

City of Verona
Minutes
Plan Commission
January 3, 2017

1. Jon Hochkammer called the meeting to order at 6:30 p.m.
2. **Roll Call:** Scott Manley, Jack Linder, Mayor Hochkammer, Jeff Horsfall, Patrick Lytle. Jon Turke and Steve Heinzen were absent and excused. Also present: Adam Sayre, Director of Planning and Development; Jeff Mikorski, City Administrator; Jeff Montpas, City Engineer; Brad Stiner, Alderperson.
3. **Minutes:** Motion by Horsfall, seconded by Manley, to approve the minutes from the December 5, 2016 Plan Commission Meeting. Motion carried 5-0.
4. **Public Hearing: Zoning map amendment to rezone property located at 425 and 427 South Main Street, St. James Lutheran Church, from the current Mixed Residential and Neighborhood Residential zoning classifications to the proposed Public Institutional zoning district.**

Motion by Linder, seconded by Horsfall, to open the public hearing at 6:32 p.m. Motion carried 5-0.

There were no comments from the public.

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

- a. **Zoning map amendment to rezone property located at 425 and 427 South Main Street to Public Institutional.**

Mr. Sayre explained that the site is currently zone mixed residential and neighborhood residential. Staff encouraged the applicant to request rezoning of the property as it provides a better classification for its current and future use.

Mr. Horsfall asked why this site was initially zoned for a residential use when it has always been a church. Mr. Sayre responded saying that the Public Institutional zoning classification did not exist when the land was first zoned.

Motion by Manley, seconded by Lytle, to recommend that the Common Council approve a zoning map amendment to rezone property located at 425 and 427 South Main Street to Public Institutional. Motion carried 5-0.

- b. **Certified survey map to create one (1) parcel at 425 and 427 South Main Street.**

Mr. Sayre explained that currently the site currently contains 5 different parcels. Staff has no concerns combining the site into 1 parcel.

Motion by Manley, seconded by Lytle, to recommend that the Common Council approve certified survey map to create 1 parcel at 425 and 427 South Main Street. Motion carried 5-0.

- c. **Site plan review to allow for the construction of an 8,976 square foot building addition at 425 and 427 South Main Street.**

Mr. Sayre said that the Church's initial proposal included an access point from Franklin Street that has now been removed from the plan. He added that the applicant has proposed a sidewalk connection from Franklin Street.

Motion by Manley, seconded by Lytle, to approve the site plan to allow for the construction of an 8,976 square foot building addition at 425 and 427 South Main Street. Motion carried 5-0.

5. **Public Hearing – Zoning Map Amendment to rezone property located east of the Verona Technology Park from the current Rural Agricultural zoning classification to the proposed Suburban Industrial and Suburban Office zoning districts.**

Motion by Horsfall, seconded by Linder to open the public hearing at 6:42 p.m. Motion carried 5-0.

There were no comments from the public.

Motion by Manley, seconded by Horsfall, to close the public hearing at 6:43 p.m. Motion carried 5-0.

a. **Zoning map amendment to rezone property located east of the Verona Technology Park to Suburban Industrial and Suburban Office.**

Mr. Sayre explained that the rezoning of this property is required as part of TID #8. The applicant is proposing to rezoning 22.3 acres to Suburban Office and 88.9 acres to Suburban Industrial. Mr. Sayre added that the applicant is requesting the Suburban Office zoning as a buffer between the Suburban industrial property and the residential property to the east.

Mr. Lytle asked if approving the zoning change would also approve the possible connection between Kettle Moraine Drive and Davis Hills Drive. Mr. Sayre said that the future connection was not part of the rezoning process and that staff agrees that there should not be a road connection there.

Mr. Linder asked if any of the property an Urban Service Area. Mr. Sayre said the entire 112 acres is in the Urban Service Area.

Motion by Horsfall, seconded by Manley, to recommend that the Common Council approve a zoning map amendment to rezone property located east of the Verona Technology Park to Suburban Industrial and Suburban Office. Motion carried 5-0.

6. **Public Hearing: Zoning Map Amendment to rezone Lot 16 of the Verona Technology Park from the current classification of Suburban Industrial to Suburban Commercial and a conditional use permit to allow a commercial animal board land use to be located on Lot 16 of the Verona Technology Park that would allow for the construction of a 7,400 square foot dog daycare center.**

Motion by Horsfall, seconded by Linder to open the public hearing at 6:52 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 6:53 p.m. Motion carried 5-0.

a. Zoning map amendment to rezone Lot 16 of the Verona Technology Park to Suburban Commercial.

Mr. Sayre explained that the rezoning and the CSM were previously approved by the Common Council subject to Tailwaggers LLC acquiring the property by December 1, 2016. Tailwaggers did not acquire the property by December 1st but will acquire the property in the near future and the CSM and rezoning need to be reapproved.

Motion by Lytle, seconded by Horsfall to recommend that the Common Council approve a zoning map amendment to rezone Lot 16 of the Verona Technology Park to Suburban Commercial. Motion carried 5-0.

b. Conditional use permit to allow a commercial animal boarding land use on Lot 16 of the Verona Technology Park.

Motion by Lytle, seconded by Horsfall, to recommend that the Common Council approve a conditional use permit to allow a commercial animal boarding land use on Lot 16 of the Verona Technology Park. Motion carried 5-0.

c. Certified survey map to modify the lot lines between Lot 15 and Lot 16 of the Verona Technology Park.

