

City of Verona  
Minutes  
Plan Commission  
May 3, 2021

**Due to the COVID-19 pandemic, the Verona Plan Commission held its meeting as a virtual meeting. The Plan Commission did not meet at City Hall, 111 Lincoln Street. Members of the Plan Commission and Staff joined the meeting by using Zoom Webinar. Members of the public were able to join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting via phone.**

- 1. Call to Order:** Luke Diaz called the meeting to order at 6:33 p.m.
- 2. Roll Call:** Luke Diaz, Tyler Powers, Steve Hingle, Pat Lytle, Mike Hankard, and Beth Tucker Long. Also present: City Administrator Adam Sayre, Community Development Specialist Katherine Holt, and City Engineer Carla Fischer. Katie Kohl arrived at 6:35 p.m.
- 3. Public Comment:**
  - Chris Ehlers, Veridian Homes, and Brian Munson, Vandewalle and Associates, presented their design for the Marty Property. They are proposing 292 single family homes, 16 twin homes, 92 havens/senior twin homes, and parks and open spaces. Ehlers discussed Veridian’s guiding principles of housing variety including entry level to luxury housing all on the same street, vibrancy includes parks and amenities, and sustainability includes being a member of the Green Tier group, which focuses on clear water with the County and Department of Natural Resources (DNR). Munson continued the presentation to discuss the details of the proposed project. Veridian has control over the price point, format, architecture, and site design. The Haven twin homes are market rate homes targeted towards seniors. The difference between the front loaded single family garage and the carriage style home is the location of the garage, which slightly changes the format of the yard area. Munson gave a brief overview of the parks and trails located throughout the north-south corridor of the neighborhood. Ehlers showed a pie chart of the various housing types for the development. This is a master plan community with a ten (10) year build, which would potentially begin in 2022 or 2023 for building beginning south to north. This is consistent with the Woods at Cathedral Point.  
  
Diaz asked if the garages could be electric vehicle (EV) charge ready with 240 volt outlet as the standard.  
  
Ehlers responded that it is an option that is currently offered as an additional cost, but it could be offered as a standard.  
  
Hankard mentioned that this is currently a rural area, but the proposal is for high density.  
  
Munson replied the density going from CTH PD north has the higher density along CTH PD and going north the density becomes lower. The eastern forty (40) acres contains the Haven Homes and Shady Oaks contains larger size lots.  
  
Tucker Long asked if the Woods at Cathedral Point is full.  
  
Ehlers explained that the new phase is not full. This next phase will include more carriage land homes. This area would be sold out by the time the Marty property comes online.
- 4. Minutes:** Motion by Kohl, seconded by Lytle, to approve the April 7, 2021 Plan Commission Minutes. Motion carried 7-0.

5. **Public Hearing – Conditional use permit (CUP) amendment to allow for the expansion of outdoor seating to be located at 1010 Enterprise Drive.**

Motion by Diaz, seconded by Tucker Long, to open the public hearing at 6:55 p.m. Motion carried 7-0.

There were no public comments.

Motion by Diaz, seconded by Hingle, to close the public hearing at 6:56 p.m. Motion carried 7-0.

a. **Discussion & Possible Action – Conditional use permit (CUP) amendment to allow for the expansion of outdoor seating to be located at 1010 Enterprise Drive.**

Holt presented that the applicant is looking to expand their outdoor seating area to be approximately sixteen (16) feet by fourteen (14) feet’.

Staff recommends the Plan Commission recommend that the Common Council approve the conditional use permit amendment to allow the Draft House to expand their outdoor seating with a deck at 1010 Enterprise Drive with the following conditions:

- a. Alcohol consumption shall be limited to the fenced area as shown on the site plan or inside the establishment. All areas where alcohol is consumed shall be monitored by Staff.
- b. The fence and gate for the outdoor patio shall comply with the requirements from the Police Department and Building Inspector.

Motion by Tucker Long, seconded by Diaz, to recommend to the Common Council to approve a conditional use permit (CUP) amendment to allow for the expansion of outdoor seating to be located at 1010 Enterprise Drive with the conditions specified. Motion carried 7-0.

6. **Public Hearing – Precise implementation plan (PIP) for a planned unit development (PUD) that would allow for the construction of two (2), three (3)-story buildings containing 100 apartment units located at 1000 Wild Willow Way, Lot 35 of the Woods at Cathedral Point.**

Motion by Diaz, seconded by Tucker Long, to open the public hearing at 7:00 p.m. Motion carried 7-0.

There were no public comments.

Motion by Kohl, seconded by Powers, to close the public hearing at 7:00 p.m. Motion carried 7-0.

a. **Discussion & Possible Action – PIP for a PUD for two (2), three (3)-story buildings containing 100 apartment units located at 1000 Wild Willow Way.**

Holt presented that in 2020, the Woods at Cathedral Point was approved for a General Development Plan (GDP), final plat, and zoning map amendment (ZMA) to allow for the construction of 100-unit multi-family units on approximately four (4) acres, eighteen (18) twin homes, and 139 single-family homes.

