City of Verona

Plan Commission Meeting Agenda

City Hall – 111 Lincoln Street

Verona, WI 53593-1520

Monday – February 3, 2020 – 6:00 P.M.

www.ci.verona.wi.us

1. Call To Order

2. Roll Call

3. Public Comment

4. Zoning And Sign Ordinance Rewrite
   Discussion and Possible Action - Zoning and Sign Ordinance Rewrite. Review and analysis of key issues of the existing City of Verona Zoning and Sign Ordinance.

   Documents:

   ZONING AND SIGN ORDINANCE REWRITE.PDF

5. Conditional Use Permit Amendment And Site Plan To The Epic Systems Corporation
   Public Hearing 6:30 P.M. or later* – Conditional use permit amendment to the Epic Systems Corporation "Group Development" to allow for the construction a workshop building 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 a workshop building located at 1979 Milky Way.

   b. Discussion & Possible Action – Site plan review for Epic Systems Corporation to allow for the construction of a workshop building located at 1979 Milky Way.

   Documents:

   CONDITIONAL USE PERMIT AND SITE PLAN FOR EPIC SYSTEMS CORPORATION.PDF

6. General Development Plan, Final Plat, And Zoning Map Amendment For The Woods At Cathedral Point
   Public Hearing 6:30 P.M. or later* – General development plan (GDP) for a planned unit development (PUD), known as the Woods at Cathedral Point, located east of Range Trail, south of County Highway M, and west of the Ice Age National Scenic Trail that would allow for the construction of 139 single-family detached homes, 18 twin homes, and 100 multi-family units. The zoning map amendment would rezone Lot 35 to Urban Residential (UR), Lots 31 – 34 and Lots 46 – 59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots 1, 2, 3, 4, and 6 to Public Institutional

(PI).

a. Discussion & Possible Action – Final plat for the Woods at Cathedral Point to create 158-lots, and 7-outlots located at the southeast corner of County Highway M and Range Trail.

b. Discussion & Possible Action – GDP for a PUD to be located at the southeast corner of County Highway M and Range Trail that would allow for the construction of 139 single-family detached homes, 18 twin homes, and 100 multi-family units.

c. Discussion & Possible Action – Zoning map amendment for the Woods at Cathedral Point to rezone Lot 35 to Urban Residential (UR), Lots 31 – 34 and Lots 46 – 59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots 1, 2, 3, 4, and 6 to Public Institutional (PI) from their current classification of Rural Agriculture (RA-35).

Note the attached document is a large file size.

Documents:

GENERAL DEVELOPMENT PLAN, FINAL PLAT, AND ZONING MAP AMENDMEND THE WOODS AT CATHEDRAL POINT.PDF

7. Zoning Map Amendment For 515 West Verona Avenue
   Public Hearing 6:30 P.M. or later* – Zoning map amendment for 515 West Verona Avenue to rezone 0.224-acres from Rural Agriculture (RA) to Urban Commercial (UC).

   a. Discussion & Possible Action – Annexation petition to annex approximately 0.224-acres of land into the City of Verona. The proposed annexation is located at 515 West Verona Avenue. Specifically the parcel is identified as parcel number 062/0608-164-9820-0.

   b. Discussion & Possible Action – Zoning map amendment for 515 West Verona Avenue to rezone 0.224 acres from Rural Agriculture (RA) to Urban Commercial (UC).

   Documents:

   ZONING MAP AMENDMENT AND ANNEXATION FOR 515 W VERONA AVE.PDF

8. Certified Survey Map For 142 Paoli Street
   Discussion & Possible Action – Certified survey map to dedicate additional right-of-way to be used for the new high school transportation improvements located at 142 Paoli Street.

   Documents:

   CERTIFIED SURVEY MAP FOR 142 PAOLI STREET.PDF

9. Initial Review For Zander Solution
   Discussion & Possible Action – Initial review for Zander Solution to construct two (2) buildings located at 421 South Nine Mound Road with access from Venture Court.

   Documents:

   INITIAL REVIEW FOR ZANDER SOLUTIONS.PDF

10. Reports And Comments From The Planning Department

    1. Update on development projects.

11. Reports And Comments From The Plan Commissioners

12. Adjournment

Posted: Verona City Hall,

Verona Public Library,

Miller's Market

All agendas are posted on the City's website at: www.ci.verona.wi.us

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.

* Although the Plan Commission meeting will start at 6:00 p.m., the Plan Commission won't address items 6, 7, and 8 until 6:30 p.m. or later. If necessary, the Plan Commission will reorganize the agenda to address items earlier.

Memorandum

To: Plan Commission

From: Adam Sayre – City Administrator

Date: February 3, 2020

Re: **Zoning and Sign Code Rewrite**

Houseal Lavigne and Ancel Glink have begun their review of our current Zoning Ordinance. Kurt Asprooth of Ancel Glink and Jackie Wells of Houseal Lavigne will be attending the February 3rd Plan Commmission meeting to present their findings from their analysis of the City's current Zoning Ordinance. Attached are their key issues and diagnostic report with strategies of where items in our existing Ordinance should be organized into a new format, what is missing that needs to be included, and legal requirements that need to be met or modified to be in compliance.

The Plan Commissioners are asked to provide feedback as Kurt and Jackie will be attending to receive input from the Commissioners.

HOUSEAL LAVIGNE ASSOCIATES

Memorandum

Date: January 23, 2020

SENT VIA EMAIL

To: Katherine Holt, Community Development Specialist
City of Verona

From: John Houseal, Houseal Lavigne
Jackie Wells, Houseal Lavigne
David Silverman, Ancel Glink
Kurt Asprooth, Ancel Glink

Re: **Zoning and Sign Ordinance Key Issues and Diagnostics**
City of Verona Zoning and Sign Ordinance Update

This memorandum is delivered in support of the **Zoning and Sign Ordinance Update** project for the City of Verona. It presents the accumulated research of *Step 2: Issue Identification Analysis,* as described in the project scope of work.

The memo contains Houseal Lavigne and Ancel Glink's initial assessment of Verona's existing zoning and sign ordinances. Related best practices are provided throughout the memorandum for potential application in the updated document. The recommendations of this report are preliminary, based upon the information and community input available to date. Future engagement with City staff, the Plan Commission, and the community may result in revisions.

This memorandum includes:

- a summary of issues identified during the public outreach process;
- a proposed Zoning and Sign Ordinance structure; and
- preliminary recommendations for the Zoning and Sign Ordinance.

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SUMMARY OF ISSUES FROM PUBLIC OUTREACH EVENTS

The City of Verona hosted outreach events at City Hall on Monday, October 7, 2019. Residents, business owners, developers, and other stakeholders were invited to provide input on the issues and challenges with the existing zoning and sign ordinances. Community feedback included the following summarized comments:

- The ordinances are not easily searchable, and a comprehensive index is needed.
- Sustainability options should be incorporated.
- There are too many different zoning classifications and they are not intuitive.
- Some requirements, such as the requirement for one underground space per multifamily unit, drive up the cost of development.
- Zoning variances are not used; the Plan Commission instead relies on the PUD process.
- Too many regulations are set by precedent and are not codified.
- The code needs flexibility.
- The amount of required parking is too high.
- Compact parking spaces should be permitted.
- The Downtown Overlay district should be reexamined, and the boundary reduced.

In addition to in-person outreach events, the City offered stakeholders an opportunity to provide feedback through an online questionnaire, available on the project website. A summary of the feedback received from the questionnaire is attached to this document as Appendix 1. These public comments helped inform the direction of preliminary recommendations. They will be carefully considered as the new ordinance is drafted.

PROPOSED ZONING AND SIGN ORDINANCE STRUCTURE

The Zoning and Sign Ordinance documents should be organized in a manner that is straightforward to use and administer. This type of user-friendly code utilizes tables and graphics when appropriate, and orders sections based on how frequently they are used and referenced.

Verona's existing zoning and sign ordinance is in Title 13 – Zoning Code of the Municipal Code and includes 10 articles and 186 sections. The content included in some of these sections is inconsistently repeated in various places throughout the ordinance. For example, Section 13-1-49(c)(1) includes residential density and intensity requirements for the Urban Residential District. The same topic is included in a table in Section 13-1-121, but the information differs from the former section.

Contradictions and inconsistencies in the Ordinance make it difficult for the City to enforce regulations. Further, they can cause confusion that may negatively affect interest in investing in Verona for individuals or businesses. It is recommended that the Zoning and Sign Ordinance be reorganized into nine articles as detailed below. Further detail on the proposed structure of the existing articles is attached to this document as Appendix 2.

Article 1. General Provisions
Article 2. Definitions
Article 3. Establishment of Zoning Districts
Article 4. Specific District Standards
Article 5. Specific Use Standards
Article 6. General Development Standards
Article 7. Sign Standards
Article 8. Planned Unit Development Standards
Article 9. Administration and Enforcement Standards

PRELIMINARY RECOMMENDATIONS

In addition to community outreach, the consultant team worked with City staff to prepare a more detailed and in-depth analysis of the zoning and sign ordinances. The following assessment provides a summary of key issues, concerns, and observations as well as preliminary recommendations.

Note: The recommendations included below are not intended to be an exhaustive or limiting list of potential revisions; rather they are proposed as starting points for the revision process.

Article 1: General Provisions

Article 1, General Provisions, should include those sections of the existing zoning and sign ordinances that establish the title, intent, purpose, interpretations, and rules and construction of language, as well as other sections that set the stage for the defensibility of the ordinance. It is recommended that all Articles which include purpose statements, aside from the purpose statements of zoning districts, be consolidated and streamlined in Article 1.

Article 2: Definitions

Article 2, Definitions, should include those sections of the zoning and sign ordinance that pertain to definitions. Currently definitions exist in Sections 13-1-15, 13-3-51, 13-1-322, 13-2-90, 13-3-41, 13-1-97, 13-1-96, 13-1-300, 13-1-302, 13-1-301, 13-1-299, and 13-1-285. The following recommendations apply to the City's definitions:

- All measurements and quantifiable standards be removed from definitions and located in Article 4: Specific District Standards, Article 5: Specific Use Standards, or Article 6: General Development Standards, as appropriate. For example, the definition of "animal unit" contains a table with quantitative standards to determine animal units by type of livestock, this table is more appropriate located in Article 5: Specific Use Standards.
- In some places, a use that has several different derivations have definitions in multiple places. For example, "Day Care" is defined only as "see family day care home, intermediate day care home, or group day care center." These definitions are then interspersed throughout the definitions section. It is a best practice to have all related definitions listed together, with sub-definitions for each class of day care, again in a single definitions article.
- Some terms are defined only in reference to other uses without any actual definition provided. For example, "Gas Station" is defined only as "see in-vehicle sales or service" but is not addressed in that definition or used or referenced anywhere else in the Zoning Ordinance. Some terms lack a definition all together, such as "Detailed site analysis map" or "toxic materials." Cross referencing like this, particularly with indefinite results, can be very frustrating for users of the Zoning Ordinance and should be clarified or removed entirely.
- Many terms that relate to specific actions or zoning relief described in detail in other sections of the Zoning Ordinance do not need to be defined (e.g., definition "conditional use" with a citation to the conditional use requirements). Likewise, specific zoning districts do not need to be defined in the definitions section (e.g., defining "Central Commercial District" with only a cite to that section of the Zoning Ordinance).
- Further, Definitions related to adult uses, religious institutions, family, signs, and group homes should be reviewed against current constitutional, federal, and state legal standards. For example, the City's

definition for "sexually oriented use" is limited in scope and may not encompass all types of adult uses or adequately regulate specific types of adult uses.

Article 3: Establishment of Zoning Districts

Article 3, Establishment of Zoning Districts should include existing sections of Article B that relate to establishing the purpose and rationale of each zoning district and the document's relationship with the zoning map as well as the portions of Section 13-1-372 which establish the Downtown Design and Use Overlay District. All sections of Article B that include detail on allowable land uses, density and intensity, and bulk requirements should be included in Article 4, Specific District Standards. Additionally, rationale statements for all residential and nonresidential districts should be streamlined into one General Purpose of Residential Districts statement and another General Purpose of Nonresidential Districts statement. Finally, it is recommended that the City consider consolidating the Neighborhood Residential and the Community Residential Districts or more clearly distinguish the purpose and rationale statements for each.

Article 4: Specific District Standards

Article 4, Specific District Standards should include existing sections of Article B that relate to allowable land uses, density and intensity, and bulk requirements, as well as existing sections of Article C that relate to the description and allowances of all land use categories, and Article E, Bulk Regulations. All sections of Article B that relate to landscape requirements, performance standards, and signage regulations should be included in Article 6, General Development Standards, and Article 7, Sign Standards, respectively. All sections of Article C that relate to conditional use regulations should be included in Article 5, Specific Use Standards. It is recommended that the allowable land uses for all districts be consolidated into one, easy to use table. The table should clearly differentiate between permitted, special, and prohibited uses while maintaining the existing flexibility in interpretation by the Department of Community Development. The following recommendations apply to the City's allowable land uses:

- Utilize NAICS codes for commercial and industrial land use designations to minimize disagreements over what a specific use is or is not.
- Utilize a combination of discreet use categories and broader land use categories in the consolidated Table of Permitted and Conditional Uses to more appropriately permit them in the City's zoning districts.
- Add accessory dwelling units as a conditional use in the Residential Development land use category.
- Expand the Institutional Residential Development land use subcategory to include assisted living, memory care, independent living, and other forms of senior housing and identify the appropriate districts in which they should be permitted or conditional uses.
- Eliminate the Mobile Home Park Residential Development land use subcategory.
- Review and revise the various types of multi-family residences included in the code (duplex, multiplex, townhouse, twin house, two-flat house, village house, etc.) to eliminate outdated and redundant use types.
- Designate smaller scale and lower intensity multiunit development as a permitted use and larger scale and higher intensity multiunit development as a conditional use in appropriate zoning districts.
- Add a land use category for adult businesses including vaping, sexually-oriented land uses and others and amend regulations for consistency with federal and state requirements.

- Prohibit future development of junkyard and salvage yard land uses and amortize any existing junkyard and salvage yard land uses in the City.
- Revise the Commercial Apartment Accessory Land Use subcategory to be a permitted use in the Central Commercial District.
- Eliminate the Group Developments land use category and establish separate uses for multiunit complexes, business parks, shopping centers, and other land uses with two or more structures containing principal land uses on the same lot.
- Review and revise uses and their definitions to eliminate outdated, redundant, and otherwise unnecessary terms.
- Review permissions for religious institution/assembly and non-religious institution/assembly uses to ensure compliance with the Religious Land Use and Institutionalized Persons Act (2000).

Further, it is recommended that the bulk standards tables that currently exist in Article E be consolidated and updated to reflect the standards that are included in Article B. This table should be the only location where bulk standards exist in the code to ensure that any future changes to the standards require an amendment in only one location. Lastly, a nonconformities analysis was performed, revealing that the existing lot area requirements for the Neighborhood Residential, Community Residential, and Mixed Residential Districts adequately conform with the majority of lots in the districts.

Article 5: Specific Use Standards

Article 5, Specific Use Standards should include existing sections of Article C that related to conditional use regulations as well as all relevant standards that are currently embedded in definitions. All use specific standards should be cross referenced in the Table of Permitted and Conditional Uses included in Article 4. The following recommendations apply to the City's specific use standards:

- Enhance and expand the conditional use regulations for the Apartment and Multiplex Residential Development land use subcategory to apply to both multiunit buildings and multiunit complexes.
- Revise the requirements for the screening of outdoor maintenance service areas and outdoor storage to prohibit the use of chain-link fencing.
- Revise the requirements for home occupations to prohibit the display of signs in residential districts.

Article 6: General Development Standards

Article 6, General Development Standards should include Article G, Article H, and all sections of the existing code that include standards that are relevant to development throughout zoning districts. This would include subsections related to parking requirements in Article C, landscaping in Article G, as well as others.

Off-Street Parking and Loading

The number of parking spaces required per land use is embedded in the subsections of Article C while standards pertaining to dimensional requirements of off-street parking are located in 13-1-283. It is recommended that these requirements be consolidated into one concise, useful table in an "Off-Street Parking" subsection of the proposed Article 6. The standards should be updated to reflect industry standard. For example, all employee, patron, or other variable based requirements should be revised so that they are based on fixed elements such as gross floor area. Variable parking standards often make it difficult for new uses moving into existing spaces to comply with requirements and are more difficult to enforce.

Additionally, it is recommended that the City consider including maximum parking requirements in addition to minimum parking requirements. Maximum parking requirements ensure that uses are not over-parked which can contribute to stormwater runoff and diminish the appearance and development potential of the City. Developers should have the option to contest maximum parking requirements through an administrative approval process by submitting a parking demand study that justifies the request.

The City currently requires that one underground parking space be required per multiunit dwelling. It is recommended that the City codify this practice.

The City's off-street loading requirements are included in 13-1-284. They detail a required number of loading spaces per business or industrial use based on the total floor area of the establishment. This method is no longer a best practices as it suggests that the number of loading spaces be left to the discretion of the developer, provided they are adequately screened and buffered and do not interfere with the public use of parking circulation areas, streets, alleys, or sidewalks.

Landscaping

The City's landscape requirements are currently included Article G, Landscaping and Bufferyard Regulations. The regulations are point based. Different landscape elements are worth different points, and each land use type is required to reach a certain number of points to satisfy the requirement. Although this method works well for the City, it does not incentivize developers to exceed the minimum number of points. Incentives should be included to install landscape elements beyond the minimum point requirement. Additionally, the following recommendations apply to the City's landscape standards:

- Allow perennials to count toward landscaping points.
- Require all rows of parking to end with parking lot islands.
- Require a minimum of two trees to be planted in double row parking lot islands.
- Encourage tree preservation by penalizing mature tree removal.
- Eliminate redundancy and streamline tables to reduce confusion about the point value for different landscape elements.
- Encourage the use of native plantings by increasing their point value.

Other Development Standards

The following recommendations apply to the City's other development standards:

- Update drive-through stacking length requirements based on use type and projected traffic generation.
- Revise drive-through standards to streamline stacking space requirements for uses that have the potential to occupy the same building such as a dry cleaner and a bank.
- Establish standards for ground and roof mounted mechanical equipment.
- Revise trash and recycling receptacle screening requirements to include a sliding scale based on the height of the receptacle.
- Establish a maximum lighting requirement.
- Align outdoor lighting standards with dark sky goals.
- Establish lighting standards for residential districts.
- Clarify vision triangle requirements with a diagram.

Article 7: Sign Standards

The City of Verona's sign ordinance will be required to be thoroughly revised given the Supreme Court decision of *Reed v. The Town of Gilbert, Arizona* (2015). Verona is among municipalities nation-wide that are affected by the SCOTUS ruling. The Court determined that signs cannot be regulated differently based on the content of the sign's message. This applies to the size, location, and duration of noncommercial and commercial signage. Several instances of content-based regulations exist in the Verona sign ordinance, including varying regulations for real estate signs, event of public interest signs, garage sale signs, and political signs (13-1-326). The Verona sign ordinance will be revised in accordance with current case law. In addition to compliance with *Reed v. Gilbert*, it is recommended that the sign ordinance be revised to:

- Require automatic dimming of electronic message centers.
- Continue to prohibit pole signs and box signs.
- Permit projecting signs in appropriate commercial districts such as the Central Commercial District.
- Continue to prohibit billboards and all forms of off-premises signs.

Article 8: Planned Unit Development Standards

Planned Unit Development (PUD) is a tool that is meant to allow for greater flexibility than the underlying zoning regulations. PUD siting and design is achieved through site development allowances to allow for creative and innovative approaches to development.

The City has indicated that the current PUD procedures have caused confusion. It is recommended that the City revise the PUD provisions to streamline the process, allow for more approvals at the administrative level such as site plan review, and to clarify the purpose of a PUD as opposed to other types of zoning relief. The following recommendations apply to the City's PUD procedures:

- Currently, PUDs are only permitted within certain zoning districts and only with the approval of a "planned unit development overlay district." This is overly restrictive and may frustrate the purpose of a PUD in the first place. PUDs should be permitted in all districts, as a PUD can be considered a form zoning relief that allows for more creative development of land and preservation of open space and natural resources, and not a specific type of use.
- A PUD can be treated as a separate zoning district and approved in the manner of a map amendment or approved as a conditional use. The processes for approving the stages of a PUD under the current ordinance are the same as the approval of conditional use permits. If the City wishes to continue to treat PUDs as overlay districts, the procedures should be revised to correspond to a map amendment. Conversely, the City can treat a PUD in the same manner as a conditional use permit in the sense that the underlying parcel will retain its zoning designation but will be governed by the provisions of a PUD approval. The drawback with this approach is the heightened standards that must be met to deny a conditional use permit under recent changes to Wisconsin Law. We will work with the City and provide policy alternatives for the PUD approval process aimed at allowing flexibility while ensuring that the City has as much discretion over PUD approvals as possible under current Wisconsin Law.
- Only certain types of uses and departures from standards are permitted in a PUD under the current Zoning Ordinance. Again, the purpose of a PUD is to allow flexibility from the rigid standards of the Zoning Ordinance, while requiring a more intensive review process. Limiting what uses can be allowed or what development standards can be waived hinders the purpose of pursuing a PUD in the first place.

- The City has indicated that too many projects were allowed to proceed as PUD when a variance or conditional use would have been more appropriate. In order to avoid this, it is recommended that the City consider thresholds for projects that can apply for a PUD (such as a minimum amount of square footage, minimum number of variances/departures needed, et. cetera.).

Article 9: Administration and Enforcement Standards

Article 9, Administration and Enforcement Standards should include those sections of the Zoning and Sign Ordinances that pertain to the powers and duties of those responsible for the administration and enforcement of the ordinances as well as the procedures for all legislative and quasi-judicial procedures.

Temporary Uses

The approval process for temporary uses is somewhat unclear. This section states that its purpose is to provide for the procedures and requirements for approval or denial of temporary uses, but no standards for the review of temporary uses are provided. While application requirements are listed, there are no standards for the Zoning Administrator to follow when determining if a temporary use should be approved or not. It is always legally dubious to delegate authority to City officials without clear standards. Doing so opens the door for possible legal challenges that the City officials operated in an arbitrary and capricious manner, raising due process and equal protection issues. Any authority delegated to the Zoning Administrator should be done with clear objective standards. Further, the City's temporary use regulations are limited (the only examples provided as permissible temporary uses are outdoor sales such as, seasonal garden shops, tent sales, bratwurst stands, and outdoor assembly uses). The City should consider expanding what types of temporary uses are permitted and establish specific requirements for how they are approved or denied.

Interpretations

The Zoning Ordinance contains a lengthy procedure for the issuance of official interpretations. These interpretations are not mandated by Wisconsin Law. Further, there is no requirement under this section that the property owner have any application pending in order to request and receive an interpretation. This could essentially allow any property owner to request an advisory interpretation from the City, even if they do not intend to use the interpretation as part of a development or zoning application. The standards for issuing are restrictive and may require the Zoning Ordinance to be interpreted in a rigid manner. Determinations as to zoning compliance should be made the time when an actual application is submitted (or at the time a certificate of occupancy is applied for). That prevents the need to issue advisory interpretations when no development is actually planned, as well as avoid possibly inconsistent interpretations among similarly situated parcels that are ultimately never developed, but that leave a trail. If a property owner disagrees with how the Zoning Ordinance was interpreted when they applied (such as where a C/O is denied due to zoning issues) they can appeal that interpretation to the Zoning Board of Appeals.

Public Hearing Notice and Publication Requirements

The requirements for publication of notices, the posting of signs, and the mailing of individual property owner notices should be clarified. Currently, the requirements are not clearly set forth in a separate section, and instead are interspersed within the section governing each type of zoning relief and within the section governing the ZBA. It is recommended that the City consolidate all of the provisions addressing these important procedural requirements into their own section for ease of reference for staff, developers, and property owners.

A table showing the required publication, posting, and mailing requirements for each type of zoning approval should also be included.

Downtown Design and Use Overlay District

Separate review and approval procedures for developments within the Downtown Design and Use Overlay District that are distinct from the City's other approval procedures are established in Section 13-1-372. This separate process may be redundant and cumbersome for City staff to administer. The City should consider using revamped PUD approval procedures for development in this district.

Plan Commission

The provisions governing the composition, appointment, and duties are contained in Chapter 4 of the City's general Code of Ordinances. There is also a limited section on the Plan Commission's powers and duties in the Zoning Ordinance. It is recommended that the City combine these sections into one comprehensive section in the Zoning Ordinance for clarity.

Zoning Board of Appeals

The notice procedures for specific types of zoning relief are included within the section governing the ZBA. As noted above, it is recommended that the City consolidate all provisions governing notice and publication requirements into a separate section. Further, the standards for approval of variances are set forth in this section as well, but it does not appear to correspond with the standards for approval set forth in Section 13-2-268 governing variances generally. This should be clarified so it is clear what standards apply to variance applications.

Special Exceptions

The section of the Zoning Ordinance governing the ZBA states that the ZBA has the power to hear and decide "special exceptions" to the Zoning Ordinance. However, there are no other references to "special exceptions" anywhere else in the Zoning Ordinance. This reference should either be given more definition or removed to clarify what powers the ZBA has under the Zoning Ordinance.

General

Each section of this Article should include an easy to follow flow chart with timing benchmarks. Flow charts graphically show the various steps in the various procedures for each type of zoning relief. The development community appreciates a certainty of process (this is not the same as a certainty of result) and graphic depictions of processes clearly and cleanly set out the steps in a logical synchronous manner that the development community can understand, and the timelines that typically follow the various processes.

Appendix 1

Online Questionnaire Results Summary

Q1: What types of development should have standards related to their residential or business activities? Regulations could address issues such as: noise, lighting, traffic, hours of operation, operation of heavy machinery, or commercial vehicle parking. Please check all that apply.		
Answers	**Count**	**Percentage**
Single-Unit Detached Homes	9	64.29%
Single-Unit Attached Homes (duplexes or townhomes)	8	57.14%
Apartments or Condominiums	9	64.29%
Accessory Dwelling Units (granny flats or garage apartments)	8	57.14%
Mixed Uses (residential over ground floor commercial)	10	71.43%
Restaurants, Bars, and Entertainment Options	10	71.43%
Retail or Shopping Options	10	71.43%
Automobile Related Businesses (gas stations, service stations, carwashes)	9	64.29%
Public/Civic Spaces and Gathering Spaces	9	64.29%
Industrial or Business Parks and Employment Uses	9	64.29%
Other	0	0.00%

Q2: Please provide any comments on the general types of requirements that you think should be applied to each of your answers to Question 1.
This is tricky as commercial projects can also impact residential areas.
restricted street parking. no obnoxious lighting. quiet hours for all of the above so as not to disturb residents. significant noise restrictions, particularly with
Residential: how many employees/clients frequent an in-home business, overnight long-term parking of commercial vehicles may not include the following: flat-bed trucks, box trucks, utility vehicles, etc. Density - smaller lot sizes and street widths to allow more developable lots Mixed Use/Restaurant/Retail: shared parking requirements, allow for four stories for
Quiet hours after 10:00 PM Dogs should be on leash while walking - do NOT allow dogs to go into neighbors' yards to poop Require owners to pick up dog
ALL types of development should have standards related to their residential or business activities. Why would you not have standards?

Q3: What types of development should have standards related to their exterior appearance? Regulations could address issues such as: landscape areas, parking areas, buidling facades, signs, general maintenance/upkeep. Please check all that apply.		
Answers	**Count**	**Percentage**
Single-Unit Detached Homes	6	64.29%
Single-Unit Attached Homes (duplexes or townhomes)	6	57.14%
Apartments or Condominiums	10	64.29%
Accessory Dwelling Units (granny flats or garage apartments)	6	57.14%
Mixed Uses (residential over ground floor commercial)	10	71.43%
Restaurants, Bars, and Entertainment Options	9	71.43%
Retail or Shopping Options	9	71.43%
Automobile Related Businesses (gas stations, service stations, carwashes)	9	64.29%
Public/Civic Spaces and Gathering Spaces	8	64.29%
Industrial or Business Parks and Employment Uses	9	64.29%
Other	0	0.00%

Q4: Please provide any comments on the general types of requirements that you think should be applied to each of your answers to Question 3.
no "temporary" (i.e. cheap metal or other cheap materials). all structures should have restricted outdoor appearance to maintain character and desirability of our community.
Create development guidelines that aren't vague or subjective in terms of the use and types of materials.
ALL types of development should have standards related to their exterior appearance. Why would you not have standards?

Q5: How should the quality of development of new businesses, apartments, or condiminiums in Verona improve in the future? Please check all that apply.		
Answers	**Count**	**Percentage**
Improved Landscaping	6	42.86%
Improved Building Construction Materials (exterior)	6	42.86%
Improved Parking Lots	4	28.57%
Improved Sidewalks and Pedestrian Spaces	7	50.00%
Improved Bicycle Infrastructure (access, parking, etc.)	5	35.71%
Improved Signs and Wayfinding	5	35.71%
Improved Zoning Enforcement	6	42.86%
Other	1	7.14%

Q6: Are there specific land uses that should not be permitted "by-right" in Verona, and only through a conditional use permit process that includes a public hearing? Please specify in the box below.
no strip bars, casinos, gambling in Verona
Multi-family housing
I don't know enough to answer this.
Hazardous material storage, prisons, landfills, etc.
all land uses in Verona should have public input, whether they are residential, commercial, or government projects. Any type of outdoor venue, i.e. music, corporate retreat, etc. should not be permitted under any circumstances. There should be no garbage dumps in our community, or gas stations in residential areas under any circumstances.

Q7: Please identify any other issues or concerns you have regarding Residential Zoning Districts in Verona.
Stop allowing farm land adjacent to residential areas to be taken for additional residential development. Verona has plenty of housing and these projects should be severely restricted. No commercial mixing with residential areas.
I think it's best if residential and commercial are kept separate. I noticed that there are several processing plants in the downtown. Some have big vents with exhaust coming out right on the bike trail. It smells toxic to me. It's also near the senior center. I'm guessing they were grandfathered in as they have been there a very long time. Wishing they had better ventilation systems so we don't have to expose people to their chemical exhaust.
adequate green space, sidewalks/bike/walking lanes, min. lot size, restrictions on multi-family.

Q8: Please identify any other issues or concerns you have regarding Commercial or Industrial Zoning Districts in Verona.
Same as above.
adequate parking, traffic flow

Q9: Please identify any other issues or concerns you have regarding Zoning Code Enforcement or Administration and Procedures in Verona.
time restrictions to approved plans
Not aware of any problems with this.

Q10: Please identify any other issues or concerns you have regarding Signs and Sign Permits in Verona.
Signage is important. I would like to see it kept to a minimum. One reason I moved to Verona was it's closer to nature. It's kind of rural in an urban way. I hope it stays that way.
Keep Verona a great place to live. No tall or neon flashing signage!

Appendix 2

Proposed Structure of Existing Articles

ARTICLE 1: GENERAL PROVISIONS

Sec. 13-1-1 - Title.
Sec. 13-1-2 - Authority.
Sec. 13-1-3 - Legislative Intent.
Sec. 13-1-4 - Rationale and the Appearance of Ordinance Text.
Sec. 13-1-5 - Purpose.
Sec. 13-1-6 - Separability and Nonliability.
Sec. 13-1-7 - Abrogation.
Sec. 13-1-8 - Application.
Sec. 13-1-9 - Jurisdiction.
Sec. 13-1-10 - Re-enactment and Repeal.
Sec. 13-1-11 - Effective Date.
Sec. 13-1-41 - Standard Zoning Districts and Standard Zoning District Categories.
Sec. 13-1-80 - Purpose.
Sec. 13-1-240 - Purpose.
Sec. 13-1-280 - Purpose.
Sec. 13-1-320 - Purpose.

ARTICLE 2: DEFINITIONS

Sec. 13-1-322 - Definitions and Regulations Specific to Certain Signs.
Sec. 13-1-12 - Introduction to Word Usage, Abbreviations and Definitions.
Sec. 13-1-13 - Word Usage.
Sec. 13-1-14 - Abbreviations.
Sec. 13-1-15 - Definitions.

ARTICLE 3: ESTABLISHMENT OF ZONING DISTRICTS

Sec. 13-1-40 - Purpose.
Sec. 13-1-42 - Map of Standard Zoning Districts.
Sec. 13-1-43 - Interpretation of Zoning District Boundaries.
Sec. 13-1-44 - Purpose and Intent of Standard Zoning Districts.
Sec. 13-1-45 - Rural Agricultural (RA-35ac) District.
Sec. 13-1-46 - Neighborhood Residential (NR) District.
Sec. 13-1-47 - Community Residential (CR) District.
Sec. 13-1-48 - Mixed Residential (MR) District.
Sec. 13-1-49 - Urban Residential (UR) District.
Sec. 13-1-50 - Neighborhood Office (NO) District.
Sec. 13-1-51 - Suburban Office (SO) District.

Sec. 13-1-52 - Neighborhood Commercial (NC) District.
Sec. 13-1-53 - Suburban Commercial (SC) District.
Sec. 13-1-54 - Urban Commercial (UC) District.
Sec. 13-1-55 - Central Commercial (CC) District.
Sec. 13-1-56 - Suburban Industrial (SI) District.
Sec. 13-1-57 - Urban Industrial (UI) District.
Sec. 13-1-58 - Heavy Industrial (HI) District.
Sec. 13-1-60 - Downtown Design and Use Overlay Zoning District.
Sec. 13-1-62 - Public/Institutional (P/I) District.
Sec. 13-1-372 - Downtown Design and Use Overlay District.

ARTICLE 4: SPECIFIC DISTRICT STANDARDS

Sec. 13-1-160 - Purpose.
Sec. 13-1-161 - Residential Bulk Standards.
Sec. 13-1-162 - Nonresidential Bulk Standards.
Sec. 13-1-163 - Yard Setback Adjustments.
Sec. 13-1-164 - Intrusions into Required Yards.
Sec. 13-1-165 - Exceptions to Maximum Height Regulations.
Sec. 13-1-166 - Substandard Lot Regulations.

ARTICLE 5: SPECIFIC USE STANDARDS

Sec. 13-1-84 - Regulations Applicable to All Land Uses.
Sec. 13-1-85 - Detailed Land Use Descriptions and Regulations.
Sec. 13-1-86 - Residential Land Uses.
Sec. 13-1-87 - Agricultural Land Uses.
Sec. 13-1-88 - Institutional Land Uses.
Sec. 13-1-89 - Commercial Land Uses.
Sec. 13-1-90 - Storage or Disposal Land Uses.
Sec. 13-1-91 - Transportation Land Uses.
Sec. 13-1-92 - Industrial Land Uses.
Sec. 13-1-93 - Accessory Land Uses.
Sec. 13-1-93.5 - Keeping and Raising of Chickens.
Sec. 13-1-94 - Temporary Land Uses.
Sec. 13-1-97 - Group Developments.

ARTICLE 6: GENERAL DEVELOPMENT STANDARDS

Sec. 13-1-95 - Natural Resource Disruption and Required Mitigation Standards.
Sec. 13-1-241 - How to Use This Article.
Sec. 13-1-242 - Landscaping Points, Sample Landscaping Schemes and Measurement for Landscaping Requirements.
Sec. 13-1-243 - Landscaping Requirements for Building Foundations.
Sec. 13-1-244 - Landscaping Requirements for Developed Lots.
Sec. 13-1-245 - Landscaping Requirements for Street Frontages.
Sec. 13-1-246 - Landscaping Requirements for Paved Areas.
Sec. 13-1-247 - Landscaping Requirements for Other Permanently Protected Green Spaces.
Sec. 13-1-248 - Landscaping Requirements for Required Reforestation.
Sec. 13-1-249 - Landscaping Requirements for Bufferyards.
Sec. 13-1-250 - Plant Selection.
Sec. 13-1-251 - Requirements for the Installation, Maintenance and Use of Landscaped and Bufferyard Areas.
Sec. 13-1-252 - Calculating Landscaping and Bufferyard Requirements.
Sec. 13-1-253 - Depiction of Landscaping on Required Site Plan.
Sec. 13-1-281 - Access Standards.
Sec. 13-1-282 - Visibility Standards.
Sec. 13-1-283 - Off-Street Parking and Traffic Circulation Standards.
Sec. 13-1-284 - Off-Street Loading Standards.
Sec. 13-1-285 - Exterior Storage Standards for Residential and Commercial Districts.
Sec. 13-1-286 - Exterior Lighting Standards.
Sec. 13-1-287 - Vibration Standards.
Sec. 13-1-288 - Noise Standards.
Sec. 13-1-289 - Air Pollution Standards.
Sec. 13-1-290 - Odor Standards.
Sec. 13-1-291 - Electromagnetic Radiation Standards.
Sec. 13-1-292 - Glare and Heat Standards.
Sec. 13-1-293 - Fire and Explosion Standards.
Sec. 13-1-294 - Toxic or Noxious Material Standards.
Sec. 13-1-295 - Waste Material Standards.
Sec. 13-1-296 - Drainage Standards.
Sec. 13-1-297 - Exterior Construction Material Standards.
Sec. 13-1-298 - Hazardous Materials Standards.
Sec. 13-1-299 - Fencing Standards.
Sec. 13-1-300 - Signal Receiving Antennas (Satellite Dishes) Standards.
Sec. 13-1-301 - Wind Energy Systems Standards.
Sec. 13-1-302 - Swimming Pools Standards.
Sec. 13-1-303 - Outdoor Storage of Firewood Standards.
Sec. 13-1-305 - Dumpster Enclosure and Screened Refuse Container Standards.

ARTICLE 7: SIGN STANDARDS

Sec. 13-1-323 - General Signage Regulations.
Sec. 13-1-324 - Sign Regulations Applicable to Residential Districts.
Sec. 13-1-325 - Sign Regulations Applicable to Nonresidential Districts.
Sec. 13-1-326 - Temporary Signs.
Sec. 13-1-327 - Construction and Maintenance of Signage.

ARTICLE 8: PLANNED UNIT DEVELOPMENT STANDARDS

Sec. 13-1-59 - Planned Development District.
Sec. 13-1-371 - Planned Development District Procedures.

