

# LAND USE APPLICATION FOR U-HAUL - MADISON

4716 VERONA ROAD  
CENTER #887052



BEFORE



AFTER

### INDEX OF DRAWINGS

- C-1 COVER SHEET
- A-1 SITE PLAN
- A-2 LANDSCAPE PLAN
- A-3.1 EXISTING BUILDING ELEVATIONS
- A-3.2 PROPOSED MINIS ELEVATIONS
- A-4 FLOOR PLANS
- S-1 LAND TITLE SURVEY
- S-2 LAND TITLE SURVEY

GENERAL NOTES:

REVISIONS:

NO.	DATE	BY	REVISION
1	04/28/11	BLC	LAND USE REVISION
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502  
F: (602) 277-1026

SITE ADDRESS:

Proposed Acquisition  
4716 Verona Road  
Madison, WI

SHEET CONTENTS:

COVER SHEET

887052

DRAWN:	BLC
CHECKED:	DP
DATE:	04/27/11

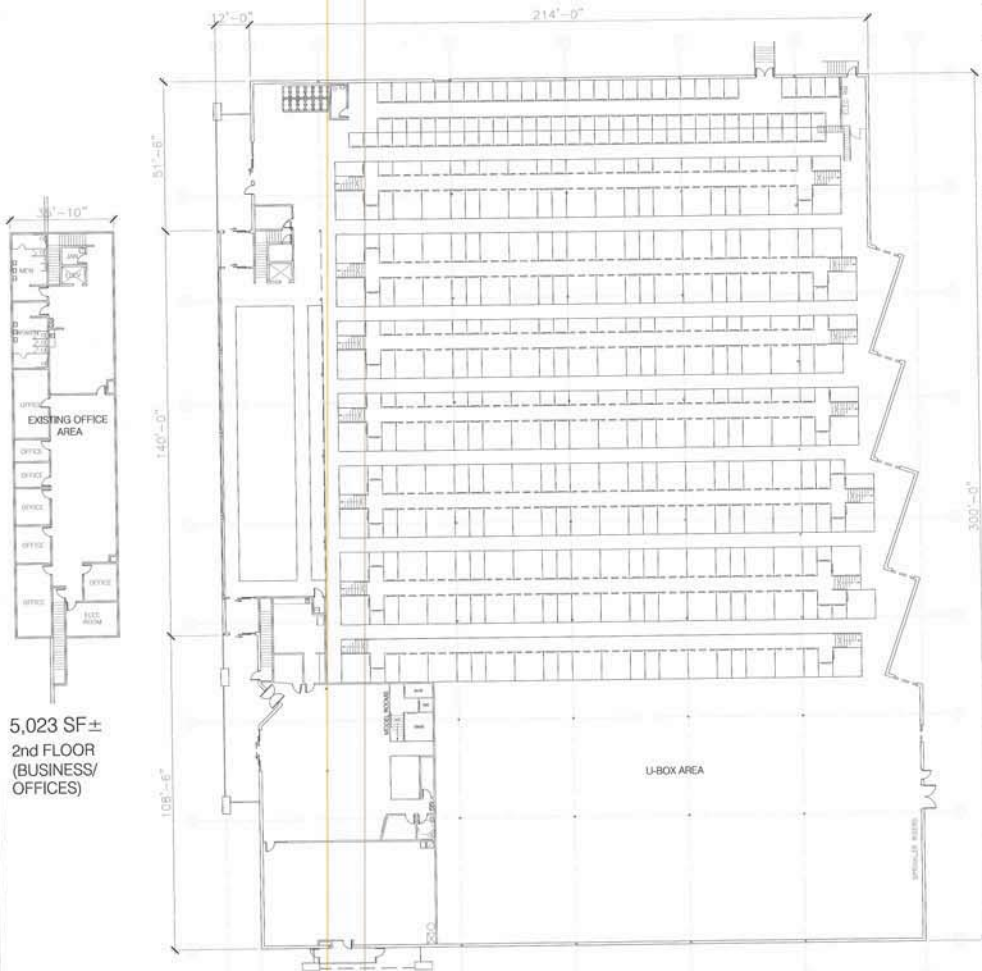
C-1

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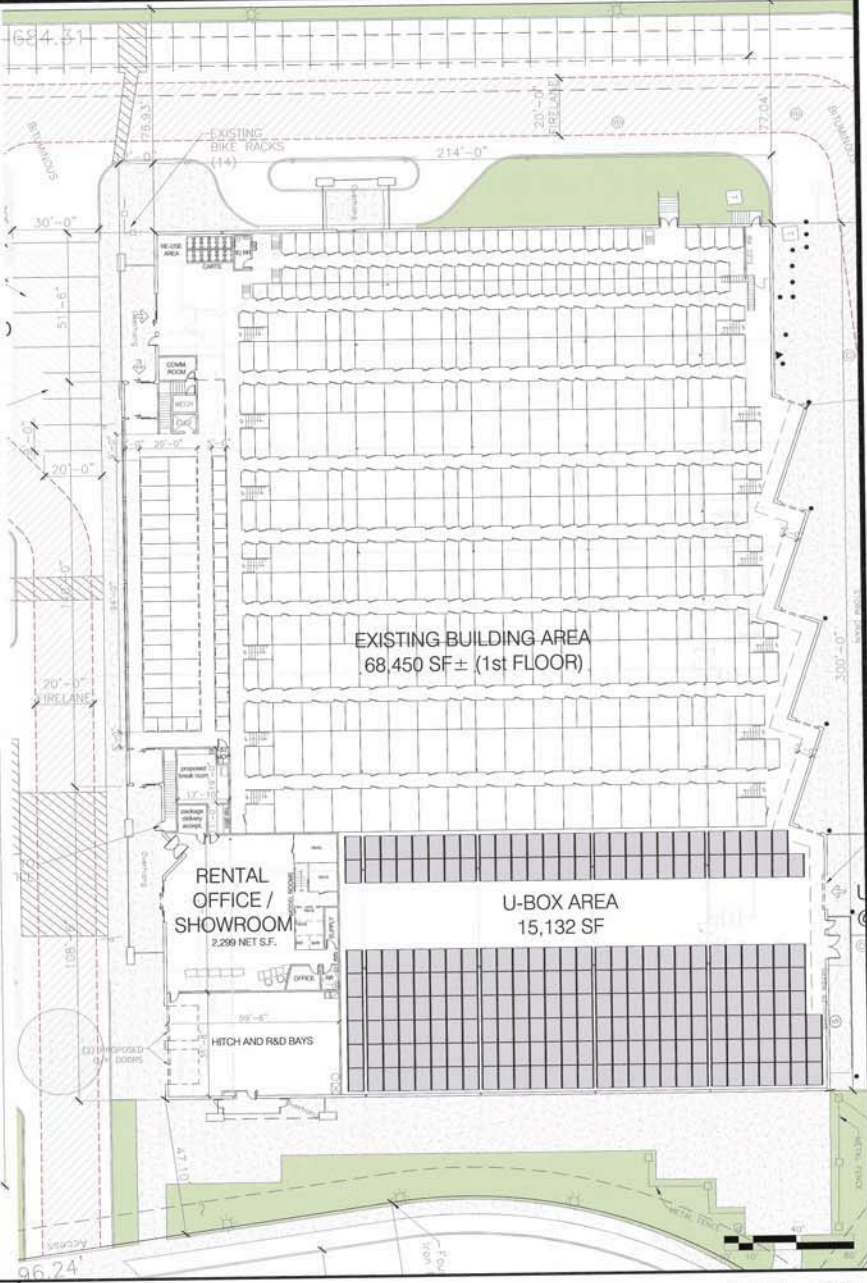
**PROPOSED ROOM MIX**

