

City of Verona
Minutes
Plan Commission
June 6, 2016

1. The meeting was call to order by Jon Hochkammer at 6:30 p.m.
2. **Roll Call:** Jon Hochkammer, Steve Heinzen, Jack Linder, Patrick Lytle, Scott Manley. Jeff Horsfall and Jon Turke were absent and excused. Also present Adam Sayre, Director of Planning and Development; Jeff Montpas, City Engineer; Holly Licht, Deputy Clerk.
3. **Minutes:** Motion by Manley, seconded by Linder, to approve the minutes from the May 2, 2016 Plan Commission Meeting. Motion carried 5-0.
4. **Public Hearing – Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the construction of an underground parking structure located at 1979 Milky Way.**

Motion by Heinzen, seconded by Lytle, to open to public hearing at 6:32 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Linder, seconded by Manley, to close the public hearing at 6:33 p.m. Motion carried 5-0.

- a. **Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the construction of an underground parking structure to be located at 1979 Milky Way.**

Mr. Sayre presented the staff report on the proposed underground parking structure to be located at 1979 Milky Way. Epic has requested to double the parking structure for Campus 5. The entire structure will be located underground. Mr. Sayre stated that after the TIF closes, the City would address any lot line issues.

Mr. Manley asked if Epic would have to blast any more underground blasting for this project. Bruce Richards of Epic said that there would be no more blasting.

Motion by Linder, seconded by Manley, to recommend that the Common Council approve a conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the construction of an underground parking structure to be located at 1979 Milky Way. Motion carried 5-0.

- b. **Site plan review for Epic Systems Corporation to construct an underground parking structure to be located at 1979 Milky Way.**

Mr. Manley commented that he appreciates the work Epic has done to limit street and surface parking in the area.

Motion by Linder, seconded by Manley, to approve the site plan review for Epic Systems Corporation to construct an underground parking structure to be located at 1979 Milky Way. Motion carried 5-0.

5. **Public Hearing : Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the permanent location of two (2) contractor work sheds at 1979 Milky Way.**

Motion by Lytle, seconded by Heinzen, to open the public hearing at 6:40 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Manley, seconded by Heinzen, to close the public hearing at 6:41 p.m. Motion carried 5-0.

a. Conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the permanent location of two (2) contractor work sheds at 1979 Milky Way.

Mr. Sayre commented that the larger of the two sheds will be hooked up to City water and sewer services. Staff has no concerns and recommends the Plan Commission recommend that the Common Council approve the conditional use permit amendment.

Mr. Lytle asked if they why the sheds were being moved. Mr. Sayre said Epic is moving them due to new construction and they plan to have them permanently in this spot.

Motion by Manley, seconded by Linder, to recommend that the Common Council approve a conditional use permit amendment to the Epic Systems Corporation “Group Development” to allow for the permanent location of two contractor work sheds at 1979 Milky Way. Motion carried 5-0.

b. Site plan review for Epic Systems Corporation to permanently locate two (2) contractor work sheds at 1979 Milky Way.

Mr. Manley asked if the sheds would be visible from the street. Mr. Sayre responded saying that they may be visible from CTY HWY PD.

Motion by Linder, seconded by Heinzen, to approve the site plan review for Epic Systems Corporation to permanently locate two contractor work sheds at 1979 Milky Way. Motion carried 5-0.

6. **Public Hearing : Conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Jimmy John’s, to be located at 631 Hometown Circle.**

Motion by Linder, seconded by Heinzen, to open the public hearing at 6:47 p.m. Motion carried 5-0.

Jamie Buggs, 757 Fairview Terrace, introduced himself as the owner of the store.

Motion by Lytle, seconded by Heinzen, to close the public hearing at 6:48 p.m. Motion carried 5-0.

a. Conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Jimmy John’s, to be located at 631 Hometown Circle.

Mr. Sayre explained that the business is located in a project that was approved earlier this year and is currently under construction. Staff has no concerns and recommends approval.

Mr. Manley asked when they would open. Mr. Buggs stated that they plan to open by September 1st.

