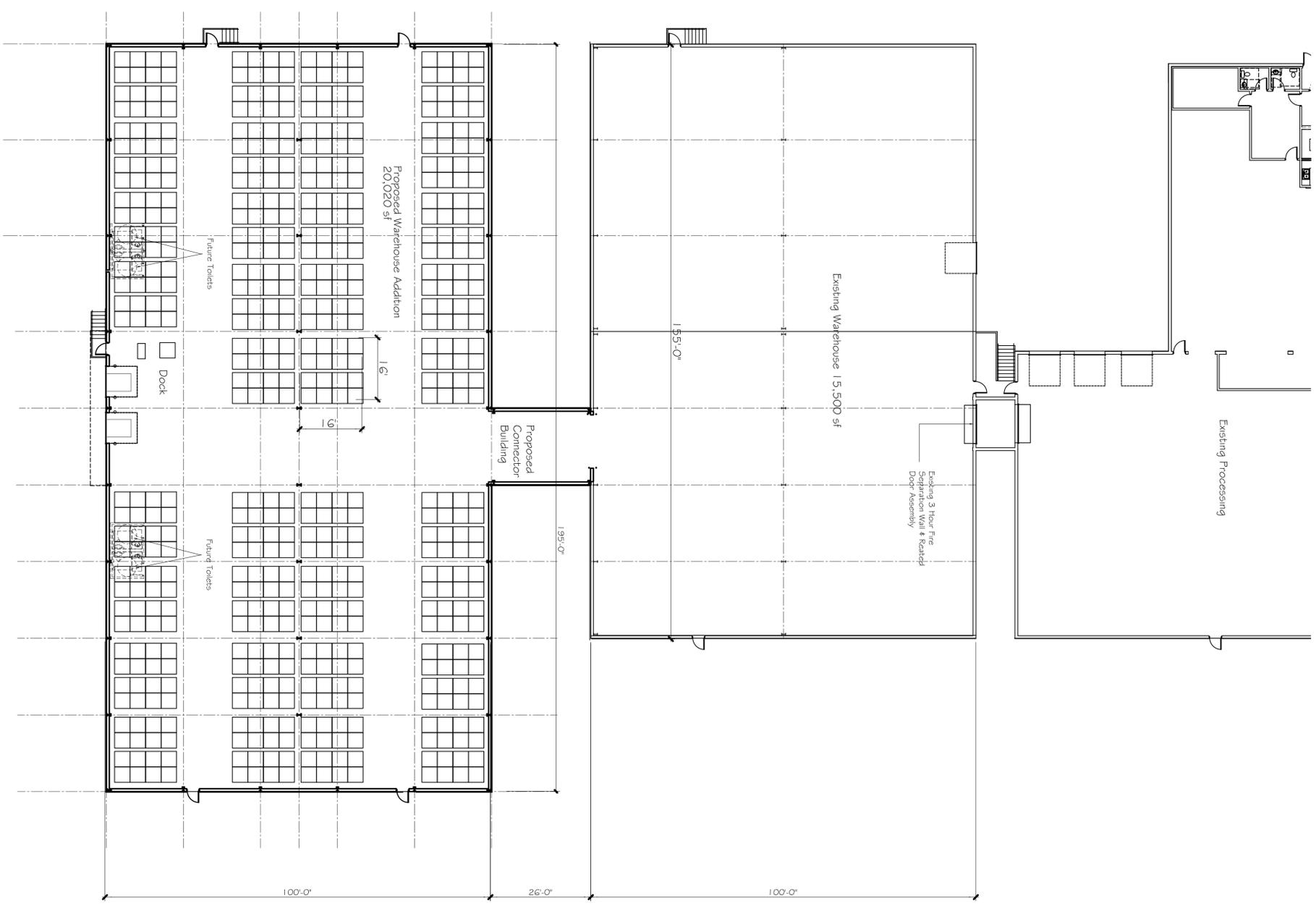


Landscaping Plan  
 SCALE : 1" = 40'

REVISIONS:  
 Released For Piling 1-12-2016  
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 Submitted For PIP 9-28-2016  
 14 Jan 2015 2015-02

2.2

NO REPRODUCTION OF THESE PLANS OR THE DESIGN CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



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Overall Floor Plan 1/16" = 1'-0"