ROOM SIZE	1st Fl. - Single Level			1st Fl. - Stacked Lockers			SC-10 Floor Level			SC-10 Upper Level			EXTERIOR MINUS			TOTAL		
	QTY.	S.F.	%	QTY.	S.F.	%	QTY.	S.F.	%	QTY.	S.F.	%	QTY.	S.F.	%	QTY.	S.F.	%
5 x 5	23	575	24%	64	3,200	61%	14	350	1%	48	1,200	6%	0	0	0%	313	5,325	8%
5 x 7	0	0	0%	23	2,030	39%	0	0	0%	0	0	0%	0	0	0%	58	2,030	4%
5 x 10	18	900	38%	0	0	0%	102	5,100	20%	138	6,900	35%	0	0	0%	258	12,900	23%
7 x 10	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
5 x 15	0	0	0%	0	0	0%	1	75	0%	0	0	0%	0	0	0%	1	75	0%
10 x 10	9	900	38%	0	0	0%	111	11,100	42%	119	11,900	59%	0	0	0%	239	23,900	42%
10 x 12	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
10 x 15	0	0	0%	0	0	0%	64	9,600	37%	0	0	0%	17	2,550	100%	81	12,150	22%
TOTALS:	50	2,375	100%	186	5,230	100%	292	26,225	100%	305	20,000	100%	17	2,550	100%	850	58,300	100%



SC-10 UPPER LEVEL

Scale: 1" = 40'-0"



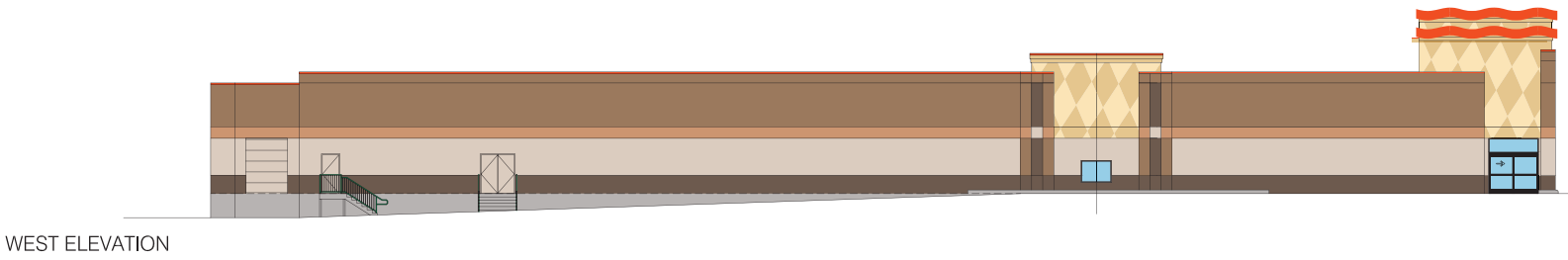
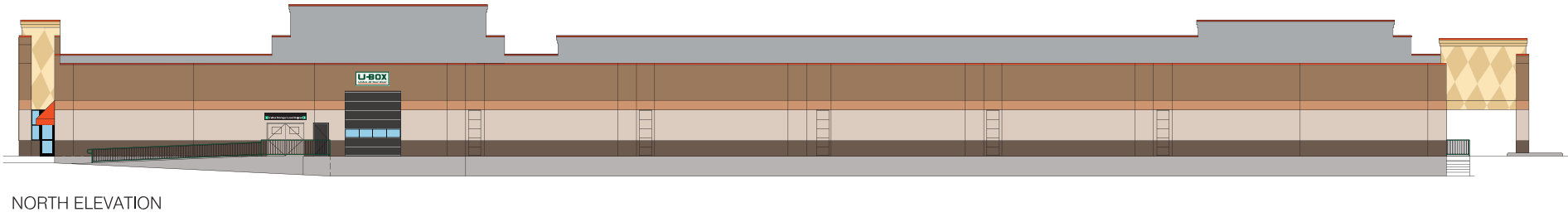
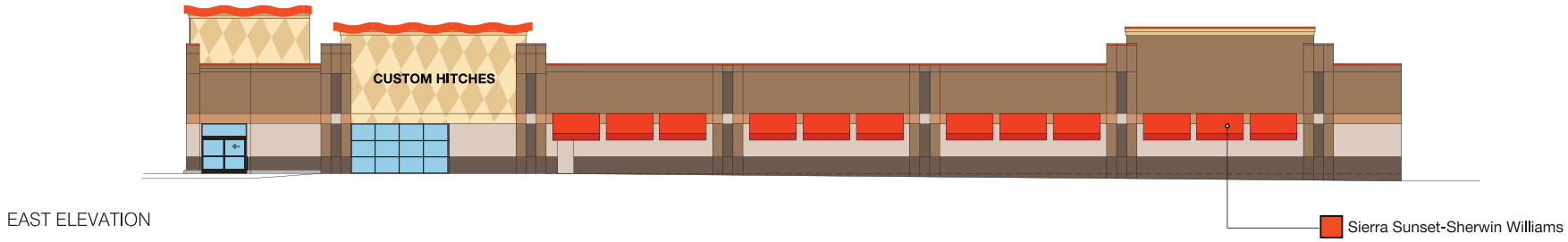
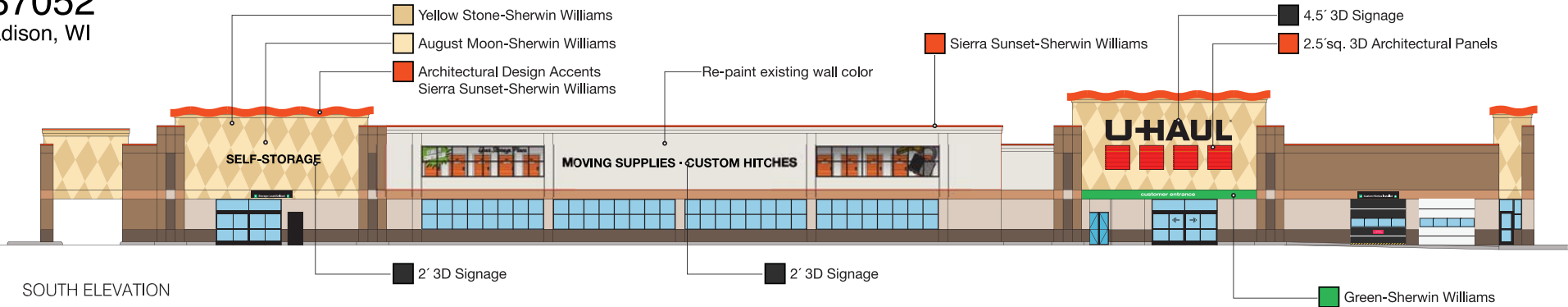
FLOOR LEVEL

