



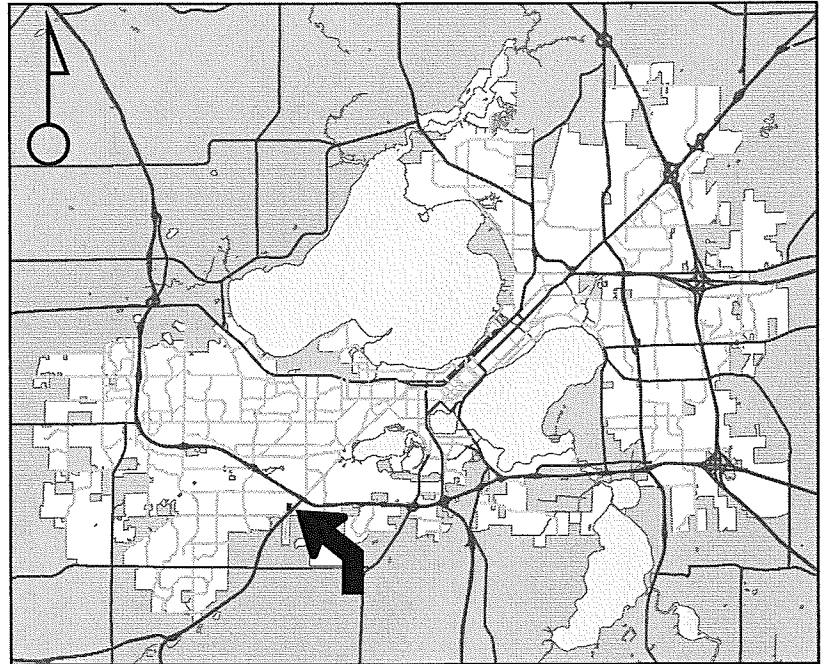
Location  
 4716 Verona Road  
 Applicant  
 David Pollock – AMERCO  
 Real Estate Company, Inc.

From: PUD-SIP To: Amended  
 PUD-GDP-SIP

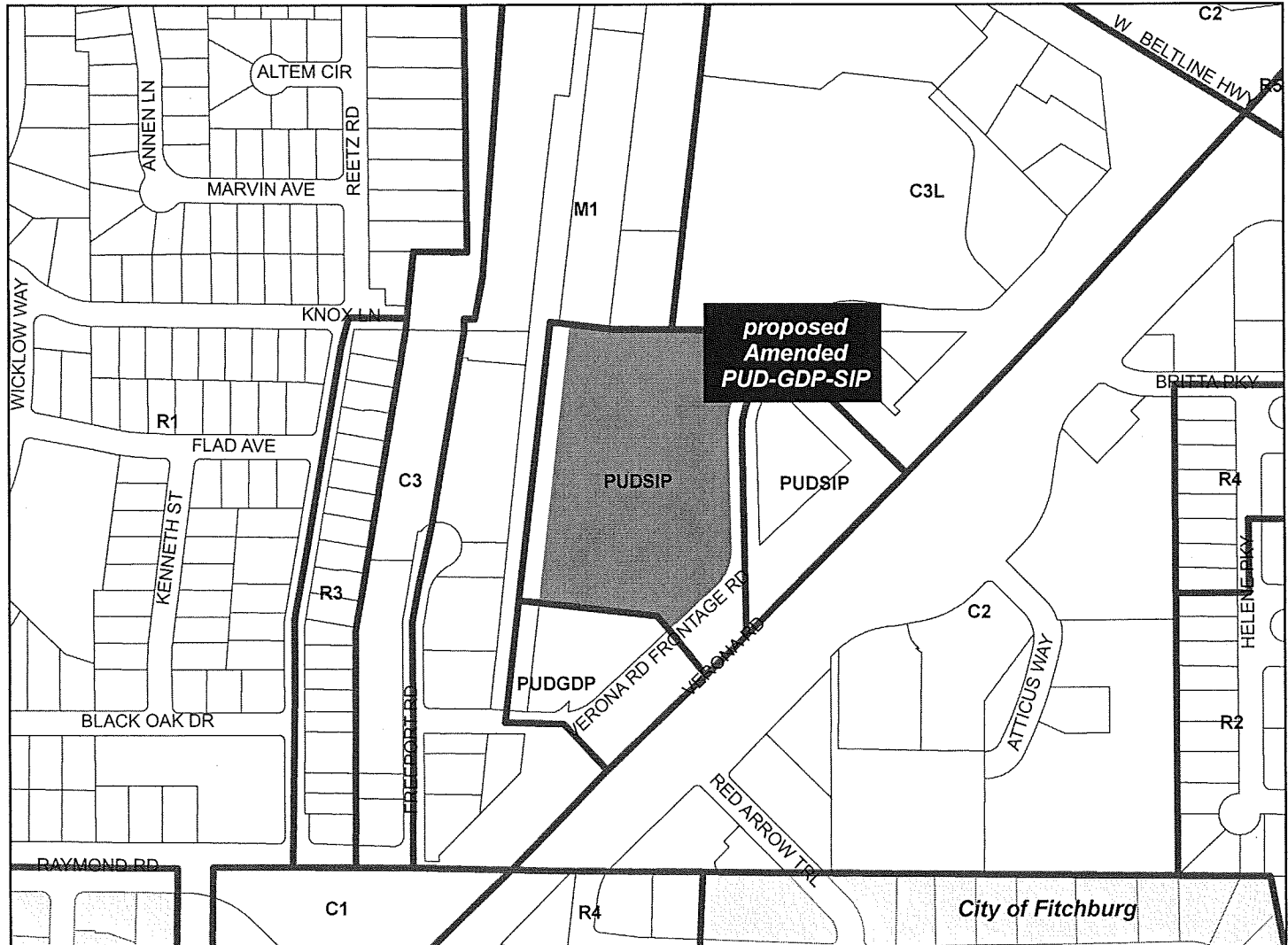
Existing Use  
 Vacant retail store

Proposed Use  
 Convert grocery store into storage/  
 warehousing and truck rental facility

