

CITY OF VERONA
MINUTES
COMMON COUNCIL
January 9, 2017
Verona City Hall

1. Mayor Hochkammer called the meeting to order at 7:07 p.m.
2. Pledge of Allegiance
3. Roll call: Alderpersons Luke Diaz, Elizabeth Doyle, Jack Linder, Mac McGilvray, Heather Reekie, Scott Stewart, Brad Stiner and Evan Touchett present. Also present: City Administrator Jeff Mikorski, Police Chief Bernie Coughlin, Planning and Development Director Adam Sayre, City Engineer Jeff Montpas, Ehlers Representative Todd Taves, and City Clerk Ellen Clark.
4. Public Comment:
None
5. Approval of Minutes from the December 12, 2016 Common Council Meeting:
Motion by Touchett, seconded by Reekie, to approve the minutes of the December 12, 2016 Common Council meeting. Motion carried 8-0.
6. Mayor's Business:
 - A. The Mayor read Proclamation for Adult Crossing Guard Recognition, proclaiming January 16 through January 20, 2017 as Adult School Crossing Guard Recognition Week
 - B. Discussion and Possible Action Re: Building Inspector Position. Mikorski stated a tentative offer for the Building Inspector position was accepted by Ken Robers. Robers has been a building inspector in Wisconsin since 2003, and holds proper residential and commercial inspection licenses. Motion by McGilvray, seconded by Doyle, to confirm the appointment of Ken Robers to the position of City of Verona Building Inspector. Motion carried 8-0.
7. Administrator's Report:
 - Mikorski noted that the latest time to pay City of Verona property taxes online through the city's webpage is midnight on January 24th, 2017.
8. Engineer's Report:
 - Downtown Street Reconstruction Phase II – South Shuman Street and West Park Lane: The design of this project is 90% complete. A January 6, 2017 advertisement date is scheduled.
 - CTH PD Woods Road to CTH M. Survey design work is completed. Design for the new roadway, drainage, and public utilities is scheduled to be complete by the end of 2017.
9. Committee Reports:
 - A. **Finance Committee**
 - (1) Discussion and Possible Action Re: Payment of Bills. Motion by McGilvray, seconded by Doyle, to approve the payment of bills in the amount of \$1,000,889.11. Motion carried 8-0.
 - B. **Planning Commission**
 - (1) Discussion and Possible Action Re: Ordinance No. 17-885 Rezoning the Property Located at 425 and 427 S. Main Street from Mixed Residential (MR) and

Neighborhood Residential (NR) to Public Institutional. Motion by Lindner, seconded by Reekie, to approve Ordinance No. 17-885 approving a zoning map amendment to rezone property located at 425 and 427 S. Main Street from the current zoning classifications of mixed Residential and Neighborhood Residential to Public Institutional. This amendment would rezone the St. James Lutheran Church to provide a better zoning classification for the current and future use of the property as a church. Motion carried 8-0.