ARTICLE 9: ADMINISTRATION AND ENFORCEMENT STANDARDS

Sec. 13-1-61 - Zoning of Annexed Lands.
Sec. 13-1-96 - Nonconforming Use Regulations.
Sec. 13-1-167 - Nonconforming Structure and Building Regulations.
Sec. 13-1-304 - Administration and Enforcement of Performance Standards.
Sec. 13-1-321 - Sign Permits.
Sec. 13-1-328 - Nonconforming Signs.
Sec. 13-1-360. - Purpose, Procedural Regulations and Posted Notice.
Sec. 13-1-361 - Amendment of Zoning Regulations.
Sec. 13-1-362 - Amendment of Official Zoning Map.
Sec. 13-1-363 - Conditional Use Review and Approval.
Sec. 13-1-364 - Temporary Use Review and Approval.
Sec. 13-1-365 - Sign Permit.
Sec. 13-1-366 - Site Plan Review and Approval.
Sec. 13-1-367 - Certificate of Occupancy.
Sec. 13-1-368 - Variances.
Sec. 13-1-369 - Interpretations.
Sec. 13-1-370 - Appeals of Zoning Interpretations.
Sec. 13-1-373 - Zoning Administrator.
Sec. 13-1-374 - Plan Commission.
Sec. 13-1-375 - Zoning Board of Appeals.
Sec. 13-1-376 - Fees; Payment of Financial Obligations.

ELIMINATE

Sec. 13-1-377 - Violations and Penalties.
Sec. 13-1-120 - Purpose.
Sec. 13-1-121 - Residential Density Standards.
Sec. 13-1-122 - Nonresidential Intensity Standards.
Sec. 13-1-123 - Nonconforming Development Regulations.

Planning Report

City of Verona

Plan Commission 2-3-2020

Epic – Workshop

Site Plan and Conditional Use Permit

Summary: The Applicant is requesting a site plan review to construct an approximately 17,000 square foot workshop near the Contractor Annex building on Epic's campus. The proposed building will be used for woodwork and paint work, which requires a conditional use permit amendment for a group development and site plan approval.

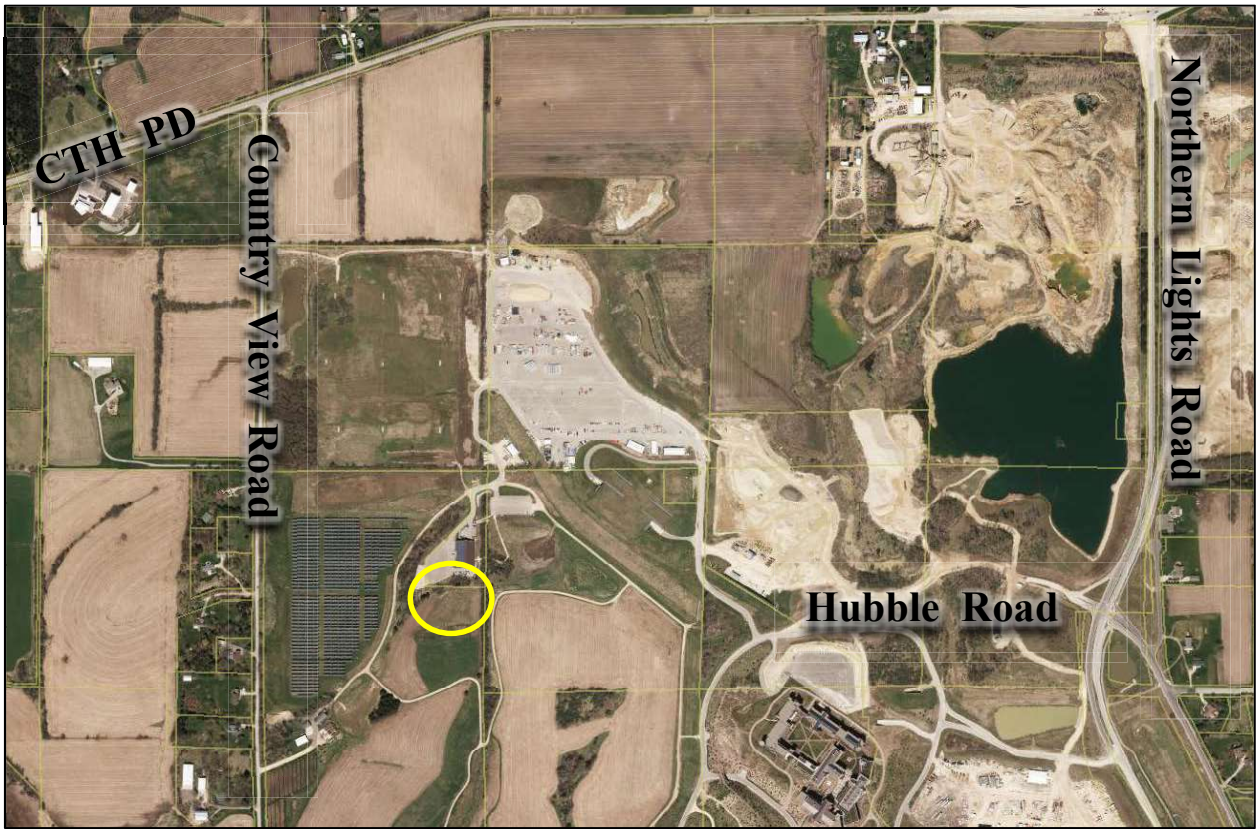
Property Location: 1979 Milky Way

Property Owner: Epic Systems Corporation
1979 Milky Way
Verona, WI 53593

Applicant: Same

Existing Zoning: Suburban Industrial (SI)
Existing Land Use: Vacant land
Proposed Land Use: Workshop

Figure 1 – Location Map



Background:

Epic is requesting an initial review to locate an on-site Workshop that will be used for woodwork and paint work. The building is intended to include office space, paint shop, art studio and woodworking shop.

Below is a summary of Epic's building construction in the vicinity of this proposal:

- **June 2014** – Contractor Annex – City grants Epic a CUP, group development, to construct a contractor annex building of approximately 36,300 square feet west of the existing Campus and east of the existing solar field.
- **May 2018** – Vehicle Fleet Maintenance Workshop – City grants Epic a CUP, group development, to construct a vehicle fleet maintenance workshop of 11,550 square feet.

The proposed building requires an amendment to Epic's CUP and site plan approval.

Planning Review:

Bulk Requirements:

The proposed Workshop will conform to all Zoning requirements for the Suburban Industrial (SI) Zoning District. The height of the Workshop will be twenty-nine (29) feet tall, which is under the maximum height requirement of forty-five (45) feet. Staff has no concerns with the proposed location as it is not easily visible from any roadways.

Access:

Access to the site will continue to be from the existing access drive that connects to the Contractor Annex building and the existing parking lot. A second access point connects to the existing gravel road to the southwest that will be used infrequently for delivering large bulk materials and garbage collection. Staff has no concerns with access. Sufficient parking is located nearby for the contractor annex building and staff has no concerns with parking for the building.

Landscaping and Lighting:

The proposed building will be screened by planting two (2) different types of maple trees and three (3) different types of oak trees. The landscaping plan exceeds the minimum requirements for the City. Further, Epic has a long history of exceeding the minimum landscaping point requirements for the City.

A lighting plan was submitted as part of the Application. All lighting is within the acceptable range for the Property. The lighting does not affect the neighboring properties as it is 0 footcandles at the property lines, while the zoning ordinance allows 0.4 footcandles at the property lines. Staff has no concerns with the lighting.

Drainage/Stormwater:

New impervious surface is added as part of this proposal as well as other buildings since 2014. As part of the project, the Applicant has prepared a detailed stormwater

management plan. The Applicant is proposing to modify the existing detention pond to handle the increase stormwater runoff. Staff has no concern at this time.

Architecture:
The proposed Workshop is a similar design and color to the existing Contractor Annex building and the Vehicle Fleet Maintenance Workshop nearby as depicted in Figure 2. The building will consist of a premanufactured red metal building with solar panels to match the other structures in the area as depicted in Figure 3. The building contains windows to allow natural light to enter the Workshop. Staff has no concerns with the design of the buildings.

Figure 2 - Drone view with photo rendering showing the Workshop to the left and the Annex in the center

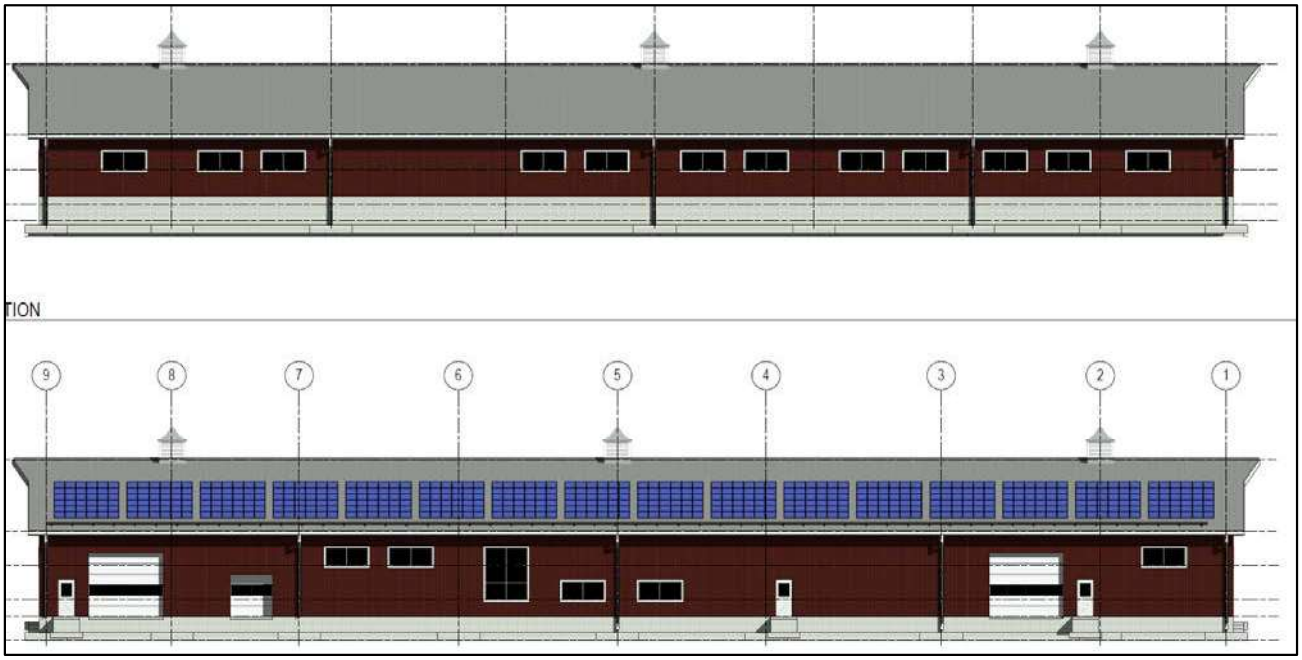


Figure 3 - Building rendering

Conditional Use Permit Findings:

The Applicant is requesting approval for an amendment to a Group Development, which is listed as a conditional use in the City's Zoning Ordinance. The Zoning Ordinance requires all conditional uses to fulfill general standards and specific standards for all CUP requests.

General Standards Findings:

1. *How is the proposed conditional use (in general) in harmony with the purposes, goals, objectives, policies and standards of the City of Verona Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or Chapter adopted, or under consideration pursuant to official notice by the City?*

   The subject site is used as a workshop, which allows additional areas for employees.

2. *How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the City of Verona Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?*

   The proposed buildings are adjacent to Epic's corporate offices. The site is already served by public utilities and roadways.

3. *Does the conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, parking, public improvements,*

public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the City or other governmental agency having jurisdiction to guide development?

The proposed buildings are well served by existing and future roadways. Sensitive environmental areas such as steep slopes or wetlands have been protected in environmental corridors.

4. *Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

   The proposed buildings will be an extension of the previously approved corporate campus and will maintain a consistency of land uses within the surrounding area.

5. *Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?*

   The proposed buildings will not impose an undue burden on public facilities and services in the area as they are already provided.

6. *Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?*

   The benefits of the proposed use outweigh any adverse impacts in the neighborhood.

Specific Standards Findings:

1. *All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development.*

   This requirement has been met.

2. *The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.*

   This requirement has been met.

3. *No group development shall take access to a local residential street.*

This requirement has been met.

4. *All development located within a group development shall be located so as to comply with setbacks of structures and buildings from lot lines.*

   This requirement has been met.

Recommendation:

Staff recommends the following Plan Commission action:

1. Recommend that the Common Council approve an amendment to Epic's group development conditional use permit to allow for the construction of a workshop building.
2. Approve the site plan for a workshop to be located at 1979 Milky Way.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

Project and Storm water Narrative – Workshop

Epic Systems Corporation (Epic) has determined the need for a Workshop that will be used for woodwork and paint work. The Workshop will be screened and hidden from public view and access due to location on the property.

The proposed Workshop is located south of the Annex building that will provide an ideal access for the personal through Annex driveway to the Workshop parking lot. Access road to the southwest to existing gravel road to the Workshop will be used infrequently for delivering large bulk materials and garbage collection.

The building will be owned and developed by Epic Systems Corporation and constructed in collaboration with Graef-USA, JP Cullen and Sons Inc, D'onofrio Kottke and Associates Inc. and others.

The proposed building location is currently zoned Suburban Industrial, and the use of the building is suited to that zoning. The building is intended to include office space, paint shop, art studio and wood working shop.

The building is intended to be a premanufactured metal building bearing on concrete slab/foundation similar in style to the Annex contractor building and Fleet Shop it will be located near.

The addition of this building, and its access routes will add a small amount (0.77acres total) of impervious surface to a large (61.6 acre) watershed, wholly contained on Epic's property, just East of Country View Road.

This watershed was analyzed and reported on in 2014 prior to the construction of the Annex. During this analysis, and subsequent construction, the storm water facility was sized to accommodate peak flow and sediment reduction requirements as stipulated by City and State ordinance.

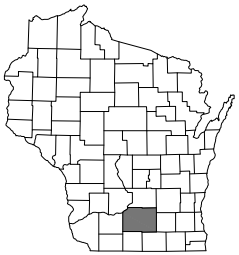
The addition of the Workshop building adds approximately 0.77 acres of impervious surface to this watershed, which does not affect the existing Weighted Curve Number or the time of concentration that was used to design the existing detention facility. However, since 2014, the impervious area has been increased within the 61.6 acres of watershed. This triggers a new watershed analysis to determine appropriate stormwater management facilities to accept increased stormwater runoff from approximately 9.80 acres of imperviousness from Annex, Fleet Shop, Fuel Storage, Horse Pad and all access roads, and proposed Workshop. A stormwater management report is included with this submittal. Therefore, Epic proposed to modify existing detention pond to sufficient capacity to handle peak flow and sediment control from the increased stormwater runoff within watershed.

The additional impervious surface from the Workshop has been analyzed and determined that the infiltration requirements will be met with an infiltration and bioretention basins. However, the final design of these facilities will be determined after soil tests and report are completed.

Other site erosion control will be managed using best practices, staked silt sock, silt fence and stone weepers will be used to help prevent soil loss and fouling of storm sewer. A stone construction entrance will be used to limit vehicle tracking, though it is unlikely that any public roads will be affected.

Epic will continue to meet City requirements for landscaping by planting a variety of trees in and around the area of the building. This landscaping will be carried out by Epic's in-house horticulture team with assistance and guidance as required from consulting Landscape Architects and any requests from City staff.

The exterior lighting plan is currently being developed with the guidelines of minimal exterior lights expect those required to meet safe work requirements during the hours of operation.



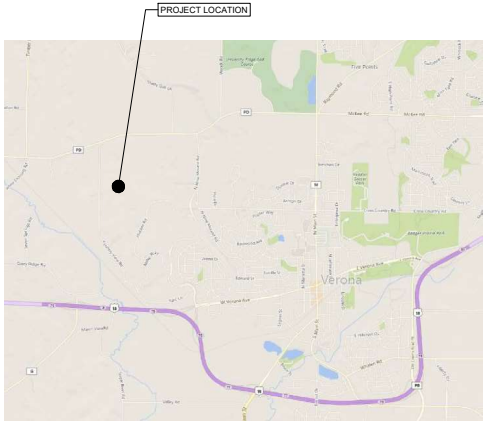
STATE OF WISCONSIN

Epic - 2019

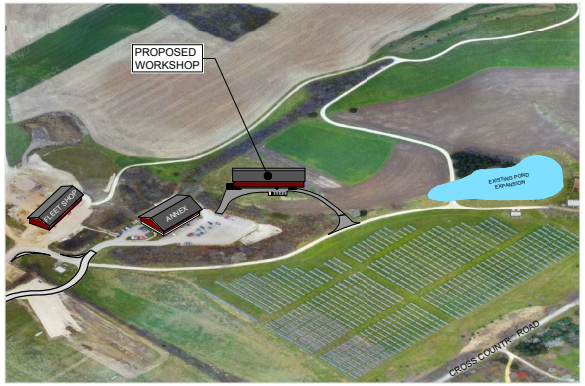
WORKSHOP

CUP APPLICATION REVIEW

CITY OF VERONA
DANE COUNTY, WISCONSIN



PROJECT LOCATION MAP
N.T.S.



PROJECT LOCATION MAP
N.T.S.

Sheet List Ta□le

Sheet Num□er	Sheet Title
C-001	COVER SHEET
C-100	EXISTING SITE PLAN
C-101	DEMOLITION PLAN
C-102	PROPOSED SITE PLAN
C-103	GRADING PLAN
C-104	EROSION CONTROL PLAN
C-105	UTILIT□ PLAN
C-10□	SANITAR□ PLAN □ PROFILE
C-10□	WATER PLAN □ PROFILE
C-108	GEOTHERMAL PLAN □ PROFILE
C-109	DUCT □ANK PLAN □ PROFILE
C-110	STORM SEWER PLAN □ PROFILE
C-111	STORM SEWER PLAN □ PROFILE
L-112	LANDSCAPE PLAN
X-113	DETAILS
WS-E800	PHOTOMETRIC PLAN
A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-901	RENDERINGS

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone 608.833.7530 • Fax 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

COVER SHEET
EPIC - 2019
CUP APPLICATION REVIEW
City of Verona, Dane County, Wisconsin

PLANS SCALE FOR
22"X34"□

DATE: 12-20-19
REVISED: REV # DR #

DRAWN BY: YM
FN: 12-05-130
Sheet Number:
C-001

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-001 COVER SHEET.dwg C-001 Plotted: Dec 20, 2019 - 1:01am

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: (608) 833-7530 • Fax: (608) 833-1089
YOUR NATURAL RESOURCE PLANNING DEVELOPMENT

EXISTING SITE PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number: C-100

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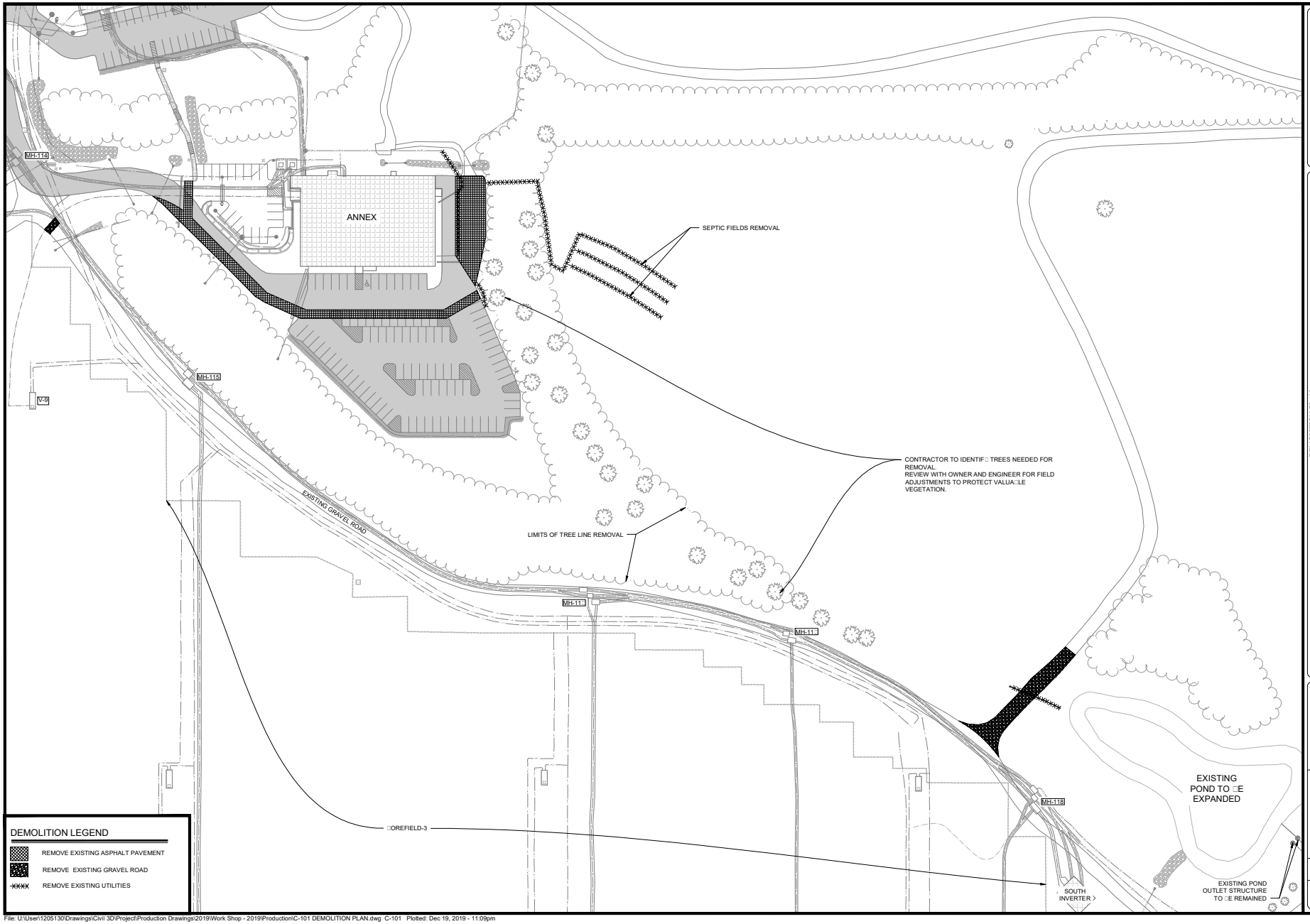

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YOUR NATURAL RESOURCE AND LAND DEVELOPMENT CONSULTANT

DEMOLITION PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 50□

DATE: 12-20-19

REVISED: REV # DR #

Sheet Number: C-101

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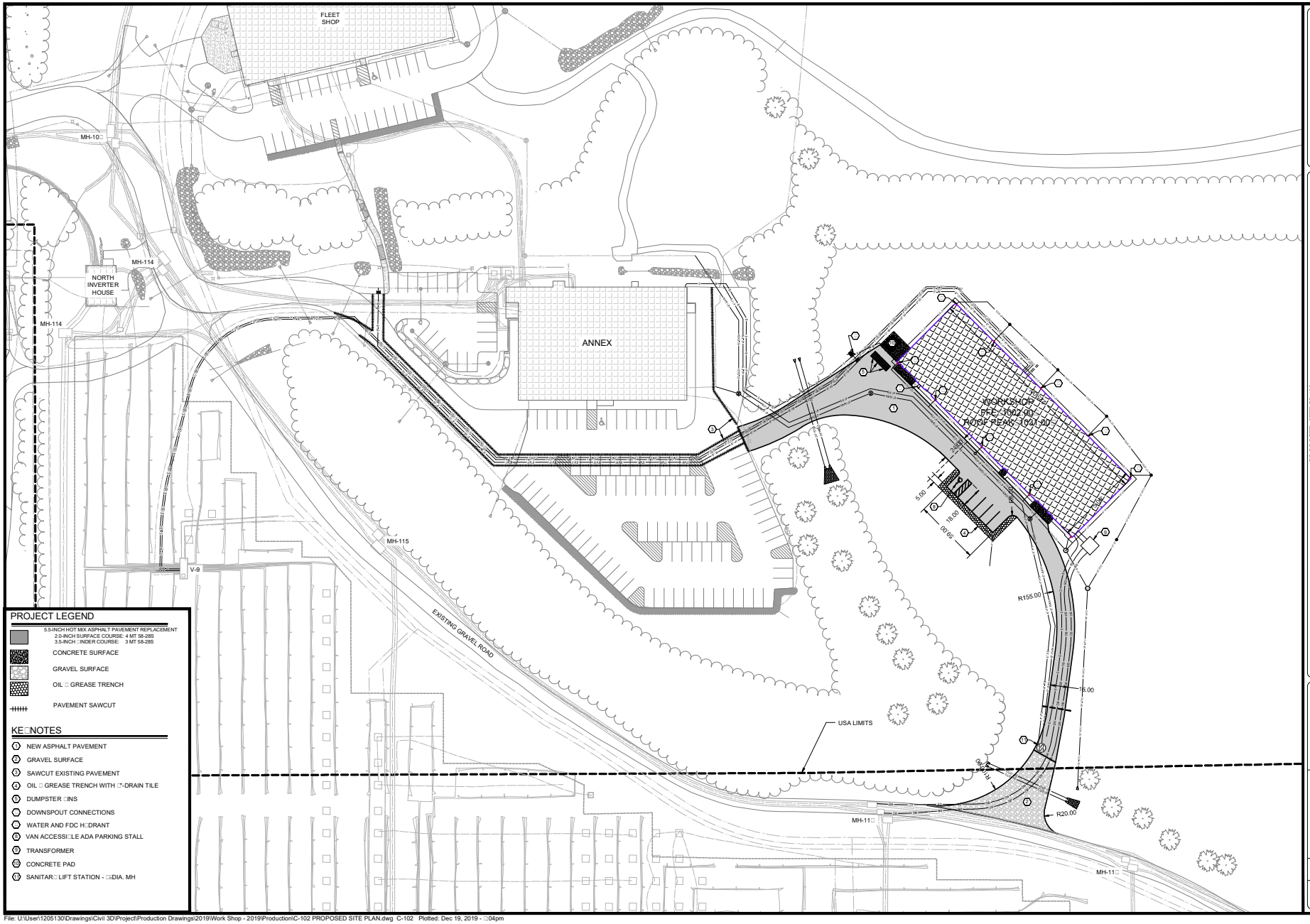

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7530 Westward Way, Madison, WI 53717
Phone: (608) 833-7530 • Fax: (608) 833-1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PROPOSED SITE PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 40□

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number: C-102

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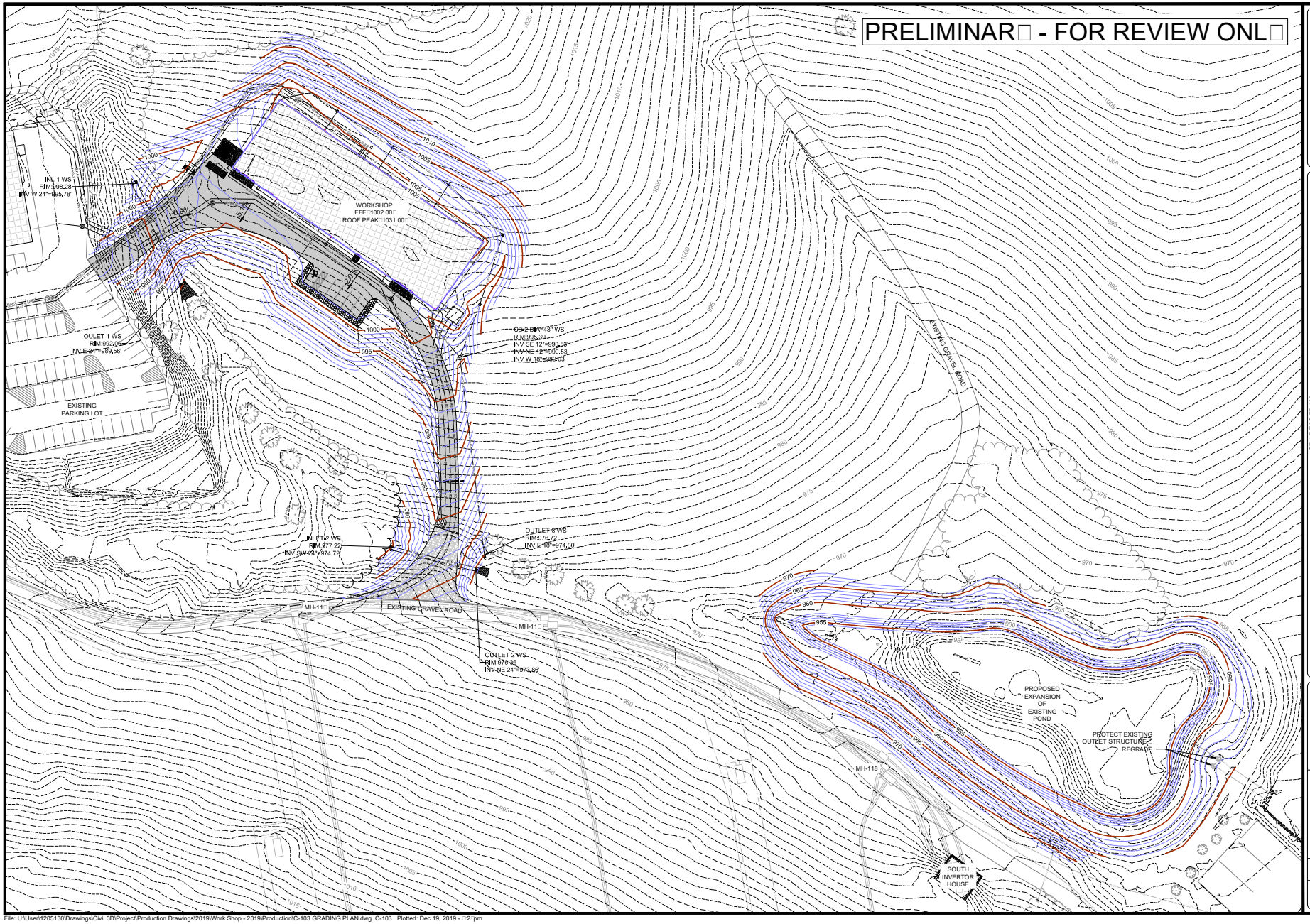

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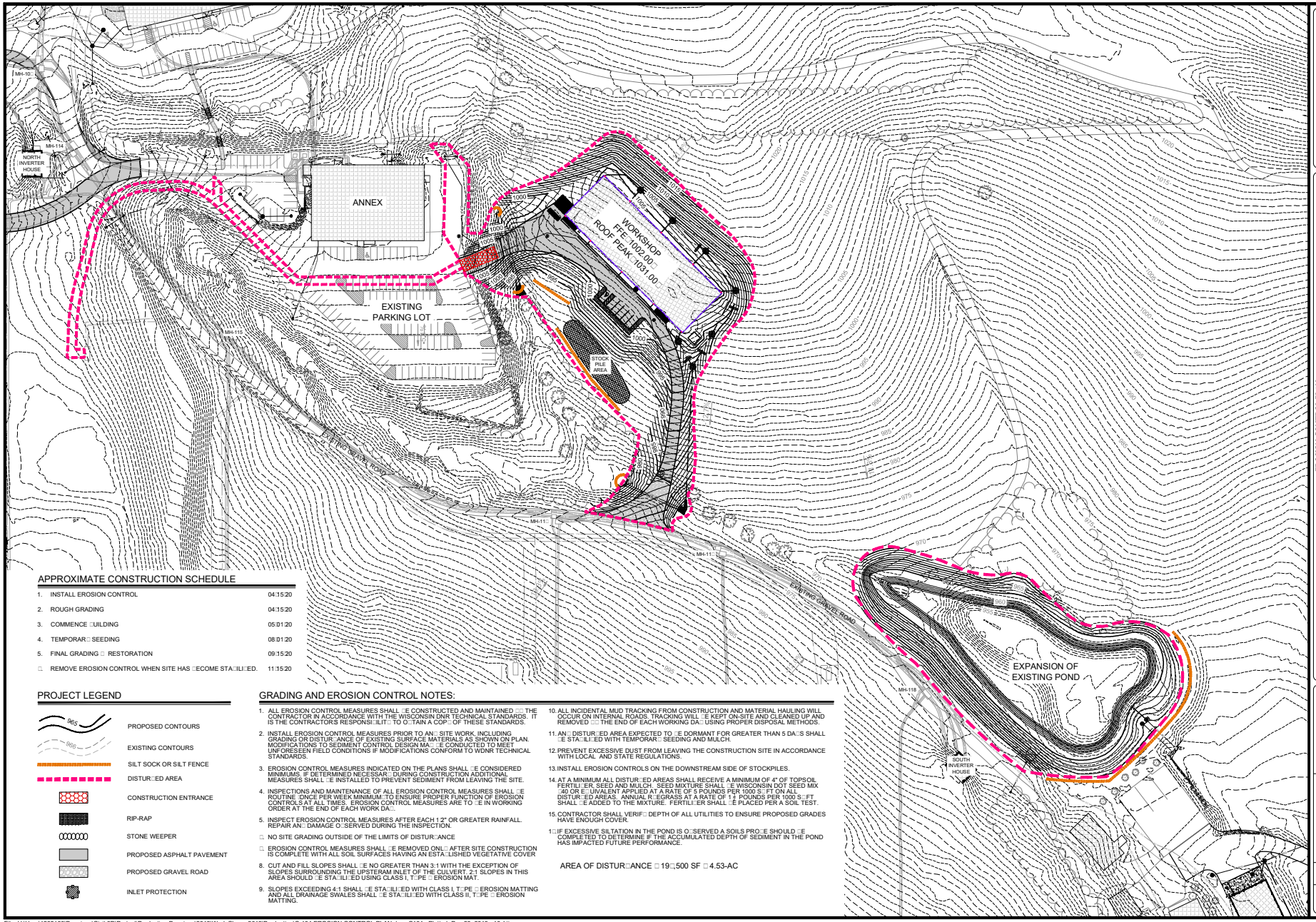

APPROXIMATE CONSTRUCTION SCHEDULE

1.	INSTALL EROSION CONTROL	04□15□20
2.	ROUGH GRADING	04□15□20
3.	COMMENCE □UILDING	05□01□20
4.	TEMPORAR□ SEEDING	08□01□20
5.	FINAL GRADING □ RESTORATION	09□15□20
□.	REMOVE EROSION CONTROL WHEN SITE HAS □ECOME STA□ILI□ED.	11□15□20

PROJECT LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- SILT SOCK OR SILT FENCE
- DISTUR□ED AREA
- CONSTRUCTION ENTRANCE
- RIP-RAP
- STONE WEEPER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL ROAD
- INLET PROTECTION

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL □E CONSTRUCTED AND MAINTAINED □□ THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSI□ILIT□ TO O□TAIN A COP□ OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO AN□ SITE WORK, INCLUDING GRADING OR DISTUR□ANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MA□ □E CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL □E CONSIDERED MINIMUMS. IF DETERMINED NECESSAR□ DURING CONSTRUCTION ADDITIONAL MEASURES SHALL □E INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL □E ROUTINE □NCE PER WEEK,MINIMUM□TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO □E IN WORKING ORDER AT THE END OF EACH WORK DA□.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR AN□ DAMAGE D□SERVED DURING THE INSPECTION.
6. □. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTUR□ANCE
7. □. EROSION CONTROL MEASURES SHALL □E REMOVED ONL□ AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTA□LISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL □E NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTERAM INLET OF THE CULVERT, 2:1 SLOPES IN THIS AREA SHOULD □E STA□ILI□ED USING CLASS I, T□PE □ EROSION MAT.
9. SLOPES EXCEEDING 4:1 SHALL □E STA□ILI□ED WITH CLASS I, T□PE □ EROSION MATTING AND ALL DRAINAGE SWALES SHALL □E STA□ILI□ED WITH CLASS II, T□PE □ EROSION MATTING.
10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL □E KEPT ON-SITE AND CLEANED UP AND REMOVED □□ THE END OF EACH WORKING DA□ USING PROPER DISPOSAL METHODS.
11. AN□ DISTUR□ED AREA EXPECTED TO □E DORMANT FOR GREATER THAN 5 DA□S SHALL □E STA□ILI□ED WITH TEMPORAR□ SEEDING AND MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. AT A MINIMUM ALL DISTUR□ED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL. FERTILI□ER, SEED AND MULCH. SEED MIXTURE SHALL □E WISCONSIN DOT SEED MIX □40 OR E□UIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 S□FT ON ALL DISTUR□ED AREAS. ANNUAL R□EGRASS AT A RATE OF 1□ POUNDS PER 1000 S□FT SHALL □E ADDED TO THE MIXTURE. FERTILI□ER SHALL □E PLACED PER A SOIL TEST.
15. CONTRACTOR SHALL VERIF□ DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.
16. □IF EXCESSIVE SILTATION IN THE POND IS O□SERVED A SOILS PRO□E SHOULD □E COMPLETED TO DETERMINE IF THE ACCUMULATED DEPTH OF SEDIMENT IN THE POND HAS IMPACTED FUTURE PERFORMANCE.