Motion by Lytle, seconded by Manley, to recommend approval of the conditional use permit for a proposed indoor commercial entertainment land use, known as Jimmy John's, to be located at 631 Hometown Circle. Motion carried 5-0.

7. Final Plat for Hometown Grove to create 32-single-family parcels, and 20-zero lot line parcels located at 845 Kimball Lane.

Mr. Sayre presented the staff report for the final plat for Hometown Grove. He explained that in 2014 a developer proposed 35 single-family lots, 20-zero lot lines and smaller streets. The new proposal consists of 32-single family parcels, 20-zero lot lines and standard 66-foot wide City streets. The developer will need to construct a fence or landscaping to screen adjacent condo units from Schubert Street.

Motion by Manley, seconded by Linder, to recommend that the Common Council approve the final plat for Hometown Grove to create 32-single-family parcels and 20-zero lot line parcels located at 845 Kimball Lane with the following conditions:

1. Prior to the issuance of building permits, the developer shall enter into a developer's agreement with the City
2. The developer shall construct privacy fence or landscaping on the condominium property to screen the condominium units from Schubert Street. The fence materials size, location and height of landscaping materials shall be approved by the Director of Planning and Development. Once the fence is constructed or landscaping installed, maintenance of the fence shall be the responsibility of the condominium owners. The fence or landscaping shall be constructed or installed prior to the issuance of building permits for the single-family houses.

Motion carried 5-0.

8. Public Hearing : Zoning Map Amendment to rezone lots 1 through 32 located within the proposed Hometown Grove Plat from their current zoning classification of Community Residential (CR) with a Planned Unit Development (PUD) Overlay to Community Residential (CR) located at 845 Kimball Lane.

Motion by Linder, seconded by Lytle, to open the public hearing at 6:58 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Lytle, seconded by Linder, to close the public hearing at 6:59 p.m. Motion carried 5-0.

a. Zoning Map Amendment to rezone lots 1 through 32 located within the proposed Hometown Grove Plat from their current zoning classification of Community Residential (CR) with a Planned Unit Development (PUD) Overlay to Community Residential (CR) located at 845 Kimball Lane.

Mr. Sayre stated that the rezoning is consistent with the City's long term plans and has no concerns.

Mr. Lytle asked if there was a timeline with moving the existing town house and what accommodations were being provided to the people affected.

Chuck Buell, representing Apex Property Management Group, said that they are in the process of moving it. He said that the existing building should be moved by the end of August, and the rest of the lots should be ready by Thanksgiving.

Mr. Hochkammer asked if the lots were going to be limited to one builder. Mr. Buell said the lots would open for sale by individuals and several builders.

Mr. Manley asked if there was going to be enough room to accommodate for snow removal where the fence will be installed on Shubert Street. Mr. Buell said that most likely the barrier will be trees. Mr. Sayre added that the trees would have to be behind the sidewalk so it wouldn't be an issue.

Motion by Lytle, seconded by Linder, to recommend that the Common Council approve a zoning map amendment to rezone lots 1 through 32 located within the proposed Hometown Grove Plat from their current zoning classification of Community Residential with a Planned Unit Development Overlay to Community Residential located at 845 Kimball Lane. Motion carried 5-0.

9. Public Hearing : General Development Plan (GDP) for a Planned Unit Development (PUD) to allow for the construction of a mixed-use building that would contain 29 apartment units and approximately 3,900 square feet of commercial space to be located at 142 Paoli Street.

Motion by Linder, seconded by Manley, to open the public hearing at 7:10 p.m. Motion carried 5-0.

Tim Hagen, 143 Paoli Street, was concerned about the density of the project. He wants to see a compromise in the number of units. Mr. Heinzen asked why the community was so concerned with the density. Mr. Hagen said that on-street parking and having a large number of people in a small area are major concerns for the neighbors.

Motion by Manley, seconded by Linder, to close the public hearing at 7:16 p.m. Motion carried 5-0.

a. General Development Plan (GDP) for a Planned Unit Development (PUD) to allow for the construction of a mixed-use building that would contain 29 apartment units and approximately 3,900 square feet of commercial space to be located at 142 Paoli Street.

