

City of Verona
Minutes
Plan Commission
February 1, 2016
Verona City Hall

1. The meeting was called to order by Jon Hochkammer at 6:30 p.m.
2. **Roll Call:** Jon Hochkammer, Steve Heinzen, Jeff Horsfall, Jack Linder, Patrick Lytle, Scott Manley, Jon Turke. Also present: Adam Sayre, Director of Planning and Development; Bob Gundlach, City Engineer; Jeff Montpas, Aecom, Bill Burns, City Administrator.
3. **Minutes:** Motion by Manley, seconded by Linder, to approve the Minutes of the January 4, 2016 Plan Commission meeting. Motion carried 7-0.
4. **Initial Review of a Proposed 100-Unit Senior Independent Living Development to be Located at 841 North Main Street**

Mr. Sayre provided a summary of a proposal to construct 80-100 senior independent living units at 841 North Main Street. Phase 1 would include 40 units to be constructed in 2016. The property is currently zoned Mixed Residential and would require rezoning to Neighborhood Office which is consistent with the adjacent properties. Adjustments would be required to address front and rear setbacks. The zoning code allows up to 50 dwelling units per acre for institutional residential uses. The project is at 26 to 32 dwelling units. Staff does not support an additional median cut on Main Street. A shared access would be required with the property to the north. The applicant is proposing 58 parking spaces which exceeds the requirement of 28. A conceptual landscaping plan was provided. Staff recommends strong attention to the rear of the site including a potential fence and landscaping around the parking area. Age restricted housing is listed as an exempted use in the City's residential phasing policy.

Staff is open to the development of the parcel as a senior independent living use. Staff recommends that a deed restriction be placed on the property or that the conditional use permit be recorded on the property to restrict the residential age to 55+ and/or requiring the development to continue to operate as a senior independent living facility.

Bill Nebel, 5588 Persimmon Drive, Fitchburg, representing the applicant, stated that they hope to start construction this summer and plan on a ten month construction period opening in early 2017.

Steve Shulfer, Shulfer Architects, LLC, stated that this would be a good transitional use between the school and the neighborhood to the east. The land slopes about 18 feet from north to south. This has been incorporated in the planning for the open space areas on the site. The common areas are along Main Street with the more residential spaces on the east side of the site.

Mr. Linder asks if the driveway with First Choice Dental would need to be widened. Mr. Nebel stated that it may be needed and that they would take that into consideration. Mr. Linder also stated that it may be important to screen the areas shown as vegetable gardens on the east side of the property. He also asked if this project would affect the City's overall density calculation. Mr. Sayre stated that the regional plan commission would likely include that in their analysis. Mr. Linder commented that he personally would like to see fewer units on the site. He likes the overall look of the project and noted that the location seems good.

Mr. Hochkammer asked if there was a concern about public safety buildings accessing the property. Mr. Gundlach stated that the rear access would allow for emergency vehicles. He also explained that the shared access on Main Street should be widened which could accommodate these vehicles.

Mr. Horsfall asked what impact this project would have on traffic in the area. Mr. Gundlach stated that most of the residents would not be driving frequently. He estimated that the site could generate 300 vehicle trips per day depending on the age mix.

Mr. Manley asked about the number of staff for the facility. Kate Shaw stated that the average age anticipated is 80 and most do not drive. It is a full service facility that targets people that need a full range of services. At most there would be ten staff on site at a time during the day. Mr. Manley stated that initially this seems like a good proposal. His only concern is with the location since Main Street has primarily been a commercial corridor.

Mr. Lytle stated that on balance his is supportive of this land use. Commercial of office uses would likely generate additional traffic. He encouraged the applicant to reach out to neighbors in the area.

Mr. Manley stated that he is not concerned with traffic from this project. He is concerned about the limited amount of viable commercial space located along Main Street and E. Verona Avenue.

Mr. Nebel stated that this would be commercial and a taxable property.

Mr. Hochkammer stated that he generally agrees with Mr. Manley regarding commercial uses although in this case he likes the location for senior housing and he feels that it would blend well with the neighborhood. He noted that he feels that the density may be a little high.

5. Public Hearing: Zoning Text Amendment to Amend Section 13-1-360 Relating to the Purpose, Procedural Regulations, and Posted Notice

Motion by Horsfall, seconded by Lytle, to open the Public Hearing at 7:08 p.m. Motion carried 7-0.

Mr. Sayre explained that the proposed zoning text amendment would require the placement of public notice signs for projects requiring a public hearing due to zoning requests.

There were no comments from the public.

Motion by Linder, seconded by Turke, to close the Public Hearing at 7:09 p.m. Motion carried 7-0.

a. Zoning Text Amendment to Amend Section 13-1-360 Relating to the Purpose, Procedural Regulations, and Posted Notice

Mr. Sayre explained that the proposed zoning text amendment would require the placement of public notice signs for projects requiring a public hearing due to zoning requests. The specific size and wording on the sign would be at the discretion of the City's Zoning Administrator. Mr. Sayre would work with the Public Works Department on the ordering and installation of the signs. Staff recommends approval of the zoning text amendment.

Mr. Linder asked if a QR code would link to our general website. Mr. Sayre stated that it would likely link to a development page that would have a listing of projects.

Mr. Manley noted if you are on foot the QR code may be an option but that it would not be useful for someone driving by the sign. He noted that it would be helpful if there is ability to add the date of the public hearing to the sign.

Motion by Linder, seconded by Manley, to recommend that the Common Council approve a Zoning Text Amendment to Amend Section 13-1-360 Related to the Purpose, Procedural Regulations and Posted Notice. Motion carried 7-0.

6. Announcements

Mr. Sayre reported that the April Plan Commission has been moved to Wednesday, April 6. He also thanked Bob Gundlach for his service to Verona as City Engineer.

Mac McGilvray, 230 Ridgeview Trail, thanked the Plan Commissioners for their service. Mr. McGilvray also thanked Bob Gundlach for his long and dedicated service to the City of Verona.

7. Adjournment. Motion by Horsfall, seconded by Heinzen, to adjourn the Planning Commission meeting at 7:22 p.m. Motion carried 7-0.

Respectfully submitted,
Bill Burns, City Administrator