AREA OF DISTUR□ANCE □ 19□,500 SF □ 4.53-AC

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EROSION CONTROL PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 □0□

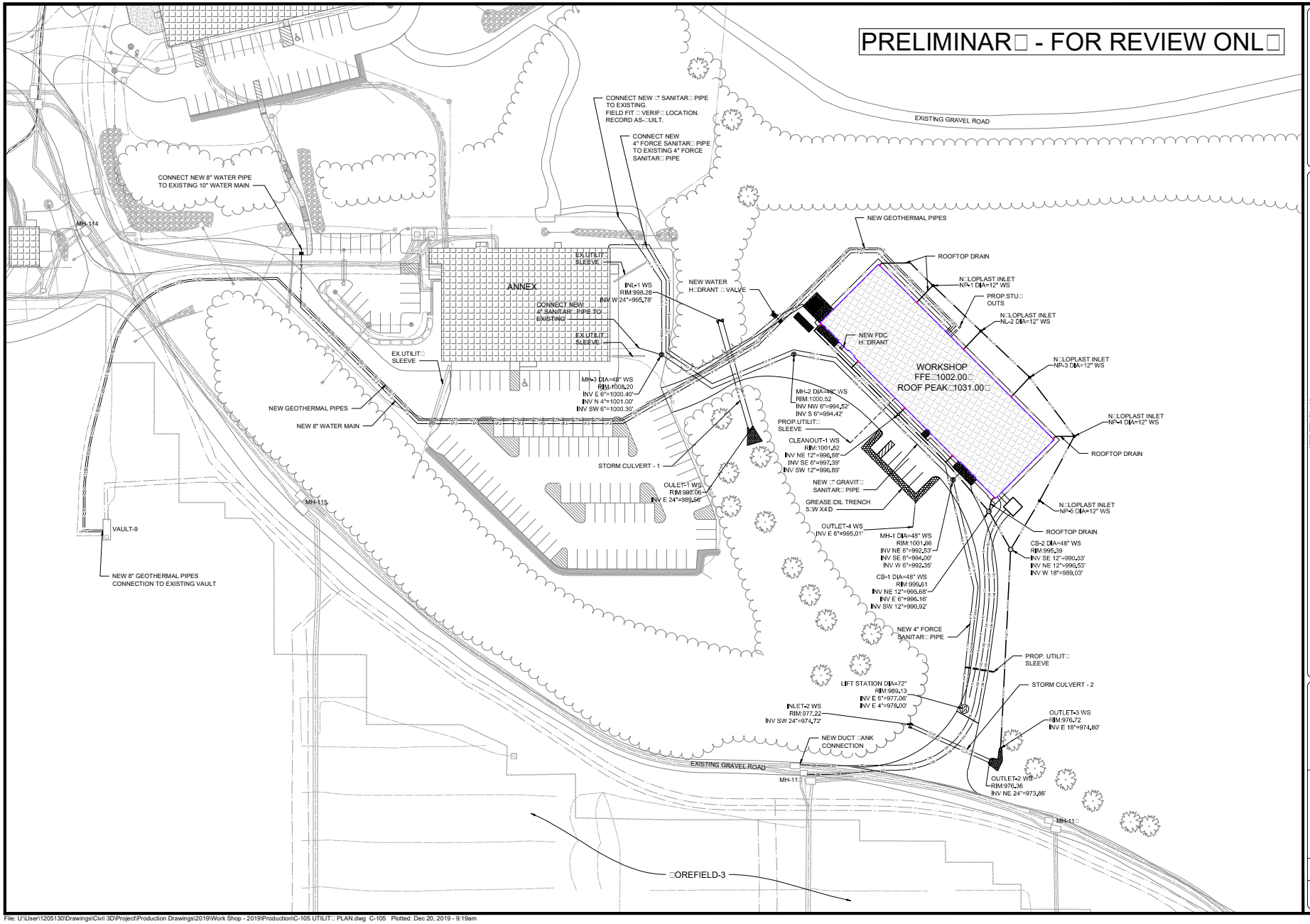
DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number: C-104

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-104 EROSION CONTROL PLAN.dwg C104 Plotted: Dec 20, 2019 - 10:1□am



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UTILITY PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

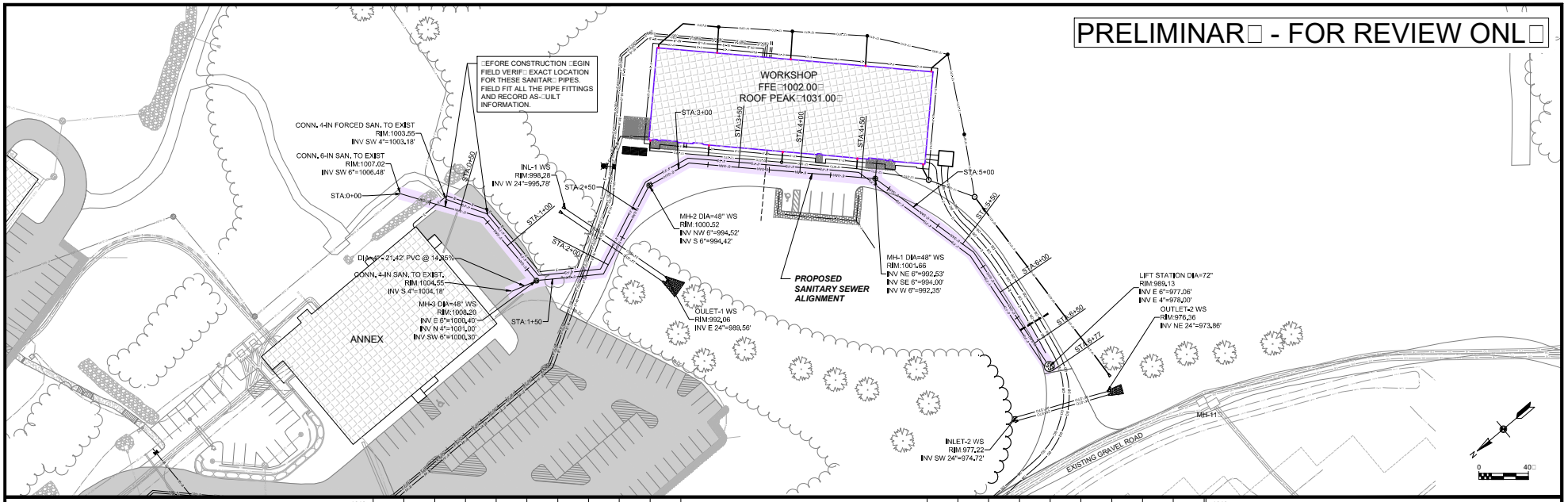
DATE: 12-20-19

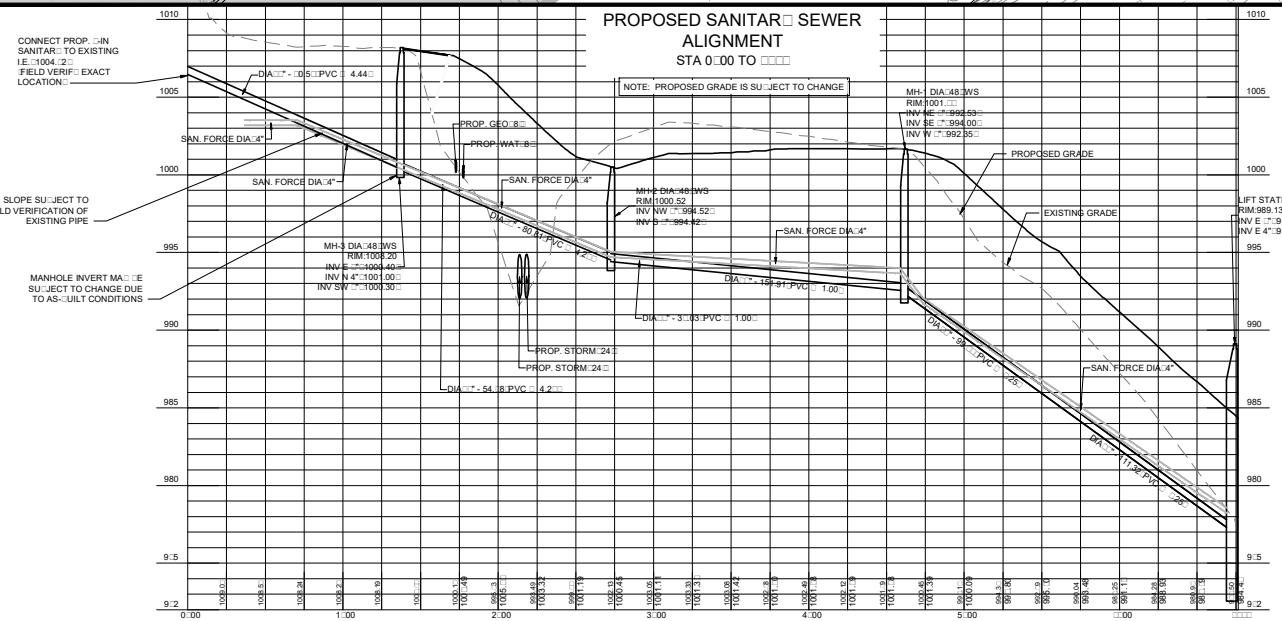
REVISED: REV # DR #

DRAWN BY: YM

Sheet Number: C-105

PRELIMINAR□ - FOR REVIEW ONL□





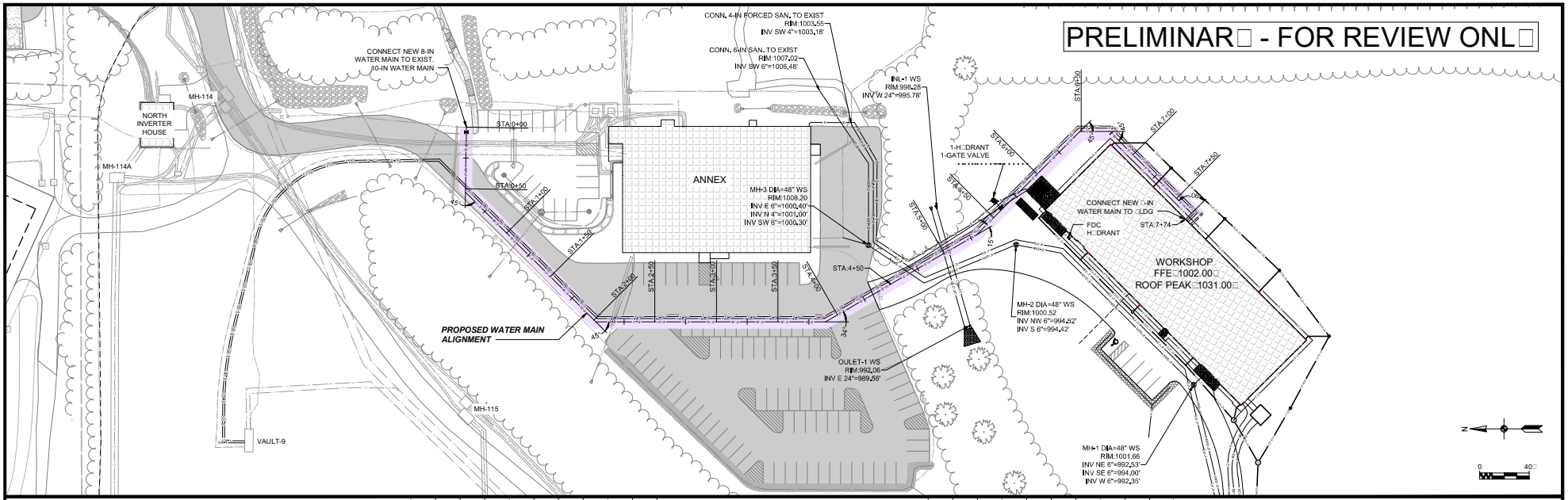
File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-10□ SANITAR□ PLAN.dwg C-10□ Plotted: Dec 19, 2019 - □23pm

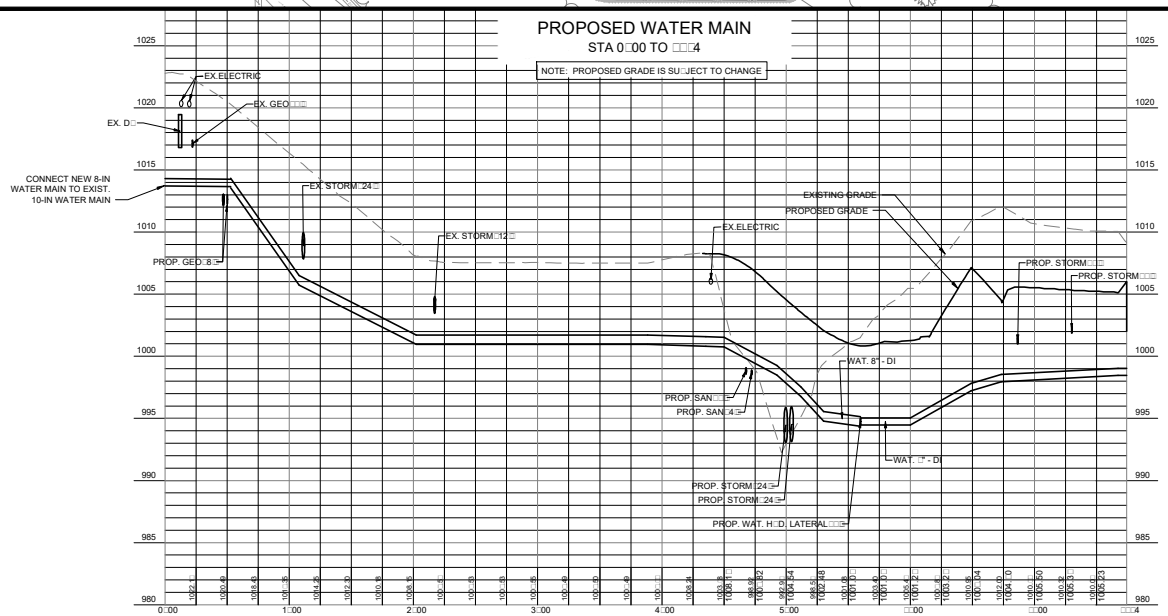
REVISED: REV # DR #

FN: 12-05-130DATE: 12-20-19

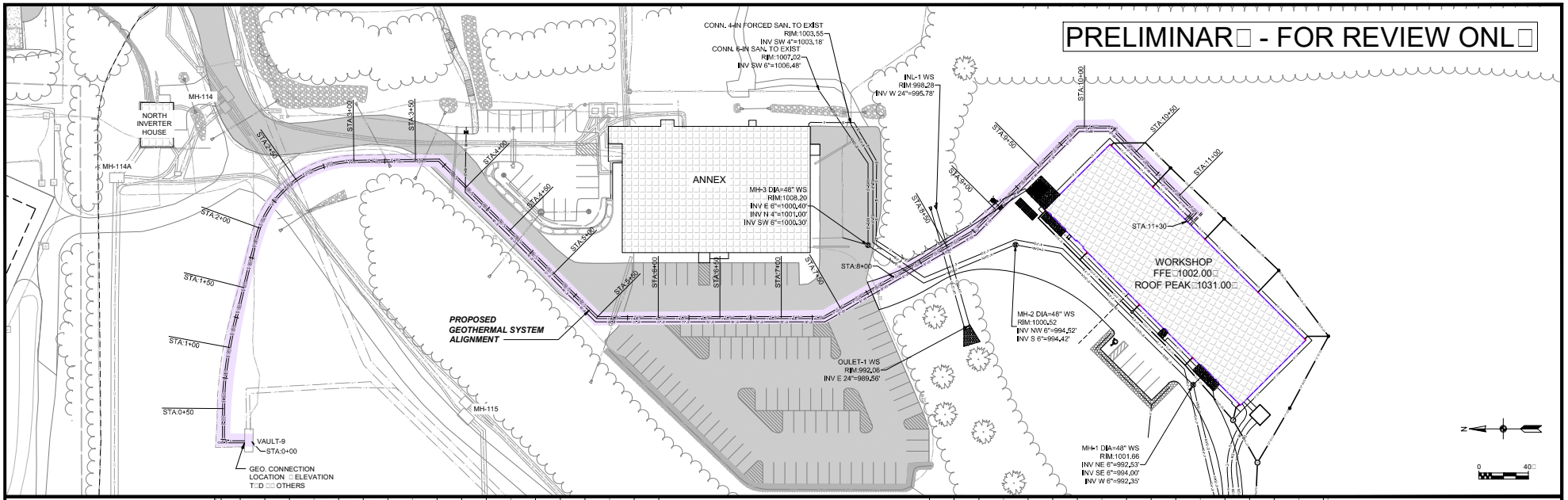
WORKSHOP
FOR REVIEW

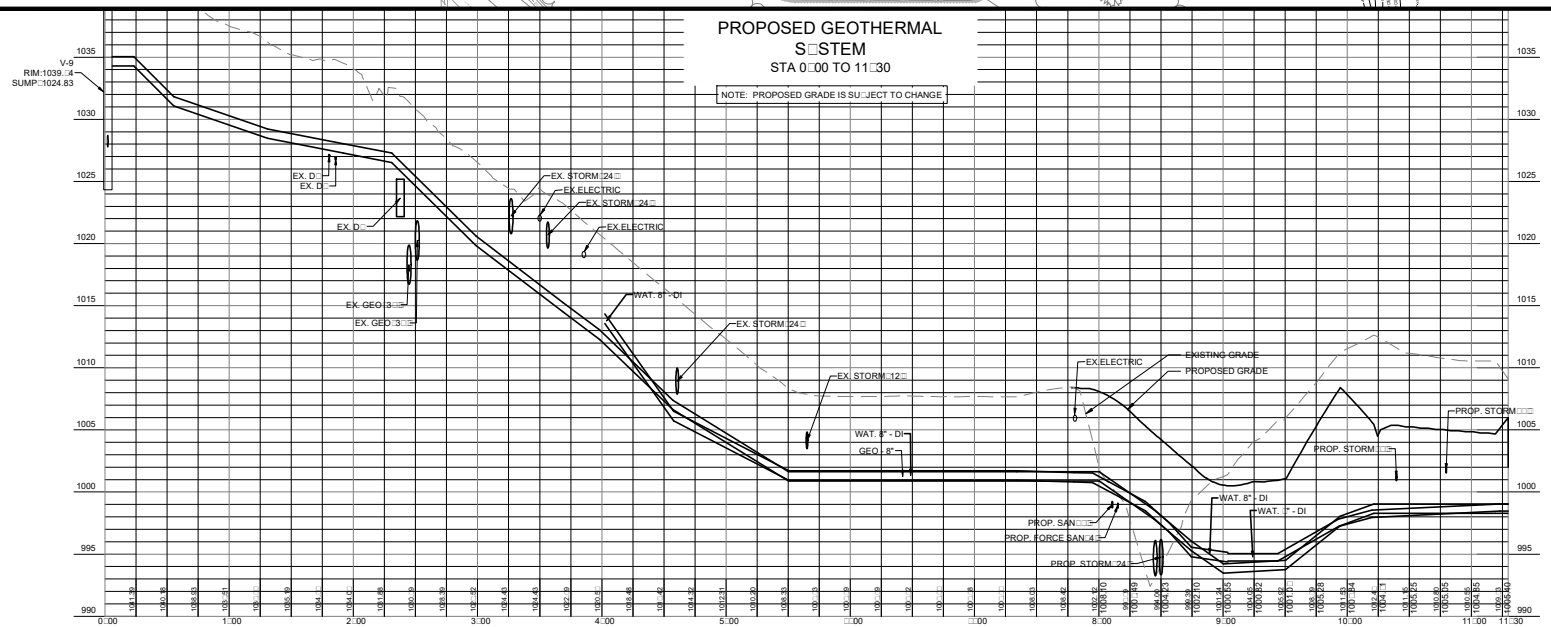
SANITARY PLAN & PROFILE
C-106


PRELIMINAR□ - FOR REVIEW ONL□
CONN. 4-IN FORCED SAN. TO EXIST
RIM:1003.55
INV SW 4"=1003.18'
CONN. 6-IN SAN. TO EXIST
RIM:1007.02
INV SW 6"=1006.48'
CONNECT NEW 8-IN
WATER MAIN TO EXIST.
10-IN WATER MAIN
MH-114
NORTH
INVERTER
HOUSE
MH-114A
STA:0+00
STA:0+50
STA:1+00
STA:1+50
STA:2+00
STA:2+50
STA:3+00
STA:3+50
STA:4+00
STA:4+50
ANNEX
MH-3 DIA=48" WS
RIM:1008.20
INV E 6"=1000.40'
INV N 4"=1001.00'
INV SW 6"=1000.30'
INL-1 WS
RIM:996.28
INV W 24"=995.78'
STA:5+00
STA:5+50
STA:6+00
STA:6+50
STA:7+00
STA:7+50
STA:7+74
1-H□DRANT
1-GATE VALVE
CONNECT NEW □-IN
WATER MAIN TO □□DG
FDC
H□DRANT
WORKSHOP
FFE□1002.00□
ROOF PEAK□1031.00□
MH-2 DIA=48" WS
RIM:1000.52
INV NW 6"=994.52'
INV S 6"=994.42'
PROPOSED WATER MAIN
ALIGNMENT
OULET-1 WS
RIM:992.06
INV E 24"=989.56'
MH-115
VAULT-9
MH-1 DIA=48" WS
RIM:1001.66
INV NE 6"=992.53'
INV SE 6"=994.00'
INV W 6"=992.35'
N
0
40□


PROPOSED WATER MAIN
STA 0□00 TO □□□4
NOTE: PROPOSED GRADE IS SU□JECT TO CHANGE
EX.ELECTRIC
EX. GEO□□□
EX. D□
CONNECT NEW 8-IN
WATER MAIN TO EXIST.
10-IN WATER MAIN
EX. STORM□24□
EX. STORM□12□
PROP. GEO□8□
EXISTING GRADE
PROPOSED GRADE
EX.ELECTRIC
PROP. STORM□□□
PROP. STORM□□□
WAT. 8" - DI
PROP. SAN□□□
PROP. SAN□4□
WAT. □" - DI
PROP. STORM□24□
PROP. STORM□24□
PROP. WAT. H□D. LATERAL□□□
1025
1020
1015
1010
1005
1000
995
990
985
980
0□00
1□00
2□00
3□00
4□00
5□00
□□00
□□00
□□4

PRELIMINAR□ - FOR REVIEW ONL□





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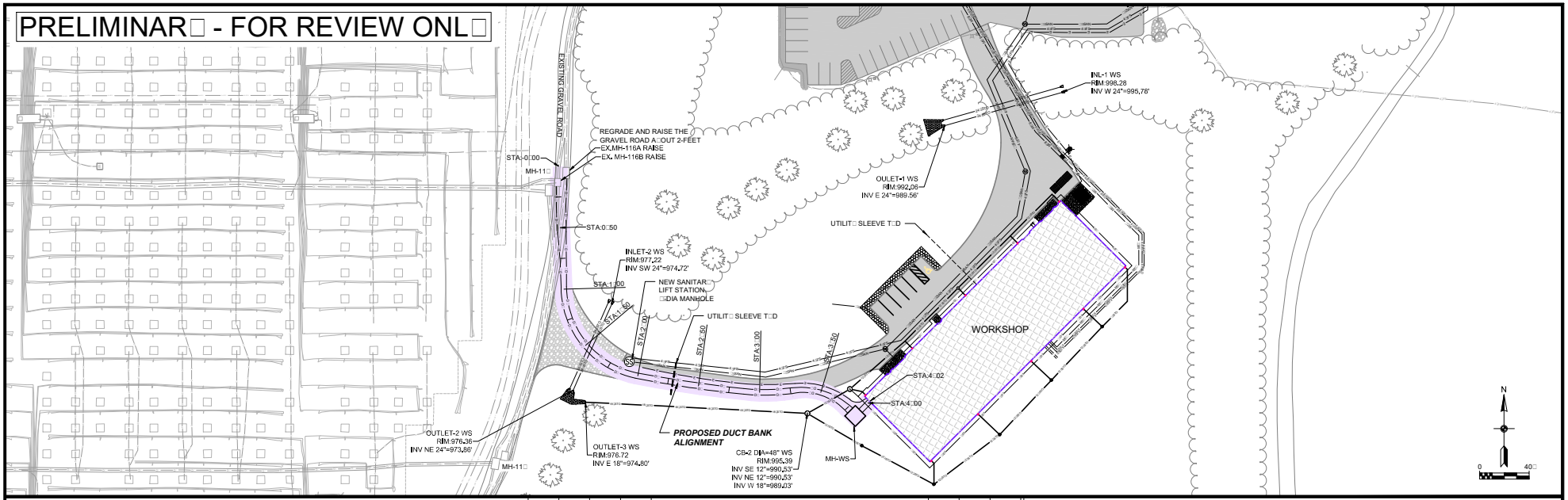
REVISED: REV #

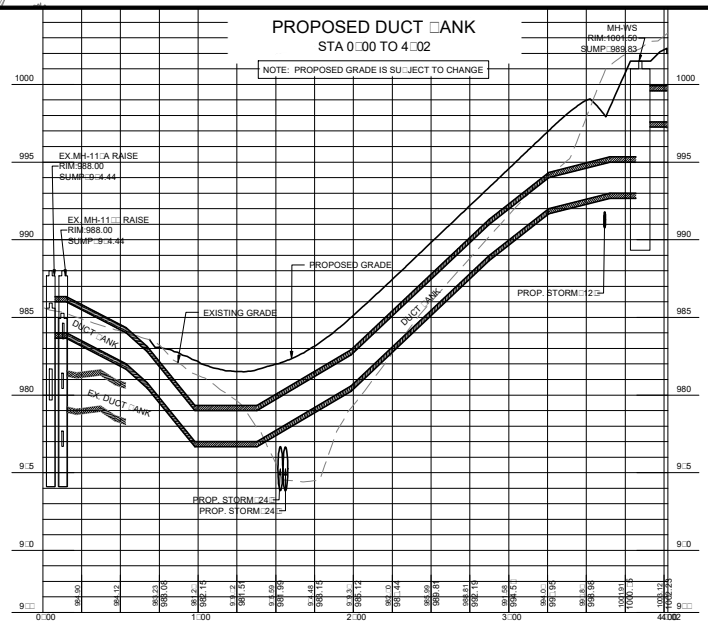
FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

GEOTHERMAL PLAN & PROFILE
C-108

PRELIMINAR□ - FOR REVIEW ONL□





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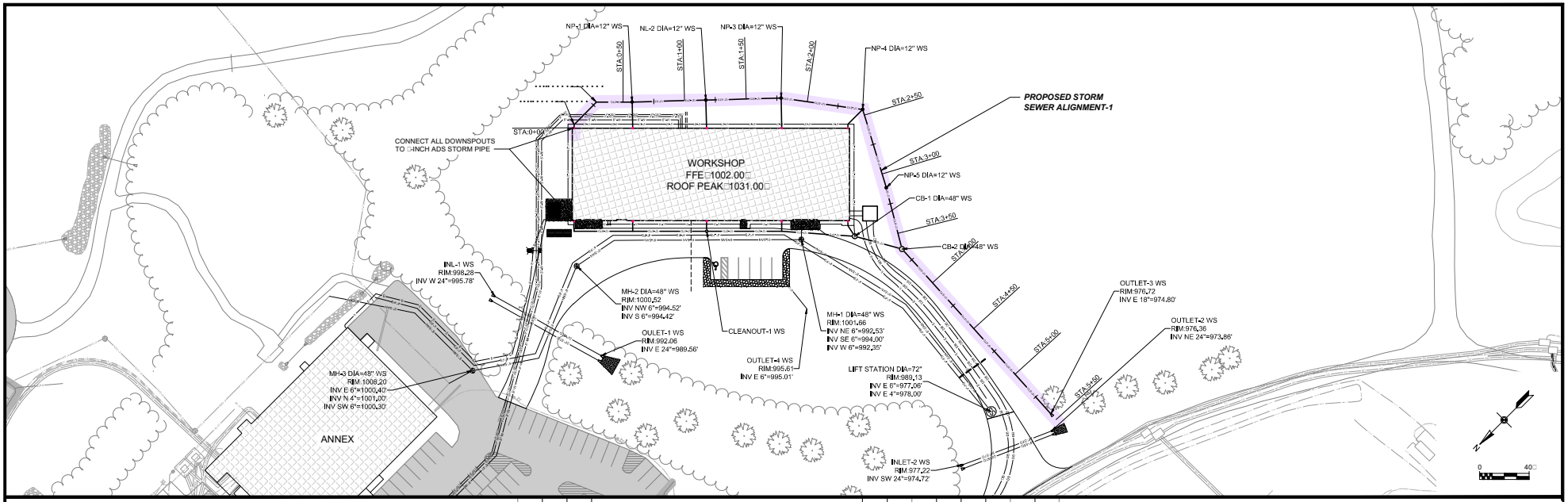
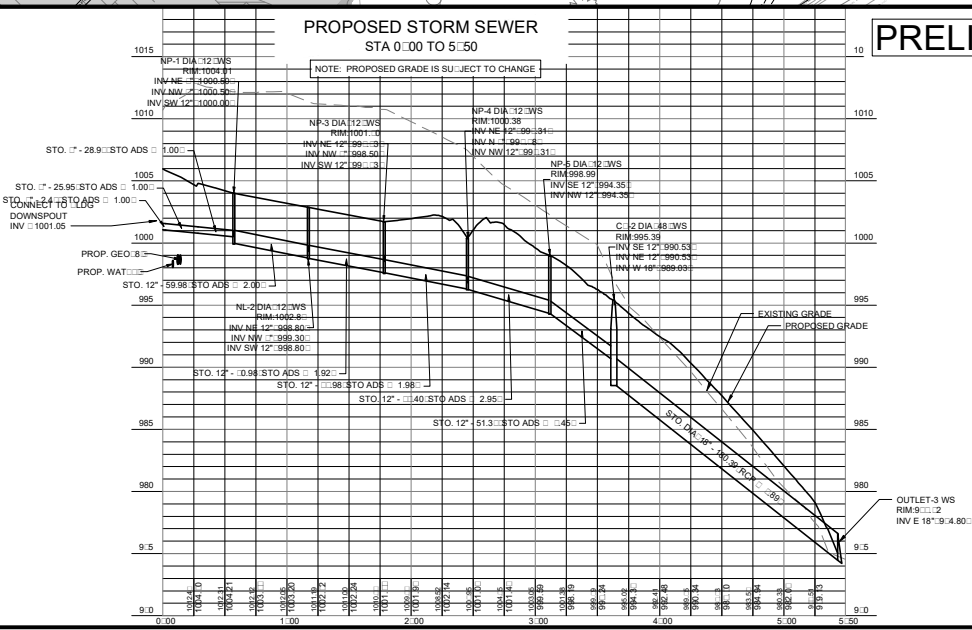
REVISED: REV # DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

DUCT BANK PLAN & PROFILE
C-109





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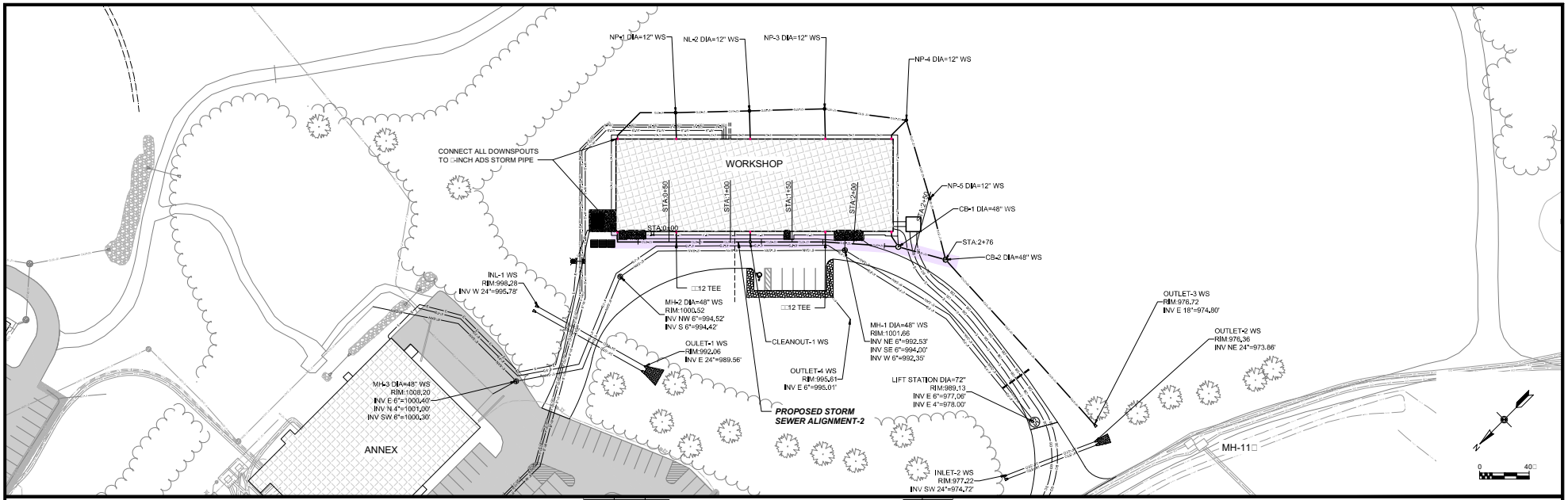
REVISED: REV # DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

STORM SEWER PLAN & PROFILE
C-110



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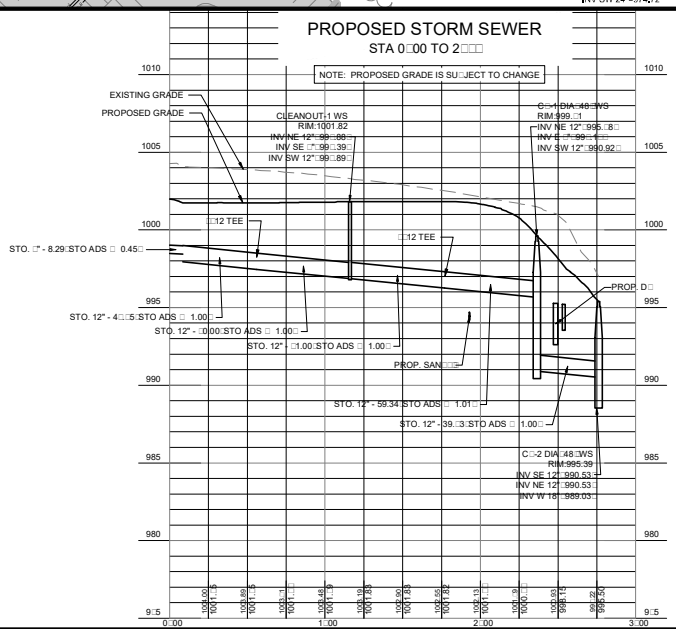

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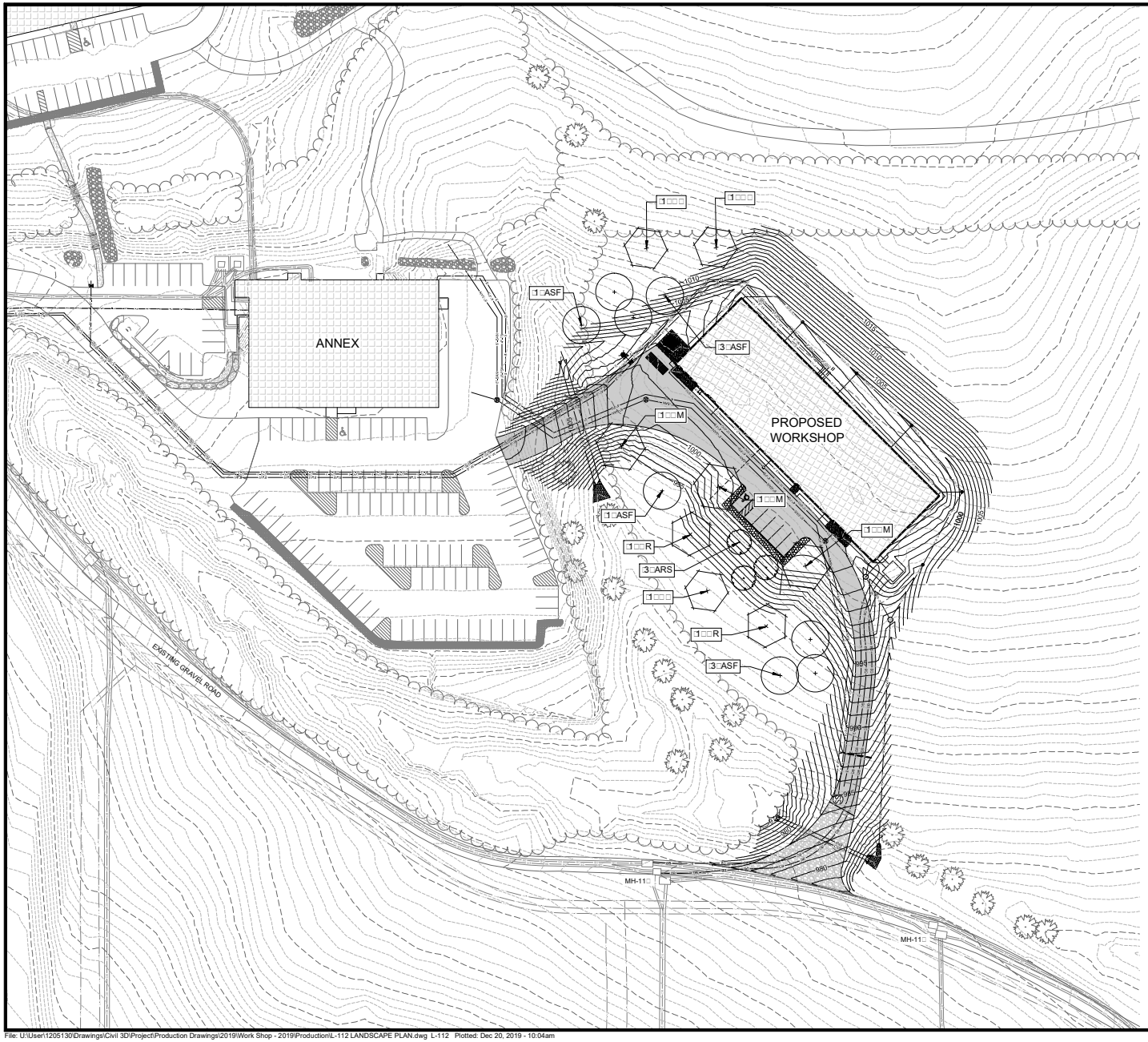
REVISED: REV # DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

STORM SEWER PLAN & PROFILE
C-111



LANDSCAPE PLAN - GENERAL NOTES

1. ALL AREAS TO □E RESTORED SHALL □E FINISH GRADED, FERTIL□ED, □ SEEDED IN ACCORDANCE WITH OWNER'S SPECIFICATIONS
2. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM □" COMPACTED DEPTH OF TOPSOIL
3. ALL LANDSCAPING SHALL □E IN ACCORDANCE WITH THE CIT□ ZONING ORDINANCE.
4. PLANT INSTALLATION SHALL NOT OCCUR UNDER SATURATED SOIL CONDITIONS
5. SEE DETAILS FOR PLANTING INSTALLATION.