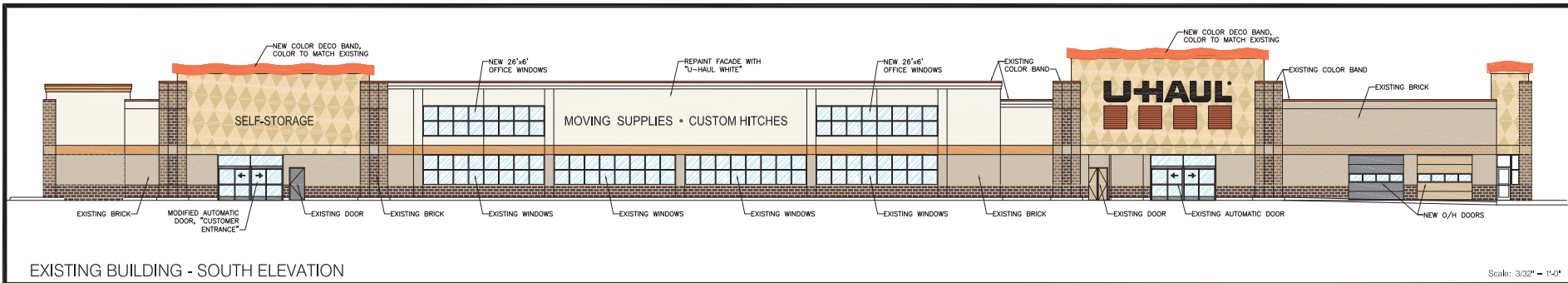
Scale: 1" = 40'-0"