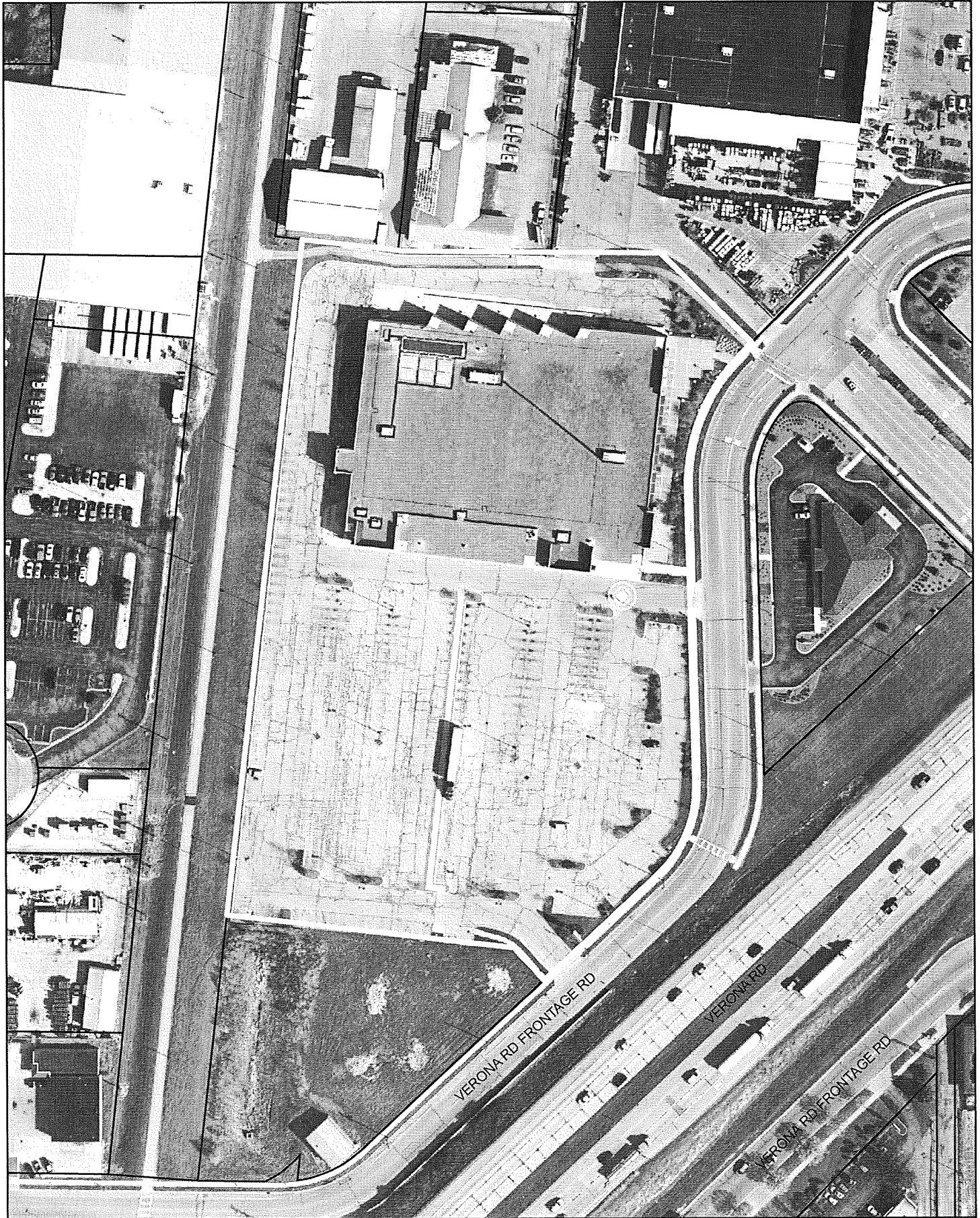
Public Hearing Date  
 Plan Commission  
 20 June 2011  
 Common Council  
 05 July 2011



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'





# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 4716 Verona Road **Project Area in Acres:** 8.22 acres

**Project Title (if any):** U-Haul Center Madison

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input checked="" type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: David Pollock Company: AMERCO Real Estate Company, Inc.  
 Street Address: 2727 N Central Ave. City/State: Phoenix / Arizona Zip: 85004  
 Telephone: (602) 263-6502 Fax: (602) 277-1026 Email: david\_pollock@uhaul.com

Project Contact Person: David Pollock Company: AMERCO Real Estate Company, Inc.  
 Street Address: 2727 N Central Ave. City/State: Phoenix / Arizona Zip: 85004  
 Telephone: (602) 300-0565 Fax: (602) 277-1026 Email: david\_pollock@uhaul.com

Property Owner (if not applicant): AMERCO Real Estate Company, Inc.  
 Street Address: 2727 N Central Ave. City/State: Phoenix / Arizona Zip: 85004

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_

Rezone (Amend) PUD/GDP/SIP to allow Self-Storage, Equipment Rental, Propane Dispensing & Future Development

Development Schedule: Commencement Summer 2011 Completion Fall / 2011

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 2,644. See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

For any applications proposing demolition or removal of existing buildings, the following items are required:

- Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
- A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
- Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.

**Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of Comprehensive Plan Plan, which recommends: General Commercial for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30 days** prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Alder Solomon (12/28/10), Allied Community (3/5/11) and Dunn Marsh Community (3/15/11)
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff: Heather Stouder Date: 12/15/10 Zoning Staff: Matt Tucker Date: 3/25/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name David Pollock Date 4-18-11

Signature [Signature] Relation to Property Owner OWNER REP

Authorizing Signature of Property Owner [Signature] Date 4-18-11

SUPERVILU HOLDINGS, INC  
By: [Signature]  
Bradley R. Beckstrom, Lead Counsel, Business Law



U-HAUL INTERNATIONAL • 2727 N. CENTRAL AVE. • PHOENIX, AZ 85004 • (602) 263-6502 • FAX NO. (602) 277-1026

April 12, 2011

City of Madison Plan Commission  
215 Martin Luther King, Jr. Blvd.  
Madison, Wisconsin 53709

Re: Letter of Intent – Application for Rezoning (Amending) the existing  
PUD/GDP/SIP, Lots 1 & 2 Nakoma Plaza South, 4716 – 4760 Verona Road

This letter of intent accompanies an application for Rezoning (Amending)  
of Lots 1 & 2 Plan Unit Development, General Plan Development, Specific  
Implementation Plan (PUD/GDP/SIP).

**I. General Development Description.** The PUD/GDP for the above location  
was approved by the city on March 30, 1999. The PUD/GDP approved the  
following lots (as shown on the attached CSM) and general retail / commercial /  
office uses.

- A. Lot 1, approximately 65,000 to 70,000 SF
- B. Lot 2, approximately 9,000 SF
- C. Lot 3, approximately 8,000 to 12,000 SF

This application seeks approval of the PUD/GDP/SIP Rezoning (Amending) for  
the construction of approximately 2,850 SF Exterior Self Storage and related  
uses on Lots 1 & 2.

**I. PUD / GDP / SIP Rezoning (amending) for Lots 1 & 2;** The proposed  
development will include the following project elements;

- A. Approximately 21,330 SF of Interior Non-Climate / 24 hour access  
controlled self-storage.
- B. Approximately 31,325 SF of Interior Climate / 24 hour access controlled  
self-storage
- C. Approximately 15,132 SF of Interior Climate Controlled "UBox"  
container storage.
- D. Approximately 2,299 SF Retail / Rental Showroom
- E. Approximately 2,065 SF of Interior Hitch Bay

- F. Approximately 25,000 SF designated area for staging of U-Haul Rental Equipment
- G. Improved Plaza area used for Customer Loading / Unloading into the interior self-storage areas.
- H. Dispensing Liquid Propane from a secure horizontal 1,000 gallon tank.
- I. Expanded U-haul Truck Loading Dock to rear of building serviced from a restricted access lane.
- J. Designated area of approximately 75,000 SF for future Commercial Retail / Business development
- K. Approximately 116 parking stalls
- L. General Administration Offices 5,023 SF on the existing second level of Building
- M. Customer (Climate Protection) Equipment Dispatch & Receiving Canopy

**III Related Site Improvements;** The development includes site improvements as shown on the attached plans including;

- A. Extensive landscaping as shown on attached plans
- B. New Building Wall Signage as shown in the comprehensive sign plan for this development
- C. New Second level windows as shown on the attached plans
- D. Improved Exterior Building cosmetic alteration as shown on the attached plans
- E. Additional three bike racks located in close proximity to the main development entrance
- F. Public Plaza area as shown on plan

**IV Public Improvements;**

- A. Proposed development shall have no additional impact on the existing sewer and sanitary systems currently in place.
- B. Existing access to the bike path shall remain as shown on the site plan
- C. Water Retention; The proposed development shall have no impact on the current drainage and water retention system which is consistent with the requirements of Chapter 37 of the Madison Ordinance.

**V Project Ownership;**  
Lot 1 & 2 will be owned by Amerco Real Estate Company, Inc.

**VI Construction Timetable;** The general construction timetable shall be Building & Site Alteration – Commence Summer 2011 & Completion Fall 2011

**VII Project Team;**  
Developer / Contractor – U-Haul International  
Land Use Planner – AMERCO Real Estate Co.  
Landscape Architect – TBD  
Sign Company – TBD  
Project Manager – David Pollock, AMERCO Real Estate Company

**VIII Project Details**

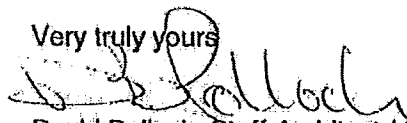
- A. Type of Business; U-Haul Center and including Self-Storage, Equipment Rental, Retail Center, Hitch Garage and Propane Dispensing
- B. Estimate number of Employees; (22)
- C. Hours of Operations; 7am to 7pm (Mon – Thur), Fri 7am to 8pm Sat 7am to 7 pm & Sun 9am to 5 pm
- D. Public Plaza area as shown on plan
- E. Pedestrian and Bicycle connection to existing bicycle path.

