

7/5/2022 - Minutes

1. Call To Order

Mayor Diaz called the meeting to order at 6:30 p.m.

2. Roll Call

Luke Diaz, Christine Posey, Tyler Wood, Pat Lytle, and Tyler Powers were present. Mike Hankard was absent and excused. Beth Tucker Long joined the meeting at 6:35 p.m. Also present: City Administrator Adam Sayre, City Engineer Carla Fischer, and Community Development Specialist Katherine Holt.

3. Public Comment

None

4. Approval Of Minutes From June 6, 2022 Plan Commission Meeting

Motion by Posey, seconded by Wood to approve the minutes from the June 5, 2022 Plan Commission meeting. Motion carried 5-0.

5. Site Plan, Zoning Map Amendment, Conditional Use Permits, And Preliminary Plat Located East Of CTH M And South Of CTH PD

Public Hearing – Zoning map amendment to rezone property to Public Institutional, Suburban Commercial, and Urban Residential and two conditional use permits located east of CTH M and south of CTH PD.

Motion by Diaz, seconded by Wood to open the public hearing at 6:33 p.m. Motion carried 5-0.

Luke Stauffacher, Cascade Development, stated that he was available for questions, and this is a site plan of 502 units.

Greg Held, Knothe & Bruce Architects, was also available for questions. He added that the site plan has changed since December with rearranging the buildings further away from the wetlands. They changed the parking to accommodate one parking space per unit. The commercial building will come as a separate site plan. The phasing has also been revised.

Martin Pulver, representing his mother that lives at 6970 Rock Ridge Ct., stated his family purchased the land south of the church in 1969. His family was excited that the Church purchased the land to the north because it would mean there wouldn't be a lot of traffic. There is already enough development currently under construction in the City and this type of development doesn't fit the neighborhood. He would like to know the setback from the current property owners, if there will be privacy fencing, whether Alliant will bury overhead lines, whether there will be speed limit signs on Stony Ridge Circle and a stop sign at Rock Ridge Ct. and Stony Ridge Circle, will there be a town island, and will this development cause annexation of Rock Ridge Ct. and Stony Ridge Circle into the City.

Motion by Posey, seconded by Wood to close the public hearing at 6:45 p.m. Motion carried 6-0.

a. Discussion & Possible Action – Site plan review to construct 502-unit apartment complex located east of CTH M and south of CTH PD.

Sayre stated that commercial building was taken off the site for the time being. The only bulk requirement that the applicant doesn't meet are the height requirements which will require an exemption. The applicant is proposing a total of 760 parking stalls with 519 located underground. The applicant will need to perform a tree inventory and replace any significant tree removals. Staff has no concerns with the design of the buildings.

Diaz asked for clarification about the concerns brought up in public comment. Sayre stated that there would not be a privacy fence, but there is a significant amount of landscaping. He did not know what Alliant was planning. The concerns about speed and stop signs on Stony Ridge Circle and Rock Ridge Ct. would need to be addressed by the Town as they are Town roads. The City is allowed to make Town islands per the City/Town boundary agreement. Holt stated that the setback is 42-feet from the foundation of the townhome to the southern property line.

Lytle asked for clarification on drainage for the property. Fischer stated that everything drains to the north. As part of the project, they look to make sure that drainage is either kept the same or improved.

Posey thanked the applicant for modifying their plan based on the feedback from the commission. She asked if there was maintenance planned for the split rail fence. Stauffacher stated they have several full-time maintenance staff that will ensure that all aspects of the property are maintained. He added that the split rail fence is due to neighbor concerns about trespassing, and it is the most natural looking fence.

Tucker Long asked why Building 8 and Building 10 are three-stories when they are in the middle of the property. Stauffacher stated that the reason behind building 10's location is that it would be a good transition to the church property.

Tucker Long had concerns about the number of units. She agreed that this would be a good location for apartment units, but thinks we need to evaluate how many apartments the City needs each year. Sayre stated that the comprehensive plan was amended in December of 2021 to allow for 525 units. He added that it would be beneficial to talk about these concerns earlier in the process i.e., during the annexation process or the initial site plan review.

Motion by Diaz, seconded by Powers to approve the site plan review to construct 502-unit apartment complex located east of CTH M and south of CTH PD with the following conditions:

1. The approval shall become effective upon annexation.
2. The approval shall become effective upon the execution of a development agreement.
3. Extend the parking area to accommodate a fire truck for Building 6 as illustrated in the staff report.
4. A tree inventory shall be performed for the Property per the Zoning Ordinance requirements no later than December 2022.

Motion carried 6-0.

b. Discussion & Possible Action – Zoning map amendment to rezone 19.23 acres to Urban Residential, 5.08 acres to Public Institutional, and 2.28 acres to Suburban Commercial located east of CTH M and south of CTH PD.

Motion by Powers, seconded by Lytle to recommend that the Common Council approve a Zoning map amendment to rezone 21.69 acres to Urban Residential, 5.08 acres to Public Institutional, and 2.28 acres to Suburban Commercial located east of CTH M and south of CTH PD with the following conditions:

1. The approval shall become effective upon annexation of the property.
2. The approval shall become effective upon the execution of a development agreement.