GENERAL NOTES		
REVISIONS:		
NO.	DATE	DESCRIPTION
PROFESSIONAL SEAL		
ARCHITECT LOGO		
<b>AMERCO REAL ESTATE COMPANY</b> CONSTRUCTION DEPARTMENT 2227 NORTH CENTRAL AVENUE PROSPER, ARIZONA 85084 P: (602) 263-8502 F: (602) 277-1026 SITE ADDRESS Proposed Acquisition 4716 Verona Road Madison, WI SHEET CONTEXTS FLOORPLAN Proposed Storage		
887052 DRAWN BY: NRI CHECKED BY: - DATE: 12/20/10 © 2010 AMERCO REAL ESTATE COMPANY REVISED BY:		

A1

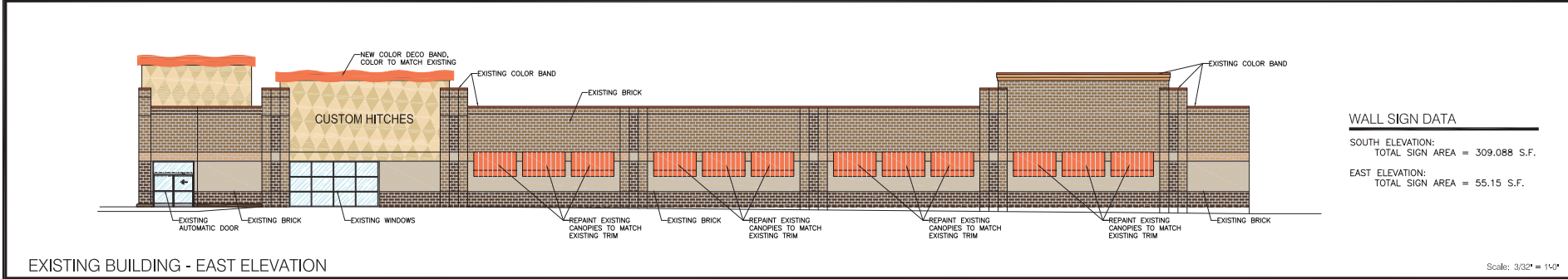
887052  
Madison, WI





EXISTING BUILDING - SOUTH ELEVATION

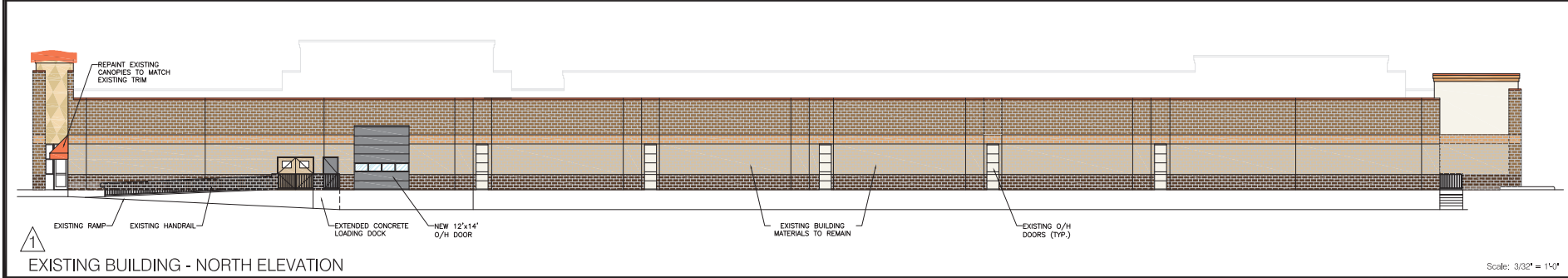
Scale: 3/32" = 1'-0"