**IX Conclusion;**

The applicant seeks approval of the Rezoning (amending) of Lots 1 & 2 PUD/GDP/SIP consistent with the site plan included with this application. The site plan for the proposed Lot 1 & 2 development has been submitted to the UDC for review and comment.

Should you have any questions regarding the Letter of Intent, please feel free to contact me.

Very truly yours



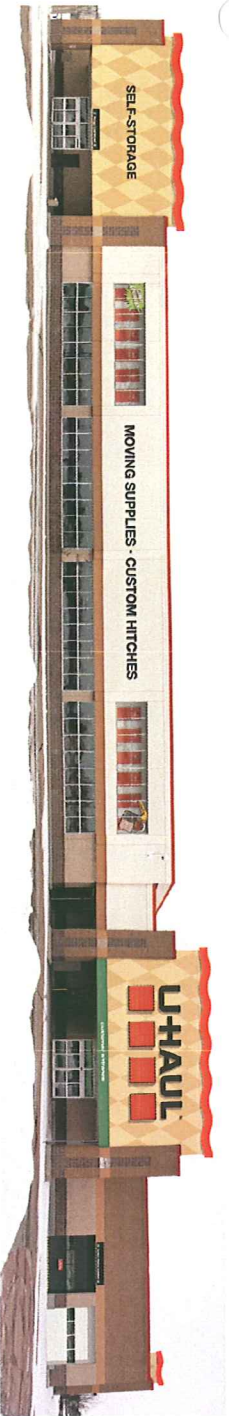
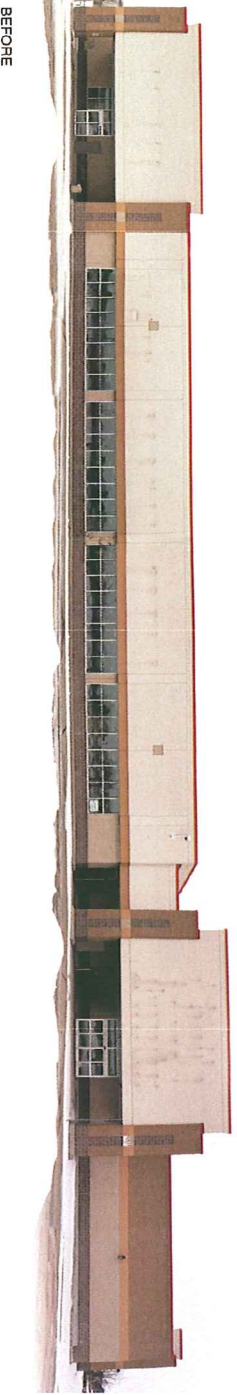
David Pollock, Staff Architect / Senior Planner  
U-Haul International / AMERCO Real Estate Company  
2727 N Central Ave. Phoenix, Az 85004  
602-263-6502

# LAND USE APPLICATION

FOR

## U-HAUL - MADISON

4716 VERONA ROAD  
 CENTER #887052



SELF-STORAGE  
 MOVING SUPPLIES - CUSTOM HITCHES  
 U-HAUL

### 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 WINS ELEVATIONS
- A-4 FLOOR PLANS
- S-1 LAND TITLE SURVEY
- S-2 LAND TITLE SURVEY

AMERCO REAL ESTATE COMPANY 1120 SOUTH GARDNER MADISON, WISCONSIN 53704 P (608) 252-4500 F (608) 252-4500 WWW.AMERCOREAL.COM		PROJECT NO. 887052	SHEET NO. C-1
PROPOSED ACQUISITION 4716 Verona Road Madison, WI		DATE: 04/23/11	
COVER SHEET		REVISIONS	
887052		NO. DATE BY DESCRIPTION	
C-1		1 04/23/11 [ ] LAND USE REVIEW	

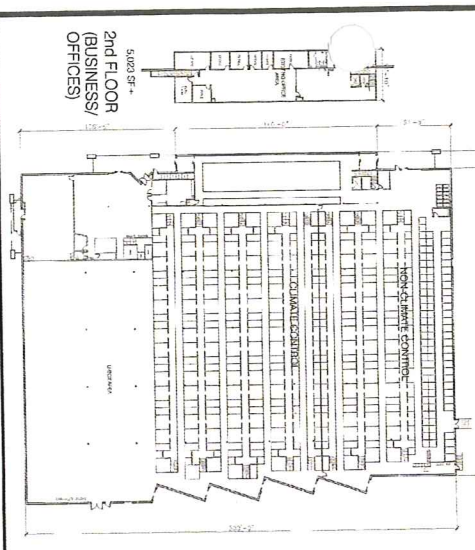


**SITE DATA**

BASE PROJECT: U-HALL BARRISON  
 PARCEL ADDRESS: 4216 VERONA ROAD  
 PARCEL NO.: 0409 221-0277-0  
 PARCEL CLASS: COMMERCIAL  
 LOT NO. AND SIZE: 207,666.76 S.F. (4.74 ACRES)  
 LOT 1: 107,107.37 S.F. (2.44 ACRES)  
 LOT 2: 100,559.39 S.F. (2.30 ACRES)  
 ZONING: R-10 / CM / 3H  
 EXISTING BUILDINGS: 4,477.9 S.F.  
 PROPOSED USES:  
 RETAIL, OFFICE, 2,299 S.F.  
 OFFICE, 4,021 S.F.  
 WAREHOUSE, 15,127 S.F.  
 PROPOSED STORAGE: 2,800 S.F.  
 PROPOSED 100% DEVELOPMENT: 70,000 S.F.  
 PROPOSED 100% DEVELOPMENT: 70,000 S.F.  
 (LOT 1 & 2) - 306 SPACES  
 (PER SECTION 75.1 CITY OF MADISON ZONING ORDINANCE)  
 EXISTING: 68 SPACES  
 PROPOSED: 238 SPACES  
 TOTAL: 306 SPACES  
 (FUTURE COMMERCIAL DEVELOPMENT 70,000 S.F.)

**PROPOSED ROOM MIX**

ROOM SIZE	NON-CLIMATE CONTROL		CLIMATE CONTROL		VARIABLE HEIGHTS		TOTAL	
	NO. OF ROOMS	%	NO. OF ROOMS	%	NO. OF ROOMS	%	NO. OF ROOMS	%
500	23	7.5%	23	7.5%	0	0%	23	7.5%
1000	180	57.5%	180	57.5%	0	0%	180	57.5%
1500	101	32.5%	101	32.5%	0	0%	101	32.5%
2000	0	0%	0	0%	0	0%	0	0%
2500	0	0%	0	0%	0	0%	0	0%
3000	0	0%	0	0%	0	0%	0	0%
3500	0	0%	0	0%	0	0%	0	0%
4000	0	0%	0	0%	0	0%	0	0%
4500	0	0%	0	0%	0	0%	0	0%
5000	0	0%	0	0%	0	0%	0	0%
TOTAL	304	100%	304	100%	0	0%	304	100%



SC-10 UPPER LEVEL

Scale: 1" = 40'-0"



AERIAL IMAGE .ms

SITE PLAN AND PROPOSED STORAGE LAYOUT

Scale: 1" = 40'-0"

© 2010 AVENUE REAL ESTATE COMPANY

**AMERCO**  
 REAL ESTATE COMPANY  
 1000 W. MICHIGAN AVE.  
 MADISON, WI 53703  
 P: (608) 224-1555  
 F: (608) 227-1029  
 WWW.AMERCOREALTY.COM