Building Addition for:  
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1300 Park Avenue  
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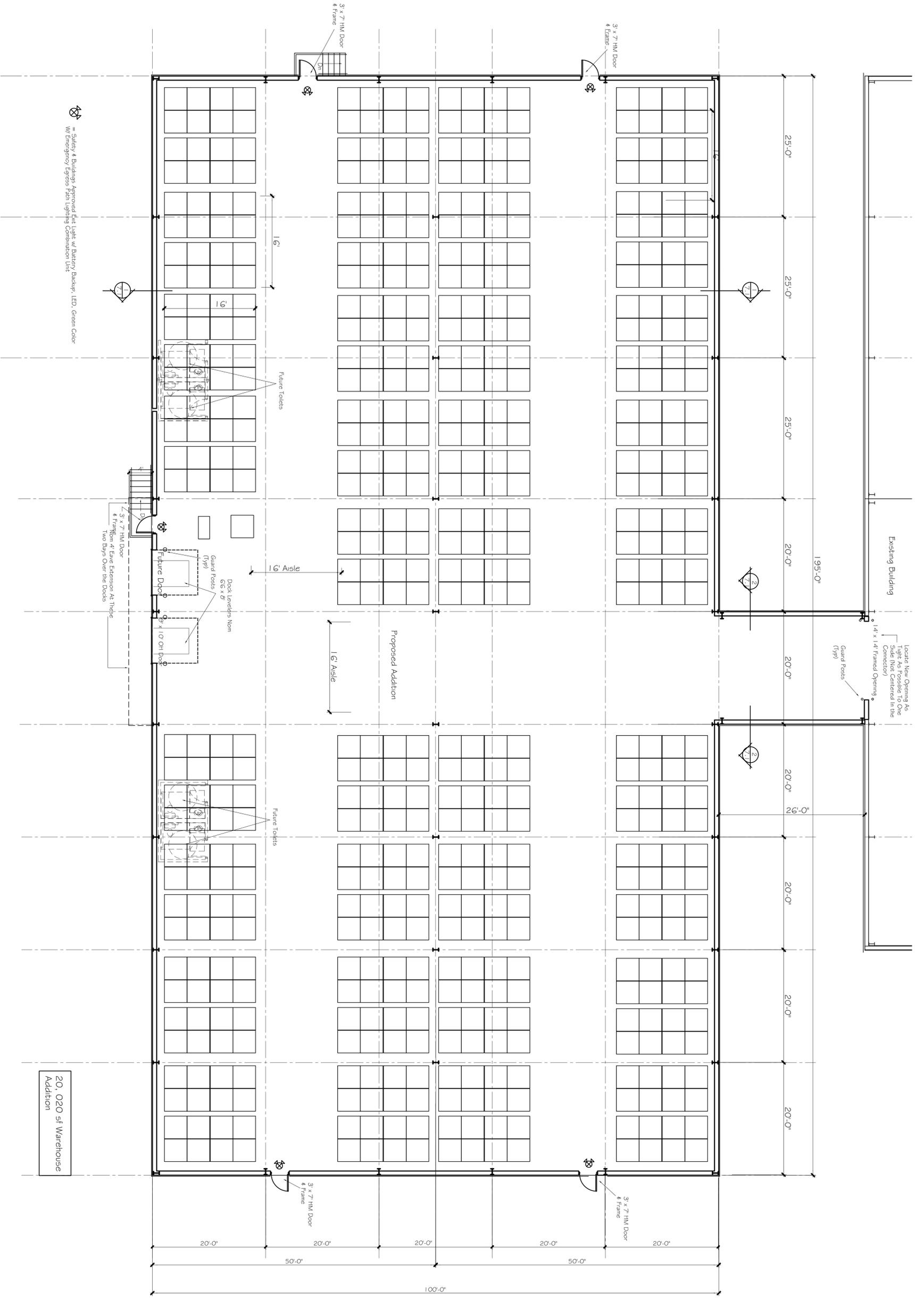
Overall Floor  
Plan  
Scale: 1/16" = 1'-0"

**REVISIONS:**  
Released For Permit 1/13/2016  
Submitted For CDP 5/12/2016  
Submitted For PPE 6/3/2016

KWV  
14 Jan 2015 | 2015-02

6.1

NO REPRODUCTION OF THESE PLANS OR THE DESIGN CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



⊗ = Safety & Buildings Approved Exit Light w/ Battery Backup, LED, Green Color w/ Emergency Egress Path Lighting Combination Unit.

