

City of Verona
Minutes
Plan Commission
April 4, 2018

1. **Call to Order:** Jon Hochkammer called the meeting to order at 6:28 p.m.
2. **Roll Call:** Scott Manley, Derek Johnson, Jon Hochkammer, Sarah Gaskell, and Pat Lytle were present. Also present: Adam Sayre, Director of Planning and Development; Katherine Holt, Community Development Specialist; Jeff Mikorski, City Administrator; and Jeff Montpas, AECOM. Steven Heinzen is expected to appear at the meeting.
3. **Minutes:** Motion by Manley, seconded by Johnson, to approve the March 5, 2018 Plan Commission Minutes with a change to mark Mr. Lytle as absent and excused. Motion carried 5-0.
4. **Public Hearing: Zoning map amendment to rezone 201 East Verona Avenue from Urban Commercial (UC) to Central Commercial (CC) and a conditional use permit for a group daycare center land use, known as the Seventeenth Radish, to be located at 201 East Verona Avenue.**

Motion by Manley, seconded by Lytle, to open the public hearing at 6:30 p.m. Motion carried 5-0.

David Hornung, 104 North Franklin Street, agrees with the land use, but sees the location as a problem. Mr. Hornung discussed safety concerns for children leaving the building, as there is no fencing on the property. Other concerns include no mention of an elevator to provide handicapped children access to the second floor, traffic congestion during pick-up and drop-off, and parking space. Mr. Hornung believes this plan should be reviewed by the Public Safety and Welfare Committee before being approved.

6:33 p.m. - Steven Heinzen now present.

Allison Plumber, 1 Maple Grove Court, Madison, owner of the Seventeenth Radish, explained that the Seventeenth Radish is an existing business at 901 Kimball Lane in Verona. This is not like a normal daycare where children are there all day, though it is licensed as such because of some of the services that are provided. The primary focus of the facility is to provide short-term, limited-hour activity-based preschool services. Limited-hour child care is also offered. The intent is never to provide regular full-time child care. The second floor would allow the company to have birthday parties and events after they are open in June of 2019.

There were no additional public comments.

Motion by Manley, seconded by Johnson, to close the public hearing at 6:39 p.m.
Motion carried 6-0.

- a. **Zoning map amendment to rezone 201 East Verona Avenue from Urban Commercial (UC) to Central Commercial (CC)**

Ms. Holt presented the staff report. The property is located at the corner of E. Verona Avenue and S. Franklin St. The lower level is currently vacant. The second floor is occupied by Mr. David's Flooring Company. The applicant is proposing a daycare of up to 42 children at this property, which requires a conditional use permit. The applicant also requests rezoning of the property from Urban Commercial (UC) to Central Commercial (CC). The City's Comprehensive Plan allows the rezoning of properties in this area to Central

Commercial. Regarding parking concerns, if the rezoning from Urban Commercial to Central Commercial is approved, the parking restrictions of the Urban Commercial zoning district will be removed.

Mr. Manley asked staff to discuss how the 16 required parking spots required under Urban Commercial zoning would be accommodated by the 17th Radish under Central Commercial zoning.

Ms. Holt responded that the plan affords eight parking spots under this proposal, with the understanding that more parking will likely not be required for this use.

Mr. Manley asked if more parking spots would be lost if part of the parking lot were to be fenced off for a play area.

Ms. Holt responded that the addition of a play area would have to come before the Plan Commission, so that is something that could be discussed in the future, should it come before the Commission.

Mr. Lytle asked where this property stands in terms of possible right-of-way for Verona Avenue expansion.

Mr. Sayre replied that significant right-of-way acquisition will take place for the Verona Avenue expansion project. The project is several years out. This building will not be impacted by the additional right-of-way land needs.

Mr. Heinzen asked if any comparisons have been made between this property and The Caring Center, which would also have a lot of drop-off traffic.

Mr. Sayre replied that no such analysis has been done.

Mr. Johnson asked how safety issues are analyzed.

Mr. Sayre replied that no analysis is done in regard to public safety, but staff considers what is permitted by right by zoning versus conditional use. The City holds hold Technical Review Committee meetings, which can include representatives from the police and fire departments. Any safety issues or concerns are discussed at those meetings. There were no public safety issues raised regarding this property.

Mr. Manley stated he has some concerns about adequate parking, but since this business is already here and exceeding capacity, it is clear that the community is in need of this type of business.