Site Plan  
 Proposed Storage  
 887052  
 A1

DATE: 08/21/10

**SITE DATA**

NAME OF PROJECT: U-1-LEAD ADDITION  
 PROJECT ADDRESS: 4716 VERONA ROAD  
 PARCEL NO.: 6709 421-022-00  
 PARCEL CLASS: COMMERCIAL  
 LOT 100 AND 101: 207,548 sq. ft. (463,341 sq. ft. total)  
 LOT 2: 463,341 sq. ft. (930,682 sq. ft. total)  
 TOTAL AREA: 670,989 sq. ft. (1,341,978 sq. ft. total)  
 ZONING: PD / SCP / SP  
 FINISHING BUILDING: 74,574 sq. ft.  
 PROPOSED TYPE:  
 OFFICE BUILDING: 22,000 sq. ft.  
 OFFICE BUILDING: 48,574 sq. ft.  
 OFFICE BUILDING AREA: 70,574 sq. ft.  
 PROPOSED STAGING: 2,000 sq. ft.  
 TOTAL PROPOSED DEVELOPMENT: 72,574 sq. ft.  
 FINISHING (LOT 1 & 2): 74,574 sq. ft.  
 FINISHING (LOT 2): 74,574 sq. ft.  
 PROPOSED OFFICE: 50,000 sq. ft. (1 SF/100 SF)  
 PROPOSED OFFICE: 22,000 sq. ft. (1 SF/100 SF)  
 PROPOSED OFFICE: 13,574 sq. ft. (1 SF/100 SF)  
 TOTAL OFFICE: 85,574 sq. ft. (1 SF/100 SF)  
 FINISHING (LOT 2): 74,574 sq. ft. (1 SF/100 SF)  
 FINISHING (LOT 1): 74,574 sq. ft. (1 SF/100 SF)  
 FINISHING (LOT 2): 74,574 sq. ft. (1 SF/100 SF)

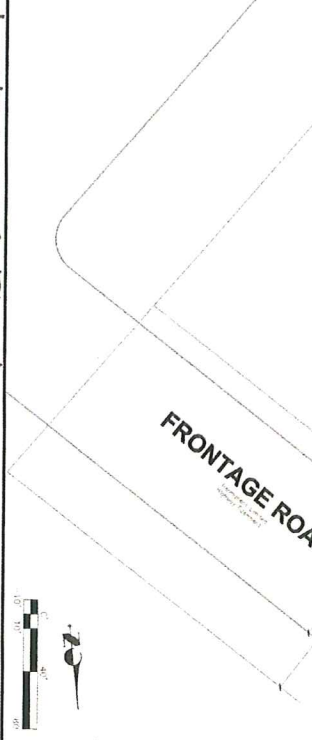
**Plant Legend**

Key	Description
1	Spring Snow Crabapple - (Malus Spring Snow)
2	Japanese Spire - (Shirane Japanese)
3	Chinese Juniper - (Juniperus chinensis)
4	Red Twig Dogwood - (Cornus Sericea)



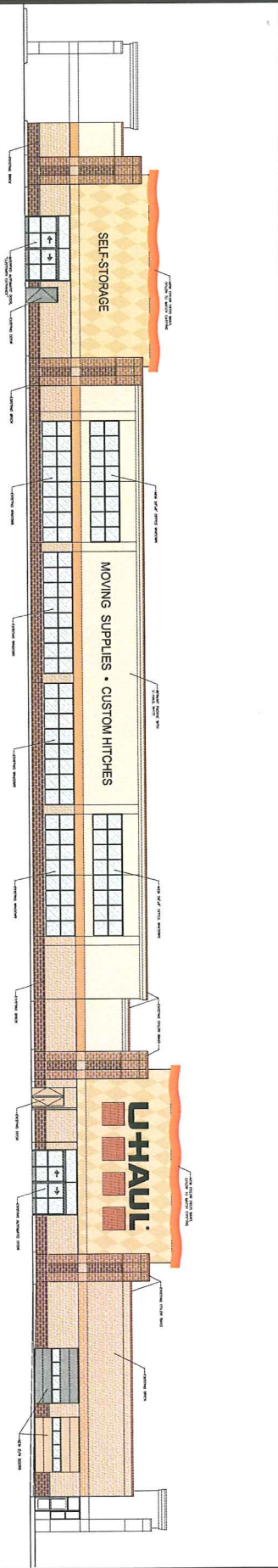
AERIAL IMAGE .NIS

**LANDSCAPE PLAN**



Scale: 1" = 40'-0"

<p>AMERCO REAL ESTATE COMPANY                  2271 LEXINGTON AVENUE                  SUITE 4000                  WASHINGTON, DC 20037                  TEL: 202-775-1000                  FAX: 202-775-1001</p>		<p>PROPOSED ACQUISITION                  4716 VERONA ROAD                  MADISON, WI                  53718</p>		<p>DATE: 08/11/09                  DRAWN BY: M1                  CHECKED BY: M1                  APPROVED BY: M1</p>	
<p>PROJECT NO.: 887052</p>		<p>DATE: 08/11/09</p>		<p>SCALE: 1" = 40'-0"</p>	

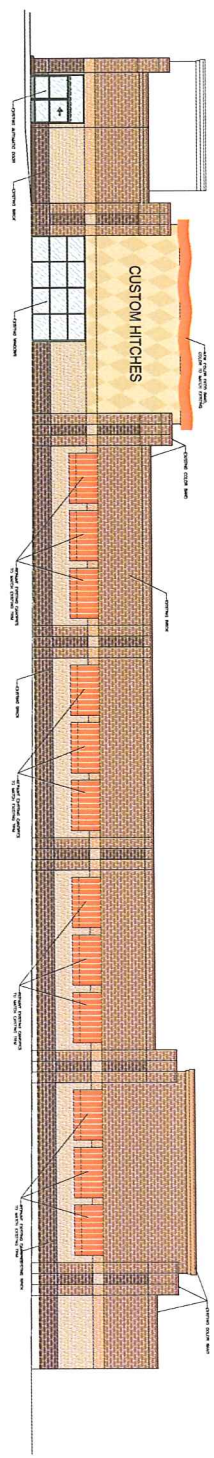


EXISTING BUILDING - SOUTH ELEVATION

Scale: 3/8" = 1'-0"

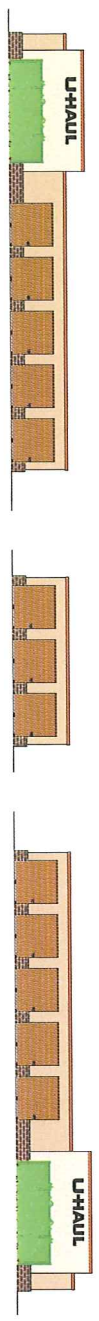
WALL SIGN DATA

SOUTH ELEVATION:  
TOTAL SIGN AREA = 309,088 S.F.  
EAST ELEVATION:  
TOTAL SIGN AREA = 55,19 S.F.



EXISTING BUILDING - EAST ELEVATION

Scale: 3/8" = 1'-0"



PROPOSED MINIS - EAST ELEVATION

Scale: 3/8" = 1'-0"

© 2011 AMERCO REAL ESTATE COMPANY

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LICENSE:

AMERCO REAL ESTATE COMPANY

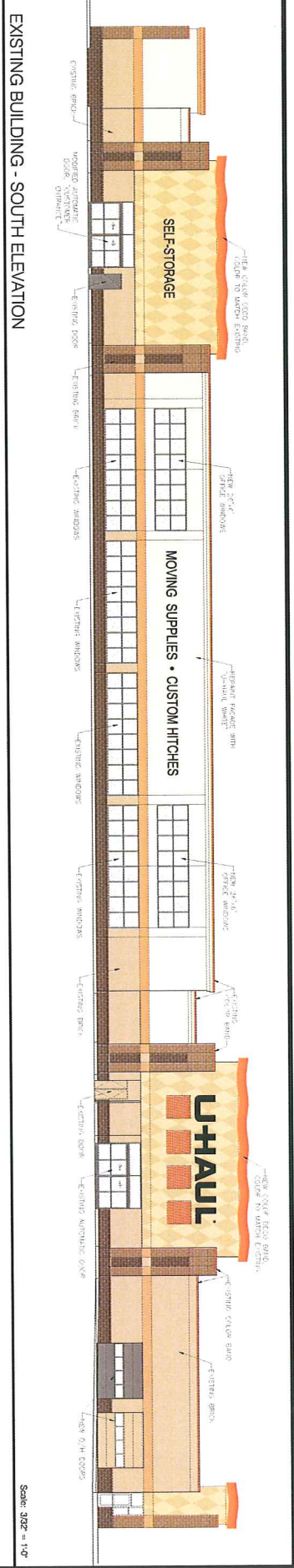
CONSTRUCTION CONTRACT  
7700 W. WISCONSIN AVENUE  
MILWAUKEE, WISCONSIN 53224  
P: (414) 243-4502  
F: (414) 272-1098