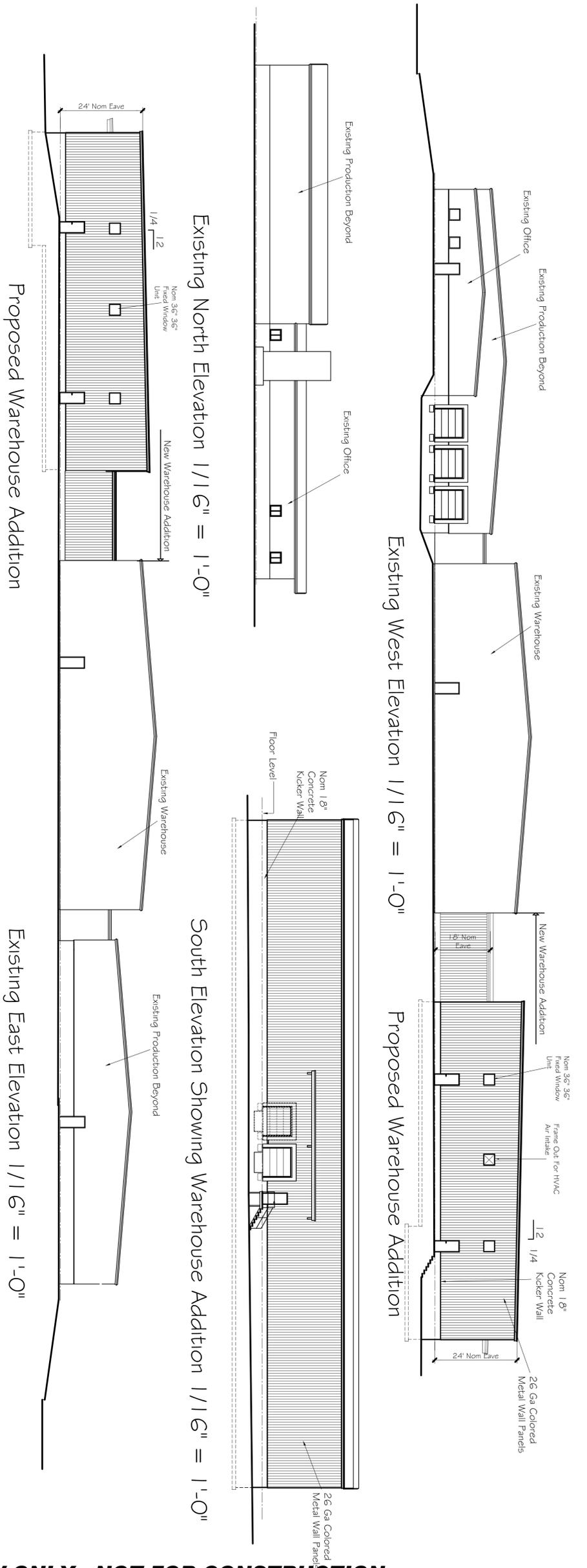
20,020 sq Warehouse Addition

**FOR CITY REVIEW ONLY - NOT FOR CONSTRUCTION**

Warehouse Addition Floor Plan 1/8" = 1'-0"