Mr. Sayre explained that the original proposal brought forward in 2015 was denied by the Common Council. Since December, the developer has changed the plan and it is now a true mixed use building with residential and commercial land uses. Due to the changes in the number of apartments and commercial space, there needs to be an amendment to the PUD. The applicant is requesting exceptions to the setbacks and the density requirements. The applicant is requesting a density of 18.55 units per acre. The most comparable project is the Sienna Ridge Apartments has 18.36 units per acre. The applicant has proposed 35 surface stalls and 35 underground parking stalls. The applicant is 5 parking spaces short of what is required, but staff has no concerns with the parking. Staff believes the project is consistent with the Downtown Plan and creates critical mass to the Downton area.

Mr. Heinzen asked if the 12-units per acre only applied to multi-family rental units and what the density of the City Center Condominiums was. Mr. Sayre said the code does not distinguish between condominiums or apartments. He said that the density of the City Center apartments is 18.06-units per acre.

Mr. Heinzen asked if the developer wanted to build the same sized building, but have only 12-units per acre, would the project comply with City ordinances. Mr. Sayre responded that the project would still require exemptions from the commercial land use stand point.

Mr. Heinzen asked if the density accounted for the number of people residing in each unit. Mr. Sayre responded saying the zoning code does not distinguish the type of unit that is allowed in the 12-unit per acre.

Mr. Lytle commented that the differences between what we have seen now and in December are striking. He is impressed by that the neighborhood and the developer were able to work together. He is still not entirely comfortable with the density of the project.

Mr. Lytle asked what kinds of uses are allowed in Neighborhood Commercial zoning. Mr. Sayre the uses include indoor institutional, office, personal/professional services, indoor sales/service, indoor maintenance. Mr. Lytle asked if a restaurant or bar would require a second approval process. Mr. Sayre responded yes.

Mr. Lytle suggested that there be hours of illumination of the sign since it is near residential areas. Mr. Sayre said that the commission could specify the hours the sign would be illuminated.

Mr. Manley asked if there would be fencing required toward the rear of the project where there is a residential areas. Mr. Sayre said it was not required but would be a fair condition to add.

Mr. Manley said he was not in favor in exceeding the density restrictions. He agrees that there have been substantial improvements made and likes the underground parking, but cannot support the density exemption.

Mr. Linder agreed that this plan is an improvement from the previous plan. He asked why the developer decided on 29-units. Bill Dresser, DD Development, said the reason was because of financing. Mr. Linder said he would prefer the lower density, but he also doesn't want this to be a failed project.

Mr. Linder asked about fencing. Mr. Dresser said that they are working out an agreement with the homeowner and have decided that they would initially just screen the property, and if it became an issue with people walking on the residential lot, the developer would install a fence.

Mr. Linder asked if the stairway down the south side next to the garage door was a safety concern. Mr. Dresser said he doesn't expect there to be much commercial traffic in that area and doesn't believe there would be a safety issue.

Mr. Hochkammer said that he is concerned that Verona is putting up too many multi-family units. He said after seeing similar projects go up, he can support the density exemptions.

Motion by Linder, seconded by Lytle, to recommend that the Common Council approve General Development Plan (GDP) for a Planned Unit Development (PUD) to allow for the construction of a mixed-use building that would contain 29 apartment units and approximately 3,900 square feet of commercial space to be located at 142 Paoli Street with the following conditions:

1. Any internally illuminated signs or any other signs with internally illumination or indirect light from the back of the letters or sign shall not produce any glare.

Internally illuminated signs displaying illuminated copy shall be designed in such a way so that when illuminated, the sign appears to have light colored copy on a dark or non-illuminated background. The sign shall only be illuminated during the hours of business.

2. The businesses located within the commercial portion of the building shall operate between the hours of 6:00 a.m. and 10:00 p.m.
3. The commercial land uses shall conform to the allowable uses of the Neighborhood Commercial (NC) zoning district.

