

**City of Verona**  
**Minutes**  
**Plan Commission**  
**January 2, 2018**

1. **Call to Order:** Jon Hochkammer called the meeting to order at 6:33 p.m.
2. **Roll Call:** Scott Manley, Jon Hochkammer, Pat Lytle, and Jeff Horsfall. Steve Heinzen was absent and excused. Also present: Adam Sayre, Director of Planning and Development; Jeff Montpas, City Engineer; Katherine Holt, Community Development Specialist; and Luke Diaz, District 3 Alderperson.
3. **Minutes:** Motion by Horsfall, seconded by Manley to approve the December 4, 2017 Plan Commission Minutes. Motion carried 4-0.
4. **Public Hearing : Conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Crossfit Adept, to be located at 1155 Clarity Street.**

Motion by Manley, seconded by Horsfall, to open the public hearing at 6:35 p.m. Motion carried 4-0.

There were comments from the public.

Motion by Lytle, seconded by Horsfall, to close the public hearing at 6:36 p.m. Motion carried 4-0.

- a. **Conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Crossfit Adept, to be located at 1155 Clarity Street.**

Mr. Sayre presented the staff report. The applicant is proposing to take up 5,200 square feet of the existing building. Staff has no concerns about parking or access for the building.

Mr. Lytle asked if this was the last tenant to move into the building. Mr. Sayre responded that there are at least two additional spaces in the building that need to be filled.

Motion by Horsfall, seconded by Manley, to recommend that the Common Council approve a conditional use permit for a proposed Indoor Commercial Entertainment land use, known as Crossfit Adept, to be located at 1155 Clarity Street. Motion carried 4-0.

5. **Site Plan Review for proposed façade and parking lot changes to the McDonald's Restaurant located at 107 Horizon Drive.**

Mr. Sayre said that the applicant is proposing to change the façade to include brick, aluminum paneling, and large windows. The applicant will be adding 2 additional parking spaces. Additional landscaping is not required, but City staff is working with McDonald's to add additional landscaping to the front of the building.

Mr. Manley commented that he likes the improvements and the changes are consistent with other buildings on Verona Avenue.

Motion by Lytle, seconded by Manley, to approve the site plan review for proposed façade and parking lot changes to the McDonald's restaurant located at 107 Horizon Drive. Motion carried 4-0.

**6. Planned Development (PUD) concept plan located at 102/104 Lincoln Street that would allow for the construction of 90-multi-family units.**

Mr. Sayre presented the staff report. The applicant is proposing an “L” shaped building that would front Lincoln Street and the bike trail. This is step two of a four step Planned Unit Development review. This project was before the Plan Commission twice, once for a Concept Plan and for a General Development Plan (GDP). The property will need to be rezoned to Urban Residential. The applicant is proposing efficiencies, 1 and 2 bedrooms. There will be 150 parking spaces: 60 surface and 90 underground spaces. Staff is comfortable with 90 units. The density is consistent with the Murray Glenn Development. The applicant is asking for exemptions regarding front yard setbacks and number of parking spaces.

Mr. Manley asked what the developer has done to respond to the comments from the neighbors and Plan Commission. Brian Stoddard, Knothe & Bruce Architects, said that they have had 2 neighborhood meetings during the previous concept plan design. He added that they have pulled the building further away from the existing residential lots and reduced the building height from 4-stories to 3-stories. Mr. Bruce said that they had reduced density by 24 units.

Mr. Hochkammer asked about the timeline for the project. Mr. Bruce responded that they would not construct in phases, it would all be done at one time. He added that they would start this summer and it would be a year construction schedule.

Mr. Lytle asked about the landscaping and screening for head light glare towards the west. Mr. Sayre discussed the landscaping plan is not part of this application, but would be required as part of subsequent submittals. Mr. Lytle is supportive of this development and believes the scale is heading in the right direction.