<p>6.2</p>	<p><b>REVISIONS:</b>          Released For Permit 11/20/16          Submitted For CDP 5-12-2016          Submitted For PIP 6-3-2016</p>	<p>Warehouse Addition Floor Plan          Scale: 1/8" = 1'-0"</p>		<p><b>Transcend Architects &amp; Engineers</b>          1300 Industrial Blvd          Sun Prairie, WI 53590          (608) 825-2222 voice          kwillard@gnml.com</p>	<p>Building Addition for:  <b>Pure Sweet Honey Farms, Inc.</b>          514 Commerce Parkway          Verona, WI 53593</p>
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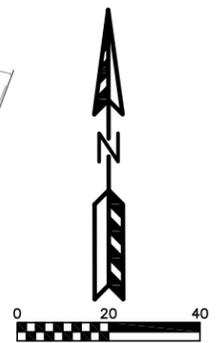
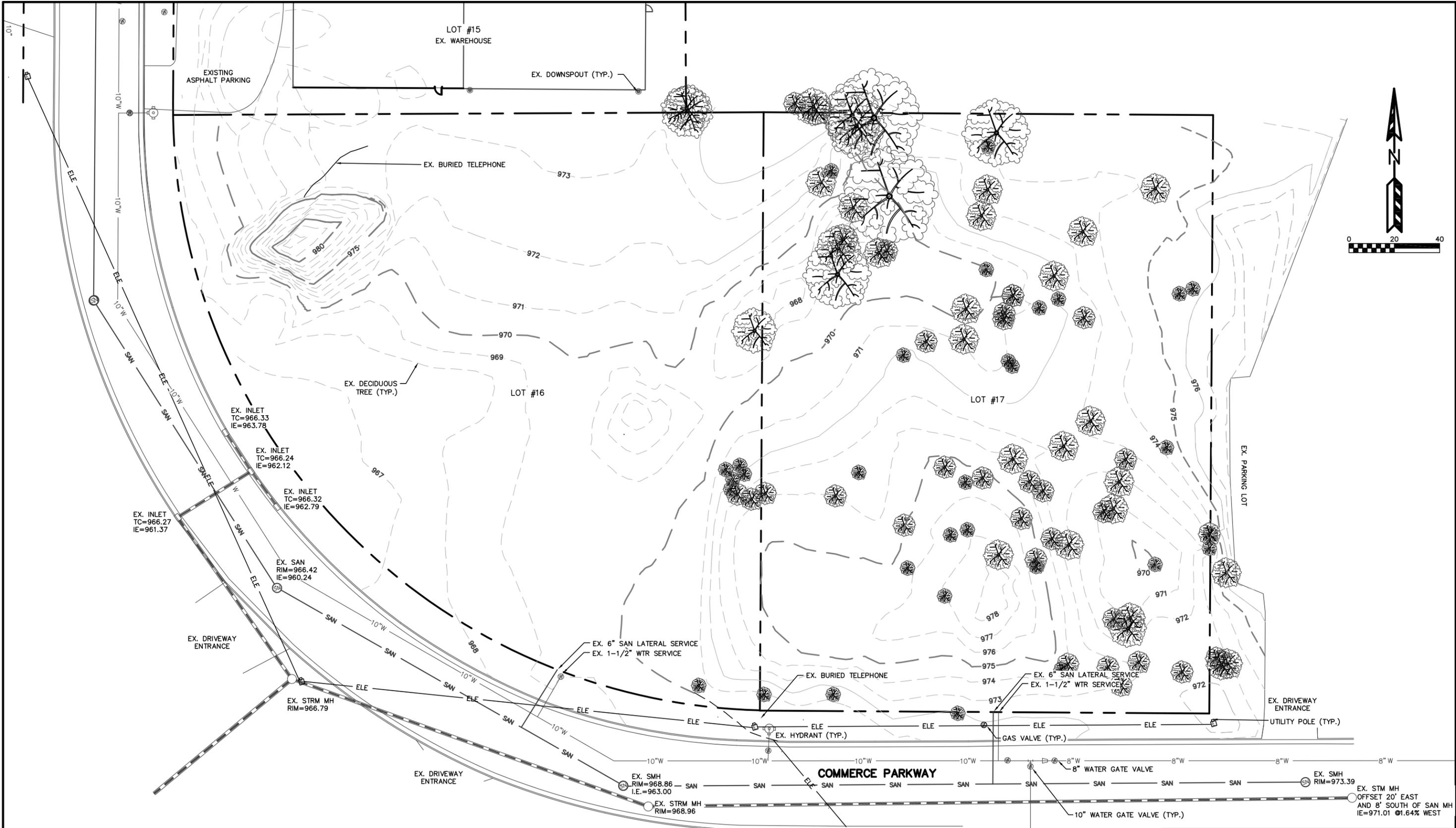


Exterior Elevations  
Scale: 1/8" = 1'-0"

