

Planning Report

City of Verona

Plan Commission 2-3-2020

515 W. Verona Ave.

Annexation and Zoning Map Amendment

Summary: The Applicant has submitted a request for an annexation of 0.224-acres and zoning map amendment for 515 West Verona Avenue.

Property Location: 515 West Verona Avenue

Property Owner: Verona Hotel Group LLC
230 Horizon Drive, Suite 102 B
Verona, WI 53593

Applicant: Same

Existing Zoning: Town Zoning – Heavy Commercial (HC)
Proposed Zoning: Urban Commercial (UC)
Existing Land Use: Hotel
Proposed Land Use: Hotel

Figure 1 – Location Map



Red shows the area to be annexed and rezoned

Background:

The Applicant is requesting annexation from the Town of Verona to the City of Verona allowing the existing hotel to be located in one jurisdiction. The annexation would correct a mapping error.

Annexation and Rezoning Review:

The Property is surrounded by the City of Verona and is in the Urban Service Area. The Comprehensive Plan is silent regarding this Property as well as the Town of Verona's Comprehensive Plan.

Wisconsin State Statutes require that the Department of Administration (DOA) review all proposed annexations. The annexation petition (MBR 14283) is under review at the time of the completed staff report.

Consistent with State law, the Applicant is required to pay the Town of Verona any taxes for the one (1) parcel being annexed to the City. The City will be paying the Town the amount of taxes.

Zoning:

Section 13-1-61 of the City's Zoning Ordinance requires all lands annexed to the City to initially be zoned Rural Agriculture (RA). The Applicant is requesting to rezone the Property to Urban Commercial (UC) to be consistent with the other parcel's zoning.

Rezoning Findings:

The City's Zoning Ordinance requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Master Plan (Sec. 13-1-362). A summary of this review is below.

- a. *How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 13-1-5 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?*

The proposed zoning map amendment will accomplish several of the purposes listed in the Zoning Ordinance including the promotion of health, and general welfare. Staff finds the proposed rezoning conforms to the requirements of the DNR and FEMA.

- b. *Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?*
 - 1. *The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;*

2. *A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.);*
3. *Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*
4. *Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current zoning maps needs to be amended due to above #2.

- c. *How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

The proposed amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as the neighboring area is built as well as the hotel on the Property.

Recommendation:

Staff recommends the following Plan Commission action:

1. Recommend that the Common Council approve the request to annex approximately 0.224-acres of land to the City of Verona.
2. Recommend that the Common Council approve the zoning map amendment to rezone 0.224-acres of land from Rural Agriculture to Urban Commercial.

Prepared by: Katherine Holt *KH*
Community Development Specialist

Submitted by: Adam Sayre, AICP *AS*
City Administrator

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **VERONA HOTEL GROUP LLC**

Address: **230 HORIZON DR**

SUITE 102B

VERONA, WI 53593

Email: **LEE@FISCHLCONSTRUCTION.COM**

Office use only:

1. Town where property is located: **VERONA**

2. Petitioned City or Village: **VERONA**

3. County where property is located: **DANE**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **0.224**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **062/0608-164-
9820-0**

Petitioners phone:

Town clerk's phone:
608-845-7187

City/Village clerk's phone:
608-848-9947

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
AECOM

RODERICK STEEGE, PLS

1350 DEMING WAY, SUITE 100

MIDDLETON, WI 53562

Phone:

Phone: **608 828 8163**

E-mail:

E-mail:

Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - Unanimous per [s. 66.0217 \(2\)](#), or,
OR
 - Direct by one-half approval per [s. 66.0217 \(3\)](#)
- Check or money order covering review fee [see next page for fee calculation]

Petition for Annexation

Now comes the undersigned, pursuant to Wisconsin Statutes 66.0217(2) and petitions the City of Verona, Dane County, and the State of Wisconsin as follows:

1. The undersigned are all the owners/purchasers of all of the real property described in the attached map.
2. The undersigned hereby petition and request the territory described in the attached map be directly annexed to the City of Verona, Dane County, State of Wisconsin.
3. Undersigned further petition and request that an annexation Ordinance for the annexation of the above described territory be enacted by the governing body of the City of Verona, Dane County, State of Wisconsin in accordance with the Wisconsin Statute Section 66.0214, forthwith.
4. A scale map of the property to be annexed showing the boundaries of such territory and the relation to the municipality to which annexation is requested, is attached hereto and incorporated by reference in this petition.
5. The current population of the territory to be annexed is zero (0).
6. The undersigned further petitions that upon annexation the territory so annexed as "Urban Commercial".
7. The undersigned state and affirm their unanimous approval of the proposed annexation.



12.17.19

Lee Fischl, Verona Hotel Group, LLC

ANNEXATION DESCRIPTION

BEING PART OF 515 W. VERONA AVENUE.

**LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN**

Commencing at the Southeast corner of Section 16, Township 6 North, Range 8 East;

Thence N 1°14'26" W, 3.21 feet;

Thence N 88°45'34" W, 405.93 feet;

Thence N 1°14'26" W, 12.81 feet;

Thence N89°37'27" W, 257.39 feet;

Thence N 1°14'26" W, 221.50 feet;

Thence N 56°42'26" W, 17.00 feet to the southerly right of way of Half Mile Road and the Point of Beginning;

Thence N22°10'26" W, 25.97 feet;

Thence N 43°06'19" E, 16.91 feet;

Thence N 67°40'11" E, 288.04 feet;

Thence S1°14'26" E, 35.37 feet;

Thence S67°40'11" W, 290.76 feet to the Point of Beginning.

Containing 0.224 acres, 9750 square feet, more or less.

Intending to include all lands of the Town of Verona located within the parcel at 515 W. Verona Ave.

EXHIBIT "A"

PART OF 515 W. VERONA AVENUE TO BE ANNEXED TO THE CITY OF VERONA.
LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4,
SECTION 16, TOWN 6 NORTH, RANGE 8 EAST.
TOWN OF VEROINA, DANE COUNTY, WIASONSIN

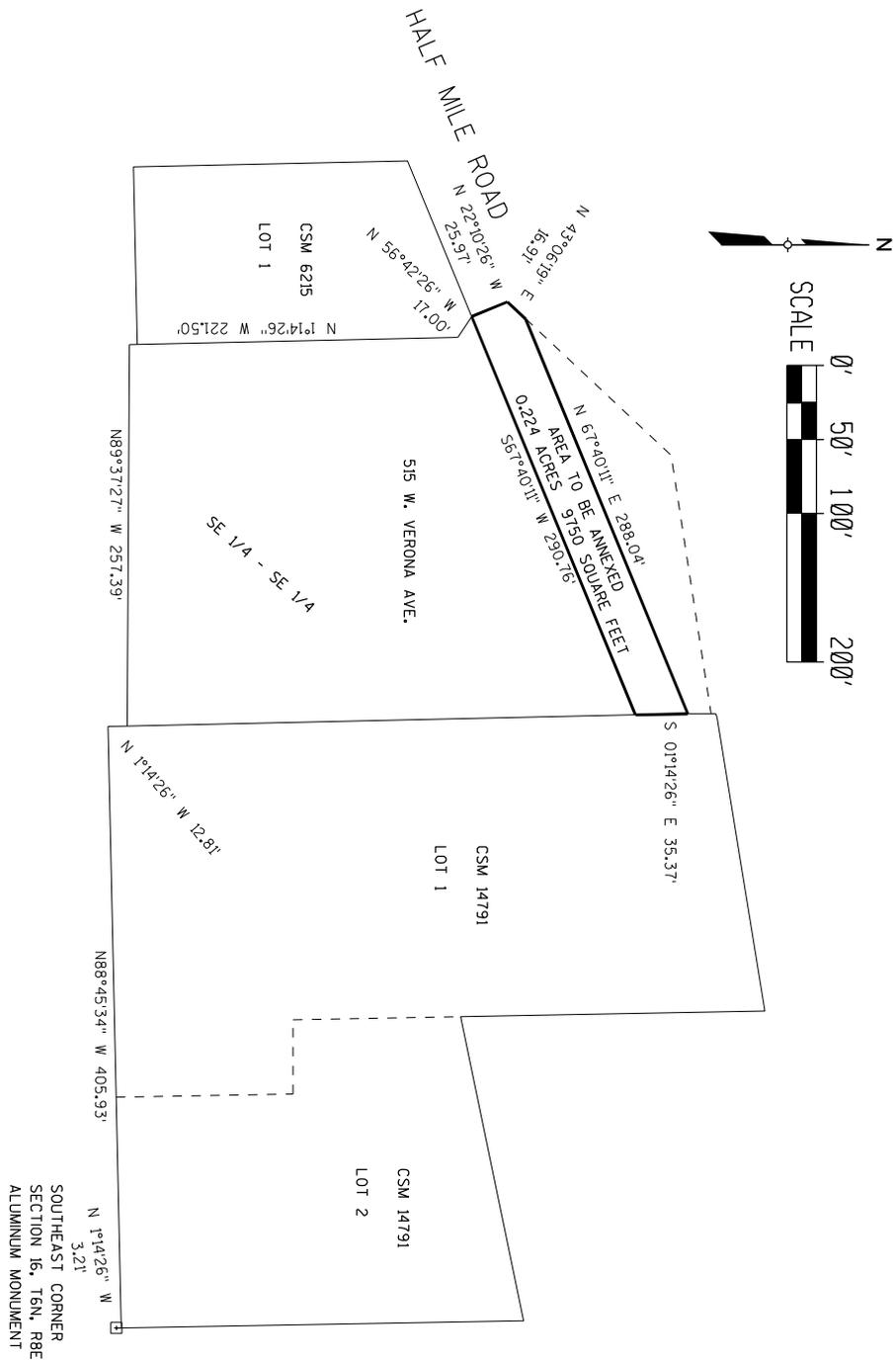


EXHIBIT "B"

PART OF 515 W. VERONA AVENUE TO BE ANNEXED TO THE CITY OF VERONA.
 LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4,
 SECTION 16, TOWN 6 NORTH, RANGE 8 EAST.
 TOWN OF VERONA, DANE COUNTY, WISCONSIN