□UILDING FOUNDATION RE□UIREMENT

FOUNDATION LENGTH □□00 LF
POINTS RE□UIRED :40 POINTS PER 100LF□□ 240 POINTS

DEVELOPED LOT RE□UIREMENT

□UILDING AREA □ 1□,8□5 SF
POINTS RE□UIRED □10 POINTS PER 1000 SF□□ 1□9 POINTS

STREET FRONTAGE RE□UIREMENT

NOT APPLICA□LE

PAVED AREA RE□UIREMENT

PAVED AREA □1□,900 SF
POINTS RE□UIRED :80 POINTS PER 10,000 SF□□ 135 POINTS

TOTAL POINTS REQUIRED = 544 POINTS

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
TALL DECIDUOUS TREES								
ARS	Acer rubrum 'Scarsen'	Scarsen Maple	3	3□	90	1.5"	B&B	
ASF	Acer saccharurr 'Fall Fiesta'	Fall Fiesta Maple	8	3□	240	1.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	3	3□	90	1.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	3	3□	90	1.5"	B&B	
QR	Quercus rubra	Northern Red Oak	2	3□	60	1.5"	B&B	
				TOTAL:	570	POINTS		

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LANDSCAPE PLAN
EPIC-2019
CUP APPLICATION REVIEW
CITY OF VERONA, DANE COUNTY, WISCONSIN

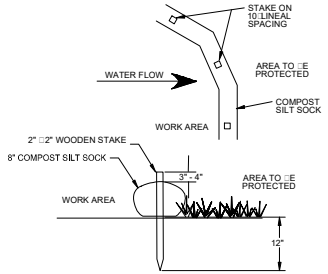
0 40□

DATE: 12-20-19
REVISED: REV # DR #

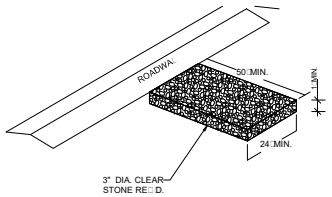
DRAWN BY: MS

Sheet Number:
L-112

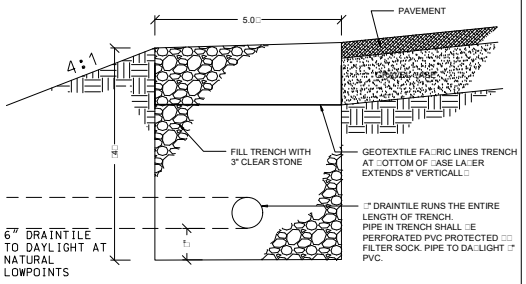
File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\L-112 LANDSCAPE PLAN.dwg L-112 Plotted: Dec 20, 2019 - 10:04am



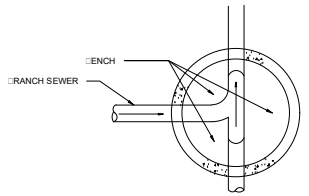
8" COMPOST SILT SOCK



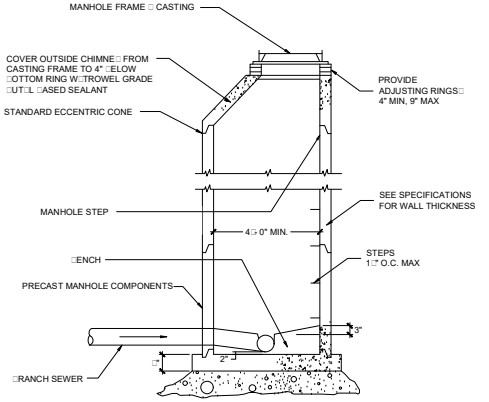
STONE TRACKING PAD DETAIL



OIL□GREASE CONTROL TRENCH

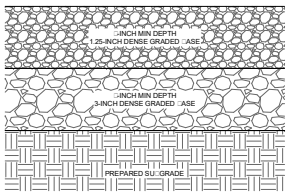


PLAN

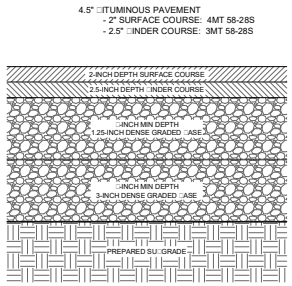


SECTION

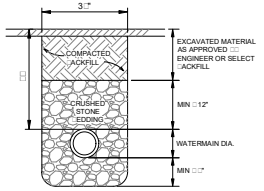
SANITAR□ MANHOLE



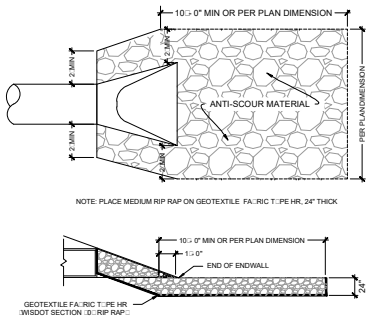
GRAVEL DRIVEWA□ T□PICAL STRUCTURE



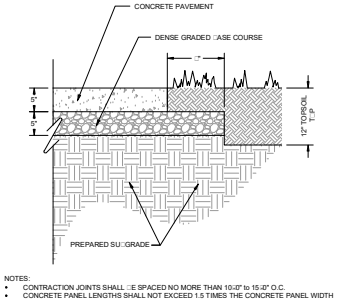
ROAD PAVEMENT T□PICAL STRUCTURE



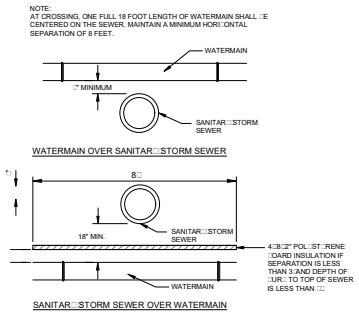
WATERMAIN □ SAN. SEWER □EDDING



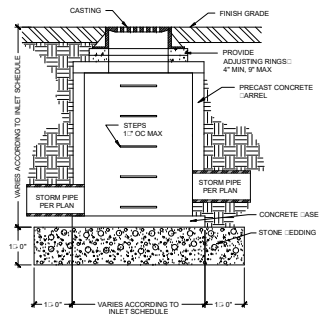
ENDWALL STRUCTURE W□RIPRAP



CONCRETE PAVEMENT



WATERMAIN - SEWER SEPARATION



STORM SEWER CATCH □ASIN

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DETAILS

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

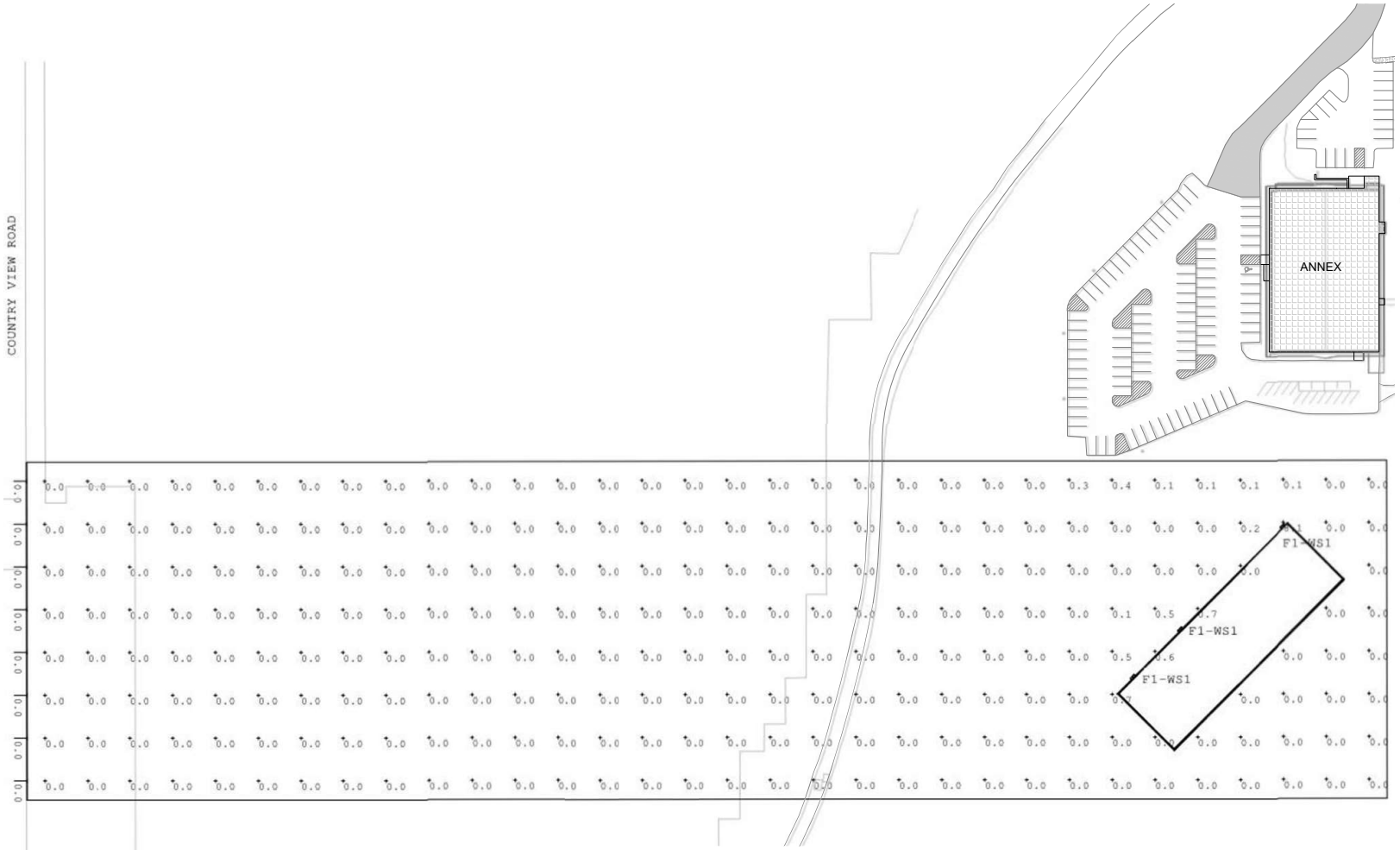
DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:

X-113



DRAWING NOTES

1. (3) F1-WS1 FIXTURES TO BE LITHONIA OLWX1-LED-20W-40K

Calculation Summary							
Project: Workshop_Ground_Calc							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Workshop Ground	Illuminance	Fc	0.05	8.1	0.0	N.A.	N.A.

Calculation Summary							
Project: Workshop_Obstructive_Calc							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Workshop Obstructive_Cd_Seg1	Obtrusive Light - Cd	N.A.	0.00	0	0	N.A.	N.A.
Workshop Obstructive_Ill_Seg1	Obtrusive Light - Ill	Fc	0.00	0.0	0.0	N.A.	N.A.

Consultant

THE MORSE GROUP

BELOIT, WI 608.229.0170 - FREEPORT, IL 815.266.4200 - LAS VEGAS, NV 702.257.4400

Beloit Office:
1390 Gateway Boulevard
Beloit, WI 53511
Main Phone: 608-299-0180
Fax Number: 608-299-0175
www.themorsegroup.com

Revisions

No.	Date	Description

Date:	11/12/19
PIC / AIC:	SJB
Drawn By:	JPD
Checked By:	MAW
Document Phase:	PLAN REVIEW
Comm. No.:	55806

Project Title

Epic

WORKSHOP

Release

PLAN REVIEW

Sheet Title

SITE PHOTOMETRICS

Sheet Number

WS-E800

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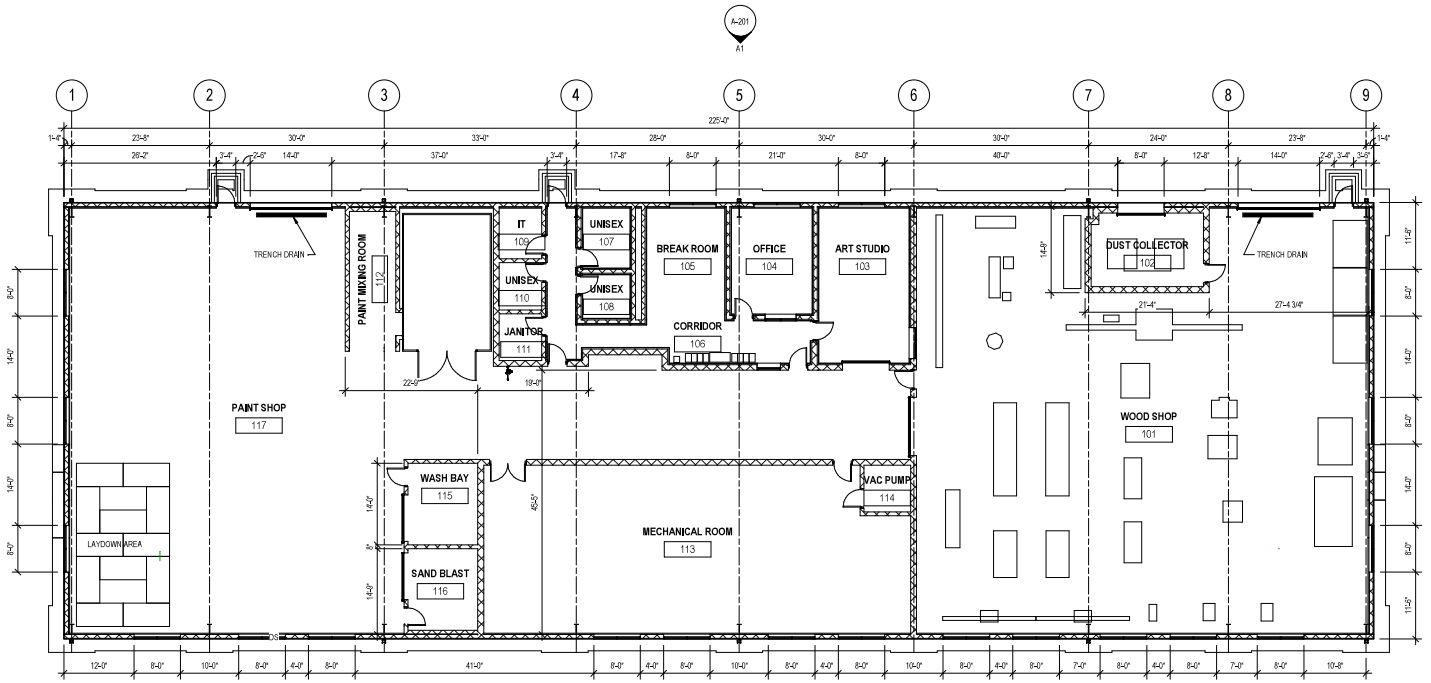
11/14/2019 7:08:06 AM



A1 FLOOR PLAN - OVERALL

3/32" = 1'-0"

11/20/2019 10:26:43 AM

NOT FOR CONSTRUCTION

GRAEF

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Suite 202
Madison, WI 53703-3130
608 / 242 1550
608 / 242 0787 fax

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CLIENT:

EPIC

PROJECT TITLE:

ISSUE:

PROJECT INFORMATION:

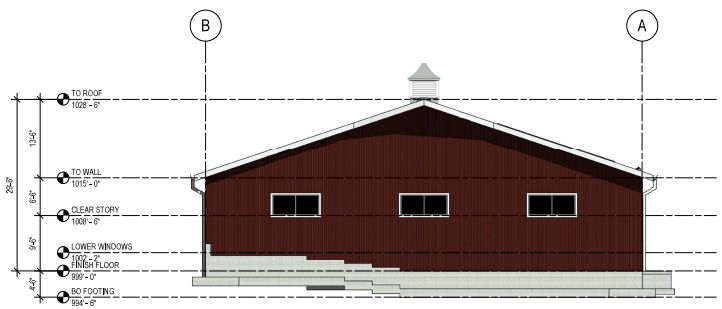
PROJECT NUMBER: 2019-5012.00
DATE: 11/21/19
DRAWN BY: JDJ
CHECKED BY:
APPROVED BY:
SCALE: AS NOTED

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A-101



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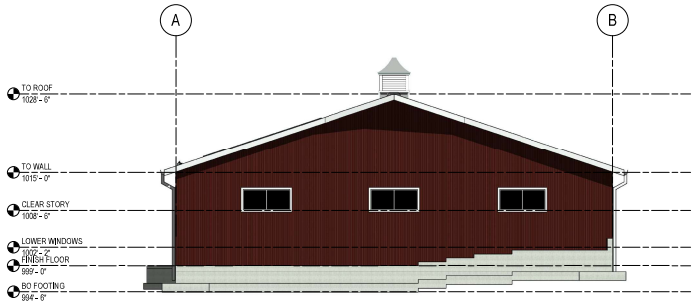

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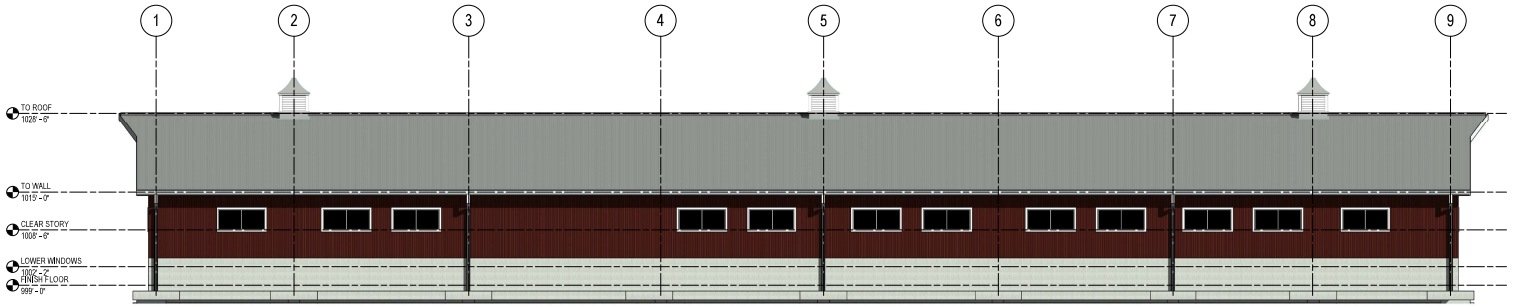

B1 SOUTH ELEVATION
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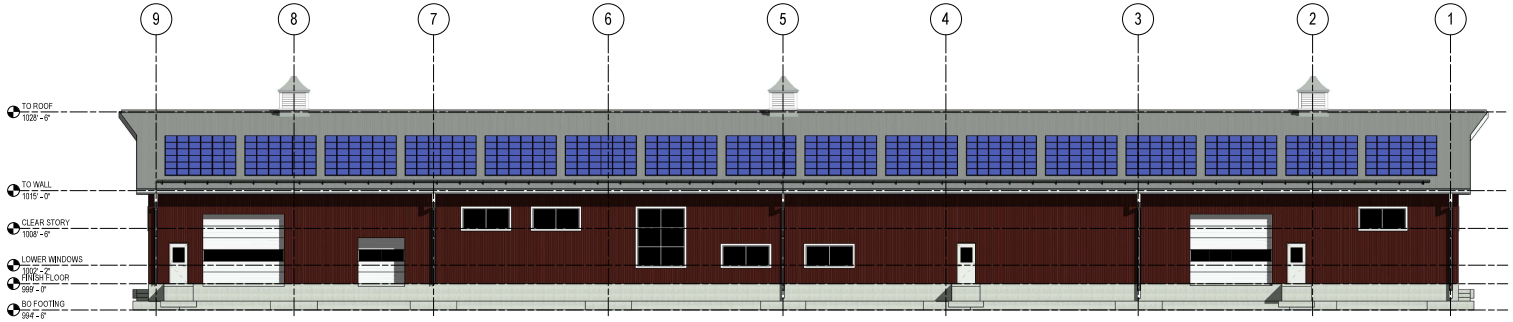

A1 NORTH ELEVATION
3/32" = 1'-0"

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PROJECT TITLE:

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PROJECT INFORMATION:
PROJECT NUMBER: 2019-5012.00
DATE: 11/21/19
DRAWN BY: JDJ
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APPROVED BY:
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

PHOTO RENDERING - DRONE VIEW

PHOTO RENDERING - COUNTRY VIEW RD.

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CLIENT:
EPIC

PROJECT TITLE:
WOOD SHOP

PROJECT ADDRESS

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER:	2019-5012.00
DATE:	11/21/19
DRAWN BY:	JDJ
CHECKED BY:	
APPROVED BY:	
SCALE:	AS NOTED

SHEET TITLE:
RENDERINGS

SHEET NUMBER:

A-901

11/22/2019 12:33:00 PM

Planning Report

City of Verona

The Woods at Cathedral Point

Plan Commission 2-3-2020

General Development Plan, Final Plat, & Zoning Map Amendment

Summary: The Applicant has submitted a request for a General Development Plan (GDP), final plat, and zoning map amendment (ZMA) review of a 53-acre development that would allow for the construction of 100-unit multi-family units on approximately four (4) acres, eighteen (18) twin homes, thirty-eight (38) alley accessed single-family homes, and 101 street accessed single-family homes.

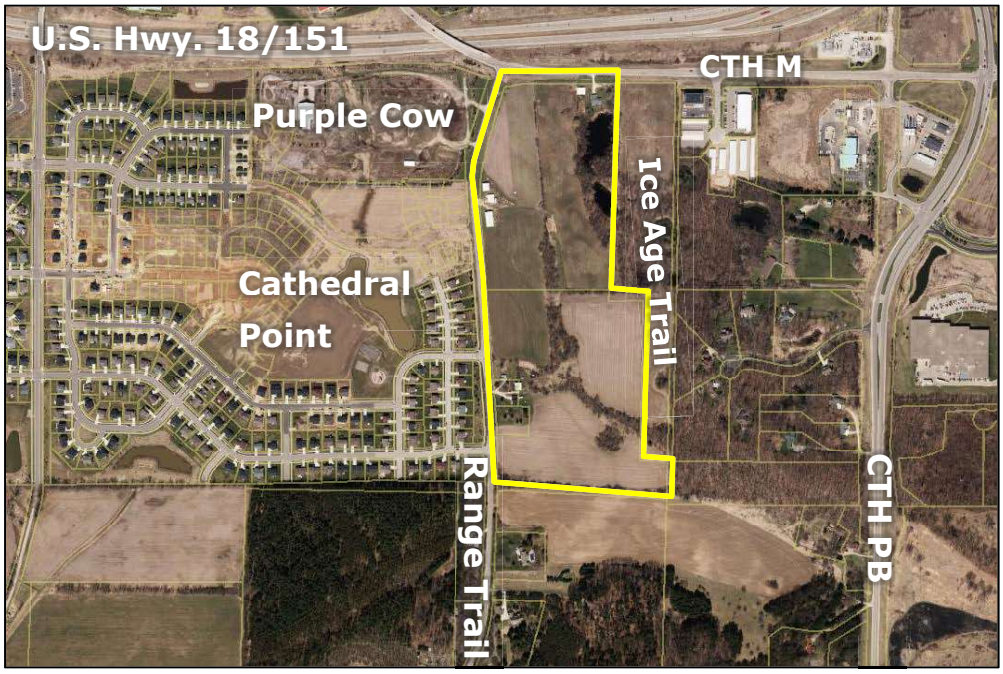
Property Location: Southeast corner of County Highway M and Range Trail

Property Owner: Lois Gust
585 Whalen Road
Verona, WI 53593

Applicant: Brian Munson – Vandewalle & Associates Inc.
120 East Lakeside Street
Madison, WI 53715

Existing Zoning: Agriculture Transition (A-3) in the Town of Verona
Proposed Zoning: Urban Residential (UR), Neighborhood Residential (NR) & Mixed Residential (MR) with a Planned Unit Development (PUD) Overlay Zone
Existing Land Use: Farmland
Proposed Land Use: Residential

Figure 1 - Location Map



Site Description:

The Applicant is requesting a General Development Plan ("GDP") review ("Application") to develop and rezone ("ZMA") approximately 53-acres of land with approximately 100-unit multi-family units on approximately four (4) acres of land, eighteen (18) twin homes, thirty-eight (38) alley accessed single-family homes, 101 street accessed single-family homes to be located south of County Highway M ("CTH M"), east of Range Trail, and west of the Ice Age National Scenic Trail ("Property"), which is currently zoned agriculture transition (AT-35), low density rural residential (RR-1), and single-family residential (SFR-08) within the Town of Verona. The Property currently has two (2) houses and various farm structures that would be removed as part of the development. Access to the homes and farm structures are provided by two (2) separate existing driveways from Range Trail and from County Highway M. Surrounding land uses include single-family residential, farmland, the Ice Age National Scenic Trail, and the future Public Works Department building.

Approvals:

In September of 2019, the Common Council approved annexing 53-acres of land into the City of Verona with the following conditions:

a. The annexation shall become effective upon execution of an annexation agreement.

b. The annexation shall become effective upon VH RG Land, LLC acquiring the property.

In addition, the Common Council approved the Preliminary Plat for the Woods at Cathedral Point with the condition that the preliminary plat shall become effective upon the annexation of the property.

Background:

In May of 2019, the Plan Commission discussed the initial concept review for the Woods at Cathedral Point as depicted in Figure 2. Comments from the Plan Commission included concerns with a five (5)-foot side yard setback due to stormwater, positive feedback for the idea of the alleys, but need more discussion regarding public or private alleys, more green space to open up for play areas, and more density with twin-homes. Comments

Figure 2 - Plan presented in May of 2019

from the Common Council included concerns with a five (5)-foot side yard setback due to stormwater, snow removal, and run-off, where will the less expensive housing be located and are the multi-family buildings included in the more affordable housing range, more green space, mixed-use commercial development along CTH M, is there an area for snow dumping within the development, and street parking at the central green space.

In July of 2019, the Plan Commission and the Common Council approved an Urban Service Area ("USA") amendment to add approximately 39-acres of land. The Capital Area Regional Plan Commission ("CARPC") held a public hearing on August 8, 2019 to discuss the USA amendment and approved the USA amendment at their September meeting.

In September of 2019, the Plan Commission and the Common Council reviewed the Concept Plan and approved the Preliminary Plat as depicted in Figure 3. Comments from the Plan Commission included questions if the alleys should be private and verify that the widths are sufficient for emergency services, others preferred public alleys, concerns regarding on street parking on Range Trail with increased traffic volumes, glad that there are homes fronting the open space, would like homes to be priced in the $200,000 range, questions regarding side yard setbacks and adjustments to the house size, and questions regarding stormwater management. Comments from the Common Council included housing diversity and price points, possible safety and stormwater concerns with decrease side yard setbacks, accessibility to the Ice Age Trail, public versus private roadways, homeowners association, parking on the alleyways, and the definition of "attainably priced".

Figure 3 - Concept Plan presented September 2019

Development Process:

Development for this Property will have to go through the following development process and meet all of the requirements prior to receiving a building permit. Some of these steps may occur concurrently.

- **Annexation** – The Property was approved to be annexed contingent upon the Applicant purchasing the Property.

- **Zoning** – Once the land is annexed into the City of Verona, the land will be zoned Rural Agricultural (RA-35). The Applicant would need to apply for a zoning map amendment to change the RA-35 zoning district to a zone that would be comparable to the type of land use that an applicant propose, which is part of this application.

- **Planned Unit Development ("PUD")** – This is necessary as zoning exemptions are required for the project, which includes a four step review process.

    - *Step 1 – Pre-Application Conference:* The applicant discusses the project with Staff prior to moving on to the Plan Commission. Staff provides the applicant with initial comments on the plan, which was completed and is ongoing.

    - *Step 2 - Concept Plan:* An applicant would create a plan that shows conceptually how the Property would be laid out with transportation (i.e. roads, paths, etc.), stormwater management areas, parkland dedication, buildings (placement and design), and various land uses. This is a way to gain feedback from Planning Staff and the Plan Commission to determine if there is consensus on the concept, which is the current Application.

    - *Step 3 – General Development Plan (GDP):* The intent of the GDP is provide general, but more detailed than the concept plan, about the proposed development. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the GDP. The Plan Commission makes a recommendation to the Common Council. If the GDP is approved, this step provides the zoning entitlements to the project. The single-family and twin homes development approvals end at this step.

    - *Step 4 – Precise Implementation Plan (PIP):* The final step in the PUD process is the final approval of all plans including site plan, landscaping, stormwater, photometric plans, building design, etc. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the PIP. The Plan Commission makes a recommendation to the Common Council. If the PIP is approved, the applicant can proceed to obtain building permits and start construction of the project. The multi-family building would have a PIP and public hearing.

- **Site Plan** – An applicant would create a site plan that contains details for a written description, location map, property map, landscaping plan, grading and erosion control plan, elevation drawings, and photometric plan to name a few to go before the Plan Commission for their approval.

- **Land Division** – An applicant will need to submit a plat to subdivide the property. The final plat is currently part of this Application and will go before the Plan Commission and the Common Council for their approvals.

Planning Review:

Lots:

The Applicant is proposing a total of 158 lots that include 100-unit multi-family units on approximately four (4) acres of land with an anticipated zoning of Urban Residential (UR), eighteen (18) twin homes with an anticipated zoning of Mixed Residential (MR), thirty-eight (38) alley accessed single-family homes, and 101 street accessed single-family homes with an anticipated zoning of Neighborhood Residential (NR) as depicted in Figure 4. The Applicant is proposing six (6) outlots to be used for public open space, parkland, stormwater management, trail access, and alleys and an outlot for private space to be used for cluster mailboxes.

For the single-family lots in the NR zone, the smallest lot size will be 3,700 square feet while the largest lot will be 11,965 square feet. The smallest outlot will be 400 square feet for the cluster mailboxes and the largest at 273,766 square feet (6.3 acres). The proposed lots do not conform to the minimum lot size and dimensional standards of the NR zoning district. The minimum dimensional standard for the NR zoning district is 8,000 square feet and 10,000 square feet for a corner lot. The Applicant is requesting an exemption to the minimum lot standard, which is discussed in the section below.

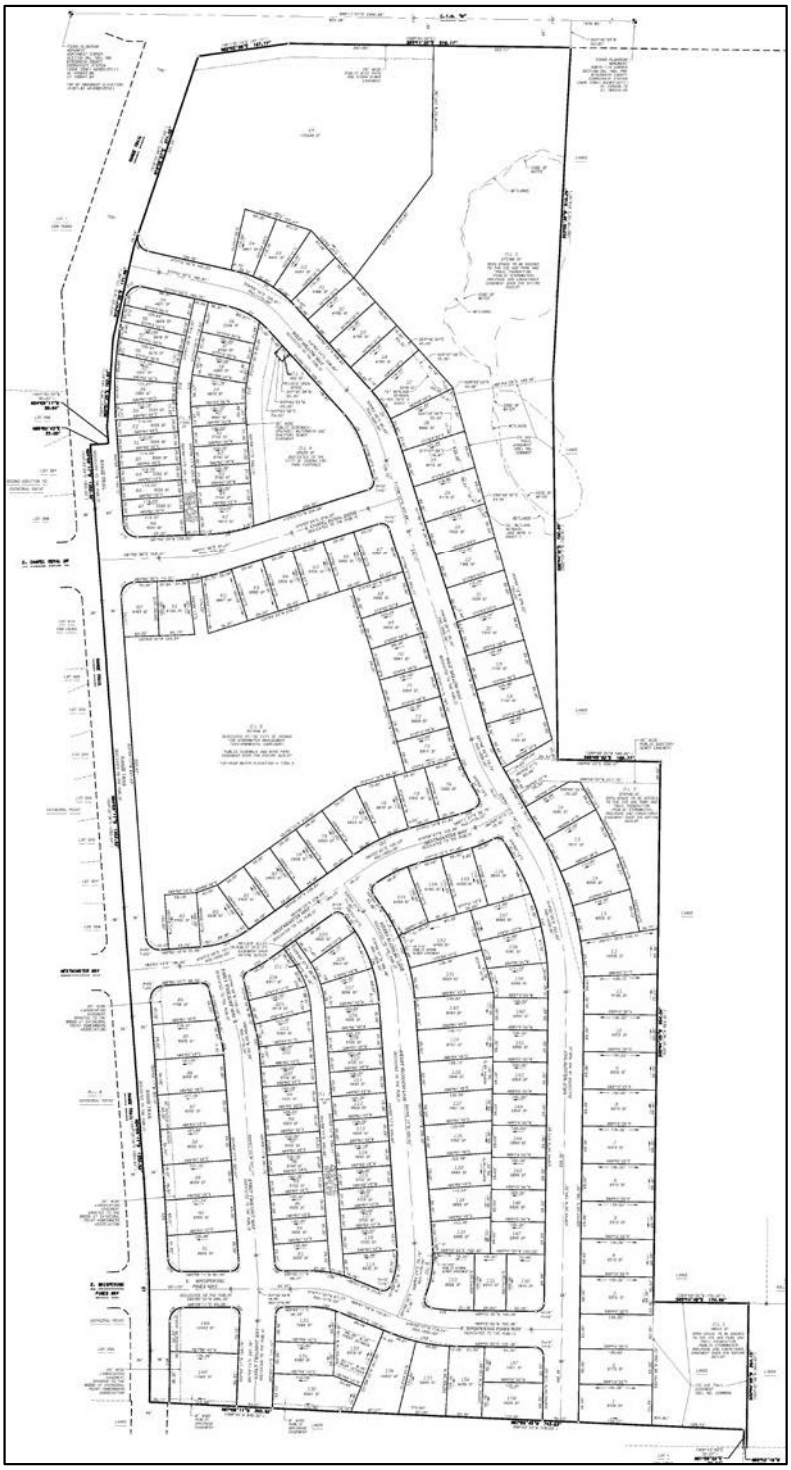


Figure 4 - Final Plat

Bulk Requirements and PUD Exemptions:

The Zoning Ordinance provides flexible development standards in planned developments in exchange for higher design standards. Exemptions allowed by Ordinance include land use, density/intensity, bulk, landscaping, and parking. The following are requested exemptions from the Applicant with Staff's discussion afterwards.

1. Minimum lot area for the NR zone of 8,000 square feet to 3,700 square feet;

The Applicant is requesting an exemption to the minimum lot area for the NR zone from 8,000 square feet to 3,700 square feet. The Applicant is proposing to zone 139 lots as NR. As proposed, there are 101 lots that are less than 8,000 square feet with 38 lots in compliance. Staff is supportive of this exemption.

2. Minimum street frontage width from fifty (50)-feet to thirty-seven (37)-feet for alley homes;

The Applicant is requesting a minimum street frontage width from fifty (50)-feet to thirty-seven (37)-feet for alley homes. Staff has informed other developers that a fifty (50)-foot street frontage is required as the minimum. In this case, the Applicant is asking for an exemption for the single-family alley homes and not for the remaining lots on the Property. Typically, the frontage width is used for debris, leaves, snow, driveway, and mailbox. The alleyway will provide access to the garage, which removes the driveway width from the frontage. Mailbox posts are no longer on each individual property, which removes this from the frontage requirement. Staff is supportive of the exemption so long there is a plan for debris, leaves, and snow removal.

3. Front yard setback encroachment for porches between six (6) to eight (8)-feet;

As part of a review for potentially amending the setback requirements, Staff presented various setback ideas to the Plan Commission in July of 2018. Staff presented a reduction in the front yard setback from twenty-five (25)-feet to twenty (20)-feet to allow porches to encroach into the front yard setback. The Plan Commission comments included support for this reduction in front yard setbacks with porches allowed to encroach would be good for older neighborhoods, overall the encroachment of porches and additions of porches to the front of homes is a good idea, and all had reservations about staggering houses on lots along curvy roads. Staff recommended the garages remain within at least twenty-five (25)-feet away from the property line to allow stacking of cars in the driveway.

4. Side yard setback from ten (10)-feet to five (5)-feet;
5. Minimum dwelling unit separation from twenty (20)-feet to ten (10)-feet;

Side yard setbacks were presented as part of the July 2018 Plan Commission meeting. At that time, the Plan Commission had concerns about drainage and meeting fire safety

between two (2) homes. Since that meeting, the Plan Commission has reviewed Whispering Coves development and the applicant for that project asked for a five (5)-foot side yard setback. The Plan Commission granted an eight (8)-foot side yard setback due to concerns over drainage.

In September of 2019, the Plan Commission discussed reducing the setback requirements and that all the lots would have this exemption. There were concerns over the five (5)-foot setback for the entire development, a reduced setback lends itself to higher density and potentially attainable housing, could the houses be adjusted to keep the required setbacks or larger than five (5)-feet, discussed existing subdivisions with this setback in the region, and warned that the reduced setbacks may be difficult for the Public Works Committee.

The Applicant went before the Public Works Committee in September and October of 2019. The Public Works Committee comments included language on how to ensure the lots are graded appropriately, concerns that the lot lines don't match what occurs, and the only reason to get the five (5)-foot setback is to get more density. No action was taken regarding the five (5)-foot setback nor language that could accompany this type of development.

As previously discussed by Staff at the May 2019 Plan Commission meeting, Staff would support an eight (8)-foot side yard setback for single-family lots and six (6)-foot side yard setback for alley style homes, which is consistent with what Staff has informed other developers. In addition, the Applicant has requested a reduction for the minimum dwelling unit separation from twenty (20)-feet to ten (10)-feet. Staff would recommend a sixteen (16)-foot building separation, which is consistent with an eight (8)-foot side yard setback, and a twelve (12)-foot building separation for alley style homes, which is consistent with a six (6)-foot side yard setback.