SITE ADDRESS:  
Proposed Acquisition  
4716 Verona Road  
Madison, WI

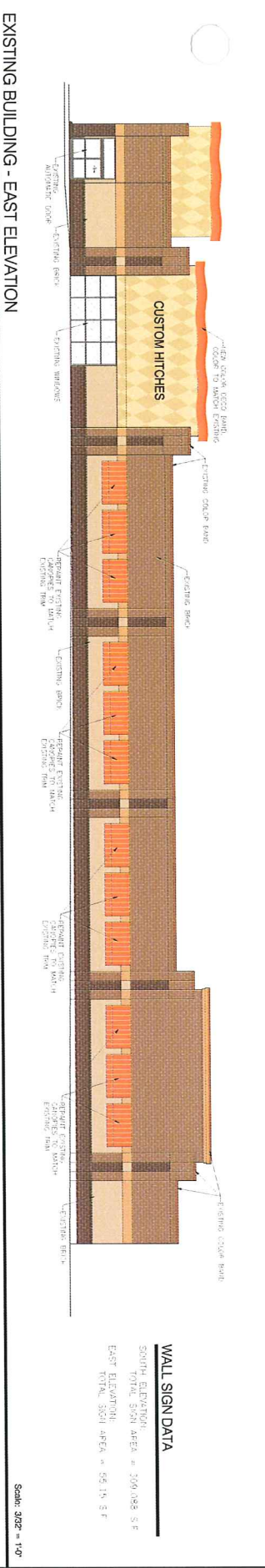
SHEET CONTENTS:  
EXTERIOR  
ELEVATIONS

DRAWN: BCL  
CHECKED: GP  
DATE: 08/31/11  
REVISIONS: A-3

887052



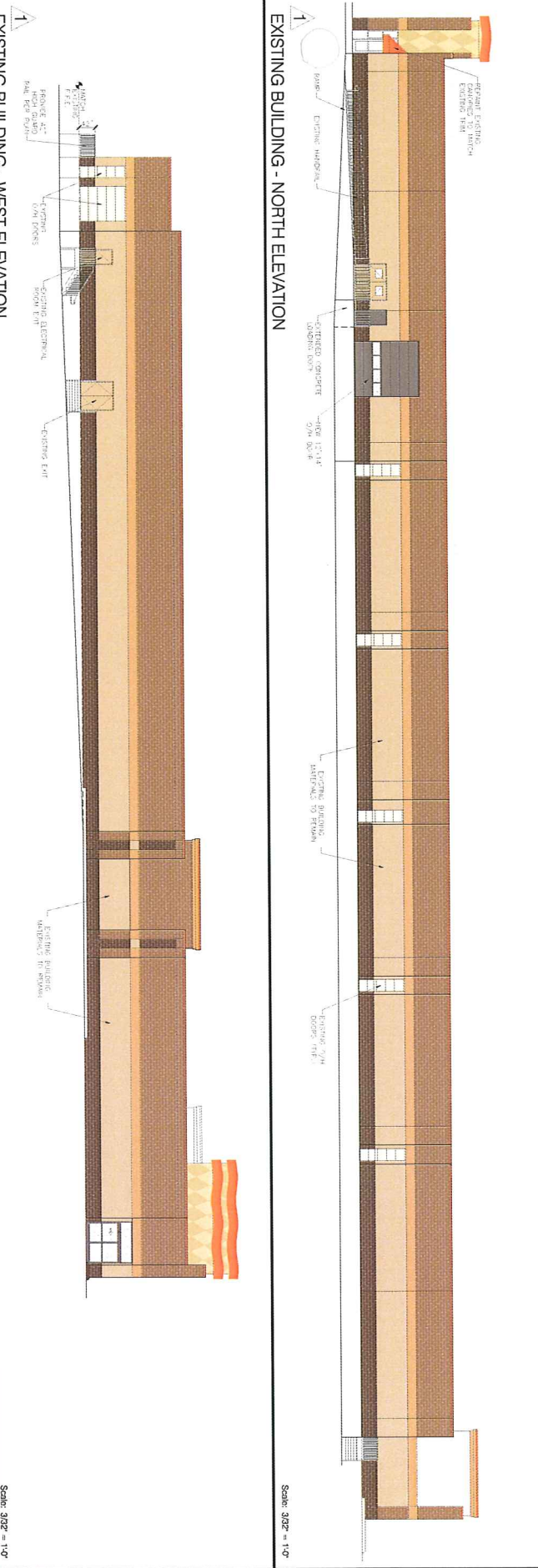
Scale: 3/32" = 1'-0"



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

**WALL SIGN DATA**

SOUTH ELEVATION	AREA = 369 SQ. FT.
EAST ELEVATION	AREA = 59 SQ. FT.
TOTAL SIGN AREA	428 SQ. FT.



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

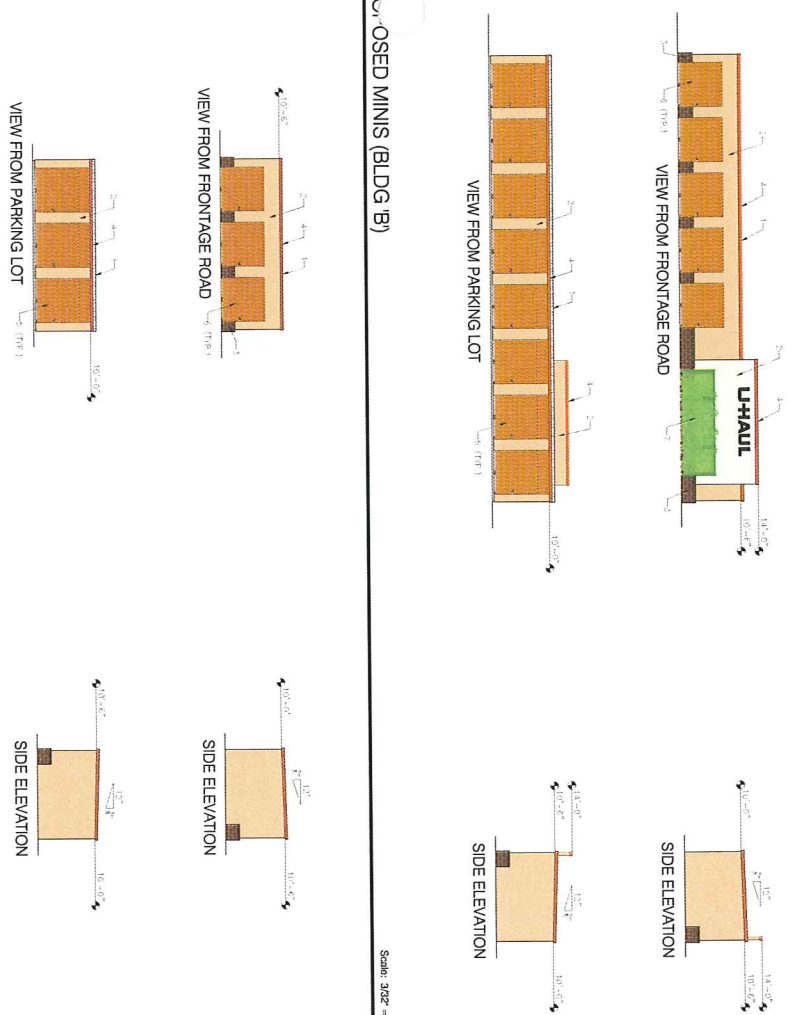
<p>AMERCO REAL ESTATE COMPANY</p> <p>PROPOSED ACQUISITION 4776 Verona Road Madison, WI</p> <p>DATE: 02/08/14</p> <p>SCALE: 3/32" = 1'-0"</p> <p>PROJECT NO: 887052</p> <p>CLIENT: DP</p> <p>DATE: 02/11/14</p>	<p>887052</p> <p>BC</p> <p>DP</p> <p>A-3.1</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>02/11/14</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> <tr> <td>3</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> <tr> <td>4</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> <tr> <td>5</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> <tr> <td>6</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> <tr> <td>7</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> <tr> <td>8</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> <tr> <td>9</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> <tr> <td>10</td> <td>02/11/14</td> <td>REVISIONS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	02/11/14	ISSUED FOR PERMITS	2	02/11/14	REVISIONS	3	02/11/14	REVISIONS	4	02/11/14	REVISIONS	5	02/11/14	REVISIONS	6	02/11/14	REVISIONS	7	02/11/14	REVISIONS	8	02/11/14	REVISIONS	9	02/11/14	REVISIONS	10	02/11/14	REVISIONS
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**MATERIAL LEGEND**