The applicant is proposing two, three story building, except for the club house located in the middle of the two buildings. The setbacks are met as the exceptions were approved during the GDP approval. The applicant is proposing 67 surface stalls and 104 underground parking. Building one is short two (2) underground parking stalls to match the number of apartment units in the building, but building two has an excess of six spaces. There will be 38 bicycle stalls; 30 underground and 8 outside.

In general, Staff is supportive of the request as it is consistent with the Woods at Cathedral Point’s General Development Plan approval for 100 apartment units on this Property. Staff is supportive of bicycle parking, electric vehicle charging stations, building design, and the

landscaping plan. Typical of most projects, the Applicant will need to continue coordination with the City Engineer regarding stormwater management even if the project is approved.

Staff recommends the Plan Commission recommend that the Common Council approve the Precise Implementation Plan for 1000 Wild Willow Way with the following conditions:

1. Lighting shall not exceed 0.4 footcandles at the property line and additional lighting should be provided for the walkways into the buildings.
2. Parking will be reduced to a minimum of 171 parking stalls.

Diaz stated that he likes the overall landscaping plan, running conduit for the electric vehicle charging stations, and the indoor bike parking.

Hingle asked if it is common to have one access point to the apartment complex.

Sayre replied that it depends per the project. Access is prohibited along CTH M and Range Trail due to the amount of existing traffic. A 100-unit apartment complex will not have a queue or back-up in the single access point.

Lytle asked if there were going to be improvements or connections to access the Ice Age National Scenic Trail (Ice Age Trail).

Sayre responded that part of this development will be upgrades to the intersection of CTH M and Range Trail, which will address pedestrian crossings. There will be a multi-use path in front of this property that would help with access to the Ice Age Trail. He could not remember what those details were at this time.

Powers echoed Lytle's concerns about the Ice Age Trail access. He is supportive of the end design of the building.

Tucker Long expressed concerns with the reduction of parking and the impacts to on-street parking. She stated that the parking lot is very close to the proposed twin homes. She asked if the applicant could install a berm and place the landscaping on top as a screen from the home.

Sayre replied that the parking numbers are in the range as proposed in the proposed Zoning Ordinance. The applicant has provided additional landscaping for screening from the original set of plans that Staff reviewed.

Motion by Hingle, seconded by Lytle, to recommend that the Common Council approve a PIP for a PUD for two (2), three (3)-story buildings containing 100 apartment units located at 1000 Wild Willow Way with the listed conditions. Motion carried 7-0.

**7. Discussion & Possible Action – Annexation of approximately 19.708-acres to the City of Verona located at 7291 CTH PD, Good Shepherd Lutheran Church.**

Holt presented that the annexation includes the intersection of Northern Lights Road and CTH PD and all of 7291 CTH PD. The property abuts the City's future parkland, which was the City's quarry to the south and wooded residential lots that are in the town of Verona.

Section 13-1-61 of the City's Zoning Ordinance requires all lands annexed to the City to initially be zoned Rural Agriculture (RA). As part of the proposed Zoning and Sign Code, this property will be rezoned to Public Institutional (PI).

Staff recommends the Plan Commission recommend that the Common Council approve the request to annex approximately 19.708-acres of land to the City of Verona.

Lytle asked if the property is currently being serviced by well and septic.

Sayre replied that the property is served by well and septic. When the existing septic fails, the applicant could hook up to the City sewer service. This is a pre-existing site that doesn't change the land use and could easily stay on septic.

Tucker Long asked why the applicant is annexing into the City.

Sayre replied that the City and the applicant have had discussions over a couple of years regarding the annexation. The applicant wants a greater voice in the City and they are interested in a future sign and renovations, which would be dealt with by the City Code.

Motion by Powers, seconded by Hankard, to recommend to the Common Council to approve an annexation of approximately 19.708-acres to the City of Verona located at 7291 CTH PD, Good Shepherd Lutheran Church. Motion carried 7-0.

**8. Discussion & Possible Action – Initial review to develop approximately 142-acres of land with 74 carriage lane accessed homes, 218 street accessed homes, 16 twin homes, and 92 Haven twin homes located north of CTH PD and west of Shady Oak Lane called the Marty property.**

Sayre presented the staff report and stated that this is an initial concept review, which has no action. Staff is looking for feedback on this initial review. This land is part of the Northwest Neighborhood plan. This area was intended to be classified as low density suburban residential. The applicant's proposal is contains 5.93 dwelling units per acre, this is a net density measurement. This project does meet the intent of the plan. The City will have to have some detailed conversations with the Town of Verona about Shady Oak Lane. The project is located in Area B of the City/Town Boundary Agreement. Area B gives the City the full ability to annex and develop the land.

In general, Staff is supportive of the development of this property. This project would start around 2023 and is part of a longer phased development. Staff needs answers to the three questions that are located in the Staff report regarding this development.

Sayre stated that there active residential project include the Woods at Cathedral Point and Kettle Creek North. Staff does not have an update regarding Whispering Coves. There are not a lot of residential options for the City. Staff and the Plan Commission have talked about other lands in the past such as the eastern area where we were not ready to grow.

