

CITY OF VERONA
PLAN COMMISSION

1/3/2023 - Minutes

1. Call To Order

Mayor Diaz called the meeting to order at 6:30 p.m.

2. Roll Call

Luke Diaz, Christine Posey, Beth Tucker Long, Pat Lytle and Tyler Wood were present. Tyler Powers was absent and excused. Mike Hankard arrived at 6:32 p.m. Also present: City Engineer Carla Fischer and City Administrator Adam Sayre.

3. Public Comment

- Eileen Harwood, 284 Meadowside Dr., stated she has concerns about the traffic and teenage drivers that the rezoning of 411 Prairie Heights Dr. will bring to her neighborhood.
- Kevin Mehring, 3158 Waucheeta Trl., Madison, stated that he is one of the investors of the 411 Prairie Heights Dr. and a supporter of the school. He also stated that a traffic study has been completed.
- Travis Gavinski, 4011 Monona Dr., Monona, stated that he is also an investor in the VAC property. He stated that traffic will not be a concern.
- Mark Foos, 411 New Age Cir., stated that the speed limit is too high in the area. He suggested reducing the speed limit from Range Trail.
- Duane Yahn, 410 New Age Cir., asked what the capacity of the VAC building was and how many parking spaces there were. He asked if the Plan Commission has thought about how much tax money will be taken off the rolls when it becomes a school property.
- Dorothy Wahner, 405 New Age Way, lives next to the VAC and she is concerned about traffic. She feels like the decision is happening too fast and is unable to give input.
- Sue Dahlk, 410 New Age Way, stated the retirement community is not happy about the proposal. She is concerned about additional traffic and high rates of speed. She noted that it is not an appropriate place for a school.
- Todd Schilling, 409 New Age Way, asked if there was going to be a school zone to reduce speeds. He noted that there is no crosswalk or sidewalk on CTH M.

4. Approval Of Minutes From December 5, 2022 Plan Commission Meeting.

Motion by Tucker Long, seconded by Wood to approve the minutes from the December 5, 2022 Plan Commission meeting. Motion carried 6-0.

5. Comprehensive Outdoor Recreation Plan

Public Hearing – Review and adoption of the City of Verona Comprehensive Outdoor Recreation Plan as an amendment to the City’s Comprehensive Plan.

Motion by Diaz, seconded by Lytle, to open the public hearing at 7:46 p.m. Motion carried 6-0.

There were no comments from the public.

Motion by Tucker Long, seconded by Lytle to close the public hearing at 7:46 p.m. Motion carried 6-0.

a. Discussion & Possible Action – Resolution adopting and recommending the Comprehensive Outdoor Recreation Plan as an amendment to the City of Verona Comprehensive Plan.

Adam Waszak, City Parks Director, and Dan Schmidt, MSA, presented the Comprehensive Outdoor Recreation Plan. The City provides 13.9 acres of developed parkland per 1,000 residents. From the survey feedback, the community would like to see: an outdoor pool, disc golf course, adventure course, off-road paths, and restrooms. Schmidt highlight the Zingg Park master plan.

Tucker Long asked if the Plan included native trees to be planted and if no-mow turf had been considered. Wazsak said they use native trees as much as possible, but also need diversity so that invasive species don't kill all the trees. He added they would continue to explore low and no-mow options.

Hankard suggested widening the sidewalk along Verona Avenue to accommodate pedestrians and bikers. Sayre said the challenge is that we are already using all of the right-of-way in that area.

Diaz said that there were a lot of comments from the public about sidewalks in the plan.

Motion by Tucker Long, seconded by Diaz to approve a resolution adopting and recommend the Common Council approve the Comprehensive Outdoor Recreation Plan as an amendment to the City of Verona Comprehensive Plan. Motion carried 6-0.

6. Dreger Property - Comprehensive Plan Amendment

Public Hearing – Review and adoption of an amendment to the City's Comprehensive Plan for 33.1 acres of 427 multifamily units, 1.4 acres of commercial, and 2 acres of parkland located at 7085 County Highway PD.

Motion by Diaz, seconded by Lytle to open the public hearing at 8:02 p.m. Motion carried 6-0.

Tony DeRosa, Fiduciary Development, has moved the commercial further east, made the clubhouse more central, decreased the number of units, and has met with the Parks department about 2-acres of parkland.

Motion by Diaz, seconded by Tucker Long to close the public hearing at 8:03 p.m. Motion carried 6-0.

a. Discussion & Possible Action – Resolution adopting and recommending an amendment to the Comprehensive Plan for 33.1 acres of 427 multifamily units, 1.4 acres of commercial, and 2 acres of parkland.

Sayre presented the staff report.

Hankard asked if we approved the amendment tonight, could the applicant come back with a different plan with a higher density. Sayre stated that what the Plan Commission is approving tonight is the acreage of multifamily units, commercial and parkland; we are not approving site-plan. Hankard would like to see a similar plan when this comes back for site-plan approval.

Tucker Long would like to diversity in the buildings and units when it comes back.