Mr. Horsfall asked if the driveway would line up with the Fire and EMS station driveway. Mr. Bruce said they moved it as far north as they could to be able to potentially share access with the properties to the north. Mr. Montpas said there was no concern about traffic coming into/out of the driveway because the project won't generate much traffic during the day. Mr. Horsfall asked about a TIA study. Mr. Sayre said they didn't conduct a TIA because they conducted one when the traffic light at Lincoln Street went in and the proposed project won't be adding significant traffic. Mr. Horsfall is happy that the density is reduced and prefers the parking meet the requirements of the Zoning Ordinance.

Mr. Hochkammer is concerned about the number of multifamily units in the City of Verona. He can support this development as the density was reduced.

**7. Initial concept review of a proposed development to be located within the City's North Neighborhood that is generally located southwest of the intersection of CTH M and CTH PD. The developer is proposing to construct 377 single-family homes, 250 multi-family units, and 13-acres of commercial development.**

Ron Henshue, Forward Development Group, presented the proposed development. Mr. Henshue commented that this development is a legacy and forward thinking development. The team from Forward Development Group addressed the walkability and drivability of the proposed neighborhood, both in the commercial and residential areas. Mr. Rick Harrison, Rick Harrison Site Design Studio, gave a presentation to explain how their team created the design of the neighborhood. The presenter added that their plan reduces excess street widths and creates larger lots sizes which in return creates more property tax dollars and less street to maintain.

Each home is set at an exact angle to form a park-like streetscape and increase views along the street and from within the homes.

Ron Henshue asked the Plan Commission on their thoughts on private streets and residential ratios of single vs. multifamily units. He added that they didn't site the future school in their plans. Mr. Henshue said that the North Neighborhood would start construction before the school and he doesn't believe this is a good location for the school.

Mr. Sayre commented that the City has concerns about the street widths. The project will be 43% multi-family and 57% single family. This is not consistent with the City's residential phasing policy, but there could be possible exemptions.

Mr. Horsfall agreed with the developer that the school shouldn't be placed in the middle of the neighborhood. He added that he didn't have a problem with private streets and proposed street widths. Mr. Horsfall said he would like to see the ratio of multi-family housing and single family become more consistent with other areas in the City.

Mr. Lytle said that he liked the forward looking design of the development. He said he was concerned about the infrastructure and the closed drainage basin for the proposed development. He added that 24 feet might be too narrow for a public road as plow trucks would need to get through, but likes smaller streets. Mr. Lytle said he didn't see a place for the school to fit besides the land where the developer is proposing the neighborhood.

Mr. Manley said that he didn't believe that the plan was more walkable than any of the traditionally designed neighborhoods in the City. He added that the walking trails are nice, but they shouldn't be in place of a park. The cul-de-sacs should not be considered parkland. Mr. Manley said he was supportive of the idea of lots big enough for 3 car garages. He added that he didn't like the idea of the villas and that it has added too many units into a very small area. Mr. Manley said he would be in favor of the future school going in the neighborhood away from major thoroughfares. He added that the City is in risk of approving too many multi-family units.

Mr. Hochkammer said he was concerned about the narrow street widths, especially where the roads curved. He added that it would be difficult to get emergency vehicles down the streets. He asked the developer if they could reduce the number of proposed villas. Mr. Henshue said the concept was geared for retirees and small families. Mr. Harrison said the concept was to have a condo-like unit without shared walls. He added that the number could be changed. Mr. Hochkammer added that the developer should have conversations with the school about adding a school into the neighborhood in the future.

## **8. Reports and comments from the Planning Department**

- Update on development projects.
  - Mr. Sayre said the USPS will be changing the way they handle mail in subdivisions. Mailboxes will be communal.
  - Mr. Lytle asked about the status of Velocity. Mr. Montpas said that they needed to get building permits and they would be starting soon.
  - Mr. Horsfall asked about Ace Hardware. Mr. Sayre said that Dorn Hardware was buying the property and would run it as hardware store.
  - Mr. Manley asked about True Studio. Mr. Sayre said that the inside is not finished and the tenant is working with the landlord.

- Mr. Manley asked about Starbucks. Mr. Sayre said that the project is not happening due to visibility concerns.

9. Reports and comments from the Plan Commissioners

10. Adjournment: Motion by Lytle, seconded by Horsfall, to adjourn at 8:30 p.m. Motion carried 4-0.