Motion by Lytle, seconded by Horsfall, to recommend that the Common Council approve a certified survey map to modify the lot lines between Lot 15 and Lot 16 of the Verona Technology Park. Motion carried 5-0.

d. Site plan review to allow for the construction of a 7,400 square foot dog daycare center on Lot 16 of the Verona Technology Park.

Mr. Sayre explained that the applicant is proposing 2 access points from American Way. Staff recommends that the applicant widen the westernmost access point to 24 feet so there is sufficient space.

Motion by Lytle, seconded by Horsfall, to approve the site plan review to allow for the construction of a 7,400 square foot dog daycare center on Lot 16 of the Verona Technology Park. Motion carried 5-0.

7. Public Hearing: Conditional Use Permit to allow a commercial apartment land use to be located at 410-416 East Verona Avenue that would allow for the construction of a two (2) story mixed-use building.

Motion by Manley, seconded by Horsfall to open the public hearing at 7:05 p.m. Motion carried 5-0.

Jim Leary, owner of the property, spoke saying he believed that the future commercial property should be able to have a driveway from Verona Avenue instead of sharing the access driveway from Culvers.

Motion by Horsfall, seconded by Linder, to close the public hearing at 7:08 p.m. Motion carried 5-0.

a. Conditional Use Permit to allow a commercial apartment land use to be located at 410-416 East Verona Avenue that would allow for the construction of a two (2) story mixed-use building.

Mr. Sayre explained that additional right-of-way is required along Verona Avenue for future road improvements along Verona Avenue. This new right-of-way will require the setbacks of the proposed development to change.

Mr. Sayre said that the applicant's proposed driveway from Verona was too close to the intersection at Verona Avenue and Lincoln and would cause traffic problems. He added that staff would like to see this property redeveloped, but cannot support the project with the current, proposed access.

Steve Shulfer, Shulfer Architects, explained that the future tenant would be a medical-type use and would not generate excess traffic to and from the site. He added that in order to get rear access to the property, the applicant would have to purchase more land and it would be too costly.

Mr. Manley asked if the City has approved an expansion that included the right-of-way on Verona Avenue. Mr. Sayre said the downtown plan included improvements on East Verona Avenue as well as Main Street. He added that not planning for the right-of-way will limit expansion of Verona Avenue in the future. Mr. Manley also commented that he didn't like the idea of requiring the applicant share access with an existing property.

Mr. Hochkammer added that he would prefer that there not be access to the property from Verona Avenue, but he would still support the project with that driveway.

Mr. Lytle commented that it was important to consider future traffic impacts on Verona Avenue before approving this project. He suggested a right-in, right-out only option for access from Verona Ave. Mr. Sayre said that the Police Chief was considered with a right-in access because people would be accelerating through the lights at Lincoln and Verona Ave. Mr. Manley commented that the current access points are within the same proximity of the proposed access point.

Mr. Horsfall pointed out that the access from Park Bank to Main Street was similar to the proposed access point. He added that he would support the project with the proposed driveway.

Mr. Linder asked Mr. Shulfer if they were willing to work with the setback modifications. Mr. Shulfer said that they would work with the setback requirements, but they would lose one parking stall. Mr. Linder asked what would need to occur for the applicant to get access through the shared driveway with Culvers. Mr. Shulfer responded saying 3 land transactions and shared agreements would need to occur.

Mr. Lytle suggested that a right-in, right-out only access point would also benefit Sherwin Williams to allow traffic to flow in and out another driveway separate from the Culvers driveway. He added that it was important to plan for the long term traffic impacts and would not support a left-turn out onto Verona Avenue. Mr. Manley agreed that a right-in, right-out access would be a good option.

Motion by Manley, seconded by Lytle, to approve the conditional use permit allow a commercial apartment land use to be located at 410-416 East Verona Avenue that would allow for the construction of a two (2) story mixed-use building. Motion carried 5-0.

- b. Site plan review to allow for the construction of a two (2) story mixed-use building at 410-416 East Verona Avenue.**

Mr. Linder asked the applicant if they were willing to work with a right-in, right out only access from Verona Avenue. A representative for the applicant said that they would consider the option, but they weren't sure if there was enough room to accommodate for the right turn only. Mr. Manley asked if there was an option to just have a sign saying 'no left turn' out of the driveway. Mr. Hochkammer responded saying that was possible, but the City wouldn't be able to enforce it.

Mr. Lytle asked if the right-in, right out would be possible without 3 lanes. Mr. Montpas said that you would need space for 2-12 foot lanes and additional space for curb and gutter. The way it is now, there is only about 4 feet of space to work with.

Mr. Manley asked if there would be in a median in the road when Verona Avenue expands. He added that making the right-in, right-out only access could be constructed during that time. Mr. Sayre said that there is no plan to have a median in that location because there is not enough right-of-way.

Motion by Manley, seconded by Lytle, to approve the site plan review to allow for the construction of a two story mixed-use building at 410-416 East Verona Avenue with the following condition:

1. The applicant shall provide additional landscaping points including a fence along the rear property line.
2. The building setback from Verona Avenue shall be consistent with the right-of-way of the property to the east.
3. Prior to the issuance of building permits, the City Planner and the City Engineer shall review and approve access to the site.

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

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

No reports or comments from the Planning Department.

9. **Reports and comments from the Plan Commissioners**

No reports or comments from the Plan Commission.

10. **Adjournment:** Motion by Linder, seconded by Horsfall to adjourn at 8:09 p.m. Motion carried 5-0.