

CITY OF VERONA
MINUTES
PLAN COMMISSION
June 6, 2022

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
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 Jess Billmeyer, and Community Development Specialist Katherine Holt.

3. Public Comment: None

4. Approval of minutes from May 2, 2022 Plan Commission meeting

Motion by Tucker Long, seconded by Powers to approve the minutes from the May 2, 2022 Plan Commission meeting. Motion carried 7-0.

5. **Public Hearing** – Conditional use permit for a vehicle sales and rental land use located at 1200 John P. Livesey Boulevard

Motion by Diaz, seconded by Lytle to open the public hearing at 6:33 p.m. Motion carried 7-0.

There were no comments from the public.

Motion by Tucker Long, seconded by Powers to close the public hearing at 6:33 p.m. Motion carried 7-0.

- a. **Discussion & Possible Action** – Conditional use permit for a vehicle sales and rental land use located at 1200 John P. Livesey Boulevard

Lake City Auto is looking to move into the multi-tenant building. There are some plantings that may need to be relocated as part of the project. Any relocation must be approved by staff.

Motion by Powers, seconded by Wood to recommend that the Common Council approve a conditional use permit for a vehicle sales and rental land use located at 1200 John P. Livesey Boulevard with the following condition: any modifications to the landscape plan shall be presented and approved by planning staff. Motion carried 7-0.

6. **Public Hearing** – Conditional use permit for an adult daycare located at 1043 North Edge Trail

Motion by Diaz, seconded by Posey to open the public hearing at 6:38 p.m. Motion carried 7-0.

There were no comments from the public.

Motion by Hankard, seconded by Posey to close the public hearing at 6:38 p.m. Motion carried 7-0.

- a. Discussion & Possible Action – Conditional use permit for an adult daycare located at 1043 North Edge Trail

Staff has no concerns about the use of the property. Sayre stated we currently don't have anything like this in Verona.

Motion by Tucker Long, seconded by Wood to recommend that the Common Council approve a conditional use permit for an adult daycare located at 1043 North Edge Trail. Motion carried 7-0.

7. **Public Hearing** – Precise Implementation Plan (PIP) amendment review to construct a three (3)-story, 57-unit apartment building for Lot 2, Prairie Oaks Drive, east of Goddard School

Motion by Diaz, seconded by Posey to open the public hearing at 6:44 p.m. Motion carried 7-0.

There were no comments from the public.

Motion by Powers, seconded by Lytle to close the public hearing at 6:45 p.m. Motion carried 7-0.

- a. Discussion & Possible Action – PIP amendment review for 57 apartment units for Lot 2, Prairie Oaks Drive

Sayre stated that the plan meets all bulk standards except the front setback. The applicant is proposing 17 feet and the ordinance requires 20 feet. There was an exemption granted in the General Development Plan (GDP) for the setback. There will be a green roof that will bring the project into compliance with the lot coverage ordinance. Units will be one (1) to three (3) bedrooms with large patios.

Posey asked if the applicant had any other experience with green roofs. John Mann, MannEdge Consulting, has not managed any but he put one on in West Bend. The roofs are self-sustaining if they are done correctly. Tucker Long asked if the residents would have access to the green roof. Mann said they will not.

Motion by Tucker Long, seconded by Posey to recommend that the Common Council approve a Precise Implementation Plan amendment for Lot 2, Prairie Oaks Drive east of the Goddard School. Motion carried 7-0.

8. Discussion & Possible Action – Site plan review to construct a one (1)-story 4,353 square foot dental office located at the northeast corner of Liberty Drive and Clarity Street in Liberty Business Park.

Holt stated that the applicant is planning to open in January 2023. Access is from Liberty Drive. The applicant is proposing 39 parking stalls.

Powers asked if charging stations were only required for residential projects. Holt stated that it was required for projects with over 50 parking stalls.

Powers suggested using solar panels on the building.

Motion by Tucker Long, seconded by Posey to approve the site plan to allow for construction of a 4,353 square foot dental practice located in the northeast corner of Liberty Drive and Clarity Street with the following condition: the dumpster enclosure color will match the building color and a board-on-board gate will be installed. Motion carried 7-0.

9. Discussion & Possible Action – Certified survey map to create two (2) lots from one (1) lot located at the northeast corner of Liberty Drive and Clarity Street in Liberty Business Park.

Motion by Posey, seconded by Wood to recommend that the Common Council approve a certified survey map to create two (2) lots from one (1) lot located at the northeast corner of Liberty Drive and Clarity Street in Liberty Business Park. Motion carried 7-0.

10. Discussion & Possible Action – Initial review to construct a two (2)-story eighty (80)-unit assisted living and memory care building located north of Wildcat Way and east of Kwik Trip, 233 Wildcat Way.