Motion carried 6-0.

c. Discussion & Possible Action – Conditional use permit for an apartment/condominium complex land use located east of CTH M and south of CTH PD.

Motion by Posey, seconded by Wood to recommend that the Common Council approve a conditional use permit for an apartment/condominium complex land use located east of CTH M and south of CTH PD with the following conditions:

1. The approval shall become effective upon annexation of the property.
2. The approval shall become effective upon the execution of a development agreement.

Motion carried 6-0.

d. Discussion & Possible Action – Conditional use permit for four (4)-story building apartment/condominium complex land use located east of CTH M and south of CTH PD.

Motion by Powers, seconded by Posey to recommend that the Common Council approve a conditional use permit for four (4)-story building apartment/condominium complex land use located east of CTH M and south of CTH PD with the following conditions:

1. The approval shall become effective upon annexation of the property.
2. The approval shall become effective upon the execution of a development agreement.
3. The fourth story will not be located abutting existing residential homes but will have a stepdown to the maximum building height of three stories.

Motion carried 6-0.

e. Discussion & Possible Action – Preliminary plat for eight (8) lots located east of CTH M and south of CTH PD.

Motion by Powers, seconded by Posey to recommend that the Common Council approve a preliminary plat located east of CTH M and south of CTH PD with the following conditions:

1. The approval shall become effective upon annexation of the property.
2. The approval shall become effective upon the execution of a development agreement.

Motion carried 6-0.

6. Condo Plat For 101 Prairie Heights Dr

Discussion & Possible Action – Condominium plat review for ten (10) units located at 101 Prairie Heights Drive.

Holt stated that the applicant is proposing 10 two-unit townhomes for a total of 20 dwelling units.

Motion by Tucker Long, seconded by Powers to recommend that the Common Council approve a condominium plat review for ten (10) units located at 101 Prairie Heights Drive. Motion carried 6-0.

7. Site Plan For 451 East Verona Avenue

Discussion & Possible Action – Site plan review to construct a one (1)-story 35,950 square foot addition to the existing Ice Arena located at 451 East Verona Avenue.

Holt stated that the applicant is proposing the addition of a second sheet of ice. They are proposing an additional 62 parking stalls, 42 of which will be south of the building. Staff has concerns about parking abutting the baseball field, along the eastern property line. There are several lines of traffic, a drop off location, and pedestrian crossings. Staff is concerned about safety of children crossing in the parking lot. The applicant is no longer adding an addition to the front of the building facing East Verona Avenue. The exterior of the addition will mimic the exterior of the current building.

Tucker Long suggested removing the parking spaces by the baseball field and creating one-way traffic to make it safer to cross. Mike O'Brien, president of I.C.E. Inc., stated that the parking lot is already full when there are events going on at both the rink and the baseball diamonds. The reasoning for this parking is to have separate parking for each facility. The additional parking stalls will be adequate for day-to-day parking needs.

Posey suggested making the parking near the baseball fields future parking until there is a need for it.

Powers stated that he would rather go forward with the additional parking spots if they were going to be used most of the time. He added that kids are going to cross the driveway if they park further away because they are going to take the fastest route to the doors.

Tucker Long stated that accommodating the parking spots closer to the building is dangerous because you have people crossing potentially five directions of traffic.

Sayre stated that the drop off is needed. He added that the concern staff had was about the additional 20 parking stalls and kids walking across the road. He suggested painting a walkway in the road.

Wood suggested eliminating the 20 spots and adding an additional drop off lane.

Motion by Diaz, seconded by Powers to approve the site plan to construct a one (1)-story 35,950 square foot addition to the existing Ice Arena located at 451 East Verona Avenue with the following condition: fencing and netting shall be installed with construction of the eastern parking lot along the baseball field. Motion carried 6-0.

8. Reports And Comments From The Planning Department

a. Update on development projects and review process.

Holt gave an overview of the development review process from the initial meeting to application process and ending at either Plan Commission or Common Council action. She gave examples of designs submitted to staff and the designs that ultimately go before the Plan Commission.

b. Update of Comprehensive Plan.

Holt gave an overview of available land in the City. There are 18.7 total acres in the Midthun property. The Backus property is 15-acres and still in the Town of Verona but can easily be annexed to the City. There are two .02 acre lots on Wynnwood Dr. and Hillside Way; there are two vacant lots on N. Nine Mound Rd. There is a 7.4-acre lot that was part of the Erbach property. UW Health owns three vacant Suburban Commercial lots off W. Verona Ave. There is a 3.6-acre Urban Industrial lot. There is a 2.1-acre lot next to St. Vincent de Paul. There are four lots owned by Costco. There are two lots zoned Suburban Office on American Way.

Holt stated they will be focusing on neighborhood plans and future areas of development in the Comprehensive Plan. She stated that that process will take around 1- 1.5 years.

9. Adjournment

Motion by Powers, seconded by Wood to adjourn at 8:30 p.m. Motion carried 6-0.

Respectfully Submitted,

Holly Licht, City Clerk