Kohl asked how carriage lanes access affects setbacks.

Sayre stated that the Veridian master plan explicitly describes the setbacks for the alleys.

Munson stated that Veridian has built carriage lane homes for twenty years. The turning movements in an alley match what happens in a parking lot. The pavement, garage placements, and dimensions are made to ensure people can get into their garage. Alleyways are designed for five miles per hour with utility placement in this area for garages. People use the alleys for basketball and learn to ride a bike.

Powers expressed concerns about the senior living being father away from the center of the City and services. He also asked how all of the developments coming in will affect the space in the high school within the next five to ten years.

Sayre stated that he sent the proposed project to the Verona Area School District for their comments. Staff did not receive any comments directly from them. He reminded the Plan Commission that we have a maximum amount of building permit that the City can issues in a given year (125 to 150). The City has never had a problem with too many building permits, which is why development is done in phases.

Ehlers shared that the school has a consultant that projects growth. Ehlers explained the timing and the type of housing varies for the amount of children in the school district. The school district did not have any concerns that were stated to him.

Sayre confirmed that Staff has worked with the School District's consultant regarding their projections. The School District updates that information every five years or on a regular basis.

Hingle asked who was responsible if the alley needed repairs. He expressed concerns about the lack of accessibility to commercial development and walking to amenities in the area.

Sayre responded that it is part of a home owners association and they would be responsible for maintaining and clearing.

Kohl asked the timeframe for development to occur in this area as this development seems out of order based on phasing.

Sayre explained that water and sewer are located west of this property and the utilities won't align for any property in this vicinity. The property to the east of this development is to contain commercial, but there is a large asking price for this piece of property.

Diaz stated that in general he does not like private alleys and that all garages should have the 240 volt outlets in them. He is open to this kind of development as there is a huge demand for single family homes with limited space in the City. If we limit housing supply, prices will continue to increase.

Lytle asked if there are any issues with age restricted housing and could the Haven age restriction be enforced. He is surprised to see the feedback coming into the Plan Commission for this project until he realized that the comments are from people in the Town in new homes. This development is good for density as this area makes sense for density. It is growing smartly and this isn't an area that we have to cut down trees. There are good access points onto CTH PD. He is concerned about alley access and waiting to see what happens, but wants experience under the City's belt to ensure alleys work in the City. Overall he is supportive as this area won't be an island for very long. Scenic Ridge was very far out from services, too.

Tucker Long stated the density numbers are subjective. What kind of density is this? This seems like a strange place to have this type of development without commercial development in the vicinity.

Sayre explained that the Northwest Neighborhood Plan identified five dwelling units per acre. The comments sent to the Plan Commission are coming from the two acre or larger in size lots. The five dwelling units per acre are pretty typical for the City of Verona with about 8,000 square foot lots. The density is consistent with the plan and the City.

Diaz asked if the Haven property is age restricted. If so, are the ages checked.

Ehlers explained that the Haven homes are not restricted. Veridian can enforce the marketing of the Haven homes towards a certain group. The group of people they are targeting for the Haven homes want to comingle with other age brackets as well as live close to their relatives.

Powers observed that the Haven homes are by parks and these residences could take advantages of the park amenities. There are other commercial triggers that come once rooftops are there.

Sayre stated this will go to the Common Council next Monday.

**9. Public Comment - A comprehensive amendment to the Verona Zoning Code, Title 13 of the Code of Ordinances and map amendments to the Official Zoning Map for properties in the City of Verona.**

Sayre stated that the City received a comment from Smart Growth Greater Madison. They expressed concerns about having to exempt electric vehicle charging station requirements from retail and restaurants because customers do not use them long enough for it to be useful for charging the vehicle unless there is a rapid charger.

The effective date wording was changed to clarify that projects such as Old National Bank/Klassik, former VASD elementary school site, and Epic Campus 5 can proceed under the “old” Ordinance and anything afterward would fall under this proposed Ordinance.

The old fence language was put back in.

**10. Discussion & Possible Action – A comprehensive amendment to the Verona Zoning Code, Title 13 of the Code of Ordinances and map amendments to the Official Zoning Map for properties in the City of Verona.**

Sayre stated that this is a recommendation tonight to the Council on the changes potential adoption.

Motion by Diaz, seconded by Kohl, to recommend to the Common Council to approve a comprehensive amendment to the Verona Zoning Code, Title 13 of the Code of Ordinances and map amendments to the Official Zoning Map for properties in the City of Verona with the addition of planting 75% of native plants on a site. Motion carried 7-0.

**11. Reports and comments from the Planning Department**

**a. Update on development projects**

- Sugar Creek Commons has started to be built.
- The next Plan Commission meeting will be June 7<sup>th</sup>.
- Hybrid (in-person and virtual) meeting options are being explored. Send Sayre an email about any concerns you may have regarding in person meetings being held this summer.

**12. Adjournment**

Motion by Tucker Long, seconded by Powers, to adjourn at 8:16 p.m. Motion carried 7-0.

Kayla Martin  
Deputy City Clerk