Motion carried 4-1 with Mr. Manley voting 'no'.

10. **Petition by CPI Building, LLC to annex approximately 46.11 acres of land into the City of Verona. The proposed annexation is located in the northeast quarter of the southeast quarter, the southeast quarter of the southeast quarter and the southwest quarter of the southeast quarter of Section 21 and the northwest quarter of the southwest quarter of Section 22, all in Township 6 North, Range 8 East (Town of Verona). Specifically the parcels are identified as parcel numbers: 062/0608-214-8040-0, 062/0608-214-9003-0, 062/0608-214-9544-0, and 062/0608-223-8670-0.**

Mr. Sayre explained that applicant is requesting to annex 46.11 acres of land into the City of Verona from the Town of Verona. The applicant provided the necessary information to Wisconsin Department of Administration and they have approved it.

Mr. Linder asked if it was in the Urban Service Area. Mr. Sayre responded that it was. Mr. Linder asked how the annexation would affect a future roadway that would go through the area. Mr. Sayre said that there is a road planned from Paoli Street to Verona Avenue. Staff has met with Wisconsin DOT and they are willing to work with the City, the School district, and the Coating Place to address the issue in the future.

Mr. Manley asked if the City would pay 5 years of property taxes for the annexed property. Mr. Sayre said the City has received the money from the developer and then the City would send a check to the Town of Verona for the next 5 years. Mr. Hochkammer added that the land was all agriculture land and would not be assessed the same as residential.

Motion by Manley, seconded by Heinzen, to recommend that the Common Council approve the petition by CPI Building, LLC to annex approximately 46.11 acres of land into the City of Verona. The proposed annexation is located in the northeast quarter of the southeast quarter, the southeast quarter of the southeast quarter and the southwest quarter of the southeast quarter of Section 21 and the northwest quarter of the southwest quarter of Section 22, all in Township 6 North, Range 8 East (Town of Verona). Specifically the parcels are identified as parcel numbers: 062/0608-214-8040-0, 062/0608-214-9003-0, 062/0608-214-9544-0, and 062/0608-223-8670-0.

Mr. Sayre explained that app. Motion carried 5-0.

11. **Public Hearing: Zoning Map Amendment to zone approximately 16.40 acres of annexed land to Urban Industrial (UI). The property to be zoned UI is located in the northeast quarter of the southeast quarter of Section 21 and the northwest quarter of the southwest quarter of Section 22, Township 6 North, Range 8 East.**

Motion by Lytle, seconded by Heinzen to open the public hearing at 8:08 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Heinzen, seconded by Lytle, to close the public hearing at 8:09 p.m. Motion carried 5-0.

a. Zoning Map Amendment to zone approximately 16.40 acres of annexed land to Urban Industrial (UI). The property to be zoned UI is located in the northeast quarter of the southeast quarter of Section 21 and the northwest quarter of the southwest quarter of Section 22, Township 6 North, Range 8 East.

Mr. Sayre explained that the zoning map amendment would zone the areas west and south the Coating Place to Urban industrial which is consistent to the adjacent zoning across the street. Staff has no concerns.

Motion by Manley, seconded by Linder, to recommend that the Common Council approve to Zoning Map Amendment to zone approximately 16.40 acres of annexed land to Urban Industrial (UI) located in the northeast quarter of the southeast quarter of Section 21 and the northwest quarter of the southwest quarter of Section 22, Township 6 North, Range 8 East. Motion carried 5-0.

12. Site plan review to allow for the construction of a proposed 25,400 square foot building addition to the Coating Place located at 200 Paoli Street.

Mr. Sayre presented the planning report for a site plan review to allow the Coating Place to construct a 25, 400 square foot warehouse. Staff has no concerns at this time as the project is consistent with other projects in the area.

Motion by Manley, seconded by Linder, to waive the initial review and approve the site plans to allow for the constructions of a 25,400 square foot building addition to the Coating Place located at 200 Paoli Street with the following conditions:

1. Prior to the issuance of building permits, the City Engineer shall review and approve a stormwater management plan for the project.
2. Prior to the issuance of building permits, the applicant shall submit a photometric plan for review and approval by the Director of Planning and Development.