Motion by Manley, seconded by Heinzen, to recommend to the Common Council to approve the rezoning of 201 East Verona Avenue from Urban Commercial (UC) to Central Commercial (CC). Motion carried 6-0.

b. Conditional use permit for a group daycare center land use, known as the Seventeenth Radish, to be located at 201 East Verona Avenue

Motion by Manley, seconded by Heinzen, to recommend to the Common Council to approve a conditional use permit for a group daycare center land use, known as the Seventeenth Radish, to be located at 201 East Verona Avenue. Motion carried 6-0.

5. Public Hearing: Conditional use permit for a proposed personal or professional service land use, known as Rocket Bikes, to be located at 507 Bruce Street.

Motion by Heinzen, seconded by Lytle, to open the Public Hearing at 6:55 p.m.
Motion carried 6-0.

There were no comments from the public.

Motion by Heinzen, seconded by Lytle, to close the public hearing at 6:57 p.m.
Motion carried 6-0.

a. Conditional use permit for a proposed personal or professional service land use, known as Rocket Bikes, to be located at 507 Bruce Street.

Mr. Sayre explained that Rocket Bikes, a bike training and coaching center, is currently located at 403 Venture Court, and would like to move to 507 Bruce Street. In April of 2014, the Plan Commission approved a conditional use permit for this property for SBR Coaching, which is a similar business. SBR did not move forward with those plans. There is a significant amount of parking in the back of the property. Because the property is located in the floodplain, the owner is raising the first floor of the building a foot above the floodplain. Other floodplain requirements will be monitored by Staff. Improvements are being made to the building, including a new roof, fresh paint, new doors and windows, and additional siding on the second floor of the building. The general and specific findings for a conditional use permit were met.

Mr. Lytle agrees that it is encouraging to see the investment being made at 507 Bruce Street. He is supportive of this development.

Motion by Hochkammer, seconded by Heinzen, to recommend to the Common Council to approve the conditional use permit for a proposed personal and professional service land use, known as Rocket Bikes, to be located at 507 Bruce Street. Motion carried 6-0.

6. Site plan review for a proposed 12,500 square foot building addition to Engineering Industries located at 407 South Nine Mound Road.

Mr. Sayre presented the staff report. The applicant is requesting a site plan review to construct a 4-phase building addition. The proposed addition would add approximately 39,000 square feet of space to Engineering Industries. The phase 1 expansion contains approximately 12,500 square feet to be added to the southwest corner of the site. The Plan Commission reviewed the initial design last month at its meeting. The plan meets all of the required setbacks. No additional parking will be added, as it is not needed. Access will remain where it is today. Stormwater management plans have taken into account future building expansion, as well as the Phase 1 expansion. The building design will match the existing building. Further, the site is difficult to see from Military Ridge State Trail due to elevation changes. Construction will begin in the spring of 2018. Staff has no concerns about parking, storm water management, or the design of the building addition.

Mr. Manley asked if the Applicant is willing to preserve the trees in the area located adjacent to the Military Ridge bicycle trail.

Dean Vandeberg, 5101 Sunrise Ridge Trail, Middleton, President of Engineering Industries, spoke on behalf of the company. It is their intention to leave the vegetation in the area as is, as much as possible. They will replace those trees that would be removed during construction of the other phases.

Motion by Manley, seconded by Johnson to approve the site plan to construct a 12,500 square foot building addition to Engineering Industries located at 407 South Nine Mound Road. Motion carried 6-0.

7. Certified survey map to create two (2) lots at 513 West Verona Avenue.

Mr. Sayre presented the staff report. This is the St. Vincent de Paul property. Lot 1 would remain as St. Vincent's lot. Lot 2 would be sold to Forward Development as part of the Sugar Creek Commons redevelopment project. The City typically doesn't create landlocked properties, but in this case the developer already owns all of the properties in the vicinity of Lot 2. Staff is comfortable with this CSM.

Motion by Heinzen, seconded by Manley to recommend to the Common council to approve a certified survey map to create two (2) lots at 513 West Verona Avenue. Motion carried 6-0.

8. Initial site plan review for the proposed 6,100 commercial building to be located at 200 Keenan Court.

Mr. Sayre presented the staff report. This site is located in the Suburban Commercial zoning district. There are 45 parking spaces proposed in the concept, with 21 parking spaces needed for this building. There will be shared use parking between the uses for the commercial building and the daycare, as well as True Studio to the south. Keenan Court will no longer be a cul-de-sac, but will continue to Festival Foods at a four way stop to connect to Hometown Circle. Stormwater plans were reviewed and staff has no concerns. Landscaping plans are not required at this time, but staff suggests extensive landscaping along the north to help screen the site from the Ice Age Trail. From a building placement standpoint, staff recommends the building be turned 90 degrees to be oriented east-west instead of north-south. Staff typically wants the buildings closer to the road, but in this instance pushing the building to the back along the northern property line will encourage shared parking. Architecturally, the building is similar to other construction in that area. The minimum building height of twenty feet must be met, as well.