- (2) Discussion and Possible Action Re: Resolution No. R-17-001 approving a Certified Survey Map to Create One (1) Lot at 425 and 427 S. Main Street. Motion by Linder, seconded by Reekie, to approve Resolution No. R-17-001 approving a Certified Survey Map to create one (1) lot at 425 and 427 S. Main Street. The proposed CSM will create one 2.2 acres parcel from the five parcels that currently make up this property. Mayor stated the church's project is being very well done. Motion carried 8-0.
- (3) Discussion and Possible Action Re: Ordinance No. 17-886 Rezoning the Property Located East of the Verona Technology Park from Rural Agricultural (RA) to Suburban Office (SO) and Suburban Industrial (SI). Motion by Linder, seconded by Reekie, to approve Ordinance No. 17-886 Rezoning the Property Located East of the Verona Technology Park from Rural Agricultural (RA) to Suburban Office (SO) and Suburban Industrial (SI). This zoning map amendment would rezone approximately 22.6 acres to Suburban Office and 88.9 acres to Suburban Industrial. The rezoning is required as part of the creation of Tax Increment District #8, and for future development of the property. Motion carried 8-0.
- (4) Discussion and Possible Action Re: Ordinance No. 17-887 Rezoning Lot 16 of the Verona Technology Park from Suburban Industrial (SI) to Suburban Commercial (SC). Motion by Linder, seconded by Reekie, to approve Ordinance No. 17-887 rezoning Lot 16 of the Verona Technology Park from Suburban Industrial (SI) to Suburban Commercial (SC). This zoning map amendment would allow for future use of this property as a dog daycare business. Motion carried 8-0.
- (5) Discussion and Possible Action Re: Resolution No. R-17-002 approving a Conditional Use Permit for a Commercial Animal Boarding Land Use to be Located on Lot 16 of the Verona Technology Park. Motion by Linder, seconded by Reekie, to approve Resolution No. R-17-002 approving a Conditional Use Permit for a commercial animal boarding land use to be located on Lot 16 of the Verona Technology Park. This CUP will allow for the construction of a 7,400 square foot dog daycare center, providing daycare, boarding and grooming services. Motion carried 8-0.
- (6) Discussion and Possible Action Re: Resolution No. R-17-003 Approving a Certified Survey Map to Modify Lot Lines for Lots 15 and 16 of the Verona Technology Park Plat. Motion by Linder, seconded by Reekie, to approve Resolution No. R-17-003 approving a Certified Survey Map to modify lot lines for Lots 15 and 16 of the Verona Technology Park Plat. Motion carried 8-0.
- (7) Discussion and Possible Action Re: Resolution No. R-17-004 Approving a Conditional Use Permit for a Commercial Apartment Land Use to be Located at

410-416 East Verona Avenue. Motion by Linder, seconded by Reekie, to approve Resolution No. R-17-004 approving a Conditional Use Permit for a commercial apartment land use to be located at 410-416 E. Verona Avenue. This CUP will allow for the construction of a mixed-use building at 410-416 E. Verona Avenue that would contain 2,400 square feet of commercial space and two (2) apartment units. The apartment units require a conditional use permit from the city. Diaz asked about access to the property. Sayre stated access from Verona Avenue will be restricted to a right-in/right-out. In addition, the applicant needs to work with staff for the city to attain additional right-of-way for potential expansion of the roadway in the future. Motion carried 8-0.

- (8) Discussion and Possible Action Re: Resolution No. R-17-005 Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 8. Motion by Lindner, seconded by Reekie, to approve Resolution No. R-17-005 approving the project plan and establish boundaries for and the creation of Tax Incremental District No. 8. Tentatively, the Joint Review Board will adopt the project plan for TID #8 at their meeting on January 24th, 2017. Ehlers representative, Todd Taves, stated the existing Verona Technology Park TID #6 has a closing date of May 8th, meaning that no further costs can be incurred after that date. A new district would be created with 192 total acres. Of that, 81 acres would overlay TID #6. TID #8 has a potential of up to \$18.4 million in spending over its entire life. The potential value of the entire area upon full development is approximately \$101 million. The TID would have a maximum allowable life of 20 years. Motion carried 8-0.

C. Public Safety and Welfare Committee

- (1) Discussion and Possible Action Re: Ordinance No. 17-888 Amending Section 10-1-13 – Motor Vehicles and Traffic, Required Stops – of the Code of Ordinances of the City of Verona. Motion by Stewart, seconded by Reekie, to approve Ordinance No. 17-888 amending Section 10-1-13 – Motor Vehicles and Traffic, Required Stops – of the Code of Ordinances of the City of Verona. This ordinance adds several required stops at city intersections. Motion carried 8-0.

D. Public Works/Sewer & Water Committee

- (1) Discussion and Possible Action Re: Resolution No. R-17-006 Accepting Public Improvements for the Cathedral Point Phase 6 Subdivision. Motion by Touchett, seconded by McGilvray, to approve Resolution No. R-17-006 accepting public improvements for the Cathedral Point Phase 6 Subdivision. The Public Works Director recommends that the City of Verona formally accept the infrastructure improvements for the Cathedral Point Phase 6 Subdivision, and reduce the letter of credit for the subdivision to \$60,000, which will cover the cost of pavement and other items. Motion carried 8-0.
- (2) Discussion and Possible Action Re: Resolution No. R-17-007 Amending Relocation Order and Determination of Necessity Related to CTH M and CTH PD Project. Motion by Touchett, seconded by McGilvray, to approve Resolution No. R-17-007 amending relocation order and determination of necessity related to CTH M and CTH PD project contingent upon the design study report being signed