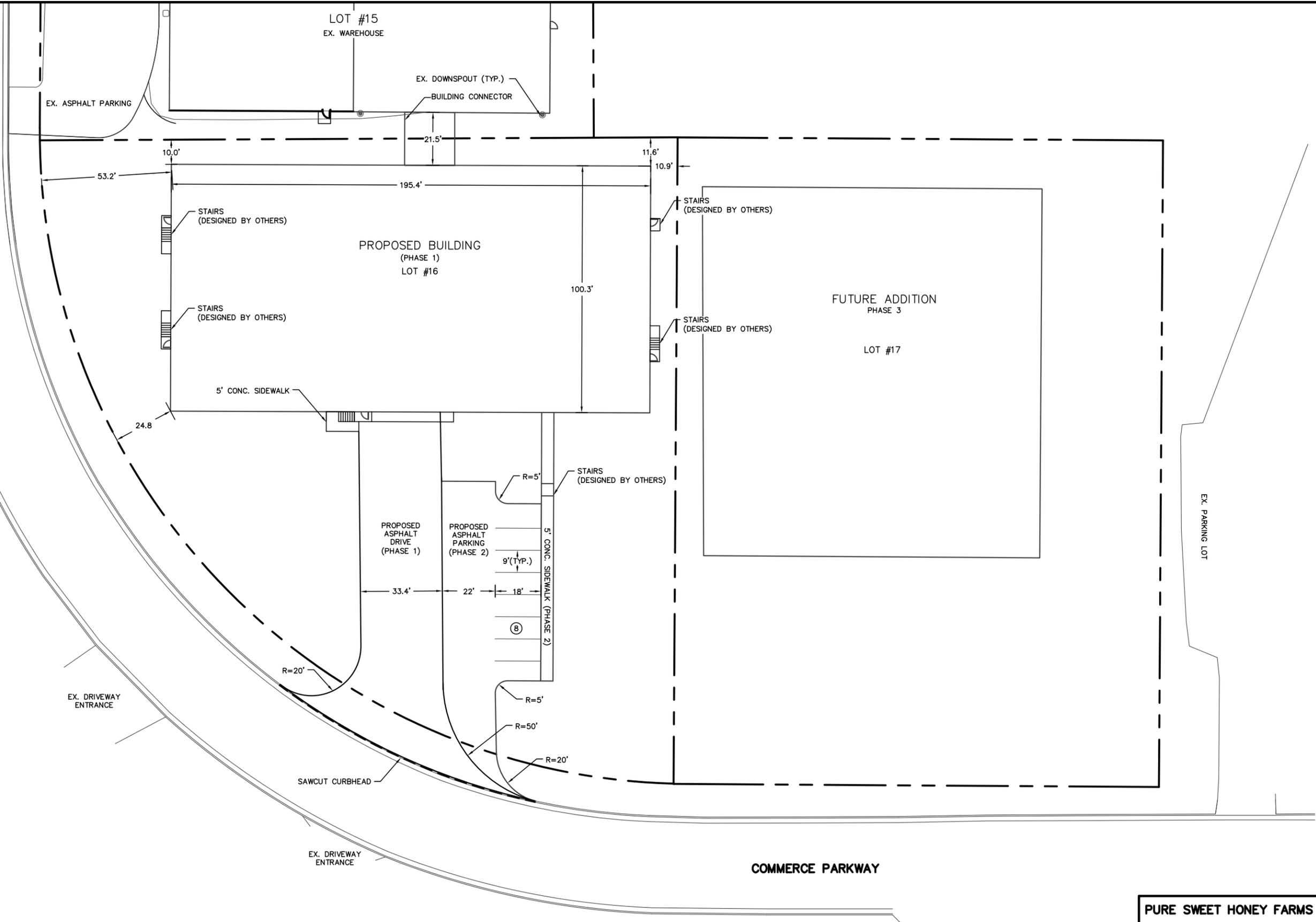
**REVISIONS:**  
Released For Permit 1/13/2016  
Submitted For CDP 5/13/2016  
Submitted For PIP 6/3/2016

