

# City of Verona

## Plan Commission Meeting Agenda

City Hall – 111 Lincoln Street

Verona, WI 53593-1520

Tuesday – July 6, 2021 – 6:30 P.M.

[www.ci.verona.wi.us](http://www.ci.verona.wi.us)

1. Call To Order
2. Roll Call
3. Public Comment
4. Approval Of Minutes From June 7, 2021 Plan Commission Meeting

Documents:

[2021-06-07 PLAN COMMISSION MINUTES.PDF](#)

5. 240 Enterprise Drive  
**Public Hearing** – Zoning map amendment to rezone 240 Enterprise Drive from Suburban Office (SO) to Neighborhood Office (NO) and a conditional use permit for a proposed Group Daycare Center, +9 persons land use.

1. Discussion & Possible Action – Zoning map amendment to rezone 240 Enterprise Drive from SO to NO.
2. Discussion & Possible Action – Conditional use permit for a group daycare center, +9 persons to be located at 240 Enterprise Drive.
3. Discussion & Possible Action – Site plan to construct an approximately 10,731 square foot daycare center located at 240 Enterprise Drive.

Documents:

[240 ENTERPRISE DRIVE - DAYCARE CENTER.PDF](#)

6. Precise Implementation Plan For 420 Church Avenue And 100 South Marietta Street  
**Public Hearing** – Precise implementation plan (PIP) for a planned unit development (PUD) submitted by Steve Brown Apartments and Alexander Company that would allow for the construction of a mixed-use building with twenty (20) apartment units and approximately 10,000 square feet of commercial space, three (3) buildings containing a total of 112 apartment units, and five (5) buildings containing a total of 100 apartment units located at 420 Church Avenue, the former school property, and 100 South

## Marietta Street.

- a. Discussion & Possible Action – PIP for a PUD submitted by Steve Brown Apartments for the construction of a mixed-use building with twenty (20) apartment units and approximately 10,000 square feet of commercial space and three (3) buildings contains a total of 112 apartment units located at 420 Church Avenue and 100 South Marietta Street.
- b. Discussion & Possible Action – PIP for a PUD submitted by Alexander Company for the construction of five (5) buildings containing 100 apartment units located at 420 Church Avenue.
- c. Discussion & Possible Action – Preliminary and final plat to create five (5) lots and one (1) outlot located at 420 Church Avenue, the former elementary school property, and 100 South Marietta Street.

### Documents:

[PIP - STAFF REPORT - 420 CHURCH AVE.PDF](#)  
[PLATS - 420 CHURCH AVE - JULY 2021.PDF](#)  
[STEVE BROWN - 2021-06-18 - PIP\\_REV002.PDF](#)  
[ALEXANDER CO - PIP - 420 CHURCH AVE - JULY 2021.PDF](#)

### 7. Certified Survey Map For 1203 Wild Willow Way

Discussion & Possible Action – Certified survey map to create two (2) lots located at 1203 Wild Willow Way.

### Documents:

[CSM - OUTLOT 1 AND 2 - WILD WILLOW WAY.PDF](#)

### 8. Site Plan For 1120 John P. Livesey Blvd.

Discussion & Possible Action – Site plan review for a proposed 18,560 square foot flex industrial building located at 1120 John P. Livesey Boulevard.

### Documents:

[SITE PLAN - VERONA TECH PARK.PDF](#)

### 9. Initial Review Located North Of 233 Wildcat Way

Discussion & Possible Action – Initial review for a proposed 2,200 square foot commercial building and a 5,160 square foot commercial building located north of 233 Wildcat Way.

### Documents:

[INITIAL REVIEW - ERBACH PROPERTY.PDF](#)

10. Height Requirement

Discussion & Possible Action – Height requirement in the Suburban Industrial (SI) zoning district

Documents:

[MEMO HEIGHT SI.PDF](#)

11. Reports And Comments From The Planning Department

a. Update on development projects.

12. Adjournment

Luke Diaz

Chairperson

Posted: Verona City Hall,

Verona Public Library,

Miller's Market

All agendas are posted on the City's website at: [www.ci.verona.wi.us](http://www.ci.verona.wi.us)

**WRITTEN COMMENTS:** You can send comments to the Plan Commission on any matter, either on or not on the agenda, by emailing [Katherine.Holt@ci.verona.wi.us](mailto:Katherine.Holt@ci.verona.wi.us) or in writing to Plan Commission, 111 Lincoln Street, Verona, WI, 53593.

**Notice:** If need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the City Clerk at 845-6495 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

Notice is hereby given that a majority of the City Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility.

This constitutes a meeting of the City Council pursuant to the State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.