Holt stated that the applicant in proposed 40 memory care units and 40 assisted living units. Staff has recommended that the property be rezoned to Neighborhood Office allowing the project to continue. There will be a parking garage accessible from Wildcat Way. This type of land use will add minimal traffic to the area.

Posey is concerned about the noise from the Verona Area High School stadium. She lives several blocks further away and can hear the announcer during games.

Wood stated that it was an odd location but could provide a unique housing facility with minimal traffic impacts on the area.

Hankard stated that he didn't think the noise would be an issue.

Tucker Long stated that area wouldn't be pedestrian friendly for residents because of the high volume of traffic. Powers stated that there were sidewalks along Wildcat Way.

Lytle asked for clarification on the zoning options. Sayre stated that Neighborhood Office makes sense because staff didn't want to fully give up a commercial option. The other zoning option is Urban Residential. Powers stated that it may be possible to add a trail through the property because he imagines people cutting through after school events. Sayre stated some of the land to the east will not be able to be developed because of the floodplain.

Diaz is generally in favor of the project.

11. Discussion & Possible Action – Initial review for a landscape contractor business land use located at 6878 and 6880 County Highway M.

The property is in the Town of Verona and will require an annexation. The applicant is proposing to locate a landscape contractor business in the existing house, replace the barn with a new structure, and add storage bins. The applicant estimates that there would be 50 vehicles entering and exiting the property during business hours. Staff recommends more screening from CTH M, Ice Age Trail and residents to the east. Staff

received two (2) emails from neighbors who had concerns about the development. Their concerns included noise and light pollution, increased traffic on CTH M, and an industrial style business in a residential neighborhood near a park and trail.

Hankard's only concern would be traffic turning on/off CTH M. Billmeyer stated that the County would likely require a bypass lane on CTH M for additional traffic proposed. Tucker Long added that there is a blind corner and that could cause safety issues, especially with trucks and trailers pulling out onto CTH M.

Lytle asked if there were any other parks that were near an industrial-type site. He suggested some type of fencing. Tucker Long stated that Fireman's Park is surrounded by industrial and commercial properties.

Diaz stated that fencing would be a good idea. He asked if the Plan Commission could have more information about the type of vehicle noise that would be on the property.

Posey stated that her only concern would be noise outside of the 7:15 a.m. – 5:45 p.m. timeframe, especially if the landscaping company also did snow removal.

Wood's only concerns were screening and runoff from the storage bins.

12. Discussion & Possible Action – Initial review to construct approximately 483 multi-family units with twenty-two (22) building and one (1) commercial lot located at 7085 County Highway PD known as the Dreger property.

Tony DeRosa, Fiduciary Real Estate Development, gave an overview of the company, their projects, and the proposed development. He stated that CTH PD can handle the traffic that the development will bring. The project will attract a broad demographic with their different units. There will be two (2)-story building towards the south of the property as you approach single-family homes. He added that all the two (2)-story buildings will have direct access. There will be 1.16 enclosed parking spaces per unit.

Wood asked if all the units would be market rate. DeRosa said yes.

Hankard questioned if this type of development was appropriate for the area as it is surrounded by single-family homes. He asked if the City needed more multi-family units. Sayre stated that occupancy rates are high for apartments and all types of housing are in demand in Verona.

Powers likes that the building are reduced to two (2)-stories as they get closer to the single-family properties, and he likes the diversity of housing this development brings. While it's a lot of buildings, he thinks that CTH PD is a great location for this type of development.

Wood stated that the location of the commercial building is odd. He likes the different types of units but would have liked to see some that weren't market rate.

Diaz supports apartments at this site. He discourages a drive-thru at the commercial site. He would encourage bike trails and multi-use paths to connect neighborhoods. Diaz asked what the timeline would be. DeRosa stated that Phase 1 would take about two (2) years. Phase 2 would be dependent on the market.

Posey supports the overall project. She would like to see a playground to the south, so that small children wouldn't have to walk all the way up to the clubhouse.

Tucker Long thinks the plan needs to be flipped so that the commercial lines up with the other commercial and the smaller buildings are near the single-family homes. She doesn't like that the playground is so close to CTH PD. She is not in favor of buildings A and B not having a 1:1 ratio of underground parking.

Posey would like to see some owner-occupied units.

13. Reports and comments from the Planning Department

Sayre stated that the next Plan Commission meeting will be on July 5th.

Hankard requested more information on what land was available in Verona, development projects, and their status. Sayre said that they can bring that information to the July meeting.

a. Update on development projects.

14. Adjournment: Motion by Posey, seconded by Wood to adjourn at 8:19 p.m. Motion carried 7-0.

Respectfully Submitted,

Holly Licht, City Clerk