6. Rear yard setback from twenty-five (25)-feet to twenty (20)-feet;

Rear yard setbacks were discussed by the Plan Commission in July of 2018. Staff recommended a reduction of the rear yard setback in the zoning ordinance from between twenty (20) and twenty-five (25) feet to between fifteen (15) and twenty (20) feet. Comments from the Plan Commission included concerns about run-off and water storage. Staff is supportive of the rear yard setback reduction.

7. Detached garage (accessory structure) rear setback from three (3)-feet to two (2)-feet; and
8. Maximum height of detached garage (accessory structure) from fifteen (15)-feet to twenty (20)-feet.

The Applicant is requesting two exemptions for detached garages. The Applicant requests a decrease of one (1) foot for the rear setback for the garage. The Applicant is

requesting an increase in the maximum height for a detached garage from fifteen (15)-feet to twenty (20)-feet. Staff is supportive of these exemptions.

Staff is supportive of all of the exemptions, but continues to still have reservations about the side yard setback exemption. Staff has informed other developers that an eight (8)-foot side yard setback is acceptable instead of the required ten (10)-foot setback.

Access and Connectivity:

The Applicant proposes four (4) access points from Range Trail with three (3) of these access points aligning with the existing roads in Cathedral Point. At this time, the forth (4) access point may or may not align with an entrance or exit from the Public Works Facility. The Applicant has placed the northern access point far enough away from CTH M. The Applicant has two (2) streets that stop at the southern property line and could connect to any future development to the south of this Application. Staff is comfortable with access to the property and future connections. As part of the project the Applicant will be making transportation improvements to the intersection of CTH M and Range Trail.

Alleyways:

Internal to the Property, the Applicant proposes several public streets and two (2) outlots (OL 5 and OL 7 depicted in Figure 5) shown as private alleys on the final plat. Section 14-1-70 of the Zoning Ordinance states, “The width of the right-of-way for residential alleys shall not be less than twenty-four (24) feet…” (Sec. 14-1-70(i)(1)). The Applicant is showing twenty-six (26)-feet of right-of-way for the two (2) outlots.

The Plan Commission was presented with the Concept Plan in September of 2019. Comments from the Plan Commission included alleys should be private, and confirmation with emergency services for the appropriate width. Another Commissioner is opposed to private alleys and roads. Staff is comfortable with private alleys, versus public, since they meet the Ordinance requirements. However, private alleys would mean private snow removal, which the Applicant understands.

The Applicant presented alleyways before the Public Works Committee in October 2019. The Applicant is supportive of the alleys being public and will build them to public standards, but is also fine if they are private. The Applicant straightened out the alleyway per discussions with Public Works, which was different than their original submittal. There were discussions about the cost and maintenance for the alleyways if they are to be private and expense for the City if these are public such as new maintenance equipment. There were concerns that if they are private who would get the complaints if these are not maintained. A motion was made by Chad Kemp, seconded by Sarah Gaskell, that the Public Works Committee recommends to the Common Council alleyways be private for the Woods at Cathedral Point subdivision, which passed 2-0. Staff supports the Public Works Committee motion.

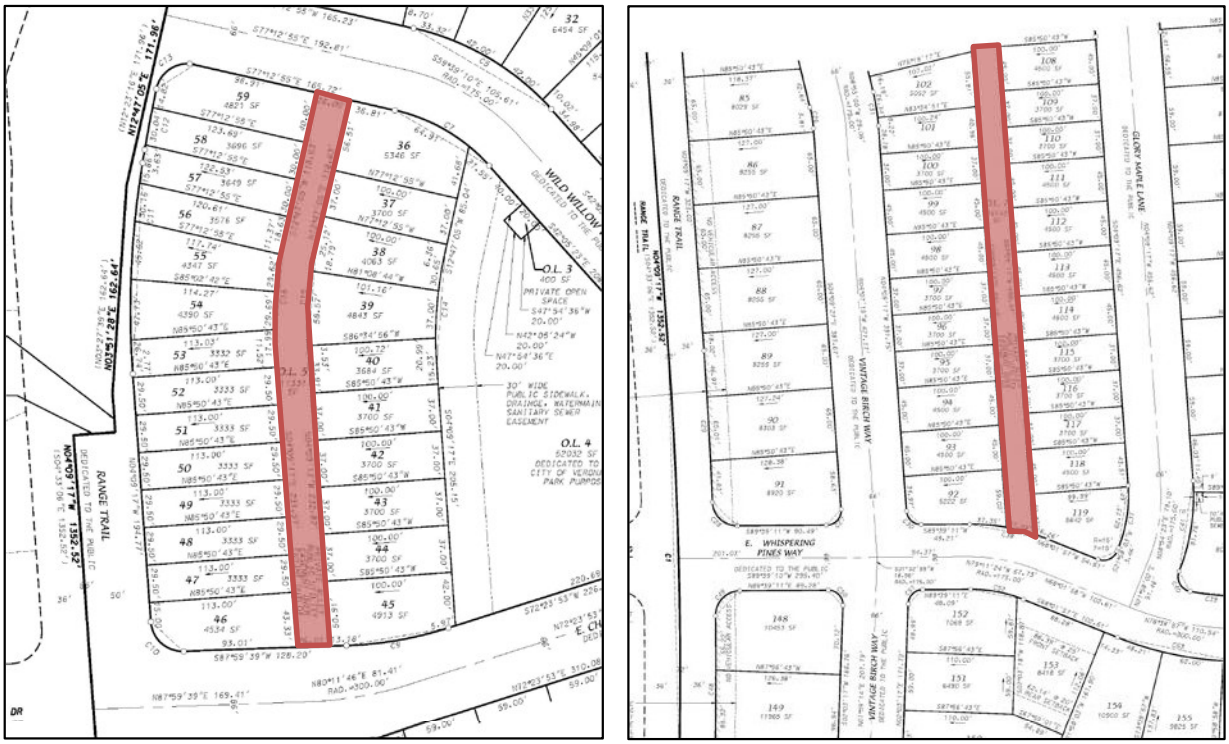


Figure 5 - Private Alleyways shown in red

Parking:

The Applicant has shown dedication of right-of-way for Range Trail and CTH M. The Applicant is proposing fifteen (15) on-street parking spaces on Range Trail in front of the twin alley homes and does not show additional parking in front of the single-family homes along Range Trail. Staff recognizes that the twin homes will need extra on-street parking spaces for their guests and deliveries and has no concerns with on-street parking as additional land is being dedicated.

Bicycle, Pedestrian, and Ice Age National Scenic Trail:

Range Trail is used as a bicycle route for cyclists. Range Trail will be built as a two (2)-lane curb and gutter road in the City of Verona without bicycle lanes and remain as a two (2)-lane road in the Town of Verona with at most a three (3)-foot wide shoulder.

The Applicant has provided sidewalks throughout the site. Based on the subdivision regulations, all new developments are required to construct sidewalks on both sides of the streets. The two (2) outlots to be used for alleys do not contain sidewalks as they are solely built to allow residents access to their garages and should not have sidewalks.

The Ice Age National Scenic Trail ("Trail") is located to the east of the Property meandering through woodland and prairie. The Applicant, Staff from the Ice Age Trail Alliance, and City Staff have had various discussions regarding the relationship of this Property with the Trail and how to protect the Trail's environmental setting. Concerns that were discussed between all parties include grass clippings being dumped on the Trail property, unaware residents of maintaining prairie land through controlled burns, and views of housing from the Trail. All parties have come up with potential solutions to these concerns such as, but not limited to, strict covenants for these lots, notifications of controlled burns, signs demarking Trail property, berm, mowed area between properties, and fire resistant trees and grasses. The Trail currently has easements for two of the proposed outlots located on the Property as depicted in Figure 6 in a yellow outline. The Ice Age Trail Alliance Board ("Board") met on January 25, 2020. As part of that meeting, the Board passed a resolution to accept the donation of land with conditions. Staff supports this land transfer.

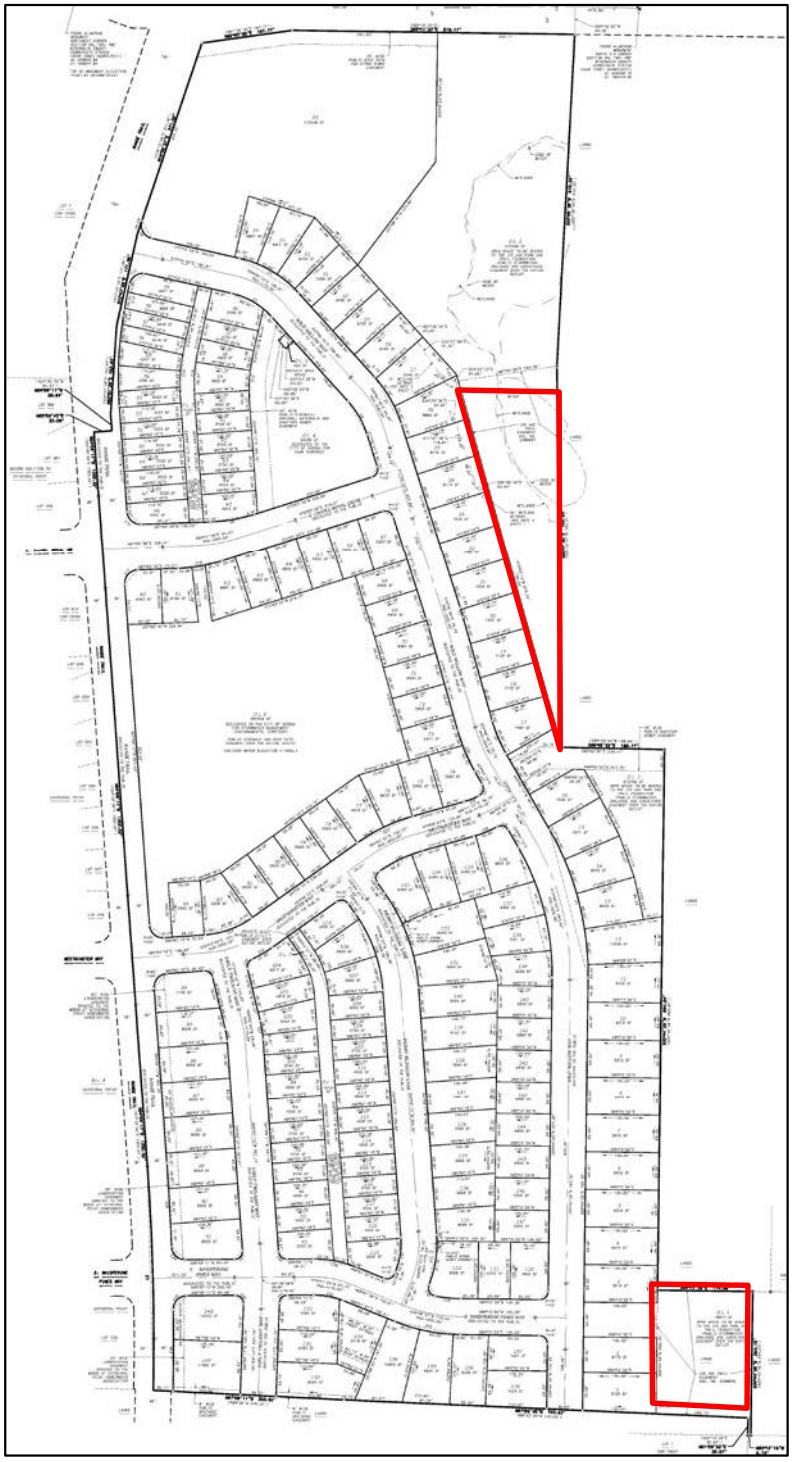


Figure 6 - Open space and Trail map with Trail easements shown in red

Parks:

The Park, Recreation, and Forestry Commission reviewed the plans at their meeting in September 2019 and in January 2020. Comments from the September meeting included confirmation that the proposed land dedication totaled 9.6 acres which was slightly more than the 9.4 acres required by ordinance, liked the focus on the Trail and overall layout of the plan, and raised concerns about access to the oak conservancy area. No formal action was taken at the September meeting. Comments from the January meeting included wanting access points to OL 6 shifted by a couple of lots to gain better access to the open space, could an additional access point be located between lots 68 and 73, concerns about tree

preservation and grades, and whether full parkland credit should be given if access does not improve to OL 6. The Commission voted that the Applicant would only receive 50% credit toward satisfying the requirements of the plat for OL 6 due to lack of direct access and would be utilized by only the homeowners.

The Applicant has modified the final plat since the January 2020 meeting. One (1) modification is that the final plat states, “Open space to be deeded to the Ice Age Park and Trail Foundation” for outlots 1 and 2. There are 7.39-acres for the Trail as shown on the final plat. A second modification is that Lot 83 located on the corner of Range Trail and Westminster Way was shifted away from the corner to the east to fill in the access point to OL 6 depicted in Figure 7. Although the Park Board recommended modifications to lots to have better access to interior parkland, the Applicant determined it was not in their best interest to make these modifications due to significant grading and slope (15% slope) concerns. However, the Applicant did explore these ideas and tried to redesign these lots to accommodate better access to parkland, which did not work in the end. The Applicant understands that they are deficient in their parkland dedication and understand that a payment is required.

Figure 7 - Preliminary Plat rendering and Final Plat shows the lot shift from Range Trail.

Drainage/Stormwater:

The Applicant has provided a stormwater management plan. Staff continues to coordinate with the Applicant reviewing plans. Staff has no significant concerns that this time.

Design:

The Applicant's neighborhood design is a traditional design similar to Cathedral Point across Range Trail from this Property. The exterior of the homes will be similar to those in Cathedral Point as seen in the top photo in Figure 8. Garages will be setback a minimum of two (2)-feet from the front façade of the house if the garage fronts onto the street. The lots will be narrow. The Applicant is proposing to use high quality, durable materials such as brick, stone, cast stone, cement board, composite siding, and metal panels. The Applicant is proposing fourteen (14) twin-carriage homes, which have access to garages from the rear as shown in the middle photo. Four (4) twin-homes are proposed fronting onto an interior street. Alleyways are a new product for the City of Verona, but not necessarily for Dane County.

Figure 8 - Top photo: single family homes; Middle photo: twin-homes with rear garages; Bottom photo: Single family homes fronting green space

Rezoning Findings:

The Applicant proposes to rezone the entire property from Rural Agriculture. The Applicant proposes to rezone Lot 35 to Urban Residential (UR) to be used for 100-unit multifamily, Lots 31 – 34 and Lots 46 – 59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots1, 2, 3, 4, and 6 to Public Institutional (PI).

The City's Zoning Ordinance requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Master Plan (Sec. 13-1-362). A summary of this review is below.

a. *How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 13-1-5 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?*

Staff is comfortable with the stormwater management plan at the time of the Staff report even though there are still details that will be reviewed as part of the development.

b. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?

1. *The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;*
2. *A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;*
3. *Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*
4. *Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current zoning maps needs to be amended due to above #3. The Property will be annexed to the City when the Applicant acquires the Property, which requires the Property to be zones as RA-35 per Section 13-1-61. The Applicant is requesting a change to allow development that is consistent with properties west of Range Trail.

c. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The proposed Zoning Map amendment maintains the desired consistency of land uses, land use intensities, and land use impacts similar to properties west of Range Trail. The change in the Zoning Map will allow the Applicant to develop residences by right abutting other existing residentially zoned properties, while preserving the Ice Age National Scenic Trail to the east.

Staff finds the Applicant meets the Zoning Ordinance requirements to rezone the Property as requested. Staff supports a Zoning Map amendment Lot 35 to UR, Lots 31 – 34 and Lots 46 – 59 to MR, the remaining lots to NR, and outlots1, 2, 3, 4, and 6 to PI as it meets the Zoning Ordinance findings as depicted in Figure 9.

Figure 9 - Proposed Zoning

Staff Comments:

Staff continues to support the Property being developed as proposed. The Applicant has been diligent in working with Staff to make appropriate changes to the development or explain why those changes cannot occur.

Staff is supportive of private alleyways. The proposed alleys meet the City's right-of-way and width requirements. Staff continues to be supportive of a homeowners association maintaining the private alleyway.

Although the Park Board recommended modifications to lots to have better access to interior parkland, the Applicant determined it was not in the best interest to make these modifications due to significant grading and slope (15% slope) concerns. However, the Applicant did explore these ideas and try to redesign these lots to accommodate better access to parkland, which did not work in the end.

Staff is supportive of the Final Plat, GDP, and Zoning Map amendment. The Applicant continues to work with Staff on details for stormwater management and is very responsive to any questions from Staff.

Recommendation:

Staff recommends the following Plan Commission action:

1. Recommend approval of the Final Plat for the Woods Subdivision to create 158 lots and 7 outlots with the following conditions:
    a. The final plat shall be modified to have private alleys labeled as fire lanes.
    b. The final plat shall become effective upon annexation of the property.
    c. The final plat shall become effective upon the execution of a development agreement.
2. Recommend approval of the General Development Plan for the Woods Subdivision that would allow for the construction of 101 street accessed single-family, eighteen (18) twin homes, thirty-eight (38) alley accessed single-family homes, and 100 multifamily units on 53-acres with the following conditions:
    a. The General Development Plan shall become effective upon the execution of a development agreement.
    b. The General Development Plan shall become effective upon annexation of the property.
3. Recommend approval of the Zoning Map amendment for the Woods Subdivision to rezone Lot 35 to Urban Residential (UR), Lots 31 – 34 and Lots 46 – 59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots1, 2, 3, 4, and 6 to Public Institutional (PI) with the following conditions:
    a. The zoning map amendment shall become effective upon the execution of a development agreement.
    b. The zoning map amendment shall become effective upon annexation of the property.
    c. For the property zoned UR, the property owner shall install and maintain a multi-family notification sign as outlined in the City's Residential Development Policy.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF
SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

NOTES

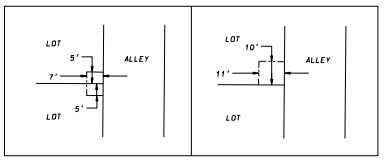
1. Outlot Designations
   1 - Open open space to be deeded to the Ice Age Park and Trail Foundation. Public Stormwater, Drainge and Conveyance Easement over entire outlot.
   2 - Open open space to be deeded to the Ice Age Park and Trail Foundation. Public Stormwater, Drainge and Conveyance Easement over entire outlot.
   3 - Private Open Space
   4 - Dedicated to the City of Verona for park purposes
   5 - Private alley, public utility easement over the entire outlot
   6 - Dedicated to the City of Verona for stormwater management, public sidewalk and bike path easement over the entire outlot
   7 - Private alley, public utility easement over the entire outlot
2. _____ Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded prior to utility installation for each phase of the plat and maintained by the lot owner. Elevations of the drainage swale shall not be modified unless modified with the approval of the City Engineer
3. All construction shall conform to the lot corner and lowest opening elevations identified on the engineering plans developed for each construction phase of the plat as reviewed and approved by the City.
4. No impervious improvements are allowed within the wetland setback. Fences are permitted as allowed by the plat Declaration of Protective Covenants, Conditions and Restrictions.
5. Outlots 5 and 7 are designated as fire lanes.
6. Distances shown along curves are chord lengths.

LEGEND

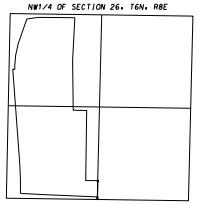
- ◉ Found 1" Iron Pipe
- ○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 5' / 5' Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- ( ) Recorded as information

0 60' 120'
1"=60'

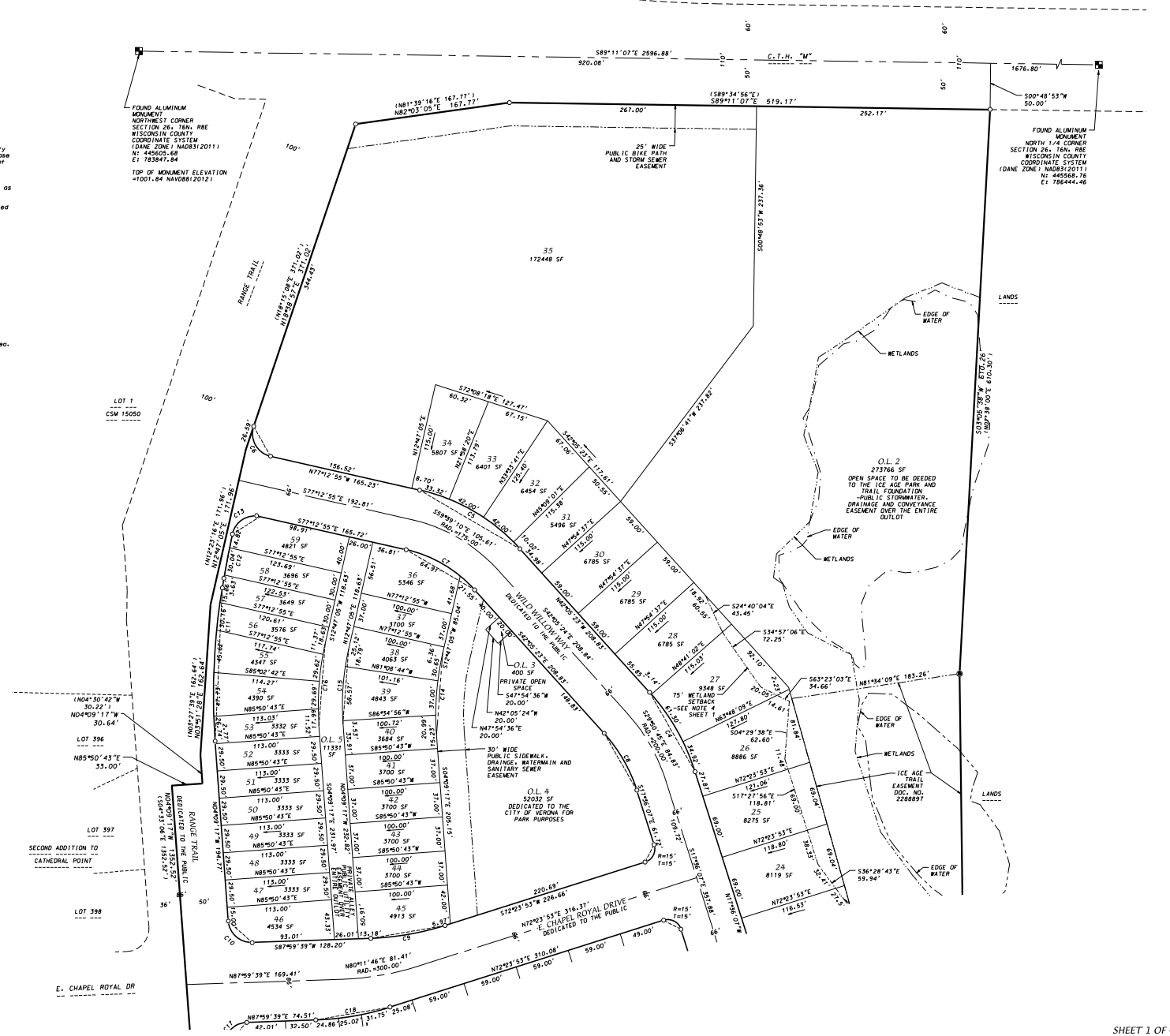
BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26,T6N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S89°11'07"E



PUBLIC UTILITY EASEMENT DETAILS
1"=30'



LOCATION MAP
1"=1000'



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:19-07-103

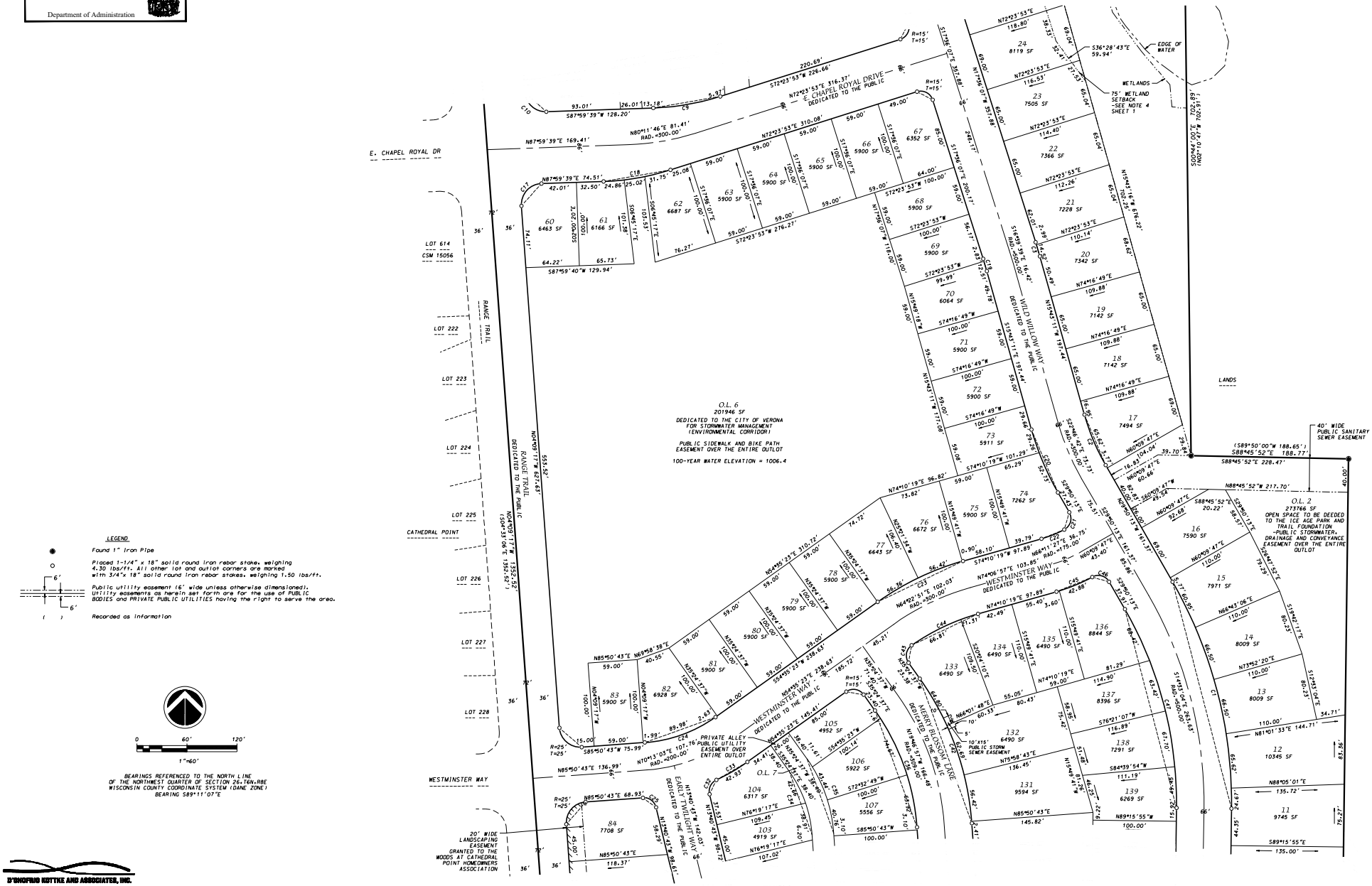
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



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SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

LEGEND

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- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 6' / 6' — Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- ( ) Recorded as Information

0 60' 120'
1"=60'

BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26,T6N,R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S89°11'07"E

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THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF
SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Verona, and under the direction of the owners listed below, I have surveyed, divided and mapped "The Woods at Cathedral Point" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and in the SW1/4 of the NW1/4 of Section 26, T6N, R8E, City of Verona, Dane County, Wisconsin to-wit:
Commencing at the Northwest corner of said Section 26; thence S89°11'07"E, 920.08 feet along the North line of said NW1/4; thence S00°48'53"W, 50.00 feet to a point on the South right-of-way line of County Highway 'M', to the point of beginning; thence S03°05'38"W, 610.26 feet; thence S00°44'00"E, 702.89 feet; thence S88°45'52"E, 188.77 feet; thence S00°44'05"W, 994.04 feet; thence S89°14'48"E, 174.86 feet; thence S00°44'05"W, 264.15 feet to a point on the South line of said NW1/4; thence N89°12'16"W, 5.73 feet along said South line to the Northeast corner of Lot 1, Certified Survey Map No. 10624; thence N01°39'52"E, 32.07 feet; thence N87°26'45"W, 743.63 feet; thence N87°08'11"W, 350.92 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 4500.00 feet and a chord which bears N01°50'48"W, 414.77 feet; thence N04°09'17"W, 1352.52 feet; thence N85°50'43"E, 33.00 feet to a point on the East right-of-way line of Range Trail; thence N04°09'17"W, 30.64 feet along said East right-of-way line; thence N03°51'28"E, 162.62 feet along said East right-of-way line; thence N12°47'05"E, 171.96 feet along said East right-of-way line; thence N18°38'57"E, 371.02 feet along said East right-of-way line to a point on the South right-of-way line of County Highway 'M'; thence N82°03'05"E, 167.77 feet along said South right-of-way line; thence S89°11'07"E, 519.17 feet along said South right-of-way line to the point of beginning.
Containing 2,241,628 square feet (51.461 acres).

Dated this_____day of_____, 2019

Brett T. Stoffregan, Professional Land Surveyor S-2742

OWNER'S CERTIFICATE

VH WCP, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH WCP, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Verona
Dane County Zoning and Land Regulation Committee

In witness whereof, VH WCP, LLC has caused these presents to be signed this_____day of_____, 2020.

VH WCP, LLC

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires_____
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said_____has caused these presents to be signed by its corporate officer(s) listed below on this_____day of_____, 2020.

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2020, the above named officer(s) of the above named First Business Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

CITY OF FITCHBURG TREASURER'S CERTIFICATE

I, Brian Lamers, being the duly elected, qualified, and acting Treasurer of the City of Verona, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this_____day of_____, 2020 on any of the lands included in the plat of "The Woods at Cathedral Point".

Brian Lamers, Treasurer, City of Verona, Dane County, Wisconsin

CERTIFICATE OF CITY CLERK

Resolved that the plat of "The Woods at Cathedral Point" located in the City of Verona, was hereby approved by Resolution adopted on_____, 201_ and further resolved that the conditions of said approval were fulfilled on_____, 2020 and that said resolution further provided the acceptance of those lands and rights dedicated by said "The Woods at Cathedral Point" for public use.

Ellen Clarks, City Clerk, City of Verona, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this_____day of _____, 2020 affecting the land included in "The Woods at Cathedral Point".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2020 at

_____o'clock___.M. and recorded in Volume_____of Plats on Pages_____as

Document Number_____.

Kristi Chlebowski, Dane County Register of Deeds

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		533.00	281.03	284.40	N14°33'04"W	30°34'18"	
	11	533.00	24.65	24.66	N00°35'26"W	02°39'05"	
	12	533.00	65.62	65.67	N05°26'43"W	07°03'32"	
	13	533.00	66.50	66.54	N12°33'05"W	07°09'12"	
	14	533.00	66.50	66.54	N19°42'17"W	07°09'12"	
	15	533.00	60.95	60.98	N26°33'33"W	06°33'20"	
2		267.00	65.62	65.79	N22°46'42"W	14°07'02"	
3		533.00	17.51	17.51	N16°39'39"W	01°52'56"	
	20	533.00	14.52	14.52	N16°50'00"W	01°33'38"	
	21	533.00	2.99	2.99	N17°26'28"W	00°19'18"	
4		233.00	98.83	99.58	N29°50'45"W	24°29'16"	
	26	233.00	34.92	34.95	N21°53'59"W	08°35'44"	
	27	233.00	61.30	61.48	N33°45'25"W	15°07'08"	
	28	233.00	3.14	3.14	N41°42'11"W	00°46'24"	
5		208.00	125.53	127.52	N59°39'09"W	35°07'32"	
	31	208.00	10.02	10.02	N43°28'10"W	02°45'34"	
	32	208.00	42.00	42.07	N50°58'38"W	11°35'22"	
	33	208.00	42.00	42.07	N62°14'00"W	11°35'22"	
	34	208.00	42.00	42.07	N72°37'37"W	09°11'14"	
6		25.00	37.12	41.83	N29°16'59"W	95°51'52"	
7		142.00	85.70	87.05	S59°39'09"E	35°07'32"	
	36	142.00	64.91	65.48	S64°00'15"E	26°25'20"	
	OL3	142.00	21.55	21.57	S46°26'29"E	08°42'12"	
8		167.00	70.83	71.37	S29°50'45"E	24°29'16"	
9		300.00	81.41	81.66	S80°11'46"W	15°35'46"	
10		25.00	34.69	38.33	N48°04'49"W	87°51'04"	
11		700.00	165.75	166.14	N02°38'41"E	13°35'56"	
	53	700.00	26.74	26.74	N03°03'37"W	02°11'20"	
	54	700.00	47.73	47.74	N00°00'33"W	03°54'28"	
	55	700.00	45.62	45.63	N03°48'34"E	03°44'06"	
	56	700.00	30.16	30.16	N06°54'41"E	02°28'08"	
	57	700.00	15.86	15.85	N08°47'45"E	01°17'54"	
12		941.00	48.47	48.48	N10°55'12"E	02°57'06"	OUT-N12°23'45"E
	57	941.00	3.62	3.62	N09°33'16"E	00°13'14"	
	58	941.00	30.04	30.04	N10°54'46"E	01°49'44"	
	59	941.00	14.82	14.85	N11°56'41"E	00°54'08"	
13		25.00	35.48	39.44	N57°35'25"E	90°23'20"	
14		300.00	88.37	88.69	S04°18'54"W	16°56'22"	
	38	300.00	30.65	30.66	S09°51'24"W	05°51'22"	
	39	300.00	37.00	37.02	S03°23'35"W	07°04'16"	
	40	300.00	21.00	21.01	S02°08'55"E	04°00'44"	
15		274.00	80.71	81.01	N04°18'54"E	16°56'22"	
	40	274.00	3.53	3.53	N03°47'10"W	00°44'14"	
	39	274.00	58.57	58.69	N02°43'06"E	12°16'18"	
	38	274.00	18.79	18.80	N10°49'10"E	03°55'50"	
16		300.00	88.37	88.69	S04°18'54"W	16°56'22"	
	56	300.00	11.37	11.37	S11°41'57"W	02°10'16"	
	55	300.00	29.62	29.63	S07°47'03"W	05°39'32"	
	54	300.00	29.69	29.70	S02°07'08"W	05°40'22"	
	53	300.00	17.99	17.99	S00°26'11"E	03°26'12"	
17		25.00	36.01	40.21	N41°55'11"E	92°08'56"	
18		300.00	81.41	81.66	N80°11'46"E	15°35'46"	
	61	300.00	24.86	24.87	N85°37'11"E	04°44'56"	
	OL5	300.00	25.02	25.03	N80°51'19"E	04°46'48"	
	62	300.00	31.75	31.77	N75°25'54"E	06°04'02"	
19		467.00	15.84	15.84	S16°39'39"E	01°56'56"	
	69	467.00	2.83	2.83	S17°25'45"E	00°20'52"	
	70	467.00	12.51	12.51	S16°29'13"E	01°32'04"	
20		333.00	81.84	82.05	S22°46'42"E	14°07'02"	
	73	333.00	29.26	29.27	S18°14'15"E	05°02'08"	
	74	333.00	52.73	52.78	S25°17'46"E	09°04'54"	
21		15.00	21.59	24.11	S16°12'05"W	92°04'36"	OUT-S62°14'23"W
22		142.00	29.52	29.57	S68°12'21"W	11°55'56"	
23		333.00	113.26	113.81	S64°22'51"W	19°34'56"	
	75	333.00	0.90	0.90	S74°05'40"W	00°09'18"	
	76	333.00	56.42	56.49	S69°09'26"W	09°43'10"	
	77	333.00	56.35	56.42	S59°26'37"W	09°42'28"	
24		167.00	89.98	91.10	S70°13'03"W	31°15'20"	
25		15.00	19.38	21.07	S53°55'00"E	80°28'34"	
26		142.00	23.58	23.60	S08°55'00"E	09°31'26"	
27		15.00	21.91	24.56	S42°44'57"W	93°48'28"	
28		25.00	34.78	38.46	N46°16'46"W	88°08'06"	OUT-N02°12'43"W
29		4536.00	153.80	153.81	N03°11'00"W	01°56'34"	
	91	4536.00	41.83	41.83	N02°28'34"W	00°31'42"	
	90	4536.00	65.01	65.01	N03°09'03"W	00°49'16"	
	89	4536.00	46.97	46.97	N03°51'29"W	00°35'36"	
30		15.00	20.50	22.57	N47°15'03"W	86°11'32"	
31		208.00	34.53	34.57	N08°55'00"W	09°31'26"	
	101	208.00	8.22	8.22	N05°17'13"W	02°15'52"	
	102	208.00	26.34	26.35	N10°02'56"W	07°15'34"	
32		15.00	19.05	20.64	N25°44'28"E	78°50'22"	OUT-N65°09'39"E
33		233.00	42.93	42.99	N59°52'31"E	10°34'16"	
34		150.00	80.81	81.83	S19°46'58"E	31°15'18"	
	104	150.00	42.66	42.81	S27°14'05"E	16°21'04"	
	103	150.00	38.91	39.02	S11°36'26"E	14°54'14"	
35		176.00	94.82	96.01	N19°46'58"W	31°15'18"	
	107	176.00	40.76	40.85	N10°48'15"W	13°17'52"	
	106	176.00	43.44	43.55	N24°32'30"W	14°10'38"	
	105	176.00	11.61	11.61	N33°31'13"W	03°46'48"	
36		276.00	148.70	150.56	S19°46'58"E	31°15'18"	
	105	276.00	11.61	11.61	S34°12'20"E	02°24'34"	
	106	276.00	74.67	74.90	S25°13'37"E	15°32'52"	
	107	276.00	63.91	64.06	S10°48'15"E	13°17'52"	
37		142.00	64.18	64.74	S08°54'22"W	26°07'22"	
38		208.00	80.50	81.01	N79°11'23"W	22°18'52"	
	119	208.00	16.26	16.27	N70°16'22"W	04°28'50"	
	OL6	208.00	27.52	27.54	N76°13'48"W	07°31'50"	
	92	208.00	37.35	37.40	N85°11'43"W	10°18'12"	
39		267.00	47.71	47.78	N84°08'21"W	10°15'08"	OUT-N89°15'55"W
40		15.00	23.10	26.36	N28°40'17"W	100°41'00"	
41		208.00	92.96	93.75	N08°45'28"E	25°49'30"	
	122	208.00	81.76	82.30	N10°20'07"E	22°40'12"	
	123	208.00	11.45	11.45	N08°34'38"W	03°09'18"	
42		342.00	184.26	186.56	N19°46'58"W	31°15'18"	
	130	342.00	2.41	2.41	N04°21'25"W	00°24'12"	
	131	342.00	56.42	56.48	N09°27'46"W	09°27'46"	
	132	342.00	63.69	62.77	N19°16'47"W	10°31'00"	
43		15.00	21.33	23.73	N09°54'24"E	90°38'02"	OUT-N55°13'25"E
44		267.00	87.90	88.30	N64°41'52"E	18°56'54"	
	133	267.00	66.81	66.98	N62°24'38"E	14°22'26"	
	134	267.00	21.31	21.32	N71°53'05"E	04°34'28"	
45		208.00	46.47	46.56	N67°45'32"E	12°49'34"	OUT-N61°20'45"E
	135	208.00	3.60	3.60	N73°40'33"E	00°59'32"	
	136	208.00	42.88	42.96	N67°15'46"E	11°50'02"	
46		15.00	20.99	23.25	S74°14'44"E	88°49'02"	
47		467.00	246.23	249.18	S14°33'04"E	30°34'18"	
	136	467.00	68.41	68.47	S25°38'11"E	08°24'04"	
	137	467.00	63.43	63.48	S17°32'31"E	07°47'16"	
	138	467.00	67.75	67.75	S09°29'30"E	08°18'46"	
	139	467.00	49.45	49.47	S02°18'01"E	06°04'12"	
48		4536.00	150.19	150.20	N00°11'38"E	01°53'50"	IN-N01°08'33"
49		25.00	35.48	39.45	N90°24'28"E	90°24'28"	IN-N00°45'17"W
50		15.00	21.65	24.19	S44°08'46"E	92°24'06"	
51		15.00	20.76	22.93	N45°51'14"E	87°35'54"	
52		142.00	54.95	55.30	S79°11'23"E	22°18'52"	
	152	142.00	47.97	48.20	S80°37'20"E	19°26'58"	
	153	142.00	7.10	7.10	S89°27'54"E	02°51'54"	
53		333.00	122.70	123.40	S78°38'56"E	21°13'58"	
	154	333.00	48.21	48.25	S72°11'00"E	08°18'06"	
	155	333.00	62.00	62.09	S81°40'33"E	10°41'00"	
	156	333.00	13.06	13.06	S88°08'29"E	02°14'52"	

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:19-07-103

LEGEND

- FOUND 1" IRON PIPE
- PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
- PLACED PK NAIL
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE
- LIGHT POLE
- GAS METER
- SEPTIC CONCRETE LID
- SEPTIC PIPE

LEGEND CONT.