KWV  
14 Jan 2015 | 2015-02

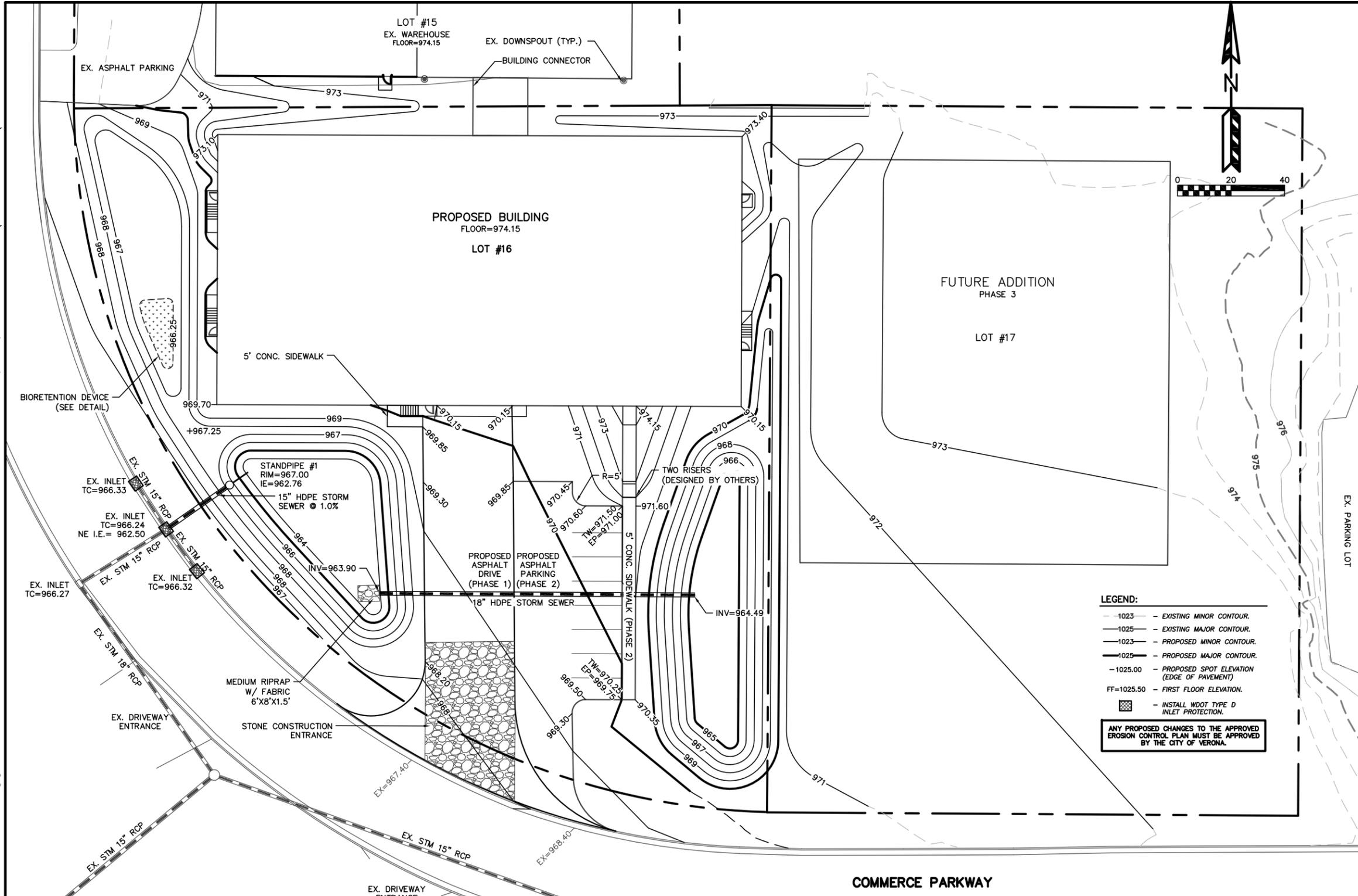
8.1



**PURE SWEET HONEY FARMS BUILDING ADDITION**  
 EXISTING SITE PLAN  
 SHEET: C-1  
 DATED: JUNE 9, 2016  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**PURE SWEET HONEY FARMS BUILDING ADDITION**  
SITE PLAN  
SHEET: C-2  
DATED: JUNE 9, 2016  
**QUAM ENGINEERING, LLC**  
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4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



**EROSION NOTES:**  
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION IN ORDER MITIGATE TRACKING MUD AND DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS. THE ENTRANCE IS TO BE MAINTAINED BY THE CONTRACTOR. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 EXISTING INLETS SHALL HAVE WSDOT TYPE D INLET PROTECTION INSTALLED PRIOR TO ANY CONSTRUCTION. INLET PROTECTION SHALL BE MAINTAINED BY THROUGHOUT CONSTRUCTION AND REMOVED UPON RESTORATION.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.  
 DISTURBED SLOPES GREATER THAN 15% SHALL BE RESTORED WITHIN 25 DAYS OF DISTURBANCE.

**TIME SCHEDULE:**  
 AUGUST 1, 2016 TREE REMOVALS, INSTALL INITIAL EROSION CONTROL DEVICES, INLET PROTECTION, AND CONSTRUCT DETENTION POND.  
 AUGUST 2, 2016-MAY 31, 2017 CONSTRUCT PHASE 1 BUILDING & DRIVEWAY, AND RESTORE PERVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.  
 FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.  
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW:  
 NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

