

CITY OF VERONA
PLAN COMMISSION
MINUTES
November 3, 2022

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Tyler Wood, Tyler Powers, Luke Diaz, Christine Posey, and Mike Hankard were present. Beth Tucker Long and Pat Lytle were absent and excused. Also present: City Engineer Carla Fischer and City Administrator Adam Sayre.
3. Public Comment:
 - Sara Schmid, spoke on behalf of her parents, Ray and Shirley Mauer. She stated that she is concerned with the water run off at her driving range and her family's farm.
 - Jo Tucker, Shady Oak Lane, spoke regarding the Northwest Neighborhood Plan per her handout. She stated there is not much area for expansion into this area of the Northwest Neighborhood Plan. She asked if the Hexagon project density was appropriate for the area adjacent to a rural area. She had questions about traffic patterns and concerns about how adjacent properties would be protected from light and noise pollution. There is a concern about the viewshed from the Ice Age Trail.
4. Approval of minutes from October 3, 2022 Plan Commission meeting
Motion by Posey, seconded by Powers to approve the minutes from the October 3, 2022 Plan Commission meeting. Motion carried 5-0
5. Discussion & Possible Action – Certified survey map review to create one (1) lot and one (1) outlot located at 1403 Northern Lights Road.
Sayre stated that outlot 1 will be used for a sign. The outlot will be transferred to Good Shepard Lutheran Church.
Motion by Posey, seconded by Powers to recommend that the Common Council approve a certified survey map review to create one (1) lot and one (1) outlot located at 1403 Northern Lights Road. Motion carried 5-0.
6. Discussion & Possible Action – Initial review to construct 656 multifamily units and one (1) commercial lot located north of County Highway PD, east of Shady Oak Lane, and west of Woods Road
Mark Lake, Wangard Development, presented the proposed project. He stated that the project includes townhomes and many units with their own garage. There will be a 10-acre preservation and stormwater ponds on the property. He added that they are willing to work with the community to determine what would be desired for the commercial area.
Sayre stated that the property is currently located in the Town and would require annexation. He gave an overview of the proposed property and the potential future traffic plans in the area.

Diaz stated that he supports multi-family on this site and a diversity of housing options. He liked the townhouse, but not the detached garages. Underground parking leads to better land use and supports one-to-one underground parking. He would prefer the commercial to be a bit bigger but want it to be part of a mixed-use building. Diaz thinks the commercial should not be a gas station or drive-through. He likes solar panels, EV chargers, and path. Diaz asked about the future of Shady Oak Lane.

Sayre explained ideas for how Shady Oak Lane would work with the bend.

Hankard asked questions to Fischer about stormwater, which was answered. He does support multi-family and diversity of housing on the site. He asked if the commercial was to meet the City's mixed-used policy, or if the City desired commercial on the site. Sayre stated that the neighborhood identifies it as mixed-use, and it is important to have commercial to serve the neighborhood and potentially the City of Madison's development.

Wood supports apartments, but the proposed development has a lot of pavement and doesn't seem like a neighborhood. He would like to see more townhomes. Since there are two-bedroom units, will there be a playground. Is there any workforce housing? He prefers mixed-use buildings to better use the land.

Powers would be open to multi-family housing on this site, but the proposed development is too dense. The tallest buildings would be in the area with the highest elevation that all can be seen from far away. He would like to see a mix of commercial throughout the site.

Posey stated that this doesn't feel like a neighborhood as it is missing something. I would like to see opportunities for ownership such as condos. She has concerns about traffic at Northern Lights and CTH PD. She has concerns about viewshed and the height of the building. She would prefer to have underground parking but would support some detached garages.

Diaz agreed that the detached garages and parking moved to underground parking would lend itself to more parks and green space areas.

Hankard asked about the no option for building on this property. Do we have feedback regarding the one-to-one parking ratio for parking?

Sayre said that the City can say no to annexation or development at that time with some development in the future, but not at this time. The City has a parking standard to create a higher quality project and better use of the land, which is why it is in the zoning ordinance. If apartments turn into a condo, it promises that there is one parking space per unit.

7. Reports and comments from the Planning Department

- Update on development projects: Sayre gave an update on the commercial developments in the City.

- Director of Planning and Development: Sayre stated that he will be transitioning back to the Director of Planning and Development.
8. Adjournment: Motion by Powers. Seconded by Posey to adjourn at 7:16 p.m. Motion carried 5-0.

Respectfully submitted,

Holly Licht