- VALVE
- HYDRANT
- SIGN
- GYE WIRE
- TREE
- CONCRETE
- FENCE
- CONCRETE AND CURB AND GUTTER
- EXISTING CONTOUR
- ( ) RECORDED AS INFORMATION

NOTES

1. All intersection radii are 15 feet, except for those abutting Range Trail which are 25 feet.
2. Engineer/Surveyor: D'Onofrio Kottke & Assoc.
   7530 Westward Way, Madison, WI
   Planner: Vandewalle and Assoc.
   120 E. Lakeside St, Madison, WI
   Subdivder: Veridian Homes
   6801 South Towne Dr, Madison, WI
   Current land owners: Lois Gust and 2062 Range Trail, LLC
   585 Whalen Road, Verona, WI
   Brian and Jeanne Mork
   2056 Range Trail, Verona, WI
3. Zoning: Current – R-R
   Proposed – PDD
4. Outlot Designations:
   1 – Dedicated to the City of Verona for stormwater conveyances and open space
   2 – Dedicated to the City of Verona for stormwater conveyances and open space
   3 – Dedicated to the City of Verona for park purposes
   4 – Private alley
   5 – Dedicated to the City of Verona for stormwater management
   6 – Private alley
5. Elevations based on NAVD88(2012) datum.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that I have surveyed and mapped the above property in accordance with information furnished and in compliance with the requirements of Chapter A-E 7, Wisconsin Administrative Code; and that the map hereon is a correct representation of such survey to the best of my knowledge and belief.

Dated this 1st day of August, 2019

Brett T. Stoffregan, Professional Land Surveyor, S-2742

WISCONSIN
BRETT T. STOFFREGAN
S-2742
MADISON, WISCONSIN
LAND SURVEYOR

LEGAL DESCRIPTION

A parcel of land located in the NW1/4 of the NW1/4 and in the SW1/4 of the NW1/4 of Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the Northwest corner of said Section 26; thence S89°11'07"E, 920.08 feet along the North line of said NW1/4; thence S00°48'53"W, 50.00 feet to a point on the South right-of-way line of County Highway "M", to the point of beginning; thence S03°05'38"W, 610.26 feet; thence S00°44'00"E, 702.89 feet; thence S88°45'52"E, 188.77 feet; thence S00°44'05"W, 994.04 feet; thence S89°14'48"E, 174.86 feet; thence S00°44'05"W, 264.15 feet to a point on the South line of said NW1/4; thence N89°12'16"W, 5.73 feet along said South line to the Northeast corner of Lot 1, Certified Survey Map No. 10624; thence N01°39'52"E, 32.07 feet; thence N87°26'45"W, 743.63 feet; thence N87°08'11"W, 350.92 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 4500.00 feet and a chord which bears N01°30'48"W, 414.77 feet; thence N04°09'17"W, 1352.52 feet; thence N85°50'43"E, 33.00 feet to a point on the East right-of-way line of Range Trail; thence N04°09'17"W, 30.64 feet along said East right-of-way line; thence N03°51'28"E, 162.62 feet along said East right-of-way line; thence N12°47'05"E, 171.96 feet along said East right-of-way line; thence N18°38'57"E, 371.02 feet along said East right-of-way line to a point on the South right-of-way line of County Highway "M"; thence N82°03'05"E, 167.77 feet along said South right-of-way line; thence S89°11'07"E, 519.17 feet along said South right-of-way line to the point of beginning.
Containing 2,241,628 square feet (51.461 acres).

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF SECTION 26, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN

GRID NORTH DANE COUNTY COORDINATE SYSTEM THE NORTH LINE OF THE NW1/4 OF SECTION 26, T7N, R8E BEARS S89°11'07"E

SCALE: 1"= 100'

0 100

DATE: 08-01-19
REVISED: 12-05-19
x

FN: 19-07-103

Sheet Number:
1 of 1

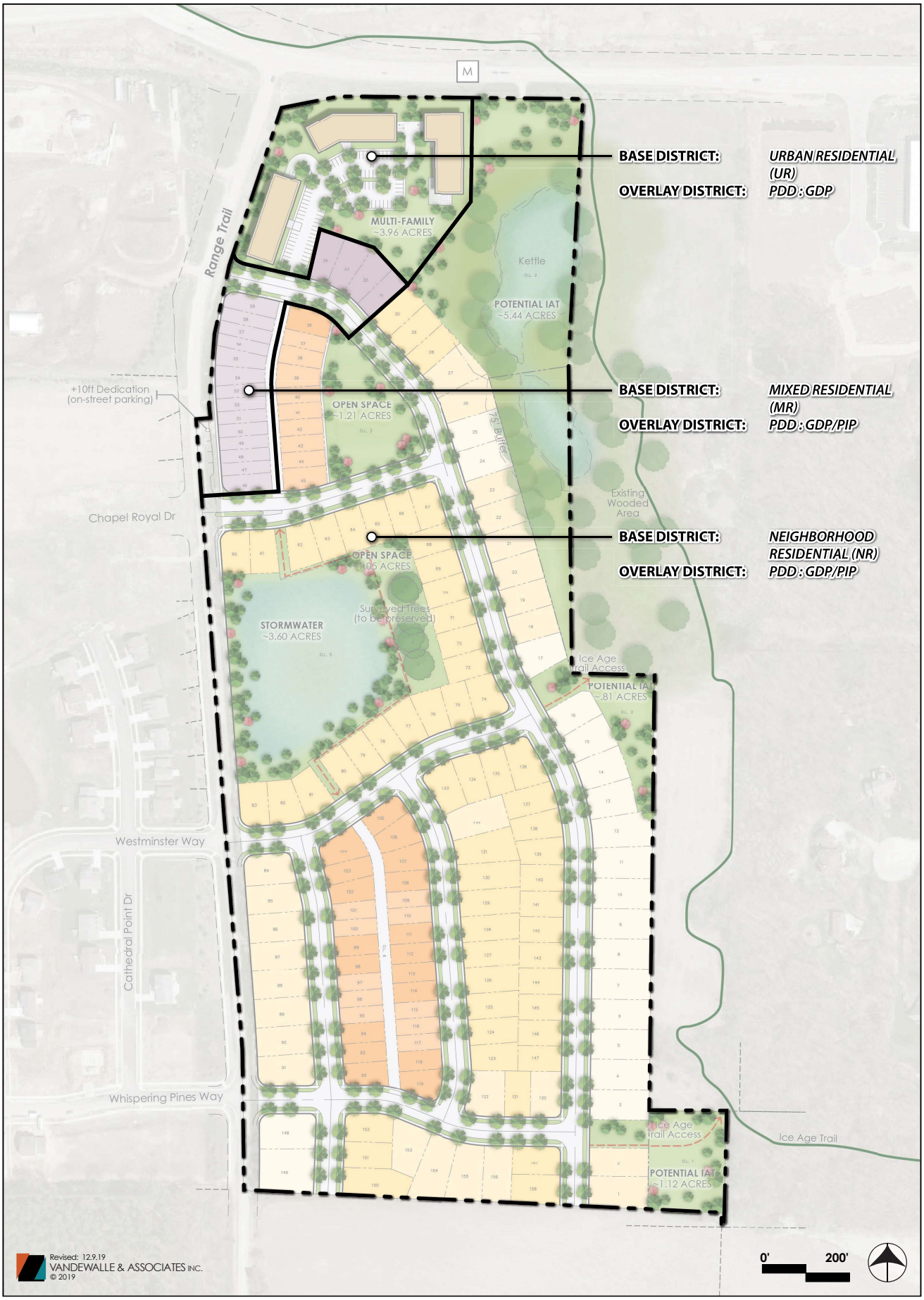
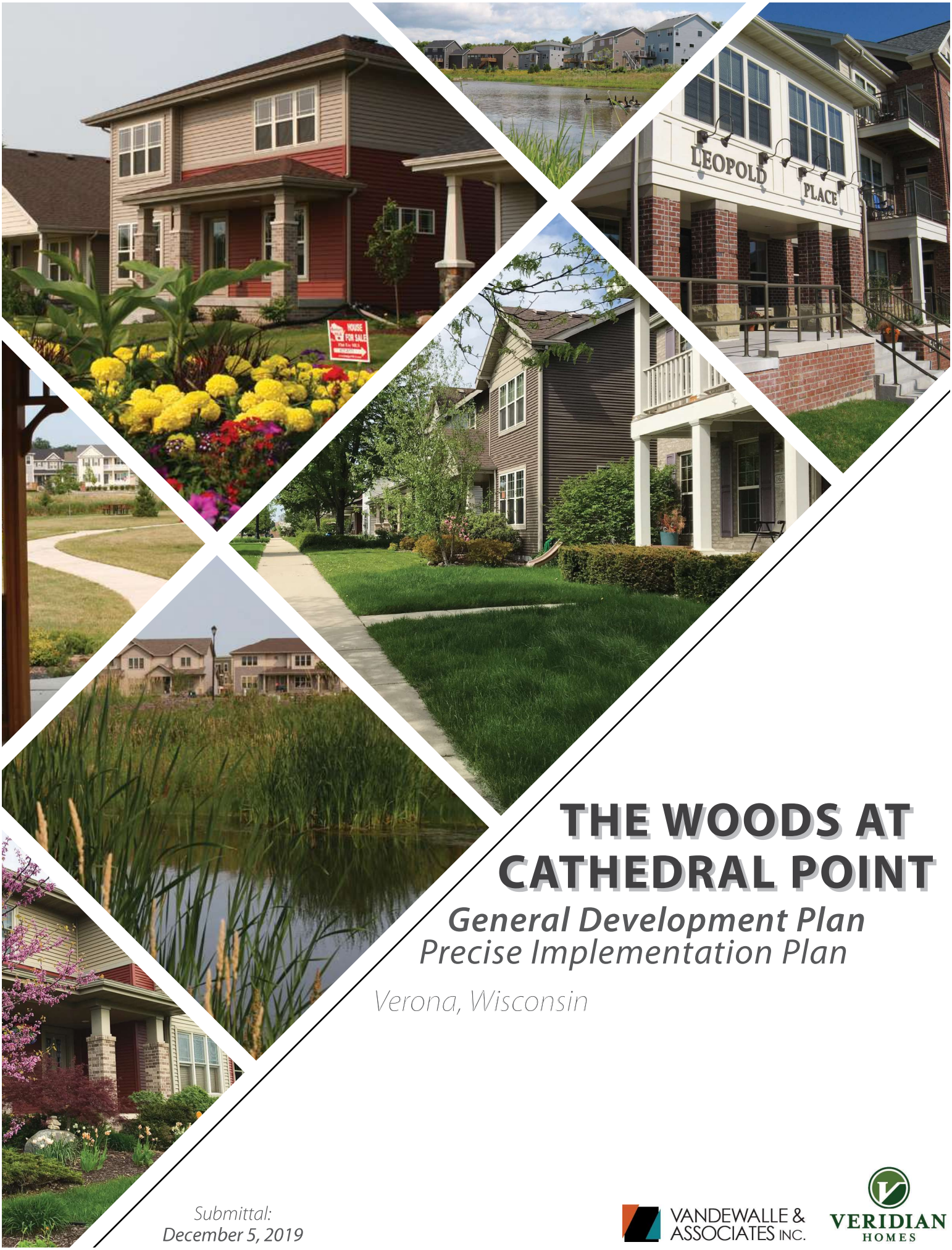


EXHIBIT G:
ZONING MAP

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN HOMES



THE WOODS AT CATHEDRAL POINT

General Development Plan
Precise Implementation Plan

Verona, Wisconsin

Submittal:
December 5, 2019

VANDEWALLE & ASSOCIATES INC.

VERIDIAN HOMES

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INTENT OF DOCUMENT

The intent of this document is to provide the City of Verona with a General Development Plan/Precise Implementation Plan that summarizes the components of the proposed the Woods at Cathedral Point.

PROJECT NAME

The Woods at Cathedral Point

PROJECT OWNER

Lois Gust

6801 County Highway M

Town of Verona, WI

CONTACTS

Applicant:

VH RG Land, LLC
6801 South Town Drive
Madison, WI 53713
Chris Ehlers
Vice President of Land Development
cehlers@veridianhomes.com
Phone: 608.226.3038
Fax: 608.235.4701

Design Team:

Engineering & Surveying:

D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089
Dan Day
dday@donofrio.cc

Planning:

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

EXISTING CONDITIONS

Existing Zoning: Rural Residential, Rural Mixed Use and Transitional (Town)

Existing Parcels:

Address:	
6801 County Highway M	060826285420
No Address	060826290410
2062 Range Trail	060826291856
2056 Range Trail	060826291954

Legal Description: See Exhibit A: Legal Description

Adopted Plans from City of Verona Comprehensive Plan

Future Land Use Plan

Project Area:	Rural Residential, 2-4 acres (Town of Verona)
Adjoining Parcels:	Rural Residential and natural/recreational resources to the east, Rural Residential to the south
	Cathedral Point to the West (Neighborhood & Community Residential)

See Exhibit B: Future Urban Growth Areas

Lot Area: 51.4 acres

SITE INFORMATION

The Woods at Cathedral Point is just east of the Cathedral Point neighborhood, framed by County Highway M to the north and Range Trail to the west. It's conveniently located near U.S. Highway 151 and the Ice Age National Scenic Trail in the adjacent parcels. The land is currently agricultural fields with a kettle and wetlands in the northeast portion of the site.

See Exhibit C: Location Map

See Exhibit D: Existing Conditions

ZONING REQUEST

Amended Planned Unit Development – General Development Plan/Precise Implementation Plan (PDD-GDP/PIP)

ZONING REQUEST JUSTIFICATION

The Planned Unit Development zoning will allow for a mix of lots and uses, this project plans to meet the standards within the PUD ordinance. The neighborhood plan creates a diversity of housing at higher densities for efficient use of land while balancing neighborhood character, walkability, and preservation of environmental features. This project seeks to build upon similar design elements as Cathedral Point to the west. Connecting these two neighborhoods will extend the street network and complete the fabric of the residential neighborhood along the southern edge of the City.

VARIANCES FROM STANDARD ZONING

- Allowance for greater residential densities and diversity of lot/housing types
- Modifications to lot and bulk standards
- Allow for carriage accessed residential units

Development Concept

Building on similar elements of Cathedral Point, while broadening the housing choice, this development provides opportunities for diverse residential housing format, pedestrian amenities, well designed architecture, and sustainable community practices. Like Cathedral Point, it's conveniently located within minutes from Verona's downtown restaurants and shops and local and regional parks and recreational areas.

Why Planned Development?

Using sound planning and design principles, the Woods at Cathedral Point will expand the range of single family and multifamily options of Cathedral Point. The open space, stormwater management, and wetlands and buffers will protect and enhance the ecological systems while providing accessible spaces to the residents of the neighborhood and connections to the rest of the City. Existing trails, sidewalks, and streets in Cathedral Point will connect to and extend through the project, strengthening the overall street and trail network in the area. The Planned Development (PDD) zoning district is the most appropriate zoning approach for the Woods at Cathedral Point, as it allows for the comprehensive planning and design of the multifaceted project. The PDD process will allow the Woods at Cathedral Point to plan, design, and implement a high-quality project in a manner that would be impossible to do through the use of the conventional zoning district. The PDD process will also benefit the City of Verona in that it will maximize the opportunities for review and input into the planning process. Thus, the General Development and the Precise Development Plans will become an element of the city master plan and will control the type, location, quantity, and quality of all development within the Woods at Cathedral Point.

Proposed Land Use Summary

Projected Construction: 2020-2030

Proposed Use:

38	Carriage Lane Accessed Single Family Homes
101	Street Accessed Single Family Homes
18	Twin Home Units (9 Lots)
100	Multi-Family Units
2.32	Acres of Parks & Open Space
7.39	Potential Ice Age Trail (IAT)
5.00	Overall Dwelling Units per Acre

Single Family Homes

Single family homes within the project will include both carriage lane accessed and street accessed configuration that can accommodate a wide range of house types, architectural treatments, and price points.

Twin Homes

Twin homes form around the northern entrance and along Range Trail, creating a transition from the northern multi-family to the traditional single family units while offering both street accessed and carriage lane housing formats.

MULTI-FAMILY

These units create additional housing diversity within the neighborhood and develop a transition off County Highway M. The increased units within this parcel allow for the incorporation of on-site management and creates enough user base to expand the amenities to include potential options of a pool and club house.

PARKS & OPEN SPACE

By preserving the kettle, wetlands, and wetland buffers, this projects provides pedestrian and bicycle connections east to the Ice Age Trail and the regional parks and recreational venues along with neighborhood parks and buffers. Two pocket parks within the neighborhood offer opportunities for a range of recreational facilities, shelters, and gathering areas to serve the neighborhood.

District Descriptions/ Zoning Text

The Woods at Cathedral Point: District I

General Development Plan/Precise Implementation Plan

Single Family Homes

Carriage Lane garage

See Exhibit E: Master Plan

See Exhibit F: District Plan

Description

Carriage lane homes offer additional housing options within the community through the use of narrow home sites, carriage lanes, and reduced setbacks. These single-family homes create a strong pedestrian-focused district through the careful attention to building placement and details. By placing the homes closer to the street and creating an unbroken front façade of houses without garages, the streetscape begins to take on a human-based scale and texture in which the emphasis is placed on the pedestrian and front porches.

Proposed Dwelling Units	38 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.

- Varied building setbacks are encouraged to create a more organic streetscape in which there are varied building placements along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District I Zoning Text (PUD: GDP/ PIP)

Minimum Lot Area	3,700 square feet
Minimum Lot Width at Front Yard Setback	37 feet (42 feet corner lots)
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	24 feet
Minimum Side Yard Setback	5 feet
Sum of Side Yards	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Garage Rear Yard Setback	2 foot
Detached Garage Side Yard Setbacks	5 feet
Minimum Paved Surface Side Yard Setback	2 feet
Minimum Dwelling Unit Separation	10 feet minimum setback between buildings on adjacent lots
Maximum Building Height	35 feet
Maximum Height of Detached Garage	20 feet
Required Off-street Parking and Loading	Two off-street parking stalls per lot
Maximum Impervious Surface Ratio	80%

Permitted Encroachments	Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6 feet into the front yard setback. Front Yard Setbacks of 18-20 feet must utilize 6-8 feet porch encroachment Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard Garden walls or fences shall be no more than 4 feet in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Appropriate Architectural Styles (not limited to):	Victorian Salt Box Prairie Cottage Four Square Traditional Southern Traditional Shingle Craftsman Modern

THE WOODS AT CATHEDRAL POINT: DISTRICT II

General Development Plan/ Precise Implementation Plan:

Single Family Homes

Street accessed garage

Description

These homes offer additional diversity and housing choices in a single-family format with traditional street accessed garages.

Proposed Dwelling Units 101 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.
- Garages will be set back a minimum of two feet from the front façade of the house to ensure that the garage does not dominate the façade of the house

District II Zoning Text (PUD: GDP/PIP)

Minimum Lot Area	5,900 square feet
Minimum Lot Width at Front Yard Setback	59 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Sum of Side Yards	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Reversed Corner Side Yard Setback	10-20feet
Minimum Rear Yard Setback	20 foot
Garage Setback	22 feet Garage must be setback a minimum of 2 feet from front façade of the house Side entry garages may be allowed in front of façade There shall not be more than (2) single car width and (1) double car width garage doors per street facing elevation. On street facing facades with a three stall garage, one single width door must be setback on a new façade a minimum of 2 feet from the double width garage door's façade.
Minimum Paved Surface Setback	2 feet
Bulk Mass	The width of the garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Required Off-street Parking and Loading	Three off-street parking stalls minimum per lot
Maximum Impervious Surface Ratio	60%

Permitted Encroachments	Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6 feet into the front yard setback. Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Bay windows & fireplace chases may encroach side yard setbacks and will require approval by the Architectural Control Committee. Garden walls or fences shall be no more than 4 feeet in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30 inches in height. Decks may encroach up to 10' into rear yard setback
Appropriate Architectural Styles (not limited to):	Victorian Salt Box Prairie Cottage Four Square Traditional Southern Traditional Shingle Craftsman Modern

THE WOODS AT CATHEDRAL POINT: DISTRICT III

General Development Plan/ Precise Implementation Plan:

Twin Homes or zero lot line single family

Carriage Lane accessed garage

Description

District III features twin home sites that offer attached housing at the single-family residential scale, accessed via carriage lane. These units consist of paired single-family units and will be available in rental and condominium ownership arrangements. These lots may be subdivided via CSM after construction into individual zero lot line homes.

Proposed Dwelling Units 14 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District III Zoning Text (PUD: GDP/ PIP)

Minimum Lot Area	5,900 square feet twin home lots 2,900 attached single family lots
Minimum Lot Width at Front Yard Setback	59 feet for combined 29 feet for zero lot line
Minimum Lot Depth	100 feet
Maximum Number of Units Per Lot	2 units
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet 0 feet for zero lot line home sites
Sum of Side Yard Setback (for building)	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Side Yard Setback	2 feet for exterior lot lines 0 feet for party wall lot lines
Maximum Building Height	35 feet
Detached Garage Side Yard Setbacks	5 feet
Required Off-Street Parking and Loading	Two off-street parking stalls per unit minimum
Maximum Impervious Surface Ratio	80%

Permitted Encroachments	Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6 feet into the front yard setback. Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee. Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30 in height. Additional Requirements A minimum one-hour fire rated wall assembly division, separating all areas from the lowest level flush against the underside of the roof, is required between each dwelling unit.
Appropriate Architectural Styles (not limited to):	Victorian Salt Box Prairie Cottage Four Square Traditional Southern Traditional Shingle Craftsman Modern

THE WOODS AT CATHEDRAL POINT: DISTRICT IV

General Development Plan/ Precise Implementation Plan:

Twin homes or zero lot line single family

Street accessed garage

Description

District III features twin home sites that offer attached housing at the single-family residential scale with traditional street accessed garages. These units consist of paired single-family units and will be available in rental and condominium ownership arrangements. These lots may be subdivided via CSM after construction into individual zero lot line homes.

Proposed Dwelling Units 4 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District IV Zoning Text (PUD: GDP/ PIP)

Minimum Lot Area	9,100 square feet twin home lots 4,500 attached single-family lots
Minimum Lot Width at Front Yard Setback	91 feet for combined 45 feet for zero lot line
Minimum Lot Depth	100 feet
Maximum Number of Units Per Lot	2 units
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet 0 feet for zero lot line home sites
Sum of Side Yard Setback (for building)	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Rear Yard Setback	20 feet
Garage Setback	22 feet Garage must be setback a minimum of 2 feet from front façade of the house Side entry garages may be allowed in front of façade There shall not be more than (2) single car width and (1) double car width garage doors per street facing elevation. On street facing facades with a three stall garage, one single width door must be setback on a new façade a minimum of 2 feet from the double width garage door's façade.
Minimum Paved Surface Side Yard Setback	2 feet for exterior lot lines 0 feet for party wall lot lines
Bulk Mass	The width of the garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Required Off-Street Parking and Loading	Two off-street parking stalls per unit minimum
Maximum Impervious Surface Ratio	70%

Permitted Encroachments	Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6 feet into the front yard setback. Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Bay windows may encroach side yard setbacks and will require approval by the Architectural Control Committee. Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30 inches in height. Additional Requirements A minimum one-hour fire rated wall assembly division, separating all areas from the lowest level flush against the underside of the roof, is required between each dwelling unit.
Appropriate Architectural Styles (not limited to):	Victorian Salt Box Prairie Cottage Four Square Traditional Southern Traditional Shingle Craftsman Modern

THE WOODS AT CATHEDRAL POINT: DISTRICT V

General Development Plan

Apartments

See Exhibit G: Multi-Family Concept Plan

Description

Apartment Homes within the Woods at Cathedral Point will offer another residential housing option within the development. This district will require future PIP submittal and approval prior to construction.

Proposed Dwelling Units 100 units

Character Guidelines

- Buildings should be oriented to the street with internalized surface parking lots landscaped to break up paved areas.
- Buildings will be 2-3 stories with underground parking.
- Pedestrian connections, plazas & landscaping will be utilized to create relationships between the multi-family buildings, streets, frontages, and to the open space east of the site.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to homes across the street.
- Buildings should take advantage of views to open space.
- There is potential for onsite amenities such as community building, gathering room, pool, etc.
- Commercial uses may be considered at time of application, based upon market interest. Commercial use may take the form of flex space which is area built as residential units which may be converted to commercial use at a later time when market conditions for commercial improve.

District V Zoning Text (PUD: GDP)

Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	10 feet
Maximum Building Height	45 feet or 3 stories
Required Off-street Parking and Loading	Per City of Verona standards Parking for each unit may be accommodated by surface, underground, or a combination.
Maximum Impervious Surface Ratio	70%
Maximum Floor Area Ratio	Varies (will be set by PIP)

ARCHITECTURAL STANDARDS

Development within the project will meet the standards of the Woods at Cathedral Point Design Guidelines) and require review and approval by the Architectural Review Committee for Smith's Crossing prior to submittal to the City of Verona.

The following additional guidelines will also apply:

Massing

- Awnings, bays, canopies, porches, stoops, towers and windows are encouraged to enhance the building scale.
- Primary façade rooflines are encouraged to be broken with bays, gables, and smaller roof forms to reduce the overall size of roof elements. Pitched or flat room forms may be allowed, as appropriate to the overall style of the building.
- Façade breaks and wall recessions shall be used to further break up massing of buildings.

Styles

- The individual building's architectural design shall select one style of architecture and apply appropriate details, massing, rooflines, façade breaks, colors, and materials on all of the buildings within the apartment site. The buildings should contain slight variations in materials and colors between buildings to enhance the overall character of the site.
- Appropriate styles:
    - Victorian
    - Salt Box
    - Prairie
    - Cottage
    - Four Square
    - Traditional
    - Southern Traditional
    - Shingle
    - Modern
    - Craftsman

Materials

- Building design shall feature high quality, durable materials in a range of types and colors.
- Appropriate materials:
    - Brick
    - Stone and cast stone
    - Cement board, composite siding, or vinyl siding
    - Wood, composite, vinyl, or cement board shingle siding, board & batten siding
    - Metal panels
    - Synthetic trim materials

Parking

- Exposed lower level parking walls shall relate in scale to the entire building and shall use architectural grade finishes.
- Surface parking lots shall utilize a tree planting island of at least 8' in width to provide breaks in parking stalls after 12 stalls in a row.

Open Space

The open space portion of this project includes publicly dedicated open space, natural wetlands and buffers, Ice Age Trail connections, and a stormwater management area.

All of the open space components will be dedicated to the public or conveyed to the Ice Age Trail based upon further discussions.

Dedicated Open Space	2.32 Acres
Potential Ice Age Trail	7.39 Acres
Total	*9.71 Acres*
Stormwater	3.59 Acres
Required Park Dedication	9.36 Acres

See Exhibit H: Parks & Open Space

Stormwater

The stormwater management is designed not only to treat runoff, but also to be a part of the open space system and viewed as an amenity with public access via the trail connections.

The stormwater component will be owned and maintained by the City.

Tree Preservation

Preserving on-site vegetation is an integral part of the design of the neighborhood. Additional efforts to preserve the existing tree lines along northeastern portion of the site, western edge of the wetlands, include increased lot depth, coordinating front yard utility corridors, and construction impact avoidance.

STREETS

The Woods at Cathedral Point features a complete street network with sidewalks on both sides of public streets, extending west to Range Trail. Residential collector and local street widths have been used to meet both vehicle and pedestrian needs.

The Homeowners Association will be responsible for the maintenance of any planting islands within right-of-way and carriage lanes.

See Exhibit I: Street Right-of-Way Widths

MAILBOXES

Per United States Postal Service, cluster mailboxes will be used and placed throughout the neighborhoods in easements or outlots. Final easements and outlots will be determined at time of final plat submittal and may be adjusted based upon phasing of the project.

The Homeowners Association will be responsible for the maintenance of the CBUs.

See Exhibit J: CBU Locations

HOMEOWNER ASSOCIATION

The Woods at Cathedral Point will be governed by a Home Owners Association (HOA). Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee and the Woods at Cathedral Point Covenants and Restrictions Code will be set up to ensure the continued development of high quality design, architecture and site execution is carried throughout the neighborhood.

Architectural and Landscape plans for any site within the Woods at Cathedral Point shall be submitted to the Architectural Review Committee for review and approval prior to the issuance of any Building Permit, or prior to any site improvements.

The Committee will review all submitted plans to ensure the continuation of the distinct architectural character, and landscape quality established within the development. Plans will be reviewed based on the design guidelines as established in the Covenants and Restrictions guide and standards outlined for each zoning district. The Committee will review any future remodeling plans that will change the outward appearance of any structure found within the Woods at Cathedral Point. The Committee will not review any re-landscaping plans that take place more than one year after the original landscape plan is installed.

The Committee has the right to enforce all design guidelines and standards found within the Covenants and Restrictions, Design Guidelines, or zoning text. The Committee also retains the right to grant exceptions to the design guidelines and standards based on the merit of exceptional design that may not fall within or meet the technical requirements of the guidelines and standards, but generally accomplished the basic principles and intent of the aforementioned documents. Exceptions may also be made on a case-by-case evaluation of individual site context issues that would inhibit the practical implementation of these guidelines and standards.

The Architectural Review Committee shall initially be appointed by the Developer, and references in this Zoning Text to the Architectural Review Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Review Committee as provided in the Association Bylaws. As long as the Developer is the only member of the Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.

EXHIBITS

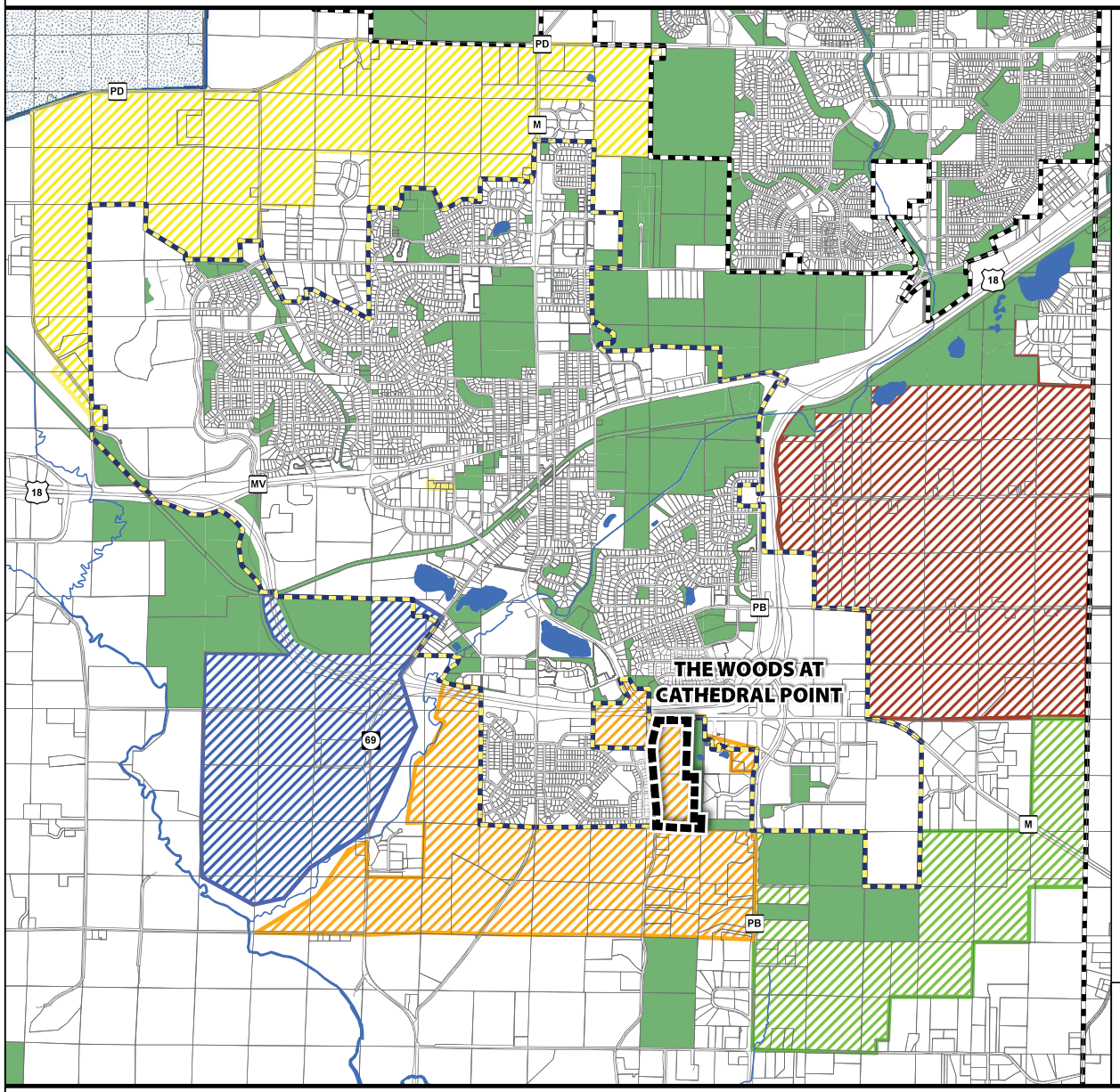
Exhibit A	Legal Description
Exhibit B	Future Urban Growth Areas
Exhibit C	Location Map
Exhibit D	Existing Conditions
Exhibit E	Master Plan
Exhibit F	District Plan
Exhibit G	Zoning Map
Exhibit H	Multi-Family Concept Plan
Exhibit I	Parks & Open Space
Exhibit J	Street Right-of-Way Widths
Exhibit K	CBU Locations

Exhibit A: LEGAL DESCRIPTION

A parcel of land located in the NW1/4 of the NW1/4 and in the SW1/4 of the NW1/4 of Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 26; thence S89°11'07"E, 920.08 feet along the North line of said NW1/4; thence S00°48'53"W, 50.00 feet to a point on the South right-of-way line of County Highway "M", to the point of beginning; thence S03°05'38"W, 610.26 feet; thence S00°44'00"E, 702.89 feet; thence S88°45'52"E, 188.77 feet; thence S00°44'05"W, 994.04 feet; thence S89°14'48"E, 174.86 feet; thence S00°44'05"W, 264.15 feet to a point on the South line of said NW1/4; thence N89°12'16"W, 5.73 feet along said South line to the Northeast corner of Lot 1, Certified Survey Map No. 10624; thence N01°39'52"E, 32.07 feet; thence N87°26'45"W, 743.63 feet; thence N87°08'11"W, 350.92 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 4500.00 feet and a chord which bears N01°30'48"W, 414.77 feet; thence N04°09'17"W, 1352.52 feet; thence N85°50'43"E, 33.00 feet to a point on the East right-of-way line of Range Trail; thence N04°09'17"W, 30.64 feet along said East right-of-way line; thence N03°51'28"E, 162.62 feet along said East right-of-way line; thence N12°47'05"E, 171.96 feet along said East right-of-way line; thence N18°38'57"E, 371.02 feet along said East right-of-way line to a point on the South right-of-way line of County Highway "M"; thence N82°03'05"E, 167.77 feet along said South right-of-way line; thence S89°11'07"E, 519.17 feet along said South right-of-way line to the point of beginning.