SAMPLE	DESCRIPTION
1	EMTLP MANUFACTURED METAL SEALED ROOF SYSTEM
2	MACORBY PRE-CAST TUT WALL SYSTEM W/ LIGHT BROWN FINISH PAINT TO MATCH EXISTING BUILDING
3	BRICK VENEER TO BE SIMULP TO EXISTING BUILDING
4	SEPPA SUNSET DECO PAINTER BAND TO MATCH EXISTING BUILDING
5	SEPPA SUNSET 3" x 6" CORNER STUCCO COPIES WITH HEDGER PANEL ABOVE
6	3" x 6" SEPPA SUNSET ARCHITECTURAL DECO PANELS PRE-MANUFACTURED WELDED WIRE MESH SYSTEM FOR FINISH WALL ACENT PLATING

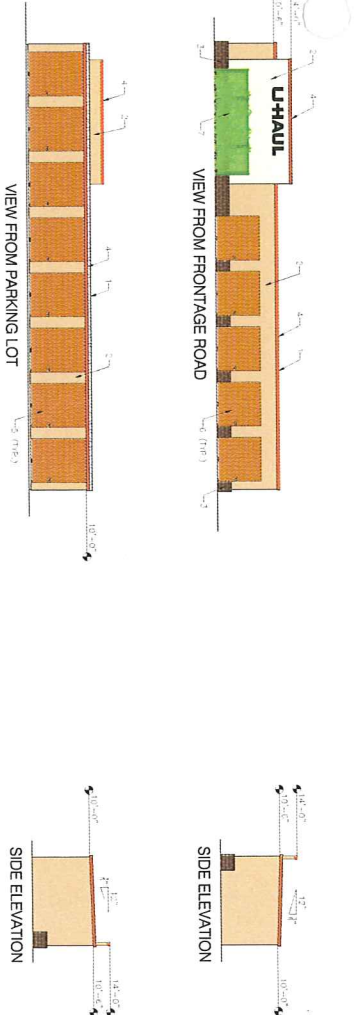
**PROPOSED MINIS (BLDG B)**

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



**PROPOSED MINIS (BLDG C)**

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



**PROPOSED MINIS (BLDG D)**

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



REVISION	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION
1	11/11/11		
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT: 15-50  
 ARCHITECT: USO

**AMERCO REAL ESTATE COMPANY**  
 CORPORATION OFFICE  
 227 N. WISCONSIN AVENUE  
 MILWAUKEE, WISCONSIN 53204  
 P: (414) 221-4500  
 F: (414) 221-4500  
 WWW.AMERCO.COM

Proposed Acquisition  
 4716 Verona Road  
 Madison, WI

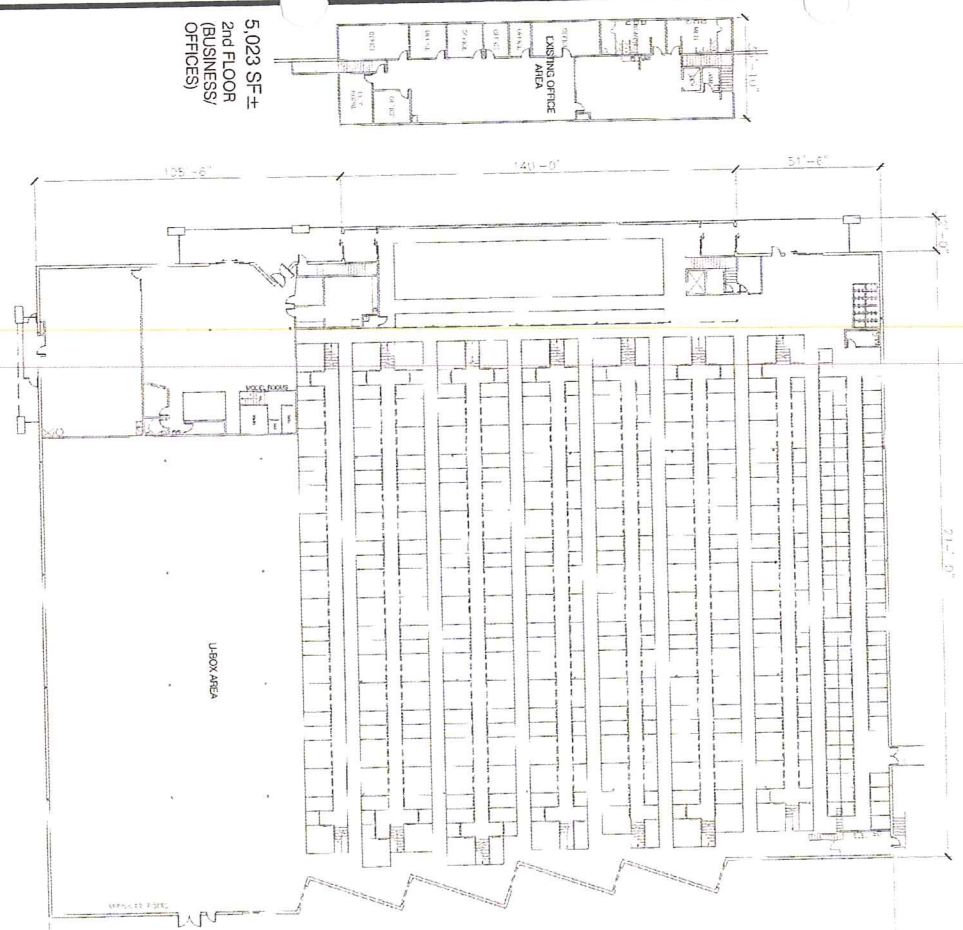
SHEET NO. 887052  
 SHEET TOTAL 887052

PROPOSED MINIS ELEVATIONS

DATE: 04/27/11  
 DRAWN BY: A-32

**PROPOSED ROOM MIX**

ROOM TYPE	NO. OF ROOMS	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	10th Floor	11th Floor	12th Floor	13th Floor	14th Floor	15th Floor	16th Floor	17th Floor	18th Floor	19th Floor	20th Floor	TOTAL
5.5.5	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
5.5.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5.7.10	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
7.2.10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7.2.10	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
10.2.12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10.2.15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>



