

CITY OF VERONA
MINUTES
COMMUNITY DEVELOPMENT AUTHORITY (“CDA”)
June 13, 2019

1. **Call to order:** Errin Welty called the meeting to order at 5:06 pm.
2. **Roll call:** Dia Caulkins, Luke Diaz, Steve Rudolph and Errin Welty were present. Also in attendance: Adam Sayre, Interim City Administrator and Director of Planning and Development; Dayna Sarver, Economic Development Manager; Ellen Clark, City Clerk; and Rachel Schulz and Amanda Golemba, representing Community Development Solutions. Adam Frey, Katie Kohl and Christopher Zak were absent and excused.
3. **Public Comment:** None
4. **Minutes:** Motion by Diaz, seconded by Rudolph, to approve the minutes from the May 16, 2019 CDA meeting. Motion carried 4-0.
5. **Discussion and Possible Action: Initial client meeting with Community Development Solutions**

Amanda Golemba, representing Community Development Solutions (CDS), introduced herself and Rachel Schulz. CDS is a student-run design firm associated with UW-Milwaukee. The staff consists primarily of graduate students who work with communities to provide visioning, master planning and design projects.

Golemba explained that she and Schulz toured the Sugar Creek Elementary School property, taking photos and making notes. First steps are to confirm the points of access and to provide a maximum of five options for types of uses for the property. The New Century School building will remain.

Sayre stated because the cost of this project is coming from the Recreation Department budget, one of the options for this property has to be a community center/senior center.

Welty suggested outdoor flexible space surrounded by small businesses/storefronts. She would also expect some residential units somewhere on this site. In addition, the plan needs a walkable connection between downtown and the new high school.

Rudolph stated a band shell would be nice in that area. Discussion followed regarding the current “Concerts in the Park” programs, approximate number of attendees, and the need for playground equipment on the property in connection with the band shell.

Golemba suggested co-working or makerspaces. There are a lot of schools near this property, so a makerspace could be a nice place for the kids to hang out.

Welty emphasized that the New Century School building should be availing for use by the public, not solely as a single office space. Caulkins emphasized the importance of this being a multi-generational space.

Diaz suggested a mixed-use development, with commercial and offices on the first floor and residential on the second floor.

Drexel Town Square in Oak Creek was cited as an example of what we might be looking for in terms of developing this property.

Rudolph asked how the plan will be carried out once it is chosen.

Sayre replied the City will acquire the property from the school district. Before or after that, we will issue requests for proposals (RFPs) for developers and contractors. As part of the sale agreement, the developers and contractors will have to follow the RFP. If there turns out to be a public component, we will have to carve off that part for the City.

Golemba stated the final design package will include three different final concepts. The options they will be taking back to CDS include a community/senior center, small commercial with outdoor programmable space, co-working and makerspace, and all mixed-use. They will also add a more green concept.

Sayre encouraged Golemba and Schulz to be creative and bring their own ideas to the table, as well.

Golemba asked what is quintessential about Verona.

The consensus of the group was that Verona is a family-friendly community rich in outdoor activities, with connectivity to Madison, yet with a small town feel. The community lives up to its' "Hometown USA" label.

6. Reports and comments from CDA members.

None

7. Reports and comments from City Staff.

None.

8. Adjourn: Motion by Rudolph, seconded by Diaz, to adjourn at 5:42 pm. Motion carried 4-0.