Containing 2,241,628 square feet (51.461 acres).



City of Verona Comprehensive Plan

Map 8-5

Future Urban Growth

Legend

- Public Lands
- Area-South-West
- Area-South
- Area-South-East
- Area-East
- Area-North
- Area-North-Of-PD
- Verona City Limits January 2009
- Madison City Limits January 2009
- Township Boundaries
- 2009 Property Lines
- Lakes/Streams

Note--Please refer to Chapter 8 for more information...

September 14, 2009

0 0.5 1 1.5
Miles

N

Source Info:
City of Verona
Dane County Land Information Office
Dane County Planning and Development
Capital Area Regional Planning Commission

This map was prepared by the City of Verona in conjuction with the Dane County Land Information Office, Dane County Planning and Development, and the Capital Area Regional Planning Commision.

Revised: 7.16.19
VANDEWALLE & ASSOCIATES INC.
© 2019

VERIDIAN HOMES

THE WOODS AT CATHEDRAL POINT
VERONA, WISCONSIN

EXHIBIT B:
FUTURE URBAN GROWTH

EXHIBIT C:
LOCATION MAP

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN HOMES

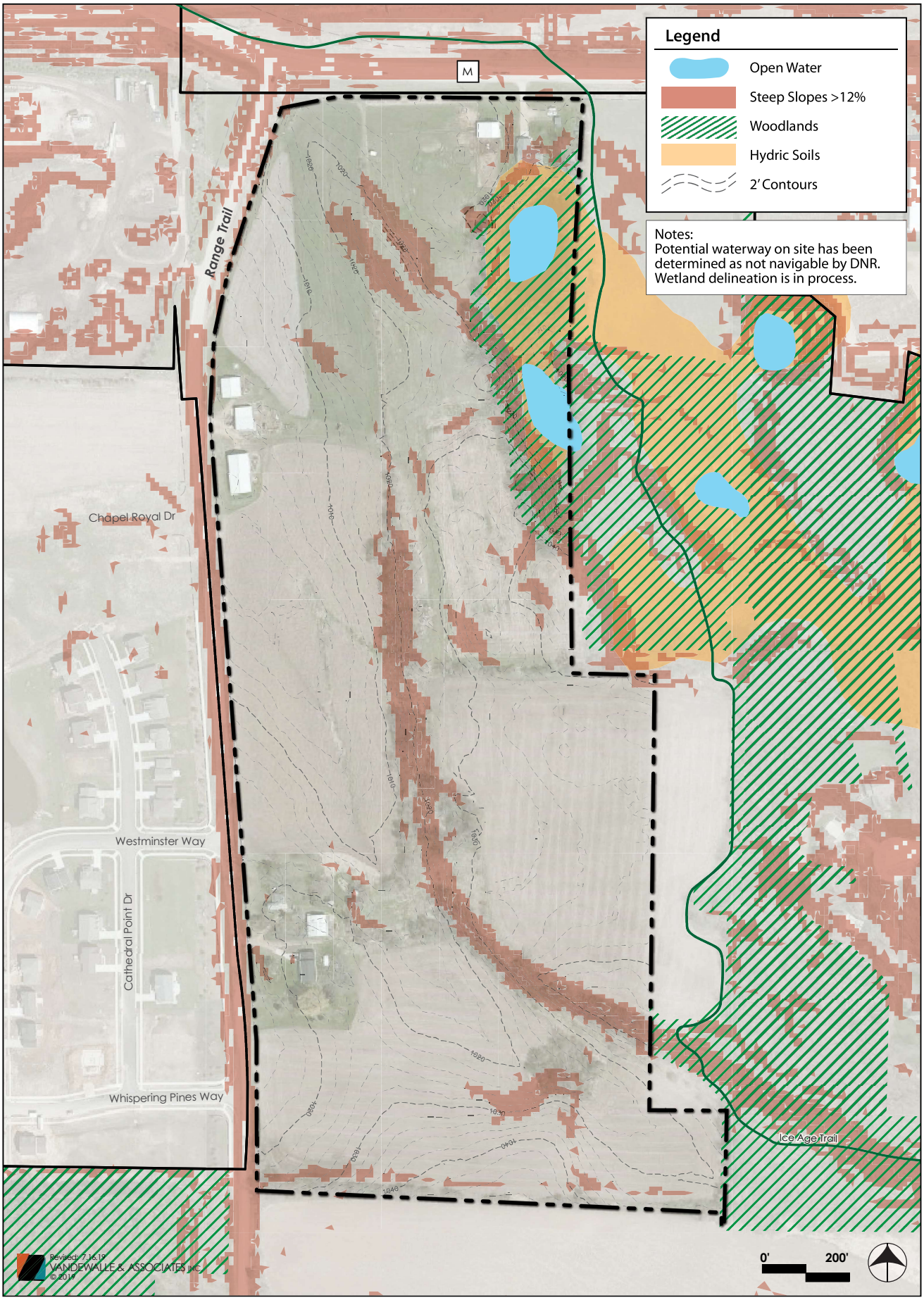


Exhibit D:
Existing Conditions

The Woods at Cathedral Point

Verona, Wisconsin

VERIDIAN HOMES

EXHIBIT E:
MASTER PLAN

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN HOMES

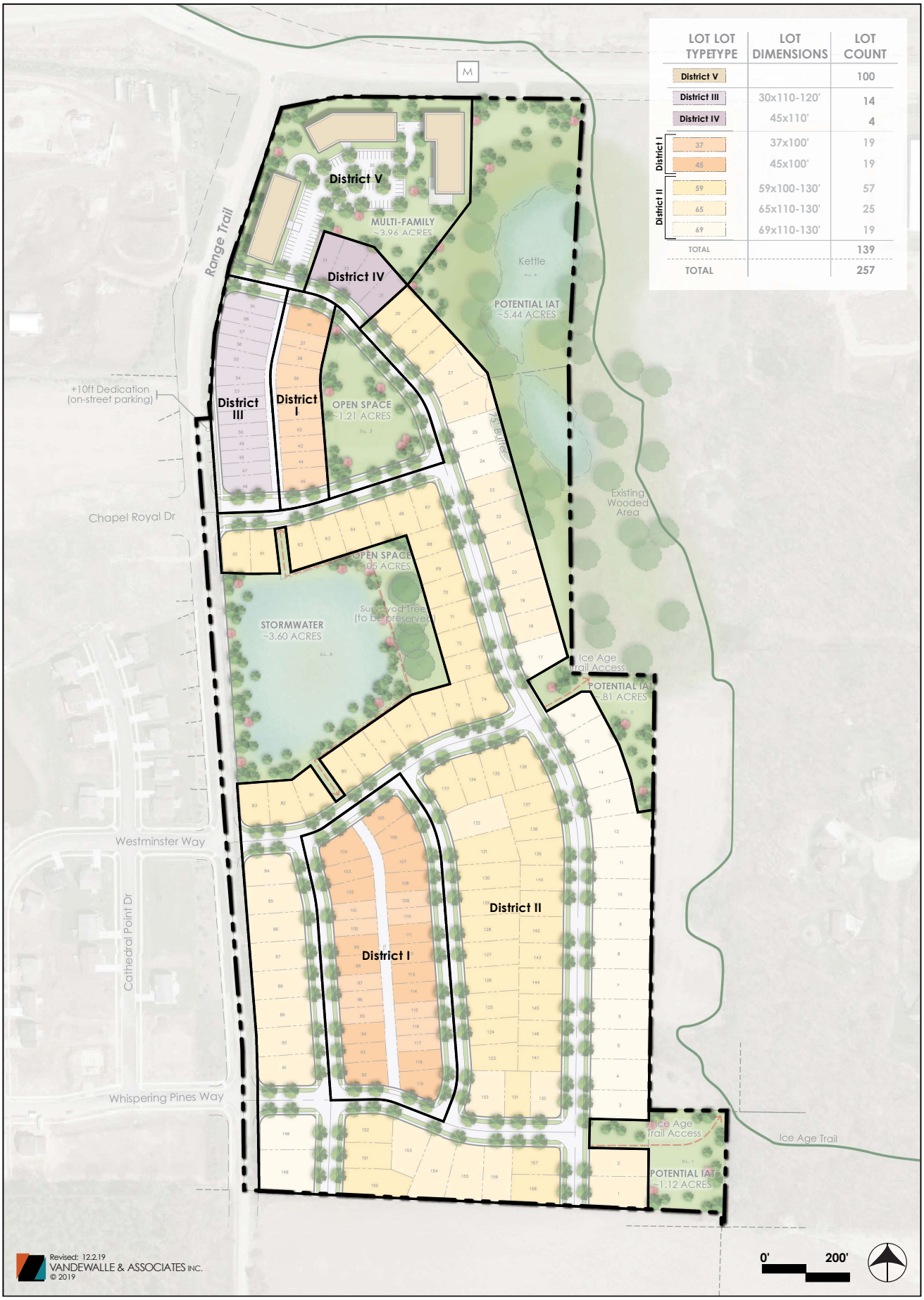


EXHIBIT F:
DISTRICT PLAN

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN HOMES

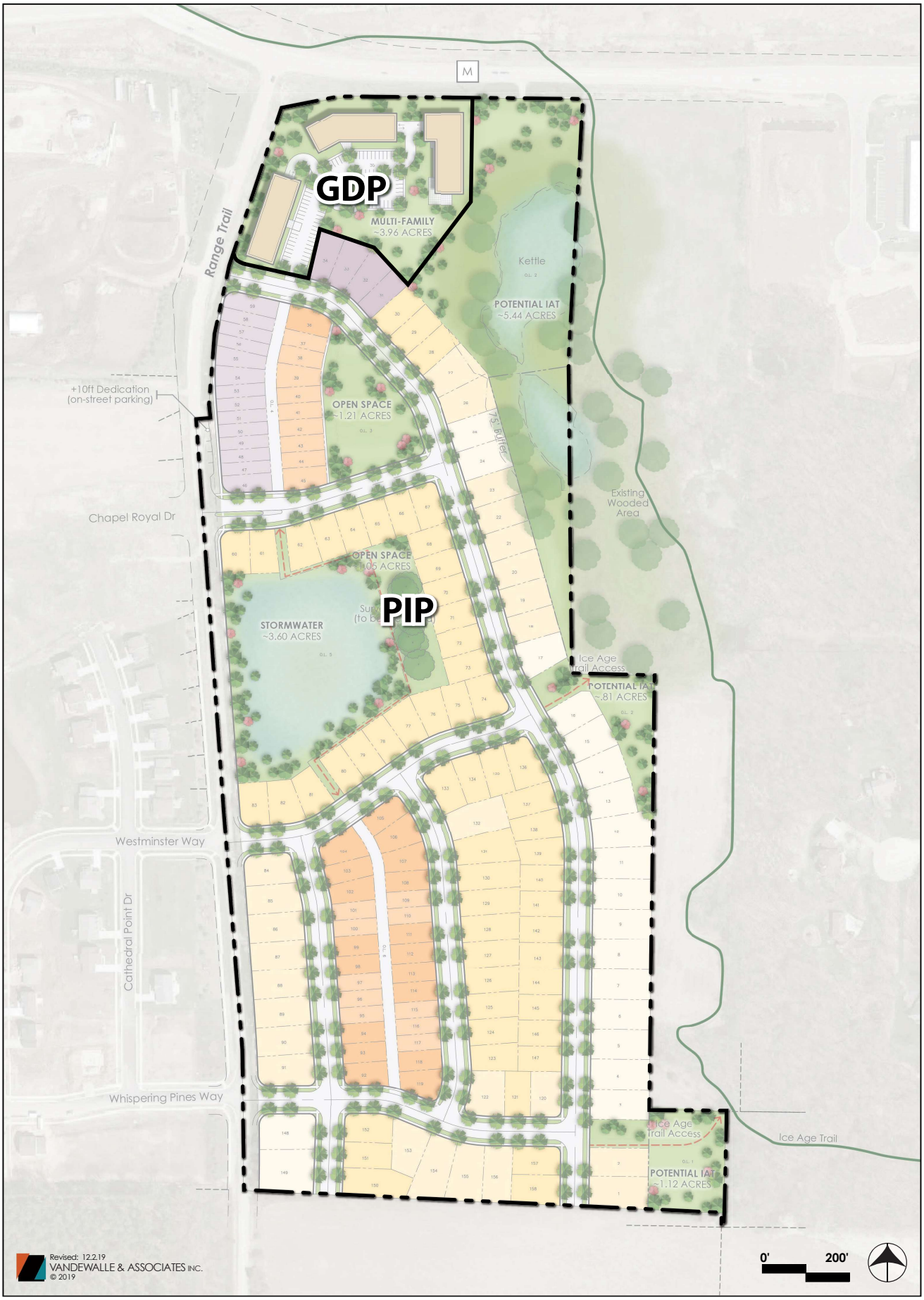


EXHIBIT G:
ZONING MAP

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN HOMES

EXHIBIT H:
MULTI-FAMILY
CONCEPT PLAN

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN HOMES

EXHIBIT I:
PARKS &
OPEN SPACE

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN
HOMES

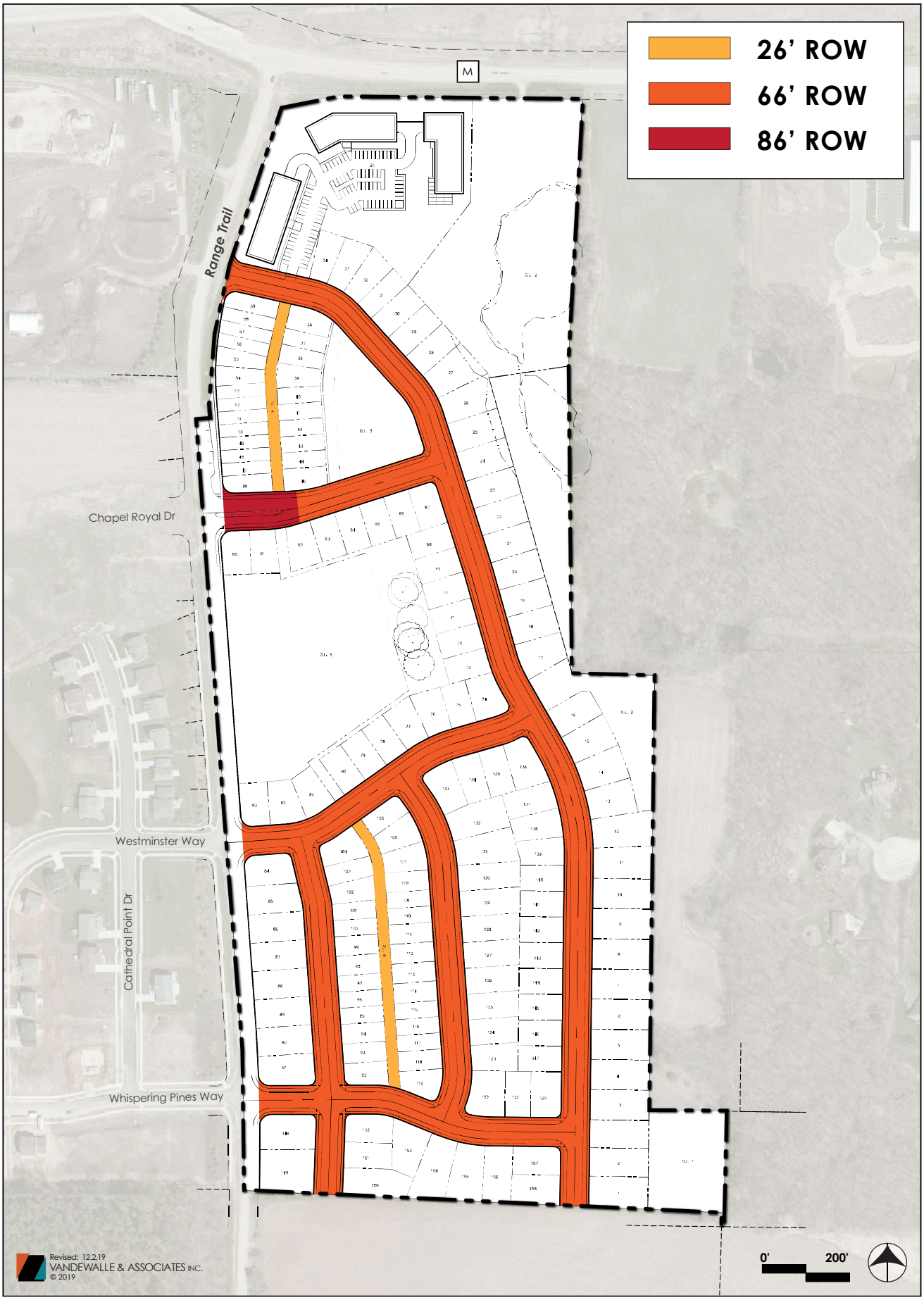


EXHIBIT J:
STREET RIGHT-OF-WAY WIDTHS

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN HOMES

EXHIBIT K:
CBU LOCATIONS

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN

VERIDIAN HOMES

Planning Report

City of Verona

Plan Commission 2-3-2020

515 W. Verona Ave.

Annexation and Zoning Map Amendment

Summary: The Applicant has submitted a request for an annexation of 0.224-acres and zoning map amendment for 515 West Verona Avenue.

Property Location: 515 West Verona Avenue

Property Owner: Verona Hotel Group LLC
230 Horizon Drive, Suite 102 B
Verona, WI 53593

Applicant: Same

Existing Zoning: Town Zoning – Heavy Commercial (HC)
Proposed Zoning: Urban Commercial (UC)
Existing Land Use: Hotel
Proposed Land Use: Hotel

Figure 1 – Location Map

Red shows the area to be annexed and rezoned

Background:

The Applicant is requesting annexation from the Town of Verona to the City of Verona allowing the existing hotel to be located in one jurisdiction. The annexation would correct a mapping error.

Annexation and Rezoning Review:

The Property is surrounded by the City of Verona and is in the Urban Service Area. The Comprehensive Plan is silent regarding this Property as well as the Town of Verona's Comprehensive Plan.

Wisconsin State Statutes require that the Department of Administration (DOA) review all proposed annexations. The annexation petition (MBR 14283) is under review at the time of the completed staff report.

Consistent with State law, the Applicant is required to pay the Town of Verona any taxes for the one (1) parcel being annexed to the City. The City will be paying the Town the amount of taxes.

Zoning:

Section 13-1-61 of the City's Zoning Ordinance requires all lands annexed to the City to initially be zoned Rural Agriculture (RA). The Applicant is requesting to rezone the Property to Urban Commercial (UC) to be consistent with the other parcel's zoning.

Rezoning Findings:

The City's Zoning Ordinance requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Master Plan (Sec. 13-1-362). A summary of this review is below.

a. *How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 13-1-5 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?*

   The proposed zoning map amendment will accomplish several of the purposes listed in the Zoning Ordinance including the promotion of health, and general welfare. Staff finds the proposed rezoning conforms to the requirements of the DNR and FEMA.

b. *Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?*

   1. *The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;*

2. *A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.);*

3. *Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*

4. *Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current zoning maps needs to be amended due to above #2.

c. *How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

The proposed amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as the neighboring area is built as well as the hotel on the Property.

Recommendation:

Staff recommends the following Plan Commission action:

1. Recommend that the Common Council approve the request to annex approximately 0.224-acres of land to the City of Verona.

2. Recommend that the Common Council approve the zoning map amendment to rezone 0.224-acres of land from Rural Agriculture to Urban Commercial.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
http://doa.wi.gov/municipalboundaryreview

Petitioner Information

Name: **VERONA HOTEL GROUP LLC**

Address: **230 HORIZON DR**

SUITE 102B

VERONA, WI 53593

Email: **LEE@FISCHLCONSTRUCTION.COM**

Office use only:

1. Town where property is located: **VERONA**
2. Petitioned City or Village: **VERONA**
3. County where property is located: **DANE**
4. Population of the territory to be annexed: **0**
5. Area (in acres) of the territory to be annexed: **0.224**
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): **062/0608-164-9820-0**

Petitioners phone:

Town clerk's phone: **608-845-7187**

City/Village clerk's phone: **608-848-9947**

Contact Information if different than petitioner:

Representative's Name and Address:

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:
AECOM

RODERICK STEEGE, PLS

1350 DEMING WAY, SUITE 100

MIDDLETON, WI 53562

Phone: **608 828 8163**

E-mail:

Required Items to be provided with submission (to be completed by petitioner):

1. ☐ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☐ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☐ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
   - ☐ Unanimous per s. 66.0217 (2), or,

   OR
   - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☐ Check or money order covering review fee [see next page for fee calculation]

(2012)

Petition for Annexation

Now comes the undersigned, pursuant to Wisconsin Statutes 66.0217(2) and petitions the City of Verona, Dane County, and the State of Wisconsin as follows:

1. The undersigned are all the owners/purchasers of all of the real property described in the attached map.
2. The undersigned hereby petition and request the territory described in the attached map be directly annexed to the City of Verona, Dane County, State of Wisconsin.
3. Undersigned further petition and request that an annexation Ordinance for the annexation of the above described territory be enacted by the governing body of the City of Verona, Dane County, State of Wisconsin in accordance with the Wisconsin Statute Section 66.0214, forthwith.
4. A scale map of the property to be annexed showing the boundaries of such territory and the relation to the municipality to which annexation is requested, is attached hereto and incorporated by reference in this petition.
5. The current population of the territory to be annexed is zero (0).
6. The undersigned further petitions that upon annexation the territory so annexed as "Urban Commercial".
7. The undersigned state and affirm their unanimous approval of the proposed annexation.

12.17.19

Lee Fischl, Verona Hotel Group, LLC

ANNEXATION DESCRIPTION

BEING PART OF 515 W. VERONA AVENUE.

LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,

TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

Commencing at the Southeast corner of Section 16, Township 6 North, Range 8 East;

Thence N 1°14’26” W, 3.21 feet;

Thence N 88°45’34” W, 405.93 feet;

Thence N 1°14’26” W, 12.81 feet;

Thence N89°37’27” W, 257.39 feet;

Thence N 1°14’26” W, 221.50 feet;

Thence N 56°42’26” W, 17.00 feet to the southerly right of way of Half Mile Road and the Point of Beginning;

Thence N22°10’26” W, 25.97 feet;

Thence N 43°06’19” E, 16.91 feet;

Thence N 67°40’11” E, 288.04 feet;

Thence S1°14’26” E, 35.37 feet;

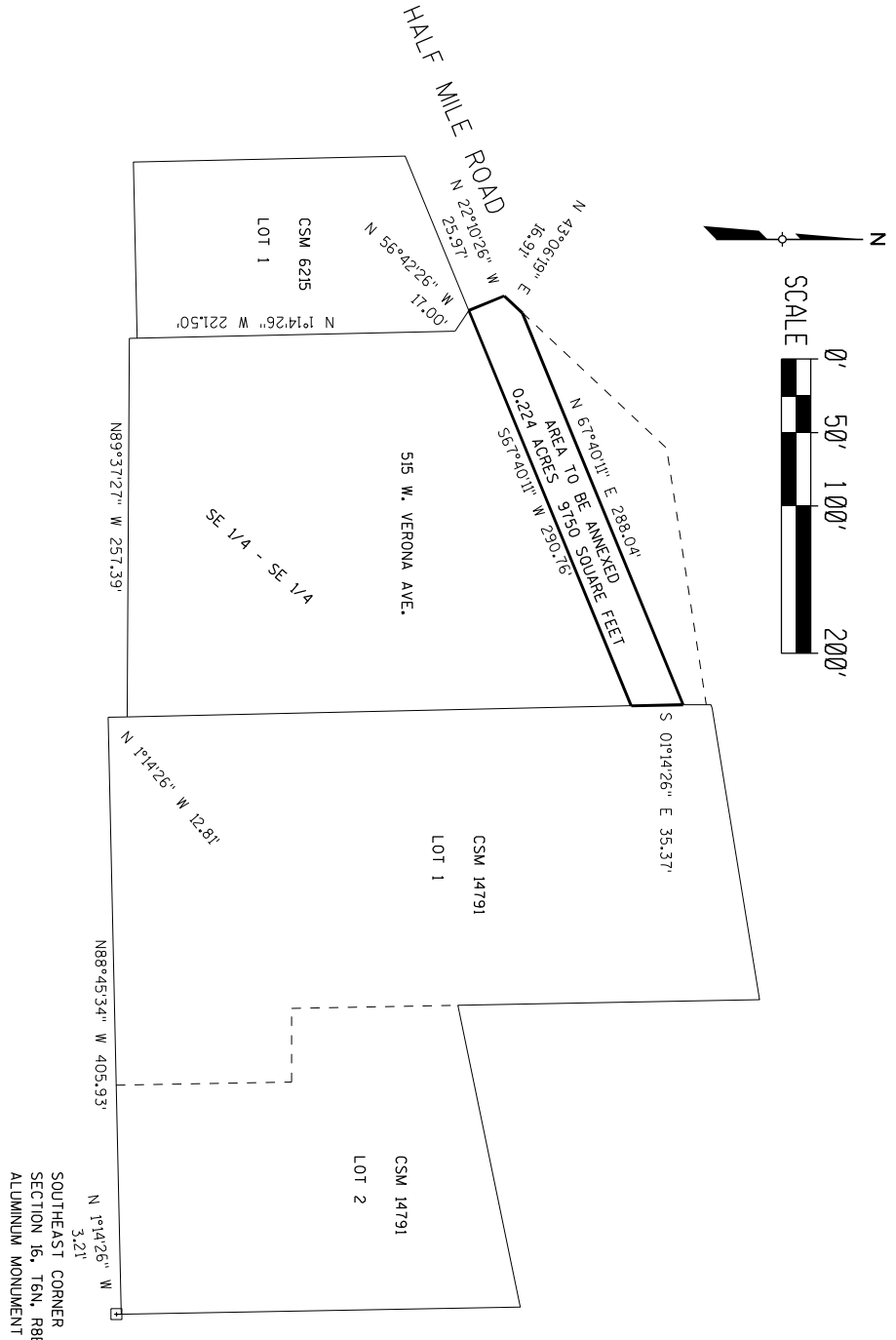
Thence S67°40’11” W, 290.76 feet to the Point of Beginning.

Containing 0.224 acres, 9750 square feet, more or less.

Intending to include all lands of the Town of Verona located within the parcel at 515 W. Verona Ave.

EXHIBIT "A"

PART OF 515 W. VERONA AVENUE TO BE
ANNEXED TO THE CITY OF VERONA.
LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4,
SECTION 16, TOWN 6 NORTH, RANGE 8 EAST.
TOWN OF VEROINA, DANE COUNTY, WIASONSIN

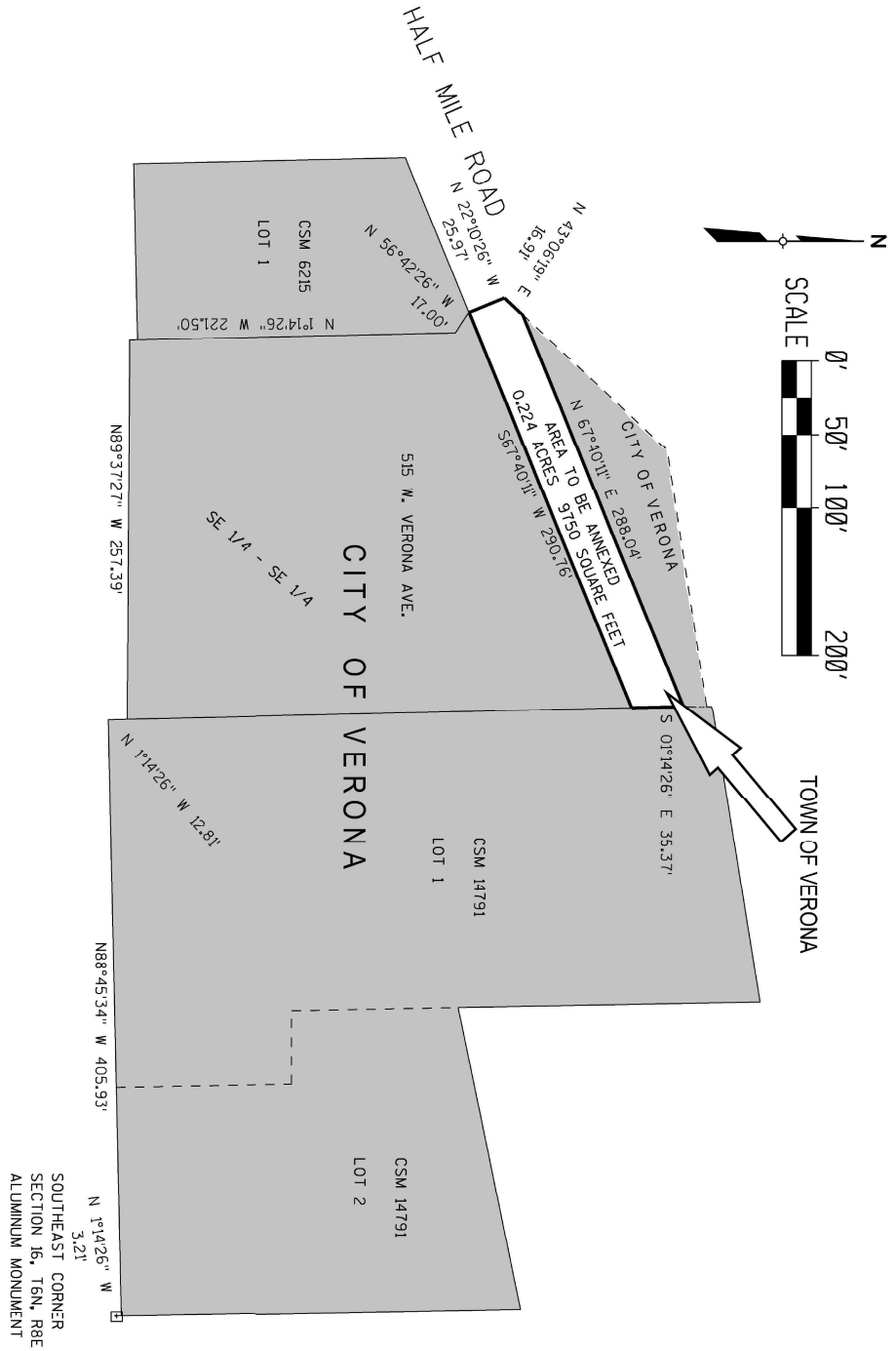


SHEET 2 OF 2 SHEETS

AECOM COMPUTER AIDED DESIGN & DRAFTING

EXHIBIT "B"

PART OF 515 W. VERONA AVENUE TO BE
ANNEXED TO THE CITY OF VERONA.
LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4,
SECTION 16, TOWN 6 NORTH, RANGE 8 EAST.
TOWN OF VEROINA, DANE COUNTY, WIASONSIN



SHEET 2 OF 2 SHEETS

AECOM COMPUTER AIDED DESIGN & DRAFTING

Planning Report

City of Verona

Plan Commission 2-3-2020

142 Paoli Street CSM

Certified Survey Map

Summary: The applicant has submitted as certified survey map (CSM) to dedicate additional right-of-way to be used for the new high school transportation improvements located at 142 Paoli Street.

Property Location: 142 Paoli Street

Property Owner: Velocity Mixed Use LLC
Kyle Dumbleton, Managing Member
142 Paoli Street
Verona, WI 53593

Applicant: Verona Area School District (VASD)
Dean Gorrell, Superintendent
700 North Main Street
Verona, WI 53593

Existing Zoning: Urban Residential (UR) with PUD overlay
Existing Land Use: Mixed-use – Commercial and Apartments
Proposed Land Use: Same

Figure 1 - Location Map

Background:

The Applicant is requesting a certified survey map (CSM) for 142 Paoli Street (Property) to dedicate additional right-of-way (ROW) along Paoli Street to accommodate a right turn lane onto South Nine Mound Road providing access to the new high school.

Below is a summary of previous approvals for this Property.

- **June 2016** – Approved a General Development Plan for a 29-unit apartment building with 3,900 square feet of commercial space.
- **September 2016** – Approved a Precise Implementation Plan for a 29-unit apartment building with 3,005 square feet of commercial space with conditions.

The proposed CSM would only affect a portion of the Property fronting Paoli Street.

CSM Review:

The Applicant is requesting approval of a CSM to dedicate approximately 1,891 square feet of ROW that was identified as being needed for transportation improvements for the new high school. The existing parcel is zoned Urban Residential (UR). The building is already constructed and the proposed CSM will not change the structure.

The proposed CSM meets the City's Zoning Ordinance requirements.

Recommendation:

Staff recommends the Plan Commission recommend that the Common Council approve the certified survey map for 142 Paoli Street.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Madison Regional Office
161 Horizon Drive, Suite 101
Verona, WI 53593
608.848.5060

Memorandum

www.jsdinc.com

To:	Adam Sayre, Director of Planning & Development
From:	Jessica Vaughn, AICP, JSD Professional Services, Inc.
Re:	Velocity Mixed Use LLC CSM for the Dedication of Right-of-way
JSD Project #:	17-8000GEN
Date:	January 2, 2020
cc:	Velocity Mixed Use LLC, Dean Gorrell, VASD, Hans Justeson, JSD, Karl Kraemer, Huffman Facility Development, Inc.

On behalf of the Verona Area School District (VASD) and Velocity Mixed Use LLC, JSD Professional Services, Inc. (JSD) is requesting a review and comment of the enclosed Certified Survey Map (CSM) for the dedication of additional right-of-way along Paoli Street. The additional right-of-way will accommodate the construction of a right turn lane from Paoli Street onto South Nine Mound Road, providing access to the new Verona Area High School.

We are requesting to present the CSM to the City of Verona Plan Commission at their regular meeting on February 3, 2020.

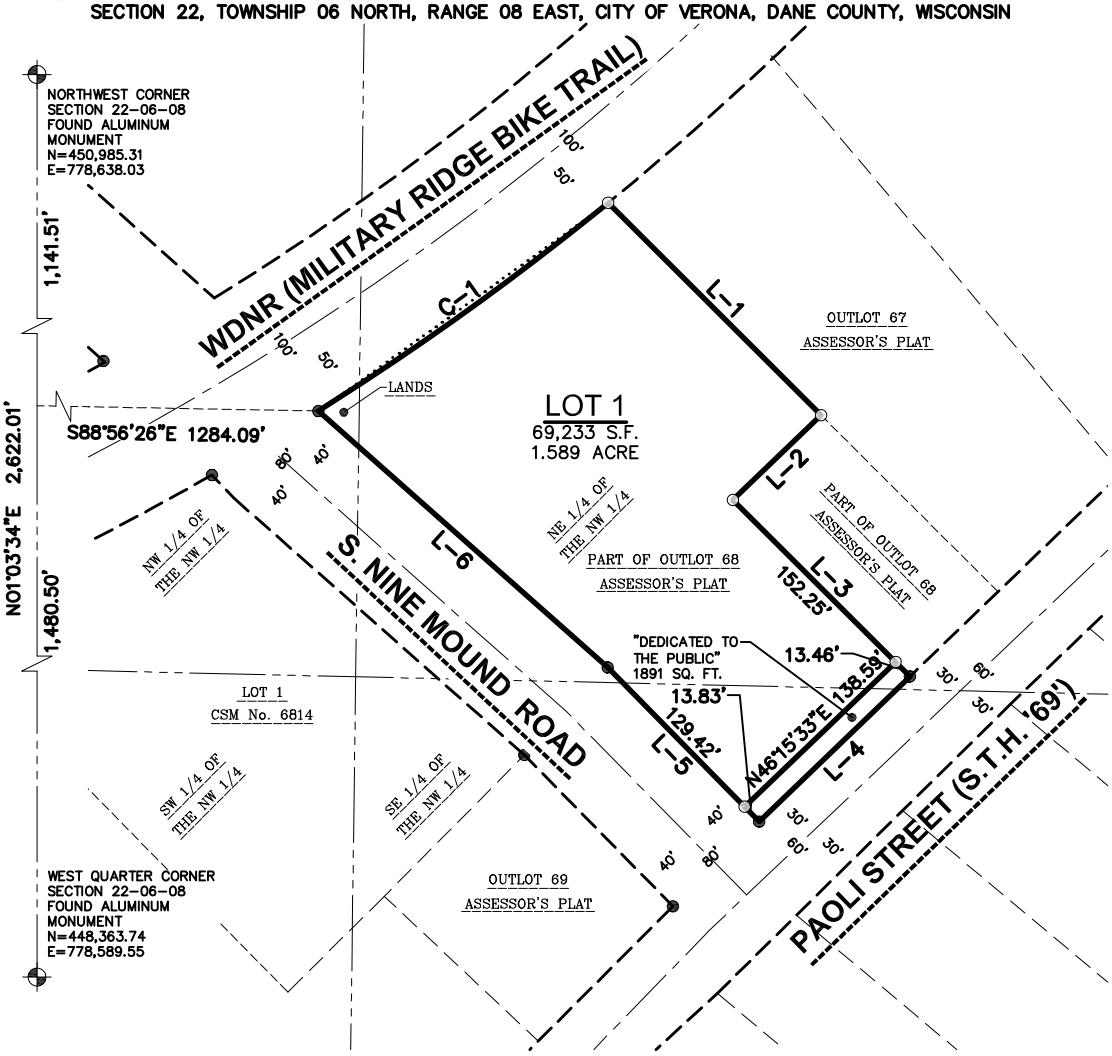
VASD is committed to working with the City to satisfy statutory and ordinance requirements for this request.

Please do not hesitate to contact me with any questions regarding this matter or otherwise.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 68, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- CONCRETE CURB & GUTTER

NOTES

1. FIELD WORK PERFORMED ON NOVEMBER 07, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22-06-08, RECORDED AS N01°03'34"E.
3. SEE SHEET 2 FOR LINE AND CURVE TABLES.