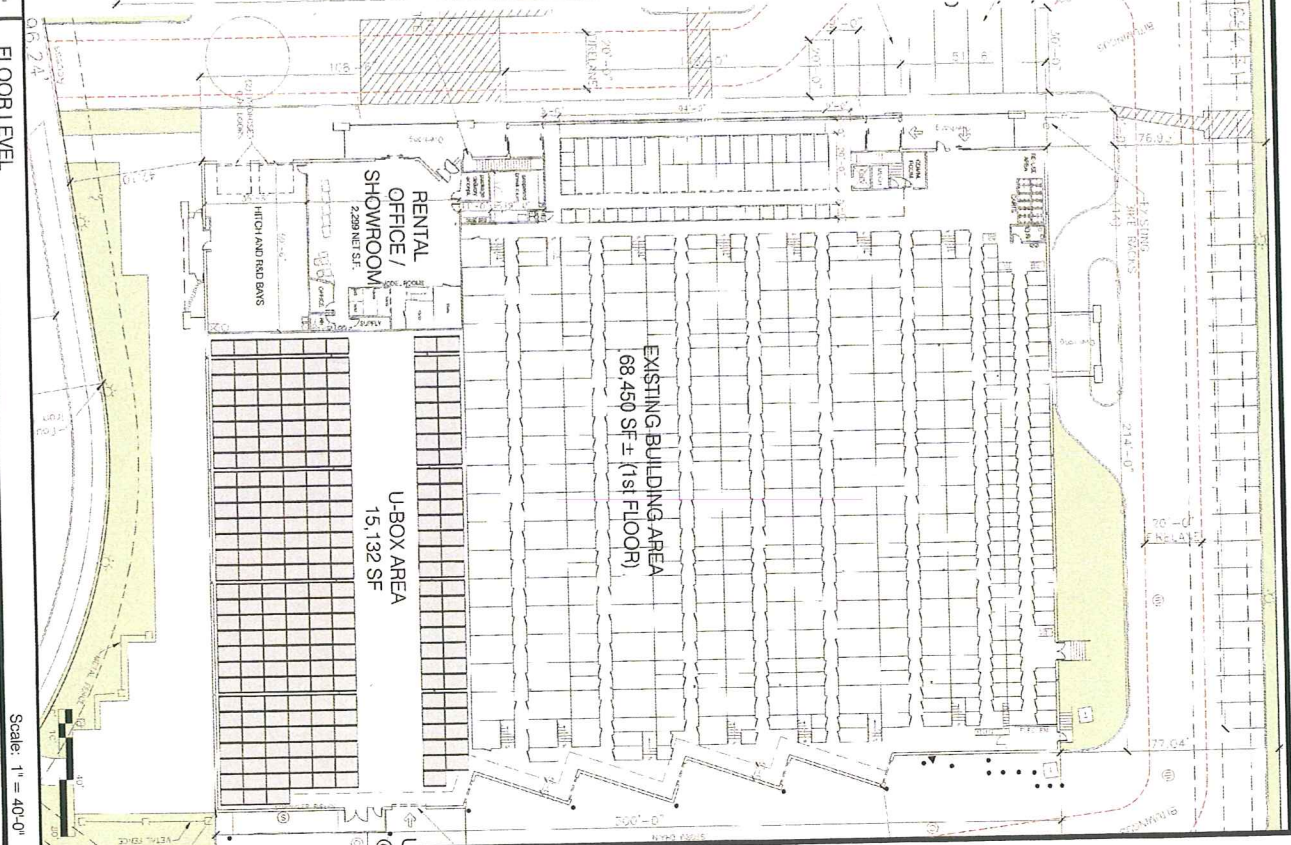
5,023 SF ±  
2nd FLOOR  
(BUSINESS/  
OFFICES)

SC-10 UPPER LEVEL

Scale: 1" = 40'-0"

FLOOR LEVEL

Scale: 1" = 40'-0"



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**AMERCO REAL ESTATE COMPANY**  
 7727 WISCONSIN DRIVE  
 MADISON, WI 53719  
 TEL: (608) 272-1234  
 FAX: (608) 272-1235

Project Location  
 4715 Verona Road  
 Madison, WI

DATE: 05/20/10

PROJECT: 887052

SCALE: A1

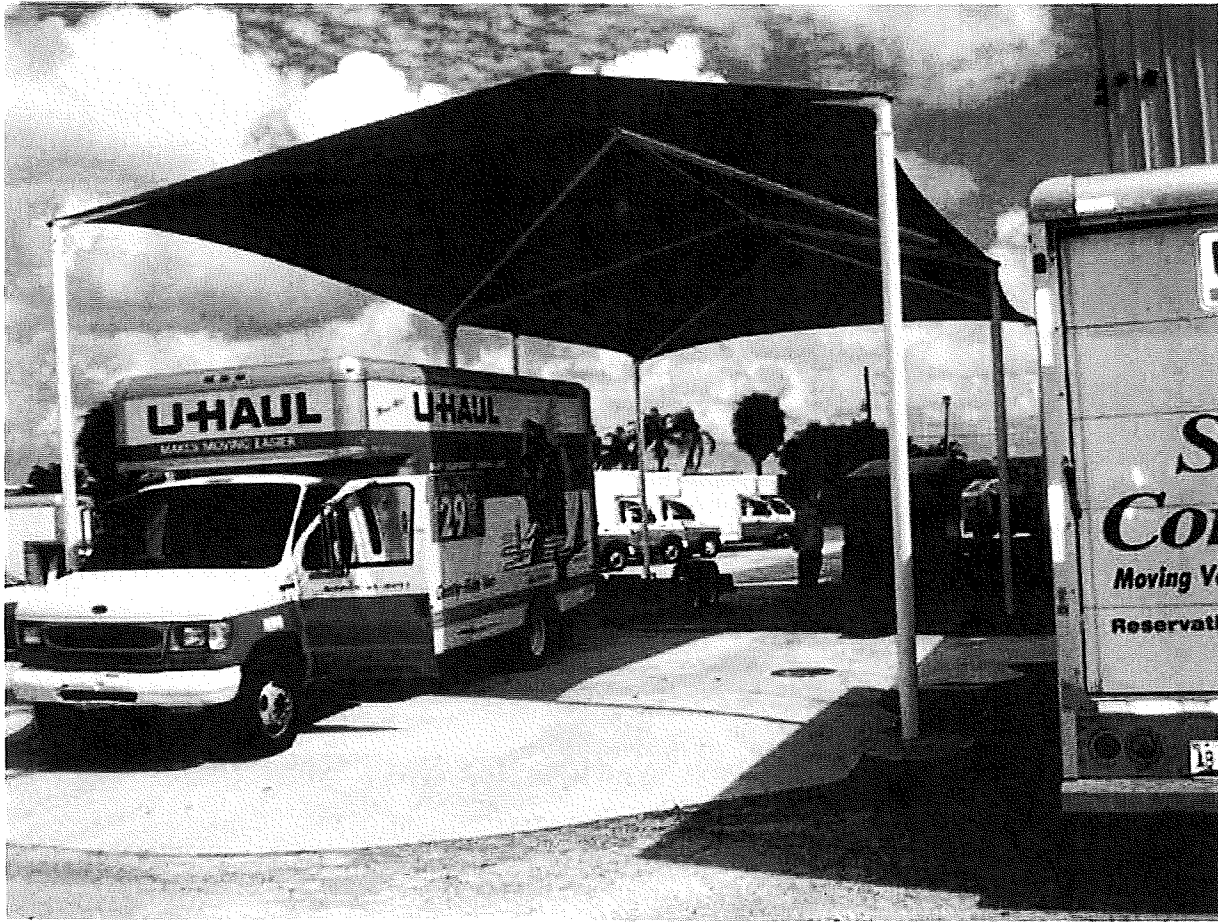
DATE: 05/20/10

**Legend of Symbols & Abbreviations**

1/2" = 1' Scale	1/4" = 1' Scale	1/8" = 1' Scale	1/16" = 1' Scale
1/32" = 1' Scale	1/64" = 1' Scale	1/128" = 1' Scale	1/256" = 1' Scale
1/512" = 1' Scale	1/1024" = 1' Scale	1/2048" = 1' Scale	1/4096" = 1' Scale
1/8192" = 1' Scale	1/16384" = 1' Scale	1/32768" = 1' Scale	1/65536" = 1' Scale
1/131072" = 1' Scale	1/262144" = 1' Scale	1/524288" = 1' Scale	1/1048576" = 1' Scale
1/2097152" = 1' Scale	1/4194304" = 1' Scale	1/8388608" = 1' Scale	1/16777216" = 1' Scale
1/33554432" = 1' Scale	1/67108864" = 1' Scale	1/134217728" = 1' Scale	1/268435456" = 1' Scale
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1/688128000" = 1' Scale	1/1376256000" = 1' Scale	1/2752512000" = 1' Scale	1/5505024000" = 1' Scale
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1/768000000			







**GENERAL NOTES**

GENERAL DESIGN: CANOPY DESIGN TO BE HIP STRUCTURE. SHOP DRAWINGS MUST BE APPROVED BY U-HAUL CONSTRUCTION DEPARTMENT PRIOR TO ORDER/MANUFACTURE.