by the Wisconsin Department of Transportation. The amended resolution approves the overall transportation project plat and allows city staff to work on acquisition of all properties for this project within the Verona project limits. The resolution acts as the city's relocation order for the project and confirms that the project is necessary and for a public purpose. These steps are required for the city to acquire the property and property interests by condemnation, should it become necessary. Motion carried 8-0.

- (3) Discussion and Possible Action Re: Resolution No. R-17-008 Authorizing the Conveyance of City Property Located at 2760 N. Nine Mound Road. There was no action by the committee on this item.
- (4) Discussion and Possible Action Re: A Developer's Agreement at Hometown Grove. Motion by Touchett, seconded by McGilvray, to approve the Development Agreement between Hometown Grove, LLC and the City of Verona. The property includes Lots 1 through 32 of the plat known as the Plat of Hometown Grove. Diaz asked for a timeline for construction in this area. Bill Ranguette, Managing Member of Hometown Grove Development, LLC stated they are looking to start construction April 1st, 2017. Construction of homes is anticipated to start at the end of June or beginning of July, 2017. Motion carried 7-1, with Alder Reekie abstaining.

E. Park, Recreation and Forestry Commission

- (1) Discussion and Possible Action Re: Resolution No. R-17-009 Accepting the Transfer and Conveyance of All Assets of the Verona Cemetery Association. Parks Director Dave Walker explained that this resolution is for the transfer of the land where the cemetery sits, the garage and its contents, as well as the financial accounts. Motion by Reekie, seconded by Stiner, to approve Resolution No. R-17-009 accepting the transfer and conveyance of all assets of the Verona Cemetery Association. The mayor complimented Walker for his work with the Cemetery Association in getting this going and taking on additional duties with the cemetery coming on board. Motion carried 8-0.

10. New Business

Alder Touchett requested unanimous consent of the Council to convene in closed session for items 10.A. and 10.B. collectively. There were no objections.

- A. Discussion on Potential Mixed Use Redevelopment Project and the Use of Public Funds in Tax Increment District #4. A developer has proposed a mixed use redevelopment project including multiple parcels within the downtown TID #4. Public funds may be used for the development project. The Common Council may convene in closed session to discuss the bargaining strategic for the use of public TIF funds regarding this project.
- B. Discussion on Potential Purchase of Property for Recreational Use. A property owner has offered to sell a piece of property along CTH M and Locust Drive. This property would be available only to be used as park property. The Common Council may convene in closed session to develop a negotiating strategy regarding this property.

Motion by Touchett, seconded by Linder, to convene in closed session, as authorized by Wisconsin Statute 19.85(1)(e), for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons deem a closed session necessary. The Common Council may reconvene in open session to discuss and take action on the subject matter discussed in the closed session. On roll call: Motion carried, with Alders Reekie and Diaz voting no. The Common Council convened in closed session at 7:45 p.m.

CLOSED SESSION

Motion by Diaz, seconded by Doyle, to reconvene in open session. Motion carried 7-1, with Alder Touchett voting no. The Common Council reconvened in open session at 8:33 p.m. No action was taken during the closed session.

C. Discussion and Possible Action Re: Approval of Operator Licenses.

Motion by Touchett, seconded by Doyle, to approve the following operator licenses: Sarah Kuhlow and John Carmody for Monk's Bar & Grill; Laura Mrkvicka for Hop Haus; Martina Gleiter for Vincenzo Citgo, Jeffrey Beane for Verona Liquor; Sarah Hennes and Sydney Tokach for Monte's; Drew Latch and Kassondra Goff for 5th Quarter; and Sarah Laufenberg for Cahoot's. Motion carried 8-0.

11. Announcements:

None

12. Adjournment:

Motion by Touchett, seconded by Reekie to adjourn at 8:35 p.m. Motion carried 8-0.

Ellen Clark
City Clerk