

# 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](http://www.ci.verona.wi.us)

1. Call To Order
2. Roll Call
3. Public Comment
4. Approval Of Minutes  
Approval of minutes from the January 6, 2020 Plan Commission Meeting.

Documents:

[MINUTES FROM THE JANUARY 6, 2020 PLAN COMMISSION MEETING.PDF](#)

5. 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](#)

6. 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](#)

7. 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 AMENDMENT THE WOODS AT CATHEDRAL POINT.PDF](#)

8. 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](#)

9. 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](#)

10. 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](#)

11. Reports And Comments From The Planning Department

1. Update on development projects.

12. Reports And Comments From The Plan Commissioners

13. Adjournment

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

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**Notice:** If need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the City Clerk at 845-6495 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

Notice is hereby given that a majority of the City Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility.

This constitutes a meeting of the City Council pursuant to the State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

\* 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.