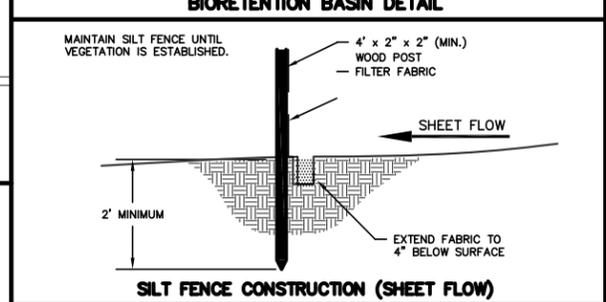
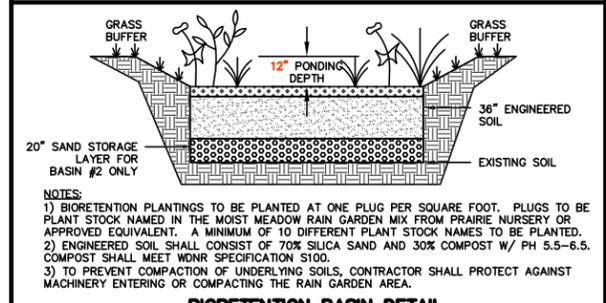
**LEGEND:**

- 1023 - EXISTING MINOR CONTOUR.
- 1025 - EXISTING MAJOR CONTOUR.
- 1023 - PROPOSED MINOR CONTOUR.
- 1025 - PROPOSED MAJOR CONTOUR.
- 1025.00 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
- FF=1025.50 - FIRST FLOOR ELEVATION.
- [Symbol] - INSTALL WDOT TYPE D INLET PROTECTION.

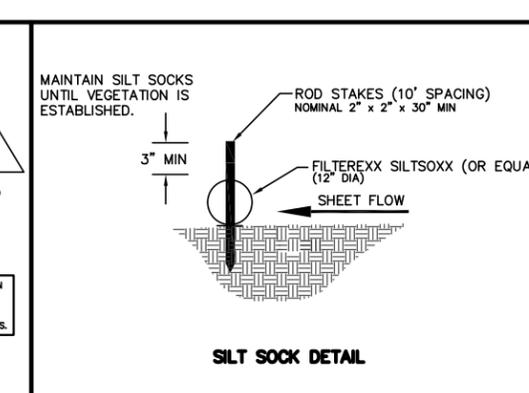
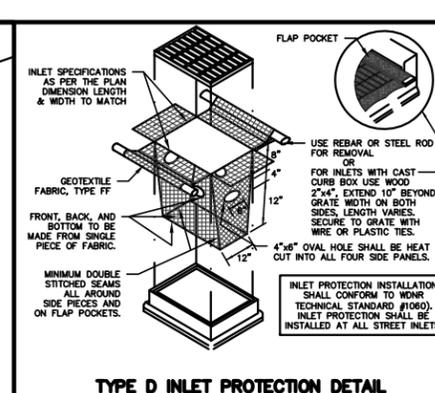
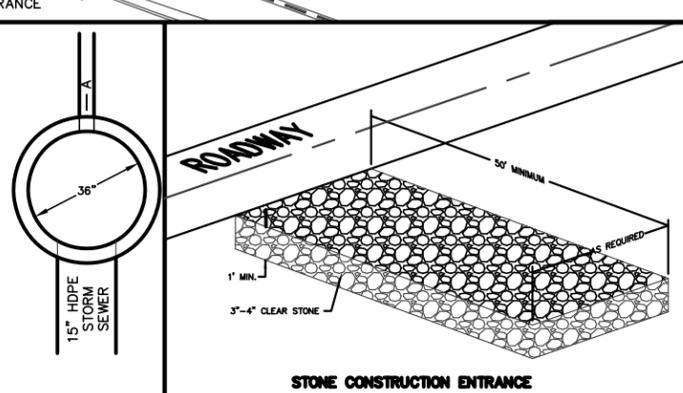
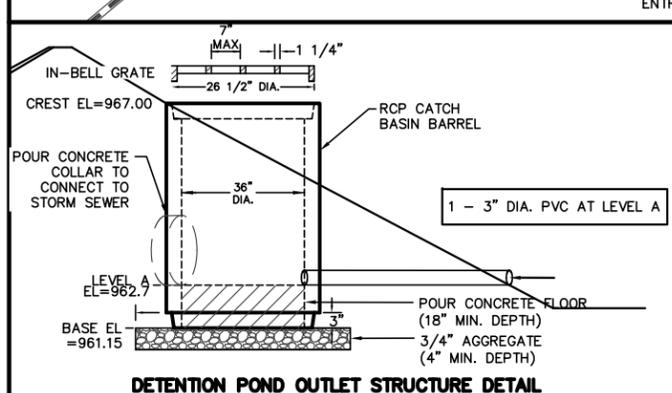
ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY OF VERONA.

