4716 Verona Rd, Madison WI 53711









Ground Ups

Adaptive Reuse

Historic Revitalization



Locator Map





Project Description

Address: 4716 Verona Rd, Madison WI 53711

Project size: +/- 17,012 G.S.F.

Zoning: PD Planned Development

 Existing Uses: Indoor climatized self-storage, U-move, and related retail.

Proposed Use: U-Box

 AMERCO Real Estate Company (AREC) is planning to expand our existing U-Haul Moving and Storage center located at 4716 Verona Rd, Madison, WI, by adding a 17,012 GSF U-Box self-storage building to the site. (Please refer to the attached site plan)

• Hours of operation:

 Mon. - Thurs.
 7:00 a.m. to 7:00 p.m.

 Fri.
 7:00 a.m. to 8:00 p.m.

 Sat.
 7:00 a.m. to 7:00 p.m.

 Sun.
 9:00 a.m. To 5:00 p.m.



Planned Development District – Design Guidelines

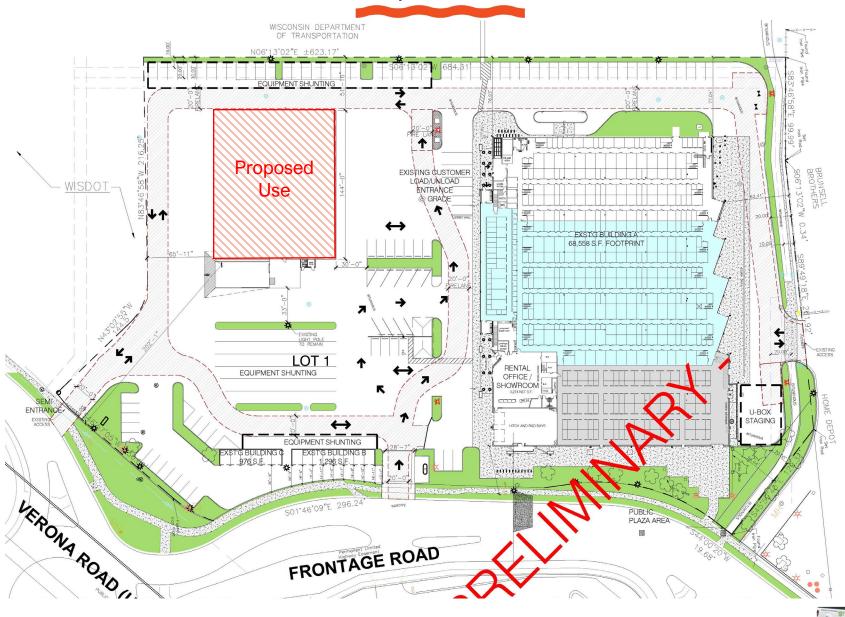
- The proposed U-Haul storage facility has been designed to align with the purpose and standards of the PD Guidelines by emphasizing high-quality architecture, Contextual Compatibility, and urban design Commission input, Neighborhood & Plan Conformance.
- High-Quality Architecture & Materials; Elevation redesign includes improved façade, materials, articulation, and detailing.
- Contextual Compatibility; Building form and massing adjusted to better match surrounding uses and neighborhood character.
- Flexible Site-Specific Design; Custom design adapted to site constraints and project needs beyond base zoning.
- Urban Design Commission Input; Elevation updates incorporate feedback to enhance visual quality and contextual fit.

Conclusion:

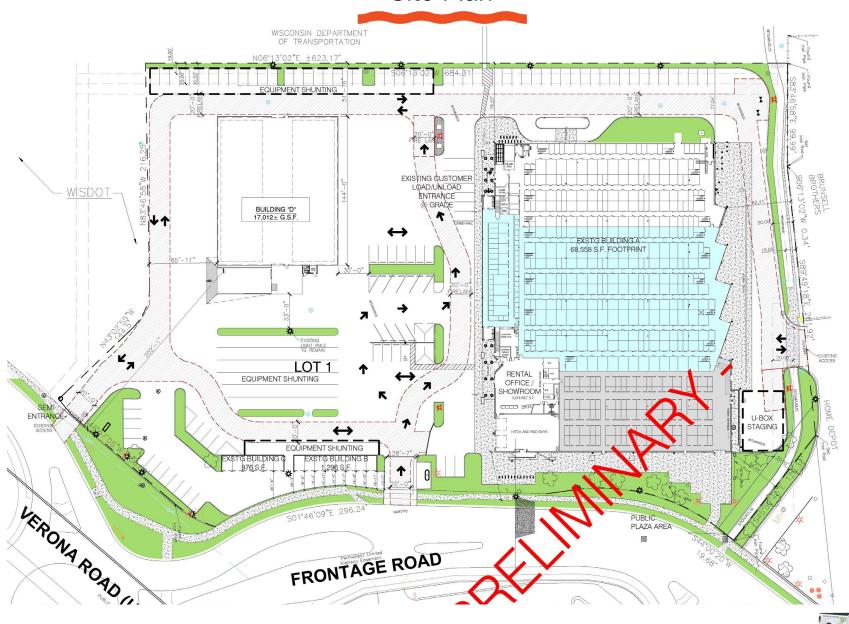
The updated U-Box building elevations fully support the goals of the Planned Development District by enhancing design quality, fitting the neighborhood context, and utilizing the flexibility intended by the PD zoning process.