An email was to the Plan Commission regarding Keenan Court for the site plan. The author of the email has concerns regarding the impact this construction may have on the bike shelter, parking, and the building.

There is no action that is requested of the Plan Commission other than providing feedback to the applicant.

Mr. Manley stated that the facades are consistent with materials that are already out there. Would the building being re-oriented help with the parking?

Mr. Sayre suggested that there might be a few parking spaces that would be removed with the re-oriented building. He pointed out that people walking from True Studio would probably not walk to the back of the parking lot to get to this building. Having the parking in the front would open up the shared parking area, improving the flow.

Mrs. Gaskell questioned if people will be able to head east on Verona Avenue once the site is fully built out.

Mr. Sayre stated that Keenan Court would continue to be restricted as a right-in/right-out onto East Verona Avenue. Once the extension from Keenan Court is made to Hometown Circle, access to the Dane County site will be closed. Keenan Court will continue to be a right-in/right-out at that point.

Mr. Lytle agreed with staff regarding the location of the building due to the shared parking. He asked if the bicycle shelter has been relocated.

Mr. Sayre stated that the shelter was moved, but it is not a dramatic shift. In addition, a sidewalk that had not been previously approved will now be added on the north side of Keenan Court.

Mayor Hochkammer agreed with the appearance of the building and having it re-oriented.

9. Proclamation thanking Mayor Hochkammer for his service on the Plan Commission.

PROCLAMATION

WHEREAS, Jon Hochkammer has conscientiously served the citizens of the City of Verona as Mayor for twelve consecutive years and enhanced the image of the City of Verona; and

WHEREAS, traveling for work to the corners of Wisconsin in his minivan never caused him to be late or miss a Plan Commission meeting; and

WHEREAS, breaking his ankle to have plates and screws put into his ankle did not slow him down or change his decisions; and

WHEREAS, without his vision and leadership the Jon H. Hochkammer Center may have never become a reality; and

WHEREAS, Jon is a real gem and always has a positive attitude no matter how many different ways his last name is pronounced; and

WHEREAS, Six Degrees of Hochkammer will no longer be played at the State Capitol by City Staff; and

WHEREAS, he will no longer have to correct City documents that misspell his first and last name; and

WHEREAS, his biggest debates will be with grandchildren over the house rules; and

WHEREAS, anytime anyone asks for a third time if there is anyone from the public who wants to speak, people will think of Jon Hochkammer; and

WHEREAS, he will hopefully stay healthy now that he is not shaking hands as part of his Mayoral duties; and

NOW, THEREFORE, BE IT PROCLAIMED, that the City of Verona Planning Commission commends Jon Hochkammer for his dedication, commitment and distinguished service to the citizens of Verona as we recognize his personal contributions to making the City of Verona a great place to live, work and raise a family.

Signed and dated this 4th day of April in the year two thousand eighteen by the Plan Commission.

Steve Heinzen

Patrick Lytle

Scott Manley

Derek Johnson

Sarah Gaskell

10. Reports and comments from the Planning Department.

a. Update on residential housing projects

Mr. Sayre reported the number of housing projects that were approved for the City. The first grouping is single family homes with approximately 280 vacant lots in the city. The active projects are Kettle Creek North, Hometown Grove, Crosspoint Estates and Cathedral Point. The next grouping contains multifamily that is under construction. The Velocity project containing 29 units at the corner of Paoli and Nine Mound Road, and a 4-unit townhouse in Hometown Grove are under construction.

b. Update on development projects

Mr. Sayre updated the commission on current development projects in the city. Projects waiting on the developers include The Legacy at Noel Manor and the senior housing project at 841 N. Main Street, accounting for approximately 118 units. The buildings in the Sugar Creek Commons redevelopment project will be demolished this summer. The hotel component of the project will need to come back to the Plan Commission. The Lincoln Street project was denied by the Common Council due to traffic and density concerns, which is why it is not included in the table.

11. Reports and comments from the Plan Commissioners

There were no comments.

12. Adjournment:

Motion by Manley, seconded by Johnson, to adjourn at 7:36 p.m. Motion carried 6-0.