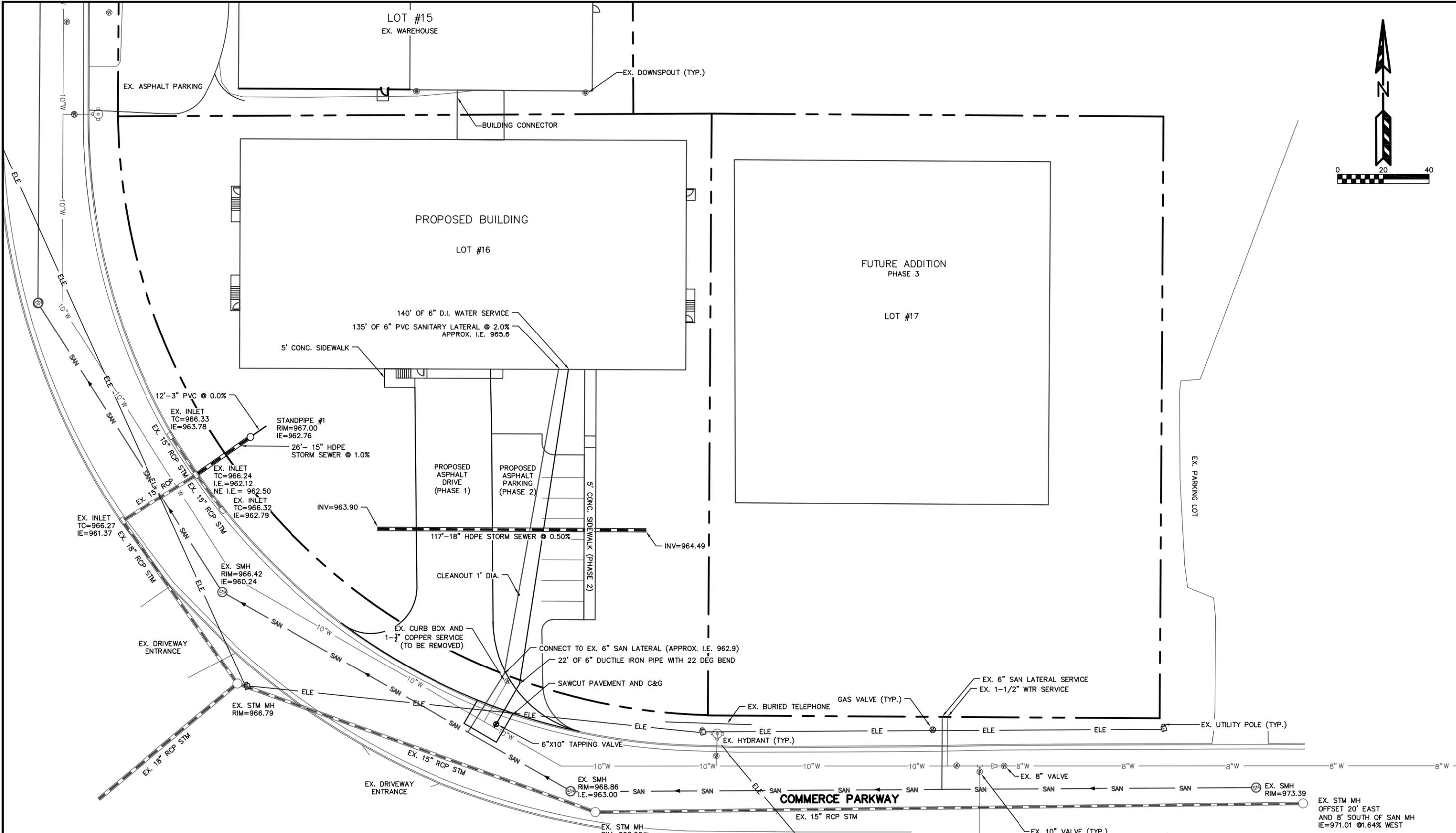
**OWNER:**  
 PURE SWEET HONEY  
 ATTN: STAN KANTER  
 514 COMMERCE PARKWAY  
 VERONA, WI 53593

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558



**PURE SWEET HONEY FARMS BUILDING ADDITION**  
 GRADING AND EROSION CONTROL PLAN  
 SHEET: C-3  
 DATED: JUNE 9, 2016  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752





**PURE SWEET HONEY FARMS BUILDING ADDITION**  
 UTILITY PLAN  
 SHEET: C-4  
 DATED: JUNE 9, 2016  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

EX. STM MH  
 RIM=973.39  
 EX. STM MH  
 OFFSET 20' EAST  
 AND 8' SOUTH OF SAN MH  
 IE=971.01 @1.64% WEST