

CITY OF VERONA
MINUTES
PLAN COMMISSION
May 2, 2022

1. Call to Order
2. Roll Call: Beth Tucker Long, Luke Diaz, Christine Posey, Tyler Wood, Pat Lytle, Mike Hankard, and Tyler Powers were present. Also present: City Administrator Adam Sayre, City Engineer Carla Fischer, and Community Development Specialist Katherine Holt.
3. Public Comment: None
4. Approval of minutes from April 6, 2022 Plan Commission meeting.

Motion by Tucker Long, seconded by Powers to approve the minutes from the April 6, 2022 Plan Commission meeting. Motion carried 7-0.

5. **Public Hearing** – Precise Implementation Plan (PIP) review to construct a four (4)-story, 141-unit apartment building located south of 501 and 509 West Verona Avenue and west of Legion Street.

Motion by Diaz, seconded by Posey to open the public hearing at 6:35 p.m. Motion carried 7-0.

There were no comments from the public.

Motion by Tucker Long, seconded by Posey to close the public hearing at 6:35 p.m. Motion carried 7-0.

- a. **Discussion & Possible Action** – PIP review for 141 apartment units located south of 501 and 509 West Verona Avenue and west of Legion Street.

Sayre stated that this project had been previously approved by the Council, but the approval has since expired. He stated that the pool and the courtyard area has been changed to the front of the building.

Motion by Diaz, seconded by Lytle to recommend that the Common Council approve the Precise Implementation Plan amendment for Sugar Creek Commons with the following conditions: Forward Development Group shall install and maintain a multi-family notification sign on site, which will have their contact information posted on the sign; the shared parking agreements shall be recorded; and the vacation of Topp Avenue shall be approved per the requirements of the Wisconsin State Statutes. Motion carried 7-0.

6. **Public Hearing** – Preliminary plan, final plan, and conditional use permit for a four (4)-story mix-use building with sixty-four (64) apartment units and 5,096 square feet of commercial space with a pick-up window located at 1050 North Edge Trail.

Motion by Diaz, seconded by Powers to open the public hearing at 6:41 p.m.

There were no comments from the public.

Motion by Powers, seconded by Hankard to close the public hearing at 6:42 p.m. Motion carried 7-0.

- a. Discussion & Possible Action – Preliminary and final plan review for a four (4)-story mixed-use building with sixty-four (64) apartment units and 5,096 square feet of commercial space located at 1050 North Edge Trail.

Sayre presented the staff report. He stated that access to the site will be from North Edge Trail. The existing access from North Main Street and the dental office to the south will remain. The applicant is requesting an exemption to the surface parking requirement. As part of the project, several trees will need to be removed. Planning Staff is working with the Parks Director to determine the process for planting off-site trees.

Hankard asked if staff had concerns about how close the building would be to the dental office. Sayre stated it would be 18 feet from the property line. He added that anything you put there is going to look big.

Powers asked if he rooftop patio was for the residents or the commercial space. Sayre stated that initially it is planned for the residents. Powers also stated that the drive-through looks like it would be a difficult angle to pull into.

Tucker Long stated that the shorter end of the building should face the gas station, as it won't block as many apartments' windows. She was concerned about the balconies over the drive-through.

Posey asked how loading and deliveries would work in the parking lot. Greg Frankov, the representative from Monk's, stated that deliveries usually occur between 8 and 10 a.m., so there should be a problem with traffic in the parking lot.

Tucker Long asked how many parking spaces they were short of meeting the requirement. Sayre stated that they are around 40-50 spaces short. Sayre stated that day-to-day, he doesn't think there will be problems, but there could be issues with larger events.

Motion by Diaz, seconded by Powers to recommend that the Common Council approve a preliminary and final plan of a planned development for 1050 North Edge Trail with the following exemptions: the rear setback shall be reduced to 24 feet; and parking will be reduced to a minimum of 41 surface spaces and 64 underground parking spaces. Motion carried 7-0.

- b. Discussion & Possible Action – Conditional use permit for an apartment above ground floor as part of a mixed-use located at 1050 North Edge Trail.

Motion by Powers, seconded by Tucker Long to recommend that the Common Council approve a conditional use permit to allow a mixed-use building with commercial on the ground floor and apartments on the remaining floors located at 1050 North Edge Trail. Motion carried 7-0.

- c. Discussion & Possible Action – Conditional use permit for a pick-up window located at 1050 North Edge Trail.

Motion by Lytle, seconded by Wood to recommend that the Common Council approve a conditional use permit for a pick-up window located at 1050 North Edge Trail. Motion carried 7-0.

7. Discussion & Possible Action – Site plan review to construct a two (2)-story 164,000 square foot manufacturing building located south of John P. Livesey Boulevard and west of Arrowhead Way.

Motion by Tucker Long, seconded by Posey to approve a site plan to construct a two (2)-story 164,000 square foot manufacturing building located south of John P. Livesey Boulevard and west of Arrowhead Way. Motion carried 7-0.

8. Discussion & Possible Action – Site plan review to construct a 6,100 square foot multi-tenant commercial building at 220 Keenan Court.

Holt stated that the exact same plan was proposed and approved in 2021, but the approval has since expired.

Motion by Diaz, seconded by Wood to approve the site plan to allow for the construction of a 6,100 square foot building at 220 Keenan Court with the following conditions: prior to the issuance of building permits, the dumpster enclosure shall be completely built; and a native to Wisconsin tree shall be planted in the southwest corner of the property where the bicycle shelter was previously located. Motion carried 7-0.

9. Reports and comments from the Planning Department
 - a. Update on development projects.

10. Adjournment: Motion by Posey, seconded by Wood to adjourn at 7:28 p.m. Motion carried 7-0.

Respectfully Submitted,

Holly Licht, City Clerk