Posey wants to see a plan for the commercial space as she does not want to see that space sit vacant.

Diaz would like to see a walking path around the stormwater pond.

Motion by Tucker Long, seconded by Posey to approve the resolution and recommend that the Common Council amend the Comprehensive Plan for this property with the following: approximately 33.1-acres will be

designated as multi-family with up to 427 multi-family units; approximately 1.4-acres will be designated as commercial; and approximately 2-acres will be designated as parkland. Motion carried 6-0.

7. 411 Prairie Heights Drive - Zoning Map Amendment

Discussion & Possible Action – Zoning map amendment to rezone 411 Prairie Heights Drive from Suburban Commercial (SC) to Public Institutional (PI).

Diaz asked that this item be moved to after item 4 on the agenda. There were no objections.

Sayre stated this project had a public hearing on December 5, 2022. Action was postponed until more traffic information could be provided.

In response to the capacity question from public comment, Sayre stated that the applicant is looking at 250 students at capacity, which is under the building code requirements. There are 180 parking spaces currently and noted that the current code requires one parking space per employee and .5 parking spaces per student. If the school were to have 250 students enrolled, there would be sufficient parking.

He stated that taxes and zoning issues are separate, but the property would still be taxable.

Jess Billmeyer stated that they completed the traffic study in December. With 260 students, there would be an additional 200 trips per day. Most of traffic will be going towards CTH M. About 60% will be going south towards the bypass; 40% will go back into the City. Approximately 5% will be going out the back towards Locust. All of the traffic movements to/from the site received a grade level of C or better. The only movement that received a C is the outgoing left turn.

Billmeyer stated that drop-off/pick-up proposal is to have drivers enter the far west driveway. He recommended that they have at least 400 feet between the drop off and pick-up from the street. He stated the proposed drop-off/pick-up area will also benefit weekend activities.

Billmeyer added that the City should approach the County again about changing the speed limit on CTH M. The City should paint the curb yellow and post no parking signs near the driveway of the school to have better sight lines.

Posey stated that the tournament weekends will still generate more traffic than the school will. The investor stated that they are hoping that the new drop-off/pick-up site will also help traffic for tournaments.

Tucker Long asked about parking and had concerns about other tenants also using the parking lot. Billmeyer stated the school intends on having the students and teachers parking in the back northwest section of the parking lot.

Diaz asked how long peak traffic lasts for a school. Billmeyer stated it is generally 15 minutes.

Hankard asked if there were other permitted uses for this building that would generate just as much traffic. Billmeyer stated that retail would generate more traffic. Sayre stated that the building is currently zoned suburban commercial so there are a wide range of permitted uses for the building that would generate more traffic, such as a college or university.

Tucker Long asked if it was common to have a zoning change for temporary use. Sayre stated that the building has been around for 20 years and that is generally when you see changes especially with this unique site.

Lytle asked what recourse the City has if the drop-off/pick-up site does not work if it is not a condition and there is no site plan. Sayre said you can't conditionally rezone a property.

Wood stated there was a reprieve from the traffic during the week. Now, with the proposal of the school, the

neighborhood is concerned about traffic every day.

Posey believes it is a good use of the building, but hears the concerns from the neighbors about traffic and parking.

Tucker Long suggested eliminating on-street parking on the opposite side of the street from the VAC to increase visibility for people exiting their driveways.

Hankard stated that we should penalize the school for the tournament issues.

Sayre would work with Chief Dresser and the Public Safety Committee for traffic and parking related issues.

Motion by Posey, seconded by Hankard to recommend that the Common Council approve the zoning map amendment to rezone 411 Prairie Heights Drive from Suburban Commercial to Public Institutional with the following condition: the zoning map amendment shall become effective upon Impact Charter School/Applicant acquiring the property. Motion failed 2-4 with Diaz, Tucker Long, Wood, and Lytle voting 'no'.

8. 1979 Milky Way

Discussion & Possible Action – Site plan review for 2-office buildings located at 1979 Milky Way

Epic is requesting two additional office buildings. They complement the Wizard theme on the campus. There is already sufficient parking in the underground parking structure on the site.

Motion by Tucker Long, seconded by Diaz to approve the site plan review for 2-office buildings located at 1979 Milky Way. Motion carried 6-0.

9. Avalon Ridge - Annexation

Discussion & Possible Action – Annexation of 31.996 acres of land located east of County Highway M and south of County Highway PD

Sayre stated this annexation would annex the West Madison Bible Church and the former Wharton property. Based on previous approvals, the property will be rezoned as Suburban Commercial, Urban Residential, and Public Institutional.

Motion by Tucker Long, seconded by Posey to recommend that the Common Council approve an Annexation of 31.996 acres of land located east of County Highway M and south of County Highway PD with the condition that the annexation shall become effective upon execution of an annexation agreement. Motion carried 6-0.

10. Reports And Comments From The Planning Department

a. Update on development projects.

11. Adjournment

Motion by Hankard, seconded by Wood to adjourn at 8:28 p.m. Motion carried 6-0.

Respectfully Submitted,
Holly Licht, City Clerk