WISCONSIN
HANS P. JUSTESON
S-2363
BELLEVILLE, WI
LAND SURVEYOR

north

0 50' 100'
SCALE: 1"=100'

SURVEYED BY:	SURVEYED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	VERONA AREA SCHOOL DISTRICT 700 N. MAIN STREET VERONA, WI 53593	PROJECT NO: 17-8000 FIELDBOOK/PG: – SHEET NO: 1 OF 5	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 68, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C–1	236.66'	1960.08'	6°55'05"	N54°18'55"E	236.52'	N57°46'27"E	N50°51'23"E
( )	236.66'	1960.08'	6°55'04"	N54°18'17"E	236.52'	–	–

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S45°04'20"E	199.28'
( )	S45°04'58"E	199.28'
L–2	S46°06'00"W	81.02'
( )	S46°05'22"W	81.02'
L–3	S45°05'16"E	165.70'
( )	S45°04'58"E	165.78'
L–4	S46°06'13"W	138.73'
( )	S46°05'22"W	138.78'
L–5	N44°29'00"W	143.26'
( )	N44°27'19"W	143.39'
L–6	N48°27'58"W	256.26'
( )	N48°28'37"W	256.21'

WISCONSIN
HANS P. JUSTESON
S–2363
BELLEVILLE, WI
LAND SURVEYOR

File: I:\2017\178000\178000–PUB\dwg\178000–PUB P–CSM(Velocity).dwg Layout: Sheet 2 User: jk Plotted: Jan 24, 2020 – 2:02pm

SURVEYED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
VERONA AREA SCHOOL DISTRICT
700 N. MAIN STREET
VERONA, WI 53593

PROJECT NO: 17–8000
FIELDBOOK/PG: –
SHEET NO: 2 OF 5

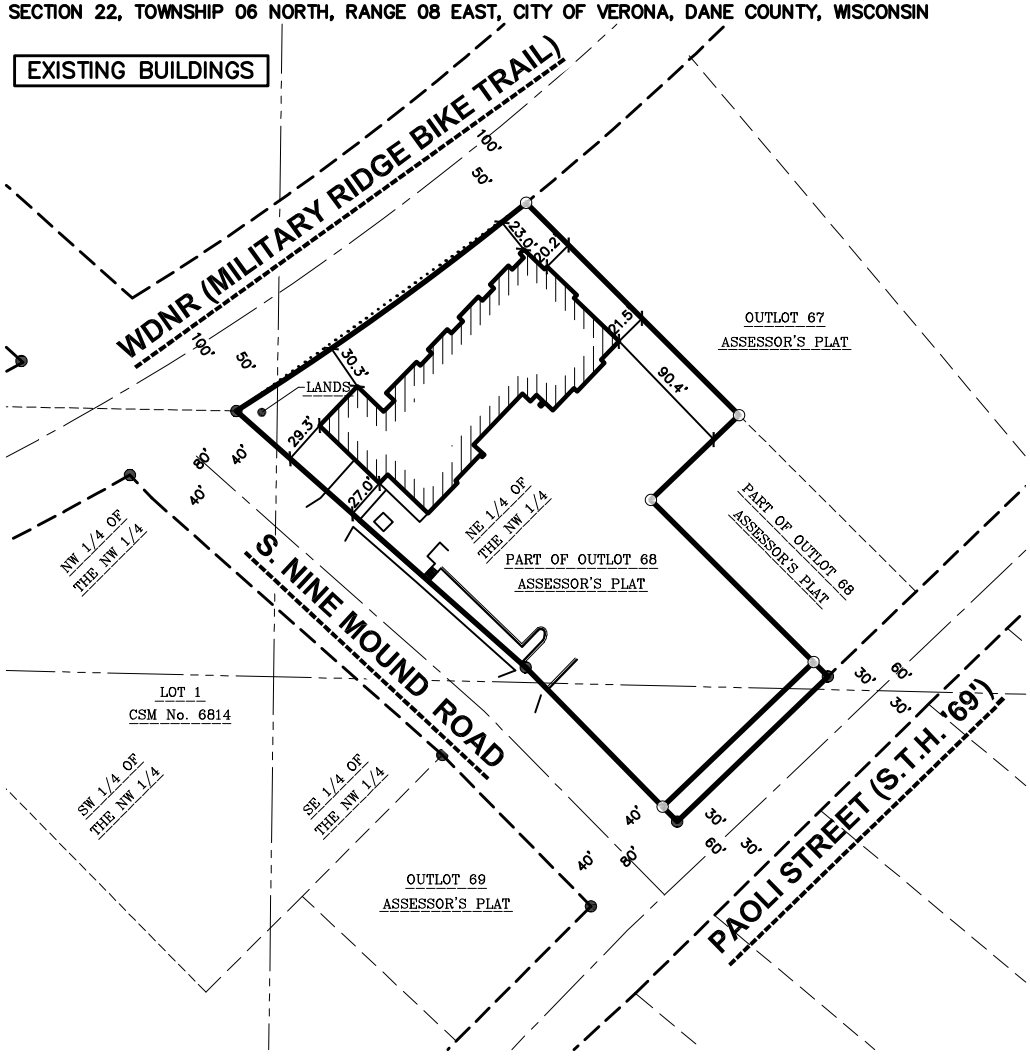
SURVEYED BY: –
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: HPJ

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 68, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- CONCRETE CURB & GUTTER

NOTES

1. FIELD WORK PERFORMED ON JUNE 13, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22-06-08, RECORDED AS N01°03'34"E.

WISCONSIN
HANS P. JUSTESON
S-2363
BELLEVILLE, WI
LAND SURVEYOR

north

0 50' 100'

SCALE: 1"=100'

SURVEYED BY:	SURVEYED FOR:				
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	VERONA AREA SCHOOL DISTRICT 700 N. MAIN STREET VERONA, WI 53593	PROJECT NO: 17-8000 FIELDBOOK/PG: – SHEET NO: 3 OF 5	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 68, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

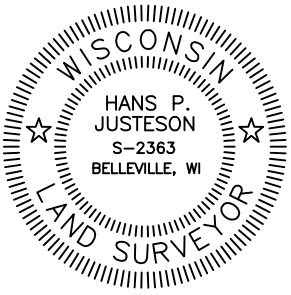
PART OF OUTLOT 68, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, AFORESAID; THENCE NORTH 01 DEGREES 03 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,480.50 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 26 SECONDS EAST, 1,284.09 FEET TO A POINT ON THE CURVING SOUTHEASTERLY LINE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES (MILITARY RIDGE BIKE TRAIL) (WDNR), ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID LINE, NORTHEASTERLY 236.66 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1960.08 FEET, THE CHORD BEARS NORTH 54 DEGREES 18 MINUTES 55 SECONDS EAST, 236.52 FEET; THENCE SOUTH 45 DEGREES 04 MINUTES 20 SECONDS EAST, 199.28 FEET; THENCE SOUTH 46 DEGREES 06 MINUTES 00 SECONDS WEST, 81.02 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 16 SECONDS EAST, 165.70 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PAOLI STREET (S.T.H. 69); THENCE SOUTH 46 DEGREES 06 MINUTES 13 SECONDS WEST ALONG SAID LINE, 138.73 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH NINE MOUND ROAD; THENCE NORTH 44 DEGREES 29 MINUTES 00 SECONDS WEST ALONG SAID LINE, 143.26 FEET; THENCE NORTH 48 DEGREES 27 MINUTES 58 SECONDS WEST ALONG SAID LINE, 256.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 71,124 SQUARE FEET OR 1.633 ACRES.

SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, PROFESSIONAL LAND SURVEYOR S-2363, DO HEREBY CERTIFY THAT BY DIRECTION OF VERONA AREA SCHOOL DISTRICT, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF VERONA, DANE COUNTY, WISCONSIN.



_____ _____

HANS P. JUSTESON, S-2363 DATE
PROFESSIONAL LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

VELOCITY MIXED USE LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF VERONA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID VELOCITY MIXED USE LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2020.

VELOCITY MIXED USE LLC

BY: _____

KYLE DUMBLETON, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2020, THE ABOVE NAMED KYLE DUMBLETON, REPRESENTATIVE OF THE ABOVE NAMED VELOCITY MIXED USE LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

SURVEYED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
VERONA AREA
SCHOOL DISTRICT
700 N. MAIN STREET
VERONA, WI 53593

PROJECT NO:	17-8000	SURVEYED BY:	-
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

STATE BANK OF CROSS PLAINS, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF HANS P. JUSTESON, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2363, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF VELOCITY MIXED USE LLC, OWNER.

WITNESS THE HAND AND SEAL OF STATE BANK OF CROSS PLAINS, MORTGAGEE, THIS_DAY OF_____, 2020.

_____

DENNIS HAEFER, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2020, THE ABOVE NAMED DENNIS HAEFER, REPRESENTATIVE OF THE ABOVE NAMED STATE BANK OF CROSS PLAINS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CITY OF VERONA COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF VERONA WAS HEREBY APPROVED BY RESOLUTION ADOPTED ON THIS_____DAY OF_____, 2019 AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID CERTIFIED SURVEY MAP TO THE CITY FOR PUBLIC USE.

ON THIS_____DAY OF_____, 2020

_____

ELLEN CLARK, CITY CLERK
CITY OF VERONA, WISCONSIN

WISCONSIN
HANS P. JUSTESON
S-2363
BELLEVILLE, WI
LAND SURVEYOR

OFFICE OF THE REGISTER OF DEEDS

_____ **COUNTY, WISCONSIN**

RECEIVED FOR RECORD_____,

20___ AT_____**O'CLOCK**____**M**

AS DOCUMENT #_____

IN VOL. _____**OF CERTIFIED**

SURVEY MAPS ON PAGE(S)_____

_____

REGISTER OF DEEDS

SURVEYED BY: JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: VERONA AREA SCHOOL DISTRICT 700 N. MAIN STREET VERONA, WI 53593	PROJECT NO: 17-8000 FB/PG: – SHEET NO: 5 OF 5	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ		

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Planning Report

City of Verona

Plan Commission 2-3-2020

Zander Solutions

Initial Review

Summary: The Applicant has submitted a request for an initial review to create a certified survey map and two (2) new buildings. This request will require a certified survey map, site plan review, and a group development conditional use permit.

Property Location: 421 S. Nine Mound Rd. and 408 Venture Court

Property Owner: A to Z Real Estate, LLC
421 S. Nine Mound Rd.
Verona, WI 53593

Applicant: Zander Solutions
Frank Acker
421 S. Nine Mound Rd.
Verona, WI 53593

Existing Zoning: Urban Industrial (UI)
Existing Land Use: Office, storage, parking, and vacant lot
Proposed Land Use: Office, storage, and parking

Figure 1 – Location Map

Site Description:

The Applicant is requesting an initial review ("Application") to construct a 6,600 square foot building fronting onto Venture Court and a 1,800 square foot storage building located at 421 South Nine Mound Road ("Property"), which is zoned Urban Industrial (UI). The Property contains two (2) existing buildings and an outdoor storage building, which will all remain. Land uses surrounding the Property include industrial and business uses.

Background:

In November of 2015, a conditional use permit and site plan were approved for outdoor storage and to construct a parking lot for employee and company vehicles. Approximately 7,600 square feet of area outside was designated for outdoor storage of construction materials. As part of the conditions of approval, gas and diesel tanks shall be double walled tanks as they are within the Well Head Protection Area.

Planning Review:

The proposed buildings exceed the minimum setback requirements for the UI zoning district. The Applicant will submit a landscaping plan, photometric plan, and greater details for the building in their formal site plan submittal.

Access/Parking:

Access to the site will continue from South Nine Mound Road and Venture Court.

The Applicant has provided approximately ten (10) new surface parking spaces in front of the building on Venture Court. The existing parking spaces will remain on the Property as will the parallel parking spaces from Venture Court. The Applicant's narrative states, "… we will draft cross-access easements and cross-access drainage easements to preserve access and drainage between the created lots". The proposed building is approximately 6,600 square feet and will have the same use. In 2015, there were forty (40) existing parking spaces and the Applicant was approved to add thirty-two (32) parking spaces for a total of seventy-two (72). The UI zoning district requires one (1) parking space for the largest work shift, which is met.

Staff does not foresee any parking issues for the proposed two (2) properties pending the shared cross-access easement agreements are completed.

Drainage/Stormwater:

Stormwater management details are under review and Staff will be providing feedback to the Applicant in the near future.

Design:

Conceptual architectural renderings were included in the Application as depicted in Figure 2. The Applicant is proposing a nineteen (19)-foot tall metal building with faux brick accent columns and windows for the façade facing Venture Court. The north facing side of the building will have three garage doors and does not include accent

columns due to spacing. Staff appreciates the faux brick columns that break up the metal building into smaller spaces. At this time, the color of the metal and brick is unknown. Staff looks forward to reviewing details of the building design and landscaping in their next application. Staff encourages the Plan Commission to review the conceptual building designs and provide feedback to the Applicant.

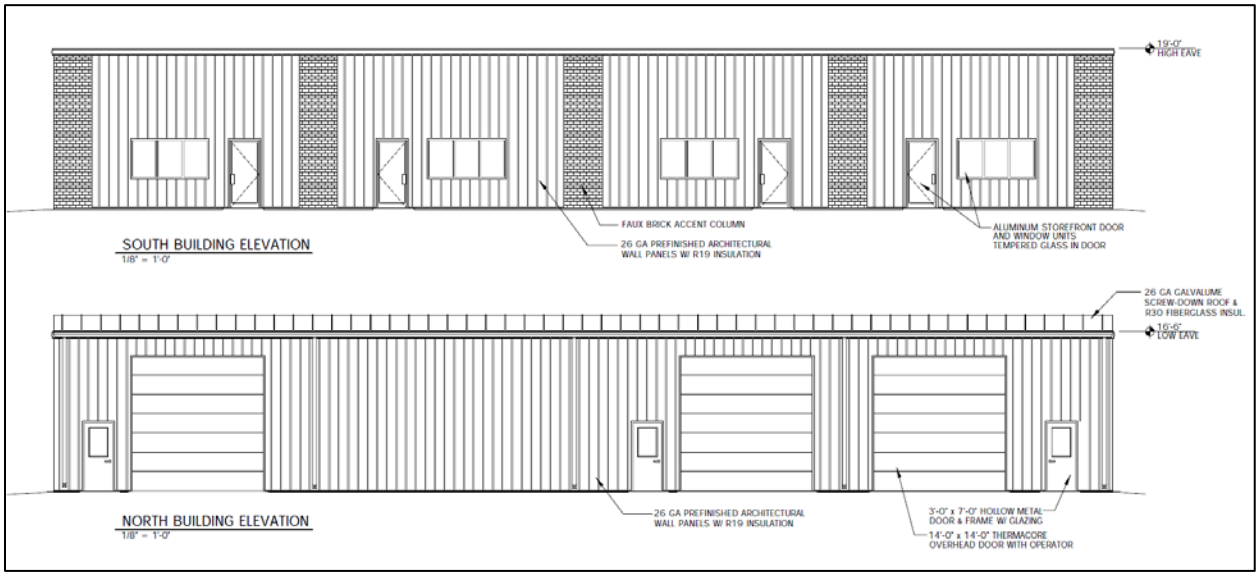

Figure 2 - Building rendering

Staff Comments:

In general, Staff is supportive of a second building on its own parcel and a storage building. The proposed building will fill an existing void along Venture Court.

Recommendation:

Staff recommends the Plan Commission review the submitted materials and provide feedback to the Applicant.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

vierbicher
planners | engineers | advisors

999 Fourier Drive
Madison, WI 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

January 15, 2020

City of Verona
Attn: Mr. Adam Sayre, City Administrator
111 Lincoln Street
Verona, WI 53593

Re: Zander Solutions – Site Expansion
Preliminary Plan Commission Review

Dear Mr. Sayre,

On behalf of the property owner, A to Z Real Estate, LLC, we are submitting preliminary plans for a potential building expansion for Zander Solutions. Enclosed with this letter are the following items:

- One "Plan Commission Application"
- 6 copies of preliminary Site, Grading and Utility plans
- 6 copies of an overall property map depicting a potential CSM configuration

The property owner intends to construct a new building to house additional business enterprises and activities related to Zander Solutions. The proposed building would front Venture Court and be accessed using the existing driveway that is constructed on Venture Court. Asphalt parking areas would be installed in front and in back of the building. As part of this project an additional open storage building is proposed for inventory storage. Specific aspects of the project are further discussed below.

Certified Survey Map: The existing property is composed of three separate land parcels. We are proposing a two lot CSM over the existing properties to consolidate the parcels. One parcel would front Nine Mound Road and include the existing Zander Solutions office building, the existing open storage building, a new open storage building, and the existing enclosed storage building along the east side of the property. The second parcel would front on Venture Court and contain the new building and expanded stormwater facility. As part of this work we will draft cross-access easements and cross-drainage easements to preserve access and drainage between the created lots.

Stormwater Management In 2015 the existing parking lot was expanded and the open storage building was added to the site. As part of that work we installed a bioretention basin to address the increased amount of impervious surface. With this project we will evaluate the stormwater management plan and expand the bioretention area as required to meet current stormwater regulations.

We are requesting your initial review and comments for the proposed site expansion prior to our formal submittal. At this time we have not included details on landscaping, screening, but will provide additional information on those items with our formal submittal.

Should you have any questions please feel free to contact me.

Sincerely,

Timothy L. Schleeper, PE

Enclosure: Map, Application, Preliminary Plans

cc: Frank Acker, A to Z Real Estate, LLC

M:\Zander Solutions\190338_Verona Site Expansion\Correspondence\PreliminaryPCMeeting_Letter of Intent 2020-01-15.docx

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MILITARY RIDGE STATE TRAIL

SOUTH NINE MOUND ROAD

421 S. NINE MOUND ROAD

408 VENTURE COURT

416 VENTURE COURT

400 VENTURE COURT

EXISTING BUILDING

ASPHALT PARKING LOT

PROPOSED LOT 1
113,210 SQ FT

PROPOSED LOT 2
39,496 SQ FT

VENTURE COURT

N

W E

S

GRAPHIC SCALE FEET

0 30 60

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Overall Site Plan

Zander Solutions - Site Expansion
408 Venture Court
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
01/15/2020

DRAFTER
DPER

CHECKED
TSCH

PROJECT NO.
190338

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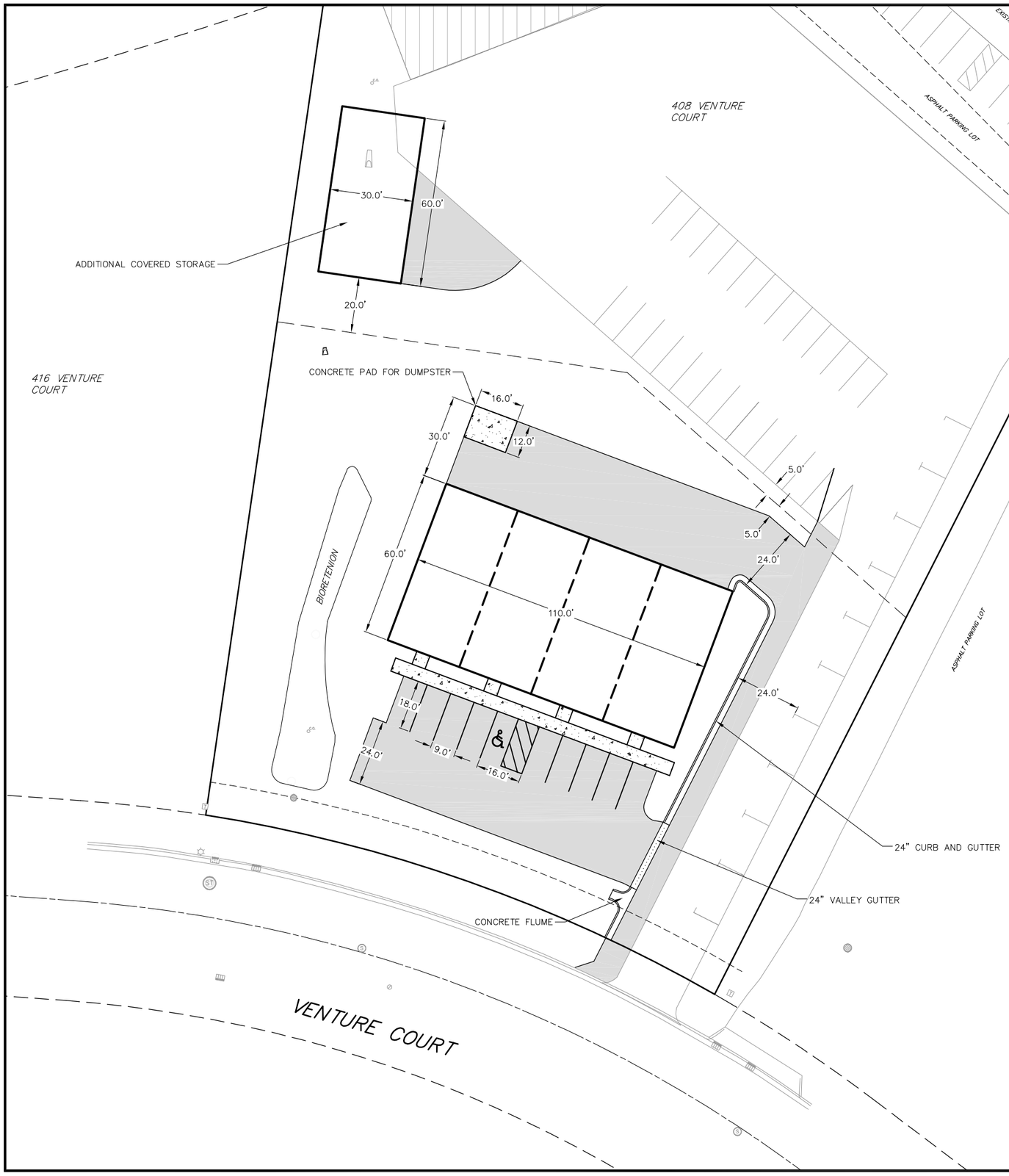

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED HANDICAP PARKING

SITE INFORMATION

BUILDING ADDITION:	8,400 SF
PAVED PARKING ADDITION:	10,680 SF
SIDEWALK ADDITION:	635 SF
BIORETENTION ADDITION:	

PARKING SPACES: 9 AND 1 VAN ACCESSIBLE

vierbicher
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Site Plan

Zander Solutions - Site Expansion
408 Venture Court
Dane County, WI

REVISIONS

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 01/15/2020
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PROJECT NO.: 190338

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408 VENTURE COURT

416 VENTURE COURT

400 VENTURE COURT

EXISTING BUILDING

ASPHALT PARKING LOT

EXISTING BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

984.28

984.23

984.15

984.28

983.57

983.37

982.78
2.0%

981.69

981.89

981.64

980.98

980.78

980.73

980.90

983.1

983.4

983.6

983.5

983.6

983.6

983.5

983.4 W
983.0 P

983.6

983.5

983.4 W
983.0 P

982.7

982.0

982.5

981.6

982.1

980.64

979.5

980.03

981.28

980.56

979.0

982.7

981.8

EXISTING BIORETENTION
(TO BE EXPANDED)

RIDGE TRAIL DR

TC=979.85
INV=975.18

TC=979.87
INV=976.63

RIM=979.54
INV=975.76 W
INV=976.02 N

PROPOSED DRAINAGE DITCH

APPROXIMATE DISTURBANCE LIMITS

VENTURE COURT

N
W E
S

GRAPHIC SCALE FEET
0 10 20 40

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- INLET PROTECTION
- EROSION MAT CLASS_____
- EROSION MAT CLASS_____
- TRACKING PAD
- RIP RAP

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Preliminary Grading Plan

Zander Solutions - Site Expansion
408 Venture Court
Dane County, WI

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

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AS SHOWN

DATE
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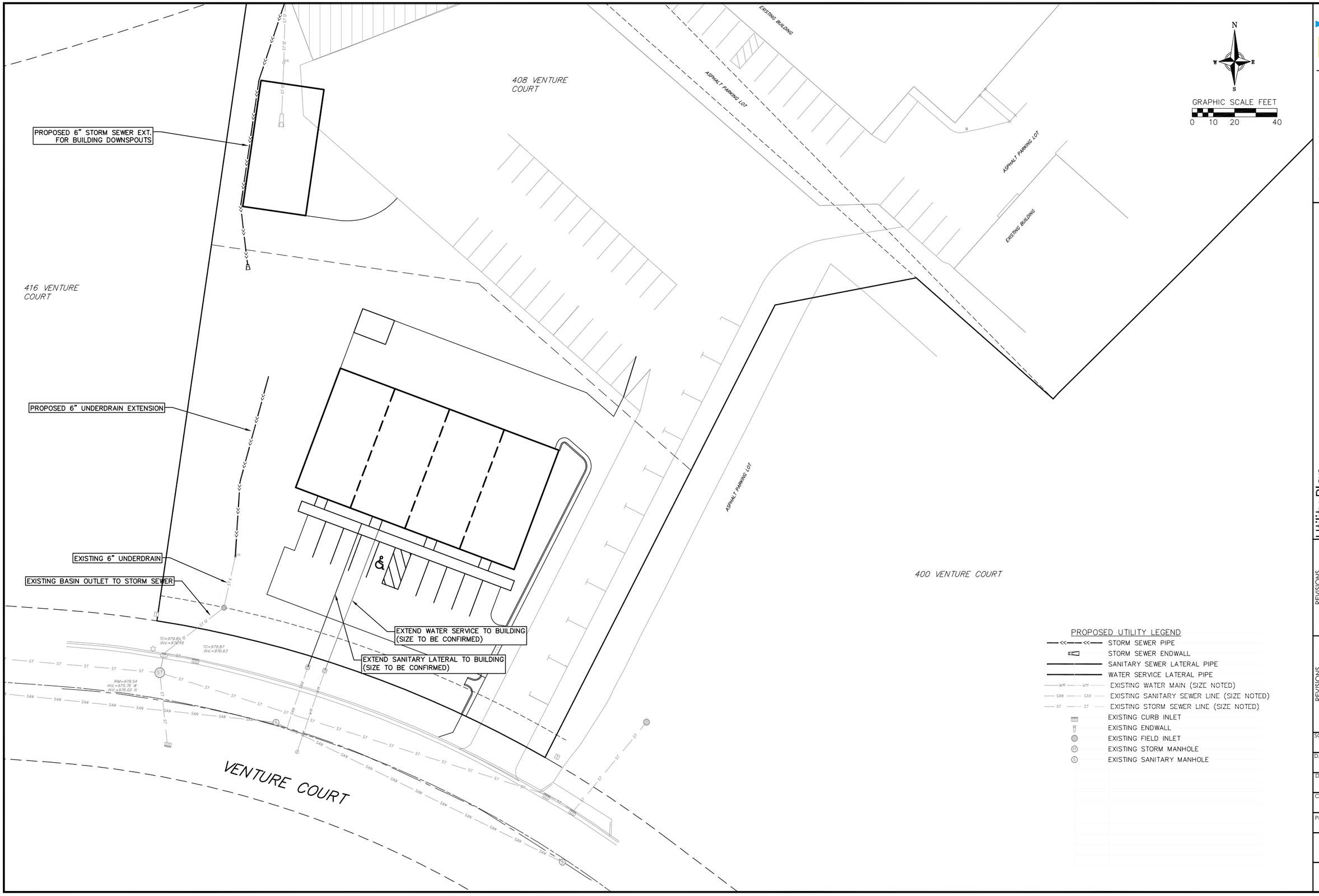

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER ENDWALL
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE

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Utility Plan

Zander Solutions - Site Expansion
408 Venture Court
Dane County, WI

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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DATE: 01/15/2020
DRAFTER: DPER
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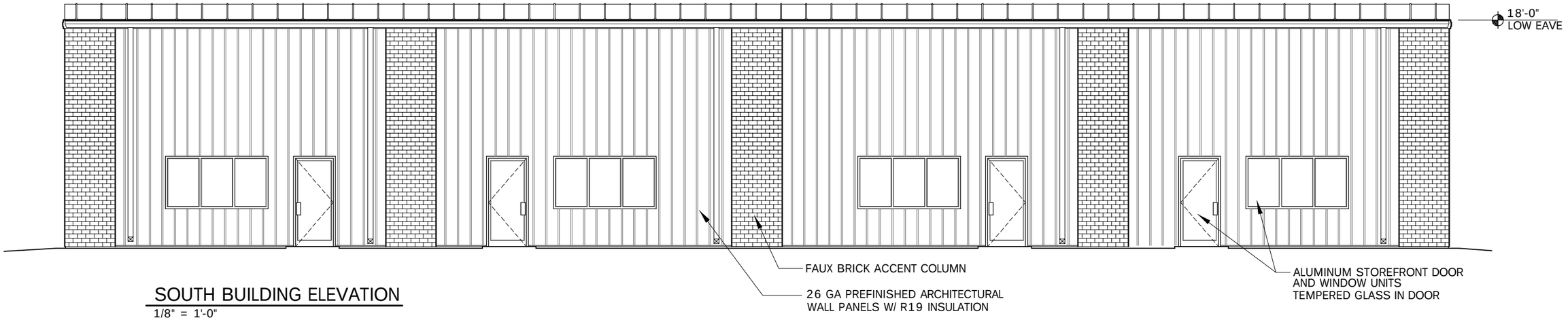
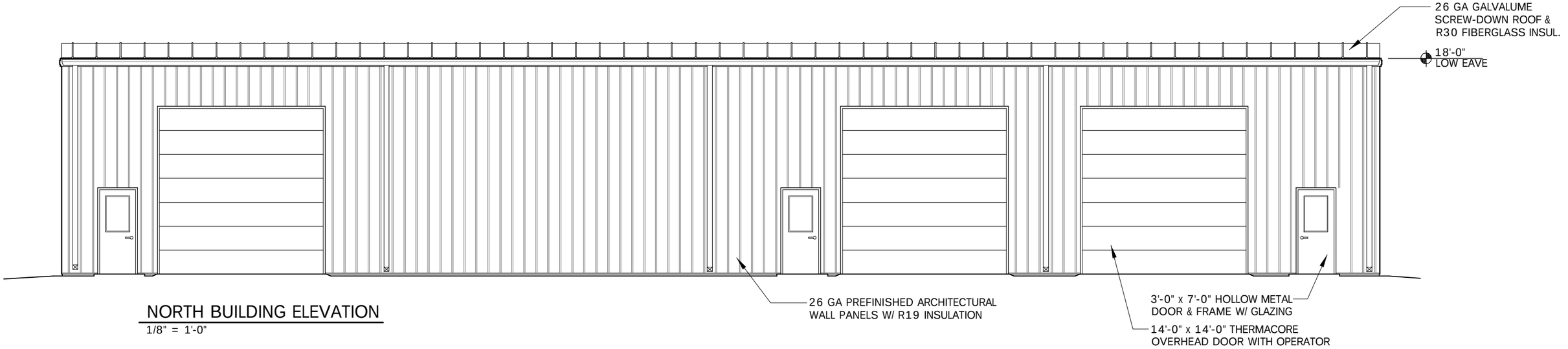


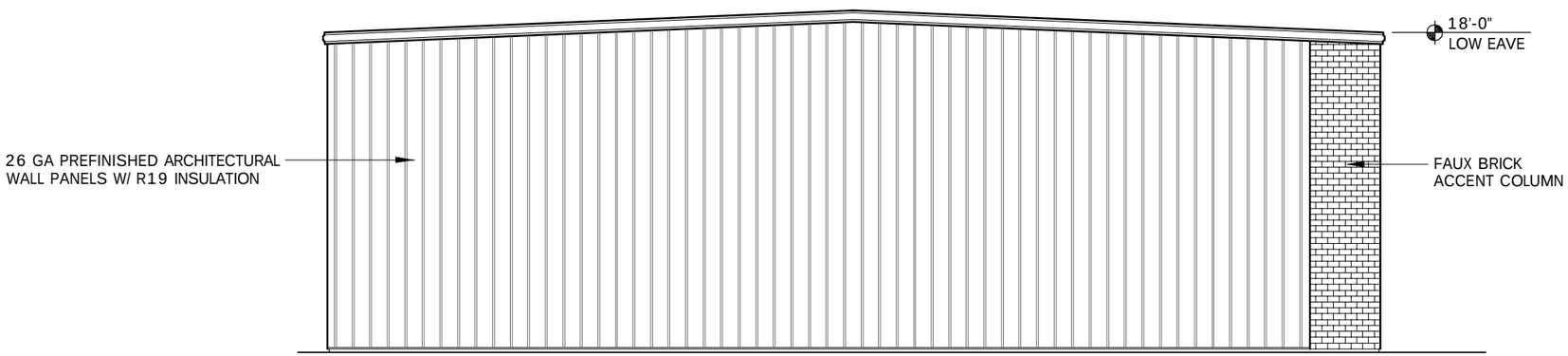
SOUTH BUILDING ELEVATION

1/8" = 1'-0"



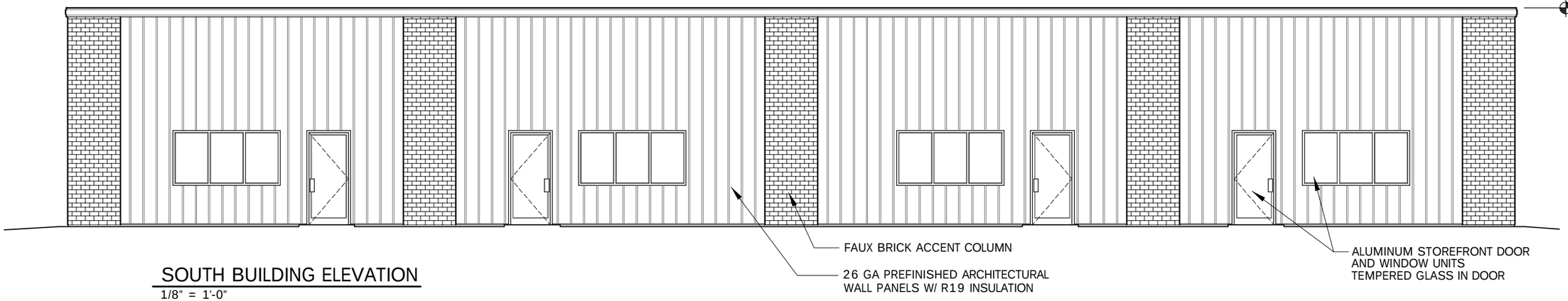
NORTH BUILDING ELEVATION

1/8" = 1'-0"



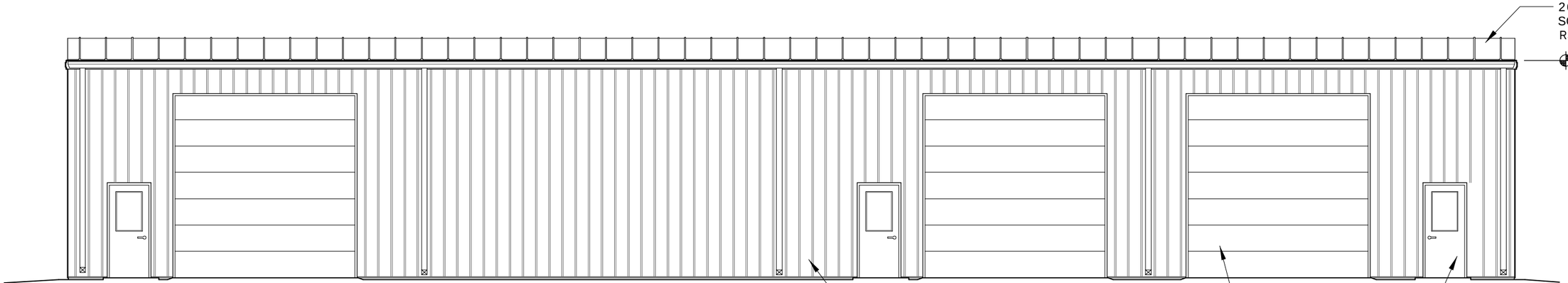
ENDWALL ELEVATION

1/8" = 1'-0"



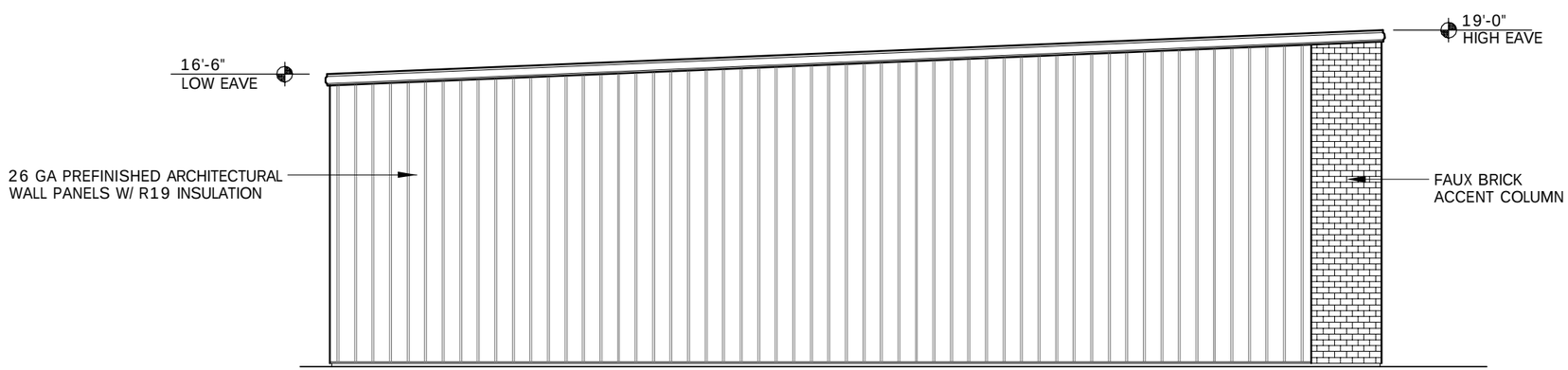
SOUTH BUILDING ELEVATION

1/8" = 1'-0"



NORTH BUILDING ELEVATION

1/8" = 1'-0"



ENDWALL ELEVATION

1/8" = 1'-0"