Motion carried 5-0.

13. Public Hearing: Conditional use permit to convert an existing car wash bay at 991 Kimball Lane to a drive-thru pick-up area for coffee and food.

Motion by Linder, seconded by Heinzen, to open the public hearing at 8:16 p.m. Motion carried 5-0.

Tom Frydenlad, representative for Vincenzo Plaza, asked the commission for a reader board in their approval in the project. The reader board already exists at the bay as part of the car wash. He added that the reader board would face towards the building, and away from neighbors.

Motion by Lytle, seconded by Heinzen, to close the public hearing at 8:19 p.m. Motion carried 5-0.

a. Conditional use permit to convert an existing car wash bay at 991 Kimball Lane to drive-thru pick-up area for coffee and food.

Mr. Sayre explained that the drive-thru lane would share the lane with the existing car wash bay. The hours of the drive-thru would match the hours of operation of the current store. Mr. Sayre raised the concern of the potential noise that would come from the order board.

Mr. Heinzen asked how the drive- thru would work. Mr. Sayre responded that nothing on site will change. The queue from the current carwash will be the queue for the drive-thru. The access points will remain the same.

Mr. Lytle asked if the dog wash would be staying. Mr. Frydenlad said it would remain the same.

Mr. Manley asked where customers actually received the food. Mr. Sayre responded that customers would receive their orders inside the existing car wash bay. The person serving the food would have to come out and serve the food. Mr. Heinzen asked if the driver would be on the left side. The architect for the project said no, the server would have to walk around the car, similar to an A&W.

Mr. Manley asked if the coffee and food would be another business or part of the current operation. Mr. Frydenlad said it would be under the same operation as the current convenience store.

Motion by Lytle, seconded by Heinzen, to recommend that the Common Council to approve the conditional use permit to convert an existing car wash bay at 991 Kimball Lane to drive-thru pick-up area for coffee and food. . Motion carried 5-0.

14. Public Hearing : General Development Plan (GDP) for a Planned Unit Development (PUD) to be located at 506,508, and 514 Commerce Parkway to allow for the expansion of Pure Sweet Honey Farm.

Motion by Linder, seconded by Heinzen, to open the public hearing at 8:31 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Linder, seconded by Heinzen to close the public hearing at 8:32 p.m. Motion carried 5-0.

a. General Development Plan (GDP) for a Planned Unit Development (PUD) to be located at 506,508, and 514 Commerce Parkway to allow for the expansion of Pure Sweet Honey Farm.

Mr. Sayre explained that the applicant is proposing to build a 1,000 square foot office addition, a 1,600 square foot manufacturing addition, a 20,000 square foot future warehouse addition, and a future phase 3 on the eastern part of the property. The applicant is requesting a setback exemption for the building addition to be located along Nine Mound Road. One new access point from Commerce Parkway is being proposed.

Mr. Linder asked if there were concerns with trucks exiting the property. Mr. Montpas said they will have to review the dimensions before approving the final plan.

Motion by Linder, seconded by Lytle, to recommend that Common Council approve a General Development Plan (GDP) for a Planned Unit Development (PUD) to be located at 506,508, and

514 Commerce Parkway to allow for the expansion of Pure Sweet Honey Farm. Motion carried 5-0.

15. Initial site plan review and conditional use permit review for a proposed 7,400 square foot dog daycare center with outdoor play areas to be located on Lot 16 of the Verona Technology Park.

Mr. Sayre presented the planning report for the proposed 7,400 square foot dog daycare center including a 5,300 square feet outdoor play area. Mr. Sayre added that current City ordinance is unclear about this type of outdoor play area and encouraged the Plan Commission to provide direction and clarification to staff.