EXISTING BUILDING - EAST ELEVATION

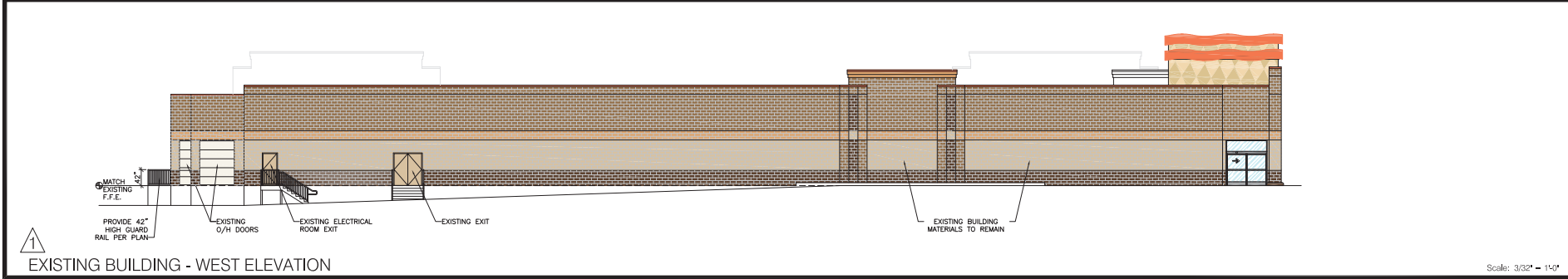
Scale: 3/32" = 1'-0"

**WALL SIGN DATA**  
 SOUTH ELEVATION:  
 TOTAL SIGN AREA = 309.088 S.F.  
 EAST ELEVATION:  
 TOTAL SIGN AREA = 55.15 S.F.



EXISTING BUILDING - NORTH ELEVATION

Scale: 3/32" = 1'-0"



EXISTING BUILDING - WEST ELEVATION

Scale: 3/32" = 1'-0"

GENERAL NOTES:

REVISIONS:

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1	04/28/11	BLC	LAND USE REVISION

PROFESSIONAL SEAL:

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SITE ADDRESS:  
 Proposed Acquisition  
 4716 Verona Road  
 Madison, WI

SHEET CONTENTS:  
 EXISTING  
 BUILDING ELEVATIONS

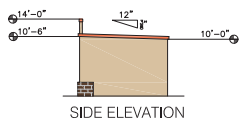
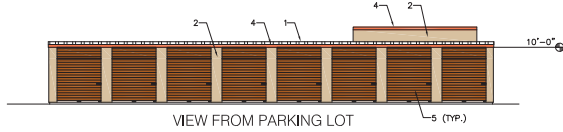
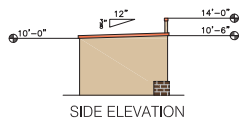
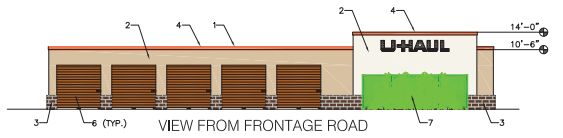
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 CHECKED: DP  
 DATE: 04/20/11

A-3.1

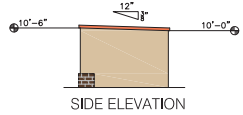
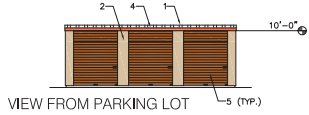
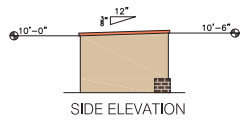
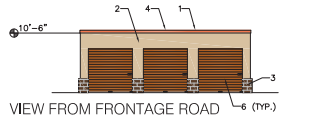
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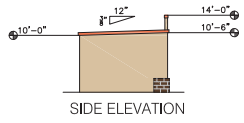
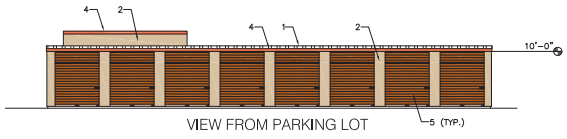
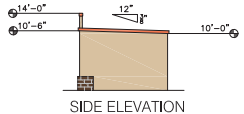
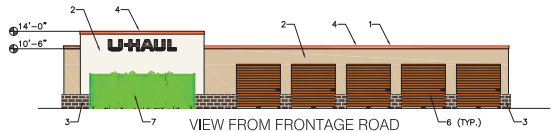
PROPOSED MINIS (BLDG 'B')

Scale: 3/32" = 1'-0"