Location of Proposed Use on Site Plan



Site Plan



Surrounding Properties

- North of property
- Industrial Business: Brunsell Lumber & Millwork





Surrounding Properties

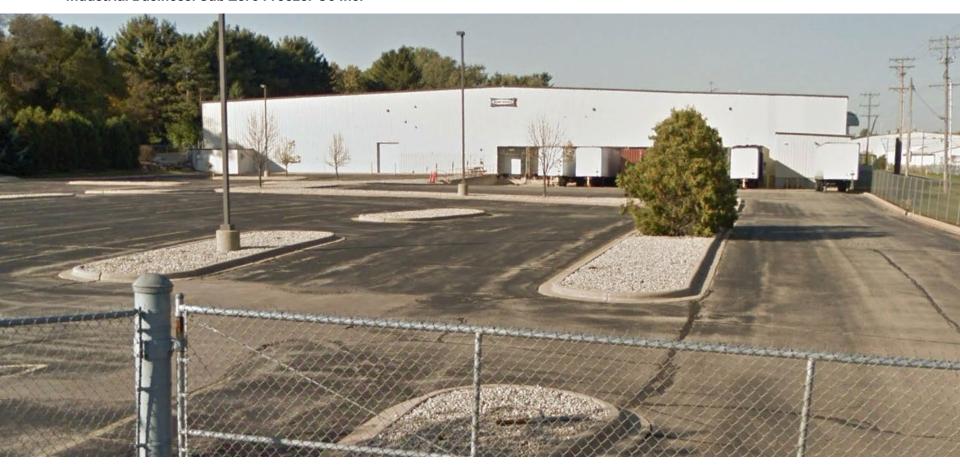
- North of Property
- Commercial Business: Home Depot





Surrounding Properties

- West of Property
- Industrial Business: Sub Zero Freezer Co Inc.





Surrounding Properties

- East of Property
- Commercial Property: BMO Harris Bank







Preliminary Drawings

Project Designed By

AAM ASSOCIATES, INC. 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004 P: 602.263,6841

Project - Client



Preliminary Proposal



Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, AIZONA 85004
P: 602.253,6841

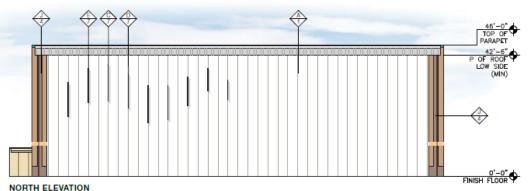
Project - Client

at Verona Road Madison, WI (749032)

Composite Rendering Southeast Elevation



Scale: 1" = 20'



COLORS			MATERIALS				
Α		REGAL WHITE (MP CUSTOM COLOR)	1	42"W METLSPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP			
В		SANDSTONE (MPCUSTOM COLOR)	2	HORIZONTAL LAP SIDING			
С		DESERT JEWEL P62	3	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS			
D		SW 6884 OBSTINATE ORANGE P63	4	PAINT DETAIL			
Е		SW 6451 NURTURE GREEN P61	5	10"H TRIM TYP.			
F		SIERRA SUNSET P6	6	10"H x 3"D ARCHITECTURAL DETAILS			
G		SW EGGSHELL BLACK P100	7	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)			
Н		IRONWOOD (FAUX WOODGRAW FINISH)	8	8'H x 30'W FAUX WINDOW DECALS ON ALUMINUM			
1	£3093	GALVANIZED	9				
J		TO MATCH COLORS OF EXISTING BLDG	10				

GENERAL NOTES:

THIS PROJECT WAS DESIGNED USING METL-SPAN METAL PRODUCTS. DEVIATING FROM METL-SPAN PANELS WILL ATTHE FINAL APPROVED DESIGN OF YOUR BUILDINGS. PLEASE CONSULT WITH THE ARM FACILITY IMAGING TEAM IF A DIFFERENT SUPPLIER IS BEING USED.

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT IMP DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 802.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF 42° WIDE IMP DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLASE CONTACT THE DESIGNER AT AM ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P. 602.623.6841

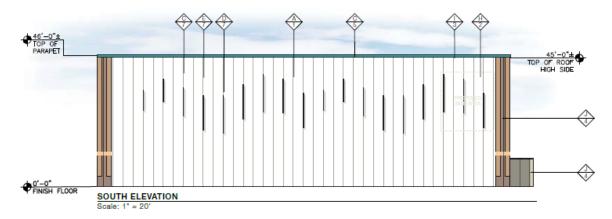
Preliminary Drawings Project Designed By



Project - Client

at Verona Road Madison, WI (749032)

Colors & Materials





<u> </u>							
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Project - Client

UHAUL at Verona Road Madison, WI (749032) Colors & Materials