Mr. Manley and Mr. Heinzen were concerned about the location of the dog daycare. Mr. Manley stated that he did not think a technology park was best place to put this type of use. Mr. Heinzen said that he did not have a problem with the dog daycare in the technology park, but was concerned that was in a central location within the park and thought that it might make it difficult for future businesses. He asked if the applicant had thought about some of the other outlying lots available. Mr. Sayre explained that the applicant did look at other lots, but most of those lots were zoned industrial and this type of use would not be allowed there unless there was an amendment to the code.

Mr. Lytle agreed that the City should work to correct the ordinance to allow for these types of outdoor play areas. Mr. Lytle said that despite that the name is a technology park, but there is a lot of use in the area the brewery, the SWAP shop and the dog daycare would fit.

Mr. Linder asked said we should clean up the ordinance before we try to interpret the ordinance. He added that he doesn't believe this is the best location, given that it takes up the middle lot of the technology park.

Mr. Manley said he would be more comfortable rezoning another lot in another part of the City that would be a more logical space for a dog daycare. He asked if this type of use would be allowed in Liberty Business Park based on current zoning. Mr. Sayre said it would be allowed in the commercial area. Mr. Sayre added the lot in question in the technology park was planned to be industrial in the Comprehensive Plan.

Mr. Heinzen asked why rezoning Lot 16 would be any different than rezoning the lot next to the UW building that the applicant initially looked at. Mr. Sayre responded saying that the initial lot the applicant considered is in an industrial area and would be spot zoning. Lot 16 is contiguous to commercial property, was planned to be commercial in the Comprehensive plan, and does not require a change in code to be rezoned as commercial.

Mr. Heinzen asked if the business was only going to be a dog daycare. Kristen Schlosser, the applicant, said the business would be a day care, boarding, grooming and a small retail shop. She added that the dogs are inside from 9:30 p.m. until 6:00 a.m. Mr. Heinzen asked if having this many dogs outside next to Wisconsin Brewing Company would be a conflict with their events. Ms. Schlosser responded saying that the day care is only in operation from 7:00 a.m. until 6:00 p.m. so she doesn't have any concerns.

16. Public Hearing : Zoning Map Amendment to rezone Lot 16 of the Verona Technology Park from the current classification of Suburban Industrial (SI) to Suburban Commercial (SC).

Motion by Lytle, seconded by Linder, to open the public hearing at 9:02 p.m. Motion carried 5-0.

Bob Feller, 983 Hillside, spoke regarding the outdoor play area. He explained when Verona Boarding Services proposed an outdoor play area many years ago they were denied by the Common Council. The project was denied because potential noise from the dogs.

Mark Franklin, 6813 Horseshoe Bend, spoke in support of the dog daycare saying that he doesn't believe noise would be an issue and thinks we should encourage these types of businesses coming to Verona.

Motion by Lytle, seconded by Heinzen, to close the public hearing at 9:06 p.m. Motion carried 5-0.

a. Zoning Map Amendment to rezone Lot 16 of the Verona Technology Park from the current classifications of Suburban Industrial (SI) to Suburban Commercial (SC).

Mr. Sayre explained that Lot 16 is currently zoned Suburban Industrial and the applicant is requesting the lot be rezoned to Suburban Commercial to allow for a dog daycare center. The rezoning of Lot 16 to Suburban Commercial is consistent with the City's Comprehensive Plan.

Mr. Manley asked what the zoning was on the lot that Standard Electric Supply was. Mr. Sayre said that lot is zoned industrial. Mr. Manley suggested that the lot the applicant initially looked at would be a better fit. Mr. Sayre responded saying that rezoning the initial lot would require a change in the code and would impact more than just that single lot.

Mr. Heinzen asked if the original lot would be rezoned to commercial, would there be legal issues or is it just not practical? Mr. Sayre said it could be interpreted as spot zoning because it is surrounded completely by industrial lots and it was not planned to be commercial.

Mr. Lytle asked when Lot 16 was changed to an industrial zoning. Mr. Sayre said that it was originally zoned industrial when it was initially platted. Mr. Lytle added that he doesn't think that putting the dog daycare in Lot 16 would cause a slowdown in the development of the rest of the technology park and would support rezoning Lot 16.

