

CITY OF VERONA
COMMON COUNCIL
MINUTES
June 13, 2022

1. Call to order: Mayor Diaz called the meeting to order at 7:04 p.m.
2. Pledge of Allegiance
3. Roll Call: Kate Cronin, Mara Helmke, Chad Kemp, Rye Kimmitt, Christine Posey, Heather Reekie and Evan Touchett were present. Phil Hoechst was absent and excused. Also present: City Clerk Holly Licht, Finance Director Brian Lamers, Public Works Director Theran Jacobson and Sergeant Jesse Christensen.
4. Public Comments
 - Marilyn Dreger spoke regarding property located at 7085 County Highway PD. She added that Fiduciary was a great developer, and the development is something her parents would be happy with and that will benefit Verona.
 - Richard Slatten, 115 Harmony Dr., stated that they are the lowest property on Harmony Drive and will be the most impacted by the development on Lot 2 of Prairie Oaks Dr. He added that using Norway spruce and native white pine would be better for the screening of the property.
 - John Mann, developer for Lot 2 of Prairie Oaks Dr., stated that landscape architect is happy to look at the species of the trees for the screening.
 - Tony DeRosa, Fiduciary, gave a brief overview of the Dreger Property. There will be attached garages and underground parking, there will be a variety of units sizes.
5. Approval of Minutes from the May 23, 2022 Common Council meeting
Motion by Touchett, seconded by Kemp to approve the minutes from the May 23, 2022 Common Council meeting. Motion carried 7-0.
6. Mayor's Business
7. Announcements
 - Helmke noted that the Senior Center needs volunteers for Meals on Wheels.
8. Administrator's Report: The administrator's report was entered into the record.
9. Engineer's Report: Jess Billmeyer presented the Engineer Report and it was entered into the record.
10. Committee Reports
 - A. Finance Committee**
 - (1) Discussion and Possible Action Re: Payment of bills
Motion by Kemp, seconded by Helmke to pay the bills in the amount of \$1,034,645.05. Motion carried 7-0.
 - (2) Discussion and Possible Action Re: Acceptance of City 2021 Financial Statements
– presentation by Baker Tilly
Motion by Kemp, seconded Posey by to accept the City 2021 Financial Statements. There were no material entries for 2021. Outstanding GO debt

decreased \$6.5 million. At the end of 2021 the water utility had 17 months cash on hand. Motion carried 7-0.

B. Plan Commission

- (1) Discussion and Possible Action Re: Resolution No. R-22-023 approving a conditional use permit for vehicle sales and rental land use located at 1200 John P. Livesey Boulevard

Motion by Posey, seconded by Kemp to approve Resolution No. R-22-023 approving a conditional use permit for vehicle sales and rental land use located at 1200 John P. Livesey Boulevard. Motion carried 7-0.

- (2) Discussion and Possible Action Re: Resolution No. R-22-024 approving a conditional use permit for an adult daycare land use located at 1043 North Edge Trail

Motion by Posey, seconded by Cronin to approve Resolution No. R-22-024 approving a conditional use permit for an adult daycare land use located at 1043 North Edge Trail. Motion carried 7-0.

- (3) Discussion and Possible Action Re: Resolution No. R-22-025 approving a precise implementation plan (PIP) amendment to construct a three (3)-story, 57-unit apartment building for Lot 2, Prairie Oaks Drive, east of Goddard School. Motion by Posey, seconded by Kemp to approve Resolution No. R-22-025 approving a precise implementation plan (PIP) amendment to construct a three (3)-story, 57-unit apartment building for Lot 2, Prairie Oaks Drive, east of Goddard School. Motion by Touchett, seconded by Cronin to amend the motion to be contingent upon staff final review of the landscape plan which should include a more natural landscape screen and a variety of trees. Motion carried 7-0. Original motion as amended carried 7-0.

- (4) Discussion and Possible Action Re: Resolution No. R-22-026 approving 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 by Posey, seconded by Cronin to approve Resolution No. R-22-026 approving 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.

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

Kimmatt stated that it would be beneficial to move the clubhouse and the playground to the middle of the property.

