

City of Verona

Plan Commission Meeting Agenda

Monday, March 1, 2021 – 6:30 P.M.

www.ci.verona.wi.us

Due to the COVID-19 pandemic, the Verona Plan Commission will hold its meeting as a virtual meeting. The Plan Commission will not meet at City Hall, 111 Lincoln Street. Members of the Plan Commission and Staff will join the meeting by using Zoom Webinar, as described immediately below.

Members of the public can join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting using phones, as described immediately below. Those requiring toll-free options are asked to contact City Hall for details prior to the meeting at adam.sayre@ci.verona.wi.us or 608-848-9941.

Join the meeting via computer, tablet, or smart phone:

<https://zoom.us/j/97461581280>

Webinar ID: 974 6158 1280

Join the meeting via phone by dialing:

312-626-6799

Webinar ID: 974 6158 1280

Watch live on the City's YouTube Channel:

<https://www.youtube.com/user/VeronaWIMeetings>

The online meeting agenda and all support materials can be found at <https://www.ci.verona.wi.us/>. In addition to the public, all Plan Commission members and Staff will also be participating remotely. Anyone with questions prior to the meeting may contact the City at (608) 848-9941 or adam.sayre@ci.verona.wi.us.

PUBLIC SPEAKING INSTRUCTIONS

- **WRITTEN COMMENTS:** You can send comments to the Plan Commission on any matter, either on or not on the agenda, by emailing Katherine.Holt@ci.verona.wi.us or in writing to Plan Commission, 111 Lincoln Street, Verona, WI, 53593.

- For public comments, including comments during the public hearing, register and speak: Those wishing to speak during the virtual meeting MUST register by 6:30 PM in advance of the meeting start time by emailing adam.sayre@ci.verona.wi.us or calling 608-848-9941. You will be given information on how your speaking opportunity will be coordinated.

1. Call To Order
2. Roll Call
3. Public Comment
4. Approval Of Minutes From February 1, 2021 Plan Commission Meeting

Documents:

[2021-02-01 PLAN COMMISSION MINUTES.PDF](#)

5. Public Hearing - Conditional Use Permit (CUP) Amendment To Allow An Outdoor Seating Area Located At 231 South Main Street
 - a. **Discussion & Possible Action** - CUP amendment to allow an outdoor seating area located at 231 South Main Street, Hop Haus.
 - b. **Discussion & Possible Action** - Site plan review for an outdoor patio located at 231 South Main Street, Hop Haus.

Documents:

[CUP - HOP HAUS.PDF](#)

6. Public Hearing - General Development Plan (GDP) For A Planned Unit Development (PUD) That Would Allow For The Construction Of Two (2) Apartment Buildings With A Total Of Forty-Eight (48)-Units Located On Lot 2, Prairie Oaks Drive, East Of Goddard School.
 - a. **Discussion & Possible Action** - GDP for a PUD for two (2) apartment buildings with a total of forty-eight (48)-units located on Lot 2, Prairie Oaks Drive, east of Goddard School.
 - b. **Discussion & Possible Action** - Zoning map amendment to rezone approximately 2.03-acres from Suburban Office (SO) to Urban Residential (UR) located on Lot 2, Prairie Oaks Drive, east of Goddard School.

Documents:

[GDP - LOT 2 APARTMENTS - MARCH PC 2021 PACKET.PDF](#)

7. Public Hearing - Precise Implementation Plan (PIP) For A Planned Unit Development (PUD) That Would Allow For The Construction Of 160,529 Square Foot Warehouse And A Maximum Of Twenty-Four (24) Pump Fuel Station Located South Of County Highway M, West Of Thousand Oaks Trail, North Of American Way, And East Of County Highway PD.
 - a. **Discussion & Possible Action** - PIP for a PUD for a 160,529 square foot warehouse and a maximum of twenty-four (24) pump fuel station located in the Verona Technology Park.

- [STAFF REPORT](#)
- [NARRATIVE](#)
- [SITE PLAN](#)
- [SITE SECTIONS](#)

- [WAREHOUSE ELEVATIONS](#)
- [WAREHOUSE PERSPECTIVES](#)
- [FUEL ELEVATIONS](#)
- [PHOTOMETRIC](#)
- [LANDSCAPING](#)
- [ENTIRE REPORT](#) (large file size)

Note: The attached document contains the staff report and the entire Costco packet (large file size), but each of these items are contained in the above list.

Documents:

[COSTCO - PIP.PDF](#)

8. Public Hearing - A Proposed Amendment For The Boundaries And Project Plan For Tax Incremental District No. 9 Located South Of West Verona Avenue, West Of South Marietta Street, And East Of Legion Street
 - a. **Discussion & Possible Action** - Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 9, City of Verona, Wisconsin

Documents:

[VERONA TID NO. 9 PROJECT PLAN AMENDMENT_MARCH 2021 PACKET.PDF](#)

9. Discussion & Possible Action - Site Plan Review For An Additional Apartment Unit Located At 204 West Verona Avenue

Documents:

[SITE PLAN - 204 W VERONA AVE.PDF](#)

10. Discussion & Possible Action - Initial Planned Development Concept Review For 700 Apartment Units And Two (2) Commercial Buildings With Approximately 9,800 Square Feet Per Building Located At 2920 CTH M.

Documents:

[INITIAL REVIEW - WEST MADISON BIBLE CHURCH.PDF](#)

11. Discussion & Possible Action - Subdivision Regulation Text Amendment To Amend Section 14-1-70(U)(9) Relating To Changing Existing Street Names.

Documents:

[SEC. 14_1_70 GENERAL STREET DESIGN STANDARDS.PDF](#)

12. Discussion & Possible Action - Zoning And Sign Ordinance Rewrite Update

Documents:

[ZONING AND SIGN CODE REWRITE.PDF](#)

13. Reports And Comments From The Planning Department
 - a. Update on development projects.

b. City and Town of Verona Joint Planning Committee update

14. Adjournment