Mr. Linder asked what the compelling reason was for rezoning the lot tonight. Mr. Sayre said that is needed in order to facilitate the sale of the property.

Mr. Manley asked why this lot needed to be rezoned when there are currently 13 vacant commercial lots within the technology park. Fred Campbell, consultant for the dog daycare company, said that the developer was willing to adjust the size of Lot 16. Most of the other lots are too big for what they need. Mr. Campbell also mentioned that Lot 16 was the only lot that was in their price range.

Bruce Holler, D'Onofrio Kottke & Associates, explained that there is not currently a roadway where the other 13 commercial lots are. If they applicant were to build on one of those lots, they would have to construct the road.

Motion by Lytle, seconded by Hochkammer, to recommend that the Common Council approve a Zoning Map Amendment to rezone Lot 16 of the Verona Technology Park from the current classifications of Suburban Industrial (SI) to Suburban Commercial (SC). Motion carried 4-1 with Mr. Linder voting 'no'.

17. Certified Survey Map to modify the lot lines for Lot 15 and Lot 16 of the Verona Technology Park Plat

Mr. Sayre explained that the CSM will reduce the size of Lot 16 and increase the size of Lot 15.

Motion by Lytle, seconded by Heinzen, to recommend that the Common Council approve a Certified Survey Map to modify the lot lines of Lot 15 and Lot 16 of the Verona Technology Park Plat. Motion carried 4-1 with Mr. Linder voting 'no'.

18. Site plan review to allow for the construction of a 64,800 square foot building that will include 10,800 square feet of office space and 54,000 square feet of warehouse space to be located on Lots 5 and 6 of Liberty Business Park.

Mr. Sayre explained that the Plan Commission provided initial review of this project in August of 2015. The Plan commission recommended adding color to the building and added daylighting windows along the east elevation.

Mr. Linder asked if the loading dock area would be facing the highway. Mr. Sayre said it would be facing the highway, but it would not be visible from the highway as there is heavy landscaping that screens it.

Motion by Manley, seconded by Lytle, to approve the site plan review to allow for the construction of a 64,800 square foot building that will include 10,800 square feet of office space and 54,000 square feet of warehouse space to be located on lots 5 and 6 of Liberty Business Park with the following conditions:

1. Prior to the issuance of building permits, the City Engineer shall review and approve a stormwater management plan.
2. Prior to the issuance of building permits, the Director of Planning and Development shall review and approve a photometric plan.
3. Prior to the issuance of building permits, the developer shall enter in a developer's agreement with the City.
4. Prior to the issuance of building permits, the property owner shall combine Lots 5 and 6 of Liberty Business Park.

Motion carried 5-0.

19. Site plan review to allow for the construction of a 3,500 square foot retail building to be located at 422-426 East Verona Avenue.

Mr. Sayre explained that the applicant plans to demolish the existing buildings on the property and construct a 3,500 square foot Sherwin Williams building.

Mr. Manley asked if there were elevation changes from the last meeting. Mr. Sayre said the applicant made minor changes and the building will be slightly higher.

Motion by Manley, seconded by Linder, to approve the site plan review to allow for the construction of a 3,500 square foot building to be located at 422-426 East Verona Avenue with the following condition:

1. Prior to the issuance of building permits, a revised photometric plan shall be approved by the Director of Planning and Development.

Motion carried 5-0.

20. Site plan review amendment for the Verona Area Community Theater to allow for the construction of a 14,625 square foot rehearsal and performing arts facility to be located at 103 Lincoln Street.

Mr. Sayre presented the planning report. The Plan Commission previously approved a site plan and conditional use permit in February of 2015. The applicant is proposing an additional 775 square feet to the project. The applicant plans to start construction in summer of 2016.

Mr. Linder asked if there was going to be signage on the back facing the bike path. Mr. Sayre said you would not be able to see the building from the bike path.