DESIGN LOADS:  
DESIGN TO MEET OR EXCEED THE REQUIREMENTS OF THE 2006 IBC, AND/OR LOCAL GOVERNING CODE. REFER TO SHOP DRAWINGS FOR PROJECT SPECIFIC DESIGN/ENGINEERING AND GEOGRAPHICAL CONDITIONS FOR LIVE LOADS.

NOTES:  
DESIGN STRUCTURE TO 5 PSF SNOW LOAD. FABRIC TOP TO BE REMOVED IF SNOW ACCUMULATION IS ANTICIPATED.  
FABRIC TOP TO BE REMOVED IF WINDS EXCEEDING 90 MPH ARE ANTICIPATED.

STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICES.

ITEMS	SPECIFICATIONS
HSS TUBE STEEL	ASTM A500, GRADE B.
ROUND HSS OR STEEL PIPE	ASTM A500, GRADE B OR ASTM A53, GRADE B.
ROUND STEEL TUBING	ASTM A500
GUSSET PLATES	ASTM A36
HEX BOLTS	ASTM A325
NUTS	ASTM A563
WASHERS	ASTM F436
REINFORCING STEEL	ASTM A615, GRADE 60 (GALVANIZED)
ANCHOR RODS	ASTM F1554 GRADE 55 (GALVANIZED)
WELDING ELECTRODES	E70XX

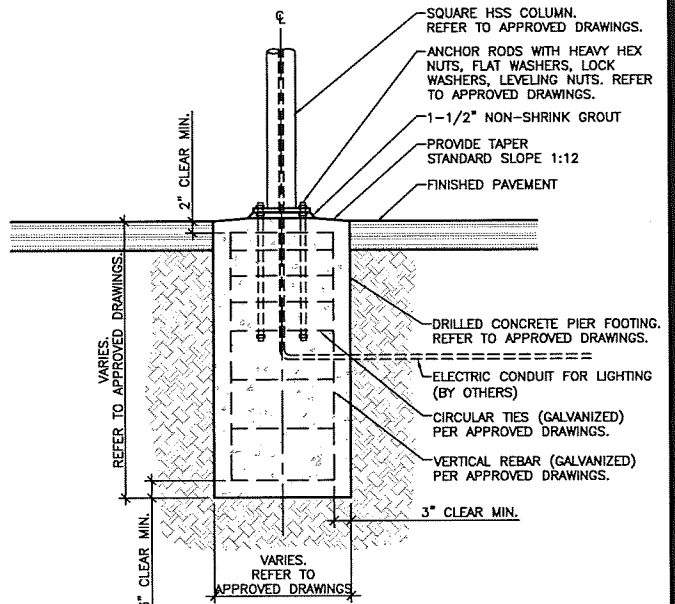
ALL WELDING SHALL CONFORM TO AWS D1.1

FABRIC: USE **"KNITTEX®" COLOURSHADE** OR FABRIC IN LIKE AND KIND PER LOCAL CANOPY MANUFACTURER. APPROVED COLORS ARE "RAINFOREST" AND "ROYAL BLUE" ("KNITTEX" COLORS). COLOR MUST BE APPROVED BY U-HAUL CONSTRUCTION DEPARTMENT BASED ON FACILITY LOCATION. FABRIC TO BE U.V. STABILIZED HIGH DENSITY POLYETHYLENE, WITH MONOFILAMENT YARN AND TAPE CONSTRUCTION AND LOCK-STITCH KNITTED TO ENSURE MATERIAL WILL NOT TEAR, FRAY OR UNRAVEL IF CUT.

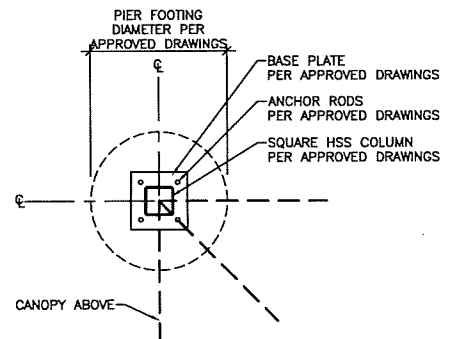
STEEL CABLE: CABLE TO BE 3/8"Ø, 7X19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,000 LBS. GALVANIZED STEEL CABLE CLAMPS. CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANEL (DESIGNED PURPOSELY UNDERSIZED) REACHES A TAUNT APPEARANCE.

**NON-CANTILEVERED FREESTANDING CANOPY**

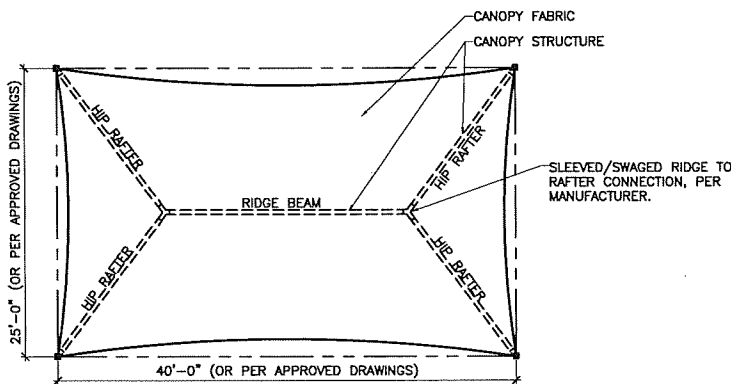
A NON-CANTILEVERED CANOPY IS TYPICALLY USED AT D&R AREAS, OR WHERE ROOF RUN-OFF DOES NOT REQUIRE REDIRECTION.



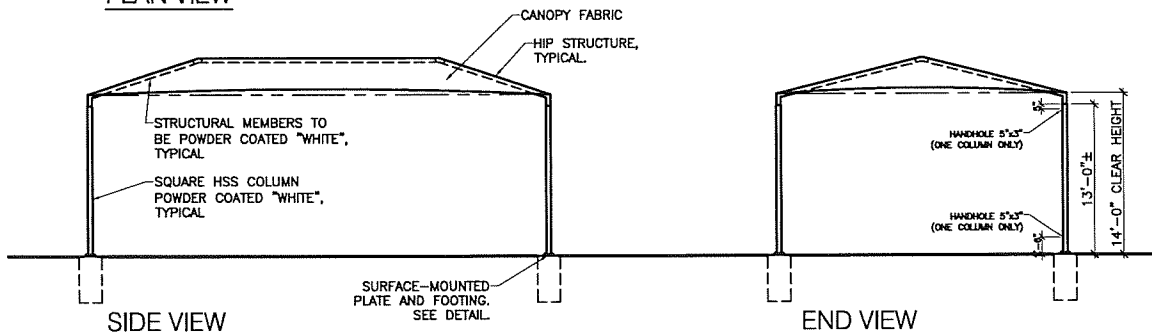
**FOOTING DETAIL - SECTION**



**FOOTING DETAIL - PLAN VIEW**



**PLAN VIEW**



**SIDE VIEW**

**END VIEW**

**AMERCO.**  
**REAL ESTATE COMPANY**

**FREESTANDING CANOPY**

FILE NAME: Freestanding Canopy.dwg	SHEET: -
SECTION #: -	
REVISED: 01/08/10	
SCALE: N.T.S.	DETAIL