PROPOSED MINIS (BLDG 'C')

Scale: 3/32" = 1'-0"



PROPOSED MINIS (BLDG D)

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

SYMBOL	DESCRIPTION
1	BUTLER MANUFACTURED METAL SEAMED ROOF SYSTEM
2	MASONRY PRE-CAST TILT WALL SYSTEM W/ LIGHT BROOM FINISH. PAINT TO MATCH EXISTING BUILDING
3	BRICK VENEER TO BE SIMILAR TO EXISTING BUILDING
4	SIERRA SUNSET DECO PAINTED BAND TO MATCH EXISTING BUILDING
5	SIERRA SUNSET 8'x8' O/H OPERABLE STORAGE DOORS WITH HEADER PANEL ABOVE
6	8'x8' SIERRA SUNSET ARCHITECTURAL DECO PANELS
7	PRE-MANUFACTURED WELDED WIRING TRELIS SYSTEM FOR FUTURE WALL ACCENT PLANTING

GENERAL NOTES:

REVISIONS:

NO.	DATE	BY	REVISION
1	10/24/25	BLC	LAND USE REVISION
2			
3			
4			
5			
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7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

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Madison, WI

SHEET CONTENTS:

PROPOSED  
MINIS ELEVATIONS

887052

DRAWN: BLC  
CHECKED: DP  
DATE: 04/20/11

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**SITE DATA**

NAME OF PROJECT: U-HAUL MADISON  
 PROJECT ADDRESS: 4716 VERONA ROAD  
 PARCEL NO: 0709-323-0222-0  
 PARCEL CLASS: COMMERCIAL  
 LOT NO AND SIZE:  
 LOT 1 297,568.76 S.F.± (6.83 ACRES)  
 LOT 2 60,603.72 S.F.± (1.39 ACRES)  
 TOTAL AREA 358,082 S.F.± (8.22 ACRES)  
 ZONING: FUD / GDP / SIP  
 EXISTING BUILDING: 73,473± S.F.  
 PROPOSED USES:  
 RETAIL/RENTAL 2,299 S.F.±  
 OFFICE/BUSINESS 5,023 S.F.±  
 SELF-STORAGE AREA 45,335 S.F.±  
 WAREHOUSE AREA (U-BOX) 15,132 S.F.±  
 EXTERIOR STORAGE 2,850 S.F.±  
 PROPOSED FUTURE COMMERCIAL RETAIL/BUSINESS DEVELOPMENT 75,000 S.F.±

