



City of Verona

Plan Commission Meeting Agenda
City Hall – 111 Lincoln Street
Verona, WI 53593-1520
Monday – June 6, 2016 – 6:30 P.M.
www.ci.verona.wi.us

1. Call to Order.
2. Roll Call
3. Approval of minutes from the May 2, 2016 Plan Commission Meeting.
4. **Public Hearing** – Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the construction of an underground parking structure located at 1979 Milky Way.
 - a. Discussion & Possible Action – Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the construction of an underground parking structure to be located at 1979 Milky Way.
 - b. Discussion & Possible Action – Site plan review for Epic Systems Corporation to construct an underground parking structure to be located at 1979 Milky Way.
5. **Public Hearing** – Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the permanent location of two (2) contractor work sheds at 1979 Milky Way.
 - a. Discussion & Possible Action – Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the permanent location of two (2) contractor work sheds at 1979 Milky Way.
 - b. Discussion & Possible Action – Site plan review for Epic Systems Corporation to permanently locate two (2) contractor work sheds at 1979 Milky Way.
6. **Public Hearing** – Conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Jimmy John’s, to be located at 631 Hometown Circle.
 - a. Discussion & Possible Action – Conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Jimmy John’s, to be located at 631 Hometown Circle.
7. Discussion & Possible Action – Final Plat for Hometown Grove to create 32-single-family parcels, and 20-zero lot line parcels located at 845 Kimball Lane.
8. **Public Hearing** – Zoning Map Amendment to rezone lots 1 through 32 located within the proposed Hometown Grove Plat from their current zoning classification

of Community Residential (CR) with a Planned Unit Development (PUD) Overlay to Community Residential (CR) located at 845 Kimball Lane.

- a. Discussion & Possible Action – Zoning Map Amendment to rezone lots 1 through 32 located within the proposed Hometown Grove Plat from their current zoning classification of Community Residential (CR) with a Planned Unit Development (PUD) Overlay to Community Residential (CR) located at 845 Kimball Lane.

9. **Public Hearing** – General Development Plan (GDP) for a Planned Unit Development (PUD) to allow for the construction of a mixed-use building that would contain 29 apartment units and approximately 3,900 square feet of commercial space to be located at 142 Paoli Street.

- a. Discussion & Possible Action – General Development Plan (GDP) for a Planned Unit Development (PUD) to allow for the construction of a mixed-use building that would contain 29 apartment units and approximately 3,900 square feet of commercial space to be located at 142 Paoli Street.

10. Discussion & Possible Action – Petition by CPI Building, LLC to annex approximately 46.11 acres of land into the City of Verona. The proposed annexation is located in the northeast quarter of the southeast quarter, the southeast quarter of the southeast quarter and the southwest quarter of the southeast quarter of Section 21 and the northwest quarter of the southwest quarter of Section 22, all in Township 6 North, Range 8 East (Town of Verona). Specifically the parcels are identified as parcel numbers: 062/0608-214-8040-0, 062/0608-214-9003-0, 062/0608-214-9544-0, and 062/0608-223-8670-0.

11. **Public Hearing** – Zoning Map Amendment to zone approximately 16.40 acres of annexed land to Urban Industrial (UI). The property to be zoned UI is located in the northeast quarter of the southeast quarter of Section 21 and the northwest quarter of the southwest quarter of Section 22, Township 6 North, Range 8 East.

- a. Discussion & Possible Action – Zoning Map Amendment to zone approximately 16.40 acres of annexed land to Urban Industrial (UI). The property to be zoned UI is located in the northeast quarter of the southeast quarter of Section 21 and the northwest quarter of the southwest quarter of Section 22, Township 6 North, Range 8 East.

12. Discussion & Possible Action – Site plan review to allow for the construction of a proposed 25,400 square foot building addition to the Coating Place located at 200 Paoli Street.

13. **Public Hearing** – Conditional use permit to convert an existing car wash bay at 991 Kimball Lane to a drive-thru pick-up area for coffee and food.

- a. Discussion & Possible Action – Conditional use permit to convert an existing car wash bay at 991 Kimball Lane to drive-thru pick-up area for coffee and food.

14. **Public Hearing** – General Development Plan (GDP) for a Planned Unit Development (PUD) to be located at 506,508, and 514 Commerce Parkway to allow for the expansion of Pure Sweet Honey Farm.
 - a. Discussion & Possible Action – General Development Plan (GDP) for a Planned Unit Development (PUD) to be located at 506,508, and 514 Commerce Parkway to allow for the expansion of Pure Sweet Honey Farm.
15. Discussion & Possible Action – Initial site plan review and conditional use permit review for a proposed 7,400 square foot dog daycare center with outdoor play areas to be located on Lot 16 of the Verona Technology Park.
16. **Public Hearing** – Zoning Map Amendment to rezone Lot 16 of the Verona Technology Park from the current classification of Suburban Industrial (SI) to Suburban Commercial (SC).
 - a. Discussion & Possible Action – Zoning Map Amendment to rezone Lot 16 of the Verona Technology Park from the current classifications of Suburban Industrial (SI) to Suburban Commercial (SC).
17. Discussion & Possible Action – Certified Survey Map to modify the lot lines for Lot 15 and Lot 16 of the Verona Technology Park Plat.
18. Discussion & Possible Action – Site plan review to allow for the construction of a 64,800 square foot building that will include 10,800 square feet of office space and 54,000 square feet of warehouse space to be located on Lots 5 and 6 of Liberty Business Park.
19. Discussion & Possible Action – Site plan review to allow for the construction of a 3,500 square foot retail building to be located at 422-426 East Verona Avenue.
20. Discussion & Possible Action – Site plan review amendment for the Verona Area Community Theater to allow for the construction of a 14,625 square foot rehearsal and performing arts facility to be located at 103 Lincoln Street.
21. Discussion & Possible Action – Certified Survey Map to modify the lot lines for property located at 500 South Main Street.
22. Discussion & Possible Action – Preliminary plat for Kettle Creek North to create 174-single-family parcels located south of CTH PD, west of CTH M, east of Cross Country Circle, and north of the Kettle Creek Subdivision.
23. Discussion & Possible Action – Initial site plan review and conditional use permit review for a proposed 10,782 square foot group daycare center to be located at 590 Hometown Circle
24. Reports and comments from the Planning Department
 - a. Liberty Drive Access
 - b. Boundary Agreement Update
25. Reports and comments from the Plan Commissioners
26. Adjournment

Jon Hochkammer

Posted: Verona City Hall,
Verona Public Library,
Miller's Market

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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.