Touchett stated he liked the townhouse look. He stated that added this many more apartment units are concerning for him. He would prefer B1 and B2 be townhouse buildings.

Helmke stated that she would prefer some owner-occupied units, more townhomes and moving the clubhouse. Kemp agreed with Helmke.

Posey asked if there would be a traffic light turning left out of the property on PD. Billmeyer stated that there was a traffic analysis done and it is not needed for this development.

Diaz stated that he agrees that more townhomes would be preferred. He would like the property on the west side of the property to be walkable with no drive thru.

Cronin stated she has no problem with more apartments in Verona. She added that there is other many other developments that will bring single family homes to Verona.

C. Public Safety & Welfare Committee

- (1) Discussion and Possible Action Re: Approval of alcohol license renewal applications for the 2022-2023 licensing period
Motion by Reekie, seconded by Touchett to approve alcohol license renewal applications for the 2022-2023 contingent upon final building inspector and fire department approval. Motion carried 7-0.
- (2) Discussion and Possible Action Re: Approval of cigarette and tobacco products retail license renewal applications for the 2022-2023 licensing period
Motion by Reekie, seconded by Touchett to approve cigarette and tobacco products retail license renewal application for the 2022-2023 licensing period. Motion carried 7-0.
- (3) Discussion and Possible Action Re: An application for a “Class A” Intoxicating Liquor and Class “A” Fermented Malt Beverage license from Costco Wholesale Corporation, d/b/a Costco Wholesale #1491 located at 1000 Batker Ct., Silvia Comunale, Agent
Motion by Reekie, seconded by Touchett to approve An application for a “Class A” Intoxicating Liquor and Class “A” Fermented Malt Beverage license from Costco Wholesale Corporation, d/b/a Costco Wholesale #1491 located at 1000 Batker Ct., Silvia Comunale, Agent contingent upon final building inspector and fire department approval. Motion carried 7-0.

D. Public Works/Sewer & Water Committee

- (1) Discussion and Possible Action Re: Water main easement with Wisconsin Department of Natural Resources for Project 2022-108 Wildcat Way water main
Motion by Touchett, seconded by Helmke to approve Water main easement with Wisconsin Department of Natural Resources for Project 2022-108 Wildcat Way water main. Motion carried 7-0.
- (2) Discussion and Possible Action Re: Professional services agreement with MSA Professional Services for Project ID 2022-117 Badger Mill Creek Multi-use Path Phase 2
Motion by Touchett, seconded by Kemp to approve a Professional services agreement with MSA Professional Services for Project ID 2022-117 Badger Mill Creek Multi-use Path Phase 2 contingent on City Attorney and City Administrator approval. Motion carried 7-0.
- (3) Discussion and Possible Action Re: Change Order No. 1 for Project ID 2022-101 Verona Asphaltic Street Rehabilitation Project

Motion by Touchett, seconded by Cronin to approve Change Order No. 1 for Project ID 2022-101 Verona Asphaltic Street Rehabilitation Project. Motion carried 7-0.

11. New Business

- A. Discussion and Possible Action Re: Current litigation and proposed settlement involving condemnation claim made by a property owner related to County Highway PD road project

The Common Council may convene in closed session as authorized by Wisconsin Statute 19.85(1)(g) for the purpose of conferring with legal counsel for the City who is rendering oral advice concerning strategy to be adopted by the City with respect to litigation in which it is or is likely to become involved. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session

Motion by Reekie, seconded by Touchett to go into closed session at 8:22 p.m. as authorized by Wisconsin Statute 19.85(1)(g) for the purpose of conferring with legal counsel for the City who is rendering oral advice concerning strategy to be adopted by the City with respect to litigation in which it is or is likely to become involved. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session. Motion by Touchett, seconded by Cronin to reconvene in open session at 8:28 p.m. Motion carried 7-0. Motion by Posey, seconded by Kemp to approve the settlement involving condemnation claim made by a property owner related to County Highway PD Road project. Motion by carried 7-0.

12. Adjournment: Motion by Touchett, seconded by Helmke to adjourn at 8:30 p.m. Motion carried 7-0.