Motion by Lytle, seconded by Heinzen, to approve the site plan review amendment for the Verona Area Community Theater to allow for the construction of a 14, 625 square foot rehearsal and performing arts facility to be located at 103 Lincoln Street with the following condition:

1. Prior to the issuance of building permits, the applicant shall submit a revised landscaping plan.

Motion carried 5-0.

21. Certified Survey Map to modify the lot lines for property located at 500 South Main Street.

Mr. Sayre explained that the existing lot line will be modified by 30 feet and will place the septic drain field and driveway entirely on Lot 1 of the CSM.

Motion by Linder, seconded by Lytle to approve a certified survey map to modify the lot lines for property located at 500 South Main Street. Motion carried 5-0.

22. Preliminary plat for Kettle Creek North to create 174-single-family parcels located south of CTH PD, west of CTH M, east of Cross Country Circle, and north of the Kettle Creek Subdivision.

Mr. Sayre explained that the single-family lots would be zoned Neighborhood residential. The southern part of the development would be able to be constructed immediately; the northern portion could be built after the regional stormwater basin is constructed. The Plan Commission had previous concerns about traffic on Zingg Drive. The applicant has shifted the road connection to avoid heavy Traffic on Zingg Drive. The applicant is also proposing two parks within the development.

Mr. Heinzen asked if there was going to be a connection between to the parks and the residential area. Mr. Sayre responded saying they are still in discussion about a possible path connecting the area.

Mr. Linder asked if the wooded area would be a better area for a park rather than what is now the corn field. Ron Klass, D' Onforio Kottke and Associates, responded that they originally planned the park in more wooded area, but the Parks Board said they would prefer the park be in the area where they could have more space for active fields and play areas. Mr. Manley responded saying that the wooded areas should be kept as residential lots as they would create unique building lots.

Motion by Manley, seconded by Lytle, to recommend that the Common Council approve the preliminary plat for Kettle Creek North to create 174-single-family parcels located west of CTH PD, west of CTH M, east of Cross Country Circle, and north of Kettle Creek Subdivision. Motion carried 5-0.

23. Initial site plan review and conditional use permit review for a proposed 10,782 square foot group daycare center to be located at 590 Hometown Circle

Mr. Sayre presented the planning report for a group day care center at 590 Hometown Circle. He encouraged the applicant to provide a pedestrian walkway on the north side of the building to connect to the sidewalk on Hometown Circle.

Mr. Manley asked what kind of fencing was going to be used. Mr. Sayre said it would be black decorative fencing.

Mr. Linder commented that the building should be facing the other way towards Verona Avenue. A Kevin Yesksa, JSD, responded saying the building was oriented that because of access restrictions and to accommodate play areas. Mr. Lyle said the orientation made sense to have parking away from Verona Ave.

Mr. Linder, Mr. Lytle and Mr. Heinzen agreed that the mass of the roof looked large for the building and asked what the purpose of it was. Mr. Yeska said the roof was needed for attic storage and mechanicals. He also added that elevation views tend to bring out the roof and make the pitch look higher than it actually is.

24. Reports and comments from the Planning Department

a. Liberty Drive Access

Mr. Montpas responded to a question that was raised at the last Plan Commission meeting about access to Liberty Drive from Sugar River Pizza. Based on future development, it wouldn't be practical to be able to turn onto Liberty Drive.

b. Boundary Agreement Update

The City and Town of Verona will meet on June 20th to discuss boundary agreements.

Mr. Manley is there duration for the potential agreement. Mr. Sayre responded that it would be 10 years. Mr. Manley asked if there was any thought of extending the agreement all the way to the Sugar River. Mr. Sayre said they did talk about it, but it would be hard to develop anything on that land

Mr. Sayre announced that the public hearing notice signs have arrived. In the future they will be placed on land

25. Reports and comments from the Plan Commissioners

Mr. Hochkammer announced the July Plan Commission meeting will be July 6th.

Mr. Manley asked when the construction on M and PD was going to happen. Mr. Montpas responded that he believes it is going to start late 2017.

26. Motion by Heinzen, seconded by Lytle, to adjourn at 10:56 p.m.