



July 22nd, 2020

Katherine Holt
City of Verona
Community Development Specialist
111 Lincoln Street
Verona, WI 53593

SUBJECT: Resubmittal of Initial Site Plan Review and Request for Comments
Subject Property: Approx. 1.5 acres of Parcel No. 060821186302

Dear Katherine:

On June 22nd, 2020 ICAP submitted an initial site plan and narrative for the proposed development on Parcel # 060821186302. The initial site plan submittal included the excess land that was to be created from the abandonment of Half Mile Road which is currently owned by the City of Verona. However, the city recently discovered that their property has deed restrictions from WISDOT that prevents the property from being transferred or developed. As a result, the lot dimensions of the initial site plan reduced the width by approximately 25 feet which made the current site plan unusable. Therefore, per the directive of the City, ICAP has revised the initial site plan and is resubmitting. The following provides background to the resubmittal:

Project Location:

The subject property is approximately 1.25 acres of land located at the intersection of West End Road and West Verona Ave, due north of the new Kwik Trip gas station. Currently Kwik Trip Inc. owns the subject property and ICAP has the property under contract for purchase.

Project Description:

ICAP Development is proposing to develop the subject property for commercial uses. The proposed development consists of two building structures, parking lots and greenspace areas (See Site Plan "Concept 6.1"). Building A is a single tenant build to suit, and Building B is a two to three tenant building. Currently we have tenant interest for Building A and the drive thru end cap of Building B. Both users, as depicted on the site plan, will require a drive thru to conduct their businesses. Building A will require drive thru stacking for a restaurant use and Building B for a financial use.

Zoning:

The Property is currently zoned Urban Commercial and within the Downtown Design and Use Overlay District. Currently the subject property is not a separate CSM. ICAP is proposing to subdivide via CSM with two Lots – Lot 1 Building A and Lot 2 Building B. The dividing lot line will run down the center of the main drive aisle.



ICAP will also be requesting a Planned Unit Development for the subject property. In the previous submittal ICAP requested exceptions for the location of the parking lots and the buildings. However, ICAP was able to design the drive thrus so they did not wrap around the buildings. In this resubmittal, ICAP is requesting the City to allow for the exception of the drive thrus to wrap around the buildings but does not need an exception for the building and parking lot locations. The reduced width of the lot is requiring the drive thrus to wrap the buildings for the site plan to be functional.

In addressing this exception, ICAP would propose the following: the north property line will require a retaining wall and, if deemed necessary by the City, ICAP would propose extending the retaining wall approximately 3 to 4 feet above grade to screen the drive thru lane. Additionally, for the Western property line ICAP would propose landscape plantings to provide necessary screening of the drive thru lane. It should be noted that the subject property sits approximately 175 feet off Verona Ave.

Access:

A shared access agreement will be completed with Kwik Trip prior to the purchase of the subject property. Access to the subject property will come from the existing access point into the Kwik Trip lot located off West End Circle. From this main access drive there will be two access points into the subject property. Due to the grade change and set back from Verona Ave, pedestrian access will be located off the walking path located along West End Circle.

Schedule:

ICAP desires to commence construction on the Project in Spring of 2021 with substantial completion occurring in fall 2021.

Request:

ICAP appreciates the City allowing this resubmittal and respectfully requests support and comments to the proposed development.

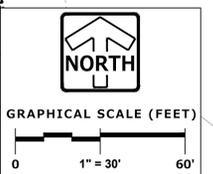
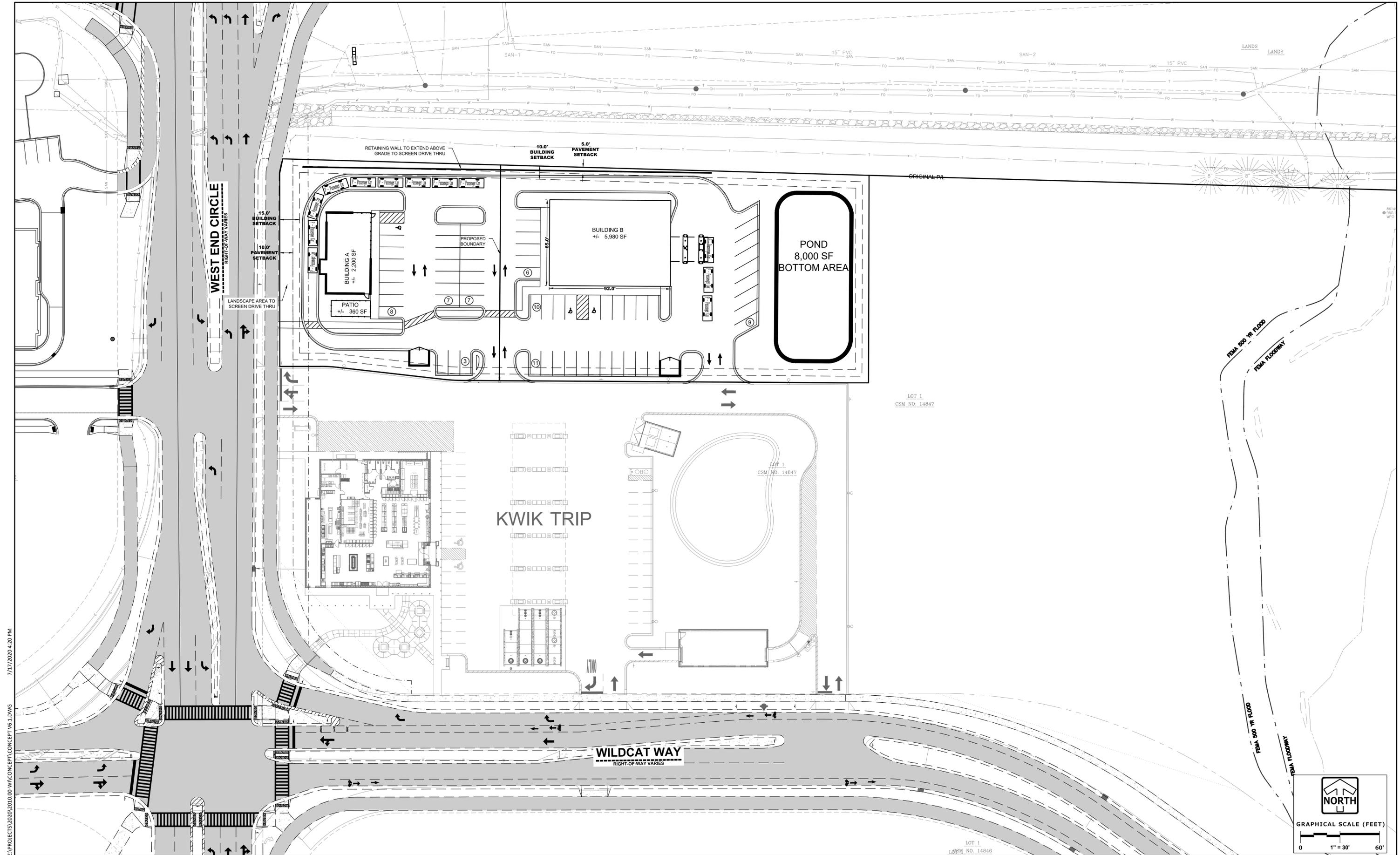
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "JJ Alaily", written in a cursive style.

JJ Alaily
ICAP Development LLC

Enclosed: **Site Plan**

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VERONA COMMERCIAL CONCEPT 6.1

PINNACLE ENGINEERING GROUP

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PLAN | DESIGN | DELIVER

PEGJOB# 2010.00

07-17-20