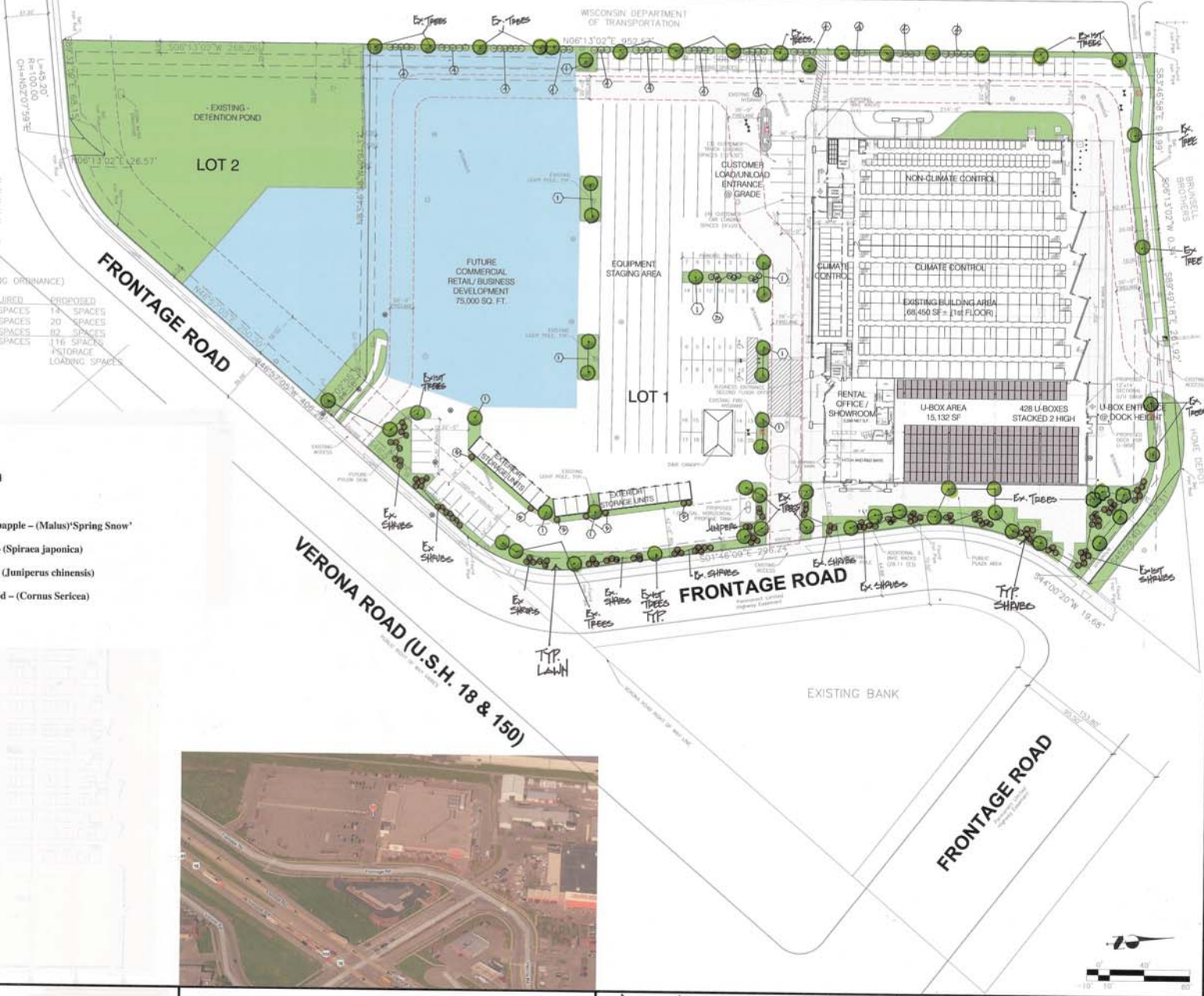
PARKING:  
 EXISTING (LOT 1 & 2) = 506 SPACES  
 PARKING: (PER SECTION 28.11 CITY OF MADISON ZONING ORDINANCE)

	REQUIRED	PROPOSED
BUSINESS OFFICE = 5,023 S.F. 1 SP/400 S.F.	13 SPACES	14 SPACES
RETAIL = 2,299 S.F. 1SP/ 300 S.F.	08 SPACES	20 SPACES
STORAGE / WAREHOUSE = 1 SP/ 2 EMPLOYEES	05 SPACES	82 SPACES
TOTAL SPACES	26 SPACES	116 SPACES

IN STORAGE LOADING SPACES

**Plant Legend**

Key	Description
1	Spring Snow Crabapple - (Malus)'Spring Snow'
2	Japanese Spires - (Spiraea japonica)
3	Chinese Juniper - (Juniperus chinensis)
4	Red Twig Dogwood - (Cornus Sericea)



AERIAL IMAGE nts

**LANDSCAPE PLAN**



Scale: 1" = 40'-0"

GENERAL NOTES	
REVISIONS	
PROFESSIONAL SEAL	
ARCHITECT LOGO	
<p><b>AMERCO</b>                  REAL ESTATE COMPANY</p> <p>CONTRACTOR ATTENTION                  3722 NORTH CENTRAL AVENUE                  PROSPER, ARIZONA 85068</p> <p>P: (602) 263-6502                  F: (602) 277-1526</p> <p>SITE ADDRESS:                  Proposed Acquisition                  4716 Verona Road                  Madison, WI</p> <p>SHEET CONTENTS:                  LANDSCAPE PLAN</p> <p>887052</p>	
DRAWN: AS CHECKED: DP DATE: 04/07/11	A1 887052A14

